



# AGENDA

## REGULAR BOARD MEETING

PLACE: Little Chute Village Hall  
DATE: Wednesday, November 16<sup>th</sup>, 2022  
TIME: 6:00 p.m.

**Virtually attend the November 2nd Regular Board meeting at 6 PM by following the zoom link here:**

Join Zoom Meeting: <https://us06web.zoom.us/j/88201071867>

Meeting ID: 882 0107 1867

Dial by your location: +1 312 626 6799 US (Chicago)

### REGULAR ORDER OF BUSINESS

- A. Invocation
- B. Pledge of Allegiance to the Flag
- C. Roll call of Trustees
- D. Roll call of Officers and Department Heads
- E. Public Appearance for Items Not on the Agenda
- F. Other Informational Items: Monthly Report
- G. Consent Agenda
  - Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items may be removed at the request of any Board Member or member of the public. Any removed items will be considered immediately following the motion to approve the other items.*
  - 1. Minutes of the Regular Board Meeting of November 2, 2022
  - 2. Disbursement List
  - 3. 2023 Board Meeting and Committee Schedule
  - 4. Temporary Class “B” Retailer’s License – Reynebeau Floral
- H. Public Informational Meeting—Crosswind Estates Subdivision Sidewalk and Street Lighting Improvements
- I. Action — Adopt Resolution No. 24, Series 2022 Preliminary Assessment/Hookup Fee Resolution Declaring Intent to Exercise Special Assessment Powers for Crosswind Estates Subdivision for Sidewalk and Street Lighting
- J. Discussion/Action—Holiday Carriage Rides
- K. Discussion/Action—Award Contract to Milbach Construction for Ebben Trail Phase 2

- L. Discussion/Action—Change Order for Ebben Trail Phase 2
- M. Discussion/Action — Budget Adjustment for Hotel WEDC Grant
- N. Action — Approve Resolution No. 25, Series 2022 Approve a CSM for Peace United Methodist Church
- O. Department and Officers Progress Reports
- P. Call for Unfinished Business
- Q. Items for Future Agenda
- R. Closed Session:
  - a) 19.85(1)(e) Wis. Stats. Deliberations or negotiations on the purchase of public properties, investing of public funds or conducting other specific public business when competitive or bargaining reasons require a closed session. *Village Property*
- S. Return to Open Session
- T. 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, [email: Laurie@littlechutewi.org](mailto:Laurie@littlechutewi.org) Prepared: November 11, 2022

## **MINUTES OF THE REGULAR BOARD MEETING OF NOVEMBER 2, 2022**

Call to Order: President Vanden Berg called the Regular Board Meeting to Order at 6:00 p.m.

### **Pledge Allegiance to the Flag**

President Vanden Berg led members in the reciting of the Pledge of Allegiance.

### **Roll call of Trustees**

PRESENT: Michael Vanden Berg, President  
Larry Van Lankvelt, Trustee  
John Elrick, Trustee  
Brian Van Lankveldt, Trustee  
James Hietpas, Trustee  
Don Van Deurzen, Trustee  
Bill Peerenboom, Trustee

### **Roll call of Officers and Department Heads**

PRESENT: Beau Bernhoft, Administrator  
Lisa Remiker-DeWall, Finance Director  
John McDonald, Dir. Of Parks, Rec and Forestry  
Laurie Decker, Village Clerk  
Dave Kittel, Community Development Director  
Chris Murawski, Village Engineer  
Tyler Claringbole, Village Attorney  
Kent Taylor, Director of Public Works  
EXCUSED: Katherine Freund, LC Library Director  
Chief Meister, Fox Valley Metro Police

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

#### **Consent Agenda**

*Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items may be removed at the request of any Board Member or member of the public. Any removed items will be considered immediately following the motion to approve the other items.*

1. Minutes of the Regular Board Meeting of October 19, 2022
2. Minutes of the Committee of the Whole of October 26, 2022
3. Disbursement List

*Moved by Trustee L. Van Lankvelt seconded by Trustee B. Van Lankveldt to approve the Consent Agenda as presented.*

Ayes 7, Nays 0 – Motion Carried

#### **Public Hearing – Karen Drive**

*Moved by Trustee Elrick seconded by Trustee B. Van Lankveldt to enter into Public Hearing at 6:01 p.m.*

Ayes 7, Nays 0 – Motion Carried

Director Kittel presented the finalization of the vacation of Karen Drive.

*Moved by Trustee Elrick seconded by Trustee L. Van Lankvelt to exit Public Hearing at 6:03 p.m.*

Ayes 7, Nays 0 – Motion Carried

**Action – Adopt Resolution No 22, Series 2022, Vacating Karen Drive**

*Moved by Trustee B. Van Lankveldt seconded by Trustee Elrick to adopt Resolution No 22, Series 2022 Vacating Karen Drive.*

Ayes 7, Nays 0 – Motion Carried

**Public Hearing – Amendment to the Zoning Ordinance Sec. 44-464**

*Moved by Trustee B. Van Lankveldt seconded Trustee Elrick to enter into Public Hearing at 6:03 p.m.*

Ayes 7, Nays 0 – Motion Carried

Director Kittel presented the updates to the Amendment to Zoning Ordinances, an adjustment to the time frame was made. Within 30 days of submission communication from the Village will be made.

*Moved by Trustee L. Van Lankvelt seconded by Trustee Peerenboom to exit Public Hearing at 6:05 p.m.*

Ayes 7, Nays 0 – Motion Carried

**Action – Adopt Ordinance No. 03, Series 2022, Amendment to Zoning Ordinance Sec. 44-464**

Trustee Elrick asked about the “reasonable timeline” and what is the actual timeline for that and how are we holding ourselves accountable. Director Kittle states it depends on the project, we generally have a very quick timeline and turn around. Director Murawski said a response would be within two weeks. The actual timeline would be laid out in the policy based on the site plan review process, the timeline could be included in the application and developer would know what to expect.

*Moved by Trustee L. Van Lankvelt seconded by Trustee B. Van Lankveldt to adopt Ordinance No 03, Series 2022 Amending Ordinance as Presented.*

Ayes 7, Nays 0 – Motion Carried

**Public Hearing – 2023 Budget**

*Moved by Trustee L. Van Lankvelt seconded Trustee Elrick to enter into Public Hearing at 6:13 p.m.*

Ayes 7, Nays 0 – Motion Carried

Director Remiker-DeWall went over the presentation and advised where the budget can be found on the Village of Little Chute website.

*Moved by Trustee Elrick seconded by L. Van Lankvelt to exit Public Hearing at 6:19 p.m.*

Ayes 7, Nays 0 – Motion Carried

**Action – Adopt Resolution No. 23, Series 2022, Adopting 2023 Budget and Establishing the Tax Levy.**

*Moved by Trustee Elrick seconded by Trustee L. Van Lankvelt to adopt Resolution No. 23, Series 2022, Adopting 2023 Budget and Establishing the Tax Levy as presented.*

**Roll Call Vote**

Michael Vanden Berg	Aye
Larry Van Lankvelt	Aye
John Elrick	Aye
Jim Hietpas	Aye
Don Van Deurzen	Aye
Bill Peerenboom	Aye
Brian Van Lankveldt	Aye

Ayes 7, Nays 0 – Motion Carried

## **Discussion/Action – 2023-2025 Fox Valley Metro Police Association Labor Agreement and Lateral MOU**

Administrator Bernhoft presented the Labor contract and agreement for Fox Valley Metro Police.

*Moved by Trustee B. Van Lankveldt seconded Trustee Elrick to approve the 2023-2025 FVMPD Memorandum of Understanding as presented.*

Ayes 7, Nays 0 – Motion Carried

## **Action – Weight and Measures Fee Increase**

Director Remiker-DeWall presented updated weight and measurement fees. Our rate would stay the same, however the days of service increase from 16 to 17.

*Moved by Trustee Elrick seconded Trustee B. Van Lankveldt to approve the Weigh and Measure Fee Increase.*

Ayes 7, Nays 0 – Motion Carried

## **Department and Officer Reports**

Department Heads and Officers provided progress reports to the Board.

## **Call for Unfinished Business**

None

## **Items for Future Agenda**

None

## **Closed Sessions:**

- a) 19.85(1)(e) Wis. Stats. Deliberations or negotiations on the purchase of public properties, investing of public funds or conducting other specific public business when competitive or bargaining reasons require a closed session. *Village Property.*
- b) 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. *Review of Legal Matter*

*Moved by Trustee B. Van Lankveldt seconded by Trustee L. Van Lankvelt to Enter into Closed Session at 6:44 p.m.*

Ayes 7, Nays 0– Motion Carried

## **Return to Open Session**

*Moved by Trustee Elrick, seconded by Trustee Van Deurzen to exit closed session at 7:20 p.m.*

Ayes 7, Nays 0– Motion Carried

## **Adjournment**

*Moved by Trustee Elrick, seconded by Trustee Van Deurzen to Adjourn the Regular Board Meeting at 7:20 p.m.*

Ayes 7, Nays 0 – Motion Carried

## **VILLAGE OF LITTLE CHUTE**

By: \_\_\_\_\_  
Michael R. Vanden Berg, Village President

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

## Disbursement List - November 16, 2022

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Payroll & Payroll Liabilities -	\$231,969.06
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Prepaid Invoices - November 1, 2022	\$258.61
Prepaid Invoices - November 4, 2022	\$47,666.71
Prepaid Invoices - November 11, 2022	\$44,389.80

Utility Commission- November 15, 2022	\$262,599.68
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### **CURRENT ITEMS**

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Bills List - November 16, 2022	\$563,726.41
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<b>Total Payroll, Prepaid &amp; Invoices</b>	<b>\$1,150,610.27</b>
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The above payments are recommended for approval:

Rejected: \_\_\_\_\_

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Approved November 16, 2022

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Michael R Vanden Berg, Village President

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Laurie Decker, Clerk

Invoice	Type	Description	Total Cost	Terms	1099	Period	GL Account
VILLAGE OF LITTLE CHUTE (1404)							
123175001-1	Invoi	WATER BILL PAYMENT	258.61	Open	Non	11/22	418-51225-249
Total VILLAGE OF LITTLE CHUTE (1404):			258.61				
Grand Totals:			258.61				

Report GL Period Summary

Vendor number hash:	1404
Vendor number hash - split:	1404
Total number of invoices:	1
Total number of transactions:	1

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	258.61	258.61
Grand Totals:	258.61	258.61

Invoice	Type	Description	Total Cost	Terms	1099	Period	GL Account
2022 UTILITY REFUNDS (5319)							
116057000	Invoi	OVERPAYMENT-UTILITY ACCT #1-160570-00	53.81	Open	Non	11/22	001-15000
120152105	Invoi	OVERPAYMENT-UTILITY ACCT #1-201521-05	56.36	Open	Non	11/22	001-15000
129182014	Invoi	OVERPAYMENT-UTILITY ACCT #1-291820-14	19.94	Open	Non	11/22	001-15000
170253003	Invoi	OVERPAYMENT-UTILITY ACCT #1-702530-03	47.99	Open	Non	11/22	001-15000
170308504	Invoi	OVERPAYMENT-UTILITY ACCT #1-703085-04	9.11	Open	Non	11/22	001-15000
170310507	Invoi	OVERPAYMENT-UTILITY ACCT #1-703105-07	260.76	Open	Non	11/22	001-15000
Total 2022 UTILITY REFUNDS (5319):			447.97				
AMPLITEL TECHNOLOGIES (4637)							
20489	Invoi	MONTHLY MANAGED SERVICES & BACK-UP-NOV	3,055.00	Open	Non	11/22	404-57190-204
20489	Invoi	ANTIVIRUS,OFFICE 365,EXCHANGE ONLINE,DUO-	1,479.90	Open	Non	11/22	404-57190-208
Total AMPLITEL TECHNOLOGIES (4637):			4,534.90				
ASSOCIATED APPRAISAL CONSULTANTS (1939)							
165117	Invoi	PROFESSIONAL SERVICES-NOVEMBER	2,008.33	Open	Non	11/22	101-51530-204
165117	Invoi	SUBSCRIPTION TO POST ASSESSMENT DATA	63.71	Open	Non	11/22	101-51530-208
Total ASSOCIATED APPRAISAL CONSULTANTS (1939):			2,072.04				
BAYCOM (1318)							
40334	Invoi	ION BATTERIES	2,699.25	Open	Non	10/22	101-52200-213
Total BAYCOM (1318):			2,699.25				
BUILDING SERVICE INC (4436)							
162812	Invoi	INSTALL MONITOR ARMS	594.86	Open	Non	10/22	101-51420-221
Total BUILDING SERVICE INC (4436):			594.86				
CELLCOM (4683)							
980513	Invoi	ADMINISTRATION PHONE CHARGES	28.71	Open	Non	10/22	101-51400-203
980513	Invoi	COMMUNITY DEVELOPER PHONE CHARGES	28.71	Open	Non	10/22	101-51530-203
980513	Invoi	INSPECTOR PHONE CHARGES	28.71	Open	Non	10/22	101-52050-203
980513	Invoi	FACILITIES PHONE CHARGES	28.71	Open	Non	10/22	101-51650-203
980513	Invoi	REC PHONE CHARGES	68.55	Open	Non	10/22	101-55300-203
980513	Invoi	PARKS PHONE CHARGES	245.42	Open	Non	10/22	101-55200-203
980513	Invoi	DPW PHONE CHARGES	197.33	Open	Non	10/22	101-53310-203
980513	Invoi	ENGINEERING PHONE CHARGES	165.90	Open	Non	10/22	452-57331-203
980513	Invoi	IPAD SANITARY SEWER	23.59	Open	Non	10/22	610-53612-218
980513	Invoi	IPAD VEHICLE MAINTENANCE	23.59	Open	Non	10/22	101-53330-218
980513	Invoi	IPAD STREETS	47.18	Open	Non	10/22	101-53300-218
980513	Invoi	IPAD STORM	23.59	Open	Non	10/22	630-53442-218
Total CELLCOM (4683):			909.99				
CIVICPLUS (3082)							
238382	Invoi	ONLINE CODE HOSTING 10/1/22 - 09/30/23	900.00	Open	Non	10/22	101-51440-204
Total CIVICPLUS (3082):			900.00				
HANDCUFF WAREHOUSE (5386)							
435571	Invoi	HANDCUFFS	1,277.64	Open	Non	10/22	207-52120-212



Invoice	Type	Description	Total Cost	Terms	1099	Period	GL Account
Total HANDCUFF WAREHOUSE (5386):			1,277.64				
HEARTLAND BUSINESS SYSTEMS (3449)							
558080-H	Invoi	SEPTEMBER BILL PRINT QNTY 3939	137.87	Open	Non	10/22	201-53620-206
558080-H	Invoi	SEPTEMBER BILL PRINT QNTY 3939	137.87	Open	Non	10/22	610-53614-206
558080-H	Invoi	SEPTEMBER BILL PRINT QNTY 3939	137.87	Open	Non	10/22	620-53904-206
558080-H	Invoi	SEPTEMBER BILL PRINT QNTY 3939	137.85	Open	Non	10/22	630-53443-206
Total HEARTLAND BUSINESS SYSTEMS (3449):			551.46				
HOME DEPOT CREDIT SERVICES (1545)							
4011057	Invoi	HINGES AND HARDWARE	178.58	Open	Non	10/22	101-51650-242
5896464	Invoi	CORDLESS DRILL	119.00	Open	Non	10/22	101-53300-218
7021155	Invoi	SAWZALL	179.00	Open	Non	10/22	101-53300-218
Total HOME DEPOT CREDIT SERVICES (1545):			476.58				
KAUKAUNA AREA SCHOOL DISTRICT (235)							
INVITE 2023	Invoi	YOUTH STARS DANCE TEAM REGISTRATION FEE	340.00	Open	Non	11/22	101-55300-218
Total KAUKAUNA AREA SCHOOL DISTRICT (235):			340.00				
KLINK HYDRAULICS LLC (5005)							
25921	Invoi	TIGERFLEX GT HOSE #155	68.12	Open	Non	10/22	101-53330-225
Total KLINK HYDRAULICS LLC (5005):			68.12				
LITTLE CHUTE AREA SCHOOL DIST (265)							
3RD QTR 2022	Invoi	3RD QTR MOBILE HOME FEES	3,758.57	Open	Non	10/22	101-31140
Total LITTLE CHUTE AREA SCHOOL DIST (265):			3,758.57				
MADERS CATERING LLC (4950)							
864	Invoi	ELECTION FOOD	936.00	Open	Non	11/22	101-51960-211
Total MADERS CATERING LLC (4950):			936.00				
MARCO TECHNOLOGIES LLC (3100)							
10510049	Invoi	TROUBLESHOOT VMAIL TO EMAIL/MOST USERS	600.00	Open	Non	10/22	101-51650-218
Total MARCO TECHNOLOGIES LLC (3100):			600.00				
OTIS ELEVATOR (293)							
F10000031517	Invoi	LOGISTICS AND FUEL IMPACT FEE	125.00	Open	Non	10/22	207-52120-243
F10000031518	Invoi	LOGISTICS AND FUEL IMPACT FEE	125.00	Open	Non	10/22	101-51650-243
Total OTIS ELEVATOR (293):			250.00				
OUTAGAMIE COUNTY CLERK (1601)							
2023 DOG LICENS	Invoi	2023 DOG LICENSES	1,341.75	Open	Non	11/22	101-32170
Total OUTAGAMIE COUNTY CLERK (1601):			1,341.75				
PACKER CITY INT'L TRUCKS (403)							
X103120754:01	Invoi	CAP & FILL COOLANT TANK #11	503.63	Open	Non	10/22	101-53330-225

Invoice	Type	Description	Total Cost	Terms	1099	Period	GL Account
Total PACKER CITY INT'L TRUCKS (403):			503.63				
PLYMOUTH LUBRICANTS (4837)							
6193440	Invoi	HYDRAULIC OIL & DIESEL FLUID	3,598.89	Open	Non	10/22	101-53330-217
Total PLYMOUTH LUBRICANTS (4837):			3,598.89				
TIME WARNER CABLE (89)							
10/22 83897	Invoi	OCTOBER/NOVEMBER SERVICE	61.70	Open	Non	10/22	101-52200-203
Total TIME WARNER CABLE (89):			61.70				
VILLAGE OF LITTLE CHUTE (1404)							
260-130006	Invoi	SPECIAL ASSESSMENTS	21,743.36	Open	Non	10/22	620-53624-204
Total VILLAGE OF LITTLE CHUTE (1404):			21,743.36				
Grand Totals:			47,666.71				

## Report GL Period Summary

Vendor number hash: 87954  
Vendor number hash - split: 156390  
Total number of invoices: 29  
Total number of transactions: 45

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	47,666.71	47,666.71
Grand Totals:	47,666.71	47,666.71

Invoice	Type	Description	Total Cost	Terms	1099	Period	GL Account
2022 REFUNDS - MISCELLANEOUS (5318)							
110722	Invoi	REFUND FOR LOST/DAMAGED BOOK	12.00	Open	Non	11/22	206-55110-238
Total 2022 REFUNDS - MISCELLANEOUS (5318):			12.00				
2022 UTILITY REFUNDS (5319)							
122090504	Invoi	OVERPAYMENT-UTILITY ACCT #1-220905-04	27.63	Open	Non	11/22	001-15000
125068013	Invoi	OVERPAYMENT-UTILITY ACCT #1-250680-13	5.90	Open	Non	11/22	001-15000
125128606	Invoi	OVERPAYMENT-UTILITY ACCT #1-251286-06	29.74	Open	Non	11/22	001-15000
170330505	Invoi	OVERPAYMENT-UTILITY ACCT #1-703305-05	19.25	Open	Non	11/22	001-15000
180053801	Invoi	OVERPAYMENT-UTILITY ACCT #1-800538-01	23.77	Open	Non	11/22	001-15000
Total 2022 UTILITY REFUNDS (5319):			106.29				
AMPLITEL TECHNOLOGIES (4637)							
20285	Invoi	MONTHLY BACK-UP,MANAGED SERVICES, OFFIC	3,792.60	Open	Non	11/22	207-52120-204
20285	Invoi	MULTI-FACTOR AUTHENTICATION FROM DUO-OC	115.50	Open	Non	11/22	207-52120-204
20285	Invoi	MONTHLY ANTIVIRUS, DROPSUITE-OCT	332.27	Open	Non	11/22	207-52120-240
20449	Invoi	CISCO MERAKI ANNUAL LICENSE FEE	397.00	Open	Non	11/22	207-52120-204
Total AMPLITEL TECHNOLOGIES (4637):			4,637.37				
APPLETON TROPHY & ENGRAVING (1490)							
35529	Invoi	METAL NAMETAGS	24.00	Open	Non	11/22	207-52120-212
Total APPLETON TROPHY & ENGRAVING (1490):			24.00				
AT & T (5080)							
287294953059	11/2 Invoi	SEPT/OCT SERVICE	253.69	Open	Non	11/22	101-52200-203
Total AT & T (5080):			253.69				
AXON ENTERPRISE INC. (555)							
109427	Invoi	SIGNAL SIDEARM KITS	7,279.00	Open	Non	11/22	207-52120-223
Total AXON ENTERPRISE INC. (555):			7,279.00				
BAYCOM (1318)							
40335	Invoi	THUMB SCREWS	10.00	Open	Non	11/22	207-52120-221
Total BAYCOM (1318):			10.00				
CELLCOM (4683)							
19862	Invoi	FVMPD CELL SERVICE - OCTOBER	1,279.36	Open	Non	11/22	207-52120-203
Total CELLCOM (4683):			1,279.36				
DISTRICT 2, INC. (4778)							
3683	Invoi	LIGHT BULBS	316.39	Open	Non	11/22	101-52200-213
3684	Invoi	QTY 4 LIBERTY COATS AND PANTS	10,457.16	Open	Non	11/22	101-52200-213
Total DISTRICT 2, INC. (4778):			10,773.55				
FINDAWAY WORLD LLC (5314)							
406291	Invoi	DIGITAL BOOKS	49.99	Open	Non	10/22	206-55110-209
406322	Invoi	DIGITAL BOOKS	869.83	Open	Non	10/22	206-55110-209
406326	Invoi	DIGITAL BOOKS	1,909.87	Open	Non	10/22	206-55110-209

Invoice	Type	Description	Total Cost	Terms	1099	Period	GL Account
Total FINDAWAY WORLD LLC (5314):			2,829.69				
FOX VALLEY HUMANE ASSOCIATION (971)							
5427	Invoi	SEPT HANDLE FEES	160.00	Open	Non	11/22	207-52120-204
Total FOX VALLEY HUMANE ASSOCIATION (971):			160.00				
HEART OF THE VALLEY CHAMBER (996)							
18533	Invoi	SPONSORSHIP FOR SMALL BUSINESS SATURDA	1,000.00	Open	Non	11/22	101-56700-227
Total HEART OF THE VALLEY CHAMBER (996):			1,000.00				
LITTLE CHUTE GRIDIRON ASSOC (688)							
2022	Invoi	SUPERVISION OF 3 HOME GAMES	225.00	Open	Non	11/22	101-55460-111
Total LITTLE CHUTE GRIDIRON ASSOC (688):			225.00				
MARCO INC (3910)							
32673096	Invoi	MONTHLY COPIER LEASE-1493357 OCTOBER 202	313.37	Open	Non	11/22	207-52120-207
Total MARCO INC (3910):			313.37				
PEPSI-COLA (3493)							
96308509	Invoi	BEVERAGES	221.34	Open	Non	11/22	101-52200-211
Total PEPSI-COLA (3493):			221.34				
PLESHEK OUTDOOR POWER (727)							
81230	Invoi	SHARPEN BLADES	48.95	Open	Non	11/22	101-53330-221
Total PLESHEK OUTDOOR POWER (727):			48.95				
READER, RODNEY (1538)							
11/22	REIMBURSE	Invoi MILEAGE RATE CHANGED 07/22. MONEY OWED F	2.88	Open	Non	11/22	101-51680-201
Total READER, RODNEY (1538):			2.88				
SERVICE MOTOR COMPANY (1484)							
P68349	Invoi	BLADE FOR #46	325.57	Open	Non	11/22	101-53330-225
Total SERVICE MOTOR COMPANY (1484):			325.57				
SMITH SURFACE PREPARATION SYSTEMS (5388)							
92239	Invoi	CONCRETE GRINDER	12,285.87	Open	Non	10/22	101-53300-301
Total SMITH SURFACE PREPARATION SYSTEMS (5388):			12,285.87				
SPRANGERS, AMBER (4849)							
11/22	REIMBURSE	Invoi MILEAGE RATE INCREASED 07/22. MONEY OWED	8.39	Open	Non	11/22	101-51440-201
Total SPRANGERS, AMBER (4849):			8.39				
STAPLES ADVANTAGE (3472)							
3520146460	Invoi	COPY PAPER AND CORRECTION TAPE	58.50	Open	Non	10/22	101-51650-206
3520603462	Invoi	OFFICE SUPPLIES	205.21	Open	Non	11/22	207-52120-206

Invoice	Type	Description	Total Cost	Terms	1099	Period	GL Account
Total STAPLES ADVANTAGE (3472):			263.71				
THEDACARE (1983)							
OCT 2022 1210055	Invoi	OCTOBER BLOOD DRAWS	212.50	Open	Med	11/22	207-52120-204
Total THEDACARE (1983):			212.50				
TIME WARNER CABLE (89)							
10/22 23749	Invoi	OCTOBER/NOVEMBER SERVICE	219.99	Open	Non	11/22	207-52120-203
10/22 96253	Invoi	OCTOBER/NOVEMBER SERVICE	144.34	Open	Non	11/22	207-52120-203
11/22 86460	Invoi	NOVEMBER/DECEMBER SERVICE	215.16	Open	Non	11/22	101-51650-203
Total TIME WARNER CABLE (89):			579.49				
TOWN COUNSEL LAW & LITIGATION LLC (5353)							
1480	Invoi	LANDFILL SITING COMMITTEE	700.00	Open	Non	11/22	101-56710-262
Total TOWN COUNSEL LAW & LITIGATION LLC (5353):			700.00				
UNITED RAYNOR (425)							
24514	Invoi	REPAIR YARD WASTE GATE	140.00	Open	Non	11/22	101-53310-204
Total UNITED RAYNOR (425):			140.00				
VALLEY LIQUOR (1239)							
51602	Invoi	BEVERAGES AND SUPPLIES	348.89	Open	Non	11/22	101-52200-211
53490	Invoi	BEVERAGES AND SUPPLIES	348.89	Open	Non	11/22	101-52200-211
Total VALLEY LIQUOR (1239):			697.78				
Grand Totals:			44,389.80				

## Report GL Period Summary

Vendor number hash: 121305  
Vendor number hash - split: 130579  
Total number of invoices: 38  
Total number of transactions: 40

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	44,389.80	44,389.80
Grand Totals:	44,389.80	44,389.80

## Report Criteria:

Invoice Detail.Voided = {=} FALSE

Invoice	Description	Total Cost	Period	GL Account
<b>AIRGAS USA LLC</b>				
9131657159	OXYGEN	106.18	11/22	207-52120-213
9992114076	CYLINDER RENTALS	98.52	10/22	101-53330-218
Total AIRGAS USA LLC:		204.70		
<b>AL HARDWARE COMPANY</b>				
277241-312001	BATTERIES	21.99	10/22	101-52200-218
277336-333011	BATTERIES	59.96	11/22	207-52120-218
277384-312001	CABLE TIES	19.18	10/22	101-52200-218
277503-333011	KEYCHAINS	11.18	11/22	207-52120-218
Total AL HARDWARE COMPANY:		112.31		
<b>ASCENSION HEALTH SYSTEM</b>				
102922	ADULT & SENIOR YOGA INSTRUCTOR SEPT/OCT	800.00	11/22	208-52900-204
Total ASCENSION HEALTH SYSTEM:		800.00		
<b>ASCENSION MEDICAL GROUP-FOX VALLEY WI</b>				
406630	PRE-EMPLOYMENT PHYSICAL & DRUG SCREEN	193.00	11/22	207-52120-225
Total ASCENSION MEDICAL GROUP-FOX VALLEY WI:		193.00		
<b>AT&amp;T LONG DISTANCE</b>				
11/22 845626857	SEPT/OCT CHARGES	1.66	11/22	101-51650-203
11/22 845626857	SEPT/OCT CHARGES	12.88	11/22	206-55110-203
11/22 845626857	SEPT/OCT CHARGES	.13	11/22	620-53924-203
11/22 845626857	SEPT/OCT CHARGES	1.48	11/22	620-53924-203
Total AT&T LONG DISTANCE:		16.15		
<b>AUTOMATED COMFORT CONTROLS</b>				
32267	SERVICE AT THE FIRE DEPT	333.17	11/22	101-52250-245
Total AUTOMATED COMFORT CONTROLS:		333.17		
<b>AUTOZONE</b>				
1973684365	WASHER FLUID FOR SQUADS	25.96	11/22	207-52120-247
Total AUTOZONE:		25.96		
<b>AXLEY BRYNELSON LLP</b>				
908274	LEGAL SERVICES	435.50	10/22	610-53614-262
Total AXLEY BRYNELSON LLP:		435.50		
<b>BADGER METER INC</b>				
80111812	CELLULAR ENDPOINTS	237.63	11/22	620-53644-253
Total BADGER METER INC:		237.63		
<b>BONS, LISA</b>				
110622	SECURITY DEPOSIT REFUND	75.00	11/22	208-21235

Invoice	Description	Total Cost	Period	GL Account
Total BONS, LISA:		75.00		
BONS, SCOTT				
10/22 REIMBURSE	REIMBURSE FOR LUNCHES FOR FIRE PREVENTI	227.00	10/22	101-52200-211
Total BONS, SCOTT:		227.00		
CINTAS				
4135766830	TOWELS AND UNIFORMS	11.32	10/22	101-53330-213
4135766830	MATS	28.79	10/22	101-53330-218
4136443781	TOWELS AND UNIFORMS	11.32	11/22	101-53330-213
4136443781	MATS	28.79	11/22	101-53330-218
Total CINTAS:		80.22		
COMPASS MINERALS AMERICA				
1059586	COARSE SOLAR SALT	3,273.52	11/22	620-53634-224
Total COMPASS MINERALS AMERICA:		3,273.52		
DONALD HIETPAS & SONS INC.				
110422	REPAIRED WATER SERVICE @ 1617 GRANT ST	1,490.16	11/22	620-53644-252
110422A	REPLACED STOP BOX@ 1504 E LINCOLN AVE	1,754.93	11/22	620-53644-252
110422B	REPLACED 3 STOP BOXES ON MIAMI CR	4,738.68	11/22	620-53644-252
Total DONALD HIETPAS & SONS INC.:		7,983.77		
EHLERS INVESTMENT PARTNERS LLC				
OCTOBER 2022	OCTOBER INVESTMENT MANAGEMENT	222.49	10/22	610-53614-229
OCTOBER 2022	OCTOBER INVESTMENT MANAGEMENT	111.25	10/22	620-53924-229
OCTOBER 2022	OCTOBER INVESTMENT MANAGEMENT	400.48	10/22	630-53444-229
OCTOBER 2022	OCTOBER INVESTMENT MANAGEMENT	166.87	10/22	300-57331-229
OCTOBER 2022	OCTOBER INVESTMENT MANAGEMENT	211.33	10/22	101-51780-229
Total EHLERS INVESTMENT PARTNERS LLC:		1,112.42		
FASTENAL COMPANY				
WIKIM279271	CABLE TIES	13.56	11/22	620-53634-255
Total FASTENAL COMPANY:		13.56		
FAULKS BROS. CONSTRUCTION INC				
378344	INFIELD MIX FOR DP2 BALL DIAMOND	1,213.26	10/22	101-55200-216
378345	INFIELD MIX FOR DP2 BALL DIAMOND	1,180.41	10/22	101-55200-216
Total FAULKS BROS. CONSTRUCTION INC:		2,393.67		
FERGUSON WATERWORKS LLC #1476				
371302	UNDERGROUND MAGNETIC LOCATOR	855.00	11/22	620-53644-221
375158	CURB BOX RODS	670.00	11/22	620-53644-252
376201	TRAFFIC REPAIR KIT	328.00	11/22	620-53644-254
Total FERGUSON WATERWORKS LLC #1476:		1,853.00		
FP FINANCE PROGRAM				
32808327	AGREEMENT 016-1584121 POSTBASE VISION-PO	140.00	11/22	101-51650-226

Invoice	Description	Total Cost	Period	GL Account
Total FP FINANCE PROGRAM:		140.00		
GARROW OIL				
OCTOBER 2022	OFF ROAD DIESEL	36.66	10/22	206-55110-247
OCTOBER 2022	OFF ROAD DIESEL	20.43	10/22	630-53441-247
OCTOBER 2022	OFF ROAD DIESEL	269.72	10/22	630-53442-247
OCTOBER 2022	OFF ROAD DIESEL	568.38	10/22	101-55200-247
OCTOBER 2022	OFF ROAD DIESEL	10.87	10/22	101-55440-247
OCTOBER 2022	OFF ROAD DIESEL	2.72	10/22	610-53612-247
OCTOBER 2022	OFF ROAD DIESEL	1.36	10/22	620-53644-247
OCTOBER 2022	OFF ROAD DIESEL	161.80	10/22	101-53330-217
Total GARROW OIL:		1,071.94		
GREENLEAF SIGN & FLAG				
110122	5 USA, 4 WI, AND 2 POW FLAGS	70.00	11/22	207-52120-244
110122	5 USA, 4 WI, AND 2 POW FLAGS	70.00	11/22	101-52250-244
110122	5 USA, 4 WI, AND 2 POW FLAGS	390.00	11/22	101-51650-244
110122	5 USA, 4 WI, AND 2 POW FLAGS	215.00	11/22	206-55110-244
Total GREENLEAF SIGN & FLAG:		745.00		
HAWKINS INC				
6317167	AZONE	736.21	11/22	620-53634-214
6317167	SODIUM SILICATE	3,758.29	11/22	620-53634-220
Total HAWKINS INC:		4,494.50		
HOLLANDER'S				
2574	LCFD LUNCH	155.71	10/22	101-52200-211
Total HOLLANDER'S:		155.71		
J.F. AHERN CO				
534392	ANNUAL INSPECTION & FIRE EXTINGUISHER REC	388.82	11/22	620-53634-255
Total J.F. AHERN CO:		388.82		
JACOBS MARKET INC				
102422	QTY 60 TENDERLOIN STEAKS	438.53	10/22	101-52200-211
Total JACOBS MARKET INC:		438.53		
JANSSEN, BEN				
11/22 REIMBURSE	REIMBURSE BROWNIES FOR OLD TIMERS NIGHT	74.97	11/22	101-52200-211
Total JANSSEN, BEN:		74.97		
KAUKAUNA UTILITIES				
5327	2 ITRON HANDHELDS	500.00	11/22	620-53644-221
Total KAUKAUNA UTILITIES:		500.00		
KERRY'S VROOM SERVICE INC				
9917	REMOVE & INSTALL NEW BATTERY - SQUAD 92	891.74	11/22	207-52120-247
9920	OIL & FILTER CHANGE - UNIT#191	48.21	11/22	207-52120-247



Invoice	Description	Total Cost	Period	GL Account
9923	OIL & FILTER CHANGE - UNIT#182	48.21	11/22	207-52120-247
Total KERRY'S VROOM SERVICE INC:		988.16		
LEXISNEXIS RISK DATA MANAGEMENT INC				
1686177-20221031	OCTOBER 2022 MINIMUM COMMITMENT	106.09	10/22	101-51680-204
Total LEXISNEXIS RISK DATA MANAGEMENT INC:		106.09		
MARASCH, MARTY				
10/22 REIMBURSE	WI STATE FIRE INSPECTORS CONFERENCE	232.38	10/22	101-52200-201
Total MARASCH, MARTY:		232.38		
MARCO INC				
32733519	COPIER @ MSB BUILDING	58.62	11/22	101-53310-207
32733519	1ST FLOOR COPIER @ VH	110.27	11/22	101-51650-207
32733519	2ND FLOOR COPIER @ VH	90.26	11/22	101-51650-207
32733519	3RD FLOOR COPIER @ VH	53.76	11/22	101-51650-207
Total MARCO INC:		312.91		
MATTHEWS TIRE				
290231	1 FLAT REPAIR & REPLACE CALIPERS #94	767.17	11/22	207-52120-247
Total MATTHEWS TIRE:		767.17		
MCMAHON ASSOCIATES INC				
400434	BUILDING INSPECTIONS 10/02/22 - 10/29/22	51.90	11/22	101-52050-204
928557	TRAIL BRIDGES-NORTHSIDE	19,554.73	10/22	420-57620-280
Total MCMAHON ASSOCIATES INC:		19,606.63		
MCO				
29106	DECEMBER 2022 OPERATIONS	30,514.27	11/22	620-53644-115
29106	DECEMBER 2022 HEALTH & LIABILITY INS	6,917.66	11/22	620-53644-115
Total MCO:		37,431.93		
MIDWEST TAPE LLC				
502903019	DIGITAL BOOKS	1,029.89	10/22	206-55110-208
Total MIDWEST TAPE LLC:		1,029.89		
NASSCO INC				
6224709	FLOOR PADS AND HOLDERS	190.49	11/22	207-52120-244
6225204	CAN LINERS/HAND SOAP/BATH TISSUE/PAPER T	1,000.00	11/22	101-51650-244
6225204	CAN LINERS/HAND SOAP/BATH TISSUE/PAPER T	616.07	11/22	206-55110-244
6225586	FACIAL TISSUE	272.21	11/22	101-51650-244
Total NASSCO INC:		2,078.77		
O'REILLY AUTOMOTIVE INC				
2043-348559	DEGREASER #14	57.99	10/22	101-53330-225
2043-350669	NITRILE GLOVES #221	28.49	10/22	101-53330-225
2043-351735	OIL FILTER #11	45.23	10/22	101-53330-225
2043-351826	OIL FILTER #7	45.23	10/22	101-53330-225

Invoice	Description	Total Cost	Period	GL Account
2043-352558	OIL PRESS #16	9.70	10/22	101-53330-225
2043-352866	BALL HITCH	21.99	10/22	101-53330-218
2043-354248	MINI BULBS AND PLIERS FOR REPLACEMENT	25.74	11/22	207-52120-247
Total O'REILLY AUTOMOTIVE INC:		234.37		
OUTAGAMIE COUNTY TREASURER				
OCTOBER 2022	OCTOBER COURT FINES	470.00	10/22	101-35101
Total OUTAGAMIE COUNTY TREASURER:		470.00		
OUTAGAMIE WAUPACA LIBRARY SYSTEM				
4031	OCTOBER PRINTING-BOOKMARKS	12.00	11/22	206-55110-225
Total OUTAGAMIE WAUPACA LIBRARY SYSTEM:		12.00		
PLYMOUTH LUBRICANTS				
6193604	DIESEL EXHAUST FLUID	780.55	11/22	101-53330-217
Total PLYMOUTH LUBRICANTS:		780.55		
PTM DOCUMENT SYSTEMS				
83838	TAX FORMS	233.19	11/22	101-51420-207
Total PTM DOCUMENT SYSTEMS:		233.19		
RAMIREZ-TIERRAFRIA, DAYSI				
10/29/22	SECURITY DEPOSIT REFUND	100.00	11/22	208-21235
Total RAMIREZ-TIERRAFRIA, DAYSI:		100.00		
RANDERCOM				
090822	16 CHANNEL NVR & 10 DOME CAMERAS	4,950.00	10/22	206-55110-209
Total RANDERCOM:		4,950.00		
ROBERT E. LEE & ASSOCIATES				
82914	2022 GIS SERVICES	3,816.25	10/22	101-51415-204
Total ROBERT E. LEE & ASSOCIATES:		3,816.25		
SHERWIN INDUSTRIES INC				
SS096015	HARD HATS & SAFETY VESTS	54.60	10/22	101-52050-218
SS096015	SAFETY EAR PLUGS	6.26	10/22	101-53300-213
SS096015	SAFETY EAR PLUGS	6.26	10/22	101-53310-213
SS096015	SAFETY EAR PLUGS	6.26	10/22	101-53330-213
SS096015	SAFETY EAR PLUGS	6.26	10/22	101-53460-218
SS096015	SAFETY EAR PLUGS	6.26	10/22	201-53620-218
SS096015	SAFETY EAR PLUGS	6.26	10/22	101-53350-213
SS096015	SAFETY EAR PLUGS	6.26	10/22	101-52200-213
SS096015	SAFETY EAR PLUGS	6.26	10/22	101-55440-218
SS096015	SAFETY EAR PLUGS	6.26	10/22	610-53612-213
SS096015	SAFETY EAR PLUGS	6.26	10/22	620-53644-218
SS096015	SAFETY EAR PLUGS	6.27	10/22	630-53441-218
SS096015	SAFETY EAR PLUGS	6.27	10/22	630-53442-213

Invoice	Description	Total Cost	Period	GL Account
Total SHERWIN INDUSTRIES INC:		129.74		
SPEEDY CLEAN DRAIN & SEWER				
77735	VACUUM SALT TANK ON EVERGREEN DR	1,890.00	11/22	620-53634-255
Total SPEEDY CLEAN DRAIN & SEWER:		1,890.00		
SPLENDID CLEANING SERVICE LLC				
12755	MONTHLY CLEANING-METRO	874.50	11/22	207-52120-243
12755	MONTHLY CLEANING-LCFD	220.00	11/22	101-52250-243
12756	MONTHLY CLEANING-LIBRARY	1,320.00	11/22	206-55110-243
12757	MONTHLY CLEANING-MSB BUILDING	550.00	11/22	101-53310-243
12758	MONTHLY CLEANING-VILLAGE HALL	1,700.00	11/22	101-51650-243
Total SPLENDID CLEANING SERVICE LLC:		4,664.50		
STAPLES ADVANTAGE				
3522583581	COPY PAPER AND WALL CALENDAR	63.86	11/22	101-52200-206
Total STAPLES ADVANTAGE:		63.86		
STATE OF WI COURT FINES &				
OCTOBER 2022	OCTOBER COURT FINES	1,732.92	10/22	101-35101
Total STATE OF WI COURT FINES &:		1,732.92		
STONERIDGE LITTLE CHUTE LLC				
21012141043	DRINKING WATER	27.93	11/22	101-52200-211
21026381913	FOOD	25.46	11/22	101-52200-211
21041141246	FOOD	70.33	11/22	101-52200-211
22016181723	FOOD	26.42	11/22	101-52200-211
22032181441	FOOD	127.20	11/22	101-52200-211
22062741657	FOOD	176.66	11/22	101-52200-211
22064131045	FOOD	16.64	11/22	101-52200-211
22064941300	SENIOR PROGRAM ITEMS	8.97	11/22	101-55300-218
22066431807	FOOD	37.32	11/22	101-52200-211
22080521545	DRINKING WATER	8.97	11/22	101-52200-211
24034421622	FOOD	50.82	11/22	101-52200-211
Total STONERIDGE LITTLE CHUTE LLC:		576.72		
TEAM SPORTING GOODS				
AAG024254	JETS FOOTBALL PANTS	2,174.72	11/22	101-55460-225
Total TEAM SPORTING GOODS:		2,174.72		
TOUCHET, JANECE				
102022	REIMBURSE ITEMS FOR LITTLE CHUTE BAND	43.47	11/22	101-55480-218
Total TOUCHET, JANECE:		43.47		
VACUUM PUMP & COMPRESSOR INC				
112267-00	HEAVY DUTY SUBMERSIBLE PUMP	8,772.88	11/22	630-53441-253
Total VACUUM PUMP & COMPRESSOR INC:		8,772.88		

Invoice	Description	Total Cost	Period	GL Account
<b>VALLEY WINDOW CLEANING INC.</b>				
47808	WINDOW CLEANING	330.00	10/22	101-51650-243
47809	WINDOW CLEANING	450.00	10/22	206-55110-243
Total VALLEY WINDOW CLEANING INC.:		780.00		
<b>VILLAGE OF COMBINED LOCKS</b>				
DEC 2022	PROPERTY STORAGE AREA MONTHLY LEASE-DE	494.16	11/22	207-52120-204
Total VILLAGE OF COMBINED LOCKS:		494.16		
<b>VINTON CONSTRUCTION CO</b>				
2022001-2	2022 STREET CONSTRUCTION-CHERRYVALE	269,556.95	11/22	414-50228-263
2022006	2022 MAIN ST TURN LANES & CROSSWALKS	90,700.98	10/22	452-51232-263
2022006	2022 MAIN ST TURN LANES & CROSSWALKS	77,844.60	10/22	418-50712-263
Total VINTON CONSTRUCTION CO:		438,102.53		
<b>WACHUTA, STEVEN</b>				
110522	SECURITY DEPOSIT REFUND	100.00	11/22	208-21235
Total WACHUTA, STEVEN:		100.00		
<b>WARNING LITES OF APPLETON INC</b>				
1115-7569	MARKET ON MAIN DETOUR SIGNS	592.65	11/22	209-56900-204
Total WARNING LITES OF APPLETON INC:		592.65		
<b>WE ENERGIES</b>				
4091132585 10/22	PLANT #1 (100 WILSON ST)	143.42	10/22	620-53624-249
4091132585 10/22	STREET LIGHTS	1,035.30	10/22	101-53300-249
4091132585 10/22	200 E MCKINLEY - FVMPD	72.61	10/22	207-52120-249
4091132585 10/22	200 E MCKINLEY - FVMPD	48.41	10/22	101-52250-249
4091132585 10/22	PUMP STATION @ EVERGREEN & FRENCH	74.35	10/22	620-53624-249
4091132585 10/22	DOYLE POOL	23.80	10/22	204-55420-249
4091132585 10/22	CROSSWINDS LED STREET LIGHTS	124.79	10/22	101-53300-249
4091132585 10/22	1401 E ELM DR	559.06	10/22	101-53310-249
4091132585 10/22	920 WASHINGTON ST	17.84	10/22	620-53624-249
4091132585 10/22	CIVIC CENTER	432.07	10/22	206-55110-249
4091132585 10/22	LC WELL #4 PUMPHOUSE	66.94	10/22	620-53624-249
4091132585 10/22	PLANT #2 (1118 JEFFERSON ST)	23.51	10/22	620-53624-249
4091132585 10/22	721 W ELM DR	55.93	10/22	208-52900-249
4091132585 10/22	108 W MAIN ST	399.89	10/22	101-51650-249
Total WE ENERGIES:		3,077.92		
Grand Totals:		563,726.41		

## Report GL Period Summary

Vendor number hash: 280682  
Vendor number hash - split: 409821  
Total number of invoices: 95  
Total number of transactions: 147

Terms Description	Invoice Amount	Net Invoice Amount
Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	563,726.41	563,726.41
Grand Totals:	563,726.41	563,726.41

## Report Criteria:

Invoice Detail.Voided = {=} FALSE

# BOARD/COMMITTEE SCHEDULE 2023

	REGULAR BOARD	COMM. OF THE WHOLE	PLAN COMM.	UTILITY COMM.	LIBRARY BOARD	JOINT POLICE	FIRE COMM.	PARK PLANNING
JANUARY	4, 18	11, 25	9	17	10			3
FEBRUARY	1, 15	8, 22	13	21	14	14	13	
MARCH	1, 15	8, 22	13	21	14			7
APRIL	5, 19	12, 26	10	18	11			
MAY	3, 17	10, 24	8	16	9	9	8	2
JUNE	7, 21	14, 28	12	20	13			
JULY	5, 19	12, 26	10	18	11			
AUGUST	2, 16	9, 23	14	15	8	8	14	14*
SEPTEMBER	6, 20	13, 27	11	19	12			5
OCTOBER	4, 18	11, 25	9	17	10			
NOVEMBER	1, 15	8, 22	13	21	14	14	13	7
DECEMBER	6, 20	13, 27	11	19	12			

**All boards and commissions meet at 6:00 PM except Library (4:30 PM), Fire (5:45 PM), Police (5:00 PM)**

- Regular Board - 1st & 3rd Wed.
- Comm. of the Whole - 2nd & 4th Wed.
- Plan Commission - 2nd Mon.
- Utility Commission - 3rd Tues.
- Library Board - 2nd Tue.
- Joint Police Commission - 2nd Tues./Quarterly
- Fire Commission - 2nd Mon./Quarterly
- Park Plan Commission - 1st Tues./Bi-Monthly

\*Moved to accommodate budget timeline

# APPLICATION FOR TEMPORARY CLASS "B"/ "CLASS B" RETAILER'S LICENSE

See additional information on reverse side. Contact the municipal clerk if you have questions.

Fee \$ 10.00

Application Date: 11/25/22 thru  
12/19/22

The Village of Little Chute of Outagamie County.

- ☐ A Temporary Class "B" license to sell fermented malt beverages at picnics or smaller gatherings under s. 125.26(6) Wis. Stats.  
☐ A Temporary "Class B" license to sell wine at picnics or smaller gatherings under s. 125.51(10), Wis. Stats.

At the premise described below during a special event beginning 11/25/22 and ending 12/10/22 and agrees to comply with laws, regulations, ordinances, and regulations (state, federal, or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. **ORGANIZATION** (check appropriate box) ☐ Bona fide Club ☐ Church ☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association
- (a) Name Reynebeau Floral  
(b) Address 1103 E main St Little Chute WI 54140  
(c) Date organized \_\_\_\_\_  
(d) If corporation, given date of incorporation \_\_\_\_\_  
(e) If the named organization is not required to hold a Wisconsin sellers permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐  
(f) Names and addresses of all officers:  
President Steve Reynebeau  
Vice President Jeff  
Secretary Tracy  
Tresuer Tracy  
(g) Name and addresses of manager or person in charge of affair: \_\_\_\_\_
2. **LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:**
- (a) Street Number 1103 E main St  
(b) Lot \_\_\_\_\_ Block \_\_\_\_\_  
(c) Do premises occupy all or part of building? part  
(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: there will be a spot in the greenhouse
3. **NAME OF EVENT**
- (a) List name of the event Break from "Black" planter  
(b) Dates of event 11/25/2022 thru 12/19/2022 "Center Yourself"  
Centerpiece

## DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Reynebeau Floral  
(Name of Organization)

Officer Jeff Reynebeau 11/9/22  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Date Filled with Clerk \_\_\_\_\_

Date Reported to the Council or Board \_\_\_\_\_

Date Granted By Council \_\_\_\_\_

License No. \_\_\_\_\_



November 7, 2023

**RE: Public Informational Meeting - 2023 Village of Little Chute Concrete Sidewalk Paving Projects**

**Gardenia Drive** – From French Road to Cherryvale Avenue (sidewalk only)

**Tulip Trail** – All of Tulip Trail, from Gardenia Dr. to Gardenia Dr. (sidewalk only)

**Golden Hill Court** – All, From Tulip Trail to Terminus (sidewalk only)

Dear Property Owner/Resident:

The Village of Little Chute will soon begin construction for concrete paving for the above listed projects. You, as a property owner or affected resident, are invited to attend the Public Informational Meeting to discuss this project and how it will impact you. The Village of Little Chute engineering staff will be available to provide information and answer questions that you may have regarding this project.

Public Informational Meeting for *Sidewalk and Street Lighting Improvements* is scheduled as follows:

Date: Wednesday, November 16, 2022  
Time: 6:00 pm  
Location: Village Hall, Village Board Room  
108 W. Main Street, Little Chute

Preliminary plans will be available at the informational meeting to review and discuss with Engineering Staff.

Residents are encouraged to attend the meeting, to address any questions or concerns. If you are unable to attend or if you have any questions, please do not hesitate to contact the Engineering Department at 920-423-3865.

Sincerely,

Christopher L. Murawski, P.E.

*Christopher L. Murawski*

**Engineering Department**

**Village Engineer**

Office: 920.423.3865



**VILLAGE OF LITTLE CHUTE**  
**ASSESSMENT PROCEDURE & DATES**  
Prepared November 7, 2022

**2023 CONCRETE SIDEWALK PAVING PROJECT SCHEDULE**

Crosswinds Estates Concrete Sidewalk: All of Gardenia Drive, All of Tulip Trail, and All of  
Golden Hill Court (both sides of the street)

**REVIEWED BY ATTORNEY** \_\_\_\_\_ **ON** \_\_\_\_\_

- |          |   |
|----------|---|
| 11/16/22 | Adopt Preliminary Assessment Resolution   |
| 11/17/22 | Submit Notice to Times Villager by Noon to Hold Public Hearing on 12/7/22. Notice shall appear in paper on 11/23/22.                              |
| 11/17/22 | Preliminary Engineer's Report, Plans and Project Manual filed with the Village Administrator/Clerk (Thursday at 8:00 AM).                         |
| 11/23/22 | Publish Notice of Public Hearing in the Times Villager (Wednesday).   |
| 11/23/22 | Mail Notice of Public Hearing to Affected Property Owners (Affidavit of Mailing Completed by Clerk). (minimum of 10 days prior to public hearing) |
| 12/7/22  | Hold Public Hearing to Assess for the 2022 Concrete Sidewalk Paving Projects. (more than 10 days but less than 40 days after publication)         |
| 12/8/22  | Begin Bid Process for Contractor Selection.   |
| 1/12/23  | Bid Due Date at 2:00 PM (Thursday).   |
| 1/25/23  | Village Board Adopt Final Assessment Resolution (Wednesday) and Award Contract to Successful Bidder.  |
| 1/26/23  | Submit the Final Assessment Resolution by noon to the Times Villager as a Class 1 Legal Notice (to appear in paper on Wednesday 2-1-23).          |
| 1/26/23  | Mail a Copy of the Final Assessment Resolution to Affected Property Owners and complete the Affidavit of Mailing for same.                        |
| 2/1/23   | Publish the Final Assessment Resolution in the Times Villager as a Class 1 Legal Notice in Times Villager.  |



## Item For Consideration

**For Board Review On:** 11/16/2022

**Prepared On:** 11/10/2022

**Agenda Item Topic:** Preliminary Assessment Resolution **Prepared By:** Village Engineer

**Report:** The attached Preliminary Assessment Resolution declares The Village of Little Chute's intention to exercise its police powers under Chapter(s) 61.36, and as applicable 66.0701, 66.0703 and 66.0907 of the Wisconsin Statutes to levy special assessments. The following-described improvements are as follows:

- a) **DESCRIPTION OF SPECIAL ASSESSMENTS FOR 2023 CROSSWINDS ESTATES IMPROVEMENT PROJECT:**  
New Concrete Sidewalk with additional Street Lighting.
- b) **AREA OF SPECIAL ASSESSMENT/HOOKUP FEE IMPROVEMENTS:**  
*Gardenia Drive* – From French Road to Cherryvale Avenue  
*Tulip Trail* – From Gardenia Trail (west) to Gardenia Trail (East)  
*Golden Hill Court* – From Tulip Trail to Terminus

**Fiscal Impact:** Cost of improvements per property owner shall be determined as part of the Preliminary/Final Engineer's Report for the above referenced projects.

**Recommendation/Board Action:** The Village Engineer recommends approval of Resolution Number 24, Series 2022 by the Village Board declaring the Village of Little Chute's intent to exercise special assessment powers for new concrete sidewalk and additional street lighting for Gardenia Drive, Tulip Trail and Golden Hill Court.

Respectfully Submitted,

Christopher L. Murawski, P.E.  
Village Engineer

**VILLAGE OF LITTLE CHUTE**  
(Outagamie County, State of Wisconsin)

**RESOLUTION NO. 24, SERIES OF 2022**

A PRELIMINARY ASSESSMENT/HOOKUP FEE RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS UNDER CHAPTER(S) 61.36 AND AS APPLICABLE 66.0701, 66.0703 AND 66.0907, OF THE WISCONSIN STATUTES, AS AMENDED FROM TIME TO TIME (AND AS AMENDED OR MODIFIED BY VILLAGE ORDINANCE).

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

1. That the Village Board of Trustees, Village of Little Chute, hereby declares its intention to exercise its police powers under Chapter(s) 61.36, and as applicable 66.0701, 66.0703 and 66.0907 of the Wisconsin Statutes as amended from time to time (and as amended or modified by Village Ordinance) to levy special assessments/hookup fees upon property within the following-described area for improvements upon said property:

a) **DESCRIPTION OF SPECIAL ASSESSMENT/HOOKUP FEE PROJECT:**

New Concrete Sidewalk and additional Street Lighting.

b) **AREA OF SPECIAL ASSESSMENT/HOOKUP FEE IMPROVEMENTS:**

Gardenia Drive – From French Road to Cherryvale Avenue (sidewalk and street lighting)

Tulip Trail – From Gardenia Trail (west) to Gardenia Trail (East) (sidewalk and street lighting)

Golden Hill Court – From Tulip Trail to Terminus (sidewalk and street lighting)

The special assessments/hookup fees as may be hereinafter determined shall be levied upon all real estate fronting roadways within the above-described area; or individual properties within an area thereby benefited. The properties against which the assessments are imposed will be “specially benefitted” by the work or improvement, and also that the work or improvement will constitute “an exercise of the police power”.

2. Said improvements shall include the required cost of construction and installation, including total construction costs, engineering fees, attorneys' fees, and publication expenses, and Village administrative costs and fees.

3. The Village Board hereby determines that all such municipal improvements shall be made under Chapter(s) 61.36, and as applicable 66.0701, 66.0703 and 66.0907 of the Wisconsin Statutes, as amended from time to time (and as amended or modified by Village Ordinance) and that the amount assessed against each abutting parcel is based upon a reasonable basis, being total construction and material costs, including engineering fees, attorneys' fees, publication expenses, Village administrative fees and costs, and other appropriate special assessment proceeding costs. The Village Board of Trustees further determines that all said improvements benefit the property described in Paragraph 1 above.

4. The assessments/hookup fees against abutting property owners (or property owners within the area of special assessment) may be paid in cash or in the number of installments to be determined at the Public Hearing on the proposed assessments and according to the Final Resolution of the Village Board of Trustees of the Village of Little Chute as may be hereinafter adopted.

5. The Village Engineers and/or Village Director of Public Works are directed to prepare an Engineer's Report and/or Director of Public Work's Report consisting of:

- a. Preliminary and final plans and specifications for said improvements.
- b. An estimate of the entire, final, total cost of the proposed construction and installation, including costs of construction, materials, engineering fees, attorneys fees, publication expenses, Village administrative fees and costs, and other appropriate costs of special assessment proceedings.
- c. A schedule of proposed assessments/hookup fees against abutting property prepared under the terms and conditions of Chapter 66.0703 of the Wisconsin Statutes as amended from time to time.
- d. The Engineer's Report and/or Director of Public Work's Report shall state that all such assessments/hookup fees are based upon a reasonable basis, being total construction and material costs, and additional direct or indirect costs as specified above, and that all said special assessments benefit the property(s) being assessed.

Upon completing said Engineer's Report/Village Director of Public Work's Report, the Village Engineer or Village Director of Public Works is directed to file a copy of the same in the office of the Village Clerk for public inspection.

Upon receiving the Engineer's Report/Village Director of Public Work's Report, the Village Clerk is directed to prepare and publish a Class One Notice of a Public Hearing on said Report and upon the Preliminary Special Assessment/Hookup Fees Resolution, as specified in Chapter 66.0703 (7)(a), of the Wisconsin Statutes, as amended from time to time, which Notice of Public Hearing shall state the place and time at which the Report may be inspected and the place and time at which all persons interested, or their agents or attorneys, may appear before the Village Board of Trustees for the Village of Little Chute and be heard concerning the matters contained in said Special Assessment/Hookup Fees Preliminary Resolution and the Village's Engineer's Report or Village Director of Public Work's Report, which shall be a Public Hearing thereon. A copy of the Notice of Public Hearing, together with a scale map (if available) showing the general boundary areas of the proposed assessment district/area, shall be mailed at least ten (10) days before the hearing date to all interested persons whose post office addresses are known. The Public Hearing shall commence not less than ten (10) days nor more than forty (40) days after publication. **The Public Hearing shall be held in the Village Board Room of the Little Chute Village Hall, 108 W. Main Street, Little Chute, Wisconsin 54140, Outagamie County, State of Wisconsin, at 6:00 p.m. on December 7, 2022.**

Date approved and adopted: November 16, 2022

## VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk



## Item For Consideration

For Board Review On: Wednesday, November 16, 2022  
Agenda Item Topic: Special Event – Holiday Carriage Rides

Prepared On: November 7, 2022  
Prepared By: John McDonald DPRF

Report: Staff has been approached by the owners of Seth's Coffee to pursue hosting Holiday Carriage Rides given by Cavanaugh Carriages. The event will be hosted on Thursday, December 15<sup>th</sup>, 4:00-6:00pm. Carriage rides will start in the plaza and loop around the safety center back to Seth's Coffee for drop off. In partnership, the Village and Seth's Coffee are reaching out additional business to donate towards having reindeer at the event as well. Metro and the Fire Departments will have a squad car and fire engine with lighting for carriage riders to view as they pass the Safety Center.

Attached are the Special Event Permit and event route. In addition, upon procurement of funds for reindeer, a flyer is attached that will be used to promote the event.

Fiscal Impact: No fiscal impact to the Village as private industry is funding this event. Seth's Coffee will fund \$2,000 to secure the carriage rides. The \$500 fee for reindeer is being requested from other local businesses.

Recommendation/Committee Action: Staff is requesting that Village Board approve the Holiday Carriage rides as presented.

Respectfully Submitted,

John McDonald – Parks, Recreation, & Forestry



# **Holiday Carriage Rides** **Donations Needed**

Little Chute Businesses are working gather funds towards Holiday Wagon Rides given by Cavanaugh Carriage Rides. Rides will take off from the Plaza between the Library and Village Hall.  
Rides will be approximately 10-15 minuets long.

**Date: Thursday, December 15, 2022**

**Time: 4:00 to 6:00pm \*\* Rides only available during listed times.**

**Rides will operate on first come first serve basis.**

## **Special Treat**


**Santa and his reindeer will be making a stop by!**

**Seth's Coffee has committed funds towards a wagon ride valued at \$2,000. We are asking for financial donations in the amount totaling \$500 that would bring reindeer in as well.  
Any donation amount from you could help!**

**Event Sponsored Generously by the  
following business:**



**YOUR LOGO  
HERE!!!!**



# Holiday Carriage Rides

## SAMPLE

Little Chute Businesses would like for you to join us downtown Little Chute for Holiday Wagon Rides given by Cavanaugh Carriage Rides. Rides will take off from the Plaza between the Library and Village Hall. Rides will be approximately 10-15 minuets long.

**While visiting the downtown feel free to visit local businesses and the Jaycees Christmas Tree Sales.**

**Date: Thursday, December 15, 2022**

**Time: 4:00 to 6:00pm \*\* Rides only available during listed times.  
Rides will operate on first come first serve basis.**

### Special Treat

**Santa and his reindeer will be making a stop by!**

Event Sponsored Generously by the following business:



## Example







## Item For Consideration

For Board Review On: Wednesday, November 16, 2022  
Agenda Item Topic: Ebben Trail Phase II Project Bid & Award

Prepared On: November 7, 2022  
Prepared By: John McDonald DPRF

**Report:** On Friday, October 7 McMahon Group and village staff open bids for the Ebben Trail bridge project that is to be located North of Creekview Park and East of Vandebroek Road. Five bids were received, ranging in Base Bid price from \$243,510.34 to \$600,858.00. Attached is the detailed bid report for reference.

Bidder	Base Bid Amount	Alternative Bid Amount	Total Amount
Milbach Const.	\$243,510.34	\$32,953.80	\$276,463.80
Lunda Const.	\$407,483.00	\$36,300.00	\$443,783.00
Vinton Const.	\$414,714.51	\$30,184.00	\$444,898.51
Advanced Const.	\$441,118.50	\$29,920.00	\$471,038.50
Janke Gen. Const.	\$600,858.00	\$31,460.00	\$632,318.00

Based upon the bids received, recommendation is to award recommend the low bidder, Milbach Construction Services Co., in the amount of \$243,510.34.

At the time of submission, Milbach forgot to include material costs for the railing. Milbach submitted \$28,843.85 which will need to be accepted through a Change Order approval in the subsequent agenda item. McMahon has provided an opinion of probable cost totaling \$371,399.61.

**Fiscal Impact:** Not to exceed CIP \$538,000 per approved budget for year 2022.

**Recommendation/Committee Action:** Staff is requesting approval from Village Board to award Milbach Construction the contract for Ebben Trail Phase II as presented.

Respectfully Submitted,  
John McDonald – Parks, Recreation, & Forestry





## Item For Consideration

For Board Review On: Wednesday, November 16, 2022  
Agenda Item Topic: Ebben Trail Phase II Project Change Order

Prepared On: November 7, 2022  
Prepared By: John McDonald DPRF

**Report:** On Friday, October 7 McMahon Group and village staff open bids for the Ebben Trail bridge project that is to be located North of Creekview Park and East of Vandenbroek Road. Five bids were received, ranging in Base Bid price from \$243,510.34 to \$600,858.00. Attached is the detailed bid report for reference.

Bidder	Base Bid Amount	Alternative Bid Amount	Total Amount
Milbach Const.	\$243,510.34	\$32,953.80	\$276,463.80
Lunda Const.	\$407,483.00	\$36,300.00	\$443,783.00
Vinton Const.	\$414,714.51	\$30,184.00	\$444,898.51
Advanced Const.	\$441,118.50	\$29,920.00	\$471,038.50
Janke Gen. Const.	\$600,858.00	\$31,460.00	\$632,318.00

Based upon the bids received, recommendation is to award recommend the low bidder, Milbach Construction Services Co., in the amount of \$243,510.34.

At the time of submission, Milbach forgot to include material costs for the railing. Milbach submitted \$28,843.85 which will need to be accepted through a Change Order approval. Documentation is provided for reference. McMahon has provided a project opinion of probable cost totaling \$371,399.61.

**Fiscal Impact:** Not to exceed \$28,843.85. The additional change order cost is within project budget.

**Recommendation/Committee Action:** Staff is requesting Village Board to accept and approve change order as presented.

Respectfully Submitted,  
John McDonald – Parks, Recreation, & Forestry



## Item For Consideration

**For Board Review On:** November 16 , 2022  
**Agenda Item Topic:** Hotel WEDC Grant

**Prepared On:** November 9, 2022  
**Prepared By:** Finance

**Report:** As part of the development agreement with Dutch Boyz, the Village agreed to cooperate for the Developer's application to the Wisconsin Economic Development Corporation (WEDC) Community Development incentive grant that would be payable to the Developer only in accordance with WEDC rules and regulations (Terms and Conditions of Development Agreement 1. C. Finance Incentive).

**Fiscal Impact:** The original budget did not record the receipt of the grant by the Village to subsequently be turned over to the developer as there was no guarantee the application would be approved. The grant has been approved with all data satisfactorily submitted. The following budget adjustment is necessary to release the funds:

**TID 8**

State Grant (Revenue)	+ \$250,000
Development Incentive (Expense)	+ \$250,000

**Recommendation/Board Action:** Please approve the 2022 Budget Adjustment to recognize the Village receipt of the grant funds from the State and subsequent release to the developer contingent upon receipt of the stormwater easement as detailed in the Terms and Conditions of the agreement section 3.

Respectfully Submitted,

Lisa Remiker-DeWall, Finance Director

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into as of the 15 day of April, 2020 by and between the Village of Little Chute, a Wisconsin municipal corporation (the "Village") and Dutch Boyz Little Chute, LLC, a Wisconsin limited liability company (the "Developer").

WHEREAS, Developer is the owner of Lots 6, 7, 8, 9, 10, 11, 23, 24, and 25 in Block 40 of the 1980 Amendment to the 1917 Assessors Plat located in Little Chute, Wisconsin (the "Property"), located in Tax Incentive District #8 of the Village (TID #8); and

WHEREAS, subject to the terms and conditions of this Agreement, and the obligations of the Developer herein, the Village is willing to offer a "Financial Incentive" to the Developer to develop the "Project" described herein; and

WHEREAS, the Project shall consist of a 55-unit Cobblestone Hotel & Suites® branded lodging facility consisting of 8,447 square foot foundation area, with four (4) stories above ground including total building square footage of approximately 33,788; and

WHEREAS, the Financial Incentive will consist of two components being (i) a percentage of tax increment collected by the Village under the TID #8 and (ii) a Wisconsin Economic Development Corporation Community Development Incentive Grant as described in more detail below; and

WHEREAS, to enable the Project to be financially feasible, and to benefit the Village by economic development in TID #8, and to increase the tax base of the Village, the Village is willing to offer the Price Incentive as set forth herein, in exchange for Developer's performance of all obligations in this Agreement; and

WHEREAS, except for the Financial Incentive set forth herein, this Project would not be undertaken by the Developer in the Village; furthermore, the Financial Incentive referred to herein shall be used by the Developer to defray Project Costs as defined herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the representations and covenants made herein by the Developer, it is hereby agreed as follows:

### TERMS AND CONDITIONS

1. **Definitions.** For purposes of this Agreement, the following terms have the following meanings:

- a. **"Available Tax Increment"** means one hundred percent (100%) of the annual gross Tax Increment revenue actually received by the Village which is generated by the Project (excluding any Tax Increment revenue attributable to personal property or the vacant real estate or any improvements on the real estate existing when TID #8 was created even if those improvements are demolished, because that is how base value is determined when calculating TID payments allocated to the Village that will be used for the Financial Incentive) in the immediately preceding calendar year. This means the initial assessed value for TID computations is \$841,200 which is the 2019 assessed value of land and all improvements on the Property.
- b. **"Effective Date"** means the date upon which the last of Developer or the Village executes this Agreement.
- c. **"Financial Incentive"** means payments to be provided from the Village to the Developer from Available Tax Increment pursuant to the terms of this Agreement, in a total amount equal to 60%

of the Tax Increment attributable to the Project collected by the Village on an annual basis, and paid to the Developer on an annual basis (TID Incentive) during the month of September during the Payment Term, subject to a maximum total TID Incentive of \$1,100,000; and additionally, the Village will cooperate with the Developer for the Developer's application to the Wisconsin Economic Development Corporation ("WEDC") for a Community Development Incentive Grant ("CDIG"), which will be payable to the Developer only if the application for this Grant is successful, currently anticipated to be applied for in an amount of \$250,000, and such WEDC grant money if received will be disbursed by the Village to the Developer only in accordance with WEDC rules and regulations (which may require delaying distribution until construction of the project has been completed and all other distribution requirements have been satisfied). THE CDIG IS NOT A PRECONDITION FOR DEVELOPER'S OBLIGATION TO PROCEED WITH ALL DEVELOPER OBLIGATIONS UNDER THIS AGREEMENT. IF THE WEDC DENIES THE APPLICATION FOR THE CDIG, THE OBLIGATIONS OF BOTH DEVELOPER AND THE VILLAGE SHALL PROCEED IN THE SAME MANNER AS IF THE CDIG WAS NEVER PART OF THIS AGREEMENT.

- d. "Payment Term" means the term commencing on September 1, 2023 and continuing until the maximum total TID Financial Incentive has been paid or until otherwise terminated under the terms of this Agreement, conditioned upon the execution of the construction contract by and between BriMark Builders, LLC and the Developer.
- e. "Project Costs" has the meaning set forth in Wis. Stat. Sec. 66.1105(2)(f).
- f. "Tax Increment" has the meaning set forth in Wis. Stat. Sec. 66.1105(2)(i).

**2. Developer/Property and Other Improvements. Real estate improvements the**

Developer is required to make as a condition for receiving Financial Incentives hereunder are as follows:

- a. Developer is responsible to fully improve the Property including, if necessary, any additional or expanded utility facilities (including but not limited to sanitary sewer, storm sewer, storm water detention, gas and electric), all street access points, and any other necessary improvements or facilities required for the operation of the Project, all at Developer's sole expense, except for the "Village Storm Sewer Improvements" set forth below.
- b. Developer is also responsible to remodel the façade facing the street of the Jet's pizza building located at 202 W. Main Street, Little Chute, WI in order to create a more harmonious appearance across the streetscape. A façade design plan shall be provided by the Developer to the Village Board, for Village review and approval in the Village's sole discretion, at or before the façade plans submissions to the Board for the Hotel. There will be no Financial Incentive money available for improvements to the Jet's façade, however, Developer may apply to the Village for a monetary loan under the Village's façade loan program, which is subject to a separate application process

3. Village Storm Sewer Improvements. The Village will provide a storm sewer to service the Property to right-of-way adjacent to the boundary line of the Property located at the point identified on Exhibit B as "Village Storm Sewer Improvements", which will be installed by no later than April 1, 2021. The Village acknowledges and agrees that it will be responsible for all initial construction costs of the Village Storm Sewer Improvements at no cost to Developer. Future maintenance and repair of the Village Storm Sewer Improvements will be subject to special assessment procedures and policies of the Village. If necessary, the Village will enter into a Use Easement with Developer for Developer's use of such Village Storm Sewer Improvements. Notwithstanding anything contained herein to the contrary, this paragraph 3 shall survive termination or expiration of this Agreement.

4. **Certified Survey Map / Government Approvals.** The Developer is responsible to consolidate all separate lots comprising the Property into a new single tax parcel lot ("Consolidation") pursuant to a Certified Survey Map to be procured by the Developer at Developer expense, which single lot will then constitute the Property and include all lots referenced in the Recitals above, which is where the Project shall be constructed. The Village agrees that all necessary government approvals will not be unreasonably withheld or delayed in connection with approving the Consolidation and that if all necessary government approvals, except the conditional use permit in 6 below, are not granted by May 31, 2020, and the conditional use permit by June 30, 2020 (i) the parties shall mutually agree in writing to extend the time by which Consolidation is to be complete. If the parties are unable to extend such timeline, the Developer, at its option, may terminate this Agreement without further obligation to the Village.
5. **Rezoning.** The Village acknowledges that, as of the date of this Agreement, the Property has been acceptably rezoned to the "Central Business" zoning classification by Developer.
6. **Conditional Use.** As a condition for the obligations of both Developer and Village under this Agreement, the Project will be subject to a successful application filed by the Developer including site plans detailing parking, drainage and landscaping, for a conditional use permit for the Project and intended use of the Property.
7. **Developer/Design and Construction Costs.** Excluding the Village Storm Sewer Improvements, Developer is responsible for all design and construction costs of the Project at Developer's sole expense.
8. **Village Board Approval of Site Plan/Layout.** The Project is subject to advance Village Board approval with regard to the site plan and layout of the Project prior to commencement of construction. Developer shall provide a site plan and layout along with its application for a conditional use permit for Village review. Upon approval of the site plan and layout by the Village, construction of the project shall be as substantially shown on the approved site plan and layout, which shall then be attached hereto as **Exhibit A** and incorporated herein by reference.
9. **Village Approval of Building Plans and Materials/Fees.** The Village is further requiring, and the Developer is in agreement, that the Project, including but not limited to, building design, plans, specifications and materials, including landscaping features, will be constructed in accordance with all such matters being approved in advance by the Village Board and that material changes will only be allowed with prior written consent of the Village Board, which shall not be unreasonably withheld, conditioned, or delayed. The Developer will also be required to pay all applicable fees and permit costs as detailed in the Village's schedule of fees shown on **Exhibit C**.
10. **Village Approval Utility Systems.** The Village is further requiring, and the Developer is in agreement, that prior to commencement of construction, water main(s) sizing and location, location of hydrants, sanitary main(s) sizing and location, and storm water drainage systems and plans, shall be submitted for advance approval by the Village Board of Trustees and that changes will only be allowed with prior written consent of the Village Board, which shall not be unreasonably withheld, conditioned, or delayed.
11. **Minimum Assessment Guaranty/Termination of Financial Incentive.** Developer hereby agrees that following substantial completion of construction, that commencing on January 1, 2022, and for the duration of the Payment Term, the assessed value (for real estate tax purposes) of the Project (consisting of the improvements installed on the Property) shall be equal to or greater than Five Million Five Hundred Thousand Dollars (\$5,500,000). For purposes of determining the assessed value of the Property, the Village agrees to consider comparable properties that are similar in size, quality, style, business operations and condition of the improvements. If, following substantial completion of the Project in compliance with paragraph 11 below, during any calendar year, or any subsequent calendar year during the Payment Term, the assessed value of the Project (consisting of the improvements installed on the

Property) is less than Five Million Five Hundred Thousand Dollars (\$5,500,000), Developer will make a payment to the Village (a "Guaranty Payment"), calculated by subtracting the assessed value of the Project from Five Million Five Hundred Thousand Dollars (\$5,500,000). That number will then be multiplied by the mill rate for all taxing jurisdictions established for the then-current year for the District, with the resulting Guaranty Payment being due and payable by Developer to the Village on or before August 1 of the following year, as a condition for the Developer to continue receiving Financial Incentive payments.

**12. Construction Commencement/Completion.** Construction commencement of the Project consisting of site grading, excavation, and the pouring of foundation footings, shall begin no later than August 1, 2020 and shall be substantially completed by June 1, 2022. The Project shall be substantially completed, to a point that the assessed value of the completed Project reaches the minimum assessed value as required pursuant to paragraph 11 above, to qualify for the Financial Incentive in this Agreement. If the Project is not substantially completed by June 1, 2022, this Agreement may be terminated by the Village upon thirty (30) days prior written notice to Developer and shall be null, and void with no further obligations owned by Village or Developer hereunder; provided, however that, the Village may not terminate this Agreement if the substantial completion date is extended as a result of any of the following "Excusable Delays":

- a. strike, boycott, embargo, terrorism, armed rebellion, quarantine or other obstructive action by employees, labor organizations, discovery of archaeological or paleontological artifacts, act or neglect of a public utility, or order of government authority;
- b. fire, flood, earthquake, tornado, tidal wave, lightning, casualty loss, epidemic, or adverse weather;
- c. delay in delivery of materials or equipment or a shortage of labor that results from unforeseeable circumstances beyond the control and without fault or negligence of Developer, or any contractor, subcontractor or material supplier; or
- d. delays in obtaining necessary government approvals despite Developer's good faith efforts and diligence in connection with the same.
- e. **DISPITE ANY AND ALL EXCUSABLE DELAYS DESCRIBED ABOVE, SUBSTANTIAL COMPLETION SHALL BE ACCOMPLISHED NO LATER THAN JUNE 1, 2023.**

**13. Hotel Management / Operations Requirements.** As a further condition to initially qualify for the Financial Incentive, and for receiving continuing Financial Incentive payments, the Project must be initially and continuously operated as a hotel open to the public, under professional hotel management, by a qualified and experienced hotel management company, and operated under a nationally branded hotel franchise. Operating this hotel as a "Cobblestone Hotel & Suites®" franchise is hereby be deemed compliant with this requirement.

**14. Conditions for Awarding Financial Incentive.** The Financial Incentive herein will be awarded to the Developer are conditioned upon the Developer's material compliance with all terms and conditions set forth in this Agreement as determined in the reasonable good faith discretion of the Village Board.

**15. Recording/Lien.** This Agreement or a memorandum hereof may be recorded with the Register of Deeds for Outagamie County by either party.

**16. Representations and Warranties of Village.** The Village represents and warrants that:

- a. The Village is a public body, corporate and politic, organized under the laws of Wisconsin.
- b. The Village has the power to enter into this Agreement and carry out its obligations hereunder pursuant to the powers granted to it by the Wisconsin Constitution and State law.

IN WITNESS WHEREOF the parties have caused this Agreement to be signed by the persons below which are authorized representatives with authority to bind each party on behalf of which the signatures below are made.

VILLAGE OF LITTLE CHUTE:

By: Michael R. Vanden Berg  
Name: Michael Vanden Berg, President

STATE OF WISCONSIN )

OUTAGAMIE COUNTY )

) ss.

Personally came before me this this 15 day of April, 2020, the above named Michael Vanden Berg, President of the Village of Little Chute, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Laurie Decker  
Notary Public, State of Wisconsin  
Printed Name: Laurie Decker  
My Commission Expires: 4/10/2022

DUTCH BOYZ LITTLE CHUTE, LLC  
a Wisconsin limited liability company

By: Gerald Van Dyn Hoven  
Name: Gerald Van Dyn Hoven  
Title: Member and Authorized Signer

Date: 4/7/2020

By: Nicole C. Lemens  
Name: Nicole Christine Lemens  
Title: Member and Authorized Signer

Date: 4/7/2020

STATE OF WISCONSIN )

Winnebago COUNTY )

) ss.

Personally came before me this this 7th day of April, 2020, the above named Gerald Van Dyn Hoven and Nicole Christine Lemens, each known to me to be Members and Authorized Signers of Dutch Boyz Little Chute, LLC and the persons who executed the foregoing instrument and acknowledged the same.

Charles J. Hertel  
Notary Public, State of Wisconsin  
Printed Name: Charles J. Hertel  
My Commission Expires: is permanent





# VILLAGE OF LITTLE CHUTE, INSPECTION DEPARTMENT FEE SCHEDULE

AMENDED & ADOPTED: 7-6-2016

SINGLE FAMILY .....	\$500 + \$33(state stamp) + \$500 (park fee)
DUPLEX.....	\$1,000 + \$33(state stamp) + \$500 per unit (park fee)
MULTI-FAMILY FOR UNITS 1 & 2.....	\$500 + \$500 per unit (park fee)
+ <u>ADDITIONAL APARTMENT UNITS</u> .....	\$100 + \$500 per unit (park fee)
RESIDENTIAL ADDITIONS.....	\$100 + \$5/\$1000 OF COST
RESIDENTIAL REMODELING.....	\$10 + \$5/\$1000 OF COST
(Includes siding, roofing, window/door resizing, etc.)	
GARAGES .....	\$80
SHEDS, FENCES, ANTENNAES, SATELLITE DISHES, ETC. ....	\$40
POOLS, HOT TUBS, JACUZZIS, PONDS, ETC .....	\$50
PORCHES, DECKS, PATIOS, ETC.....	\$20 + \$5/\$1000 OF COST
DRIVEWAYS AND PARKING LOTS.....	\$20
WRECKING, RAZING-PRIMARY STRUCTURE .....	\$100
WRECKING, RAZING-SECONDARY STRUCTURE .....	\$20
MOVING <u>PRINCIPAL</u> BUILDINGS <u>WITHIN</u> VILLAGE .....	\$200
MOVING <u>ACCESSORY</u> STRUCTURES <u>WITHIN</u> VILLAGE.....	\$50
MOVING <u>PRINCIPAL</u> BLDGS INTO <u>FROM</u> OUTSIDE OF VILLAGE LIMITS.....	\$300
MOVING <u>ACCESSORY</u> BLDGS INTO <u>FROM</u> OUTSIDE OF VILLAGE LIMITS.....	\$75
NEW COMMERCIAL/INDUSTRIAL .....	\$300 + \$10/100 SQ FT
COMMERCIAL/INDUSTRIAL ADDITIONS.....	\$150 + \$10/100 SQ FT
COMMERCIAL/INDUSTRIAL REMODELING.....	\$50 + \$5/\$1,000 OF COST
SIGNS - UNLIGHTED.....	\$40
SIGNS - LIGHTED .....	\$75
SIGNS – LIGHTED (Face change only) .....	\$20
ELECTRICAL (\$1,000).....	\$20 + \$2/\$100 OF COST
PLUMBING .....	\$30 + \$5/FIXTURE
FLAMMABLE LIQUID STORAGE TANKS \$/EACH .....	\$ 50
SUMP PUMP CONNECTION FEE .....	\$5
SANITARY SEWER LATERAL PERMITS .....	\$30
WATER LATERAL PERMITS.....	\$30
STORM WATER LATERAL PERMITS.....	\$30
HEATING .....	EACH UNIT UP TO 120,000 B.T.U. \$60
" .....	EACH UNIT 120,000 TO 160,000 B.T.U. \$80
" .....	EACH UNIT OVER 160,000 B.T.U. \$100
AIR CONDITIONING.....	EACH UNIT \$40
FIREPLACES .....	\$50
WOOD BURNING FURNACES.....	\$50

## Permits Issued by the Department of Public Works

The Department of Public Works requires permits to be taken out for work to be done with the street right-of-way (new and rehab sidewalk, new and rehab driveway approaches, curb openings, curb replacement, new and replacement culvert installation, requests for line and grade, Block Parties, Street Occupancy / Street Sandwich Boards, Erosion Control Permits, and Storm Water Management Permits).

You can obtain these permits by going to the Department of Public Works Office on the 2<sup>nd</sup> Floor at the Village Hall, 108 W. Main Street, Little Chute. Office hours are 8:00 am to 4:30 pm Monday through Friday. We accept checks and/or cash for permit payments. Call (920) 423-3865 with any questions.

The permits fees are as follows:

<b>Block Party</b>	<b>\$0.00</b>
Have 75% of affected neighbors (one per household) sign a form giving their approval for the block party.	
<b>Street Occupancy Permit / Sandwich Board</b>	<b>\$170.00</b>
One time only permit fee and sandwich board. Replacement sandwich boards cost \$150.00 each.	
<b>New Concrete Sidewalk</b>	<b>\$5.00</b>
The intent of a permit is to make sure that sidewalks are installed in the proper location, at the correct grade, inspected, and quality concrete is being used.	
<b>Sidewalk Rehabilitation</b>	<b>\$0.00</b>
Sidewalk rehabilitation work also requires a permit, but there is no fee. By Village ordinance, driveway approaches located between the sidewalk and the curb and gutter must be installed with concrete.	
<b>New Driveway Approach</b>	<b>\$10.00</b>
<b>Drive Apron Rehabilitation</b>	<b>\$10.00</b>
<b>Curb Opening</b>	<b>\$10.00</b>
<b>Replace Curb</b>	<b>\$10.00</b>
<b>Install New Culvert</b>	<b>\$10.00</b>
<b>Replace Culvert</b>	<b>\$10.00</b>
<b>Request for Line and Grade</b>	<b>\$0.00</b>

Erosion Control Permit

Cost is Determined by Many Variables

Storm Water Management Permit

Cost is Determined by Many Variables

**The contractor doing working with the public right-of-way must have a Certificate of Insurance and License and Permit Bond on file with the Village. Liability insurance of not less than \$500,000.00 per one person, \$500,000.00 for one accident and property damage coverage of not less than \$1,000,000.00. The policy shall name the village as the third party insured and a License and Permit Bond in the amount of \$25,000.**

Permits required for repairing/remodeling/adding/replacing siding/residential remodeling/additions/roofs/plumbing/electrical/porches/ decks/patios/sheds/fences/ antennas/satellite dishes/garages/pools/hot tubs/Jacuzzis need to be obtained at the Village Hall Building Inspector/Accessor Office on the third floor.



**FEE SCHEDULE**  
For The  
**CONSTRUCTION SITE POLLUTANT CONTROL PROGRAM**  
**VILLAGE OF LITTLE CHUTE, WISCONSIN**  
*Effective Date: September 6, 2017*

**Application Fee:**

Permit application fees are as follows:

Sites with 1 acre or more disturbed area = **\$250 plus \$0.0025 / sq. ft. of disturbed area (estimate)**. The estimated fee encourages applications to reduce the size of land disturbance. The estimated fee is paid when the permit application is initially submitted to the Village. The final fee includes that actual cost of design meetings, plan and financial guarantee reviews, permit issuance, and posting actual cost of design meetings, plan and financial guarantee reviews, permit issuance, and posting information on the website. The final application fee is typically paid in full before the permit is issued.

**Inspection Fee:**

Permit inspection fees are as follows:

Sites with 1 acre or more disturbed area = **\$250 plus \$25 / week of land disturbance (estimate)**. The estimated fee encourages permit applicants to reduce the duration of land disturbance. The estimated fee is paid before the permit is issued. The final fee includes the actual cost of preconstruction meetings, municipal site inspections, release of financial guarantee, and posting information on the website. The final fees are paid in full before the financial guarantee is released.

**Forfeitures/Fines:**

Forfeitures / fines vary from **\$25 to \$500** for each day of non-compliance and each occurrence. Issuance of forfeitures / fines will depend on if the violator is non-responsive or if the violation is blatant, intentional, repetitive or severe. The forfeiture / fines are as follows:

<b>Notice of Violation</b>	<b>&lt; 1 acre</b>	<b>≥ 1 acre</b>
Failure to apply for and obtain an erosion control permit	---	\$500
Failure to develop & implement an erosion & sediment control plan	\$50	\$500
Failure to post the "Certificate of Permit Coverage" at the site	---	\$250
Failure to retain plans and inspection reports at the site	\$25	\$250
Failure to inspect and monitor erosion & sediment control BMPs	\$30	\$300
Failure to repair, replace or maintain erosion & sediment control BMPs	\$50	\$500
Failure to amend an erosion & sediment control plan, as needed	\$50	\$500
Failure to implement an amended erosion & sediment control plan	\$50	\$500

# **Village of Little Chute**

## **Sewer Use Connection Fee**

Per Village Ordinance Sec 9-2-3. HOVMSD Connection Fee. For each connection of a "**Building Sewer**" as defined in the HOVMSD Rules and Regulations, to a public sewer located within the Village, there shall be paid to the Village such Connection Charges or Connection Fees as may be determined from time to time pursuant to the HOVMSD Rules and Regulations, as amended from time to time, which charges and fees are incorporated herein by reference. Such payment to the Village shall be made by or on behalf of the person seeking the connections at the following time and in the following manner:

The owner of every new **Building Sewer** as defined in Title 9 and in the HOVMSD rules and Regulations as a condition for connection to a Public Sewer located within the Village shall pay to the Village such Connection Charges or Connection Fees at the time of, and as a condition for, installation of a water meter, for servicing the building or facility served by the **Building Sewer**. If no water meter is required to be installed or the facility is already serviced by a water meter then the charges or fees shall be paid to the Village on or prior to the connection of the **Building Sewer** to the Public Sewer as a "condition for connection."

"Equivalent Water Meter" shall mean the ratio of the capacities of a User's water meter(s) as compared to 5/8 inch or 3/4 inch meter is assumed to serve a single Equivalent Residential Unit. For purposes of determining the number of Equivalent Residential Units within HOVMSD.

# VILLAGE OF LITTLE CHUTE

## SEWER USE CONNECTION FEE

The Village of Little Chute is a member community of the regional Heart of the Valley Metropolitan Sewer District (HOVMSD). Other member communities are Kimberly, Combined Locks, Kaukauna, and Darboy. The Village is billed for the wastewater discharged to the sewer district. The Village then bills individual customers for sewer user fees. (Billing, meter reading, and payment collection is handled at the Village of Little Chute). These fees recover the costs paid to the regional HOVMSD and provide for maintenance upgrades of the sewer systems within the Village.

The HOVMSD implemented a Sewer Use Connection Fee (Fee A) effective September 2000. It is a charge applied to all new sewer connections based on the size of the newly installed water meter (water meter sizing is a good predictor of sanitary discharge). The purpose of the Fee is to provide funds to HOVMSD for needed capacity expansion as new users contribute to the system treatment volume. The Fee will be collected by the Village, paid to the HOVMSD, and then dedicated for plant expansion. **This fee has been discontinued as of the end of 2015.**

The Heart of the Valley Metropolitan Sewerage District adopted an updated "Sewer Use & User Charge Ordinance" at its March 2006 Commission Meeting, adding Fee B.

The Fee is based on a standard 3/4" meter. A graduated scale is established to increase the Fee according to an equivalent meter size (a standard industry ratio calculated to determine volume flow). The person/company requesting the meter will be billed when the meter is installed; payment is due to the Village twenty (20) days after billing. (The **meter installation date** will determine which year's fee schedule applies). See the reverse side for authority to collect the Fee.

		<u>Fee B</u>
		<u>2020</u>
<u>Equivalent</u>	<u>Meter Size</u>	<u>Connection Fee</u>
<u>Water Meter Size</u>		
5/8"	1.0	\$ 1,316.00
3/4"	1.0	\$ 1,316.00
1"	2.5	\$ 3,291.00
1 1/2"	5	\$ 6,582.00
2"	8	\$ 10,532.00
3"	15	\$ 19,747.00
4"	25	\$ 32,912.00
6"	50	\$ 65,824.00
8"	80	\$105,318.00
10"	120	\$157,978.00



# State of Wisconsin • DEPARTMENT OF REVENUE

DIVISION OF STATE AND LOCAL FINANCE • OFFICE OF TECHNICAL & ASSESSMENT SERVICES • 2135 RIMROCK RD MADISON, WI 53713

February 18, 2019

**Mailing Address**  
PO Box 8971 #8-97  
Madison, WI 53708-8971  
Phone: (608) 266-2149  
tif@wisconsin.gov

44-146

Laurie Decker  
Clerk  
108 W Main St  
Little Chute, WI 54140-1750

RE: Village of Little Chute Tax Incremental District (TID) 008 - Certified Base Value School District of Little Chute Area

The Wisconsin Department of Revenue (DOR) is certifying a base value for the TID listed below.

The certified base value establishes the starting point for any value increment calculation. The value increment is the change in value from the base value to the current year's value. You can use the taxes levied on the value increment to pay costs identified in the project plan.

TID Number	Certified Base Value	As of Original Base Year
008	\$2,624,500	January 1, 2018
<ul style="list-style-type: none"> <li>• Make sure to add the TID number for each parcel in the TID on the 2019 tax roll</li> <li>• The maximum TID life is July 18, 2045</li> </ul>		

Base Value Calculation (sec. 66.1105(2)(j), Wis. Stats.)			
Property Types	Provided Value	Ratio	Final Value
Non-manufacturing Real Estate & Personal Property	\$2,309,400	87.99%	\$2,624,500
Manufacturing Real Estate			
Manufacturing Personal Property			
Municipal-Owned	\$0	100.00%	\$0
Annexations			
Non-manufacturing			
Manufacturing Real Estate			
Manufacturing Personal Property			
Municipal-Owned			
<b>2018 DOR CERTIFIED BASE VALUE</b>			<b>\$2,624,500</b>

**Table definitions:**

- **Provided Value** - assessed value submitted by the municipality for each parcel in the TID
- **Ratio** - municipality's level of assessment
- **Final Value** - assessments within the TID adjusted to full value by the municipality's level of assessment

We also attached a document of TID requirements and due dates. If you have questions, contact us at [tif@wisconsin.gov](mailto:tif@wisconsin.gov).

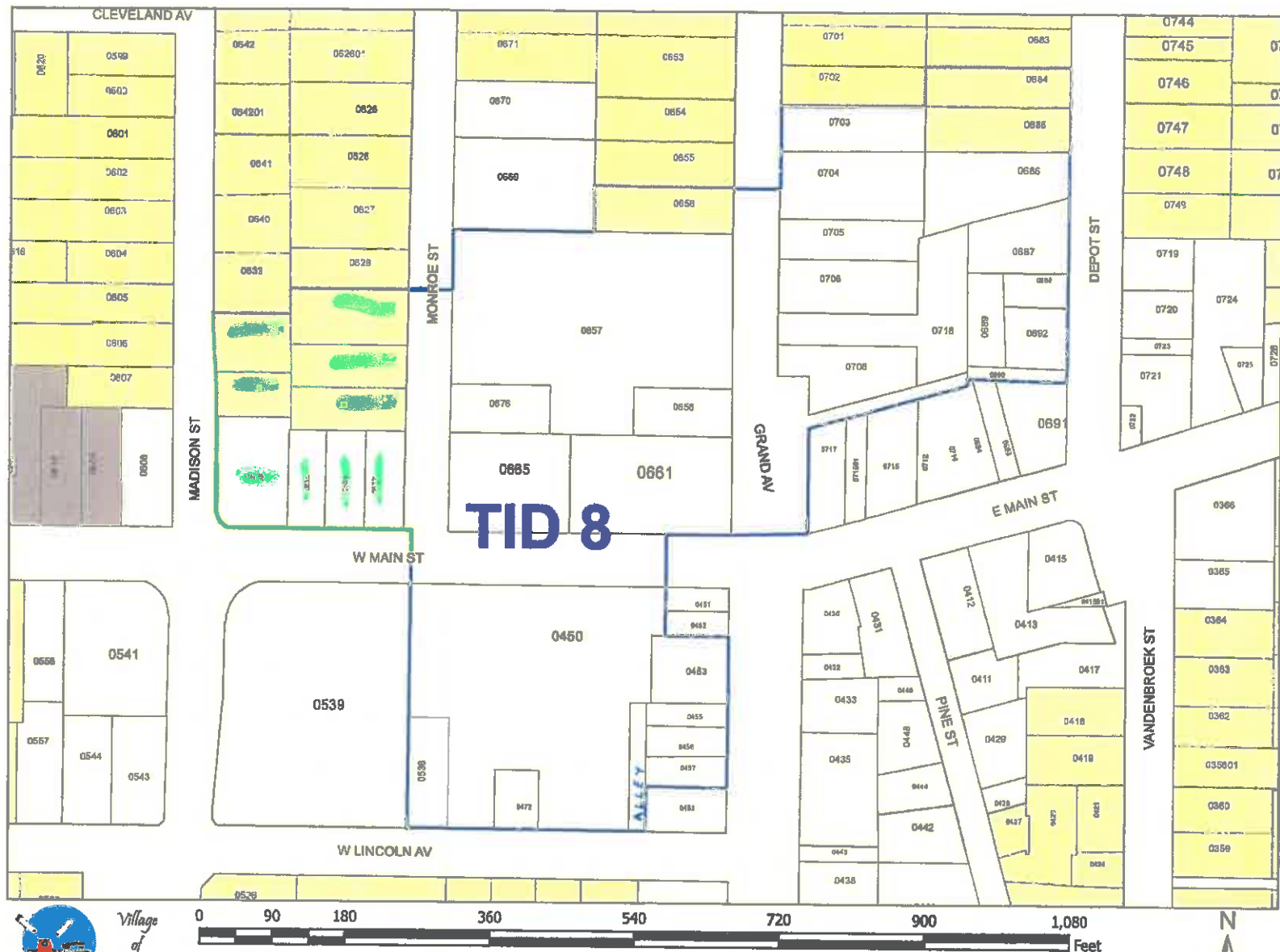
Sincerely,

Kristin Filipiak  
Community Services Specialist  
Office of Technical and Assessment Services

841,200

956,000

TID351WI



**TID 8**

Parcels within  
Blue solid  
boundary line  
are the TID  
parcels.

The  
Parcel  
color  
shading  
differences  
is zoning.

Map No.	Parcel Number
001	00000000
002	00000000
003	00000000
004	00000000
005	00000000
006	00000000
007	00000000
008	00000000
009	00000000
010	00000000
011	00000000
012	00000000
013	00000000
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100	00000000



Village  
of  
Little Chute

0 90 180 360 540 720 900 1,080 Feet

1 inch = 150 feet

**\*Not a survey\***





<b>Form PE-606</b>	<b>Equalized Value Determination Request</b> <b>Creation/Territory Amendment</b> Effective Date: January 1, 2018	<b>WI Dept of Revenue</b>
<b>Section 1: Municipality Information</b>		
Comuni code 44146	County OUTAGAMIE	Municipality V. LITTLE CHUTE
		TID No. 8
<b>Section 2: TID Application Type (check one in both rows)</b>		
Check 1: → <input checked="" type="checkbox"/> Regular (s. 66.1105) <input type="checkbox"/> Town (s. 60.85) <input type="checkbox"/> Town (s. 60.23(32))		
Check 1: → <input checked="" type="checkbox"/> Creation <input type="checkbox"/> Add territory <input type="checkbox"/> Subtract territory		
<b>Section 3: Affected Taxing Jurisdictions</b>		
Identify all taxing jurisdictions authorized to levy taxes on Tax Incremental District (TID) property. Include the jurisdiction name and number (located on property tax bill). If the TID is in more than one county or has an annexation, you must complete a separate set of forms for each.		
	Taxing Jurisdiction Name	Jurisdiction Number
Municipality	V. LITTLE CHUTE	
School district(s)	Little Chute Area	3129
Technical college(s)	Fox Valley	1200
Union high school		
Special district (ex: lake, sanitary, sewer)	Heart of the Valley Metro Sewer District	5090
Other (additional school or special district)		
<b>Section 4: Clerk Information</b>		
I declare, under penalties of law that I have personally examined this form and supplemental documents. To the best of my knowledge and belief, they are true, correct and complete. I hereby request the Wisconsin Department of Revenue to determine the equalized value of this tax incremental district.		
Name Laurie Decker		Phone 920.423.3854
Email <a href="mailto:laurie@littlechutewi.org">laurie@littlechutewi.org</a>		Date
<b>Section 5: Individual to Contact for Information on TID application</b>		
Name / title Paula Czaplowski, TIF Coordinator		Phone 262.785.1520
Business name Ehlers & Associates, Inc.		Email <a href="mailto:pczaplowski@ehlers-inc.com">pczaplowski@ehlers-inc.com</a>
<b>Section 6: Real Property Lister Information</b>		
Name / title Terri A. Lison		Phone 920.832.5665
Business name Outagamie Co. Development & Land Services		Email <a href="mailto:terri.lison@outagamie.org">terri.lison@outagamie.org</a>

Form PE-608		TID Parcel List – Locally Assessable Property								WI D of Revenue	
Section 1: Municipality Information											
Comuni code		County				Municipality				TID No.	
44146		OUTAGAMIE				V. LITTLE CHUTE				8	
Section 2: Jurisdiction Information											
Jurisdiction No.		Taxing Districts									
		3129		1200		6090					
Parcel No. Col 1	Class Col 2	Little Chute Area School District Col 3	School District Col 4	Fox Valley Tech College Col 5	Union High School Col 6	Tri-County Valley Metro Sewer District Special District Col 7	Other Col 8	Overlapped TID No. Col 9	Land Col 10	Improvements Col 11	Total Col 12
260070800	X	X		X		X					
260066500	X	X		X		X					
260045500	1	X		X		X			\$11,900		11,900
260063000	1	X		X		X			\$28,500	\$56,400	84,900
260063100	1	X		X		X			\$23,000	\$69,000	92,000
260063200	1	X		X		X			\$22,900	\$56,100	79,000
260063500	1	X		X		X			\$16,800		16,800
260063700	1	X		X		X			\$13,000	\$52,000	65,000
260063800	1	X		X		X			\$17,100	\$54,200	71,300
260065600	1	X		X		X			\$27,700	\$74,000	101,700
260068400	1	X		X		X			\$24,300	\$71,200	95,500
260068500	1	X		X		X			\$26,800	\$83,900	110,700
260045000	2	X		X		X			\$309,700	\$453,500	763,200
260045300	2	X		X		X			\$38,700	\$5,200	41,900
260045600	2	X		X		X			\$21,700	\$79,200	100,900
260045700	2	X		X		X			\$21,700	\$17,500	39,200
260047200	2	X		X		X			\$22,500		22,500
260053600	2	X		X		X			\$36,100		36,100
260063300	2	X		X		X			\$43,900	\$174,100	218,000
260063400	2	X		X		X			\$36,800		36,800
260063600	2	X		X		X			\$70,600	\$107,000	177,600
260068600	2	X		X		X			\$47,600	\$75,300	122,900
<b>Total</b>								\$	<b>859,100</b>	<b>1,428,600</b>	<b>2,287,700</b>

Σ 841,200



Form PE-619	TID Parcel List – Municipal-Owned Property										WI De. of Revenue	
Section 1: Municipality Information												
Comuni code	County					Municipality				TID No.		
44146	OUTAGAMIE					V LITTLE CHUTE				8		
Section 2: Jurisdiction Information												
Jurisdiction No. →		Taxing Districts										
		3129		1200		5090						
Parcel No. (from assessment roll)	Class	Little Chute Area School District	School District	Fox Valley Tech College	Union High School	the Valley Metro Sewer District Special District	Other	Overlapped TID No.	Land	Improvements	Property Purchase Date (MM/DD/YY)	
Col 1	Col 2	Col 3	Col 4	Col 5	Col 6	Col 7	Col 8	Col 9	Col 10	Col 11	Col 12	
260065700	X	X		X		X					2/8/93	
260065800	X	X		X		X					1930's	
260066100	X	X		X		X					11/9/12	
260067600	X	X		X		X					7/14/94	
260068700	X	X		X		X					7/10/08	
260068800	X	X		X		X					9/3/96	
260068900	X	X		X		X					9/27/94	
260069000	X	X		X		X					1/1/50	
260069200	X	X		X		X					5/17/96	
260070300	X	X		X		X					1/5/10	
260070400	X	X		X		X					11/17/08	
260070500	X	X		X		X					12/8/08	
260070600	X	X		X		X					8/22/13	
260071800	X	X		X		X					1/9/91	
Total								\$	-	-		

<b>Form PE-615A</b>		<b>2018TID Assessment Summary</b>			<b>WI Dept of Revenue</b>	
<b>Section 1: Municipality Information</b>						
Co-muni code		County		Municipality		TID No.
44146		OUTAGAMIE		V. LITTLE CHUTE		8
<b>Section 2: TID Parcel List by Class</b>						
Line No.	Classification	No. of Acres Col. 1	Land Value Col. 2	Value of Improvements Col. 3	Total Value of Land and Improvements Col. 4	
1	Residential - Class 1	1.65	212,000	516,800	728,800	
2	Commercial - Class 2	3.37	647,100	911,800	1,558,900	
4	Agricultural - Class 4				-	
5	Undeveloped - Class 5				-	
5m	Agricultural Forest - Class 5m				-	
6	Forest - Class 6				-	
7	Other - Class 7				-	
8	<b>Total - All Columns</b>	<b>5.02</b>	<b>859,100</b>	<b>1,428,600</b>	<b>2,287,700</b>	
9	<b>Total - Personal Property</b> (same as total on PE-601A)					<b>21,700</b>
10	Aggregate assessed value of all property subject to general property tax (total of Lines 8 and 9) equal the total value of the school district(s) listed below					<b>2,309,400</b>
<b>Section 3: School Districts</b>						
Line No.	School District Code Col. 1	School District Name Col. 2			Assessed Value of General Property (RE & PP subject to general property tax) Col. 3	
<b>A. School District</b>						
11	3129	Little Chute Area				
12						
13	<b>Total (must equal line 10 above)</b>				\$	<b>2,309,400</b>
<b>B. Separate Union High School Districts</b> (in addition to and independent of school districts entered above)						
14					\$	
<b>C. Technical School Districts</b> (in addition to and independent of school districts entered above)						
15	1200	Fox Valley			\$	<b>2,309,400</b>
<b>Section 4: Special Districts</b>						
	Special District Code	Special District Name				
16	5090	Heart of the Valley Metro Sewer District			\$	<b>2,309,400</b>
<b>Section 5: Other District</b>						
	Other District Code	Other District Name				
17					\$	

## Lisa Remiker-DeWall

---

**From:** David Kittel  
**Sent:** Wednesday, March 25, 2020 4:23 PM  
**To:** Lisa Remiker-DeWall  
**Subject:** RE: Cobblestone

Lisa,

Of course, and in the future whenever we have a developer agreement in the works I will provide this information off the bat to help you and myself to identify the project area. The parcels for this project are as follows:

260063600	177600
260063500	16800
260063400	36600
260063300 (jets Pizza)	218000
260063200	79000
260063100	92000
260063000	84900
260063800	71300
260063700	65000

841,200

Let me know if you need anything else.

From,



**Dave Kittel, Community Development Director**

Village of Little Chute | 108 W Main Street | Little Chute, Wisconsin 54140

☎ (920) 423-3870 | ✉ [david.kittel@littlechutewi.org](mailto:david.kittel@littlechutewi.org) | Web | Facebook

*This message may contain confidential information that is legally privileged, and is intended only for the use of the parties to whom it is addressed. If you are not an intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any information in this message is strictly prohibited. If you have received this message in error please notify me at (920) 423-3850 or by reply e-mail. Thank you.*

**From:** Lisa Remiker-DeWall <lisa@littlechutewi.org>  
**Sent:** Wednesday, March 25, 2020 3:54 PM  
**To:** David Kittel <david.kittel@littlechutewi.org>  
**Subject:** FW: Cobblestone

Hi Dave,

Can you provide me with all of the parcel numbers this agreement pertains to? I would like to trace back into the TID 8 base certification for my records moving forward and to verify the base value in agreement.

Thanks

Lisa



**Lisa A. Remiker-DeWall, CPA CPFO Director of Finance**

Village of Little Chute | 108 W Main Street | Little Chute, Wisconsin 54140

☎ (920) 423-3855 | ✉ [lisa@littlechutewi.org](mailto:lisa@littlechutewi.org) | [Web](#) | [Facebook](#)

**From:** James Fenlon <[James@littlechutewi.org](mailto:James@littlechutewi.org)>

**Sent:** Wednesday, March 25, 2020 1:47 PM

**To:** Lisa Remiker-DeWall <[lisa@littlechutewi.org](mailto:lisa@littlechutewi.org)>; Chris Murawski <[chris@littlechutewi.org](mailto:chris@littlechutewi.org)>; David Kittel <[david.kittel@littlechutewi.org](mailto:david.kittel@littlechutewi.org)>; Kent Taylor <[Kent@littlechutewi.org](mailto:Kent@littlechutewi.org)>

**Subject:** FW: Cobblestone

All,

I know we are very busy responding to COVID-19. That said, the hotel project continues to move forward. The attached appears to be a "final" draft with the developer potentially signing and delivering an executed copy this Friday.

Please review and let me know if you have any final concerns.

Thanks,  
James



**James P. Fenlon, Village Administrator**

Village of Little Chute | 108 W Main Street | Little Chute, Wisconsin 54140

☎ (920) 423-3850 | ✉ [james@littlechutewi.org](mailto:james@littlechutewi.org) | [Web](#) | [Facebook](#)

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---

**From:** Chuck Koehler [<mailto:CKoehler@herrlingclark.com>]

**Sent:** Wednesday, March 25, 2020 1:18 PM

**To:** Robyn Hansen; [CJH@dempseylaw.com](mailto:CJH@dempseylaw.com)

**Cc:** James Fenlon

**Subject:** RE: Cobblestone

Good afternoon Robyn and Chuck,

Administrator Fenlon would like to target getting this signed by both parties by noon on Friday if possible.

This version has been prepared in my consultation with Administrator Fenlon but he is in the process of now circulating this to the relevant department heads at the Village so there might be some more tweaks but we wanted to get you started on review.

All accepted proposed changes of Robyn are now black print, so you should only need to focus on our redlines in this draft.

Our redlines are either for answering her questions, clarifications, or a few put backs of Robyn's edits that are not acceptable to the Village.

Attached is new **Exhibit B** now showing the "Storm Water Access Location" referenced in paragraph 3.

Also attached is **Exhibit C** from paragraph 9 which is the Village's schedule of fees and permit costs.

# Cobblestone Hotel & Suites

## Little Chute, WI

Number of Units: 53

Building Specifications: 53 Unit, 4-Story Cobblestone Hotel and Suites MainStreet with Standard and Extended Stay rooms, hot breakfast, fitness room, meeting room, pool, and elevator. Separate kitchen and restaurant area will be "white walled".

<b>Total Land &amp; Prep</b>	<b>\$1,570,000</b>	
<i>per room</i>	<i>\$29,623</i>	
Raw Land	\$850,000	
Permit & Community (plan review/permit/inspect/impact/tap fees/etc.)	\$120,000	
Site Utility & Excav. (sewer/water/electric/grading & fill/drainage/etc.)	\$300,000	
Demolition	\$300,000	
<b>Building Construction</b>	<b>\$4,507,000</b>	
<i>per room</i>	<i>\$85,038</i>	
<b>Fixtures, Furnishings, and Equipment</b>	<b>\$866,000</b>	
<i>per room</i>	<i>\$16,340</i>	
<b>Indirect Costs</b>	<b>\$920,000</b>	
<i>per room</i>	<i>\$17,358</i>	
Appraisal	\$5,000	
Architectural / Engineering	\$100,000	
Cobblestone Franchise Fee	\$35,000	
Surveys	\$10,000	
Development Services	\$200,000	
Pre-Opening Expenses	\$40,000	
Working Capital	\$150,000	
Legal and Accounting Fees	\$10,000	
Construction Period Interest / Loan Fees / Closing	\$150,000	
Insurance & Taxes During Construction	\$20,000	
Project Contingency	\$200,000	
<b>Total Project Costs:</b>	<b>\$7,863,000</b>	
<i>per room</i>	<i>\$148,358</i>	
Requested Loan Amount:	\$4,713,000	59.9%
Expected Cash Injection:	\$3,150,000	40.1%
<b>Sources of Funding</b>		
Bank Loan	\$4,713,000	<b>Debt Interest:</b> 5.50%
Expected Cash Injection	\$3,150,000	<b>Debt Terms:</b> 20
<b>Total:</b>	<b>\$7,863,000</b>	<b>Debt Service:</b> \$389,042

\* Pricing noted above valid for 90 days from document date shown



RAMP UP YEAR:													Rooms 53
	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Lodging Rooms Available	1,643	1,484	1,643	1,590	1,643	1,590	1,643	1,643	1,590	1,643	1,590	1,643	19,345
Lodging Occupancy %	46.6%	51.5%	49.3%	48.1%	76.7%	79.2%	74.0%	60.3%	56.6%	54.8%	50.9%	43.8%	57.7%
Total Occ. Rooms	765	765	810	765	1,260	1,260	1,215	990	900	900	810	720	11,160
Average Daily Rate	\$86.54	\$87.47	\$85.72	\$85.85	\$100.44	\$105.68	\$145.34	\$108.54	\$124.42	\$110.23	\$97.90	\$98.90	\$105.17
Revenue Per Available Room (REVPAR)	\$40.29	\$45.09	\$42.26	\$41.31	\$77.03	\$83.74	\$107.48	\$65.40	\$70.13	\$60.38	\$49.87	\$43.34	\$60.67
REVENUE:													
Guest Rooms	66,200	66,912	69,432	65,676	126,559	133,154	176,589	107,452	111,979	99,206	79,297	71,204	1,173,660
Telephone / Misc. Revenue	191	191	203	191	315	315	304	248	225	225	203	180	2,790
Meeting Room Revenue	662	669	694	657	1,266	1,332	1,766	1,075	1,120	992	793	712	11,737
Vending / Bar Revenue	1,913	1,913	2,025	1,913	3,150	3,150	3,038	2,475	2,250	2,250	2,025	1,800	27,900
TOTAL HOTEL REVENUE	68,965	69,685	72,354	68,437	131,289	137,951	181,696	111,249	115,574	102,673	82,317	73,896	1,216,087
HOTEL PAYROLL EXPENSE													
Hotel Manager	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	65,000
Maintenance	662	669	694	657	1,266	1,332	1,766	1,075	1,120	992	793	712	11,737
Housekeeping	3,825	3,825	4,050	3,825	6,300	6,300	6,075	4,950	4,500	4,500	4,050	3,600	55,800
Front Desk	6,620	6,691	6,943	6,568	12,650	13,315	17,659	10,745	11,198	9,921	7,930	7,120	117,366
Workers Comp Insurance	413	415	428	412	641	659	773	555	556	521	455	421	6,248
Payroll Tax	2,065	2,075	2,138	2,058	3,205	3,295	3,865	2,773	2,779	2,604	2,274	2,106	31,238
TOTAL HOTEL PAYROLL	19,002	19,092	19,670	18,936	29,484	30,318	35,554	25,514	25,570	23,954	20,918	19,377	287,388
HOTEL OPERATING EXPENSE													
Cleaning Supplies	421	421	446	421	693	693	668	545	495	495	446	395	6,138
Laundry Supplies	383	383	405	383	630	630	608	495	450	450	405	360	5,580
Linens	459	459	486	459	756	756	729	594	540	540	486	432	6,696
Guest Supplies	574	574	608	574	945	945	911	743	675	675	608	540	8,370
Operating Supplies	650	650	689	650	1,071	1,071	1,033	842	765	765	689	612	9,486
Uniform Expense	77	77	81	77	126	126	122	99	90	90	81	72	1,116
Repairs & Maintenance	331	335	347	328	633	666	883	537	560	496	396	356	5,868
Swimming Pool	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Grounds/Landscaping	750	750	750	500	250	250	250	250	250	250	500	750	5,500
Franchise Fee	4,518	4,081	4,518	4,373	4,518	4,373	4,518	4,518	4,373	4,518	4,373	4,518	53,199
Training Expense	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Property Mgmt. System Expense	397	397	397	397	397	397	397	397	397	397	397	397	4,761
Complimentary Breakfast	3,060	3,060	3,240	3,060	5,040	5,040	4,860	3,960	3,600	3,600	3,240	2,880	44,640
Traffic Agent Fees	1,655	1,673	1,736	1,642	3,164	3,329	4,415	2,686	2,799	2,480	1,982	1,780	29,342
Reservations Expense	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Vending / Bar Expense	956	956	1,013	956	1,575	1,575	1,519	1,238	1,125	1,125	1,013	900	13,950
Office Supplies	77	77	81	77	126	126	122	99	90	90	81	72	1,116
Marketing / Advertising	662	669	694	657	1,266	1,332	1,766	1,075	1,120	992	793	712	11,737
Utilities	3,448	3,484	3,618	3,422	6,564	6,898	9,085	5,562	5,779	5,134	4,116	3,695	60,804
Telephone	383	383	405	383	630	630	608	495	450	450	405	360	5,580
Cable/Internet	795	795	795	795	795	795	795	795	795	795	795	795	9,540
Waste Removal	530	530	530	530	530	530	530	530	530	530	530	530	6,360
Dues & Subscriptions	115	115	122	115	189	189	182	149	135	135	122	108	1,674
Licenses & Permits	92	92	97	92	151	151	146	119	108	108	97	86	1,339
Credit Card Expense	1,552	1,568	1,628	1,540	2,954	3,104	4,088	2,503	2,600	2,310	1,852	1,663	27,362
Management Fee	4,138	4,181	4,341	4,106	7,877	8,277	10,902	6,675	6,934	6,160	4,939	4,434	72,965
Other Expense/Frequent Stay	191	191	203	191	315	315	304	248	225	225	203	180	2,790
Accounting Services	400	400	400	400	400	400	400	400	400	400	400	400	4,800
TOTAL OPERATING EXPENSES	28,403	28,090	29,419	27,917	43,387	44,388	51,630	37,343	37,077	35,002	30,738	28,820	422,213
Income Before Fixed Expenses	21,560	22,503	23,265	21,584	58,418	63,245	94,512	48,392	52,928	43,717	30,662	25,700	506,486
Gross Operating Profit (GOP)	31.26%	32.29%	32.15%	31.54%	44.50%	45.85%	52.02%	43.50%	45.80%	42.58%	37.25%	34.78%	41.65%
RESERVES & FIXED EXPENSES													
Debt Service	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	389,042
Real Estate Taxes (Estimates)	8,720	8,720	8,720	8,720	8,720	8,720	8,720	8,720	8,720	8,720	8,720	8,720	104,642
Insurance	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	22,260
Reserves For Replacement	2,069	2,091	2,171	2,053	3,939	4,139	5,451	3,337	3,467	3,080	2,470	2,217	36,483
TOTAL RESERVES & FIXED	45,064	45,086	45,166	45,048	46,934	47,134	48,446	46,333	44,463	44,075	45,465	45,212	552,426
NET OPERATING INCOME (NOI)													
	8,916	9,837	10,519	8,956	43,905	48,531	78,486	34,479	38,886	30,062	17,617	12,908	343,101
NET CASH FLOW													
	(3,384)	(2,583)	(2,501)	(3,464)	11,484	16,111	46,066	2,059	6,465	(2,358)	(4,402)	(19,512)	(5,930)

NOTE: The above information is a forward looking projection of anticipated revenues and profits with regard to this project based on the professional experience of Core Development Group LLC (CDG) in similar projects, similar in nature. Occupancy and ADR projections derived from market data trends reported by Smith Travel Research, (STR) in the market's proximity along with the client's shipping of local and surrounding hotels. This projection could change due to changes in the economy, both locally and overall, the acceptance of the project by the local community and patrons and the fact that CDG has not been involved in a project in this area and in a municipality with these demographics in the past. Therefore, all investors understand and acknowledge that these forward looking projections are not warranted by CDG and are subject to change and fluctuation.

# Numbers projected and compared to similar markets for a hotel with the following rooms:

Rooms: 54

	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Lodging Rooms Available	1,643	1,484	1,643	1,590	1,643	1,590	1,643	1,643	1,590	1,643	1,590	1,643	19,345
Lodging Occupancy %	51.7%	57.3%	54.8%	53.5%	85.2%	88.1%	82.2%	67.0%	62.9%	60.9%	56.6%	48.7%	64.1%
Total Occ. Rooms	850	850	900	850	1,400	1,400	1,350	1,100	1,000	1,000	900	800	12,400
Average Daily Rate	\$91.09	\$92.07	\$90.23	\$90.37	\$105.73	\$111.24	\$152.99	\$114.25	\$130.97	\$116.03	\$103.05	\$104.10	\$110.70
Revenue Per Available Room (REVPAR)	\$47.13	\$52.74	\$49.43	\$48.31	\$90.09	\$97.95	\$125.71	\$76.49	\$82.37	\$70.62	\$58.33	\$50.69	\$70.96
REVENUE:													
Guest Rooms	77,427	78,260	81,207	76,815	148,022	155,736	206,537	125,675	130,970	116,030	92,745	83,280	1,372,702
Telephone / Misc. Revenue	213	213	225	213	350	350	338	275	250	250	225	200	3,100
Meeting Room Revenue	774	783	812	768	1,480	1,557	2,065	1,257	1,310	1,160	927	833	13,727
Vending / Bar Revenue	2,125	2,125	2,250	2,125	3,500	3,500	3,375	2,750	2,500	2,500	2,250	2,000	31,000
TOTAL HOTEL REVENUE	80,538	81,380	84,494	79,920	153,352	161,143	212,314	129,957	135,030	119,940	96,147	86,313	1,420,529
HOTEL PAYROLL EXPENSE													
Hotel Manager	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
Maintenance	774	783	812	768	1,480	1,557	2,065	1,257	1,310	1,160	927	833	13,727
Housekeeping	4,250	4,250	4,500	4,250	7,000	7,000	6,750	5,500	5,000	5,000	4,500	4,000	62,000
Front Desk	6,968	7,043	7,309	6,913	13,322	14,016	18,588	11,311	11,787	10,443	8,347	7,495	123,543
Workers Comp Insurance	425	427	441	423	670	689	810	577	577	540	469	433	6,482
Payroll Tax	2,177	2,188	2,258	2,169	3,434	3,533	4,152	2,956	2,959	2,768	2,405	2,220	33,219
TOTAL HOTEL PAYROLL	19,595	19,691	20,319	19,524	30,906	31,796	37,365	26,600	26,634	24,911	21,649	19,981	298,971
HOTEL OPERATING EXPENSE													
Cleaning Supplies	468	468	495	468	770	770	743	605	550	550	495	440	6,820
Laundry Supplies	425	425	450	425	700	700	675	550	500	500	450	400	6,200
Linens	510	510	540	510	840	840	810	660	600	600	540	480	7,440
Guest Supplies	638	638	675	638	1,050	1,050	1,013	825	750	750	675	600	9,300
Operating Supplies	723	723	765	723	1,190	1,190	1,148	935	850	850	765	680	10,540
Repairs & Maintenance	387	391	406	384	740	779	1,033	628	655	580	464	416	6,864
Swimming Pool	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Grounds/Landscaping	750	750	750	500	250	250	250	250	250	250	500	750	5,500
Franchise Fee	4,518	4,081	4,518	4,373	4,518	4,373	4,518	4,518	4,373	4,518	4,373	4,518	53,199
Property Mgmt. System Expense	397	397	397	397	397	397	397	397	397	397	397	397	4,761
Complimentary Breakfast	3,400	3,400	3,600	3,400	5,600	5,600	5,400	4,400	4,000	4,000	3,600	3,200	49,600
Travel Agent Fees	1,549	1,565	1,624	1,536	2,960	3,115	4,131	2,514	2,619	2,321	1,855	1,666	27,454
Reservations Expense	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Vending / Bar Expense	1,063	1,063	1,125	1,063	1,750	1,750	1,688	1,375	1,250	1,250	1,125	1,000	15,500
Office Supplies	85	85	90	85	140	140	135	110	100	100	90	80	1,240
Marketing / Advertising	310	313	325	307	592	623	826	503	524	464	371	333	5,491
Utilities	3,222	3,255	3,380	3,197	6,134	6,446	8,493	5,198	5,401	4,798	3,846	3,453	56,821
Telephone	425	425	450	425	700	700	675	550	500	500	450	400	6,200
Cable/Internet	795	795	795	795	795	795	795	795	795	795	795	795	9,540
Waste Removal	530	530	530	530	530	530	530	530	530	530	530	530	6,360
Dues & Subscriptions	128	128	135	128	210	210	203	165	150	150	135	120	1,860
Licenses & Permits	102	102	108	102	168	168	162	132	120	120	108	96	1,488
Credit Card Expense	1,812	1,831	1,901	1,798	3,450	3,626	4,777	2,924	3,058	2,699	2,163	1,942	31,962
Management Fee	4,832	4,883	5,070	4,795	9,201	9,669	12,739	7,797	8,102	7,196	5,769	5,179	85,232
Other Expense/Frequent Stay	213	213	225	213	350	350	338	275	250	250	225	200	3,100
Accounting Services	400	400	400	400	400	400	400	400	400	400	400	400	4,800
TOTAL OPERATING EXPENSES	29,053	28,743	30,129	28,564	44,811	45,844	53,250	38,411	38,079	35,943	31,495	29,449	433,771
Income Before Fixed Expenses	31,890	32,946	34,047	31,832	77,635	83,504	121,699	64,946	70,317	59,087	43,003	36,882	687,787
Gross Operating Profit (GOP)	39.60%	40.48%	40.29%	39.83%	50.63%	51.82%	57.32%	49.97%	52.08%	49.26%	44.73%	42.73%	48.42%
RESERVES & FIXED EXPENSES													
Debt Service	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	389,042
Real Estate Taxes (Estimated)	8,720	8,720	8,720	8,720	8,720	8,720	8,720	8,720	8,720	8,720	8,720	8,720	104,642
Insurance	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	22,260
Reserves For Replacement	2,416	2,441	2,535	2,398	4,601	4,834	6,369	3,899	4,051	3,598	2,884	2,589	42,616
TOTAL RESERVES & FIXED	45,411	45,437	45,330	45,393	47,596	47,830	49,365	46,894	47,046	46,594	45,880	45,585	558,559
NET OPERATING INCOME (NOI)	18,899	19,929	20,937	18,859	62,459	68,094	104,754	50,472	55,691	44,913	29,544	23,717	518,269
NET CASH FLOW	(13,521)	(12,891)	(11,483)	(13,561)	30,039	35,674	72,334	18,052	23,271	12,493	(3,877)	(8,703)	129,228

## Five Year Numbers Projected Summary

	YEAR 1 AMOUNT		YEAR 2 AMOUNT		YEAR 3 AMOUNT		YEAR 4 AMOUNT		YEAR 5 AMOUNT
Lodging Rooms Available	19,345		19,345		19,345		19,345		19,345
Lodging Occupancy %	64.1%		64.7%		65.4%		66.4%		67.4%
Total Occ. Rooms	12,400		12,524		12,649		12,839		13,052
Average Daily Rate	\$110.70		\$111.81		\$112.93		\$115.19		\$116.34
REVENUE:									
Guest Rooms	1,372,702	96.6%	1,400,293	96.7%	1,428,439	96.7%	1,478,863	96.7%	1,516,057
Telephone / Misc. Revenue	3,100	0.2%	3,131	0.2%	3,162	0.2%	3,210	0.2%	3,258
Meeting Room Revenue	13,727	1.0%	14,003	1.0%	14,284	1.0%	14,789	1.0%	15,161
Vending / Bar Revenue	31,000	2.2%	31,310	2.2%	31,623	2.1%	32,097	2.1%	32,579
TOTAL HOTEL REVENUE	1,420,529	100.0	1,448,737	100.0	1,477,509	100.0	1,528,959	100.0	1,567,054

NOTE: The above information is a five-year looking projection of anticipated expenses and profits with regard to this project based on the professional experience of Cost Estimation Group LLC (CEG) participation in other projects, similar in nature. Occupancy and ADR projections derived from market data trends reported by Smith Travel Research (STR) in the market's proximity along with its data rate shopping of local and surrounding hotels. This projection could change due to changes in the economy, both locally and overall, the acceptance of the project by the local community and persons and the fact that CEG has not been involved in a project in this area and in a municipality with these demographics in the past. Therefore, all investors understand and acknowledge that these forward looking projections are not warranted by CEG and are subject to change and fluctuation.

## 5 Year Projection

The following statistics are preliminary projection based on assumed costs of prototypical hotel.

Rooms:

53

	Year 1	%	Year 2	%	Year 3	%	Year 4	%	Year 5	%
Lodging Rooms Available	19,345		19,345		19,345		19,345		19,345	
Lodging Occupancy %	64.1%	64.1%	64.7%	64.7%	65.4%	65.4%	66.4%	66.4%	67.4%	67.4%
Total Occ. Rooms	12,400		12,524		12,649		12,839		13,032	
Average Daily Rate	\$110.70		\$111.81		\$112.93		\$115.19		\$116.34	
Revenue Per Available Room (REVPAR)	\$70.96		\$72.39		\$73.84		\$76.45		\$78.37	
<b>REVENUE:</b>										
Guest Rooms	1,372,702	96.63%	1,400,293	96.66%	1,428,439	96.68%	1,478,863	96.72%	1,516,057	96.75%
Telephone / Misc. Revenue	3,100	0.22%	3,131	0.22%	3,162	0.21%	3,210	0.21%	3,258	0.21%
Meeting Room Revenue	13,727	0.97%	14,003	0.97%	14,284	0.97%	14,789	0.97%	15,161	0.97%
Vending / Bar Revenue	31,000	2.18%	31,310	2.16%	31,623	2.14%	32,097	2.10%	32,579	2.08%
<b>TOTAL HOTEL REVENUE</b>	<b>1,420,529</b>	<b>100%</b>	<b>1,448,737</b>	<b>100%</b>	<b>1,477,509</b>	<b>100%</b>	<b>1,528,959</b>	<b>100%</b>	<b>1,567,054</b>	<b>100%</b>
<b>HOTEL PAYROLL EXPENSE</b>										
Hotel Manager	60,000	4.22%	60,900	4.20%	61,814	4.18%	62,741	4.10%	63,682	4.06%
Maintenance	13,727	0.97%	21,004	1.45%	28,569	1.93%	36,972	2.42%	45,482	2.90%
Housekeeping	62,000	4.36%	62,620	4.32%	63,246	4.28%	64,195	4.20%	65,158	4.16%
Front Desk	123,543	8.70%	127,249	8.78%	131,067	8.87%	134,999	8.83%	139,049	8.87%
Workers Comp Insurance	6,482	0.46%	6,794	0.47%	7,117	0.48%	7,473	0.49%	7,834	0.50%
Payroll Tax	33,219	2.34%	34,821	2.40%	36,477	2.47%	38,297	2.50%	40,151	2.56%
<b>TOTAL HOTEL PAYROLL</b>	<b>298,971</b>	<b>21.05%</b>	<b>313,389</b>	<b>21.63%</b>	<b>328,289</b>	<b>22.22%</b>	<b>344,676</b>	<b>22.54%</b>	<b>361,355</b>	<b>23.06%</b>
<b>HOTEL OPERATING EXPENSE</b>										
Cleaning Supplies	6,820	0.48%	6,888	0.48%	6,957	0.47%	7,061	0.46%	7,167	0.46%
Laundry Supplies	6,200	0.44%	6,262	0.43%	6,325	0.43%	6,419	0.42%	6,516	0.42%
Linens	7,440	0.52%	7,514	0.52%	7,590	0.51%	7,703	0.50%	7,819	0.50%
Guest Supplies	9,300	0.65%	9,393	0.65%	9,487	0.64%	9,629	0.63%	9,774	0.62%
Operating Supplies	10,540	0.74%	10,645	0.73%	10,752	0.73%	10,913	0.71%	11,077	0.71%
Repairs & Maintenance	6,864	0.48%	7,001	0.48%	7,133	0.48%	7,268	0.47%	7,406	0.47%
Swimming Pool Maintenance	7,500	0.53%	9,000	0.62%	10,800	0.73%	12,960	0.85%	15,552	0.99%
Grounds/Landscape	5,500	0.39%	5,665	0.39%	5,835	0.39%	6,010	0.39%	6,190	0.40%
Franchise Fee	53,199	3.74%	53,199	3.67%	53,199	3.60%	53,199	3.48%	53,199	3.39%
Property Mgmt. System Expense	4,761	0.34%	4,856	0.34%	4,953	0.34%	5,052	0.33%	5,153	0.33%
Complimentary Breakfast	49,600	3.49%	50,096	3.46%	50,597	3.42%	51,356	3.36%	52,126	3.33%
Travel Agent Fees	27,454	1.93%	28,006	1.93%	28,569	1.93%	29,577	1.93%	30,321	1.93%
Reservations Expense	9,000	0.63%	9,180	0.63%	9,364	0.63%	9,551	0.62%	9,742	0.62%
Vending / Bar Expense	15,509	1.09%	15,655	1.08%	15,812	1.07%	16,049	1.05%	16,289	1.04%
Office Supplies	1,240	0.09%	1,252	0.09%	1,265	0.09%	1,284	0.08%	1,303	0.08%
Marketing / Advertising	5,491	0.39%	5,601	0.39%	5,714	0.39%	5,915	0.39%	6,064	0.39%
Utilities	56,821	4.00%	57,949	4.00%	59,100	4.00%	61,158	4.00%	62,682	4.00%
Telephone	6,200	0.44%	6,262	0.43%	6,325	0.43%	6,419	0.42%	6,516	0.42%
Cable/Internet	9,540	0.67%	9,729	0.67%	9,923	0.67%	10,268	0.67%	10,524	0.67%
Waste Removal	6,360	0.45%	6,551	0.45%	6,747	0.46%	6,950	0.45%	7,158	0.46%
Dues & Subscriptions	1,860	0.13%	1,879	0.13%	1,897	0.13%	1,926	0.13%	1,955	0.12%
Licenses & Permits	1,488	0.10%	1,503	0.10%	1,518	0.10%	1,541	0.10%	1,564	0.10%
Credit Card Expense	31,962	2.25%	32,597	2.25%	33,244	2.25%	34,402	2.25%	35,259	2.25%
Management Fee	85,232	6.00%	86,924	6.00%	88,651	6.00%	91,738	6.00%	94,023	6.00%
Other Expense/Frequent Stay	3,100	0.22%	3,131	0.22%	3,162	0.21%	3,210	0.21%	3,258	0.21%
Accounting Services	4,800	0.34%	4,895	0.34%	4,993	0.34%	5,166	0.34%	5,295	0.34%
<b>TOTAL OPERATING EXPENSES</b>	<b>433,771</b>	<b>30.54%</b>	<b>441,635</b>	<b>30.48%</b>	<b>453,490</b>	<b>30.69%</b>	<b>466,549</b>	<b>30.51%</b>	<b>477,897</b>	<b>30.50%</b>
Income Before Fixed Expenses	687,787	48.42%	693,713	47.88%	695,730	47.09%	717,734	46.94%	727,802	46.44%
Gross Operating Profit (GOP)										
<b>RESERVES &amp; FIXED EXPENSES</b>										
Real Estate Taxes (Estimates)	104,642	7.37%	104,642	7.22%	104,642	7.08%	104,642	6.84%	104,642	6.68%
Insurance	22,260	1.57%	22,705	1.57%	23,159	1.57%	23,622	1.55%	24,095	1.54%
Reserves For Replacement	42,616	3.00%	43,462	3.00%	59,100	4.00%	61,158	4.00%	62,682	4.00%
<b>NET OPERATING INCOME (NOI)</b>	<b>518,269</b>	<b>36.48%</b>	<b>522,903</b>	<b>36.09%</b>	<b>508,828</b>	<b>34.44%</b>	<b>528,511</b>	<b>34.55%</b>	<b>536,582</b>	<b>34.23%</b>
Loan (Interest Payment)	255,892	18.01%	248,381	17.14%	240,447	16.27%	232,065	15.18%	223,210	14.24%
LOAN (Principal Reduction)	133,150	9.37%	140,661	9.71%	148,595	10.06%	156,977	10.27%	165,832	10.58%
<b>NET CASH FLOW</b>	<b>\$129,228</b>	<b>9.10%</b>	<b>\$133,862</b>	<b>9.24%</b>	<b>\$119,787</b>	<b>8.11%</b>	<b>\$139,269</b>	<b>9.11%</b>	<b>\$147,341</b>	<b>9.40%</b>
<b>RETURN ON INVESTMENT (ROI) %</b>	<b>4.10%</b>		<b>4.25%</b>		<b>3.80%</b>		<b>4.42%</b>		<b>4.68%</b>	
<b>ROI % (Including Principal Reduction)</b>	<b>8.33%</b>		<b>8.71%</b>		<b>8.52%</b>		<b>9.40%</b>		<b>9.94%</b>	

NOTE: The above information is a forwards looking projection of anticipated expenses and profits with regard to this project based on the professional experience of Core Distinction Group LLC (CDG) participation in other projects, similar in nature. Occupancy and ADR projections derived from market data trends reported by Smith Travel Research (STR) in the market's proximity along with to date rate shopping of local and surrounding hotels. This projection could change due to changes in the economy, both locally and overall, the acceptance of the project by the local community and patrons and the fact that CDG has not been involved in a project in this area and in a municipality with these demographics in the past. Thereby, all investors understand and acknowledge that these forward looking projections are not warranted by CDG and are subject to change and fluctuation.

## 5 Year Break Even

The following statistics are preliminary projection based on assumed costs of prototypical hotel.

Rooms:

53

	Year 1	%	Year 2	%	Year 3	%	Year 4	%	Year 5	%
Lodging Rooms Available	19,345		19,345		19,345		19,345		19,345	
Lodging Occupancy %	54.4%	54.4%	54.8%	54.8%	56.3%	56.3%	56.2%	56.2%	56.7%	56.7%
Total Occ. Rooms	10,532		10,607		10,899		10,865		10,966	
Average Daily Rate	\$110.70		\$111.81		\$112.93		\$115.19		\$116.34	
Revenue Per Available Room (REVPAR)	\$60.27		\$61.31		\$63.62		\$64.69		\$65.95	
<b>REVENUE:</b>										
Guest Rooms	1,165,911	96.63%	1,185,956	96.66%	1,230,790	96.68%	1,251,490	96.72%	1,275,755	96.75%
Telephone / Misc. Revenue	2,633	0.22%	2,652	0.22%	2,725	0.21%	2,716	0.21%	2,742	0.21%
Meeting Room Revenue	11,659	0.97%	11,860	0.97%	12,308	0.97%	12,515	0.97%	12,758	0.97%
Vending / Bar Revenue	26,330	2.18%	26,518	2.16%	27,248	2.14%	27,163	2.10%	27,415	2.08%
<b>TOTAL HOTEL REVENUE</b>	<b>1,206,533</b>	<b>100%</b>	<b>1,226,985</b>	<b>100%</b>	<b>1,273,070</b>	<b>100%</b>	<b>1,293,883</b>	<b>100%</b>	<b>1,318,669</b>	<b>100%</b>
<b>HOTEL PAYROLL EXPENSE</b>										
Hotel Manager	60,000	4.97%	61,800	5.04%	63,654	5.00%	65,564	5.07%	67,531	5.12%
Maintenance	11,659	0.97%	17,789	1.45%	24,616	1.93%	31,287	2.42%	38,273	2.90%
Housekeeping	52,660	4.36%	53,035	4.32%	54,495	4.28%	54,325	4.20%	54,830	4.16%
Front Desk	100,000	8.29%	103,000	8.39%	106,090	8.33%	109,273	8.45%	112,551	8.54%
Workers Comp Insurance	5,608	0.46%	5,891	0.48%	6,221	0.49%	6,511	0.50%	6,830	0.52%
Payroll Tax	28,741	2.38%	30,189	2.46%	31,885	2.50%	33,370	2.58%	35,002	2.65%
<b>TOTAL HOTEL PAYROLL</b>	<b>258,668</b>	<b>21.44%</b>	<b>271,704</b>	<b>22.14%</b>	<b>286,961</b>	<b>22.54%</b>	<b>300,330</b>	<b>23.21%</b>	<b>315,015</b>	<b>23.89%</b>
<b>HOTEL OPERATING EXPENSE</b>										
Cleaning Supplies	5,793	0.48%	5,834	0.48%	5,994	0.47%	5,976	0.46%	6,031	0.46%
Laundry Supplies	5,266	0.44%	5,304	0.43%	5,450	0.43%	5,433	0.42%	5,483	0.42%
Linens	6,319	0.52%	6,364	0.52%	6,539	0.51%	6,519	0.50%	6,580	0.50%
Guest Supplies	7,899	0.65%	7,955	0.65%	8,174	0.64%	8,149	0.63%	8,225	0.62%
Operating Supplies	8,952	0.74%	9,016	0.73%	9,264	0.73%	9,235	0.71%	9,321	0.71%
Repairs & Maintenance	5,830	0.48%	5,930	0.48%	6,231	0.73%	6,386	0.73%	6,568	0.73%
Swimming Pool Maintenance	7,500	0.62%	9,000	0.73%	10,800	0.85%	12,960	1.00%	15,552	1.18%
Grounds/Landscape	5,500	0.46%	5,665	0.46%	5,835	0.46%	6,010	0.46%	6,190	0.47%
Franchise Fee	53,199	4.41%	53,199	4.34%	53,199	4.18%	53,199	4.11%	53,199	4.03%
Property Mgmt. System Expense	4,761	0.39%	4,856	0.40%	4,953	0.39%	5,052	0.39%	5,153	0.39%
Complimentary Breakfast	42,128	3.49%	42,428	3.46%	43,596	3.42%	43,460	3.36%	43,864	3.33%
Travel Agent Fees	23,318	1.93%	23,719	1.93%	24,616	1.93%	25,030	1.93%	25,515	1.93%
Reservations Expense	9,000	0.75%	9,180	0.75%	9,364	0.74%	9,551	0.74%	9,742	0.74%
Vending / Bar Expense	13,165	1.09%	13,259	1.08%	13,624	1.07%	13,581	1.05%	13,708	1.04%
Office Supplies	1,053	0.09%	1,061	0.09%	1,090	0.09%	1,087	0.08%	1,097	0.08%
Marketing / Advertising	4,664	0.39%	4,744	0.39%	4,923	0.39%	5,006	0.39%	5,103	0.39%
Utilities	60,327	5.00%	61,349	5.00%	63,654	5.00%	64,694	5.00%	65,933	5.00%
Telephone	5,266	0.44%	5,304	0.43%	5,450	0.43%	5,433	0.42%	5,483	0.42%
Cable/Internet	9,540	0.79%	9,702	0.79%	10,066	0.79%	10,231	0.79%	10,427	0.79%
Waste Removal	6,360	0.53%	6,551	0.53%	6,747	0.53%	6,950	0.54%	7,158	0.54%
Dues & Subscriptions	1,580	0.13%	1,591	0.13%	1,635	0.13%	1,630	0.13%	1,645	0.12%
Licenses & Permits	1,264	0.10%	1,273	0.10%	1,308	0.10%	1,304	0.10%	1,316	0.10%
Credit Card Expense	27,147	2.25%	27,607	2.25%	28,644	2.25%	29,112	2.25%	29,670	2.25%
Management Fee	72,392	6.00%	73,619	6.00%	76,384	6.00%	77,633	6.00%	79,120	6.00%
Other Expense/Frequent Stay	2,633	0.22%	2,652	0.22%	2,725	0.21%	2,716	0.21%	2,742	0.21%
Accounting Services	4,800	0.40%	4,881	0.40%	5,065	0.40%	5,148	0.40%	5,246	0.40%
<b>TOTAL OPERATING EXPENSES</b>	<b>395,655</b>	<b>32.79%</b>	<b>402,041</b>	<b>32.77%</b>	<b>418,329</b>	<b>32.86%</b>	<b>424,483</b>	<b>32.81%</b>	<b>433,070</b>	<b>32.84%</b>
Income Before Fixed Expenses	<b>552,211</b>		<b>553,239</b>		<b>567,781</b>		<b>569,071</b>		<b>570,583</b>	
Gross Operating Profit (GOP)										
<b>RESERVES &amp; FIXED EXPENSES</b>										
Real Estate Taxes (Estimates)	104,642	8.67%	104,642	8.53%	104,642	8.22%	104,642	8.09%	104,642	7.94%
Insurance	22,260	1.84%	22,705	1.85%	23,159	1.82%	23,622	1.83%	24,095	1.83%
Reserves For Replacement	36,196	3.00%	36,810	3.00%	50,923	4.00%	51,755	4.00%	52,747	4.00%
<b>NET OPERATING INCOME (NOI)</b>	<b>389,113</b>	<b>32.25%</b>	<b>389,082</b>	<b>31.71%</b>	<b>389,057</b>	<b>30.56%</b>	<b>389,051</b>	<b>30.07%</b>	<b>389,099</b>	<b>29.51%</b>
Loan (Interest Payment)	255,892	21.21%	248,381	20.24%	240,447	18.89%	232,065	17.94%	223,210	16.93%
Loan (Principal Reduction)	133,150	11.04%	140,661	11.46%	148,595	11.67%	156,977	12.13%	165,832	12.58%
<b>NET CASH FLOW</b>	<b>\$71</b>	<b>0.01%</b>	<b>\$41</b>	<b>0.00%</b>	<b>\$15</b>	<b>0.00%</b>	<b>\$9</b>	<b>0.00%</b>	<b>\$58</b>	<b>0.00%</b>

NOTE: The above information is a forward looking projection of anticipated expenses and profits with regard to this project based on the professional experience of Core Distinction Group LLC (CDG) participation in other projects, similar in nature. Occupancy and ADR projections derived from market data trends reported by Smith Travel Research (STR) in the market's proximity along with to date rate shopping of local and surrounding hotels. This projection could change due to changes in the economy, both locally and overall, the acceptance of the project by the local community and patrons and the fact that CDG has not been involved in a project in this area and in a municipality with these demographics in the past. Thereby, all investors understand and acknowledge that these forward looking projections are not warranted by CDG and are subject to change and fluctuation.



**VILLAGE OF LITTLE CHUTE**

**RESOLUTION NO. 25, SERIES OF 2022**

**A RESOLUTION APPROVING A CSM FOR PEACE UNITED METHODIST CHURCH**

**WHEREAS**, Methodist Church Kaukauna INC as owner of Parcel #260141602 have presented a Certified Survey Map to the Village of Little Chute Board of Trustees as prepared by Robert F. Reider a registered land surveyor; and

**WHEREAS**, the Village of Little Chute Planning Commission has recommended in favor of adoption of said Certified Survey Map; and

**WHEREAS**, a majority of the Village Board find that the attached Certified Survey Map is found to be in the public interest.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of Trustees as follows:

1. That the Certified Survey Map attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President, Village Clerk, and Finance Director, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Little Chute upon the Certified Survey Map documents as required.
3. That the Certified Survey Map is recorded within 30 days of its approval by the Village Board and any other approving agencies.

A 2/3 majority vote is required for this CSM: Yay \_\_\_\_ Nay \_\_\_\_

Date introduced, approved and adopted: November 16, 2022

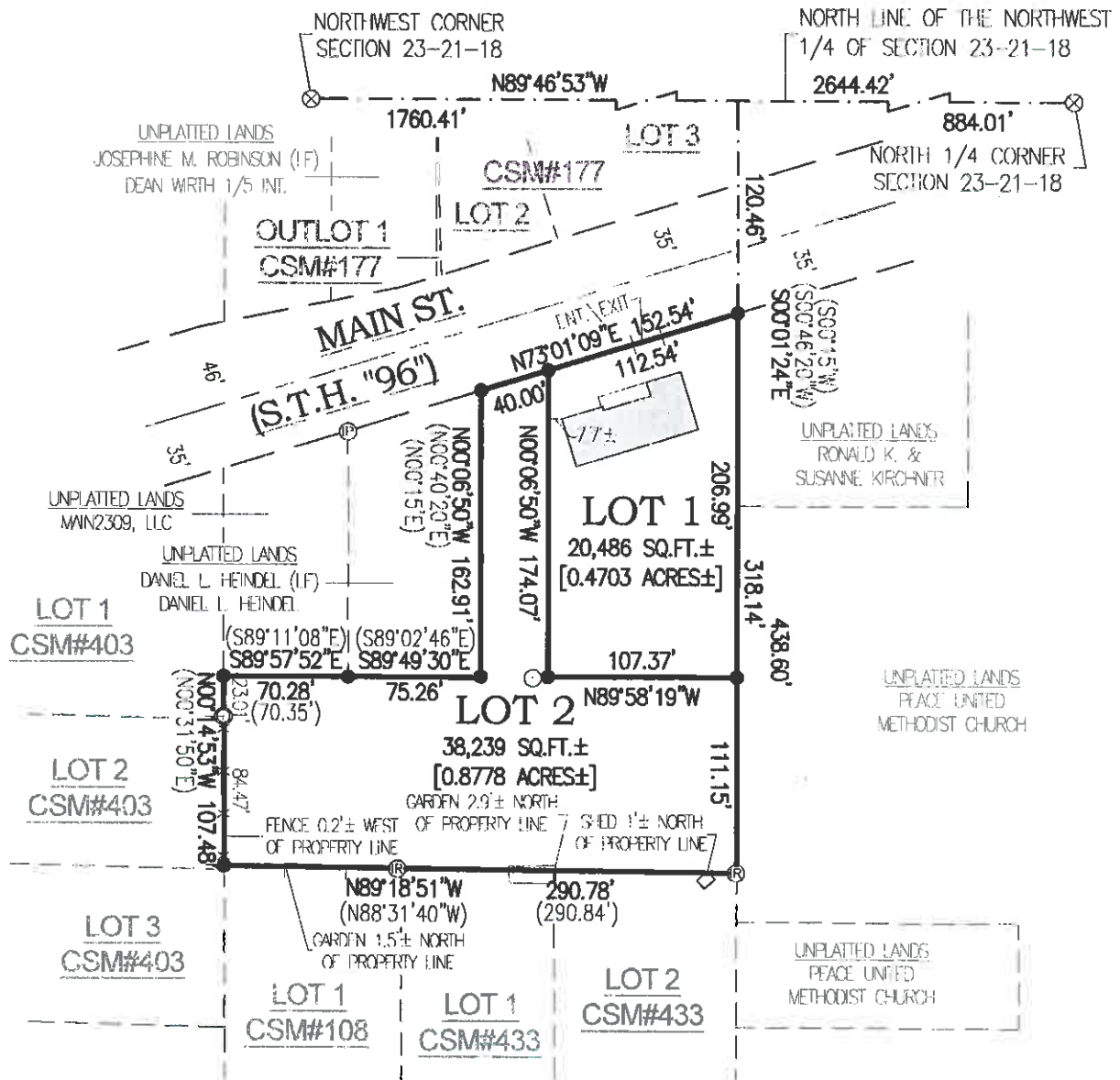
**VILLAGE OF LITTLE CHUTE:**

By: \_\_\_\_\_  
Michael R. Vanden Berg, Village President

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

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

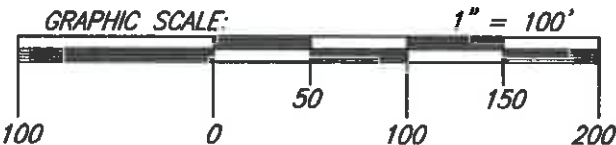
BEING PART OF NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, NORTH OF THE FOX RIVER, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



## LEGEND:

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- Ⓟ = 1" I.D. IRON PIPE FOUND
- Ⓢ = 1-1/2" I.D. IRON PIPE FOUND
- Ⓣ = 1/2" I.D. IRON PIPE FOUND
- Ⓡ = 3/4" IRON REBAR FOUND
- ⊗ = CUT CROSS FOUND
- ( ) = RECORDED AS
- x- = EXISTING FENCE

## GRAPHIC SCALE:



NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 23, NORTH OF THE FOX RIVER, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N89°46'53"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)



*Robert F. Reider 1-15-20*

ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DR., P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A1912.1 DATED: 1-15-2020  
DRAFTED BY: (cep RDD)

**CERTIFIED SURVEY MAP NO.**

BEING PART OF NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, NORTH OF THE FOX RIVER, 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 NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, NORTH OF THE FOX RIVER, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH ¼ CORNER OF SECTION 23; THENCE N89°46'53"W, 884.01 FEET ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 23; THENCE S00°01'24"E, 120.46 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET (S.T.H. "96") AND THE POINT OF BEGINNING; THENCE CONTINUING S00°01'24"E, 318.13 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 433; THENCE N89°18'51"W, 290.78 FEET ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 108 TO THE EAST LINE OF CERTIFIED SURVEY MAP NO. 403; THENCE N00°14'53"W, 107.48 FEET ALONG SAID EAST LINE; THENCE S89°57'52"E, 70.28 FEET; THENCE S89°49'30"E, 75.26 FEET; THENCE N00°06'50"W, 162.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET (S.T.H. "96"); THENCE N73°01'09"E, 152.54 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 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 PEACE UNITED METHODIST CHURCH, 2300 E. WISCONSIN AVE., KAUKAUNA, WISCONSIN 54130.

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 1-15-20  
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  
A1912.1 (RFR) 1-15-2020

**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 PART OF NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, NORTH OF THE FOX RIVER, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**NOTES:**

- 1) THE PROPERTY OWNERS OF RECORD IS (ARE): PEACE UNITED METHODIST CHURCH.
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO.(S): 260 141602.
- 3) THIS CSM IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN: JACKET 2345, IMAGE 14.

**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: PEACE UNITED METHODIST CHURCH

\_\_\_\_\_  
LUCRETIA FEHRMANN, PASTOR

\_\_\_\_\_  
DAN PERRONNE, CHAIRMAN OF TRUSTEES

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

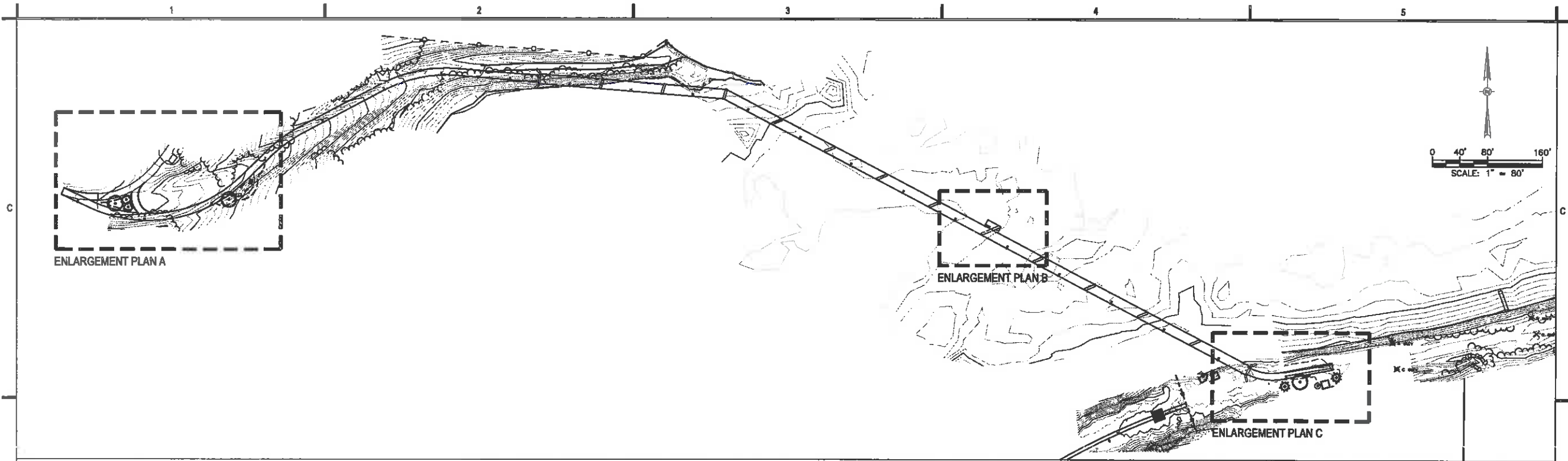
MY COMMISSION EXPIRES \_\_\_\_\_



*Robert F. Reider* 1-15-20  
\_\_\_\_\_  
ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
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**GRAEF**

1150 Springhurst Drive,  
Suite 201  
Green Bay, WI 54304-5947  
920 / 592 9440  
920 / 592 9445 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

FOX RIVER BOARDWALK

60% PROGRESS SET

LITTLE CHUTE, WI  
KAUKAUNA, WI

NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 2018-2067.00

DATE: 01/30/20

DRAWN BY: CEP

CHECKED BY: RPV

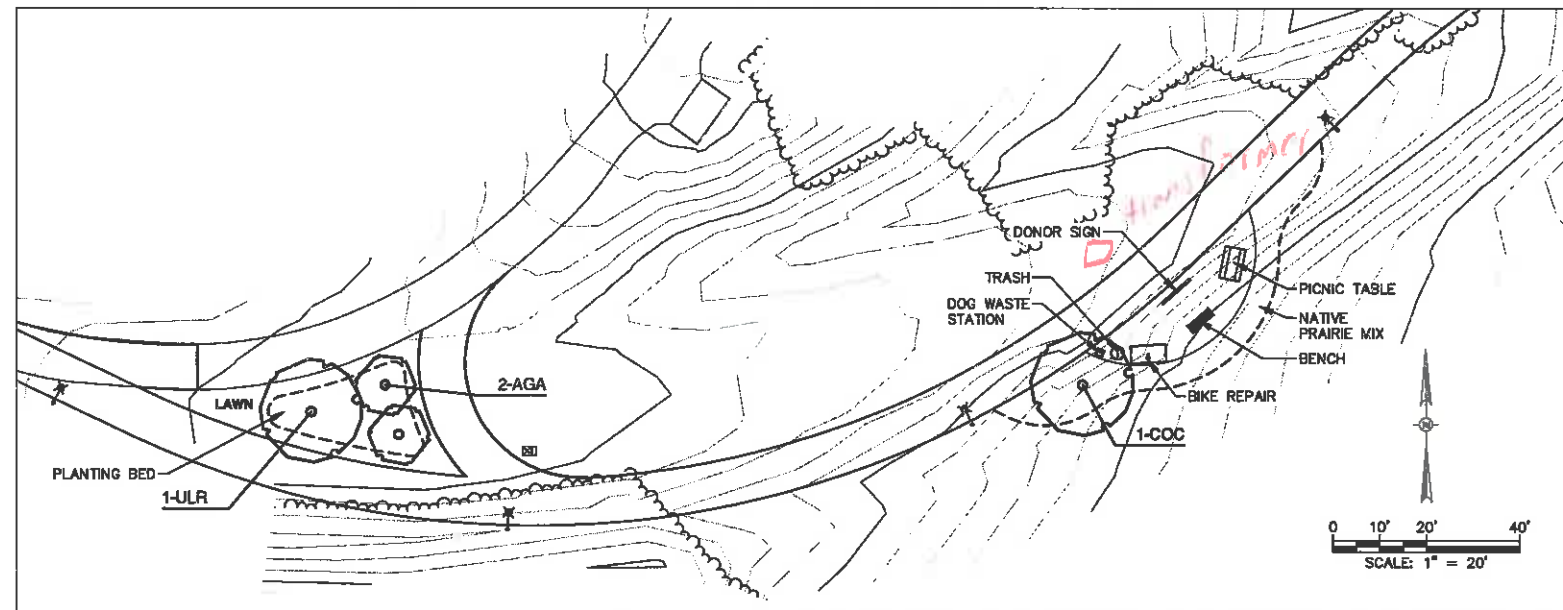
APPROVED BY: RPV

SCALE: AS NOTED

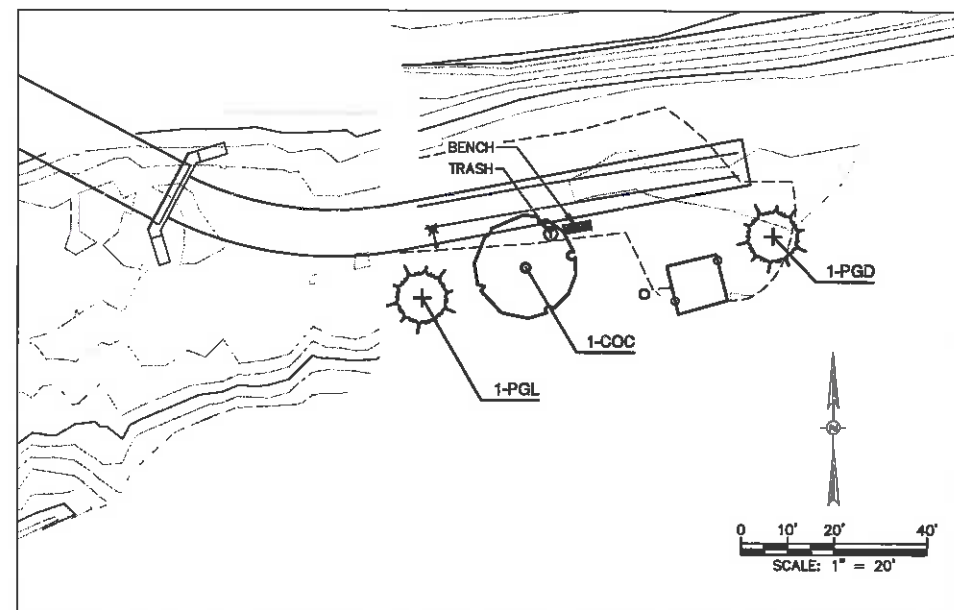
SHEET TITLE:

OVERALL LANDSCAPE PLAN

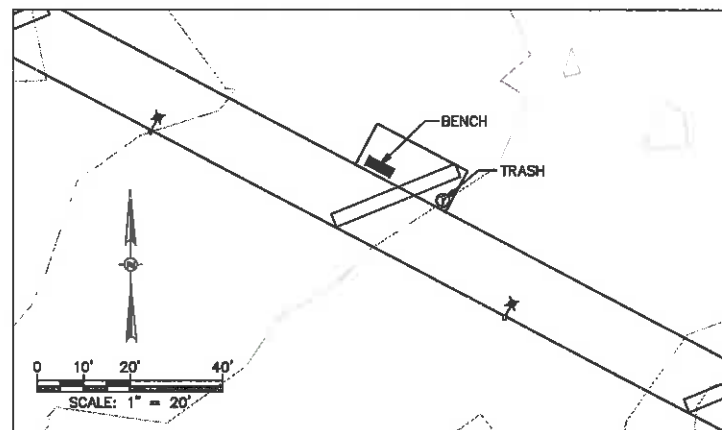
SHEET NUMBER:



ENLARGEMENT PLAN A



ENLARGEMENT PLAN C



ENLARGEMENT PLAN B

PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
<b>SHADE TREES</b>					
COC	Celtis occidentalis 'ChicagoLand'	ChicagoLand Hackberry	2.0' BB	as shown	50'-60'h x 40'-50'w
ULR	Ulmus x 'Regal'	Regal Elm	2.5' BB	as shown	55'-65'h x 45'w
<b>EVERGREEN TREES</b>					
PGL	Picea glauca	White Spruce	6'-8'-10' BB	as shown	50'h x 20'w
PGD	Picea glauca var. densata	Black Hills Spruce	6'-10' BB	as shown	20'-40'h x 15'-25'w
<b>ORNAMENTAL TREES</b>					
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10'-12'clump BB	as shown	20'h x 15'w

NOTICE:  
In accordance with Wisconsin statute 162.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:  
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

**L100**