



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, June 10, 2024

TIME: 6:00 p.m.

Virtually attend the June 10th, Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting: <https://us06web.zoom.us/j/89623356722>

Meeting ID: 896 2335 6722

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

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

1. Approval of Minutes from the Plan Commission Meeting of May 13 Plan, 2024
2. Approval of Minutes from the Special Plan Commission Meeting of May 28, 2024
3. Public Hearing –Conditional Use Request for 600 Randolph Dr.
4. Discussion/Action – Conditional Use Request for 600 Randolph Dr.
5. Discussion – Mazzanti Estates Comprehensive Plan Future Land Use Map Amendment
6. Action – Adopt Plan Commission Resolution No. 1, Series 2024 Amendment to Comprehensive Plan
7. Discussion/Recommendation – Mazzanti Estates Rezoning
8. Discussion/Action—Plan Commission Schedule
9. Items for Future Agenda
10. 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 June 6, 2024

MINUTES OF THE PLAN COMMISSION MEETING OF May 13, 2024

Call to Order

The Plan Commission meeting was called to order at 6:00 PM by President Vanden Berg at 6pm

Roll Call

PRESENT: President Vanden Berg
Jim Moes
Bill Van Berkel
Larry Van Lankvelt
Tom Lonsway
Todd Verboomen
Kent Taylor

STAFF PRESENT: Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of April 22, 2024

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to approve the Plan Commission Meeting Minutes of April 22, 2024.

All Ayes – Motion Carried

Public Hearing – Preliminary Plat for Mazzanti Estates

Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to enter Public Hearing at 6:00 PM

All Ayes – Motion Carried

Administrator Bernhoft presented a preliminary Plat for Mazzanti Estates, developer was present for any questions. This is a new Residential subdivision located off Golden Gate Drive. A copy of the Preliminary Plat is available in the Clerk's Office at Village Hall. Due to lot sizes a change in zoning may need to take place if this is recommended to the board. Staff does have comments and is working with the developer before the site plan is submitted. Outlot 1 is to be used for stormwater. Commissioner Moes would like to make sure Community Development works with Engineering and Public works to ensure hydrants and street lighting are noted on final. President Vanden Berg asked for clarification on the lot sizes, Bernhoft stated they meet the residential density code any comments are included on the preliminary plat by staff. Moes asked if utilities will be in front, an exception from our code. Due to size they will be. Square footage of homes will vary between 1,000 and 1,700 square feet.

Moved by Commissioner L. Van Lankvelt, seconded by Commissioner Verboomen to exit Public Hearing at 6:08 PM

All Ayes – Motion Carried

Discussion/Recommendation – Preliminary Plat for Mazzanti Estates

Moved by Commissioner Moes, seconded by Commissioner L. Van Berkel to recommend the Board to Adopt Resolution Approving the Preliminary Plat subject to comments by staff.

All Ayes – Motion Carried

Discussion/ Recommendation – Annexation Request for Parcel 200017604

Administrator Bernhoft presented a request for an annexation for a parcel located on W Evergreen Drive from

the Town of Vandenbroek. Surrounding area is Little Chute. A home is being renovated currently with the potential of another building being built.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend approval of Annexation Ordinance for this parcel and it be zoned Commercial Highway District.

All Ayes – Motion Carried

Items for Future Agenda

Rezoning of Mazzanti Estates

Adjournment

Moved by Commissioner Verboomen seconded by Commissioner Van Berkel to Adjourn Plan Commission Meeting at 6:13 PM

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: _____
Michael Vanden Berg, Village President

Attest: _____

Laurie Decker, Village Clerk

MINUTES OF THE SPECIAL PLAN COMMISSION MEETING OF May 28, 2024

Call to Order

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

Roll Call

PRESENT: President Vanden Berg
Jim Moes
Bill Van Berkel
Larry Van Lankvelt
Tom Lonsway
Todd Verboomen
Kent Taylor

STAFF PRESENT: Beau Bernhoft, Jessica Titel- Community Development Director

Public Appearance for Items Not on the Agenda

None

Discussion/Action – Cluster Subdivision Lot Coverage

Administrator Bernhoft presented a request to discuss lot coverage in the cluster subdivision section in Ordinance Sec 44-91, sub F. Staff are looking for direction to provide clarity/direction to builders that have already applied for building permit within the Founders Estate Subdivision regarding the maximum lot coverage in the interim, prior to the proposed zoning code update. The existing building permits for new homes within Founders Estes are currently under review and exceed the RT lot coverage required in the current zoning code. If the commission moves forward a public hearing would be set for the June 19 Village Board meeting.

Moved by Commissioner Moes, seconded by Commissioner Taylor to instruct the Community Development Director to draft language to change the density and lot coverage for cluster subdivisions to 50% and allow existing permits.

All Ayes – Motion Carried

Items for Future Agenda

Review 10ft setbacks

Adjournment

Moved by Commissioner Verboomen seconded by Commissioner Van Berkel to Adjourn Plan Commission Meeting at 5:09 PM

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: _____
Michael Vanden Berg, Village President

Attest: _____

Laurie Decker, Village Clerk

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

CONDITIONAL USE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on June 10, 2024 at 6:00 p.m. by the Plan Commission, for consideration of a conditional use under authority provided in Section 44 Village Code of Ordinance. The applicant requests a conditional use permit for light manufacturing (HVAC, plumbing, electrical, residential concrete contractors or similar general trades). The property is Zoned; CH-Commercial Highway in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 600 Randolph Drive

Parcel # 260129910

Legal Description: LOT 3 CSM 3577

Current Owner: Klink Properties, LLC

Applicant: Matthew Kassel

DATE OF HEARING: June 10, 2024

TIME OF HEARING: 6:00 p.m.

PLACE OF HEARING: Village Hall

Board Room

108 West Main Street

Little Chute, WI 54140

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

Publish: June 5

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



Item For Consideration Plan Commission

Plan Commission Meeting Date: 6/10/24

Prepared On: 6/5/24

Agenda Item Topic: Conditional Use Request - 600 Randolph Drive

Prepared By: Jessica Titel, Community Development Department

REPORT/STAFF ANALYSIS

Applicant: Matthew Kasel

Owner: Klink Properties, LLC

Address/Parcel #: 600 Randolph Drive, Parcel #260129910

Request: A request has been submitted for a conditional use at 600 Randolph Drive. The applicant is requesting a conditional use permit for light manufacturing (HVAC, plumbing, electrical, residential concrete contractors or similar general trades), which is a special exception in the Commercial Highway District ([Sec 44-51](#)). The conditional use will apply to the entire building.

Zoning Classification: CH Commercial Highway District

Background: The parcel is approximately 0.8 acres in area and contains a building that is approximately 8,000 square feet in size. The subject parcel is located within an area with a mix of commercial and light industrial uses. The plan of operation for the proposed conditional use is attached.

The application, zoning map, aerial map, notice of hearing are all attached to this report. Letters of notice of this public hearing on this item have been mailed to all property owners within 100 feet and noticed in the paper.

RECOMMENDATION/PLAN COMMISSION ACTION

Staff is recommending approval of the Conditional Use for 600 Randolph Street with the following conditions:



Item For Consideration

Plan Commission

1. Per Section 44-393 of the Zoning Code, any outside storage in commercial or industrial districts shall be located within an opaque fenced area; outside storage is not permitted in any required front yard.
2. The building must meet all applicable commercial building code requirements based upon the proposed use.
3. All applicable ordinances shall be followed.
4. Complaints submitted to the Village shall be reviewed and enforced in accordance with Section 44-124 of the Zoning Code.

Respectfully Submitted,

Jessica Titel, Community Development Director

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

Application fee \$125.00 Date filed 5/23/24

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

Property location:

600 RANDOLPH DR APPLETON, WI 54913

Legal Description:

LOT 3 CSM 3577

Current Zoning Classification:

CH - Commercial Highway District

Petitioner(s) request permission be granted for the following conditional use(s):

Special exception use of the property for light manufacturing / light industrial.

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

As a trades business owner and prospective owner of 600 Randolph, it is crucial to me that the Village allows current and future owners and tenants to officially operate light manufacturing and industrial activities on these premises.

The formalization of light manufacturing and industrial operations on these premises offers numerous advantages:

1. **Economic Growth and Stability:** Legalizing these businesses will help sustain and grow our local economy by encouraging investment, attracting new businesses, and providing more employment opportunities for residents.
2. **Regulatory Compliance:** Officially recognizing and permitting light manufacturing and industrial activities ensures that all operations adhere to safety, environmental, and health regulations. This oversight will protect the community and the businesses, fostering a safe and compliant industrial environment.
3. **Property Value Enhancement:** Properties that are versatile in their use are more attractive to potential buyers and tenants. Allowing light manufacturing and industrial activities can increase property values and make Little Chute a more desirable location for diverse business activities.
4. **Community Development:** Supporting a variety of business types, including light manufacturing and industrial, contributes to a vibrant and dynamic community. It can lead to increased patronage of local services and businesses, further enriching the village's social and economic fabric.

Given the current use of this property and the surrounding properties for light manufacturing and industrial purposes, I urge the village board to explicitly allow such activities. I believe that the following activities would fit seamlessly within the neighboring properties:

HVAC (Heating, Ventilation, and Air Conditioning)

1. Fabrication:
 - Custom ductwork creation
 - Sheet metal cutting and bending
 - Prefabrication of HVAC components
2. Equipment Testing and Calibration:
 - Testing HVAC units before installation
 - Calibrating thermostats and control systems
3. Repair and Refurbishment:
 - Repairing HVAC components such as motors, fans, and compressors
 - Refurbishing used equipment for resale
4. Training and Education:
 - Conducting training sessions for technicians
 - Workshops on new HVAC technologies

Plumbing

1. Fabrication:
 - Prefabricating piping systems
 - Assembling sections of plumbing for quick installation
2. Tool and Equipment Maintenance:
 - Maintaining and repairing plumbing tools and equipment
 - Sharpening cutting tools
3. Custom Work:
 - Custom bending and threading of pipes
 - Fabricating specialized plumbing fixtures
4. Training and Education:
 - Providing hands-on training for apprentices
 - Workshops on plumbing code updates and new techniques

Electrical

1. Panel Assembly:
 - Assembling electrical panels and subpanels
 - Pre-wiring circuits for installation
2. Component Testing and Repair:
 - Testing electrical components and fixtures
 - Repairing electrical tools and equipment
3. Fabrication:
 - Custom cable and wire harness fabrication
 - Building control panels and switchboards
4. Training and Education:
 - Training sessions for electricians on new technologies and safety practices
 - Workshops on electrical code changes

Residential Concrete

1. Batch Mixing:
 - Mixing concrete batches for small-scale projects
 - Testing concrete mixtures for quality control
2. Formwork Preparation:
 - Constructing and assembling forms for concrete pouring
 - Prefabricating rebar and mesh reinforcement
3. Tool Maintenance:
 - Sharpening and repairing concrete tools
 - Maintaining and calibrating mixing equipment
4. Custom Work:
 - Creating decorative concrete molds
 - Preparing stamped concrete patterns

Trade Shops (General Activities)

1. Fabrication and Assembly:
 - Custom metal fabrication (cutting, welding, bending)
 - Woodworking projects (cutting, joining, finishing)
 - Sheet metal work
2. Tool and Equipment Maintenance:
 - Servicing and repairing shop tools and machinery
 - Calibrating precision instruments
3. Prototyping and Design:
 - Creating prototypes using CAD and CNC machines
 - Developing custom parts and components
4. Training and Education:
 - Providing training for apprentices and new hires
 - Conducting workshops on shop safety and advanced techniques

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

Owner(s) Name(s) prospective owner name: Matthew Kasel or his assignee.

Owner(s) Address prospective owner name 1351 Kay Drive Kaukauna

Phone Numbers prospective owner name 920-851-2192

APPLICANT(S) Signature(s) 

Date Signed 5-12-24

Surveys,

no change building is already use for light manufacturing/ industrial

Building plans,

no change building is already use for light manufacturing/ industrial

Drainage plans,

no change building is already use for light manufacturing/ industrial

Site plans,

no change building is already use for light manufacturing/ industrial

Statements of days & hours of operation,

all though some trades are available 24 hours a day normal hours are 0600-1800 m-f

Estimates of additional traffic generated,

no change building and properties are already use for light manufacturing/ industrial

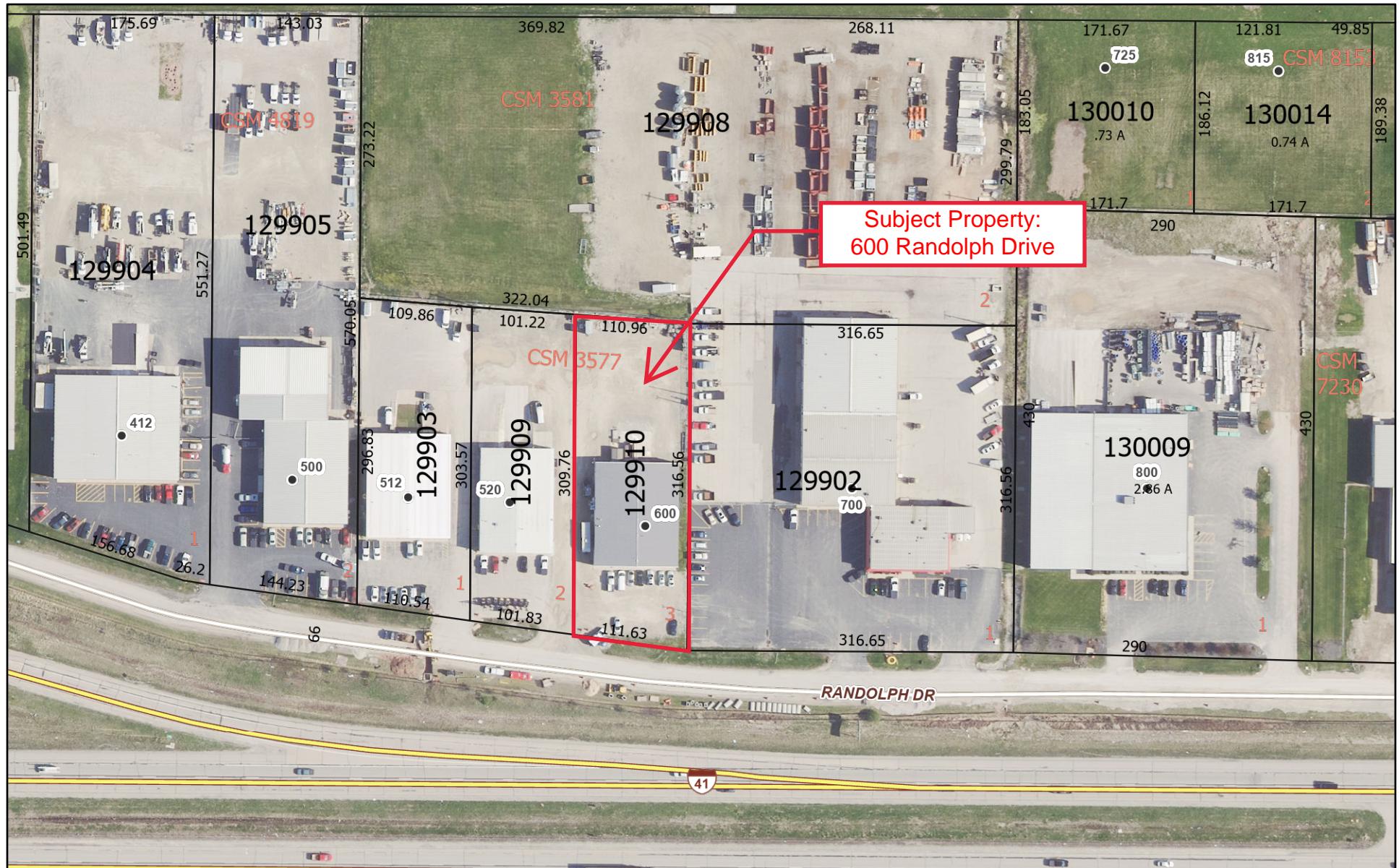
Statements regarding effect on neighboring properties

no change building and properties are already use for light manufacturing/ industrial

any other additional information which may assist in determining that the proposed use is appropriate that such use is not hazardous, harmful, offensive or adverse to the environment or the value of the neighborhood or the community.

no change building and properties are already use for light manufacturing/ industrial

Vicinity Map



5/23/2024, 11:47:01 AM

1:2,257

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

- Tax Parcel Information
- Property Address
- Lot Dimension

Acreage

Tax Key

USH

CSM Lot Number

PLSS Sections

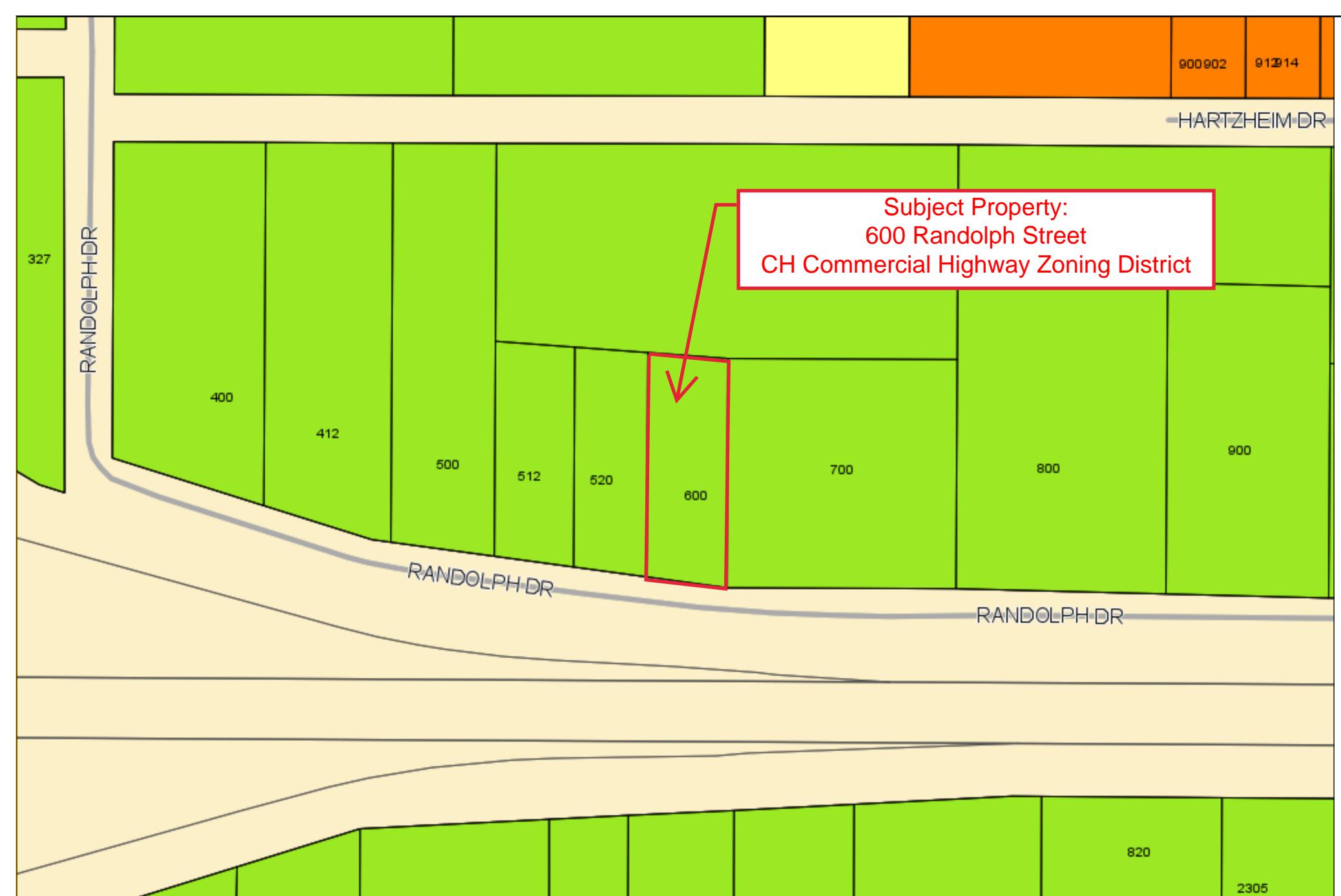
RMP

CSM Name

Streets

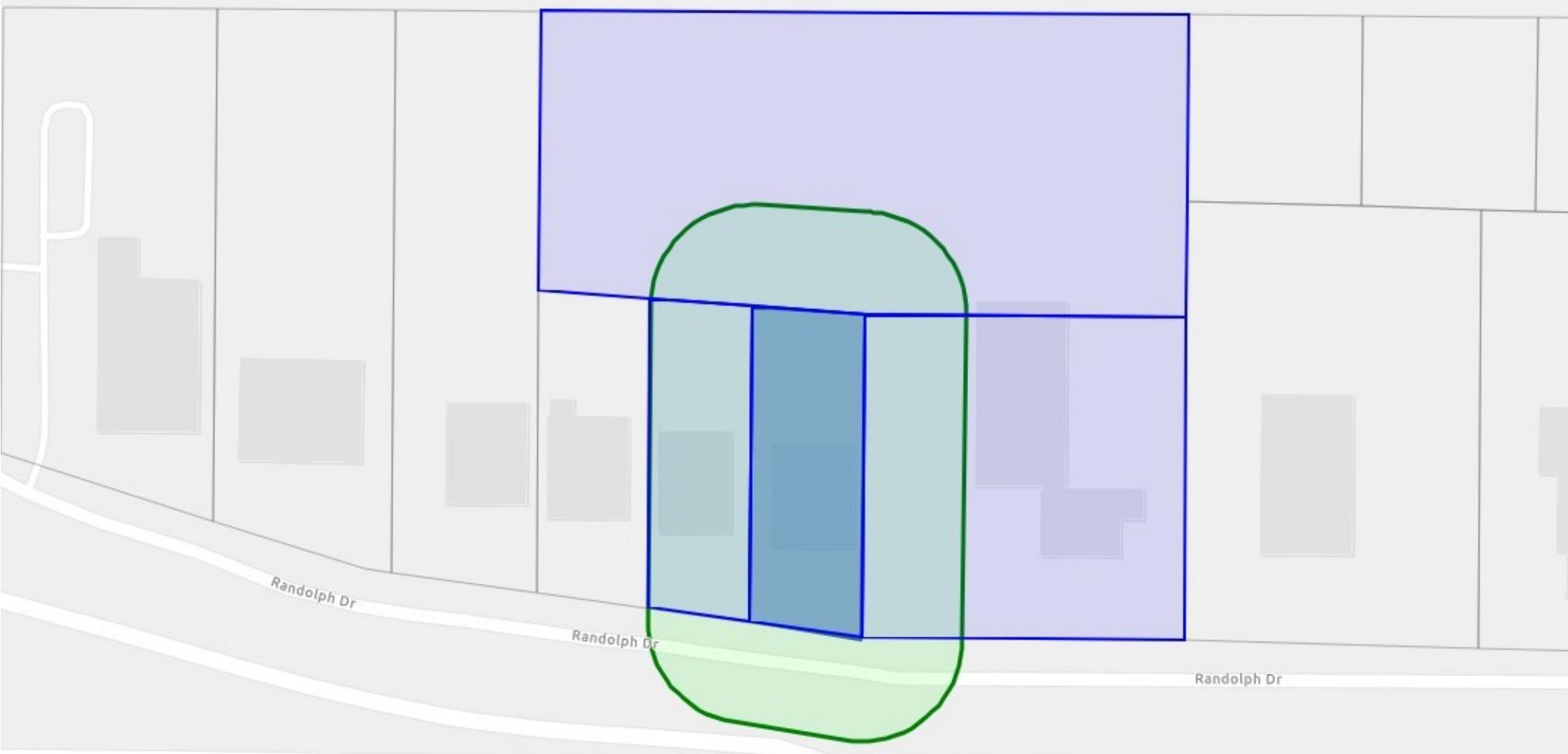
Highway Labels

LOCAL



Zoning Map

The Village of Little Chute does not guarantee this information to be correct, current or complete. The maps are intended for use as a general reference and are not intended or suitable for site-specific or financial decisions. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk. In no event shall the Village of Little Chute become liable to users of these maps for any loss arising from the use of these maps.





Item For Consideration

Plan Commission

Plan Commission Meeting Date: 6/10/24

Prepared On: 6/5/24

Agenda Item Topic: Mazzanti Estates – Future Land Use Amendment and Rezoning

Prepared By: Jessica Titel, Community Development Department

Applicant: Lexington Homes, Inc.

Owner (s): Evantra, LLC (Parcel #260446904 & #260446905) and Village of Little Chute (Parcel #260446903)

Address/Parcel #: Golden Gate Drive, Parcel #'s 260446904, 260446905 and 260446903 (land within the recently approved Mazzanti Estates preliminary plat)

Request #1: A request has been submitted for an amendment to the Village's Comprehensive Plan 2016-2036 Future Land Use map from future Rural Preservation designation to future Residential designation for Parcel #'s 260446904, 260446905 and 260446903.

Request #2: A request has been submitted to rezone the subject properties from RM Multi-Family Residential, RC Conventional Single-Family and CH Commercial Highway to RM Multi-Family Residential and RD Dense Modern Single-Family as shown on the attached map.

REPORT/STAFF ANALYSIS

Background: The requests are being made to accommodate the proposed land uses in the recently approved Mazzanti Estates preliminary plat. That development will include single-family development south of proposed/extended Golden Gate Drive and multi-family development to the north of proposed/extended Golden Gate Drive.

At the May 13, 2024 Plan Commission meeting, a public hearing was held regarding the preliminary plat for Mazzanti Estates and the Plan Commission recommended approval of the preliminary plat to the Village Board.

Parcel #260446905 was annexed to the Village of Little Chute in 2018.



Item For Consideration

Plan Commission

On July 20, 2016, the Village Board approved/adopted the Village of Little Chute Comprehensive Plan 2016-2036 and Future Land Use Map. Per WI State Statutes and the "Plan Implementation" chapter in the Village's Comprehensive Plan, rezoning decisions are required to be consistent with the comprehensive plan. The Comprehensive Plan document and the accompanying Future Land Use Map also serve as a guide for future growth and development in the Village. Periodically, development proposals or changing circumstances within the Village may trigger consideration of an amendment to the Comprehensive Plan. That is the case for this request.

The Village's Comprehensive Plan acknowledges that amendments to the Future Land Use Map will be expected from time to time and sets forth the options and procedures for such amendments.

Comprehensive Plan Consistency: The Village of Little Chute Comprehensive Plan 2016-2036 and Future Land Use Map are intended to guide Village growth and development in an organized, efficient manner. Evaluating the proposed amendment for consistency with relevant goals, objectives, and policies is necessary in determining if changes to the Future Land Use Map are appropriate. The proposed amendment appears to be consistent with the following excerpts from the Village's Comprehensive Plan:

Housing Chapter Recommendation: *The Village should increase the diversity of housing options in order to attract the needs associated with the retiring baby boomers and the millennial generation. Diversity will likely mean more multi family, town house or smaller footprint owner occupied units.*

Land Use Chapter Recommendation: *Annexations will likely occur to accommodate future single-family, two-family and multifamily housing units in the village. Presently, there is limited land available in the village zoned for single-family housing units and served by public utilities. Likewise, land is quite limited to accommodate multi-family housing.*



Item For Consideration

Plan Commission

RECOMMENDATION/PLAN COMMISSION ACTION:

Recommendation #1: Staff is recommending approval of the attached Plan Commission Resolution and approval of the proposed Comprehensive Plan 2016-2036 Future Land Use Map amendment to the to the Village Board.

Recommendation #2: Discussion and recommending approval of the proposed rezoning to the Village Board.

Procedural Note: *If approved by the Plan Commission, the public hearings for both items will be held at the same Village Board meeting (July 17, 2024). Per State Statute 66.1001(4), the Class 1 notice for a public hearing amending a Comprehensive Plan must be published at least thirty (30) days prior to the hearing.*

Respectfully Submitted,
Jessica Titel, Community Development Director



Little Chute

ESTABLISHED 1848

Date Received:

Fee \$175

APPLICATION: ZONING CHANGE REQUEST FORM

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

Applicant: Lexington Homes, Inc.

1256 Centennial Centre Blvd

Hobart, WI 54155

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

Future parcels to be created via future plat of Mazzanti Estates. See attached Proposed Zoning Map.

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

from: Mixture of RM-Residential Multi-Family, RC-Residential Single-Family, and CH-Commercial Highway District

to: Combination of RM-Residential Multi-Family and RD-Dense Modern Single-Family

Signed: **Dated:** 1/31/04

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

(See reverse)

**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
RESOLUTION NO. 1 SERIES OF 2024**

RECOMMENDING ADOPTION OF AN AMENDMENT TO THE VILLAGE OF LITTLE CHUTE COMPREHENSIVE PLAN 2016-2036

WHEREAS, on July 20, 2016, the Village Board of Trustees adopted the Village of Little Chute Comprehensive Plan 2016-2036; and

WHEREAS, the Comprehensive Plan establishes procedures and criteria for amending and updating the Village of Little Chute Comprehensive Plan; and

WHEREAS, the Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Future Land Use Map at a meeting held on June 10, 2024; and

WHEREAS, Plan Commission reviewed the following Comprehensive Plan Amendment and found the amendment to meet the criteria outlined in the Plan Implementation chapter of the Village of Little Chute Comprehensive Plan 2016 – 2036: Amend the Future Land Use map from future Rural Preservation designation to future Residential designation for Parcel #'s 260446904, 260446905 and 260446903; and

WHEREAS, members of the public will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Village Board of Trustees; and

WHEREAS, after said public hearing, the Village Board of Trustees will decide whether to adopt by ordinance the proposed amendments to the Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED by the Village of Little Chute Plan Commission that the recommended Comprehensive Plan amendment is hereby adopted by ordinance as a part of the Village of Little Chute Comprehensive Plan 2016-2036 pursuant to §66.1001(4), Wis. Stats.

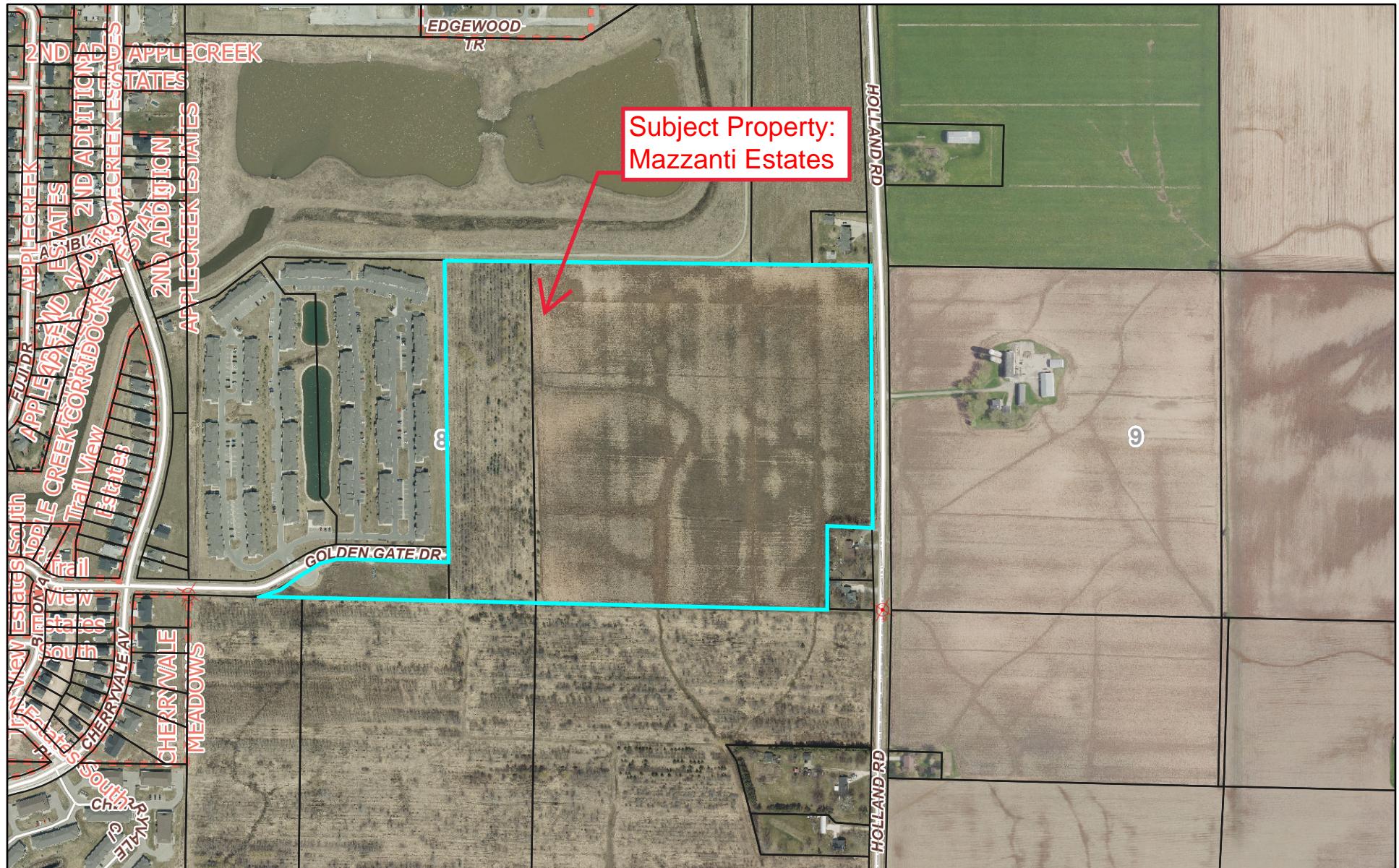
Passed and adopted: June 10, 2024

**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION**

By: _____
Michael R. Vanden Berg, Chairman

Attest: _____
Laurie Decker, Village Clerk

Vicinity Map - Mazzanti Estates



5/24/2024, 10:20:38 AM

1:9,028

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Tax Parcel Information

Quarter Corner

Lot Dimension

CSM Name

Streets

PLSS Sections

Plat Boundary Lines

Acreage

Tax Key

LOCAL

Monuments

Plat Boundary

CSM Lot Number

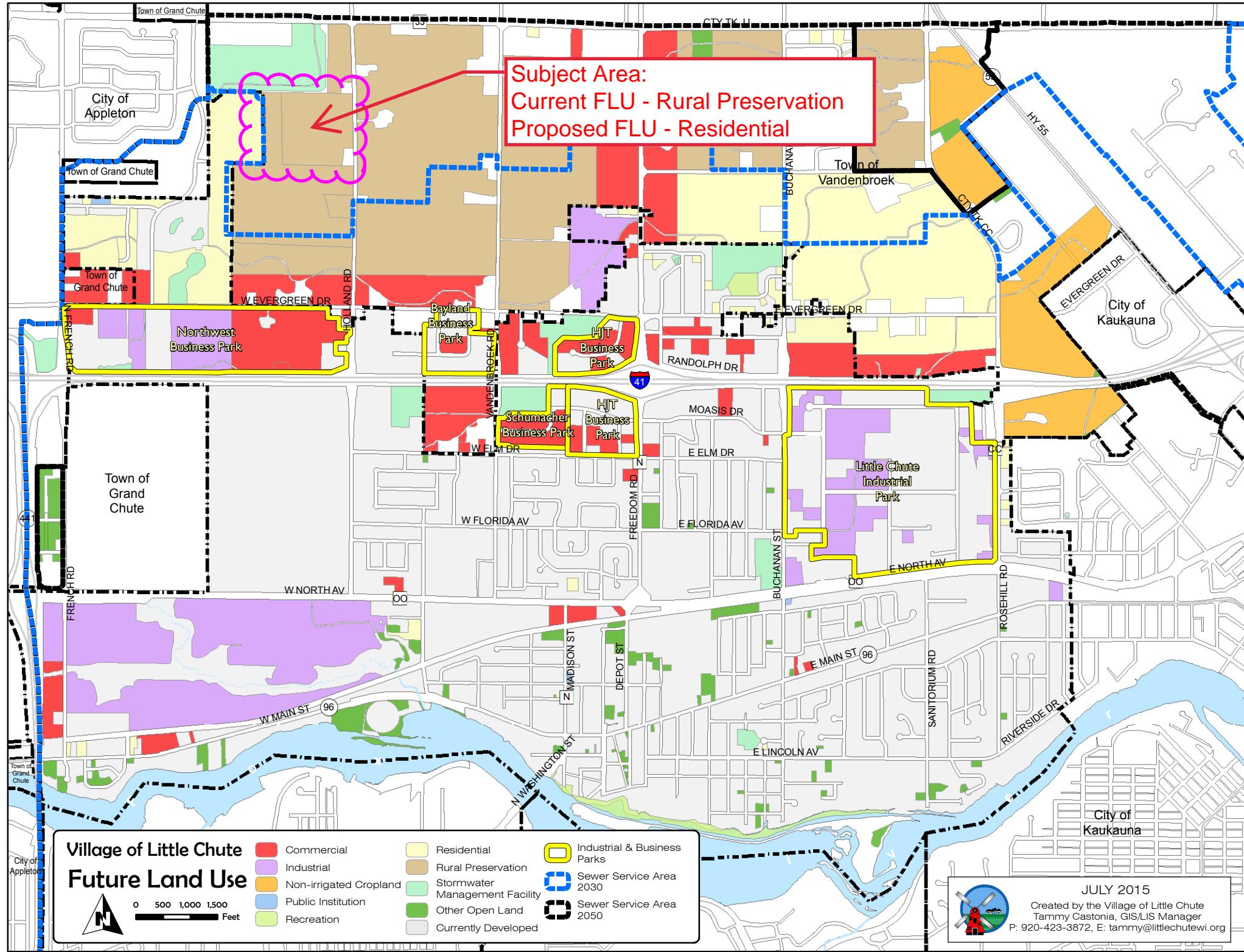
Plat Name

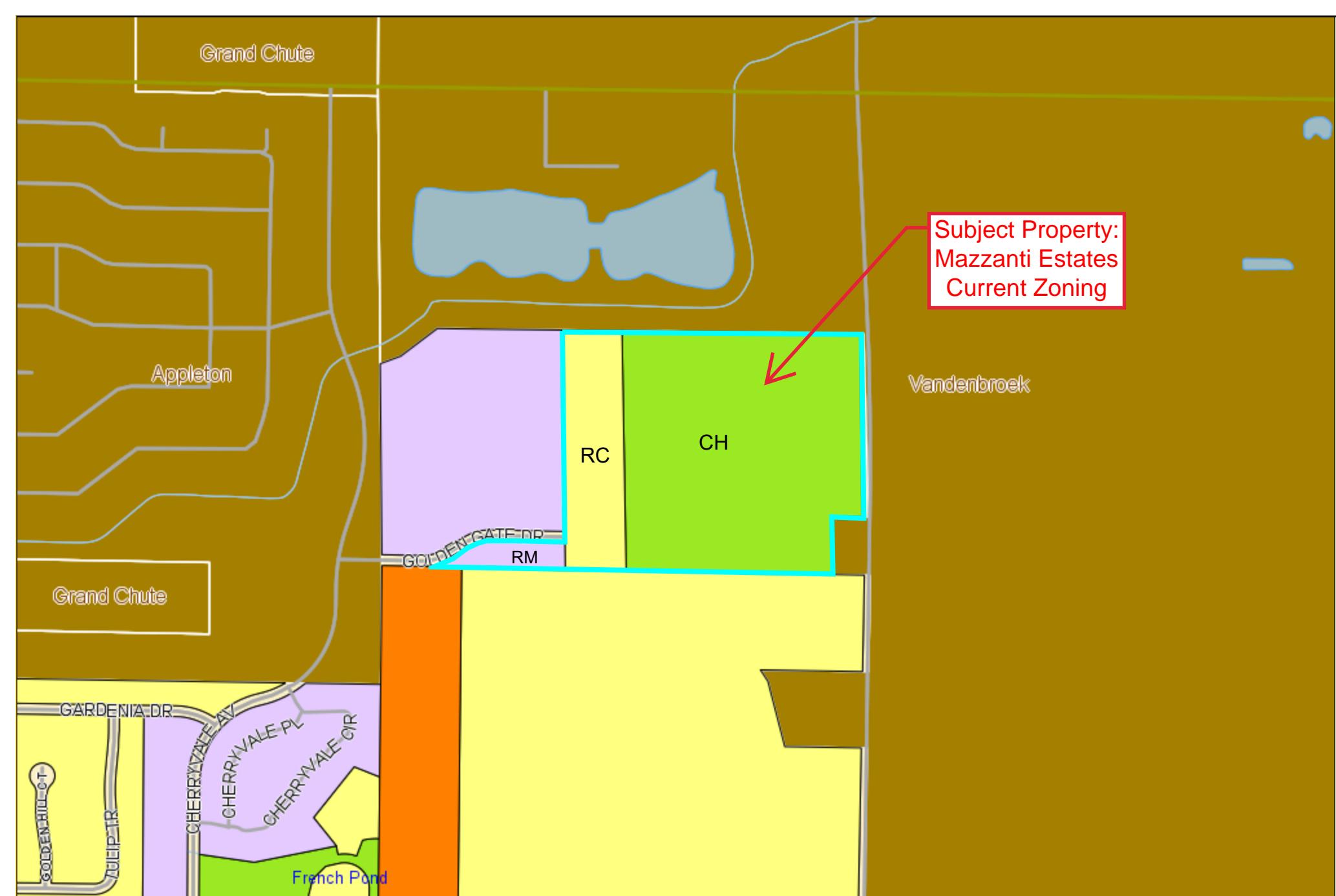
PVT

Center of Section

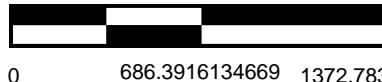
Plat Lot Number

Highway Labels





Feet

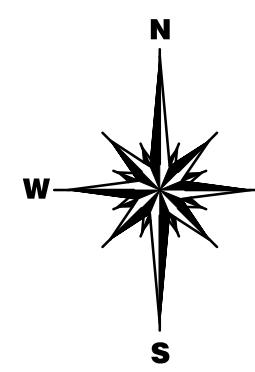


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Zoning Map - Mazzanti Estates

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ZONING MAP



SCALE: 1" = 100'
0' 50' 100' 150' 200'
Bearings are based on the Outagamie County Coordinate System. The east line of the Northeast 1/4 of Section 8, T21N-R18E, bears 501°35'23"E.

PARCEL #: 200013901
OWNER: CITY OF APPLETON
ZONING: GENERAL AGRICULTURE

Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	32°00'00"	260.00'	145.21'	N75°08'51"E	143.33'	S88°51'09"E	N59°08'51"E
C2	32°00'00"	200.00'	111.70'	S75°08'51"W	110.25'	N88°51'09"W	S59°08'51"W
C3	19°22'55"	1467.00'	496.26'	S81°27'23.5"W	493.89'	S88°51'09"E	N71°45'56"E
C4	19°22'55"	433.00'	146.48'	S81°27'23.5"W	145.78'	N88°51'09"W	S71°45'56"W

PARCEL #: 200013800
OWNER: VANDEHHEY REAL ESTATE LLC
ZONING: GENERAL AGRICULTURE

PARCEL #: 200013801
OWNER: TURNER M. & CARLY A. BOTZ
ZONING: GENERAL AGRICULTURE

PARCEL #: 200015504
OWNER: VANDEHHEY REAL ESTATE LLC
ZONING: GENERAL AGRICULTURE

PARCEL #: 200015700
OWNER: GARY R. & DIANE M. VOSTER
ZONING: GENERAL AGRICULTURE

PARCEL #: 200014202
OWNER: MATEO COLCHADO MENDEZ
ARIEL B. COLCHADO-ARTER
ZONING: GENERAL AGRICULTURE

PARCEL #: 200014201
OWNER: DONALD & LINDA SANDERS
ZONING: GENERAL AGRICULTURE

PARCEL #: 200016100
OWNER: GARY R. & DIANE M. VOSTER
ZONING: GENERAL AGRICULTURE

PARCEL #: 260446901
OWNER: BRIDGEWATER TRAILS LLC
ZONING: RESIDENTIAL MULTI-FAMILY

PARCEL #: 260446902
OWNER: BRIDGEWATER TRAILS II LLC
ZONING: RESIDENTIAL MULTI-FAMILY

PARCEL #: 260446904
OWNER: LEXINGTON HOMES INC

PARCEL #: 260446905
OWNER: EVANTRA LLC

PROPOSED ZONING: RESIDENTIAL MULTI-FAMILY

Golden Gate Drive

594.02'

598°51'09"E

PARCEL #: 260446905
OWNER: VILLAGE OF LITTLE CHUTE

415.00'

148.41'

55°08'51"W

146.41'

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RM MULTIFAMILY RESIDENTIAL DISTRICT (PART OF 260446904 & 260446905)

Part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin more fully described as follows:

Commencing at the Northeast corner of said Section 8; thence S01°35'23"E, 1334.95 feet on the east line of said Northeast 1/4 to the **POINT OF BEGINNING**; thence continuing S01°35'23"E, 941.86 feet on said east line; thence N88°51'09"W, 240.16 feet; thence 146.48 feet on the arc of a 433.00 foot radius curve to the left, having a long chord which bears S81°27'23.5"W, 145.78 feet; thence S71°45'56"W, 221.20 feet; thence 496.26 feet on the arc of a 1467.00 foot radius curve to the right, having a long chord which bears S81°27'23.5"W, 493.89 feet; thence N88°51'09"W, 594.02 feet to the east line of Lot 2 of Volume 45 of Certified Survey Maps, Page 7483, Map Number 7483, Document Number 2124292; thence N00°54'07"W, 1109.64 feet on said east line to the north line of said Southwest 1/4 of the Northeast 1/4; thence S89°17'50"E, 1668.14 feet on the north line of said Southwest 1/4 of the Northeast 1/4 and continuing on the north line of said Southeast 1/4 of the Northeast 1/4 to the Point of Beginning.

Said parcel contains 1,761,203 Square Feet (40.432 Acres) of land more or less.

RD DENSE MODERN SINGLE-FAMILY RES. DIST. (PART OF 260446903, 260446904 & 260446905)

All of Lot 3, Volume 45 of Certified Survey Maps, Page 7483, Map Number 7483, Document Number 2124292 (CSM 7483) and part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, all located in Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin more fully described as follows:

Commencing at the Northeast corner of said Section 8; thence S01°35'23"E, 2276.81 feet on the east line of said Northeast 1/4 to the **POINT OF BEGINNING**; thence N88°51'09"W, 240.16 feet; thence 146.48 feet on the arc of a 433.00 foot radius curve to the left, having a long chord which bears S81°27'23.5"W, 145.78 feet; thence S71°45'56"W, 221.20 feet; thence 496.26 feet on the arc of a 1467.00 foot radius curve to the right, having a long chord which bears S81°27'23.5"W, 493.89 feet; thence N88°51'09"W, 594.02 feet to the east line of Lot 2 of said CSM 7483; thence S00°54'07"E, 63.04 feet on said east line and continuing on the east right of way of Golden Gate Drive to the south right of way of Golden Gate Drive; thence N88°51'09"W, 415.00 feet on said south right of way; thence 111.70 feet on the arc of a 200.00 foot radius curve to the left, having a long chord which bears S75°08'51"W, 110.25 feet on said south right of way; thence S59°08'51"W, 148.41 feet on said south right of way; thence 145.21 feet on the arc of a 260.00 foot radius curve to the right, having a long chord which bears S75°08'51"W, 143.33 feet on said south right of way to the south line of said Southwest 1/4 of the Northeast 1/4; thence S88°51'09"E, 2264.53 feet on said south line and continuing on the south line of said Southeast 1/4 of the Northeast 1/4 to the southwest corner of lands described in Document Number 1460757; thence N01°35'23"W, 323.00 feet on the west line of said lands and continuing on the west line of lands described in Document Number 2110584 to the northwest corner thereof; thence S88°51'09"E, 210.00 feet on the north line of said lands to the east line of said Southeast 1/4 of the Northeast 1/4; thence N01°35'23"W, 70.08 feet on said east line to the Point of Beginning.

Said parcel contains 484,240 Square Feet (11.117 Acres) of land more or less.