



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, December 8, 2025

TIME: 5:00 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/81096518889?pwd=1YAdZUZNWh3KhsgvhMS0hDje36lFfa.1>

Meeting ID: 810 9651 8889

Passcode: 534870

Dial +13126266799, 81096518889#,*534870#

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

1. Approval of Minutes from the Plan Commission Meeting of November 10, 2025
2. Public Hearing – Peeters Pool Variance Request (310 Rainbow Lane)
3. Public Hearing – Next Electric Sign Variance Request (2301 & 2305 Kelbe Drive)
4. Discussion/Action – Peeters Pool Variance Request (310 Rainbow Lane)
5. Discussion/Action – Next Electric Sign Variance Request (2301 & 2305 Kelbe Drive)
6. Discussion/Action – 1st Addendum to Hartzheim Drive Storage Condominium Plat (925 Hartzheim Drive)
7. Items for Future Agenda
8. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852 December 3, 2025

MINUTES OF THE PLAN COMMISSION MEETING OF NOVEMBER 10, 2025

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
Robert Givens

STAFF PRESENT: Jessica Titel
Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of October 13, 2025

Moved by Commissioner Van Lankvelt Berkel, seconded by Commissioner Moes to approve the Plan Commission Meeting Minutes of October 13, 2025 as presented.

All Ayes – Motion Carried

Discussion/Action— Certified Survey Map, Feldkamp (1800 Riverside Drive)

Moved by Commissioner Moes, seconded by Commissioner Lonsway to approve the CSM as presented.

All Ayes – Motion Carried

Discussion/Action – Certified Survey Map, Schommer (224 Paradise Drive)

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to approve the CSM as presented.

All Ayes – Motion Carried

Discussion/Action – Rezoning Request, Schumacher Condominiums (341 & 401 Patriot Drive)

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to approve the rezoning and schedule the public hearing for December 3rd's Board Meeting.

All Ayes – Motion Carried

Discussion/Action – Certified Survey Map, Schumacher Condominiums (341 & 401 Patriot Drive)

Moved by Commissioner Moes, seconded by Commissioner Givens to approve the CSM as presented.

All Ayes – Motion Carried

Discussion/Action – Schumacher Business Park Condominium Plat (341 & 401 Patriot Drive)

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to approve the plat as presented and schedule the public hearing for December 3rd's Board Meeting.

All Ayes – Motion Carried

Discussion/Action – Site Plan, Schumacher Condominiums (341 & 401 Patriot Drive)

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to approve the site plan and schedule the public hearing for December 3rd’s Board meeting. Discussion occurred about the importance behind owners responsibility if there was a break in utilities and contractors needed to rip up concrete on private drives.

All Ayes – Motion Carried

Items for Future Agenda**Adjournment**

Moved by Commissioner Lonsway, seconded by Commissioner Moes to Adjourn the Plan Commission Meeting at 5:14 p.m.

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: _____

Beau Bernhoft, Interim Village Clerk

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

VARIANCE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on December 8, 2025 at 5:00 p.m. by the Plan Commission, for consideration of the granting of Variance under authority provided in Section 44 Village Code of Ordinance. The request is for property located at:

Address: 310 Rainbow Lane

Parcel #: 260312600

Legal Description: LOT 1 CSM 8948

Owner/Applicant: Kim and Chuck Peeters

Applicant is requesting a variance from Sections 44-391(c)(1)d and 44-395(e) to allow a swimming pool within the front yard. The zoning code states swimming pools cannot be located in the front yard, which means they cannot be closer to the street than the front set back line of the principal structure (home).

Notice is further given that the said meeting is open to the public and that the applicants and any other persons interested may appear and be heard for or against the granting of variance by this Commission.

DATE OF HEARING: December 8, 2025

TIME OF HEARING: 5:00pm

PLACE OF HEARING: Village Hall - Board Room, 108 West Main Street, Little Chute, WI 54140

If you have any questions, please contact Jessica Titel, Community Development Director, at (920) 423-3870.

Publish: November 26 and December 3

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

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

VARIANCE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on December 8, 2025 at 5:00 p.m. by the Plan Commission, for consideration of the granting of Variance under authority provided in Section 44 Village Code of Ordinance. The request is for property located at:

Address: 2301 & 2305 Kelbe Drive

Parcel #: 260129713

Legal Description: PRT SE NW SEC15 T21N R18E BEING S95FT OF PAR 3 & N50.03 FT OF PAR 4
CSM 27 .94AC M/L DR DIST .93AC

Current Owner: Benson Vandehey Partnership, LLP

Applicant: Magie Wildenberg, Appleton Sign Company for Next Electric (2301 Kelbe Drive)

Applicant is requesting a variance from Section 44-5 and Section 44-556(b) to allow for an off-premise sign located at 2305 Kelbe Drive. Sections 44-5 and Section 44-556(b) require signs to identify the business located on the same premise as the sign. Off premise signs are not permitted.

Applicant is also requesting a waiver from Section 44-556(c)(1) to exceed the maximum allowed sign area at 2305 Kelbe Drive. A maximum of 200 square feet of sign area is permitted for this parcel. If the proposed pole sign is installed, the property will contain more than 200 square feet of sign area.

Notice is further given that the said meeting is open to the public and that the applicants and any other persons interested may appear and be heard for or against the granting of variance by this Commission.

DATE OF HEARING: December 8, 2025

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If you have any questions, please contact Jessica Titel, Community Development Director at (920) 423-3870.

Publish: November 26 and December 3

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



Item For Consideration Plan Commission

Plan Commission Meeting Date: 12/8/25

Prepared On: 12/3/25

Agenda Item Topic: Variance – 310 Rainbow Lane

Prepared By: Jessica Titel, Community Development Department

Applicant/Owner: Kim and Chuck Peeters

Address/Parcel #: 310 Rainbow Lane/Parcel #260312600

Request: Applicant is requesting a variance from Sections 44-391(c)(1)d and 44-395(e) to allow a swimming pool within the front yard. The zoning code states swimming pools cannot be located in the front yard, which means they cannot be closer to the street than the front set back line of the principal structure (home).

Zoning Code Language:

- Sec. 44-391(c)(1)d. *Detached structure regulations*.....In no event can the accessory uses or structures be forward of the front line of the principal structure.
- Sec.44-395(e) Swimming Pools
Setbacks and other requirements. No part of the swimming pool, accessory building, structure, or equipment shall be closer than three feet to any side or rear lot line or closer to the street than the front set back line of the main building

Zoning Classification: RC Conventional Single-Family District

Background: The parcel is approximately 1.32 acres in area and includes one single family home. The property sits much higher than the river and the rear yard slopes significantly down to the riverbank. This variance request would allow the pool to be placed in the front yard, as shown in the attached plans.



Item For Consideration

Plan Commission

The application and notice of public hearing are attached to this report. Letters to notify of this public hearing have been mailed to all property owners within 100 feet and the notice has been published in the paper.

RECOMMENDATION/PLAN COMMISSION ACTION:

Staff has reviewed the request and finds no concerns regarding public health, safety or welfare. It is the responsibility of the Plan Commission to review the ordinance in question and determine if there is an undue hardship from the ordinance in this situation that would warrant the approval of the requested Variance.

Respectfully Submitted,
Jessica Titel, Community Development Director



FOR OFFICE USE	
Application #	
Permit fee	\$450
Receipt #	
Account #	4-407
Date Received	

Variance Request

PROPERTY OWNER	APPLICANT
Name: Chuck and Kim Peeters	Name: Same
Mailing Address: 310 Rainbow Lane	Company:
City/State/Zip: Little Chute, WI 54911	Address:
Phone: 920-850-4009 - 920-850-1611	City/State/Zip:
Email: kimpeeters02@gmail.com	Phone:
	Email:

PROPERTY & PROJECT INFORMATION

Parcel Number: Lot 7 - 260312800

Site Address/Location: Rainbow Lane

Description of variance request, project and rationale for the request (attached separate sheet if needed):

Please see attached separate sheet and pictures

Hard copies and check brought to the Village of Little Chute office 11/4/2025

SUBMITTAL INCLUDES

- Completed application (signed and/or authorized by the property owner) and fee (check payable to the Village of Little Chute)
- Scaled site plan showing all existing and proposed structures, including setbacks from property lines
- Floor plans, if applicable
- Digital copy of the submittal emailed to jessica@littlechutewi.org

APPLICANT STATEMENT

I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinance of the Village of Little Chute, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the Village of Little Chute.

Owner/Agent Signature: Chuck and Kim Peeters .	Date: 11/4/2025
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Vicinity Map - Peeters Variance



Tax Parcel Information Plat Boundary Lines

PLSS Sections Plat Boundary

Monuments

Meander Monument

Display Parcel Lines

Meander Line

Streets

LOCAL

STH

Highway Labels

1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

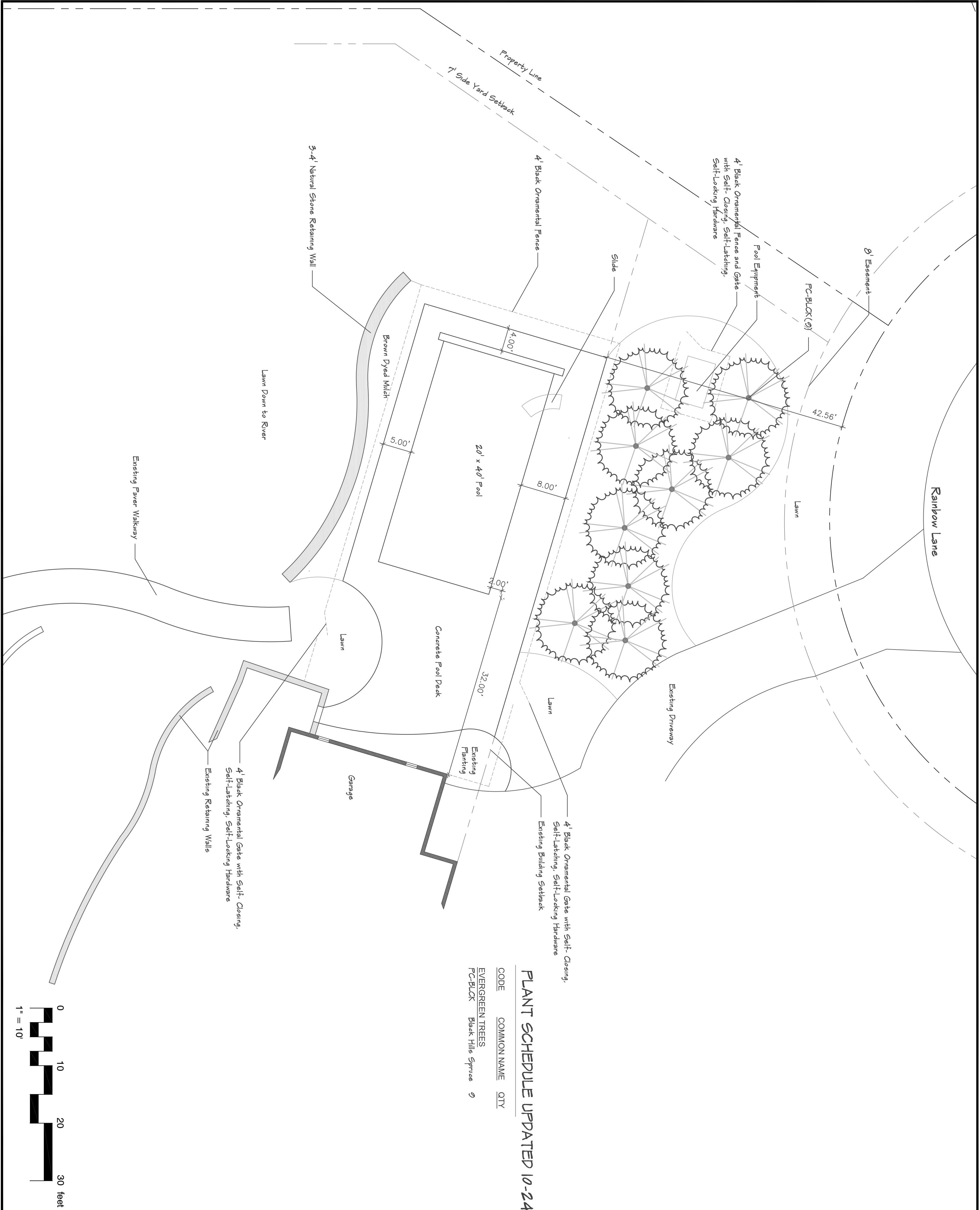
November 3, 2025

Our variance request pertains to the construction of a 20' x 40' inground swimming pool situated West of our residence. Due to the curvature of the Cul-de-sac and in accordance with the Village setback requirements, the pool would need to be constructed on a steep downhill slope toward the Fox River bank (see attached pictures).

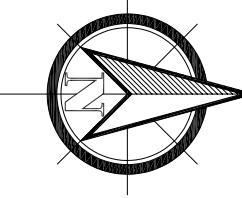
However, this configuration would render the construction impractical. To level the pool, a retaining wall exceeding 12 feet in height would need to be built.

We are therefore requesting a variance to construct the pool approximately 48' feet from our front lot line.





Mr. & Mrs. Chuck & Kim Peeters
310 Rainbow Lane
Little Chute, WI 54911

SHEET TITLE Landscape Plan		Schmalz Custom Landscaping and Garden Center
SHEET NO. L-1		LANDSCAPE ARCHITECTURE DEVELOPMENT CONSTRUCTION AWARD WINNING DESIGN AND INSTALLATION
FILE NO.	W2484 CTY RD KK APPLETON, WI 54915-9464 PHONE 920-733-8223 FAX 920-733-3762 WWW.SCHMALZLANDSCAPING.COM	
DATE: 01/20/25 REVISED: 01/20/25, 10/25/25, 11/25 PHONE NO.: 920-350-1611 EMAIL: kimpeterspeeters2@gmail.com SCALE: 1" = 10' DRAWN BY: DCV	<p>All ideas, designs, arrangements, and plans indicated by this drawing are owned by and are the property of Schmalz Custom Landscaping. They are to be used only by the person, firm, or contractor for whom they were prepared. Any unauthorized use, sale, or copying of this drawing, in whole or in part, is prohibited. When this drawing is no longer needed, it should be destroyed.</p> <p>DO NOT SCALE</p> <p>© 2025, Schmalz Custom Landscaping, Inc.</p>	



Item For Consideration

Plan Commission

Plan Commission Meeting Date: 12/8/25

Prepared On: 12/3/25

Agenda Item Topic: Variance – 2301 & 2305 Kelbe Drive

Prepared By: Jessica Titel, Community Development Department

Applicant: Magie Wildenberg – Appleton Sign Company for Next Electric (2301 Kelbe Dive)

Owner: Benson Vandehey Partnership, LLP

Address/Parcel #: 2301 & 2305 Kelbe Drive/Parcel #260312600

Requests: Applicant is requesting a variance from Sections 44-5 and 44-556(b) to allow for an off-premise sign located at 2305 Kelbe Drive. Sections 44-5 and Section 44-556(b) require signs to identify the business located on the same premise as the sign. Off premise signs are not permitted.

Applicant is also requesting a waiver from Section 44-556(c)(1) to exceed the maximum allowed sign area at 2305 Kelbe Drive. A maximum of 200 square feet of sign area is permitted for this parcel. If the proposed pole sign is installed, the property will contain more than 200 square feet of sign area.

Zoning Code Language:

- Sec. 44-556(b) Definitions
 - *Permitted signs* means those signs used to identify a business located on-premises.
 - *Prohibited signs* means signs carry a commercial message other than the business name.
- Sec. 44-5. Definitions
 - *Sign, on-site*, means a sign relating in its subject matter to the premises on which it is located.



Item For Consideration

Plan Commission

- Sec. 44-556(c)(1): *Area*: A property shall be allowed 200 square feet of on-site identification signage per 500 feet of lineal street frontage. Every property shall be allowed a minimum of 200 square feet. The maximum allowable area shall be 400 square feet.
 - *Note: this property allows for a maximum of 200 square feet of sign area.*

Zoning Classification: CH Commercial Highway District/Highway Overlay District

Background: Next Electric is located at 2301 Kelbe Drive. They have requested this variance to place their sign off-premise, on the property at 2305 Kelbe. The zoning code does not allow off-premise signage. There is adequate space on the Next Electric property for on-premise signage.

The property at 2305 Kelbe contains two existing signs for the business located on that site. These signs total 340 square feet, which is currently non-conforming. Placing a third sign for Next Electric at 2305 Kelbe Drive would exceed the maximum allowed sign area for this parcel.

The application and notice of public hearing are attached to this report. Letters to notify of this public hearing have been mailed to all property owners within 100 feet and the notice has been published in the paper.

RECOMMENDATION/PLAN COMMISSION ACTION:

Staff has reviewed the request and finds no concerns regarding public health, safety or welfare. It is the responsibility of the Plan Commission to review the ordinance in question and determine if there is an undue hardship from the ordinance in this situation that would warrant the approval of the requested Variance.

Respectfully Submitted,
Jessica Titel, Community Development Director



FOR OFFICE USE	
Application #	
Permit fee	\$450
Receipt #	
Account #	4-407
Date Received	

Variance Request

PROPERTY OWNER	APPLICANT
Name: BENSON VANDEHEY PRTNRSHP, LLP	Name: Magie Wildenberg
Mailing Address: N3101 REILAND RD	Company: Appleton Sign Company
City/State/Zip: APPLETON, WI 54913	Address: 2400 Holly Rd
Phone: (920) 707-7631	City/State/Zip: Neenah WI 54956
Email: jweber919@gmail.com	Phone: 920-560-6820
	Email: magiew@appletonsign.com

PROPERTY & PROJECT INFORMATION

Parcel Number: 260129713

Site Address/Location: 2301 Kelbe Dr Little Chute WI

Description of variance request, project and rationale for the request (attached separate sheet if needed):

SUBMITTAL INCLUDES

- Completed application (signed and/or authorized by the property owner) and fee (check payable to the Village of Little Chute)
- Scaled site plan showing all existing and proposed structures, including setbacks from property lines
- Floor plans, if applicable
- Digital copy of the submittal emailed to jessica@littlechutewi.org

APPLICANT STATEMENT

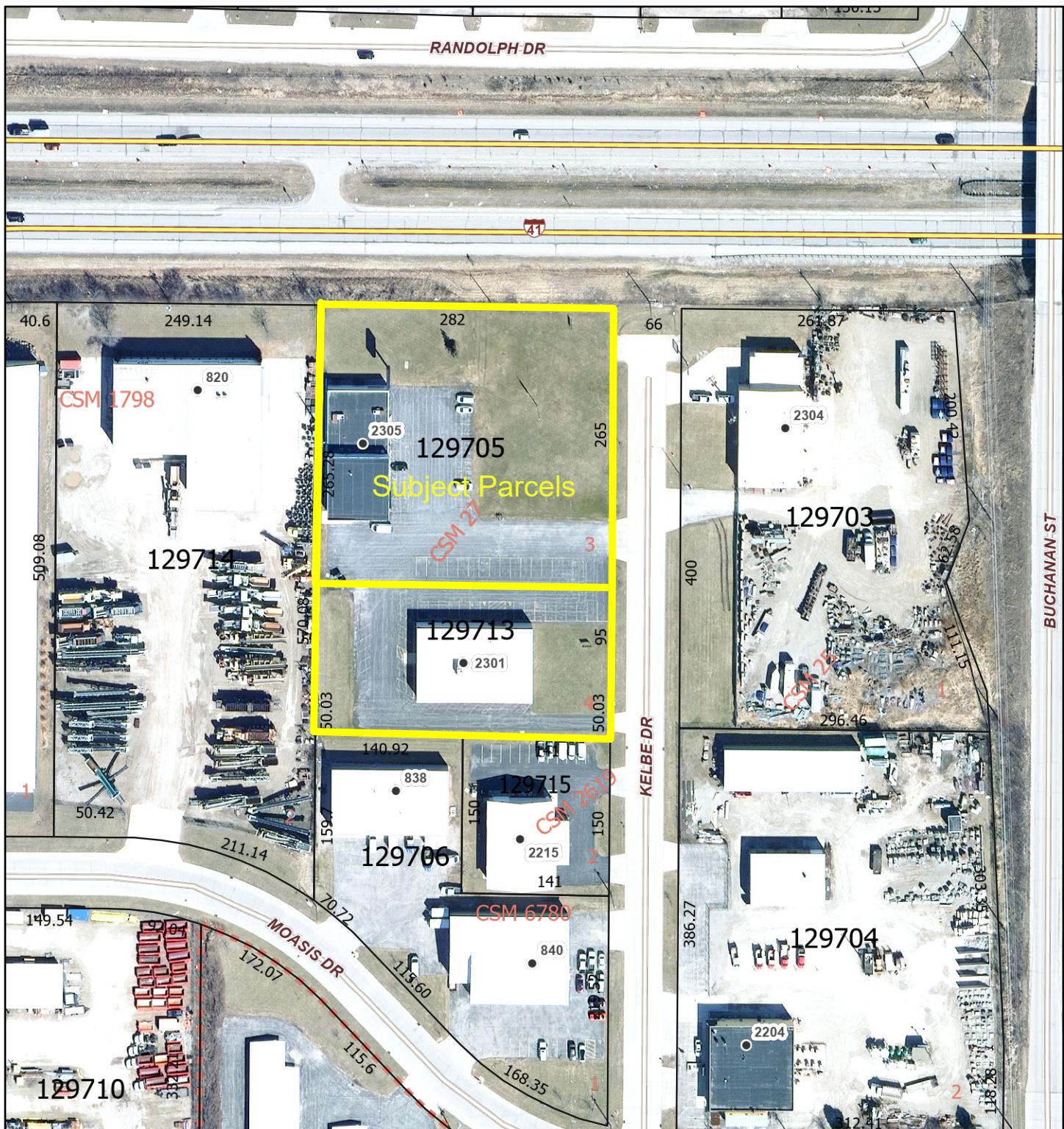
I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinance of the Village of Little Chute, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the Village of Little Chute.

Owner/Agent Signature: 	Digitally signed by Jeffrey J. Weber DN: cn=Jeffrey J. Weber, o, ou, email=jweber919@gmail.com, c=US Date: 2025.11.12 11:05:47 -06'00'	Date: 11/12/2025
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Village of Little Chute
108 W Main St.
Little Chute, WI 54140

Community Development Department
PH: (920) 423-3870
Email: jessica@littlechutewi.org

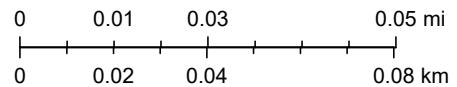
Vicinity Map - Next Electric Sign Variance



12/3/2025, 2:48:20 PM

1.2.257

- Tax Parcel Information Streets
- Property Address — LOCAL
- PLSS Sections — USH
- Plat Boundary Lines — RMP
- Plat Boundary Highway Labels



Description of variance request:

A national electrical contractor, Next Electric, is seeking to gain highway 41 visibility with an appropriately sized pylon sign. The property owner is requesting a variance that would allow for this pylon sign to be installed at the defined location (see attached site plan) within a unique parcel space shared by a separate business. This pylon sign maximizes distance from the nearest sign and highway setbacks but also allows Next Electric to properly promote/advertise. This is critical to business success at this property location in Little Chute.

JOSH TURKOW, Owner / VP - Sales

josht@appletonsign.com | <http://www.appletonsign.com>

Mobile/Text: 920.378.3490 | **Main:** 920.734.1601

Corporate Office: 2400 Holly Rd, Neenah, WI 54956

[www.AppletonSIGN.com](http://www.appletonsign.com)    

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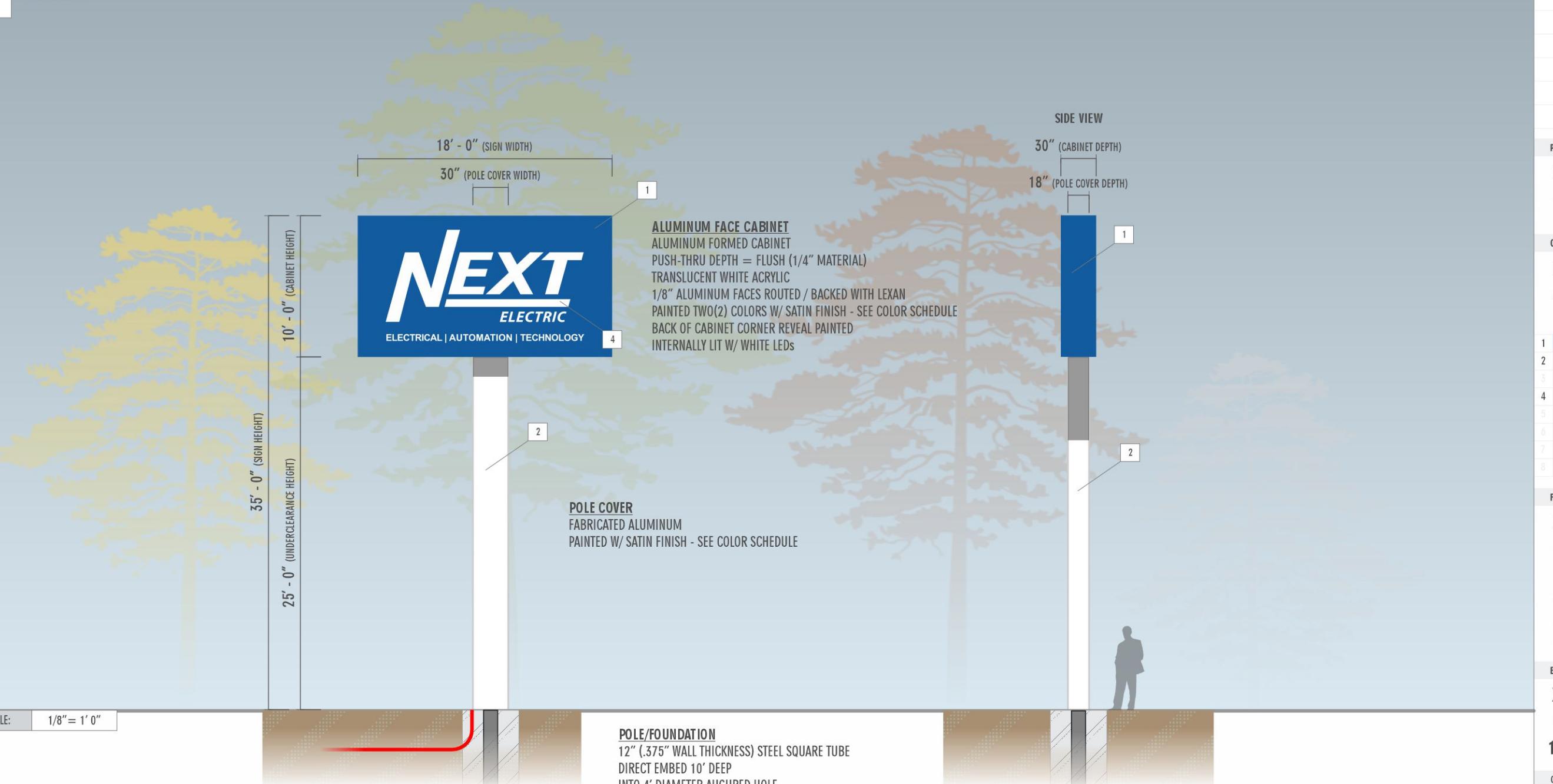
conceptual design package



2400 Holly Road • Neenah, WI 54956 • Tel: 920.734.1601 • Fax: 920.734.1622

A

DETAIL VIEW



CLIENT: NEXT ELECTRIC

ADDRESS: 2501 KELBE DR

CITY / STATE: LITTLE CHUTE, WI

DATE: 05/12/2025

SALES: JOSH TURKOW

DESIGNER: DANE SCHUMACHER

PRODUCTION FILES REQUIRED?

- ADDITIONAL DESIGN FEES MAY BE APPLIED TO FINAL INVOICE IF PRODUCTION FILES CAN NOT BE PROVIDED BY CLIENT PRIOR TO PRODUCTION
- VECTOR LOGO
- HI-RES PHOTO(S)
- PANTONE COLOR(S)
- FONT(S)

COLOR SCHEDULE

- COLORS LISTED BELOW HAVE BEEN SELECTED BY DESIGNER FOR CLIENT REVIEW. APPROVAL OF COLORS REQUIRED BY CLIENT PRIOR TO PRODUCTION
- PRE-FINISHED MATERIALS
- PAINTED MATERIALS
- STANDARD VINYL
- PRINTED MEDIA

1 PAINTED: PMS 287 C

2 PAINTED: SATIN WHITE

3 COLOR CALL OUT

4 PREFINISHED: TRANSLUCENT WHITE LEXAN

5 COLOR CALL OUT

6 COLOR CALL OUT

7 COLOR CALL OUT

8 COLOR CALL OUT

FIELD SURVEY REQUIRED?

- ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS.
- ALL SIGN DETAILS
- ON SITE COLOR MATCH
- AVAILABLE AREA
- ELECTRICAL EXISTING
- FACE DETAILS
- BEHIND WALL ACCESS
- POLE DETAILS
- TRUCK ACCESS
- OTHER: ADDITIONAL SURVEY DETAILS HERE

ELECTRICAL REQUIREMENTS

- PROPOSED SIGN IS INTERNALLY ILLUMINATED - POWER TO SIGN IS REQUIRED
- 120v - 277v POWER SUPPLIES USED

10 TOTAL AMP DRAW OF SIGN (1 PER POWER SUPPLY) + EMC QUOTE

CLIENT APPROVAL

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK DESCRIBED ON THIS DRAWING AND PROPOSAL MATCHING THE SAME DESIGN ID # SIGNATURE OF THIS DOCUMENT IS NOT REQUIRED, BUT APPROVAL OF THIS DOCUMENT WILL BE IMPLIED WITH A SIGNATURE ON THE CORRESPONDING PROPOSAL OF THE SAME DESIGN ID # AND/OR WRITTEN APPROVAL VIA EMAIL WITH THIS DESIGN ID # ATTACHED OR MENTIONED.

DATE: _____

CALCULATED SQUARE FOOTAGE:

180

250422-03

PRODUCTION READY!
DETAILS ARE CONFIRMED AND APPROVED

A

OPT. 6

MANUFACTURE AND INSTALL THE FOLLOWING: A. ONE(1) D/F, CUSTOM ILLUMINATED PYLON SIGN.

DISCLAIMERS:

OWNERSHIP - THIS DOCUMENT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. © COLORS - RENDERINGS SHOWN ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUTS OR COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU WOULD LIKE TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE. REFURBISHING - PLACING NEW COMPONENTS INTO/ATTACHED TO EXISTING SIGN(S) VOIDS THE ORIGINAL WARRANTY. APPLETION SIGN WILL ATTEMPT TO MATCH COLORS, MATERIALS AND COMPONENTS OF EXISTING SIGN(S) TO THE BEST OF THEIR ABILITY. ASC WILL NOT BE HELD LIABLE TO MATCH EXISTING SIGN(S) OR COMPONENTS PERFECTLY. ELECTRONIC MESSAGE CENTERS - PIXEL PITCHES OF ELECTRONIC MESSAGE CENTERS MAY NOT BE ILLUSTRATED ACCURATELY ON THIS RENDERING - REFER TO MANUFACTURER'S GUIDE FOR SAMPLE OF PIXEL PITCH. TEMPERATURE PROBES AND WIRELESS COMMUNICATION SENSORS WILL BE VISIBLE ON UNIT, NOT SHOWN ON RENDERING.

LOCATION VIEW

ALLOWED SQUARE FOOTAGE:
200

EXISTING VIEW


AppletonSIGN
 COMPANY

 2400 HOLLY ROAD • NEENAH, WI 54956
 920.734.1601 [www.AppletonSIGN.com](http://AppletonSIGN.com)

DESIGN•BUILD•INSTALL•SERVICE

CLIENT: NEXT ELECTRIC

ADDRESS: 2501 KELBE DR

CITY / STATE: LITTLE CHUTE, WI

DATE: 05/12/2025

SALES: JOSH TURKOW

DESIGNER: DANE SCHUMACHER

PRODUCTION FILES REQUIRED?

- ADDITIONAL DESIGN FEES MAY BE APPLIED TO FINAL INVOICE IF PRODUCTION FILES CAN NOT BE PROVIDED BY CLIENT PRIOR TO PRODUCTION
- VECTOR LOGO
- HI-RES PHOTO(S)
- PANTONE COLOR(S)
- FONT(S)

COLOR SCHEDULE

- COLORS LISTED BELOW HAVE BEEN SELECTED BY DESIGNER FOR CLIENT REVIEW. APPROVAL OF COLORS REQUIRED BY CLIENT PRIOR TO PRODUCTION.
- PRE-FINISHED MATERIALS
- PAINTED MATERIALS
- STANDARD VINYL
- PRINTED MEDIA

1	COLOR CALL OUT
2	COLOR CALL OUT
3	COLOR CALL OUT
4	COLOR CALL OUT
5	COLOR CALL OUT
6	COLOR CALL OUT
7	COLOR CALL OUT
8	COLOR CALL OUT

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- ALL SIGN DETAILS
- ON SITE COLOR MATCH
- AVAILABLE AREA
- ELECTRICAL EXISTING
- FACE DETAILS
- BEHIND WALL ACCESS
- POLE DETAILS
- TRUCK ACCESS
- OTHER: ADDITIONAL SURVEY DETAILS HERE

ELECTRICAL REQUIREMENTS

- PROPOSED SIGN IS INTERNALLY ILLUMINATED - POWER TO SIGN IS REQUIRED
- 120V - 277V POWER SUPPLIES USED

 XX TOTAL AMP DRAW OF SIGN (1 PER POWER SUPPLY! + ERIC QUOTE)

CLIENT APPROVAL

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK DESCRIBED ON THIS DRAWING AND PROPOSAL MATCHING THE SAME DESIGN ID # SIGNATURE OF THIS DOCUMENT IS NOT REQUIRED, BUT APPROVAL OF THIS DOCUMENT WILL BE IMPLIED WITH A SIGNATURE ON THE CORRESPONDING PROPOSAL OF THE SAME DESIGN ID # AND/OR WRITTEN APPROVAL VIA EMAIL WITH THIS DESIGN ID # ATTACHED OR MENTIONED.

 X DATE:

CALCULATED SQUARE FOOTAGE:

NA

250422-03

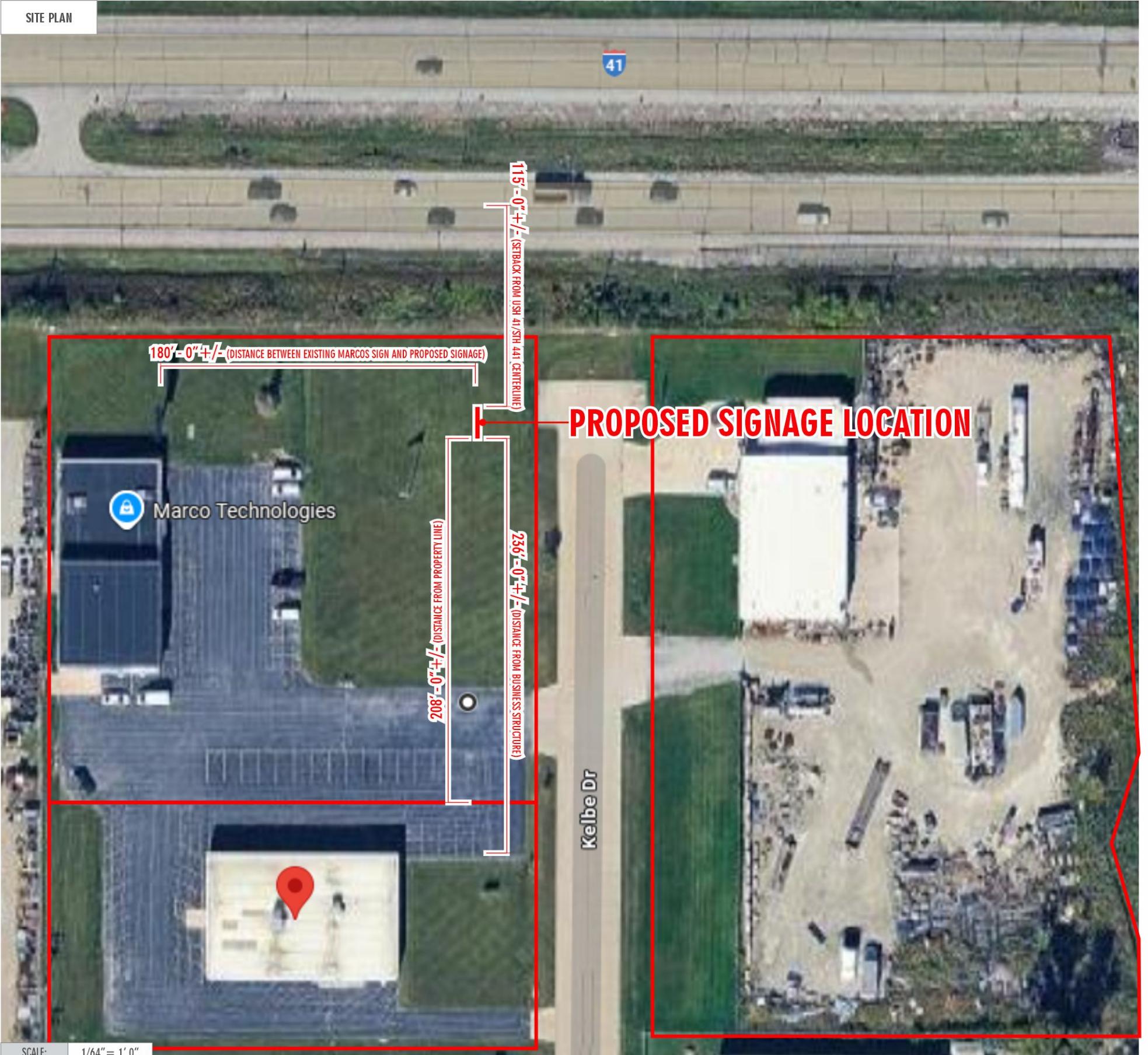
PRODUCTION READY!
 DETAILS ARE CONFIRMED AND APPROVED

A OPT. 6

MANUFACTURE AND INSTALL THE FOLLOWING: A. ONE(1) D/F, CUSTOM ILLUMINATED PYLON SIGN.

DISCLAIMERS:

OWNERSHIP - THIS DOCUMENT IS OWNED BY APPLETION SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETION SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. © COLORS - RENDERINGS SHOWN ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUTS OR COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU WOULD LIKE TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE. REFURBISHING - PLACING NEW COMPONENTS INTO/ATTACHED TO EXISTING SIGN(S) VOIDS THE ORIGINAL WARRANTY. APPLETION SIGN WILL ATTEMPT TO MATCH COLORS, MATERIALS AND COMPONENTS OF EXISTING SIGNS TO THE BEST OF THEIR ABILITY. ASC WILL NOT BE HELD LIABLE TO MATCH EXISTING SIGN(S) OR COMPONENTS PERFECTLY. ELECTRONIC MESSAGE CENTERS - PIXEL PITCHES OF ELECTRONIC MESSAGE CENTERS MAY NOT BE ILLUSTRATED ACCURATELY ON THIS RENDERING - REFER TO MANUFACTURER'S GUIDE FOR SAMPLE OF PIXEL PITCH. TEMPERATURE PROBES AND WIRELESS COMMUNICATION SENSORS WILL BE VISIBLE ON UNIT, NOT SHOWN ON RENDERING.



SCALE: 1/64" = 1' 0"

A SITE PLAN

MANUFACTURE AND INSTALL THE FOLLOWING: A. ONE(1) D/F, CUSTOM ILLUMINATED PYLON SIGN.

DISCLAIMERS:

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DESIGN•BUILD•INSTALL•SERVICE

CLIENT: NEXT ELECTRIC

ADDRESS: 2501 KELBE DR

CITY / STATE: LITTLE CHUTE, WI

DATE: 05/12/2025

SALES: JOSH TURKOW

DESIGNER: DANE SCHUMACHER

PRODUCTION FILES REQUIRED?

- ADDITIONAL DESIGN FEES MAY BE APPLIED TO FINAL INVOICE IF PRODUCTION FILES CAN NOT BE PROVIDED BY CLIENT PRIOR TO PRODUCTION
- VECTOR LOGO
- HI-RES PHOTO(S)
- PANTONE COLOR(S)
- FONT(S)

COLOR SCHEDULE

- COLORS LISTED BELOW HAVE BEEN SELECTED BY DESIGNER FOR CLIENT REVIEW. APPROVAL OF COLORS REQUIRED BY CLIENT PRIOR TO PRODUCTION
- PRE-FINISHED MATERIALS
- PAINTED MATERIALS
- STANDARD VINYL
- PRINTED MEDIA

1	COLOR CALL OUT
2	COLOR CALL OUT
3	COLOR CALL OUT
4	COLOR CALL OUT
5	COLOR CALL OUT
6	COLOR CALL OUT
7	COLOR CALL OUT
8	COLOR CALL OUT

FIELD SURVEY REQUIRED?

- ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS.
- ALL SIGN DETAILS
- ON SITE COLOR MATCH
- AVAILABLE AREA
- ELECTRICAL EXISTING
- FACE DETAILS
- BEHIND WALL ACCESS
- POLE DETAILS
- TRUCK ACCESS
- OTHER: ADDITIONAL SURVEY DETAILS HERE

ELECTRICAL REQUIREMENTS

- PROPOSED SIGN IS INTERNALLY ILLUMINATED - POWER TO SIGN IS REQUIRED
- 120V - 227V POWER SUPPLIES USED

XX TOTAL AMP DRAW OF SIGN (1 PER POWER SUPPLY) + X EMC QUOTE

CLIENT APPROVAL

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK DESCRIBED ON THIS DRAWING AND PROPOSAL MATCHING THE SAME DESIGN ID #. SIGNATURE OF THIS DOCUMENT IS NOT REQUIRED, BUT APPROVAL OF THIS DOCUMENT WILL BE IMPLIED WITH A SIGNATURE ON THE CORRESPONDING PROPOSAL OF THE SAME DESIGN ID # AND/OR WRITTEN APPROVAL VIA EMAIL WITH THIS DESIGN ID # ATTACHED OR MENTIONED.

X DATE:

CALCULATED SQUARE FOOTAGE:
NA

250422-03

PRODUCTION READY!
DETAILS ARE CONFIRMED AND APPROVED



Item For Consideration Plan Commission

Plan Commission Meeting Date: 12/8/25

Prepared On: 12/2/25

Agenda Item Topic: 1st Addendum to Hartzheim Drive Storage Condominium Plat

Prepared By: Jessica Titel, Community Development Department

Applicant: Scott Anderson – Davel Engineering & Environmental, Inc.

Owner: Chuck Hietpas – CLAR Properties, LLC

Address/Parcel #: 925 Hartzheim Drive / Parcel #260130000

Request: The applicant has submitted a request for an 8-unit condominium plat on 0.75 acres. This Condo Plat has been reviewed by staff and follows the requirements in Sec 42-8. After Plan Commission review, this Condo Plat will move to the Village Board on December 17 for a public hearing and final action. The Condo Plat is attached to this report for Plan Commission review.

Zoning Classification: CH Commercial Highway

Background/Project Summary: The proposed condominium plat will be an expansion of the existing Hartzheim Drive Storage Condominiums. The expansion will add 0.75 acres of land and eight more units to the existing sixteen-unit Hartzheim Drive Storage Condominium Plat. The Site Plan entire storage condo development was previously approved in 2018, but the initial condominium plat only included the first 16 units.

Recommendation/Board Action: Staff is recommending approval of the 1st Addendum to Hartzheim Drive Storage Condominium Plat to the Village Board, subject to the satisfaction of all staff comments and to set a public hearing for December 17, 2025.

Respectfully Submitted,
Jessica Titel, Community Development Director



FOR OFFICE USE	
Permit fee	Pre Plat: \$200+\$20/lot Final/Condo Plat: \$300
Receipt	
Account	4-402
Date Received	

Preliminary and Final Plat Application

TYPE OF SUBDIVISION APPLICATION			
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input checked="" type="checkbox"/> CONDOMINIUM PLAT	<input type="checkbox"/> EXTRATERRITORIAL
PROPERTY OWNER		SURVEYOR/APPLICANT	
Name: CLAR Properties LLC		Name: Scott Andersen	
Mailing Address: 102 W. 11th Street		Company: Davel Engineering & Environmental Inc.	
City/State/Zip: Kaukauna, WI 54130		Address: 1164 Province Terrace	
Phone: (920) 731-5850		City/State/Zip: Menasha, WI 54952	
Email: Chuck Hietpas <chietpas421@sbcglobal.net>		Phone: (920) 560-6569	
		Email: scott@davel.pro	
PROPERTY & PROJECT INFORMATION			
Parcel Number(s): 26-0-1300-00			
Site Address/Location: Hartzheim Drive, Little Chute 54140			
Current Zoning: Commercial Highway District	Proposed Zoning: Commercial Highway District		
Number of Lots and Outlots: 1	Total Acreage: 2.04 acres		
SUBMITTAL INCLUDES			
<ol style="list-style-type: none"> Completed application form and fee (check made payable to Village of Little Chute) Digital copy of the application, proposed plat, engineering plans and other supplemental documentation in pdf format (see below for a detailed list of submittal requirements) to jessica@littlechutewi.org One hard copy of the full submittal 			
APPLICANT STATEMENT			
<p>I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinance of the Village of Little Chute, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the Village of Little Chute.</p>			
Owner/Agent Signature:	Scott R. Andersen, PLS S-3169 2025.11.14 13:03:13-06'00'	Date:	

Vicinity Map - Hartzheim Storage Condominium Plat



12/2/2025, 1:30:08 PM

1:1,600

 Tax Parcel Information Streets

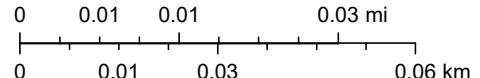
PLSS Sections

— LOCAL

Plat Boundary Lines

Highway Labels

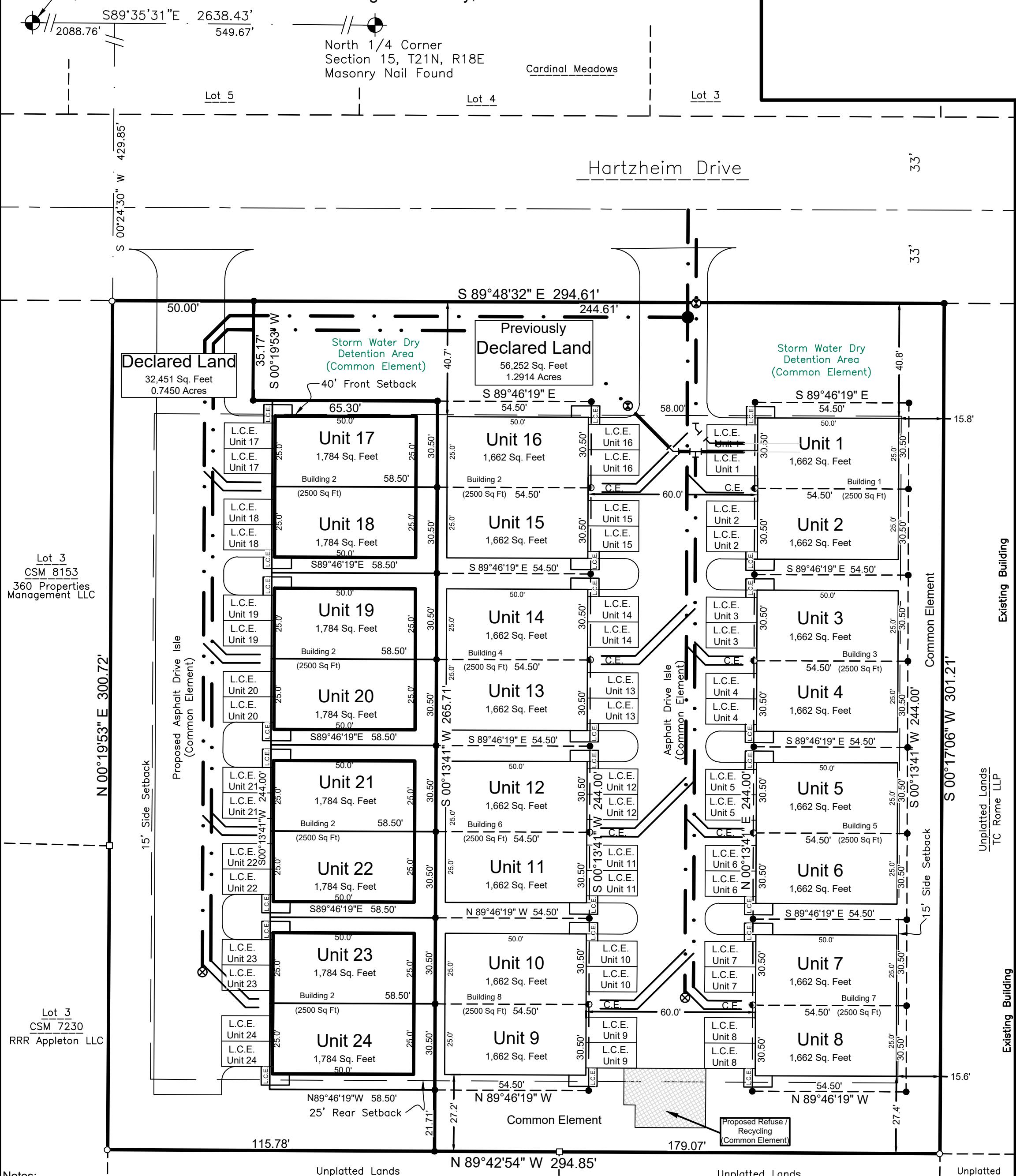
Plat Boundary



1st Addendum to Hartzheim Drive Storage Condominium

Northwest Corner
Section 15, T21N, R18E
Masonry Nail Found

Part of the Northeast 1/4 of the Northwest 1/4 of Section 15,
Township 21 North, Range 18 East, Village of Little Chute,
Outagamie County, Wisconsin



Notes:

- 1) Total Area of Condominium: 88,703 Sq. Feet (2.0363 Acres)
- 2) Limited Common Elements are depicted on this plat as "LCE".
- 3) Limited Common Elements Include:
Patios, Service Walks, Stoops and Driveways
- 4) Common Elements Include:
All areas within the condominium boundary and outside the units
are Common Elements unless labeled L.C.E
- 5) Units, Common Elements, and Limited Common Elements, are
further described in the Condominium Declaration

Bearings are referenced to the North line of the Northwest 1/4, Section 15, T21N, R18E, assumed to bear S89°35'31"E, base on the Outagamie County Coordinate System.

Caveat: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the Village of Little Chute and any other local agencies.

Additional action is required. This map does NOT transfer ownership of the property or properties shown. Sale or transfer of ownership requires a separate document to be recorded at the Register of Deeds office.



DAVEL ENGINEERING & ENVIRONMENTAL, INC.

ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors

Scott R. Andersen
Wisconsin Professional
Land Surveyor No. S-3169

Drafted by: scott

