



# 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=1YAdZUZnWh3KhsgvMS0hDje36lFfa.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 – 1<sup>st</sup> 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: Jessical 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 3<sup>rd</sup>'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 3<sup>rd</sup>'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 3<sup>rd</sup>'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 Dive)

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

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.



## 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	
1. Completed application (signed and/or authorized by the property owner) and fee (check payable to the Village of Little Chute) 2. Scaled site plan showing all existing and proposed structures, including setbacks from property lines 3. Floor plans, if applicable 4. Digital copy of the submittal emailed to <a href="mailto:jessica@littlechutewi.org">jessica@littlechutewi.org</a>	
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

Village of Little Chute  
108 W Main St.  
Little Chute, WI 54140

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

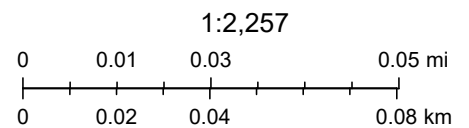


# Vicinity Map - Peeters Variance



10/7/2025, 3:33:42 PM

- |                             |                       |
|-----------------------------|-----------------------|
| Tax Parcel Information      | Plat Boundary Lines   |
| PLSS Sections               | Plat Boundary         |
| <b>Monuments</b>            | <b>Streets</b>        |
| Meander Monument            | LOCAL                 |
| <b>Display Parcel Lines</b> | STH                   |
| Meander Line                | <b>Highway Labels</b> |





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.









LANDSCAPE ARCHITECTURE  
DEVELOPMENT  
CONSTRUCTION  
AWARD WINNING DESIGN  
AND INSTALLATION

W2484 CTY RD KK  
APPLETON, WI 54915-9464  
PHONE 920-733-8223  
FAX 920-733-3262  
WWW.SCHMALZLANDSCAPING.COM

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and are the property of, Schmitz Custom Landscaping. None of these ideas, arrangements or plans shall be disclosed to any person, firm or contractor for any purpose without the written permission of Schmitz Custom Landscaping. In other dimensions on this plan shall have precedence over scaled dimensions.

DO NOT SCALE



Mr. & Mrs. Chuck & Kim Peeters  
310 Rainbow Lane  
Little Chute, WI 54901

DATE: 8/2025

REVISID: 9/25, 10/25, 11/25

PHONE NO.: 020-850-1611

EMAIL: [kimpeters02@gmail.com](mailto:kimpeters02@gmail.com)

DRAWN BY: 10-0

PCV

SHEET TITLE

[illegible]

landscape | art

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SHEET NO. 11

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## 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 Drive)

**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	
<ol style="list-style-type: none"> <li>1. Completed application (signed and/or authorized by the property owner) and fee (check payable to the Village of Little Chute)</li> <li>2. Scaled site plan showing all existing and proposed structures, including setbacks from property lines</li> <li>3. Floor plans, if applicable</li> <li>4. Digital copy of the submittal emailed to <a href="mailto:jessica@littlechutewi.org">jessica@littlechutewi.org</a></li> </ol>	
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.	
<b>Owner/Agent Signature:</b> Jeffrey J. Weber <div style="font-size: small; margin-top: 5px;">           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'         </div>	<b>Date:</b> 11/12/2025

Village of Little Chute  
108 W Main St.  
Little Chute, WI 54140

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



# Vicinity Map - Next Electric Sign Variance



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

Tax Parcel Information

Property Address

PLSS Sections

Plat Boundary Lines

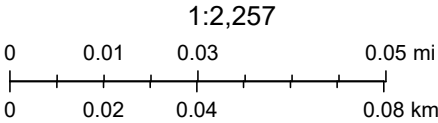
Plat Boundary

LOCAL

USH

RMP

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](mailto: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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WAYFINDING • BANNERS & DECALS • ADA SIGNS • CUSTOM FABRICATION • SERVICE & REPAIR •





ELECTRICAL | AUTOMATION | TECHNOLOGY

conceptual design package



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

CLIENT:	NEXT ELECTRIC
ADDRESS:	2301 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
  - PANTONE COLOR(S)

- HI-RES PHOTO(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
  - STANDARD VINYL

- PAINTED MATERIALS
  - PRINTED MEDIA

1	<div></div>	PAINTED: PMS 287 C
2	<div></div>	PAINTED: SATIN WHITE
3	<div></div>	COLOR CALL OUT
4	<div></div>	PREFINISHED: TRANSLUCENT WHITE LEXAN
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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
  - AVAILABLE AREA
  - FACE DETAILS
  - POLE DETAILS
  - OTHER:    ADDITIONAL SURVEY DETAILS HERE

- ON SITE COLOR MATCH
  - ELECTRICAL EXISTING
  - BEHIND WALL ACCESS
  - TRUCK ACCESS

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

X (MFG QUOTE)

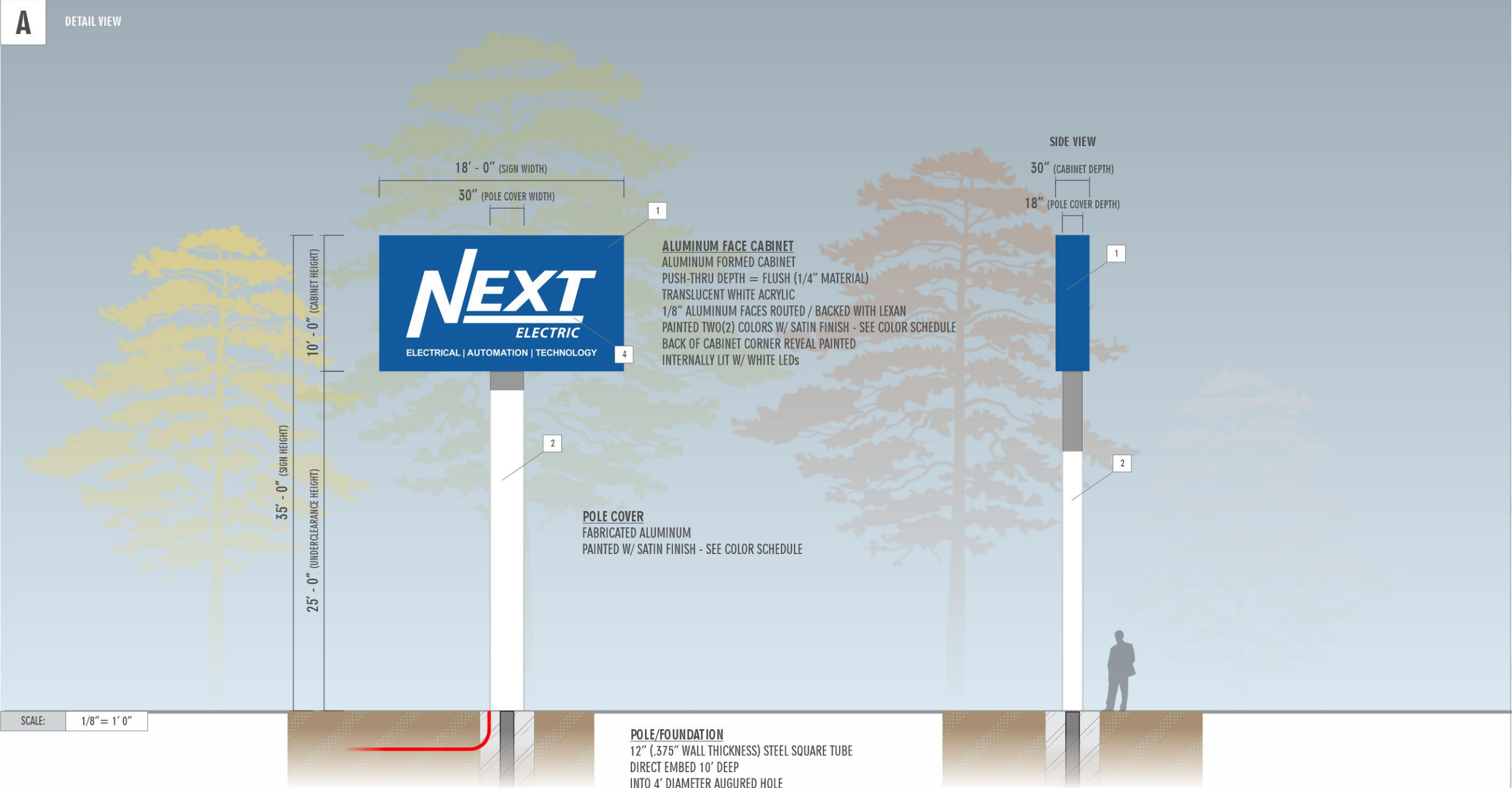
CLIENT APPROVAL

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
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PRODUCTION READY!  
DETAILS ARE CONFIRMED AND APPROVED




A	OPT. 6	MANUFACTURE AND INSTALL THE FOLLOWING: A. ONE(1) D/F, CUSTOM ILLUMINATED PYLON SIGN.
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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 SIGNS) VOIDS THE ORIGINAL WARRANTY. APPLETON 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.







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

DESIGN • BUILD • INSTALL • SERVICE

CLIENT:	NEXT ELECTRIC
ADDRESS:	2301 KELBE DR
CITY / STATE:	LITTLE CHUTE, WI
DATE:	05/12/2025
SALES:	JOSH TURKOW
DESIGNER:	DANE SCHUMACHER

PRODUCTION FILES REQUIRED?

X

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

X

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?

X

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

X

PROPOSED SIGN IS INTERNALLY ILLUMINATED - POWER TO SIGN IS REQUIRED

• 120v - 277v POWER SUPPLIES USED

XX TOTAL AMP DRAW OF SIGN ( 1 P/N POWER SUPPLIES + X YMC QUOTE )

CLIENT APPROVAL

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X

DATE:

CALCULATED SQUARE FOOTAGE:

NA

250422-03

PRODUCTION READY!

DETAILS ARE CONFIRMED AND APPROVED

A

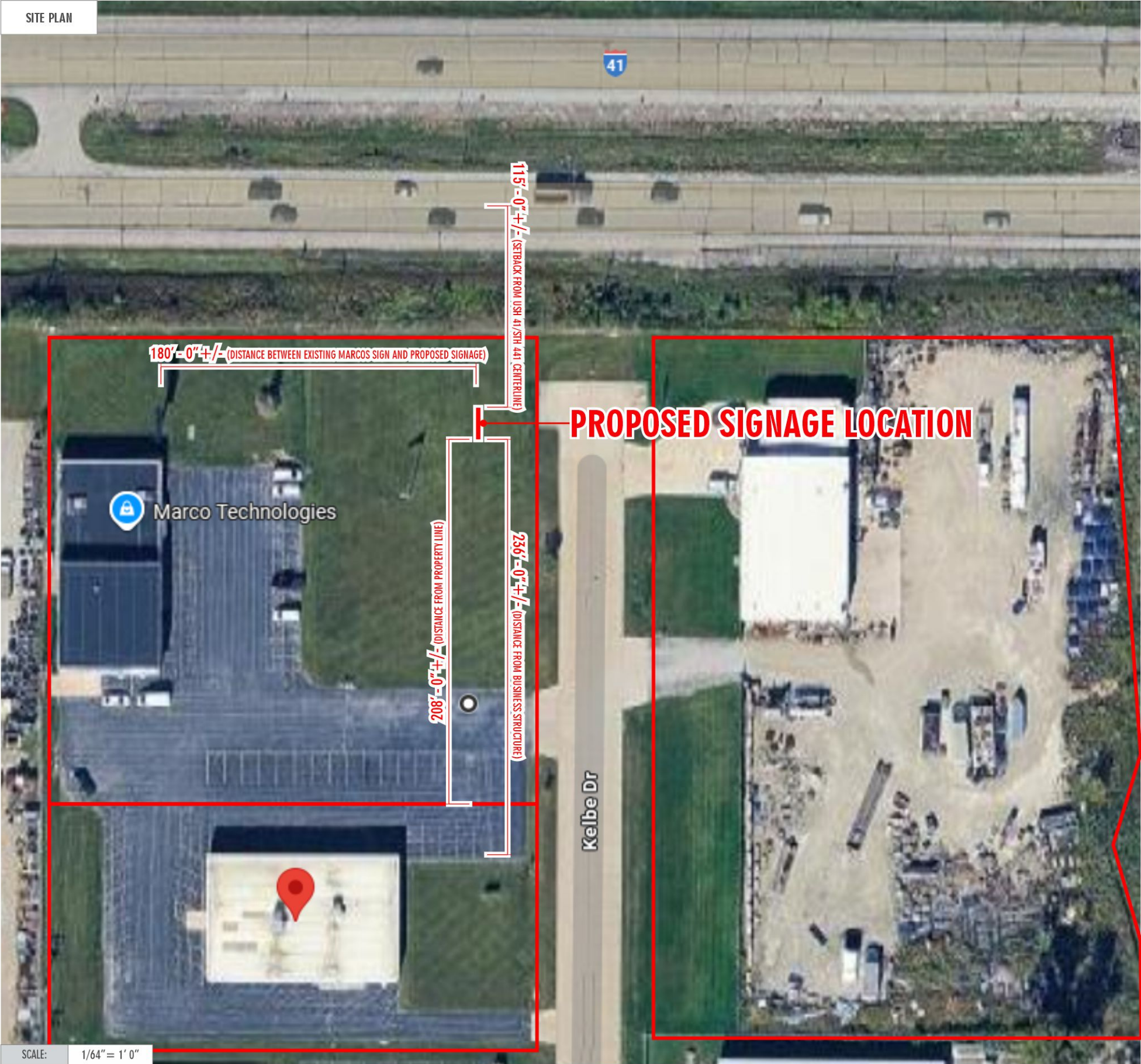
OPT. 6

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

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SCALE: 1/64" = 1' 0"

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

DESIGN • BUILD • INSTALL • SERVICE

CLIENT:	NEXT ELECTRIC
ADDRESS:	2301 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 - 277v POWER SUPPLIES USED
- ☒ TOTAL AMP DRAW OF SIGN ( 1 P/W POWER SUPPLIES ) + ☒ (M/C CIRCUIT)

CLIENT APPROVAL

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☒ DATE:

CALCULATED SQUARE FOOTAGE:  
**NA**

**250422-03**

PRODUCTION READY!  
DETAILS ARE CONFIRMED AND APPROVED

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

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## Item For Consideration Plan Commission

**Plan Commission Meeting Date:** 12/8/25

**Prepared On:** 12/2/25

**Agenda Item Topic:** 1<sup>st</sup> 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 1<sup>st</sup> 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	
1. Completed application form and fee (check made payable to Village of Little Chute) 2. 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 <a href="mailto:jessica@littlechutewi.org">jessica@littlechutewi.org</a> 3. One hard copy of the full submittal	
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: Scott R. Andersen, PLS S-3169 2025.11.14 13:03:13-06'00'	Date:

Village of Little Chute  
108 W Main St.  
Little Chute, WI 54140

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



# Vicinity Map - Hartzheim Storage Condominium Plat



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

□ Tax Parcel Information Streets

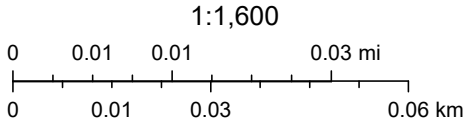
--- PLSS Sections

Plat Boundary Lines

--- Plat Boundary

— LOCAL

Highway Labels





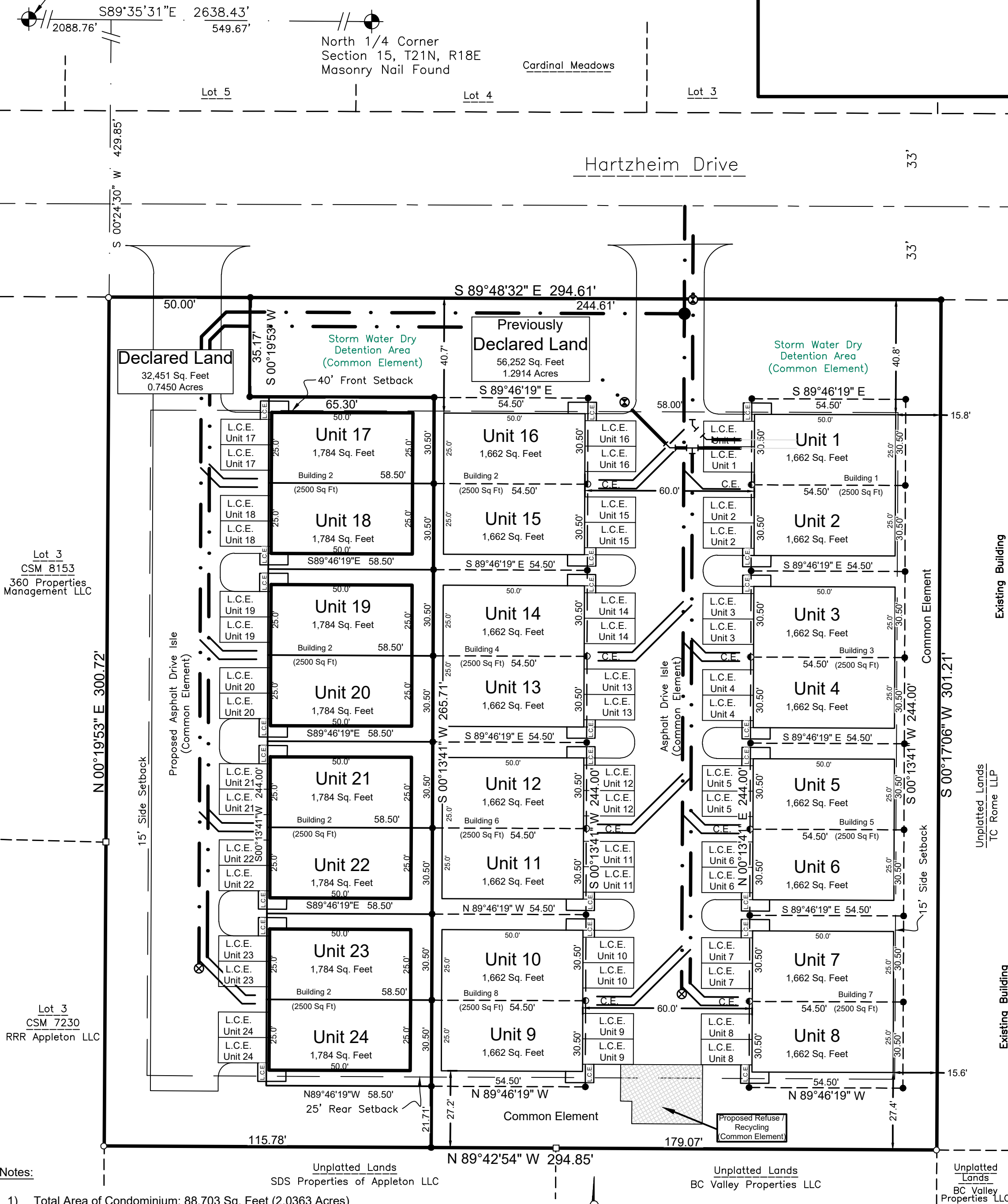
# 1st Addendum to Hartzheim Drive Storage Condominium

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

North 1/4 Corner  
Section 15, T21N, R18E  
Masonry Nail Found

Cardinal Meadows



## 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.

## LEGEND

- 3/4" x 18" Steel Rebar  
@ 1.50lbs/LF SET
- Masonry (PK) Nail SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- Government Corner

**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.**  
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

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

Drafted by: scott  
Sheet : 1 of 2

Nov 14, 2025 - 12:27 PM J:\Projects\5326hie\dwg\Civil 3D\5326condo1.dwg

# 1st Addendum to Hartzheim Drive Storage Condominium

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

Legal Description:  
Total Boundary

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, containing 88,703 Sq. Feet (2.0363 Acres) of land and further described as follows:

Commencing at the Northwest corner of Section 15; thence S89°35'31"E along the North line of the Northwest 1/4 of said Section 15, 2088.76 feet; thence S00°24'30"W, 429.85 feet to the northeast corner of Lot 3 of Certified Survey Map No. 8153 and to the south right of way line of Hartzheim Drive and to the point of beginning; thence S89°48'32"E along said right of way line, 294.61 feet to the west line of lands as described in Doc. 2116227 as recorded in the office of Outagamie County Register of Deeds; thence S00°17'06"W along said west line, 301.21 feet to the north line of lands as described in Doc. 2197519 as recorded in the office of Outagamie County Register of Deeds; thence N89°42'54"W along said north line and the north line of lands as described in Doc. 2110393 as recorded in the office of Outagamie County Register of Deeds, 294.85 feet to the east line of Lot 3 of Certified Survey Map No. 7230; thence N00°19'53"E along said east line and the east line of Lot 3 of Certified Survey Map No. 8153, 300.72 feet to the point of beginning. Described lands are subject to all easements, and restrictions of record.

Legal Description:  
Previously Declared Area

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, containing 56,252 Sq. Feet (1.2914 Acres) of land and further described as follows:

Commencing at the Northwest corner of Section 15; thence S89°35'31"E along the North line of the Northwest 1/4 of said Section 15, 2088.76 feet; thence S00°24'30"W, 429.85 feet to the northeast corner of Lot 3 of Certified Survey Map No. 8153 and to the south right of way line of Hartzheim Drive; thence S89°48'32"E along said right of way line, 50.00 feet and to the point of beginning; thence S89°48'32"E continuing along said right of way line, 244.61 feet to the west line of lands as described in Doc. 2116227 as recorded in the office of Outagamie County Register of Deeds; thence S00°17'06"W along said west line, 301.21 feet to the north line of lands as described in Doc. 2197519 as recorded in the office of Outagamie County Register of Deeds; thence N89°42'54"W along said north line and the north line of lands as described in Doc. 2110393 as recorded in the office of Outagamie County Register of Deeds, 179.07 feet; thence N00°13'41"E, 265.71 feet; thence N89°46'19"W, 65.30 feet; thence N00°19'53"E, 35.17 feet to the south right of way line of Hartzheim Drive and to the point of beginning. Described lands are subject to all easements, and restrictions of record.

Legal Description:  
Area Being Declared Area

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, containing 32,451 Sq. Feet (0.7450 Acres) of land and further described as follows:

Commencing at the Northwest corner of Section 15; thence S89°35'31"E along the North line of the Northwest 1/4 of said Section 15, 2088.76 feet; thence S00°24'30"W, 429.85 feet to the northeast corner of Lot 3 of Certified Survey Map No. 8153 and to the south right of way line of Hartzheim Drive and to the point of beginning; thence S89°48'32"E along said right of way line, 50.00 feet; thence S°00'19'53"W, 35.17 feet; thence S89°46'19"E, 65.30 feet; thence S00°13'41"W, 265.71 feet to the north line of lands as described in Doc. 2110393 as recorded in the office of Outagamie County Register of Deeds; thence N89°42'54"W along said north line, 115.78 feet to the east line of Lot 3 of Certified Survey Map No. 7230; thence N00°19'53"E along said east line and the east line of Lot 3 of Certified Survey Map No. 8153, 300.72 feet to the point of beginning. Described lands are subject to all easements, and restrictions of record.

Surveyors Certificate

I, Scott R. Andersen, Professional Land Surveyor, do hereby certify that this I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

This plat is a correct representation of the "1st Addendum to Hartzheim Drive Storage Condominium" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings contained in the plat.

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

\_\_\_\_\_  
Date

Owner's Certificate of Dedication

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

We do further certify this Condominium Plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Little Chute

In the presence of: CLAR Properties, LLC

\_\_\_\_\_  
Chuck Hietpas  
Managing Member

\_\_\_\_\_  
Date

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

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

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

Village Board Approval Certificate

Resolved, that this Condominium Plat in the Village of Little Chute, Outagamie County, CLAR Properties, LLC, the property owner, is hereby approved by the Village Board of the Village of Little Chute.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Date

Treasurers' Certificate

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

\_\_\_\_\_  
Village Treasurer

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Treasurer

\_\_\_\_\_  
Date

This Condominium Plat is contained wholly within the property described in the following recorded instruments:

Property owners of record:	Recording Information:	Parcel Number(s):
CLAR Properties, LLC	Doc. 2137385	26-0-1300-00



**DAVEL ENGINEERING &  
ENVIRONMENTAL, INC.**  
*Civil Engineers and Land Surveyors*

1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro