

Village of

Little Chute

AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, July 17, 2017

TIME: 6:00 p.m.

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

1. Approval of Minutes from the Plan Commission Meeting of June 12, 2017
2. Review/Recommendation—Van Handel CSM
3. Review/Recommendation—Wisconsin Wealth Management CSM
4. Unfinished Business
5. Items for Future Agenda
6. 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 July 13, 2017

MINUTES OF THE PLAN COMMISSION MEETING—JUNE 12, 2017

Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

Roll Call

PRESENT: President Vanden Berg
Larry Van Lankvelt
Bill Van Berkel
Brian Huiting
Todd Verboomen
Jeff Elrick
Richard Schevers

ALSO PRESENT: Community Development Director Jim Moes, Administrator Fenlon

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of May 8, 2017, 2017

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Minutes of May 8, 2017.

All Ayes—Motion Carried

Public Hearing—Variance Request for 739 Depot Street

Moved by Commissioner Van Berkel, seconded by Trustee Van Lankvelt to Enter Into the Public Hearing for the Variance Request for 739 Depot Street.

All Ayes—Motion Carried

Skip Smith of 739 Depot Street is requesting a variance to construct an addition on the rear of the home five feet from the North lot line. The property is located in an area zoned RC conventional single family district.

Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to Exit Public Hearing.

All Ayes—Motion Carried

Action—Request for 739 Depot Street

Moved by Commissioner Van Lankvelt, seconded by Trustee Van Berkel to Accept the Request for 739 Depot Street.

All Ayes—Motion Carried

Review/Recommendation—CSM for Steven and Joy First

The Plan Commission recommended approval of the CSM and also recommended a Resolution for a Release of Easement is recorded before the Village Board takes action on approving the CSM. The Resolution will be presented at the June 21, 2017 Board meeting and the CSM will be presented at the July 5, 2017 Board meeting.

Moved by Commissioner Huiting, seconded by Commissioner Verboomen Recommending Approval on the CSM for Steven and Joy First After a Resolution of Release of Easement is Adopted by the Village Board.

All Ayes—Motion Carried

Review/Recommendation—CSM for David Berghuis

Moved by Commissioner Van Berkel, seconded by Commissioner Huiting Recommending Approval of David Berguis CSM.

All Ayes—Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Huiting to Adjourn the Plan Commission Meeting at 6:16 p.m.

All Ayes— Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

ALL OF LOT 14, VILLAGE NORTH SUBDIVISION, LOCATED IN
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE
CHUTE, OUTAGAMIE COUNTY, WISCONSIN

30 15 0 30

BEARINGS ARE REFERENCED TO
THE RECORDED PLAT OF
VILLAGE NORTH SUBDIVISION.

SCALE - FEET

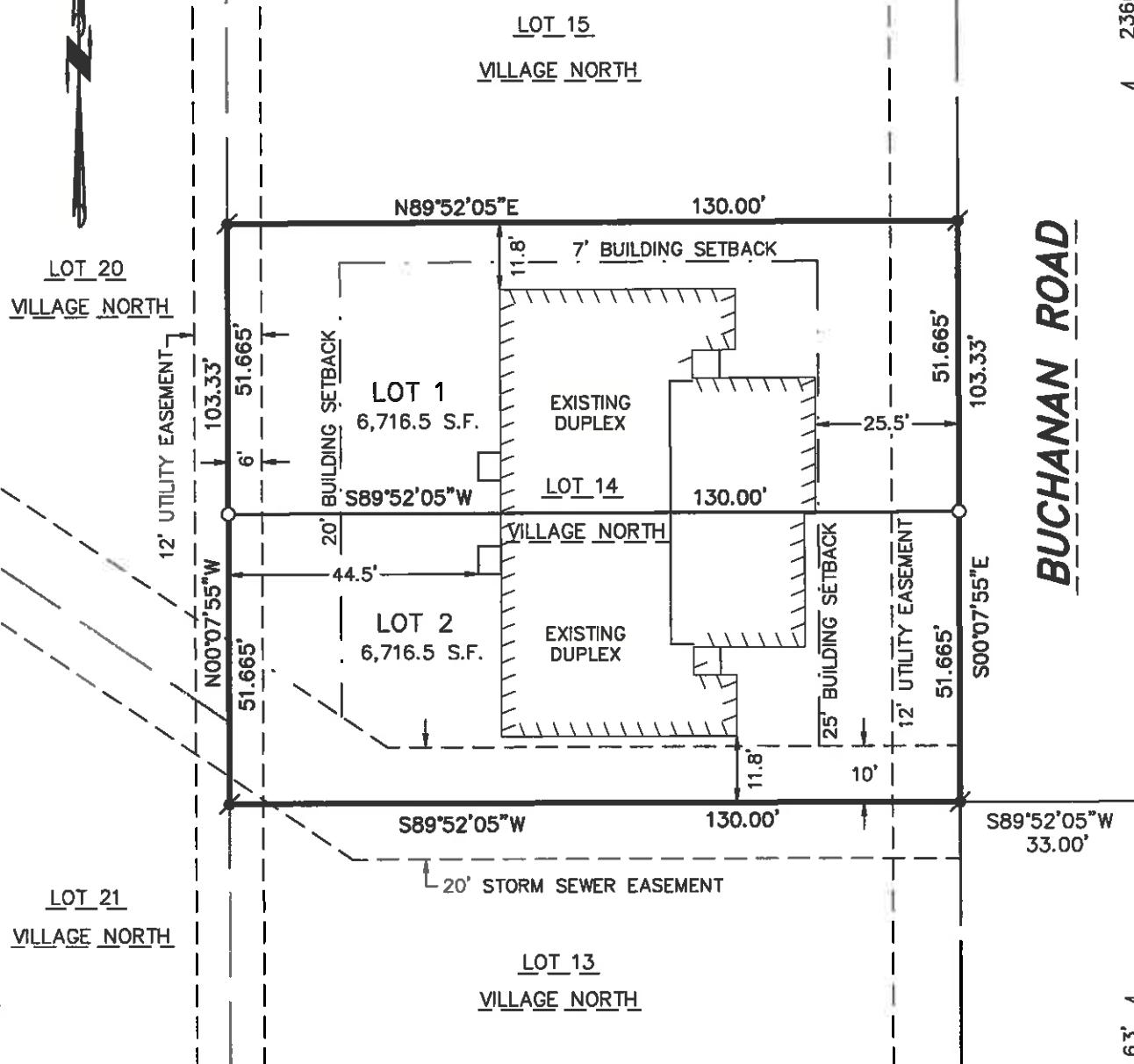
CENTER OF SECTION
SEC. 10-21-18
P.K. NAIL FOUND

BUCHANAN ROAD

EAST LINE OF THE SW 1/4
N0007'55"W 2645.05'

2366.42'

276.63'

**NOTE:**

WHEN ATTACHED DWELLINGS UNITS ARE
CREATED, MATTERS OF MUTUAL CONCERN TO
THE ADJACENT PROPERTY OWNERS, DUE TO
CONSTRUCTION, CATASTROPHE AND
MAINTENANCE, SHALL BE GUARDED AGAINST BY
PRIVATE COVENANTS AND DEED RESTRICTIONS
AND THE APPROVING AUTHORITIES SHALL NOT
BE HELD RESPONSIBLE FOR THE SAME.

SOUTH 1/4 CORNER
SEC. 10-21-18
RAILROAD SPIKE FOUND

FOR: -MIKE VAN HANDEL
-N2302 HOLLAND ROAD
-APPLETON, WI 54913
-PHONE: (920) 585-4710

McMAHON
ENGINEERS / ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

DRAFTED BY: COREY W. KALKOFEN

- - 3/4" x 24" ROUND IRON REBAR
WEIGHING 1.5 lbs./lineal ft. SET
- ✖ - 3/4" IRON REBAR FOUND
- - CERTIFIED LAND CORNER
OUTAGAMIE COUNTY

S.F. - SQUARE FEET

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 3

ALL OF LOT 14, VILLAGE NORTH SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped all of Lot 14, Village North Subdivision, located in the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 13,433 square feet (0.308 acres) of land.

That I have made this survey by the direction of the Owner(s) of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the Village of Little Chute Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20____.

David M. Schmalz, WI Professional Land Surveyor S-1284

CERTIFICATE OF TREASURERS

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

Village Finance Director Date
Teri Matheny

Authorized Signature, County Treasurer Date

Printed Name

NOTES:

- THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL ID No. 26-0-4497-00.
- THE PROPERTY OWNERS OF RECORD ARE MICHAEL E. & STACY L. VAN HANDEL.
- THIS CERTIFIED SURVEY MAP IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN DOCUMENT No. 2091858.

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 3

ALL OF LOT 14, VILLAGE NORTH SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE
CHUTE, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Michael E. & Stacy L. Van Handel, as Owners, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. We also hereby certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Village of Little Chute

Dated this _____ day of _____, 20____.

Michael E. Van Handel

Stacy L. Van Handel

State of Wisconsin)

)ss

County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

County,

My commission expires _____

VILLAGE BOARD APPROVAL

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the
Village Board on the _____ day of _____, 20____.

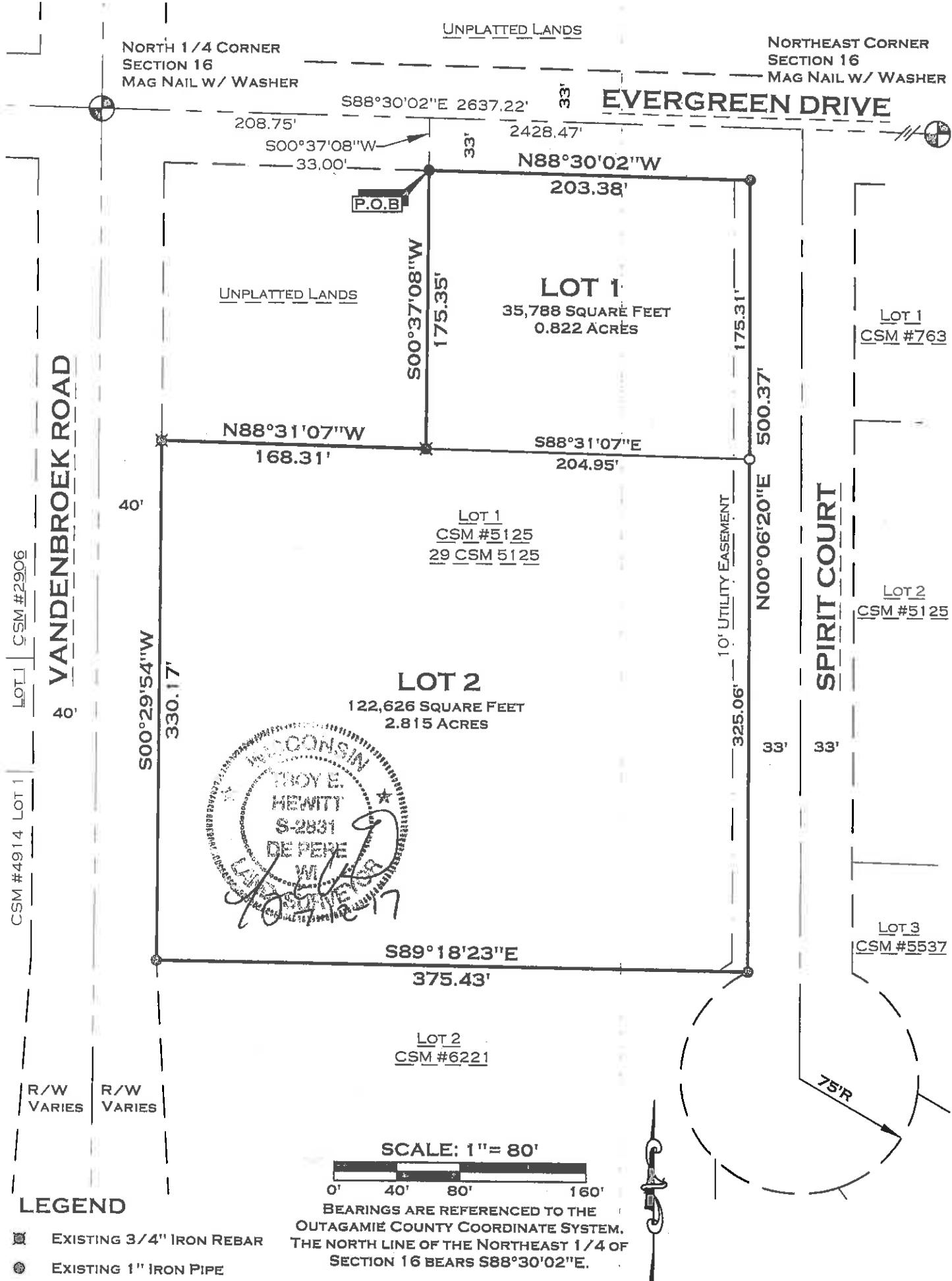
Village President
Mike Vanden Berg

Date

**Village Clerk
Laurie Decker**

Preliminary CERTIFIED SURVEY MAP

ALL OF LOT 1, VOLUME 29 OF CERTIFIED SURVEY MAPS, PAGE 5125, MAP NUMBER 5125, DOCUMENT NUMBER 1669924 BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, T21N-R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN



CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE:

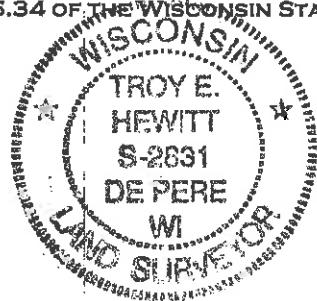
I, TROY E. HEWITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF THE OWNER LISTED HEREON, I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1, VOLUME 29 OF CERTIFIED SURVEY MAPS, PAGE 5125, MAP NUMBER 5125, DOCUMENT NUMBER 1669924 BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, T21N-R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 158,414 SQUARE FEET (3.637 ACRES) OF LAND MORE OR LESS.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS 12th DAY OF July, 2017.


TROY E. HEWITT PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.



PROPERTY NOTES:

1. THIS CSM IS ALL OF TAX PARCEL: 260 400501
2. THE PROPERTY OWNER OF RECORD IS: WISCONSIN WEALTH MANAGEMENT LLC
3. THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS: DOCUMENT No. 1672131

OWNER'S CERTIFICATE:

AS OWNER'S, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS 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

WISCONSIN WEALTH MANAGEMENT LLC DATE

PRINT NAME AND TITLE ABOVE

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT NAME) _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE:

APPROVED BY THE VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN BY THE VILLAGE BOARD ON THE _____ DAY OF _____, 2017.

MICHAEL VANDEN BERG, VILLAGE PRESIDENT

LAURIE DECKER, VILLAGE CLERK

