



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, October 8, 2018

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 September 10, 2018
 - 2. Public Hearing—511 Jackson Street
 - 3. Public Hearing—1419 Holland Road
 - 4. Public Hearing—701 East Lincoln Avenue
 - 5. Public Hearing—839 Moasis Drive
 - 6. Action—Variance Request for 511 Jackson Street
 - 7. Action—Conditional Use Request for 839 Moasis Drive
 - 8. Action—Conditional Use Request for 701 East Lincoln Avenue
 - 9. Action—Conditional Use Request for 1419 Holland Road
 - 10. Discussion/Recommendation—Zoning Change from RM - Residential Multi-family district and CH- Commercial Highway district to RC – Conventional single-family district and RT – Residential two-family district
 - 11. Review/Recommendation—Rezoning for Smith Pharmacy
 - 12. Recommendation—Little Chute North Estates

13. Unfinished Business

14. Items for Future Agenda

15. 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 September 26, 2018

MINUTES OF THE PLAN COMMISSION MEETING SEPTEMBER 10, 2018

Call to Order

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

Roll Call

PRESENT: Todd Verboomen
President Vanden Berg
Bill Van Berkel
Larry Van Lankvelt
Kent Taylor
Richard Schevers

ALSO PRESENT: Administrator Fenlon, Community Development Director Moes,
Dave Schmalz, McMahon

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of August 13, 2018

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to
Approve the Minutes of August 13, 2018*

All Ayes— Motion Carried

Recommendation—Commercial Horizons CSM

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to
recommend approval to the Village Board the Commercial Horizons CSM*

All Ayes— Motion Carried

Recommendation—Karen Drive CSM

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to
recommend approval to the Village Board the Karen Drive CSM*

All Ayes— Motion Carried

Recommendation—Altergott CSM

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to
recommend approval to the Village Board the Altergott CSM*

All Ayes— Motion Carried

Unfinished Business

None

Items for Future Agenda

Adjournment

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to
Adjourn the Plan Commission Meeting at 6:07 p.m.*

All Ayes— Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

VILLAGE OF LITTLE CHUTE
Notice of Public Hearing

Notice is hereby given that a Public Hearing will be held by the Plan Commission to consider request for variance from the Chapter 44-Zoning Ordinance, in the Village of Little Chute, Outagamie County, Wisconsin.

The request is for property located at: 511 Jackson Street
Owners/Applicants: Darian Novitski

Described as: 1987 AMENDMENT TO 1917 ASSESSORS PLAT LOT 6 BLK 19

Applicant requests a variance to reconstruct an existing *Nonconforming* driveway less than required distance of three feet from southern lot line. The property is located in area zoned RC conventional single family district.

Nonconforming uses means any structure, use of land, use of land and structure in combination or characteristic of use, such as yard requirement or lot size, which was existing at the time of the effective date of the ordinance from which this zoning chapter is derived or amendments thereto and which is not in conformance with this Zoning Code. Any such structure conforming in respect to use but not in respect to frontage, width, height, area, yard, parking, loading or distance requirements shall not be considered a nonconforming use, but shall be considered nonconforming with respect to those characteristics.

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.

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

DATE OF HEARING: October 8th, 2018
TIME OF HEARING: 6:00 P.M.
PLACE OF HEARING: Village Hall Board Room
 108 West Main Street Little Chute, WI 54140

Laurie Decker, Village Clerk

Run: September 22nd & 29th, 2018

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Village Clerk, 108 W. Main St., Little Chute, (920) 788-7380, at least 48 hours prior to the meeting so that arrangements can be made.



Village
of
Little Chute

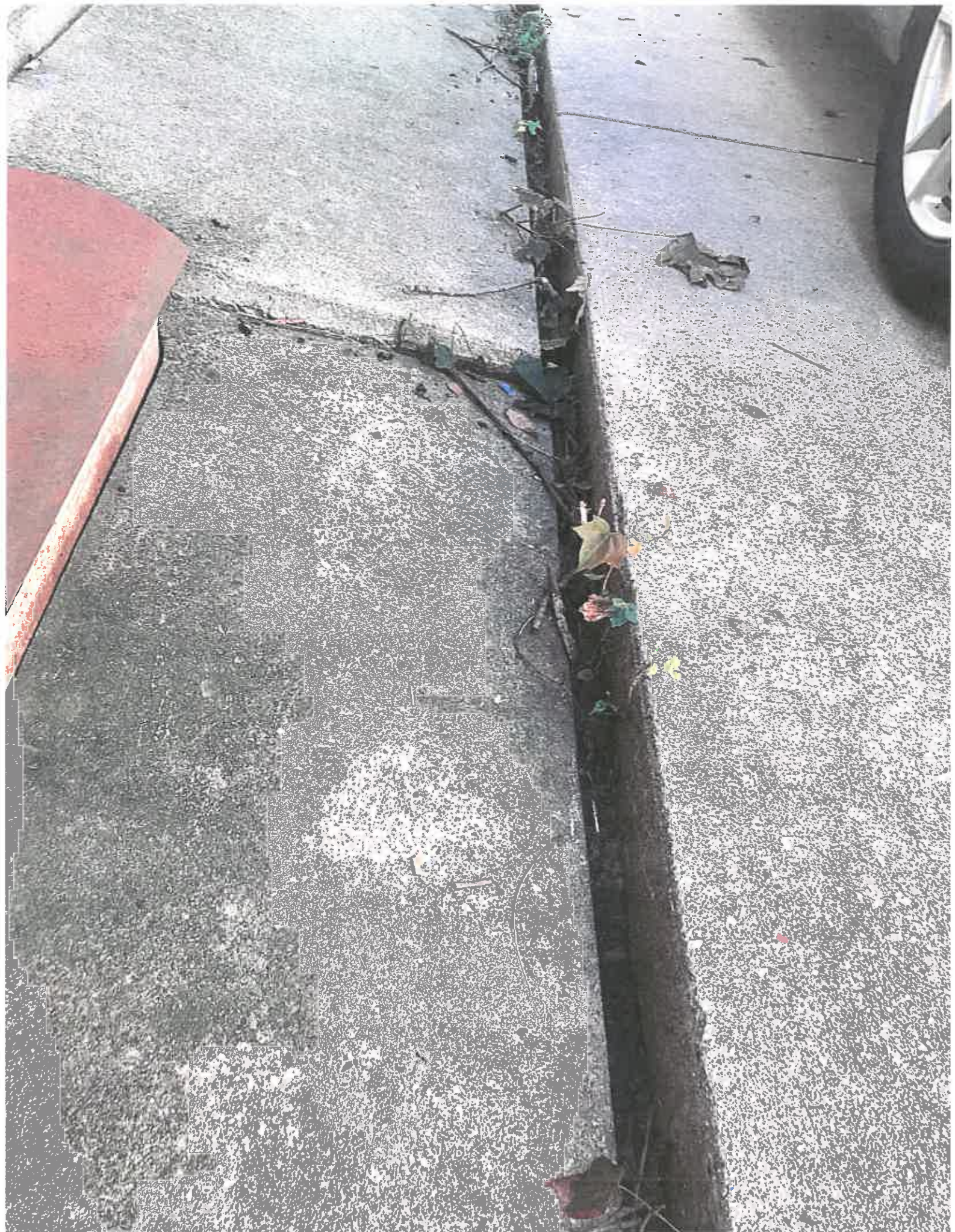


1 inch = 20 feet

Not a survey













APPLICATION FOR HEARING REQUEST FOR VARIANCE OF THE ZONING CODE

PROPERTY APPEAL SITE ADDRESS 511 Jackson St Little Chute WI 54140
APPLICANT Dariann Novitski
ADDRESS/ZIP 511 Jackson St TELEPHONE (920)621-3400
CITY/ZIP Little Chute FAX N/A
Email address dariann.novitski@gmail.com

Appellant named above, files herewith this application for variance from regulations of the zoning code.

Description of variance requested and reasons for appeal:

I would like to replace all concrete in my driveway
in one slab. This will stop the water from running
in to the basements ~~down~~ as well help prevent twisted
ankles etc. As it currently is I have water in my
basement after every rain fall & there are large gaps betw
slabs (pictures will show)

Attach any and all documentation to this application which applicant wishes to be reviewed at hearing.

Scale drawings of proposed and existing paving and structures showing all heights and setbacks from property lines as well as percentage of lot coverage MUST be included with application for variance.

Applicant or their representative **should** attend hearing to answer questions of the review board or commission.

Appellant herewith requests to fix a time for public hearing within as short a reasonable time as possible to give proper notice of such hearing as well as due notice to parties of interest.

I CERTIFY THAT THIS APPLICATION AND ANY ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE AND ACCURATE IN ACCORDANCE WITH ALL APPLICABLE CODES.

APPLICANT SIGNATURE Josie Novitski

DATE 8/20/18

NON REFUNDABLE, HEARING APPLICATION FEE of \$175.00 must accompany application at time of submittal.

Date received and Village person receiving application _____

- (a) **Time of Appeal.** Appeals shall be filed within thirty (30) days after the date of receipt of the written decision or order from which the appeal is taken by filing in duplicate a notice of appeal with the Village Clerk. The date of receipt of the decision shall not be counted in determining the time for filing of the appeal. Sundays and holidays shall be counted, except if the last day falls on a Saturday, Sunday or legal holiday, the time for filing shall be extended to the next secular day.
- (b) **Who May Appeal.** Appeals or applications to the Board may be made by:
 - (1) The owner, mortgagee, purchaser under a land contract, optionee or occupant under a written lease for one (1) year or more of the property for which relief is sought.
 - (2) Any officer (other than the Zoning Administrator), department, board or bureau affected by a decision or order of the Zoning Administrator.
 - (3) Any person aggrieved and whose use and enjoyment of property within the Village is directly and adversely affected by a decision or order of the Building Inspector, Zoning Administrator or the requested Board action.
- (c) **Appeal and Application Forms.** Every appeal or application shall be made upon forms furnished by the Village Clerk which have been approved by the Board of Appeals. A scale drawing shall accompany each form showing the location and size of the property, existing improvements, all abutting properties and improvements thereon and change or addition requested. The applicant or appellant shall provide all information requested on the form and any additional information requested in writing by the Chairperson or Secretary of the Board of Appeals which is necessary to inform the Board of the facts of the appeal. Failure to supply such information shall be grounds for dismissal of the appeal or application.
- (d) **Filing Appeal or Application.** The appellant or applicant shall file the required appeal form in duplicate with the Village Clerk. The Village Clerk shall deliver one (1) copy to the Zoning Administrator or other officer or body from whose decision an appeal is taken. Upon receipt of an appeal, the Zoning Administrator or other officer or body responsible for the original determination shall transmit to the Secretary of the Board of Appeals all notes or papers relating to the order or decision from which the appeal is being taken.
- (e) **Election to Have Appeal or Application Handled as a Contested Case.** The applicant or appellant may elect to have the appeal or application handled as a contested case. The appeal or application form shall explain that a contested case includes the right of all parties to cross-examine witnesses, to object to improper evidence and to have a record of the proceedings made by a court reporter or qualified stenographer or by tape recording. Election to have the matter treated as a contested case must be made in writing at the time of filing of the appeal or application.
- (f) **Fee.** All appeals and applications filed with the Village Clerk shall be accompanied by payment of a required fee of One Hundred Seventy-five Dollars (\$175.00). If the appellant or an applicant elects the contested-case method, he or she shall also pay the amount determined by the Board of Appeals to cover the additional administrative costs involved.
- (g) **Insufficient Notice.** No appeal or application shall be considered by the Board of Appeals unless it is made on the required form. Upon receipt of any communication purporting to be an appeal or application, the Village Clerk shall supply the applicant with the proper forms which must be filed within ten (10) days, in addition to the thirty (30) days specified in Subsection (a), in order to be considered by the Board of Appeals.

VARIANCE STANDARDS

State law sets three standards for granting a zoning variance. Applicants must provide evidence to the local board that their situation meets the standards. All three standards must be met in order for a variance to be granted.

- Unnecessary hardship
- Unique property feature
- Not contrary to public interest

1. Unnecessary Hardship

Application of the zoning ordinance to the site must cause unnecessary hardship. When does unnecessary hardship occur?

Unnecessary hardship may be present when the restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

No Self-Imposed Hardships The State Supreme Court also ruled that a hardship may not be self-imposed. An example of a self-imposed hardship would be someone who builds at a setback and later requests a variance for an addition within the setback area. Such a variance should be denied because the applicant created the hardship by building at the setback and restricting future building or expansion options.

Loss of Profit Not Hardship Loss of profit is not in itself an unnecessary hardship, nor is additional expense incurred to comply with zoning ordinances. For instance, limiting the number of units which can be built on a parcel may reduce potential profits but is not an unnecessary hardship.

Due to Regulations The hardship cannot be one that would have existed in the absence of the zoning ordinance. Some properties may not be buildable because of the physical nature of the property. For instance, if an entire parcel consists of land with a steep slope, or is entirely covered with wetlands, the property would not be suitable for development whether or not there was an ordinance regulating such development. In such extreme cases, the only reasonable use may be for open space uses.

2. Unique Property Limitations

Unique physical characteristics of the property prevent applicant from developing in compliance with the ordinance.

Physical Features Wetlands, topography and steep slopes are some characteristics which may limit use of a property.

Property Limitations – Not Applicant's Circumstances The property must qualify for the variance, not the situation of the applicant.

Violations/Previous Variances not Grounds for Variance Existing violations on other properties, or variances previously granted, are not grounds for a variance. Applications must be evaluated individually based on the variance standards.

Amend Zoning Ordinance Variances should not be granted for property features affecting many parcels in the same way. The proper remedy in such a situation is to amend the zoning ordinance.

3. Public Interest Protected

Granting of a variance must not harm the public interest.

Look to Ordinance Objectives Board members should look to the objectives statement in their local ordinance to determine what constitutes public interest.

Not Just Lack of Opposition The fact that there is no objection to a variance from neighbors or area residents does not necessarily mean a variance would not harm the public interest.

Minimum Relief Landowners who do qualify for a variance are to be granted only the minimum relief necessary for them to have reasonable use of their property. Boards also have the authority to impose conditions on a variance to protect the public interest. Examples of conditions for variances to shoreland standards include such as erosion control measures or vegetative screening.

Applicants must prove their situation meets all three of these standards. Zoning officials and zoning board members can ask applicants questions to help determine if the standards are met or if there is an alternative that would not require a variance.

Lindsay Wyngaard

8-21-18

507 Jackson St

Little Chute WI 54140

920-410-4112

Dariann Novitski at 511 Jackson St Little Chute has
my permission to replace her driveway



W

511 jackson hearing

**DARIANN J NOVITSKI
511 JACKSON ST
LITTLE CHUTE, WI 54140**

**LAVERNE VANLANKVELT (LE)
PAULINE VANLANKVELT ET AL
515 JACKSON ST
LITTLE CHUTE, WI 54140**

**LEONE C SMITH
JOSEPH P EITING
537 JACKSON ST
LITTLE CHUTE, WI 54140**

**LINDSAY A WYNGAARD
507 JACKSON ST
LITTLE CHUTE, WI 54140**

**KEVIN L WURZ
JESSICA L WURZ
316 E LINCOLN AV
LITTLE CHUTE, WI 54140**

**EDWARD M CARROLL
CAROL J CARROLL
404 E. LINCOLN
LITTLE CHUTE, WI 54140**

**BROZEWSKI PROPERTIES LLC
N3527 SCENIC LA
FREEDOM, WI 54913**

**BRITTANY M SCHMOLL
MATTHEW J SIMONSON
520 JACKSON ST
LITTLE CHUTE, WI 54140**

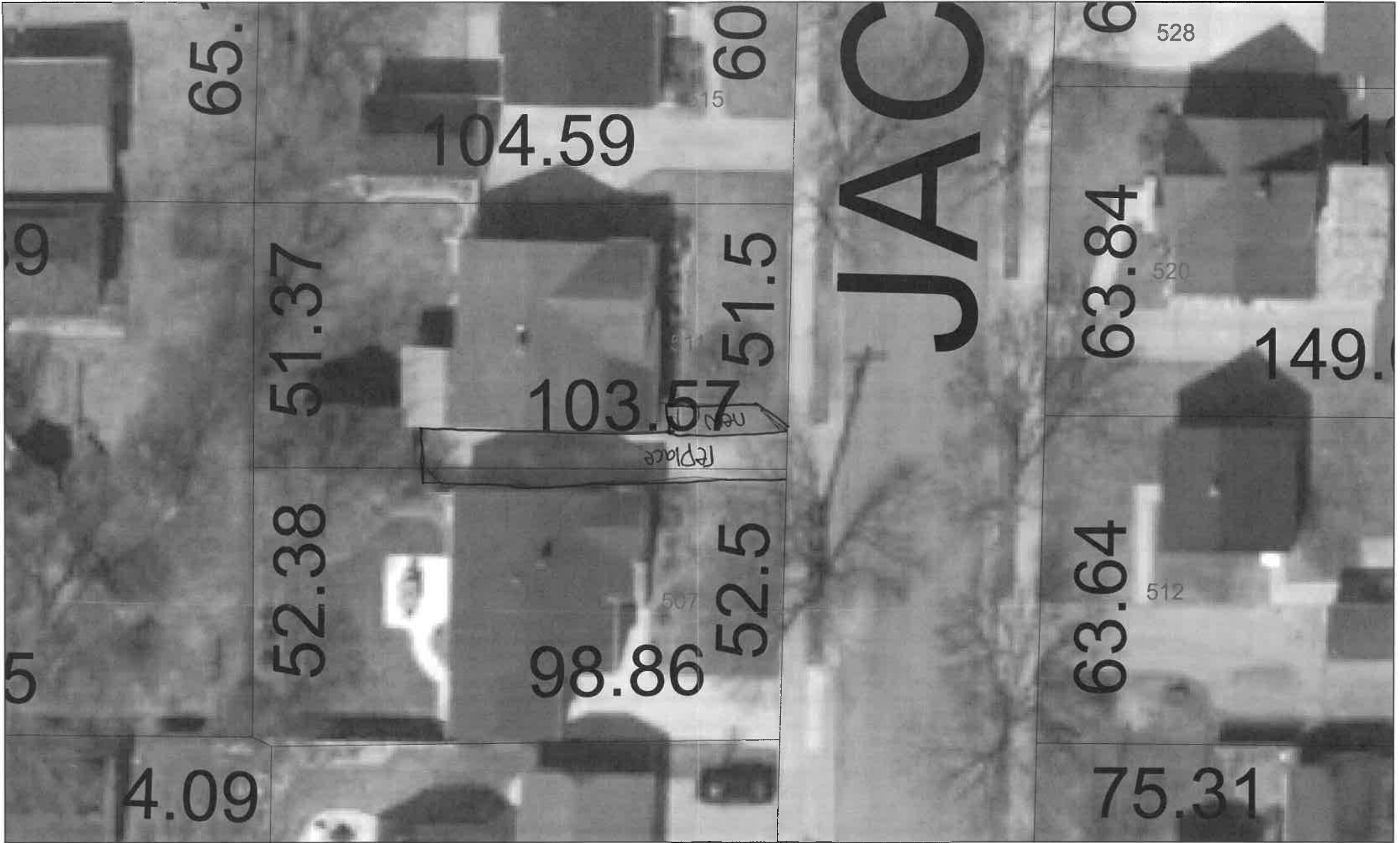
**TRACY L VANDERVELDEN
528 JACKSON ST
LITTLE CHUTE, WI 54140**

**ROBERT M NGOYI
528 WILSON ST
LITTLE CHUTE, WI 54140**

**JAMES & ALICE HAMMEN (LE)
ROSE BOGARD ET AL
522 WILSON ST
LITTLE CHUTE, WI 54140**

**KEITH W HINTZ
2201 N ELIZABETH ST
PUEBLO, CO 81003**

**CORY J BEHLING
504 WILSON ST
LITTLE CHUTE, WI 54140**



1 inch = 16 feet

VILLAGE OF LITTLE CHUTE

Not a survey



**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 October 8, 2018 at 6:15 p.m. by the Village Plan Commission, for consideration of the granting of conditional use under authority provided in Section 44 Village Code of Ordinance. Applicant requests a conditional use permit for operation of sanitary landfill. The property is currently zoned; ID Industrial District. The requested use is not among permitted principal uses in the ID industrial district, therefore the proposed use requires special exception permission of the Village.

Address: 1419 Holland Road

Description: Southern three fourths of Section 17 T21N R18E in the Village of Little Chute, Bounded by Interstate 41, Holland Road, County Hwy OO, and French Road.

Property Owner: Outagamie County

Applicant: Brian J. Van Straten, Dir. Outagamie County, Dept of Recycling & Solid Waste

DATE OF HEARING: October 8, 2018

TIME OF HEARING: 6:15 p.m.

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

Publish: September 29, 2018

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



Village
of
Little Chute



Not a survey



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

Application fee \$125.00

Date filed

9-11-18



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: Southern 3/4 of Section 17, Township 21N, Range 18E, Village of Little Chute

Legal Description: See attached Figure 1 for property boundary.

Current Zoning Classification: Recently annexed, zoning unknown

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

Operation of a sanitary landfill serving Outagamie, Brown, and Winnebago Counties. Activities
will include earthwork, soil stockpiling, landfill liner and cover construction, and disposal of
nonhazardous solid waste. See attached supplemental information.

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

The landfill expansion is necessary to meet the waste disposal needs of the residents and
businesses of Outagamie, Brown, and Winnebago Counties. The contiguous property has
been used historically for waste disposal facilities. The area for the Northwest Landfill
has been planned for development as additional landfill capacity since the 1980s.

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) Outagamie County Recycling & Solid Waste Department

Owner(s) Address 1419 Holland Road, Appleton, WI 54911

Phone Numbers (920) 832-1521

APPLICANT(S) Signature(s) _____

Date Signed _____

See attached additional information.

August 29, 2018

Village of Little Chute

RE: Additional Information for Conditional Use Permit Application for the Proposed Outagamie County Northwest Landfill

1. Background

Outagamie County is currently permitting a new landfill (Northwest Landfill) at its existing landfill facility in the location shown of Figure 1. A Feasibility Report is being prepared in accordance with chapter NR 500 of the Wisconsin Administrative Code (WAC). The landfill will serve as a replacement to the existing Northeast Area 6 Landfill (NELF) once it reaches its design capacity. A total of 3 separate licensed landfills currently exist on the property as shown on Drawing 1 (attached). The East and West Landfills are closed. The Northeast Area 6 Landfill (NELF) is active. The Northwest Landfill will serve as a replacement landfill when the NELF reaches capacity. The NELF currently serves as the regional landfill facility serving residents and businesses in Outagamie, Winnebago, Brown and Kewaunee Counties.

The Northwest Landfill will be developed over an approximate 15 year period beginning as early as 2023. The landfill will be constructed in phases over the 15 year. Filling will be consistent with the current operation of the NELF. Existing support buildings (office, scale, maintenance buildings, etc.) will be utilized during operation of the Northwest Landfill. The active area of the Northwest Landfill will be of similar size to current operation of the NELF.

The property area which the Northwest Landfill is proposed on was recently (2017) annexed by the Village of Little Chute. The Village of Little Chute requires a conditional use permit for the proposed landfill and ancillary features. This area has been planned for use as additional landfill development since the 1980s.

2. Property Survey

The Outagamie County Landfill property consists of the southern $\frac{3}{4}$ of Section 17, Township 21N, Range 18E, Village of Little Chute. The entire property is located within the Village of Little Chute. The property boundary is shown on Figures 1 (attached).

3. Proposed Development

The proposed Northwest Landfill will consist of approximately 80.7 acres and will accept nonhazardous solid waste. The landfill design will include but not be limited to composite (geomembrane/clay) liner and cover systems, a leachate collection system, a gas collection system and a surface water management system. The landfill

will be constructed, operated and monitored in accordance with chapter NR 500 of the WAC. Landfill development will be phased over a 12-15 year period and will be consistent with the development and operation of the existing NELF. The proposed final grades are shown on Drawing 1 (attached).

The proposed use is consistent with the existing use of the property.

4. Proposed Design

- a. Leachate Treatment – There are 3 existing landfills on the property. Leachate from the closed West Landfill is pumped via a forcemain to a City of Appleton sanitary manhole where it is routed to the City of Appleton's wastewater treatment plant for treatment.

Currently, leachate from the closed East Landfill and the active NELF is pumped to discharge points in the Village of Little Chute's sanitary sewer system along Holland Road. The leachate is routed to the Heart of the Valley wastewater treatment plant for treatment.

Outagamie County is negotiating with the City of Appleton to route all leachate from the East Landfill, along with all the leachate from the future NWLF to the City of Appleton wastewater treatment plant. The East Landfill leachate would be combined with the West Landfill leachate and transferred to the City of Appleton sanitary sewer using existing pipelines. A new forcemain will be designed for the NWLF.

Leachate from the NELF along with the miscellaneous wastewater from the existing landfill office, materials recovery facility and maintenance buildings will continue to be treated at the HOTV wastewater treatment plant.

- b. Watermain – Outagamie County has installed watermain and hydrants along the north, east and south perimeters of the East Landfill. No additional extensions are planned at this time.

5. Days & Hours of Operation

- The proposed Northwest Landfill will have the same operating hours as the existing NELF: Monday-Friday - 7:00 am to 3:30 pm (excluding holidays)
- Saturdays (winter) - 7:00 am to 11:00 am (excluding holidays)
- Saturdays (summer) - 7:00 am to 2:00 pm (excluding holidays)

6. Traffic Impacts

The proposed Northwest Landfill will serve as a replacement to the existing NELF. The anticipated traffic will be consistent with the current traffic flow at the facility. All vehicles hauling waste materials to the landfill for disposal are required to be properly covered.

7. Noise

The proposed Northwest Landfill is not expected to increase noise levels which currently exist at the site.

8. Odor

The proposed Northwest Landfill is not expected to increase odor levels which currently exist at the site. An extensive landfill gas collection system and treatment system will be installed in accordance with NR 500 of the WAC and the facility's air permit.

9. Litter/Site Screening

A litter control plan will be developed for the Northwest Landfill. The plan will be consistent with the one utilized for the active NELF. The plan consists of a combination of proactive and reactive measures to control and mitigate wind-blown debris. Active disposal areas will be confined to as small of an area as practical and covered on a daily basis. A 12'-15' high litter fence will be installed around the perimeter of the Northwest Landfill. In addition, temporary fencing and waste screens will be installed as needed.

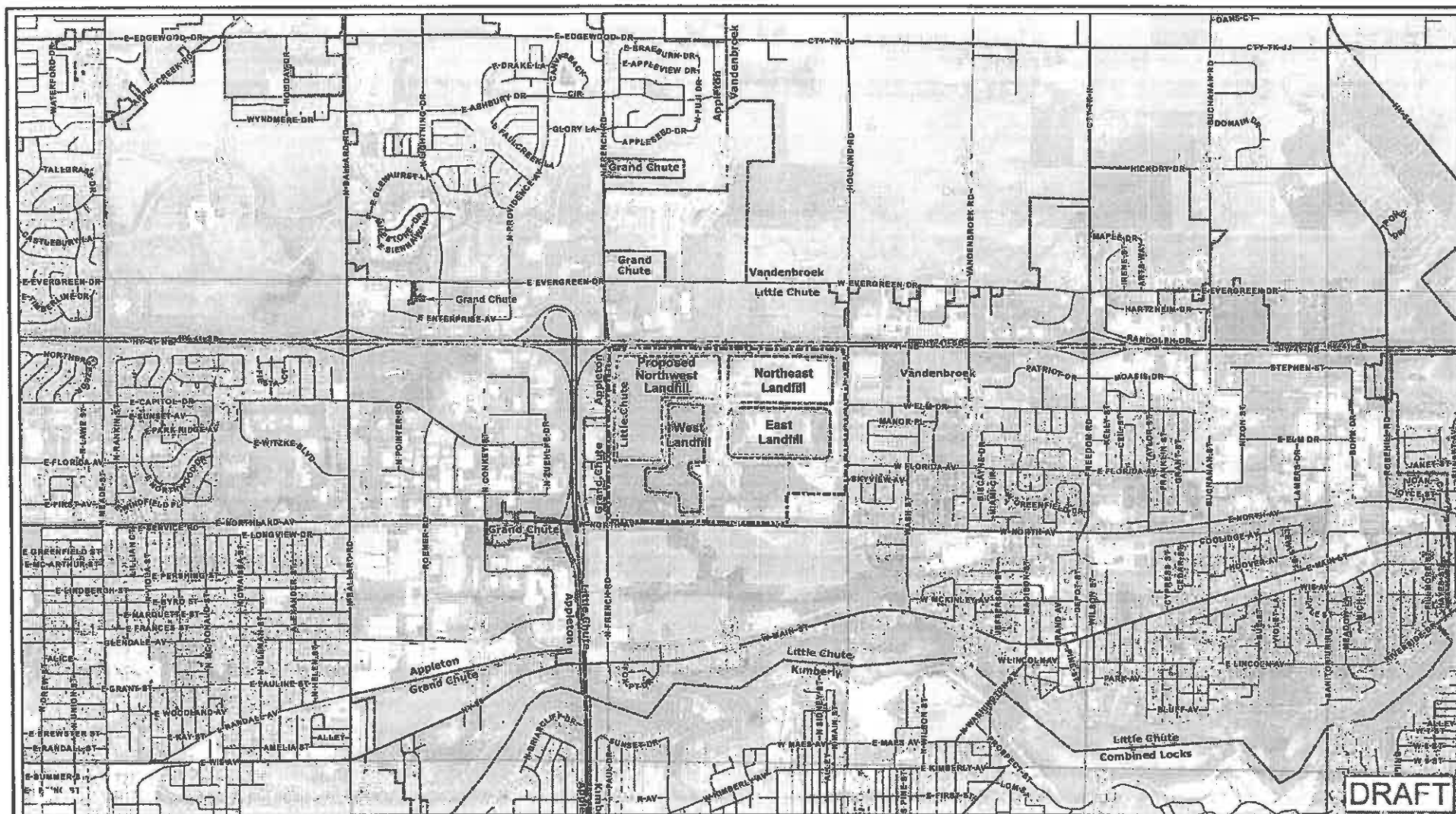
Screening will be provided by the existing screening berm adjacent to I-41. Waste core berms will be constructed when filling activities reach elevations above the screening berm. The core berms consist of 12-15' perimeter berms constructed of waste materials with cover placed on exterior slopes. Once constructed, filling activities will take place behind the berms. In addition, the east and south sides of the Northwest Landfill will be screened by the existing landfills.

10. Site Drainage

The proposed Northwest Landfill will be designed with a comprehensive stormwater management system in accordance with chapters NR 151 and NR 500 of the WAC. All stormwater runoff will be directed to on-site sedimentation ponds (Drawing 1). There are currently 2 sedimentations ponds on the property with an additional pond proposed as part of the design of the proposed Northwest Landfill.

11. Bird Control

Outagamie County is actively working with the United States Fish and Wildlife Service to address the issue of migratory birds congregating at the landfill. The control program includes harassment using both lethal and non-lethal methods. Methods include the use of pyrotechnics and propane canons. In addition, active areas are being maintained in as small of areas as practical and covered on a daily basis. The bird control plan will continue to be implemented for the operation of the Northwest Landfill



- NOTES:**
1. Air photo from Esri. Courtesy of the Microsoft Corporation and its data suppliers.
 2. Tax parcel, boundary and street data from Outagamie County Land Information.
 3. Horizontal coordinate system is NAD 1983 Outagamie County Coordinate System, units in feet.

LEGEND



Proposed Northwest Landfill Limits of Waste
Existing Landfill Limits
Outagamie County Landfill Property Boundary

Municipal Boundary
Tax Parcels
Section Boundary

Interstate Highway
State Highway
County Highway
Local Streets

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.



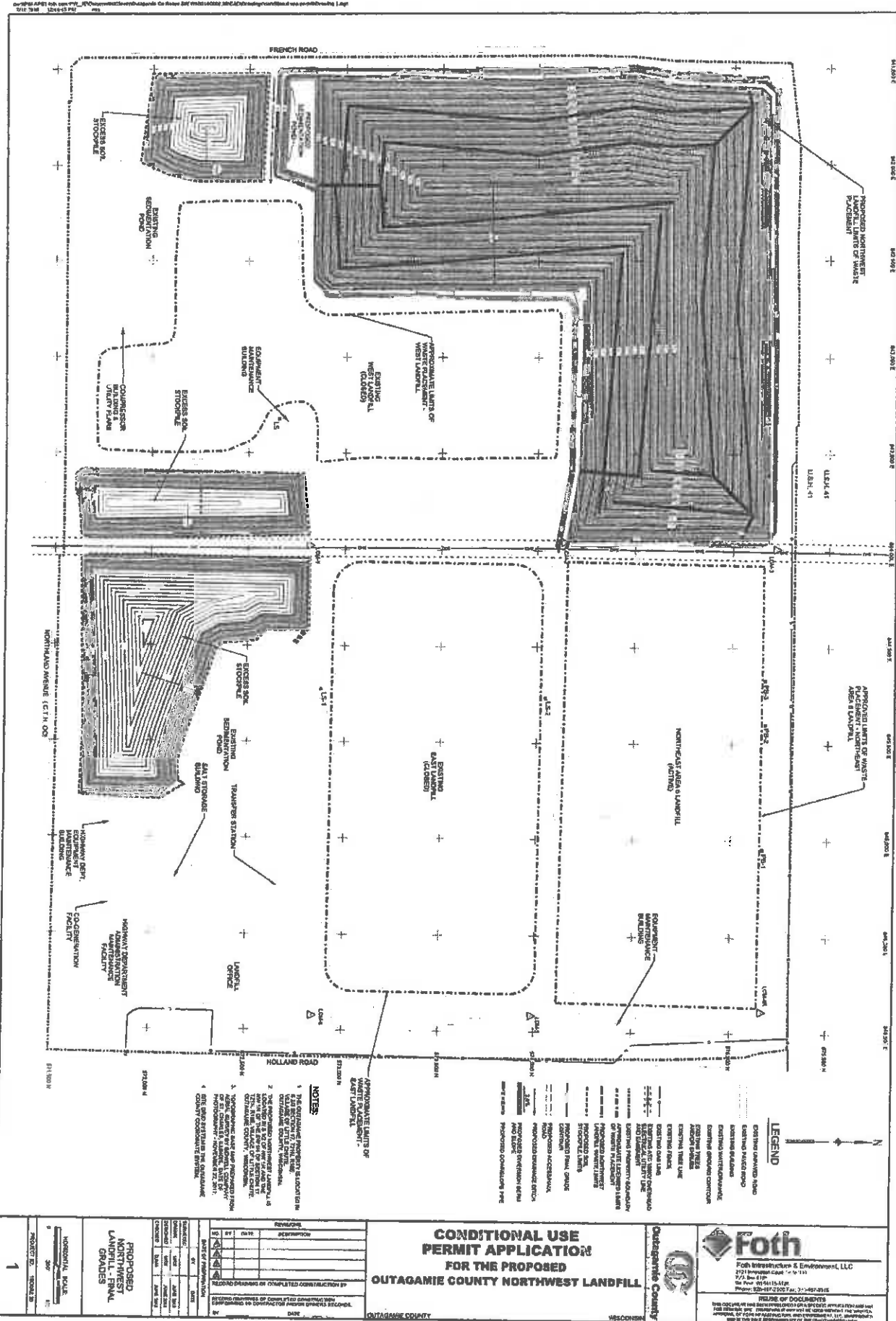
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CONDITIONAL USE PERMIT APPLICATION

FIGURE 1

**SITE LOCATION MAP
PROPOSED NORTHWEST LANDFILL**

Date: JULY 2018	Revision Date:
Drawn By: BJW1	Checked By: MRS
Project: 180002.30	



**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 October 8, 2018 at 6:30 p.m. by the Plan Commission, for consideration of the granting of conditional use under authority provided in Section 44 Village Code of Ordinance. Applicant requests a conditional use permit to operate a Tattoo Shop/Studio. The zoning regulations within the current District do not provide for the requested use under principle or special exception uses listed. The property is Zoned; RC-Residential Conventional Single-family District in the Village of Little Chute, Outagamie County, Wisconsin.

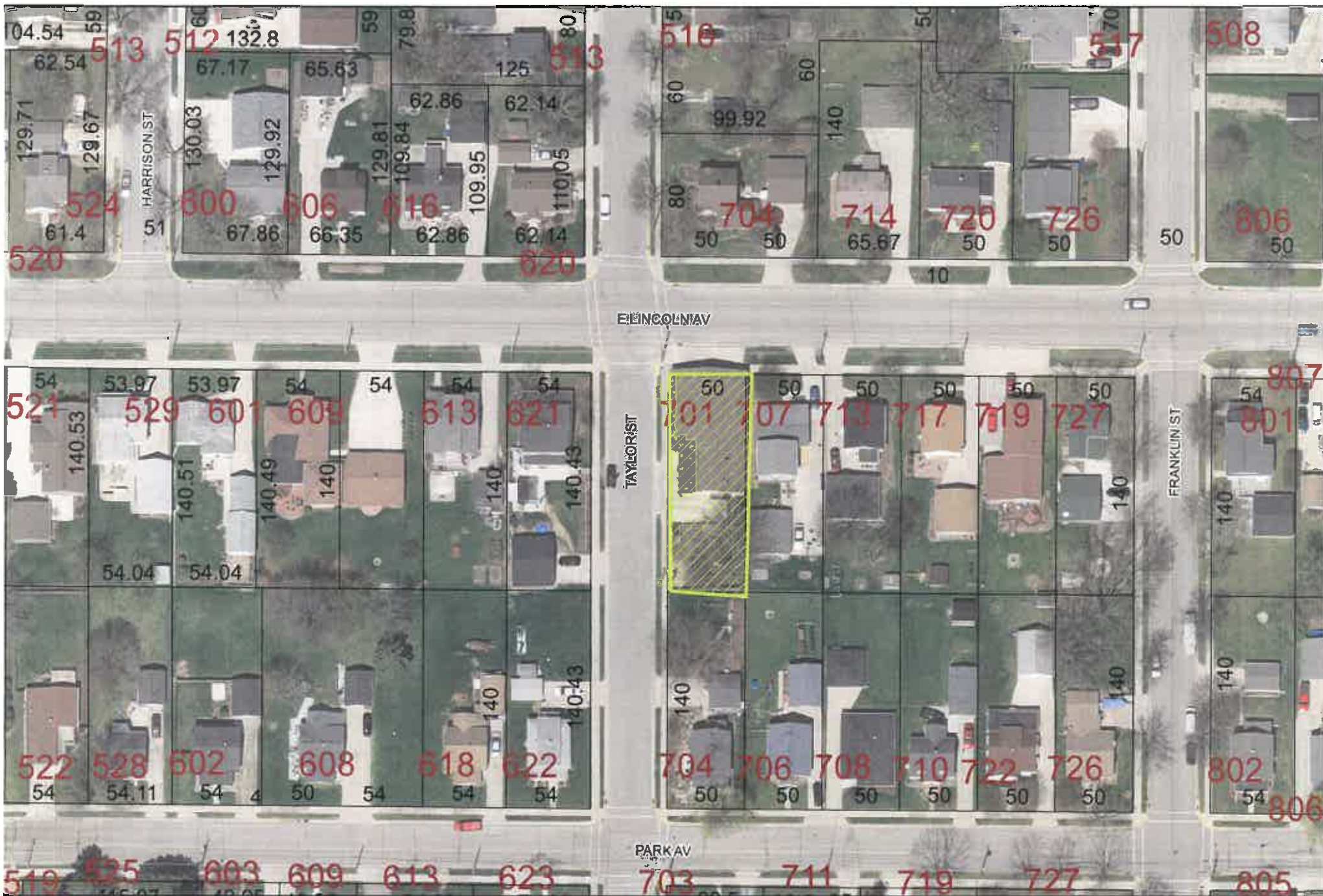
Address: 701 East Lincoln Avenue
Parcel # 260002000
Legal Description: Assessors Plat Lot 6 Block 2

Current Owner: Gary Konetzke
Applicants: Shad Bosmans and Bill Brugger

DATE OF HEARING: October 8th 2018
TIME OF HEARING: 6:30 p.m.
PLACE OF HEARING: Village Hall
Board Room
108 West Main Street
Little Chute, WI 54140

Publish: September 29th 2018

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



Village
of
Little Chute



1 inch = 80 feet

Not a survey



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

Application fee \$125.00

Date filed 9-17-18

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: 701 E Lincoln Ave.

Legal Description: Assessors Plat Lot 6 B/k 2

Current Zoning Classification: RC Residential Conventional

Petitioner(s) request permission be granted for the following conditional use(s): Tattoo Shop/studio

Petitioner(s) reason(s) for requesting the above described conditional use are as follows: We are looking to purchase the building and relocate our business to the location

Hours are Monday - Friday from noon til 8
weekends vary 12-8

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) Shad Bosmans / Bill Brugger

Owner(s) Address 132 E Main St. Little Chute WI 54140

Phone Numbers (920) 284-2889 (shad) (920) 450-7034

APPLICANT(S) Signature(s) [Signature]

Date Signed 9-18-18

Article IV: Conditional Uses

Sec. 44-113. Purpose.

The development and execution of this article is based upon the division of the village into districts, within which districts the use of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use of a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district provided that due consideration is given to location, development and operation of such uses. Such uses are classified as conditional uses.

Sec. 44-114. Authority of the plan commission and village board; requirements.

(a) The plan commission or village board may authorize the zoning administrator to issue a conditional use permit after review and public hearings. The village board shall have sole authority to approve conditional uses for multifamily developments whenever a conditional use permit is required. The village board shall prior to holding a public hearing on a conditional use, refer the requested use to the plan commission for review and recommendation. The plan commission may authorize all other conditional uses. Prior to authorization of the zoning administrator to issue a conditional use permit, the board or commission (whichever has jurisdiction), shall hold a public hearing to review the requested use and shall determine that such conditional use and involved structure are found to be in accordance with the purpose and intent of this chapter, and are further found not to be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community. The issuance of a conditional use permit shall specify the period of time for which effective, the name of the permittee, the location and legal description of the affected premises, permitted hours and days of operation if specified, and any other restrictions or regulations imposed so that the standard of this article may be complied with. Prior to the granting of a conditional use the board or the commission shall make findings based upon evidence presented that the standards herein prescribed are being complied with.

(b) Any development within 500 feet of the existing or proposed rights-of-way of freeways, expressways and within one-half mile of their existing or proposed interchange or turning lane rights-of-way shall be specifically reviewed by the highway agency that has jurisdiction over the traffic way. The plan commission or village board shall request such review and await the highway agency's recommendation for a period not to exceed 20 days before taking final action.

(c) Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the plan commission or village board upon its finding that these are necessary to fulfill the purpose and intent of this chapter.

(d) Compliance with all other provisions of this chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses.

Sec. 44-115. Initiation of conditional use.

Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest, and which is specifically enforceable in the land for which a conditional use is sought may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.

Sec. 44-116. Application.

(a) *Required application materials.* An application for a conditional use shall be filed in duplicate on a form prescribed by the village. Such applications shall be forwarded to the plan commission or village board on receipt by the zoning administrator. Such applications shall include where applicable:

(1) A statement, in writing, by applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in section 44-119.

(2) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all property owners of record within 100 feet.

(3) Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees and the zoning district within which the subject site lies.

(4) Plat of survey prepared by a registered land surveyor showing all of the information required for a building permit and existing and proposed landscaping.

(5) Additional information as may be required by the plan commission or village board or other boards, commissions or officers of the village. The village board may require such other information as may be necessary to determine and provide for an enforcement of this chapter, including:

a. A plan showing contours and soil types;

b. High-water mark and groundwater conditions;

c. Bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning;

d. Location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping;

e. Plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.

(6) Fee receipt in the amount of \$125.00.

(b) *Conditional use permits granted to applicant only.* All applications for conditional use permits shall be in writing and shall be signed by the real estate property owner. The conditional use permit, if and when granted, shall inure to the benefit of the real estate and any successor in title to ownership of that real estate.

(c) *Plans.* In order to secure information upon which to base its recommendation, the plan commission or village board, in making its determination, may require the applicant to furnish, in addition to the information required for a building permit, the following information:

(1) A plan of the area showing contours, soil types, high-water mark, groundwater conditions, bedrock, slope and vegetation cover;

(2) Location of buildings, parking areas, traffic access, driveways, walkways, open spaces, landscaping, lighting;

(3) Plans for buildings, sewage disposal facilities, water supply systems and arrangements of operations;

(4) Specifications for areas of proposed filling, grading, lagooning or dredging;

(5) Other pertinent information necessary to determine if the proposed use meets the requirements of this chapter.

Sec. 44-117. Hearing on application.

All requests for conditional uses shall be to the plan commission or the village board can, on its own motion, apply conditional uses when applications for rezoning come before it. Nothing in this chapter shall prohibit the village board, on its own motion, from referring the request for conditional use to the plan commission. Upon receipt of the application and statement referred to in section 44-116, the plan commission or village board shall hold a public hearing on each application for a conditional use at such time and place as shall be established by such commission or the village board. The hearing shall be conducted and a record of the proceedings shall be preserved in such a manner and according to such procedures, as the plan commission or village board shall, by rule, prescribe from time to time.

Sec. 44-118. Notice of hearing on application; approval by the plan commission or village board.

Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, the zoning administrator, members of the plan commission or village board, and the owners of record as listed in the office of the village assessor who are owners of property in whole or in part situated within 100 feet of the boundaries of the properties affected, said notice to be sent at least five days prior to the date of such public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application. The notification shall include the date and time that the matter will be discussed and acted upon by the commission or village board. The plan commission or village board shall hold said hearing not later than 60 days from the date that the conditional use petition has been presented to the village. The plan commission or village board may also mail copies of the application and notice of the plan commission or village board public hearing thereon to any other interested persons as determined from time to time by the plan commission or village board.

Sec. 44-119. Standards.

No application for a conditional use shall be granted by the plan commission or village board on appeal unless such commission or board shall find that the following conditions are present:

- (1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (5) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- (6) That the proposed use does not violate floodplain regulations governing the site.
- (7) That, when applying the above standards to any new construction of a building or an addition to an existing building, the plan commission or village board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.
- (8) That, in addition to passing upon a conditional use permit, the plan commission or village board shall also evaluate the effect of the proposed use upon the following:
 - a. The maintenance of safe and healthful conditions.
 - b. The prevention and control of water pollution including sedimentation.
 - c. The existing topographic and drainage features and vegetative cover on the site.
 - d. The location of the site with respect to floodplain and floodways of rivers and streams.
 - e. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 - f. The location of the site with respect to existing or future access roads.
 - g. The need of the proposed use for a shoreland location.
 - h. Its compatibility with uses on adjacent land.
 - i. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

Sec. 44-120. Approval or denial of conditional use permit.

- (a) *Plan commission or village board action.* The plan commission or village board may approve, disapprove, or approve subject to stipulated conditions and safeguards a request for a conditional use permit. If the plan commission or village board shall disapprove of an application, it shall state fully in its record its reasons for doing so. Such reasons shall take into account the factors stated in section 44-119 or such of them as may be applicable to the action of disapproval and the particular regulations relating to the conditional use requested, if any.
- (b) *Denial.* When the decision of denial of a conditional use application is made, the plan commission or village board shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons used in determining that each standard was not met.

Sec. 44-121. Appeals.

Any action of the plan commission or village board in granting or denying a conditional use permit may be appealed to the board of appeals, if a written request for an appeal is filed within ten days after the date of action in granting or denying the permit. Such request for appeal shall be signed by the applicant or by the owners of at least 20 percent of the land area immediately adjacent extending 100 feet therefrom or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land. The request shall be filed with the zoning administrator who shall submit it to the board of appeals at its next meeting, together with any documents and other data used by the plan commission or village board in reaching its decision. The board of appeals may consider the matter forthwith, refer the matter to a subsequent meeting or set a date for a public hearing thereon. In the event the board of appeals elects to hold a public hearing, notice thereof shall be given by mail to the known owners of the land immediately adjacent thereto and directly opposite any street frontage of the lot or parcel in question and by publication of a Class 1 notice in the official newspaper at least ten days before the date of the hearing. The board of appeals may either affirm or reverse in whole or in part the action of the plan commission or village board and may finally grant or deny the application for a conditional use permit.

Sec. 44-122. Conditions and guarantees.

The following provisions shall apply to all conditional uses:

(1) *Conditions.* Prior to the granting of any conditional use, the plan commission or village board may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in section 44-119. In all cases in which conditional uses are granted, the plan commission or village board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:

- a. Landscaping;
- b. Type of construction;
- c. Construction commencement and completion dates;
- d. Sureties;
- e. Lighting;
- f. Fencing;
- g. Operational control;
- h. Hours of operation;
- i. Traffic circulation;
- j. Deed restrictions;
- k. Access restrictions;
- l. Setbacks and yards;
- m. Type of shore cover;
- n. Specified sewage disposal and water supply systems;
- o. Planting screens;
- p. Piers and docks;
- q. Increased parking; or
- r. Any other requirements necessary to fulfill the purpose and intent of this chapter.

(2) *Site review.* In making their decisions, the plan commission or village board shall evaluate each application and may request assistance from any source, which can provide technical assistance. The commission or board may review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation/use.

(3) *Alteration of conditional use.* No alteration of a conditional use shall be permitted unless approved by the plan commission or village board.

(4) *Architectural treatment.* Proposed architectural treatment will be in general harmony with surrounding uses and the landscape. To this end, the plan commission or village board may require the use of certain general types of exterior construction materials and/or architectural treatment.

(5) *Sloped sites; unsuitable soils.* Where slopes exceed six percent and/or where a use is proposed to be located on areas indicated as having soils which are unsuitable or marginal for development, on-site soil tests and/or construction plans shall be provided which clearly indicate that the soil conditions are adequate to accommodate the development contemplated and/or that any inherent soil condition or slope problems will be overcome by special construction techniques. Such special construction might include, among other techniques, terracing, retaining walls, oversized foundations and footings, drain tile, etc.

(6) *Conditional uses to comply with other requirements.* Conditional uses shall comply with all other provisions of this chapter such as lot width and area, yards, height, parking and loading. No conditional use permit shall be granted where the proposed use is deemed to be inconsistent or conflicting with neighboring uses for reasons of smoke, dust, odors, noise, vibration, lighting, health hazards or possibility of accident.

Sec. 44-123. Validity of conditional use permit.

Where the plan commission or village board has approved or conditionally approved an application for a conditional use, such approval shall become null and void within 12 months of the date of the commission's or board's action unless the use is commenced, construction is underway or the current owner possess a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently prosecuted. Approximately 45 days prior to the automatic revocation of such permit, the zoning administrator shall notify the holder by certified mail of such revocation. The plan commission or village board may extend such permit for a period of 90 days for justifiable cause, if application is made to the village at least 30 days before the expiration of said permit.

Sec. 44-124. Complaints regarding conditional uses.

The plan commission or village board shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the zoning administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this Code. Upon written complaint by any citizen or official, the plan commission or village board shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in section 44-119, or a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in section 44-118. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The plan commission or village board may, in order to bring the subject conditional use into compliance with the standards set forth in section 44-119 or conditions previously imposed by the plan commission or village board modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. Additionally, the offending party may be subjected to a forfeiture as set forth in section 1-12. In the event that no reasonable modification of such conditional use can be made in order to ensure that standards in section 44-119(a) and (b) will be met, the plan commission or village board may revoke the subject conditional approval and direct the zoning administrator and the village attorney to seek elimination of the subject use. Following any such hearing, the decision of the plan commission or village board shall be furnished to the current owner of the conditional use, in writing, stating the reasons therefore. An appeal from a decision of the plan commission or village board under this section may be taken to the board of appeals.

701 EAST LINCOLN hearing

Applicant!! Tattoo artist

**GARY L KONETZKE
W5295 STATE PARK CT
APPLETON, WI 54915**

**DONALD G VANDENHOGEN
LINDA VANDENHOGEN
707 E LINCOLN AV
LITTLE CHUTE, WI 54140**

**JOSEPH R COENEN
BARBARA COENEN
713 E LINCOLN AV
LITTLE CHUTE, WI 54140**

**JONATHAN M TIMM
708 PARK AVE
LITTLE CHUTE, WI 54140**

**OWNER
706 PARK AV
LITTLE CHUTE, WI 54140**

**STEVEN G DEBUHR
704 PARK AV
LITTLE CHUTE, WI 54140**

**SHANNON L DIEDRICK
622 PARK AVENUE
LITTLE CHUTE, WI 54140**

**JEFFREY L ISON
JILL ISON
621 E LINCOLN AV
LITTLE CHUTE, WI 54140**

**JACOB S MENG
620 E LINCOLN AV
LITTLE CHUTE, WI 54140**

**DALE R SANDERFOOT
STEPHANIE A SANDERFOOT
704 E LINCOLN AV
LITTLE CHUTE, WI 54140**

**JTW ASSOCIATES LLC
1601 W MAIN ST
APPLETON, WI 54911**

**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 October 8, 2018 at 6:45 p.m. by the Plan Commission, for consideration of the granting of conditional use under authority provided in Section 44 Village Code of Ordinance. Applicant requests a conditional use permit to operate automobile service and sales. The zoning regulations within the current require a special exception approval under section 44 (d) (3) Automobile, boat, construction equipment and farm implement sales, service and repair and automobile filling stations. The property is Zoned; CH Commercial Highway District in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 839 Moasis Drive
Parcel # 260129702
Legal Description: CSM 1798 LOT 1

Current Owner: Little Chute Storage Center, LLC
Applicants: Roger Sabel and Jamie Seefeldt

DATE OF HEARING: October 8th 2018
TIME OF HEARING: 6:45 p.m.
PLACE OF HEARING: Village Hall
Board Room
108 West Main Street
Little Chute, WI 54140

Publish: September 29th 2018

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



Village
of
Little Chute

0 15 30 60 90 120 150 180 Feet

1 inch = 61 feet

****Not a survey****



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

Application fee \$125.00

Date filed 8-6-18 

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: 839 Moasis Drive 4B Little Chute

Legal Description: _____

Current Zoning Classification: CD Commercial Highway District

Petitioner(s) request permission be granted for the following conditional use(s): The Repair and sales of automobiles

Petitioner(s) reason(s) for requesting the above described conditional use are as follows: To provide repair services and auto sales to general public.

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) Roger Sabal

Owner(s) Address 1724 Franklin St. C.C.

Phone Numbers 920-788-5870

APPLICANT(S) Signature(s) 

Date Signed 7-31-18

Article IV: Conditional Uses

Sec. 44-113. Purpose.

The development and execution of this article is based upon the division of the village into districts, within which districts the use of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use of a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district provided that due consideration is given to location, development and operation of such uses. Such uses are classified as conditional uses.

Sec. 44-114. Authority of the plan commission and village board; requirements.

(a) The plan commission or village board may authorize the zoning administrator to issue a conditional use permit after review and public hearings. The village board shall have sole authority to approve conditional uses for multifamily developments whenever a conditional use permit is required. The village board shall prior to holding a public hearing on a conditional use, refer the requested use to the plan commission for review and recommendation. The plan commission may authorize all other conditional uses. Prior to authorization of the zoning administrator to issue a conditional use permit, the board or commission (whichever has jurisdiction), shall hold a public hearing to review the requested use and shall determine that such conditional use and involved structure are found to be in accordance with the purpose and intent of this chapter, and are further found not to be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community. The issuance of a conditional use permit shall specify the period of time for which effective, the name of the permittee, the location and legal description of the affected premises, permitted hours and days of operation if specified, and any other restrictions or regulations imposed so that the standard of this article may be complied with. Prior to the granting of a conditional use the board or the commission shall make findings based upon evidence presented that the standards herein prescribed are being complied with.

(b) Any development within 500 feet of the existing or proposed rights-of-way of freeways, expressways and within one-half mile of their existing or proposed interchange or turning lane rights-of-way shall be specifically reviewed by the highway agency that has jurisdiction over the traffic way. The plan commission or village board shall request such review and await the highway agency's recommendation for a period not to exceed 20 days before taking final action.

(c) Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the plan commission or village board upon its finding that these are necessary to fulfill the purpose and intent of this chapter.

(d) Compliance with all other provisions of this chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses.

Sec. 44-115. Initiation of conditional use.

Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest, and which is specifically enforceable in the land for which a conditional use is sought may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.

Sec. 44-116. Application.

(a) *Required application materials.* An application for a conditional use shall be filed in duplicate on a form prescribed by the village. Such applications shall be forwarded to the plan commission or village board on receipt by the zoning administrator. Such applications shall include where applicable:

(1) A statement, in writing, by applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in section 44-119.

(2) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all property owners of record within 100 feet.

(3) Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees and the zoning district within which the subject site lies.

(4) Plat of survey prepared by a registered land surveyor showing all of the information required for a building permit and existing and proposed landscaping.

(5) Additional information as may be required by the plan commission or village board or other boards, commissions or officers of the village. The village board may require such other information as may be necessary to determine and provide for an enforcement of this chapter, including:

a. A plan showing contours and soil types;

b. High-water mark and groundwater conditions;

c. Bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning;

d. Location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping;

e. Plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.

(6) Fee receipt in the amount of \$125.00.

(b) *Conditional use permits granted to applicant only.* All applications for conditional use permits shall be in writing and shall be signed by the real estate property owner. The conditional use permit, if and when granted, shall inure to the benefit of the real estate and any successor in title to ownership of that real estate.

(c) *Plans.* In order to secure information upon which to base its recommendation, the plan commission or village board, in making its determination, may require the applicant to furnish, in addition to the information required for a building permit, the following information:

(1) A plan of the area showing contours, soil types, high-water mark, groundwater conditions, bedrock, slope and vegetation cover;

(2) Location of buildings, parking areas, traffic access, driveways, walkways, open spaces, landscaping, lighting;

(3) Plans for buildings, sewage disposal facilities, water supply systems and arrangements of operations;

(4) Specifications for areas of proposed filling, grading, lagooning or dredging;

(5) Other pertinent information necessary to determine if the proposed use meets the requirements of this chapter.

Sec. 44-117. Hearing on application.

All requests for conditional uses shall be to the plan commission or the village board can, on its own motion, apply conditional uses when applications for rezoning come before it. Nothing in this chapter shall prohibit the village board, on its own motion, from referring the request for conditional use to the plan commission. Upon receipt of the application and statement referred to in section 44-116, the plan commission or village board shall hold a public hearing on each application for a conditional use at such time and place as shall be established by such commission or the village board. The hearing shall be conducted and a record of the proceedings shall be preserved in such a manner and according to such procedures, as the plan commission or village board shall, by rule, prescribe from time to time.

Sec. 44-118. Notice of hearing on application; approval by the plan commission or village board.

Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, the zoning administrator, members of the plan commission or village board, and the owners of record as listed in the office of the village assessor who are owners of property in whole or in part situated within 100 feet of the boundaries of the properties affected, said notice to be sent at least five days prior to the date of such public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application. The notification shall include the date and time that the matter will be discussed and acted upon by the commission or village board. The plan commission or village board shall hold said hearing not later than 60 days from the date that the conditional use petition has been presented to the village. The plan commission or village board may also mail copies of the application and notice of the plan commission or village board public hearing thereon to any other interested persons as determined from time to time by the plan commission or village board.

Sec. 44-119. Standards.

No application for a conditional use shall be granted by the plan commission or village board on appeal unless such commission or board shall find that the following conditions are present:

- (1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (5) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- (6) That the proposed use does not violate floodplain regulations governing the site.
- (7) That, when applying the above standards to any new construction of a building or an addition to an existing building, the plan commission or village board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.
- (8) That, in addition to passing upon a conditional use permit, the plan commission or village board shall also evaluate the effect of the proposed use upon the following:
 - a. The maintenance of safe and healthful conditions.
 - b. The prevention and control of water pollution including sedimentation.
 - c. The existing topographic and drainage features and vegetative cover on the site.
 - d. The location of the site with respect to floodplain and floodways of rivers and streams.
 - e. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 - f. The location of the site with respect to existing or future access roads.
 - g. The need of the proposed use for a shoreland location.
 - h. Its compatibility with uses on adjacent land.
 - i. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

Sec. 44-120. Approval or denial of conditional use permit.

- (a) *Plan commission or village board action.* The plan commission or village board may approve, disapprove, or approve subject to stipulated conditions and safeguards a request for a conditional use permit. If the plan commission or village board shall disapprove of an application, it shall state fully in its record its reasons for doing so. Such reasons shall take into account the factors stated in section 44-119 or such of them as may be applicable to the action of disapproval and the particular regulations relating to the conditional use requested, if any.
- (b) *Denial.* When the decision of denial of a conditional use application is made, the plan commission or village board shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons used in determining that each standard was not met.

Sec. 44-121. Appeals.

Any action of the plan commission or village board in granting or denying a conditional use permit may be appealed to the board of appeals, if a written request for an appeal is filed within ten days after the date of action in granting or denying the permit. Such request for appeal shall be signed by the applicant or by the owners of at least 20 percent of the land area immediately adjacent extending 100 feet therefrom or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land. The request shall be filed with the zoning administrator who shall submit it to the board of appeals at its next meeting, together with any documents and other data used by the plan commission or village board in reaching its decision. The board of appeals may consider the matter forthwith, refer the matter to a subsequent meeting or set a date for a public hearing thereon. In the event the board of appeals elects to hold a public hearing, notice thereof shall be given by mail to the known owners of the land immediately adjacent thereto and directly opposite any street frontage of the lot or parcel in question and by publication of a Class 1 notice in the official newspaper at least ten days before the date of the hearing. The board of appeals may either affirm or reverse in whole or in part the action of the plan commission or village board and may finally grant or deny the application for a conditional use permit.

Sec. 44-122. Conditions and guarantees.

The following provisions shall apply to all conditional uses:

(1) *Conditions.* Prior to the granting of any conditional use, the plan commission or village board may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in section 44-119. In all cases in which conditional uses are granted, the plan commission or village board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:

- a. Landscaping;
- b. Type of construction;
- c. Construction commencement and completion dates;
- d. Sureties;
- e. Lighting;
- f. Fencing;
- g. Operational control;
- h. Hours of operation;
- i. Traffic circulation;
- j. Deed restrictions;
- k. Access restrictions;
- l. Setbacks and yards;
- m. Type of shore cover;
- n. Specified sewage disposal and water supply systems;
- o. Planting screens;
- p. Piers and docks;
- q. Increased parking; or
- r. Any other requirements necessary to fulfill the purpose and intent of this chapter.

(2) *Site review.* In making their decisions, the plan commission or village board shall evaluate each application and may request assistance from any source, which can provide technical assistance. The commission or board may review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation/use.

(3) *Alteration of conditional use.* No alteration of a conditional use shall be permitted unless approved by the plan commission or village board.

(4) *Architectural treatment.* Proposed architectural treatment will be in general harmony with surrounding uses and the landscape. To this end, the plan commission or village board may require the use of certain general types of exterior construction materials and/or architectural treatment.

(5) *Sloped sites; unsuitable soils.* Where slopes exceed six percent and/or where a use is proposed to be located on areas indicated as having soils which are unsuitable or marginal for development, on-site soil tests and/or construction plans shall be provided which clearly indicate that the soil conditions are adequate to accommodate the development contemplated and/or that any inherent soil condition or slope problems will be overcome by special construction techniques. Such special construction might include, among other techniques, terracing, retaining walls, oversized foundations and footings, drain tile, etc.

(6) *Conditional uses to comply with other requirements.* Conditional uses shall comply with all other provisions of this chapter such as lot width and area, yards, height, parking and loading. No conditional use permit shall be granted where the proposed use is deemed to be inconsistent or conflicting with neighboring uses for reasons of smoke, dust, odors, noise, vibration, lighting, health hazards or possibility of accident.

Sec. 44-123. Validity of conditional use permit.

Where the plan commission or village board has approved or conditionally approved an application for a conditional use, such approval shall become null and void within 12 months of the date of the commission's or board's action unless the use is commenced, construction is underway or the current owner possess a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently persecuted. Approximately 45 days prior to the automatic revocation of such permit, the zoning administrator shall notify the holder by certified mail of such revocation. The plan commission or village board may extend such permit for a period of 90 days for justifiable cause, if application is made to the village at least 30 days before the expiration of said permit.

Sec. 44-124. Complaints regarding conditional uses.

The plan commission or village board shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the zoning administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this Code. Upon written complaint by any citizen or official, the plan commission or village board shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in section 44-119, or a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in section 44-118. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The plan commission or village board may, in order to bring the subject conditional use into compliance with the standards set forth in section 44-119 or conditions previously imposed by the plan commission or village board modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. Additionally, the offending party may be subjected to a forfeiture as set forth in section 1-12. In the event that no reasonable modification of such conditional use can be made in order to ensure that standards in section 44-119(a) and (b) will be met, the plan commission or village board may revoke the subject conditional approval and direct the zoning administrator and the village attorney to seek elimination of the subject use. Following any such hearing, the decision of the plan commission or village board shall be furnished to the current owner of the conditional use, in writing, stating the reasons therefore. An appeal from a decision of the plan commission or village board under this section may be taken to the board of appeals.

VILLAGE OF LITTLE CHUTE
APPLICATION FOR ZONING OCCUPANCY PERMIT

SITE ADDRESS 839 Moasis Dr. #B-4 Little Chute WI 54146

LEGAL DESCRIPTION Little Chute Storage Center L.L.C.

PROPERTY OWNER(S) Roger Sabiel

ADDRESS/ZIP 1724 Franklin St. TELEPHONE 920-788-5870

CITY/ZIP Little Chute WI 54140 FAX _____

OCCUPANT/APPLICANT(S) Jamey L. Seefeldt

BUSINESS/CORPORATION NAME (IF APPLICABLE) YB Auto Service

ADDRESS 706 Highview Lane TELEPHONE 820-285-6321

CITY/ZIP Kimberly WI 54136 FAX _____

DESCRIBE IN DETAIL ALL EXISTING USES AND OF ADDITIONAL USES BEING PROPOSED FOR THIS LOCATION
APPLICANT MAY INCLUDE ANY ATTACHMENTS SUCH AS MAPS, DRAWINGS, PLANS, LEASE DOCUMENTS, ETC.
~~COMPLETE DETAILS OF ALL USES MUST BE INCLUDED, OMISSIONS SHALL BE CAUSE FOR DENIAL OR REVOCATION.~~

To perform Automobile Service and sales (NO painting)
All business will be conducted inside of building

DESCRIBE ALL HOURS OF OPERATION FOR EXISTING AND PROPOSED COMMERCIAL NON-RESIDENTIAL USES

9am - 5pm Monday - Saturday

ZONING DISTRICT CH - Commercial Highway LOT SIZE _____

OF STORIES 1 BASEMENT YES NO BUILDING HEIGHT _____ FLOOR AREA 32x40

TOTAL # OF EMPLOYEES PROPOSED (IF APPLICABLE) 1 NUMBER OF ON SITE PARKING STALLS 2

IMPERVIOUS SURFACE COVERAGE SQ. FT. (TOTAL OF PAVING, BUILDINGS, GRAVEL, ETC.) _____

I CERTIFY THAT THIS APPLICATION AND ANY ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE,
COMPLETE IN ACCORDANCE WITH ALL APPLICABLE CODES.

APPLICANT SIGNATURE [Signature] DATE 7.12.18

OWNER SIGNATURE [Signature] DATE 7.13.18

OCCUPANCY APPROVED BY _____ DATE 1.1

OCCUPANCY DENIED BY _____ DATE 1.1

LITTLE CHUTE STORAGE LLC

1724 FRANKLIN ST

LITTLE CHUTE, WI 54140

STEVEN D VANHANDEL

1001 MOASIS DR

LITTLE CHUTE, WI 54140

MILLER MASONRY INC

PO BOX 6

LITTLE CHUTE, WI 54140

GOLDEN VALLEY REAL ESTATE LLC

233 PETERLYNN DR

WRIGHTSTOWN, WI 54180

T&W PROPERTIES LLC

1840 HOMESTEAD CT

LITTLE CHUTE, WI 54140

**VILLAGE OF LITTLE CHUTE
VILLAGE BOARD
NOTICE OF PUBLIC HEARING
ZONING CHANGE REQUEST**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held for a request of zoning change from RM - Residential Multi-family District and CH – Commercial Highway District to RC - conventional single-family district and RT - Residential Two-family District certain property in the Village of Little Chute, Outagamie County, Wisconsin.

Parcel #260451903

More particularly described as follows to wit:

Lot 2, CSM 7261

Proposed plat: Little Chute North Estates

Applicants: Keith Gonnering, Leroy Vanasten

A copy of the proposed Zoning Map Exhibits may be seen at the Administrative Office at the Village Hall.

DATE OF HEARING: October 17, 2018

TIME OF HEARING: 6:00 p.m.

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

Laurie Decker
Village Clerk

Publish: October 3rd and 10th, 2018

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

ADJOINING OWNERS

HICKORY DRIVE HOLDINGS LLC
8801 RIVER CROSSING BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

VANHANDEL, GREGORY J
N1974 COUNTY RD N
APPLETON, WI 54915

GRACYALNY, DAVID L
W2344 HICKORY DR
KAUKAUNA, WI 54130

CALMES, HENRY J
W155 HUCKLEBERRY COURT
GILLET, WI 54124

JAHNKE, RANDALL J
N7555 LOWER CLIFF RD
SHERWOOD, WI 54169

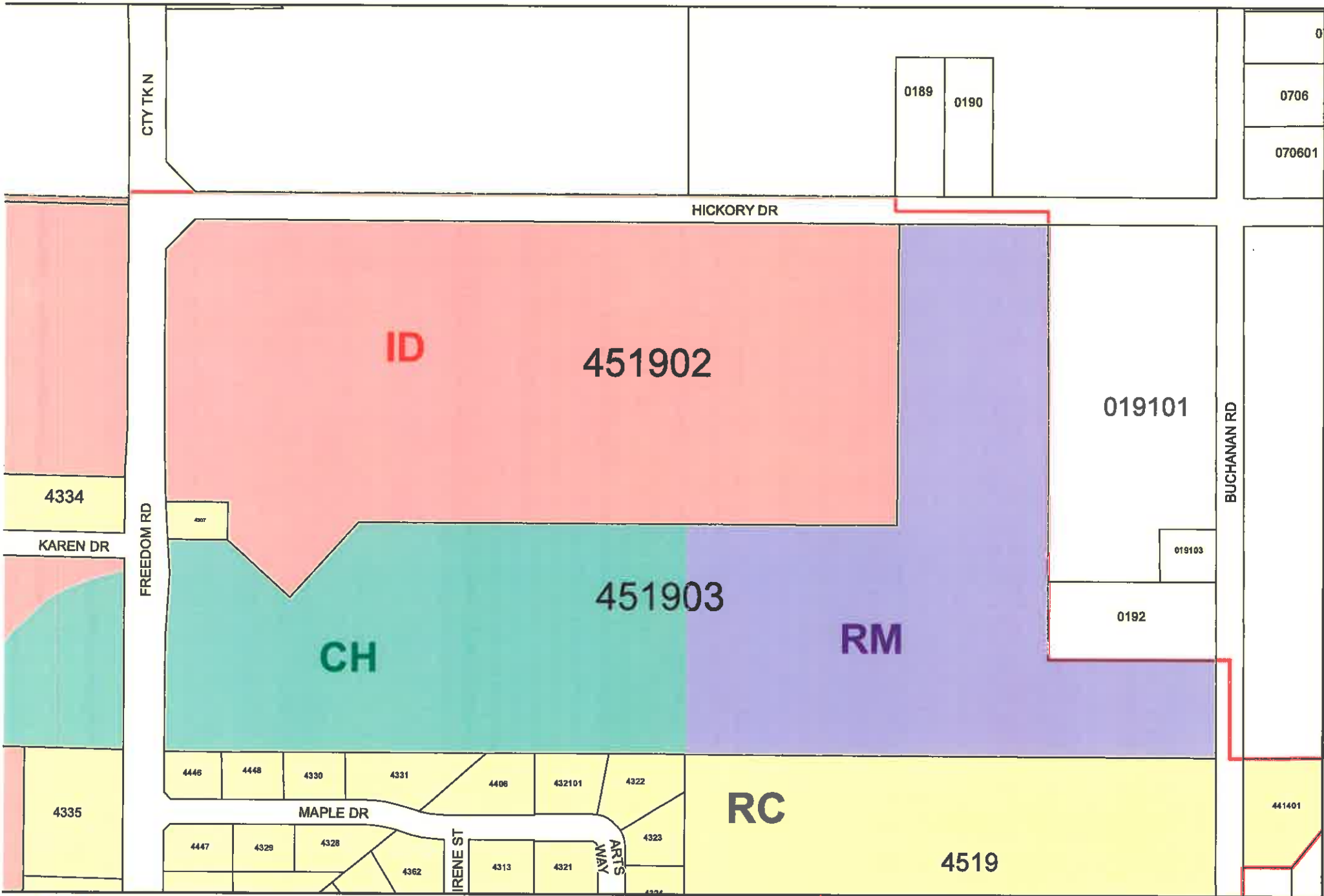
GERRITS, JEREMY J
N1825 BUCHANAN RD
KAUKAUNA, WI 54130

VANASTEN, DENNIS
N1883 COUNTY RD CC
KAUKAUNA, WI 54130

VANASTEN, LEROY J
W2246 EVERGREEN DR
KAUKAUNA, WI 54130

VILLAGE OF LITTLE CHUTE
108 W MAIN ST
LITTLE CHUTE, WI 54140

C1803.20

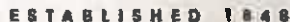


CURRENT ZONING MAP

1 inch = 300 feet

Not a survey





Verified by _____

Applicant:

Applicant names above, has herewith this request for a change in zoning of the property:

Preliminary Plat of
Little Chate North Estates

from:

from: CH & RM

District

toc

RC & RT

District

(Lots 1-9 & 37-62) (Lots 10-36)
 or District 4

Signed:

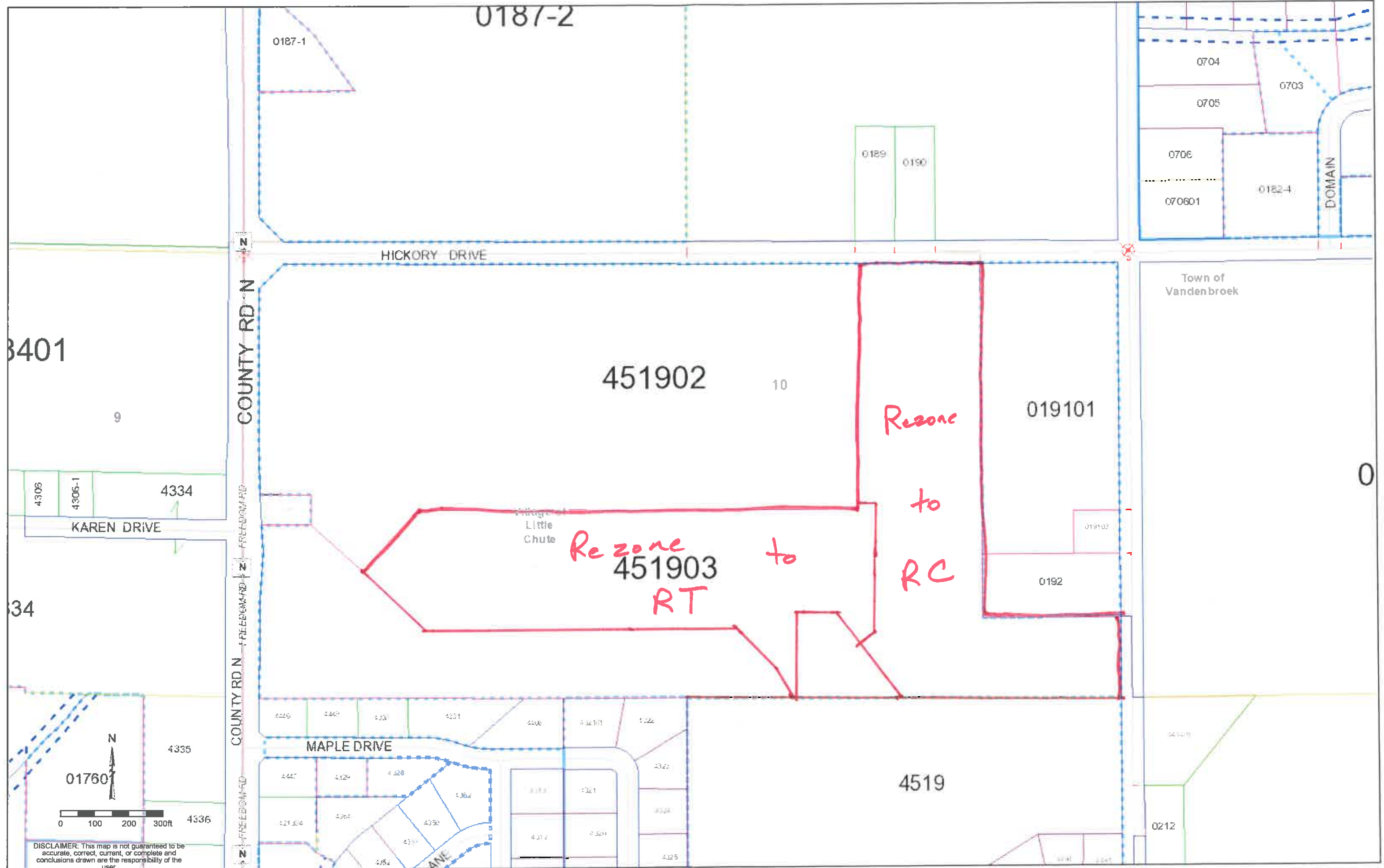
Signed: W. J. P. Dated: 11/11/50

Dated:

9-7-18

(See reverse)

C1803.20





Little Chute

ESTABLISHED 1848

Date Filed: 9-24-18
Fee Paid: (\$175) _____
Verified by: [Signature]

APPLICATION: ZONING CHANGE REQUEST FORM

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

Applicant: Nichole Smith
N4327 Murphy Rd
Freedom, WI 54130

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

Lot # 5 Kelly Road Little Chute, WI 54140.
physical address 1903/1905 Kelly Rd Little Chute, WI 54140

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

from: Residential (2 family) District

to: Commercial District

Signed: Nichole M Smith Dated: 9-24-2018

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)

Sec. 44-488. Procedures.

(a) Request for changes. Petitions for any change to the district boundaries and map or amendments to the text regulations shall be addressed to the village board and shall be filed with the zoning administrator, describe the premises to be rezoned or the portions of text of regulations to be amended, list the reasons justifying the petition, specify the proposed use, if applicable, and have attached the following, if petition be for change of district boundaries:

- (1) Plot plan, drawn to a scale of one inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within 300 feet of the area proposed to be rezoned.
- (2) Owners' names and addresses of all properties lying within 100 feet of the area proposed to be rezoned.
- (3) Together with additional information as may be required by the plan commission or village board.

(b) Recommendations. The village board or the zoning administrator shall cause the petition to be forwarded to the plan commission for its consideration and recommendation. The plan commission shall review all proposed amendments to the text and zoning map within the corporate limits and shall recommend by majority vote that the petition be granted as requested, modified or denied. In arriving at its recommendation, the commission may on occasion, of its own volition, conduct its own public hearing on proposed amendment.

(c) Hearings.

- (1) The village board, following submittal to the plan commission, shall hold a public hearing upon each proposed change or amendment, giving notice of the time, place and the change or amendment proposed by publication of a Class 2 notice, under Wis. Stats. ch. 985. At least ten days' prior written notice shall also be given to the clerk of any municipality within 1,000 feet of any land to be affected by the proposed change or amendment. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
- (2) The village board shall hold public hearings as required under this section.

(d) Board's action. Following such hearing and after consideration of the plan commission's recommendations, the village board shall vote on the proposed ordinance effecting the proposed change or amendment.

(e) Fee. The fee for a Zoning Code change or amendment shall be \$175.00 and shall be paid upon filing.

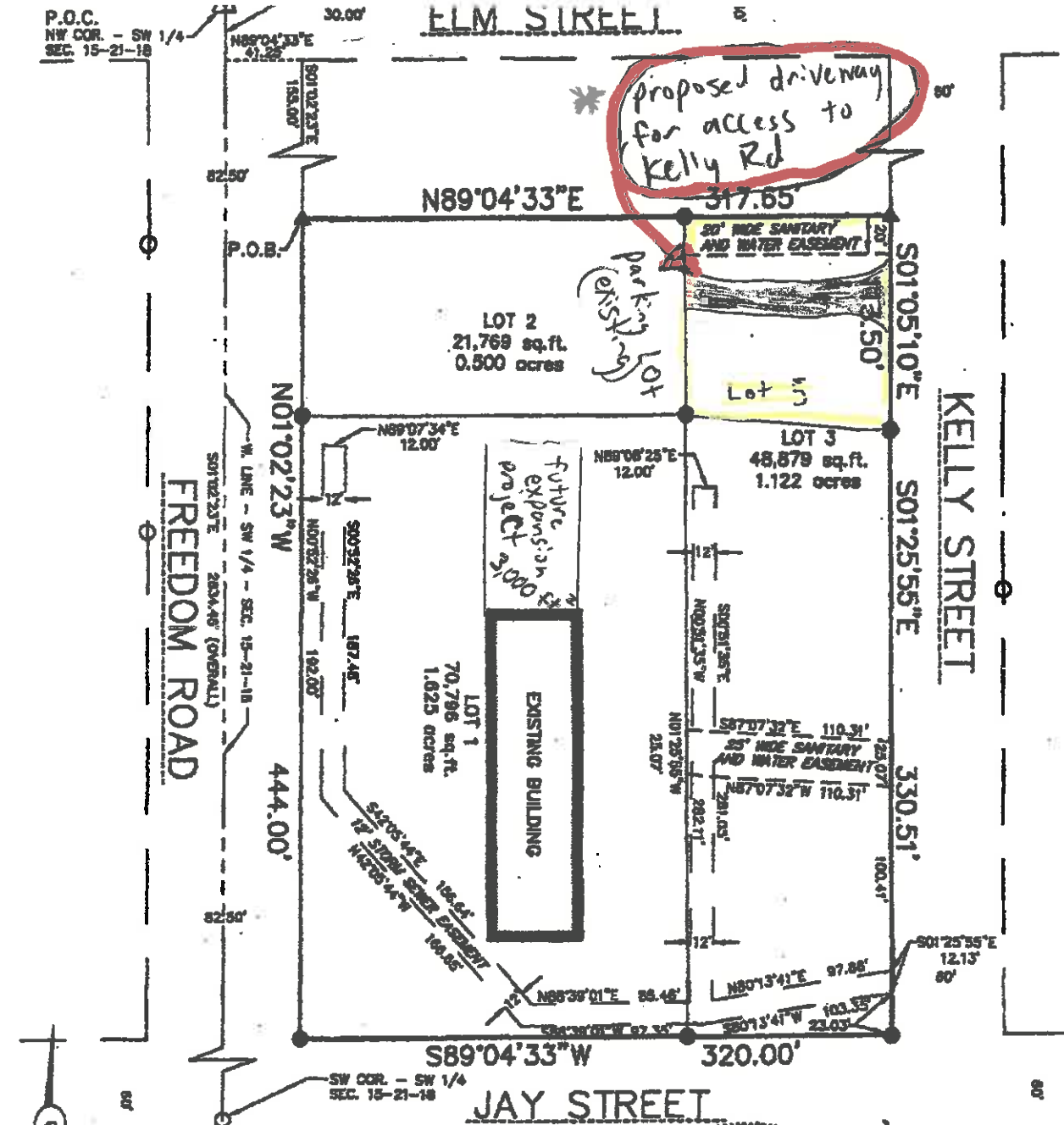
(Code 2006, § 13-1-262; Ord. No. 25(Ser. of 2005), 11-2-2005; Ord. No. 16(Ser. of 2006), 10-18-2006)

Sec. 44-489. Protest.

(a) In the event of a protest against amendment to the zoning map, duly signed and acknowledged by the owners of 20 percent or more, either of the areas of the land included in such proposed change, or by the owners of 20 percent or more of the land immediately adjacent extending 100 feet therefrom, or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of three-fourths of the village board membership voting on the proposed change.

(b) In the event of protest against amendment to the text of the regulations of this zoning chapter, duly signed and acknowledged by 20 percent of the number of persons casting ballots in the last general election, it shall cause a three-fourths vote of the village board membership voting to adopt such amendment.

(Code 2006, § 13-1-263)

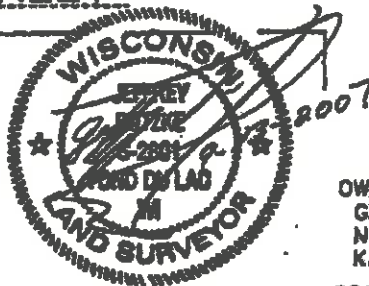


LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND.
- - 3/4" REBAR FOUND.
- △ - P-K NAIL FOUND.

NORTH POINT REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T. 21 N.-R. 18 E., HAVING A RECORDED BEARING OF S01°02'23"E.

TOTAL AREA
141,444 sq. ft.
3.247 acres



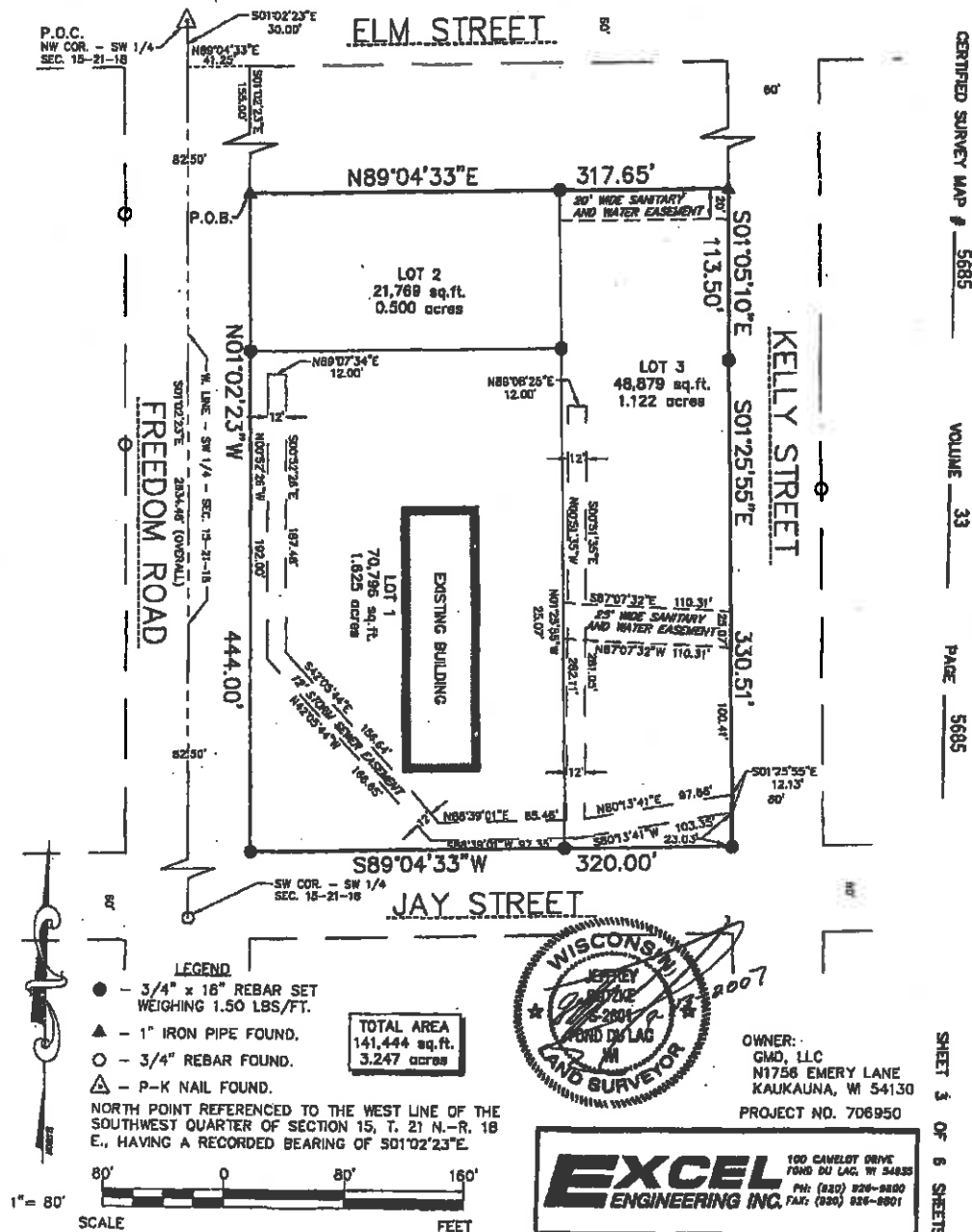
OWNER:
GMD, LLC
N1756 EMERY LANE
KAUKAUNA, WI 54130
PROJECT NO. 706950



page 5685 (six pages)

OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. 5685

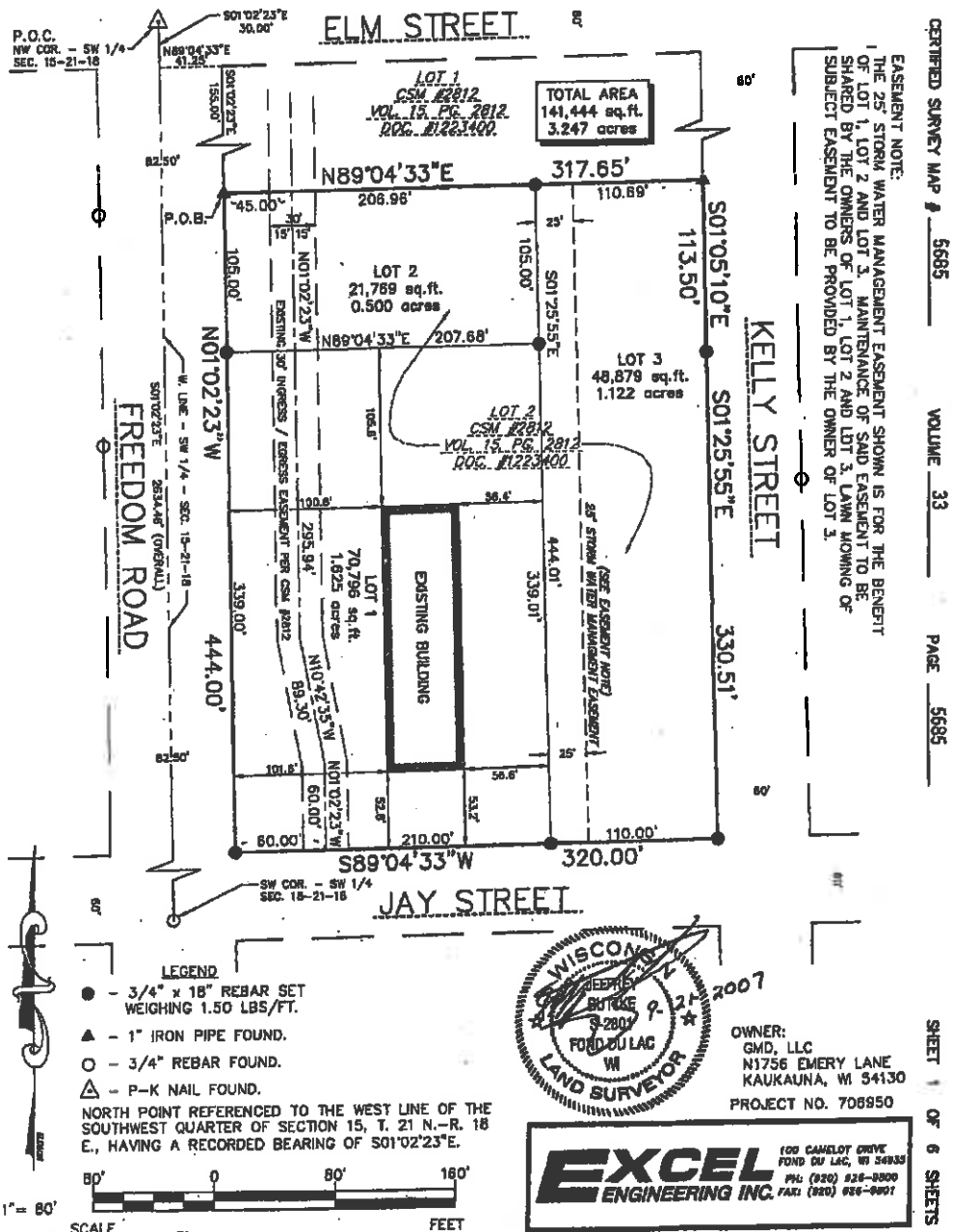
FOR
GMD, LLC
A REDIVISION OF LOT 2, CSM #2812, VOLUME 15, PAGE 2812,
AND BEING A PART OF THE NW 1/4 OF THE SW 1/4,
SECTION 15, T. 21 N.-R. 18 E., VILLAGE OF LITTLE CHUTE,
OUTAGAMIE COUNTY, WISCONSIN.



page 5685 (six pages)

OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. 5685

FOR
GMD, LLC
A REDIVISION OF LOT 2, CSM #2812, VOLUME 15, PAGE 2812,
AND BEING A PART OF THE NW 1/4 OF THE SW 1/4,
SECTION 15, T. 21 N.-R. 18 E., VILLAGE OF LITTLE CHUTE,
OUTAGAMIE COUNTY, WISCONSIN.



Hyw. 24 (Freedom Rd.)

JAY ST

40' min
setback

15' min
setback

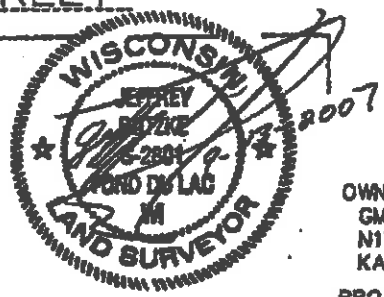
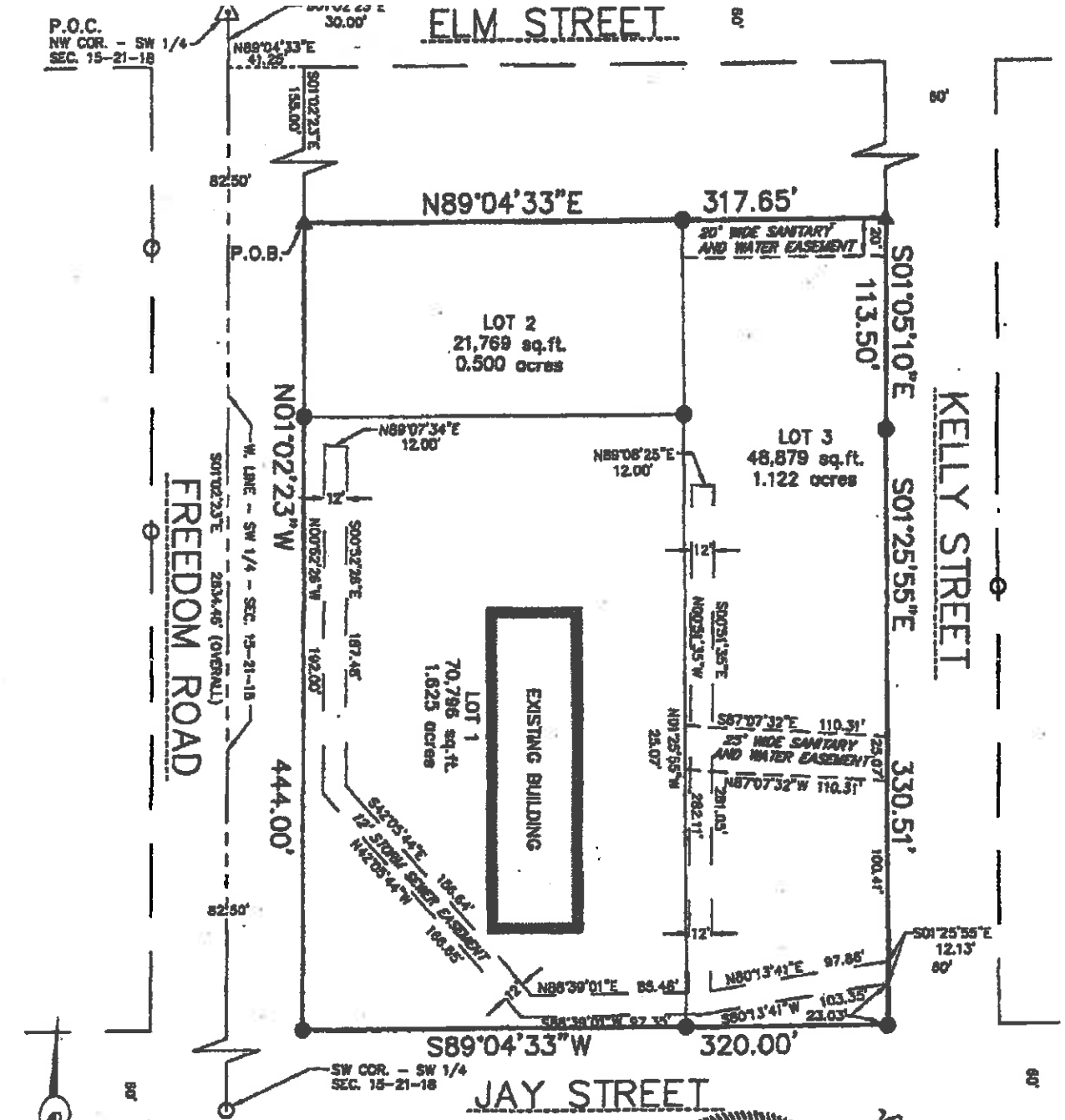


Village
of
Little Chute



1 inch = 40 feet





OWNER:
GMD, LLC
N1756 EMERY LANE
KAUKAUNA, WI 54130
PROJECT NO. 706950

EXCEL ENGINEERING INC.

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PH: (920) 920-9900
FAX: (920) 920-9901

Proposed addition (will need to discuss size requirements with tenants, but potentially may have three units of 1,500 sq ft additions) (current units are 30' wide x 50' depth)

206.96

103.63

110.69

Proposed driveway (access to lot 2)

110.06

102.16

45

110

10.84

45

110

45

105.95

105.95

60.95

110

60.95

110

3

CSM 0822

CSM

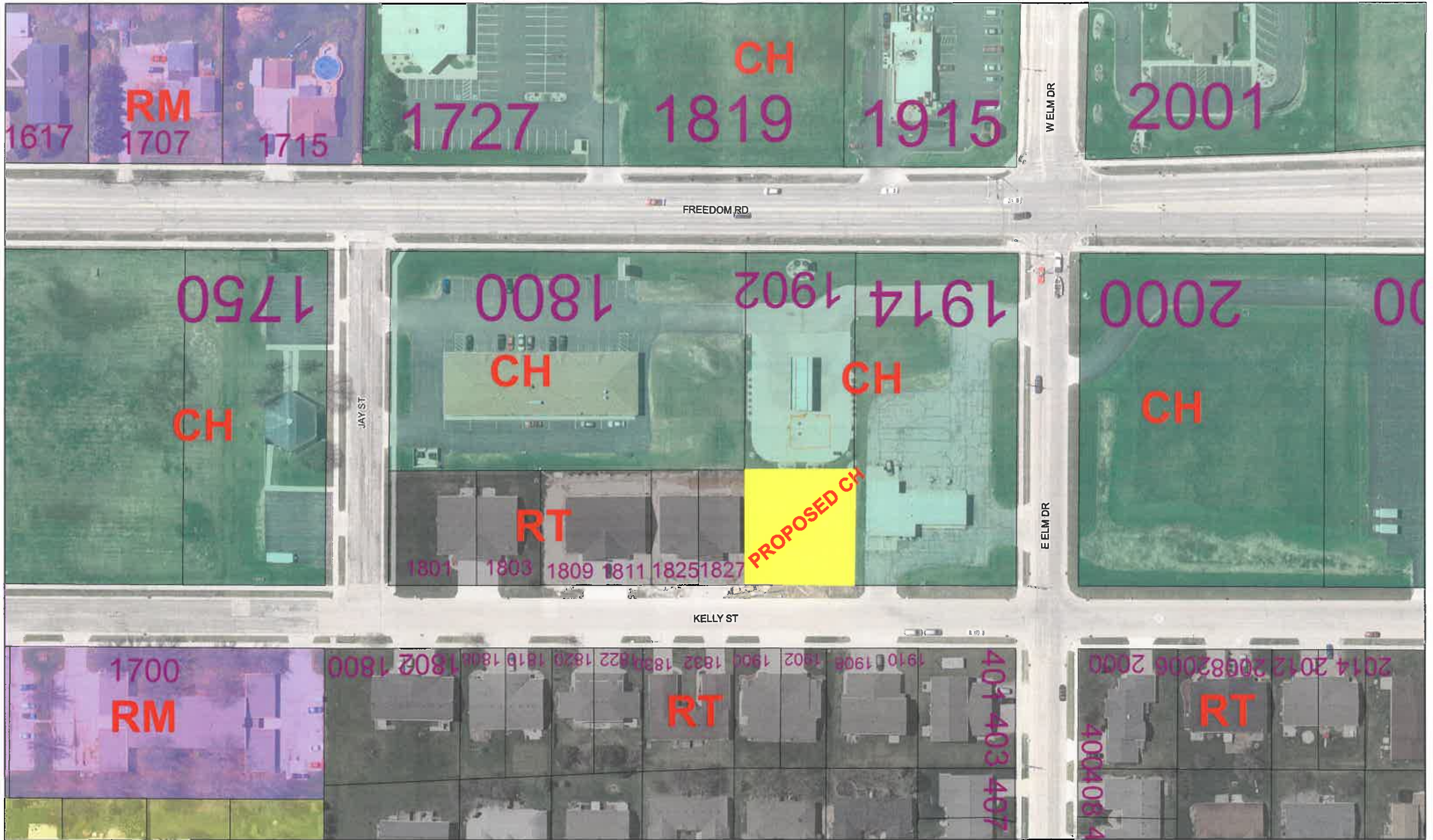
0825

2

5

1

Y STREET SUBDIVISION



1 inch = 84 feet

VILLAGE OF LITTLE CHUTE

****Not a survey****





APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW

Name of Subdivision: Little Chute North Estates

Parent Parcel # 260451903 - Part of 260451900 Number of Lots: 66
2 outlots

☒ Preliminary Plat ☐ Final Plat ☐ CSM Will deed restrictions be recorded? ☒ Yes ☐ No

Property Owner Information:

Name: Della Marcus Corp, Inc Telephone Number: 920-378-2271

Mailing Address: 725 Depot St., Little Chute, WI 54140

Surveyor Information:

Name: Robert F. Reider Telephone Number: 920-231-4168 email: bb_r@curawland
surveying.com

Engineer Information:

Name: John Davel Telephone Number: 920-991-1866 email: john@davel.pro

Required for plat review:

- ☒ Lot Layout (4 full size copies) and (24) 11" x 17" copies
- ☐ Topographic survey (4 full size copies) and (2) 11" x 17" copies
- ☐ Drainage plan (4 full size copies) and (2) 11" x 17" copies
- ☐ Pavement Design Catalog (3 copies)
- ☐ Stormwater Pollution Prevention Plan / Erosion Prevention & Sediment Control Plan (3 copies)
- ☐ Final plans and specifications of public improvements (4 full size copies) and (2) 11" x 17" copies
- ☐ Proposed CSM (24) copies
- ☐ Plat restrictions or covenants to be recorded (3 copies)

Filing Fees:

☒ Preliminary Plat \$100.00 plus \$5.00 per lot. ☐ Final Plat \$50.00 plus \$2.00 per lot. ☐ CSM \$50.00 flat fee.

Amount of Fees submitted: \$ 430.00

Signature of Applicant Robert F. Reider Date 9-13-18


Submit to: Director of Community Development
108 W Main Street, Little Chute, Wisconsin 54140
(920)423-3870 jim@littlechutewi.org

C1803.20PP

Request for Land Subdivision Plat Review

Department of Administration

Plat Review – DOA
Shipping Address: 101 E Wilson St FL 9
Madison WI 53703
Mailing Address: PO Box 1645
Madison WI 53701
Phone: 608-266-3200 Fax: 608-264-6104
Email: platreview@wi.gov
Web: <http://doa.wi.gov/platreview>

Subdivision Name: <u>Little Chute North Estates</u>	
County: <u>Outagamie</u>	Surveyor's Seal
Surveyor, Company & Shipping Address:	
Name: <u>Robert F. Reider</u>	
Company: <u>Carow Land Surveying Co., Inc.</u>	
Shipping Address: <u>615 N. Lyndale Dr. Appleton, WI 54914</u>	
Address: <u>P.O. Box 1297 Appleton, WI 54912</u>	
Phone: <u>920-731-4168</u>	
Fax: <u>920-731-5673</u>	
Email: <u>bob-r@carowlandsurveying.com</u>	Surveyor's Signature: <u>Robert F. Reider</u> Date: <u>3-11-18</u>

Complete: 1-8 for FINAL Plats; 4-8 for PRELIMINARY Plats; 7 for ASSESSOR'S Plats; or 1 & 4 for CSMs

I certify that, as the Wisc. Professional Land Surveyor responsible for the field survey & preparation of this plat:

- ☐ All monuments have been set per s. 236.15 (1), Wis. Stats.
OR
☐ All exterior boundary monuments have been set, but the town, village or city has temporarily waived placing interior monuments per s. 236.15 (1)(h), Wis. Stats.
 - ☐ Plat Review will make recordable document.
OR
☐ Surveyor will make recordable document.
 - Preliminary plat name:
 - Subdivider's name, Della Marcus Corp., Inc - Keith Gonnering
address and email: 725 Depot St., Little Chute, WI 54140 gonneringreality@aol.com
- ENCLOSURES:
- ☒ Original drawing from surveyor. Number of sheets 1
 - Is this plat served by public sewer? ☒ Yes ☐ No
 - ☒ Check or money order covering Department of Administration, Plat Review fee
 - DOT: ☒ Not abutting a S.T.H., U.S.H. or I.H. OR ☐ DOT form enclosed.

Surveyor's Receipt & Transmittal Record		Shaded Area for Office Use Only	
Date Received:	Date Time Limit Expires:	Preliminary	
DOT:	Date Copies Sent:	Final	
By:	County:	Assessor	
	Plat Review Officer	CSM	

Fee Schedule

A Guide for Calculating the Fee Required by Adm 49, Wis. Admin. Code

PRELIMINARY PLAT

\$ X \$125 Filing Fee***

\$ X \$100 Review Fee

\$ 40 Reprographics & Postage Fee - \$40/sheet x 1 sheets (required for all plats)

*****NOTE:** The \$125 filing fee is required with the first submittal of the plat. An addition to a plat, even if originally part of an overall preliminary plat, or a replat, is a new file which requires the \$125 filing fee.

FINAL PLAT

\$ _____ \$125 Filing Fee (required unless a preliminary plat has been previously submitted)***

\$ _____ Parcel Fee - \$30/parcel x _____ parcels (\$120 minimum)

\$ _____ Reprographics & Postage Fee - \$40/sheet x _____ sheets (required for all plats)

ASSESSOR'S PLAT

\$ \$125 Filing Fee***

\$ _____ Parcel Fee - \$30/parcel x _____ parcels (\$120 minimum)

\$ _____ Reprographics & Postage Fee - \$40/sheet x _____ sheets (required for all plats)

REVISÉD PLAT (not certified)

\$_____ \$120 Review Fee (minimum parcel fee)

\$ _____ Reconfiguration Fee (modification of parcel boundaries)-\$30/parcel x _____ parcels (\$120min)

RESUBMITTED PLAT (previously certified or withdrawn)

\$ \$120 Review Fee (minimum parcel fee)

\$ _____ Recertification Fee (reprographics & postage) - \$40/sheet x _____ sheets

\$ _____ Reconfiguration Fee (modification of parcel boundaries)-\$30/parcel x _____ parcels (\$120min)

MISC

\$_____ \$100 Certified Survey Map

\$ 50 Written pre-submission consultation request.

\$265 TOTAL FEE DUE

140 Advance Deposit Account number

Attach check or money order here, payable to: Department of Administration

Shaded Area for Office Use Only

Date fee received: _____

Payee: _____ Check Number: _____

Check Date: _____

Amount: _____



615 N. Lynndale Drive
P.O. Box 1297
Appleton, Wisconsin 54912-1297
Phone (920) 731-4168
Fax (920) 731-5673

September 11, 2018

Kaukauna Electric
777 Island St.
Kaukauna, Wisconsin 54130

RE: Little Chute North Estates PP
Village of Little Chute

Enclosed please find three copies of the above preliminary plat in the Village of Little Chute, Outagamie County, Wisconsin. Would you please indicate on the drawing where you will require easements? Please return one copy to this office. The other copies are for your records. Thank you for expediting this matter.

Sincerely,

Robert F. Reider, PLS
C1803.20PP



615 N. Lynndale Drive
P.O. Box 1297
Appleton, Wisconsin 54912-1297
Phone (920) 731-4168
Fax (920) 731-5673

September 11, 2018

East Central Wisconsin Regional Planning Commission
400 Ahnaip Street
Menasha, Wisconsin 54952

**RE: Little Chute North Estates Preliminary Plat
Village of Little Chute**

Enclosed please find two copies of the above named preliminary plat. Please review this preliminary plat at your earliest convenience and let this office know of your findings. Thank you for your help in expediting this matter. Please call if you have any questions.

Sincerely,

Robert F. Reider, PLS
C1803.20PP



615 N. Lynndale Drive
P O. Box 1297
Appleton, Wisconsin 54912-1297
Phone (920) 731-4168
Fax (920) 731-5673

September 11, 2018

Spectrum
Attn: Engineering Department
3520 E. Destination Dr.
Appleton, Wisconsin 54915-7304

**RE: Little Chute North Estates – Preliminary Plat
Village of Little Chute**

Enclosed please find three copies of the above named preliminary plat. Would you please indicate on the drawing where you will require easements? Please return one copy to this office and one copy to Jim Moes at the Village of Little Chute. The other copy is for your records.

Thank you for your time and cooperation in this matter.

Respectfully,

Robert F. Reider, PLS
C1803.20PP



615 N. Lynndale Drive
P.O. Box 1297
Appleton, Wisconsin 54912-1297
Phone (920) 731-4168
Fax (920) 731-5673

September 11, 2018

AT&T Wisconsin
Attn: OSPE, 4th floor
221 W. Washington St.
Appleton, Wisconsin 54911

**RE: Little Chute North Estates – Preliminary Plat
Village of Little Chute**

Enclosed please find three copies of the above preliminary plat. Would you please indicate on the drawing where you will require easements? Please return one copy to this office and mail one copy to Jim Moes at the Village of Little Chute. The other copy is for your records.

Thank you for your time and cooperation in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert F. Reider".

Robert F. Reider, PLS
C1803.20PP



615 N. Lynndale Drive
P.O. Box 1297
Appleton, Wisconsin 54912-1297
Phone (920) 731-4168
Fax (920) 731-5673

September 11, 2018

WE Energies
Electric and Gas Operations
Attention Lisa Rupiper
800 S. Lynndale Dr.
Appleton, Wisconsin 54914

**RE: Little Chute North Estates – Preliminary Plat
Village of Little Chute**

Lisa,

Enclosed please find three copies of the above named preliminary plat. Would you please indicate on the drawing where you will require easements? Please return one copy to this office and one copy to Jim Moes at the Village of Little Chute. The other copy is for your records.

Thank you for your time and cooperation in this matter.

Respectfully,

Robert F. Reider, PLS
C1803.20PP



September 11, 2018.

Kaukauna Postmaster
120 Doty St.
Kaukauna, Wisconsin 54130

615 N. Lynndale Drive
P.O. Box 1297
Appleton, Wisconsin 54912-1297
Phone (920) 731-4168
Fax (920) 731-5673

**RE: Little Chute North Estates Preliminary Plat
Village of Little Chute**

Enclosed please find two copies of the above preliminary plat in the Village of Little Chute, Outagamie County, Wisconsin along Buchanan Road, Hickory Drive and C.T.H. "N". If you should have any questions about this plat, please contact me at this office.

Sincerely,

A handwritten signature in black ink, which appears to read "Robert F. Reider", is written over the typed name.

Robert F. Reider, PLS
C1803.20

Bob Reider

From: Keith Gonnering <gonneringrealty@aol.com>
Sent: Friday, August 24, 2018 12:43 PM
To: Bob Reider
Subject: Road Names

Bob: can we have Don DeGroot Drive coming off of Buchanan Road and run the same name to Hickory Drive? and then name the Court.... Hammen Ct.???

kmg

#1 Hammen Ct.
#2 Gloudemans
#3 Spierings
#4 Kostka
#5 Rooyakkers
#6 Fischer

Vandeyacht

Rezoning
Appleton ✓

-----Original Message-----

From: James Fenlon <James@littlechutewi.org>
To: Keith Gonnering <gonneringrealty@aol.com>
Sent: Fri, Aug 24, 2018 11:46 am
Subject: RE: Past Presidents

Yes, no problem with Don DeGroot Drive.

James



James P. Fenlon, Village Administrator

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

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

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From: Keith Gonnering [<mailto:gonneringrealty@aol.com>]
Sent: Friday, August 24, 2018 11:22 AM
To: James Fenlon
Subject: Re: Past Presidents

"LITTLE CHUTE NORTH ESTATES"

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261 AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7261 AS DOCUMENT NO. 2085588 AND PART OF OUTLOT 1 OF VILLAGE NORTH SUBDIVISION, ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN,

PRELIMINARY PLAT

3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT
ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.
ALL DIMENSIONS COMPUTED AND MEASURED TO THE
NEAREST 0.01 FOOT.
ALL BEARINGS COMPUTED AND MEASURED TO THE
NEAREST SECOND.

FRONT YARD SETBACK TO BE 25' UNLESS NOTED OTHERWISE

DENOTES 12' UTILITY EASEMENT UNLESS NOTED OTHERWISE

LEGEND:

- BENTONITE MONUMENT FOUND
- 3/4" X 16" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- 3/4" SOLID ROUND IRON REBAR FOUND
- 1" O.D. ROUND IRON PIPE FOUND
- NAIL FOUND
- RAILROAD SPIKE FOUND
- SANITARY MANHOLE
- CULVERT
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- DOWN GUY
- GAS VALVE
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- SOIL BORING LOCATION
- () = RECORDED AS BEARING/DISTANCE
- DE = OVERHEAD ELECTRICAL
- DEC = OVERHEAD ELECTRICAL & COMMUNICATIONS
- LC = UNDERGROUND COMMUNICATIONS
- FO = UNDERGROUND FIBER OPTICS

GRAPHIC SCALE: 1" = 100'

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN WHICH BEARS S89°48'07"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

OWNERS & SUBDIVIDER

KEITH CONNERING
5736 W. SPENCER STREET
APPLETON, WISCONSIN 54914
AND
VILLAGE OF LITTLE CHUTE

PRESENT ZONING
CH-COMMERCIAL HIGHWAY DISTRICT
RM-RESIDENTIAL MULTIFAMILY
RC-RESIDENTIAL SINGLE-FAMILY

PROPOSED ZONING
RC-RESIDENTIAL SINGLE-FAMILY - LOTS 1-2 & 37-42
RT-RESIDENTIAL TWO-FAMILY - LOTS 10-36

SURROUNDING ZONING
ID-INDUSTRIAL DISTRICT, RC-RESIDENTIAL SINGLE-FAMILY,
CL-LOCAL COMMERCIAL AND GENERAL AGRICULTURE

REVIEWING AGENCIES

DEPARTMENT OF ADMINISTRATION
VILLAGE OF LITTLE CHUTE
EAST CENTRAL PLANNING
KAUKAUNA ELECTRIC
WISCONSIN BELL, INC. DBA AT&T WISCONSIN
SPECTRUM

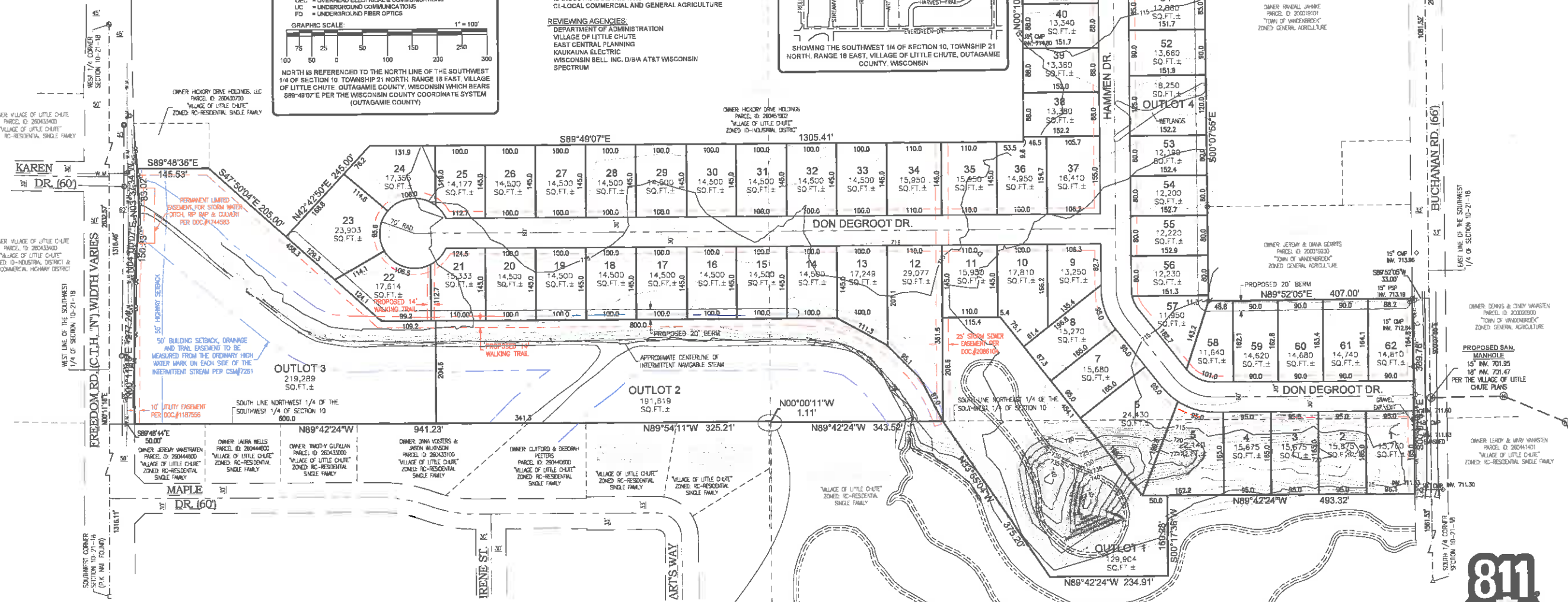
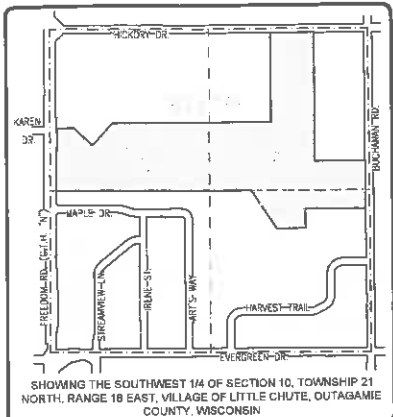
OWNER HENRY & VICTORIA CALMES
PARCEL ID: 200018800
TOWN OF VANDERBEEK
ZONED SINGLE FAMILY RESIDENTIAL

OWNER DINO ORLANDO
PARCEL ID: 200018800
TOWN OF VANDERBEEK
ZONED C-LOCAL COMMERCIAL

OWNER GREGORY & JON VANHARDEL
PARCEL ID: 200018800
TOWN OF VANDERBEEK
ZONED GENERAL AGRICULTURE

NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10-21-18

CENTER OF SECTION 10-21-18 (NAG NAIL FOUND)



NOTES:
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO CONSTRUCTION DIGGERS MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 20162011106, 20162011148, 20162011153, 20162011327 AND 20162011331 AND THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARK.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.
- COUNTY TRUNK HIGHWAY "N" IS A CONTROLLED ACCESS HIGHWAY AS ESTABLISHED BY THE COUNTY BOARD OF OUTAGAMIE COUNTY AS PER JACKET 8320, WAGUE 16 AS DOCUMENT NUMBER 58801.
- ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT

SURVEYORS CERTIFICATE

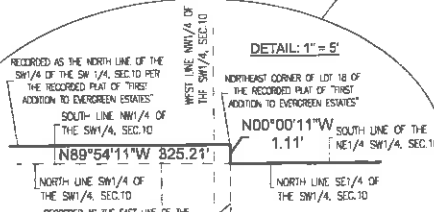
I, ROBERT F. REIDER, CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES AND THAT I HAVE FULLY COMPLIED WITH THE SUBDIVISION ORDINANCES OF THE VILLAGE OF LITTLE CHUTE.

Robert F. Reider, PLS-7251
DATED 8-14-2018

SOIL BORING CERTIFICATION

I, ROBERT F. REIDER, CERTIFY THAT THE SOIL TEST LOCATIONS SHOWN ON THIS PRELIMINARY PLAT AREA ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert F. Reider, PLS-7251
DATED 8-14-2018



LEGAL DESCRIPTION

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261 AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7261 AS DOCUMENT NO. 2085588 AND PART OF OUTLOT 1 OF VILLAGE NORTH SUBDIVISION, ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN. BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10; THENCE N00°11'10"E, 1316.11 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°48'44"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF C.T.H. "N" AND THE POINT OF BEGINNING; THENCE N00°11'10"E, 277.24 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N04°00'07"E, 150.33 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N03°37'34"W, 83.02 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE S89°48'36"E, 145.53 FEET ALONG SAID NORTH LINE; THENCE S47°50'50"E, 205.00 FEET ALONG SAID NORTH LINE TO A NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE S00°07'55"E, 1050.83 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID LOT 2; THENCE N89°20'05"E, 407.00 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF BUCHANAN ROAD; THENCE S00°07'55"E, 388.78 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N89°42'24"W, 493.32 FEET; THENCE S00°17'36"W, 160.28 FEET; THENCE N89°42'24"W, 234.91 FEET; THENCE N45°55'24"W, 375.20 FEET TO THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE N89°42'24"W, 243.52 FEET ALONG SAID SOUTH LINE; THENCE N00°01'11"W, 1.11 FEET ALONG SAID SOUTH LINE; THENCE N89°41'11"W, 325.21 FEET ALONG SAID SOUTH LINE; THENCE N89°42'24"W, 941.23 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CAROW LAND SURVEYING CO., INC.



DESIGNED
DRAWN
MCR
CHECKED
RFR

DELLA MARCUS CORP., INC.

725 DEPOT STREET
LITTLE CHUTE, WISCONSIN 54140
PROJECT: PRELIMINARY PLAT "LITTLE CHUTE NORTH ESTATES",
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE
1" = 100'
DATE
9-14-2018
PROJECT NO.
C1803.20
SHEET NO.