



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, August 12, 2019

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 July 22, 2019
 - 2. Public Hearing—300 Moasis Drive Variance Request
 - 3. Action—300 Moasis Drive Variance Request
 - 4. Discussion—Amendment of the Boundary for Tax Increment District No. 7
 - 5. Unfinished Business
 - 6. Items for Future Agenda
 - 7. 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 August 8, 2019

MINUTES OF THE PLAN COMMISSION MEETING JULY 22, 2019

Call to Order

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

Roll Call

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

STAFF PRESENT: Administrator Fenlon, Community Development Director Moes

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of July 22, 2019

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Minutes of July 22, 2019

All Ayes— Motion Carried

Recommendation—1755 Bohm Drive Condominium

Director Moes advised the Plan Commission that staff is recommending Approval to the Board to build Condominiums at 1755 Bohm Drive.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to recommend Approval to the Board for 1755 Bohm Drive Condominiums

All Ayes— Motion Carried

Recommendation—1001 Moasis Drive Certified Survey Map

Director Moes advised the Plan Commission that staff is recommending Approval to the Board for 1001 Moasis Drive CSM

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the 1001 Moasis Drive CSM

All Ayes— Motion Carried

Recommendation—Amendment Number One to Tax Incremental Finance District #7

Director Moes advised that this is a removal of one acre from TID #7 and will need to have a Public Hearing to Approve.

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Recommend a Public Hearing and add to a Future Agenda

All Ayes— Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to Adjourn the Plan Commission Meeting at 6:06 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: 300 Moasis Drive
Owner/Applicants: Moasis Travel Plaza, Inc.

Described as: COM S1960.25FT & E42.40FT OF NW COR SEC15 T21N R18E NE34.92 FT NE100FT NE202.34FT NE84.41 FT NE465.08FT S528.96FT W525FT TO BEG LESS RD PRT SW NW DR DIST 3.27AC

Applicant requests a variance of sign height requirements of the Zoning Code to allow installation of a sign of 90 feet total height.

Maximum Height allowed at the applicants location is 65 feet.

Sec. 44-51. - CH commercial highway district.

- (e) *Dimensional requirements.* The following are minimum dimensional requirements uses and structures in the CH district:
- (f) *Permitted accessory signs.*The maximum height of signs is 45 feet, except that signs located within 660 feet of a U.S. highway and more than 660 feet from a residential district have a maximum height of 65 feet....

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: August 12th, 2019
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: July 31 & August 7, 2019

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) 423-3851, at least 48 hours prior to the meeting so that arrangements may be made.



Village of
Little Chute

VILLAGE OF LITTLE CHUTE

APPLICATION FOR REQUEST OF VARIANCE OF THE ZONING CODE

PROPERTY APPEAL SITE ADDRESS 300 MOASIS DRIVE Little Chute WI
APPLICANT MOASIS TRAVEL PLAZA INC
ADDRESS/ZIP 300 MOASIS DRIVE TELEPHONE 920-262-237-0958
CITY/ZIP Little Chute WI 54140 FAX 888-821-0004
Email address (920-788-7988)

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

Description of variance requested and reasons for appeal:

Requesting a new 90' sign along Hwy 41
Because of the new motel and other signage that has been erected
in last few years, visibility to my travel center and its signage has
been blocked.
Please look into it. THANKS

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

Scale drawings of proposed and existing 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 IN ACCORDANCE WITH ALL APPLICABLE CODES.

APPLICANT SIGNATURE Lakshy Gupta DATE 07/08/2019

APPLICATION FEE of \$175.00 must accompany application at time of submittal.

Date received and Village person receiving application Jim 7-8-19

- (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. ~~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.~~ 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.

Sec. 44-521

Variances.

- (a) **Purpose; Plan Commission Review.**
- (1) A request for a variance may be made when an aggrieved party can submit proof that strict adherence to the provisions of this Zoning Code would cause him undue hardship or create conditions causing greater harmful effects than the initial condition. A variance granted to a nonconforming use brings that use into conformance with the district and zoning requirements.
 - (2) Persons requesting a variance shall first submit such request to the Plan Commission, who shall make a determination on the request following notice and hearing. Persons denied a variance by the Plan Commission may appeal such denial to the Village Board, who shall make a determination on the request following notice and hearing. Persons having a variance request denied by both the Plan Commission and Village Board may then have their request reviewed by the Board of Appeals pursuant to this Section.
 - (3) The Board of Appeals may authorize upon appeal, in specific cases, such variance from the terms of the Zoning Code as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the Zoning Code will result in unnecessary hardship and so that the spirit of the Zoning Code shall be observed and substantial justice done. No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than the flood protection elevation for the particular area or permit standards lower than those required by state law.
 - (4) For the purposes of this Section, "unnecessary hardship" shall be defined as an unusual or extreme decrease in the adaptability of the property to the uses permitted by the zoning district which is caused by facts, such as rough terrain or good soil conditions, uniquely applicable to the particular piece of property as distinguished from those applicable to most or all property in the same zoning district.
- (b) **Application for Variances.** The application for a variance shall be filed pursuant to Section 44-518.
- (c) **Public Hearing of Application.** The public hearing for a variance shall be conducted pursuant to Section 44-519.
- (d) **Prohibited Variances.** The Board of Appeals shall not grant use variances in floodplain or wetland and conservancy districts. In all other districts, no use variance shall be granted unless the applicant has first petitioned for a zoning amendment or a conditional use permit, if applicable, and upon a showing that no lawful and feasible use of the subject property can be made in the absence of such variance. Any use variance granted shall be limited to the specific use described in the Board's decision and shall not permit variances in yard, area or other requirements of the district in which located.
- (e) **Action of the Board of Appeals; Standards.** For the Board of Appeals, it must find that:
- (1) Denial of variation may result in hardship to the property owner due to physiographical consideration. There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in
 - (2) The conditions upon which a petition for a variation is based are unique to the property for which variation is being sought and that such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
 - (3) The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.
 - (4) The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.
 - (5) The proposed variation will not undermine the spirit and general and specific purposes of the Zoning Code, specifically the standards of Sec. 44-119.
- (f) **Conditions.** The Board of Appeals may impose such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards established in this Section.

Lakhbir Singh
Moasis Travel Center
300 Moasis drive
Little Chute, WI 53581

June 20, 2019

Village of Little Chute
108 West Main Street
Little Chute, WI 54140

To Whom it May Concern,

My name is Lakhbir Singh and I am the owner of Moasis Travel Center. I am changing brands from Mobil to BP and am requesting a new 90' sign along Hwy 41. The new sign would include BP, Mc Donald's, Subway and gas price panels.

Because of the new motel and other signage that has been erected in the last few years, visibility to my travel center and its signage has been blocked. By installing the sign on the other side of the lot along Hwy 41 and increasing the height, it will be more noticeable.

I am working on a lot of other upgrades to the travel center to better serve the community.

Thank you for your time and consideration.

Yours Respectfully,



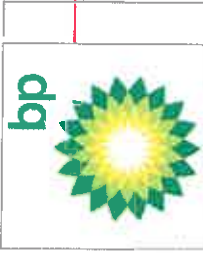
Lakhbir Singh

196 sq ft

11'-5"

144 sq ft

New McDonalds sign



New
11'-5" Sign Cabinet

LED gas changer from Sunshine
Electronic display Corp. Green Diesel
switching to Red Unleaded,
remote wireless transmitter.

208 sq ft

8'



New Sign

4' 64 sq ft



Engineered pole structure
going from 60" base pole sleeving
down to 24" with matching plate for top sign
poles are to be painted Gray

90'



1	2	3	4	5	6	7
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Account By: Scott Laage
Project Manager: Dan Buraker
Drawn By: S Machovec

BP
Little Chute, WI
11000 Little Chute Rd.
Little Chute, WI 54224
Phone: (920) 835-1234
Fax: (920) 835-1235

THIS DRAWING IS YOUR FINAL PROOF.
IT SUPERSEDES ALL VERBAL AND
WRITTEN COMMUNICATION BY SIGNING
THIS. YOU ARE AUTHORIZING US TO
MANUFACTURE TO THESE SPECIFICATIONS.
Client Approval/Date:

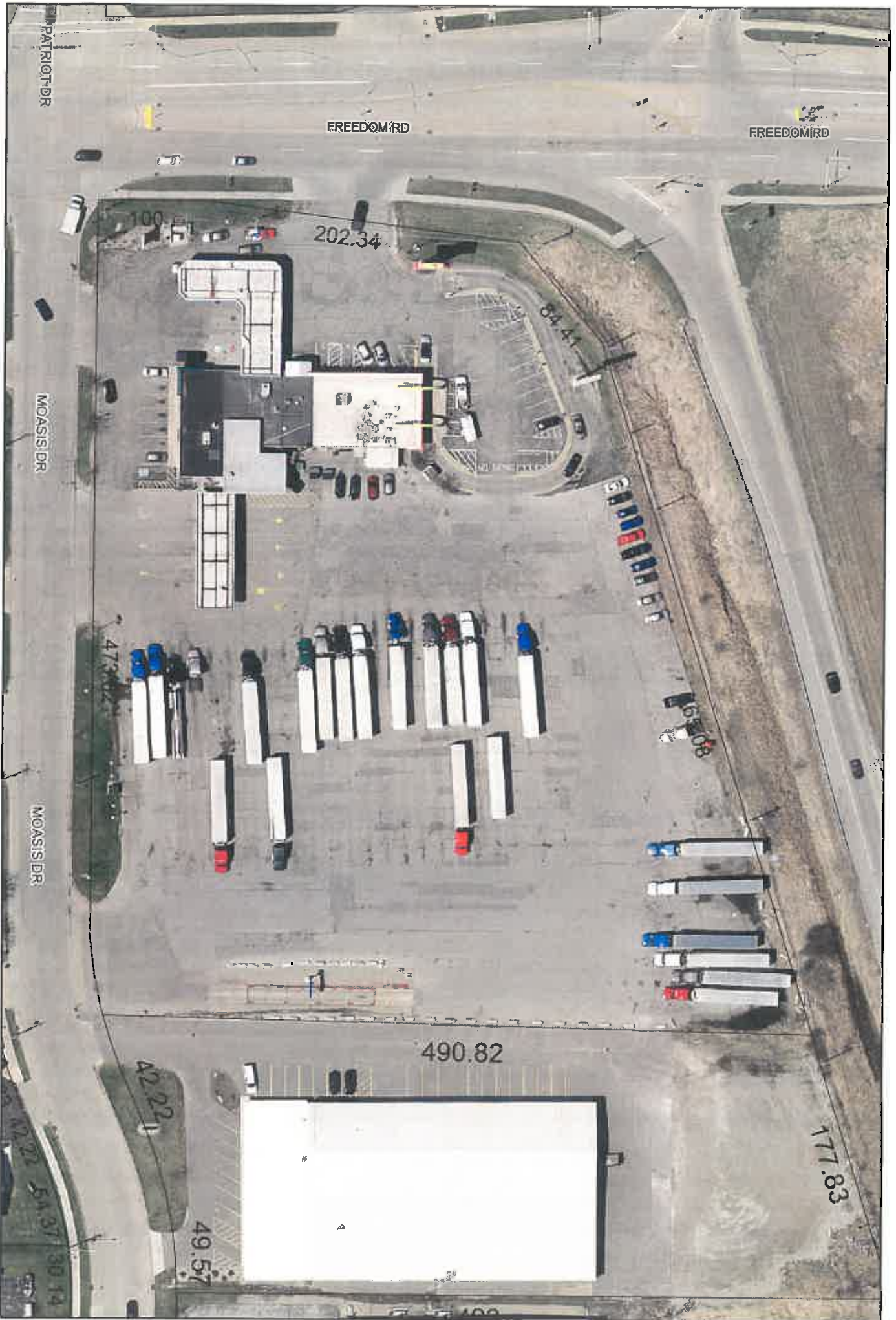
The signed drawing is hereby set out as if
certified to be a true and correct copy of the
original. Where the original is not
available, a copy of the original shall be
submitted to the client for approval.
Client Approval/Date: _____
Client Name: _____
Client Address: _____
Client Phone: _____
Client Fax: _____

Sheet Number: 1
Sheet Name: LittleChute-BP
Drawing Number: 4.11.19
Drawing Date: 4.11.19



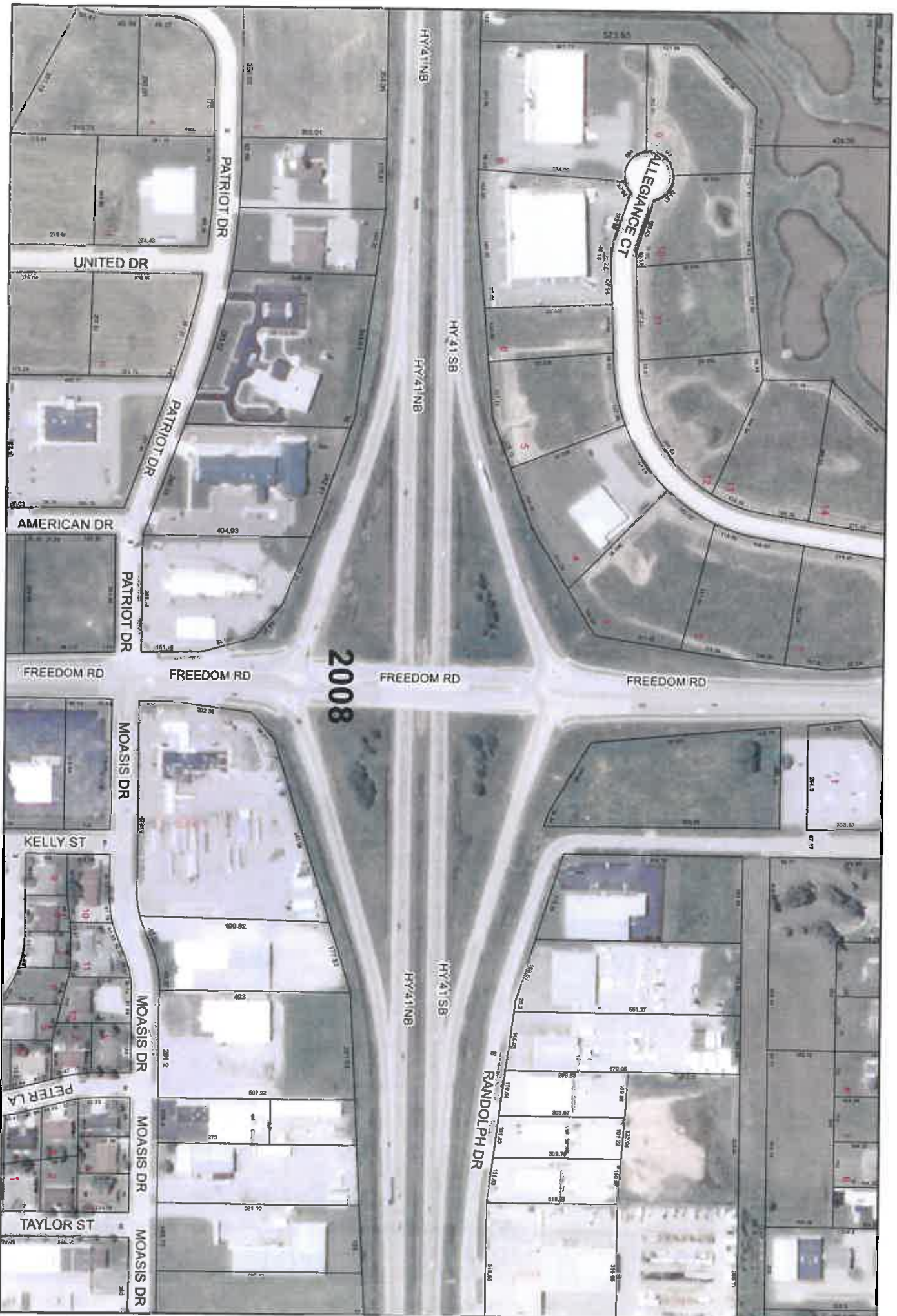
2018

Not a survey
1 inch = 80 feet





2018



Not a survey
1 inch = 300 feet





WARRANTY DEED

This Deed, made between **Freedom Road of Little Chute, L.L.C., a Wisconsin limited liability company**

Grantor and **Moasis Truck Stop LLC, a Wisconsin limited liability company** Grantee,

Grantor, for a valuable consideration, conveys to

Grantee the following described real estate in **Outagamie County, State of Wisconsin**:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Document #: **2156255**

Date: **03-22-2019** Time: **08:20 AM**

Pages: **2** Fee: **\$30.00**

County: **OUTAGAMIE COUNTY** State: **WI**

Transfer Fee: **\$4875.00**

SARAH R VAN CAMP, REGISTER OF DEEDS

This document has been electronically recorded

Returned to: **First American Title Insurance Company**

RETURN TO:

Moasis Truck Stop LLC
6464 Tartan Trl
Sun Prairie WI 53590

Tax Parcel No. **260129601**

This is **not** a homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and **Freedom Road of Little Chute, L.L.C.** warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated: 21 day of **March, 2019**

Freedom Road of Little Chute, L.L.C., a Wisconsin limited liability company

By:

Name: **Todd VanZeeland**

Title: **Managing Member**

AUTHENTICATION

Signature(s)

authenticated this 21 day of **March, 2019**
TITLE: **MEMBER STATE BAR OF WISCONSIN**
(If not, authorized by (4,6) 706.06, Wis. Stats)

LAURA J. SPIERING
Notary Public

THIS STATEMENT WAS DRAFTED BY
First American Title-Cory D. Borys

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGEMENT

State of **Wisconsin**

SS:

Outagamie County
Personally came before me this 21 day of **March, 2019** the above named **Todd VanZeeland**, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Laura J. Spiering
Notary Public **Outagamie County, Wisconsin**
My Commission is permanent.
If not, state expiration date: **05/31/2019**

EXHIBIT 'A'

A parcel of land located in the South $\frac{1}{2}$ Northwest $\frac{1}{4}$, Section Fifteen (15), Township Twenty-one (21) North, Range Eighteen (18) East, Village of Little Chute, Outagamie County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of Section Fifteen (15), Township Twenty-one (21) North, Range Eighteen (18) East; thence South $3^{\circ}00'00''$ West, 1927.25 feet along the West line of said Section; thence South $87^{\circ}00'$ East, 44.86 feet to the East line of C.T.H. "N" and the point of beginning; thence North $6^{\circ}56'43''$ East, 1.92 feet; thence North $3^{\circ}00'$ East 100 feet; thence North $10^{\circ}08'$ East 202.34 feet; thence North $51^{\circ}47'$ East, 84.41 feet; thence North $75^{\circ}49'$ East 465.08 feet; thence South $4^{\circ}08'$ West 490.82 feet to a point in the curved centerline of Moasis Drive; thence Westerly along the centerline of Moasis Drive to the point of beginning. EXCEPTING, however, the Southerly 33 feet thereof reserved for Moasis Drive.



Little Chute

ESTABLISHED 1848

**AMENDMENT NUMBER ONE
TO
TAX INCREMENTAL FINANCE DISTRICT #7**

VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

INTRODUCTION TO AMENDMENT NUMBER ONE TO TAX INCREMENTAL FINANCE DISTRICT #7:

The Village of Little Chute is subtracting a small portion of land from TID #7. This is necessitating an adjustment to acres and boundary description of the district which was formed in 2018.

PURPOSE FOR THE AMENDMENT OF TAX INCREMENTAL FINANCE DISTRICT #7:

A small portion of a parcel located within TID #7 was attached by CSM to a parcel outside of the District. This occurred following the initial creation of TID#7.

PROPOSED AMENDMENTS:

All aspects of the original Plan adopted remain in effect including findings required by State Statutes, except that;

Boundary is amended as follows, per 66.1105(4)(b)(2)

Parcel # 260439600 is reduced in size by 45,001 square feet. This is land affixed to lot 1 of CSM 7671. (see attached)

The new boundaries are shown on attached exhibit map. The subtraction of lands which are indicated in red striping.

66.1105(4)(h) 2. to modify the district's boundaries, not more than 4 times during the district's existence, by subtracting territory from the district in a way that does not remove contiguity from the district

of the amendment will be provided on request. Before publication, a copy of the notice shall be sent by 1st class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the district and to the school board of any school district which includes property located within the proposed district. For a county with no chief executive officer or administrator, this notice shall be sent to the county board chairperson.

66.1105(4)(i) (i) The local legislative body shall provide the joint review board with the following information and projections:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.
2. The amount of the value increment when the project costs in subd. 1. are paid in full and the tax incremental district is terminated.
3. The reasons why the project costs in subd. 1. may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.
4. The share of the projected tax increments in subd. 1. estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.
5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments in subd. 4.

66.1105(4m)(c)1. 1. The board shall base its decision to approve or deny a proposal on the following criteria:

- a. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
- b. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
- c. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

66.1105(4m)(c)2. 2. The board shall issue a written explanation describing why any proposal it rejects fails to meet one or more of the criteria specified in subd. 1.

66.1105(6c)(b) (b) Any person who operates for profit and buys or leases property in a tax incremental district from a city for which the city incurs real property assembly costs under sub. (2) (f) 1. c. shall notify the department of workforce development and the local workforce development board established under 29 USC 2832, of any position to be filled in the county in which the city creating the tax incremental district is located within one year after the sale or commencement of the lease. The person shall provide this notice at least 2 weeks prior to advertising the position.

{STATUTORY REFERENCES}

Wisconsin State Statutes

66.1105(2)(g) (g) "Project plan" means the properly approved plan for the development or redevelopment of a tax incremental district, including all properly approved amendments thereto.

66.1105(2)(f)1. 1. "Project costs" mean any expenditures made or estimated to be made or monetary obligations incurred or estimated to be incurred by the city which are listed in a project plan as costs of public works or improvements within a tax incremental district or, to the extent provided in subd. 1. k., without the district, plus any incidental costs, diminished by any income, special assessments, or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received by the city in connection with the implementation of the plan. For any tax incremental district for which a project plan is approved on or after July 31, 1981, only a proportionate share of the costs permitted under this subdivision may be included as project costs to the extent that they benefit the tax incremental district. To the extent the costs benefit the municipality outside the tax incremental district, a proportionate share of the cost is not a project cost. "Project costs" include:

66.1105(2)(f)1.b. b. Financing costs, including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity.

66.1105(2)(f)1.c. c. Real property assembly costs, meaning any deficit incurred resulting from the sale or lease as lessor by the city of real or personal property within a tax incremental district for consideration which is less than its cost to the city.

66.1105(2)(f)1.d. d. Professional service costs, including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice and services.

66.1105(2)(f)1.e. e. Imputed administrative costs, including, but not limited to, reasonable charges for the time spent by city employees in connection with the implementation of a project plan.

66.1105(2)(f)1.g. g. Organizational costs, including, but not limited to, the costs of conducting environmental impact and other studies and the costs of informing the public with respect to the creation of tax incremental districts and the implementation of project plans.

66.1105(4)(h) (h) 66.1105(4)(h)1. 1. Subject to subds. 2., 4., and 5., the planning commission may, by resolution, adopt an amendment to a project plan. The amendment is subject to approval by the local legislative body and approval requires the same findings as provided in. pars. (g) and (gm) 4. c. Any amendment to a project plan is also subject to review by a joint review board, acting under sub. (4m). Adoption of an amendment to a project plan shall be preceded by a public hearing held by the plan commission at which interested parties shall be afforded a reasonable opportunity to express their views on the amendment. Notice of the hearing shall be published as a class 2 notice, under ch. 985. The notice shall include a statement of the purpose and cost of the amendment and shall advise that a copy

CERTIFIED SURVEY MAP NO. 7671

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON PAGE 6608 AS DOCUMENT NUMBER 1979246 AND PART OF NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

Document #: 2151327

Date: 12-28-2018 Time: 03:19 PM

Pages: 3 Fee: \$30.00

County: OUTAGAMIE COUNTY State: WI

Sarah R. Van Camp

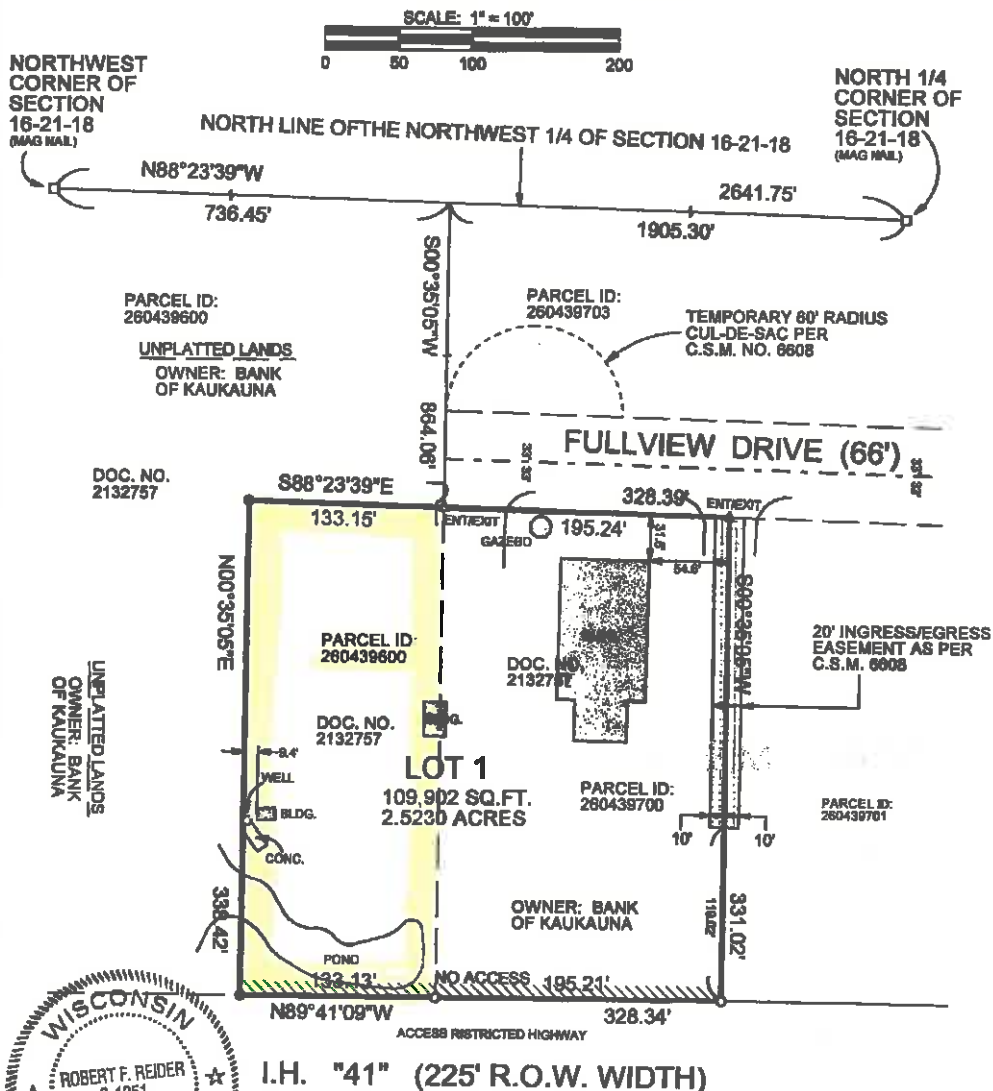
SARAH R VAN CAMP, REGISTER OF DEEDS
Returned to: FILE

LEGEND

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ▲ = CUT CROSS IN CONCRETE SET
- △ = EXISTING CUT CROSS IN CONCRETE
- = EXISTING 3/4" IRON REBAR

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, T21N, R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N88°23'39"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

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NOTES:
- ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE VILLAGE OF LITTLE CHUTE ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

CERTIFIED SURVEY MAP NO. 71271

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON PAGE 6608 AS DOCUMENT NUMBER 1979246 AND PART OF NORTHWEST ¼ OF THE NORTHWEST ¼, ALL IN SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON PAGE 6608 AS DOCUMENT NUMBER 1979246 AND PART OF NORTHWEST ¼ OF THE NORTHWEST ¼, ALL IN SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 16; THENCE S88°23'39"E, 736.45 FEET ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 16 TO THE NORTHERLY EXTENSION OF THE WEST LINE OF CERTIFIED SURVEY MAP NO. 6608; THENCE S00°35'05"W, 864.06 FEET ALONG SAID EXTENSION AND ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 6608 TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608 AND THE POINT OF BEGINNING; THENCE S88°23'39"E, 195.24 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 1; THENCE S00°35'05"W, 331.02 FEET ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY LINE OF I.H. "41"; THENCE N89°41'09"W, 328.34 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N00°35'05"E, 338.42 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608; THENCE S88°23'39"E, 133.15 FEET ALONG SAID EXTENSION TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF OUTDOOR LIVING AND LANDSCAPING, ATTN: CHAD SPRANGERS, W4638 C.T.H. "O", APPLETON, WISCONSIN 54913.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF LITTLE CHUTE.



Robert F. Reider 12-27-18
ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1811.5 (RFR) 11-29-2018

VILLAGE BOARD APPROVAL:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF LITTLE CHUTE ON THIS 12 DAY OF December, 2018.

Michael R. Landis 12-27-18 James Decker 12/27/18
PRESIDENT DATED CLERK DATED

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

Vanessa Clares 12/27/18 Travis A. Walpole 12/28/2018
VILLAGE TREASURER DATED COUNTY TREASURER DATED

