



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, July 13, 2020

TIME: 6:00 p.m.

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

- Until further notice, the Village of Little Chute will be providing the following means for residents to interact, engage, and participate in Village Board proceedings. The proceedings of all Village of Little Chute public meetings are recorded and available for review.
- Virtually attend the July 13th Plan Commission meeting at 6 PM by following the link here:
- Web registration: <https://www.gotomeet.me/JamesFenlon/july-13th-plan-commission>
- Call-in Information: 1 (646) 749-3122 with Access Code: 582-919-805
- Note: The web-based registration is recommended as the best way to engage in this meeting as the call-in feature only provides audio access and there is not the ability to engage in the discussion.
- We strongly urge you to register in advance of the meeting and testing your connection to avoid any connection issues. If you have questions, please email the Village Administrator at james@littlechutewi.org or 920-423-3850
- Immediately following the agenda is more information on virtual public meetings.

1. Approval of Minutes from the Plan Commission Meeting of July 1, 2020
2. Discussion—Short Term Rentals in the Village of Little Chute
3. Recommendation—Conditional Use Permit for Multifamily Development on a Commercial Highway Zoned Parcel
4. Recommendation—Certified Survey Map for 2140 Bohm Drive
5. Recommendation—Certified Survey Map for 3317 and 3315 Buchanan Road
6. Recommendation—Certified Survey Map for North Evergreen Pond Homes
7. Unfinished Business

8. Items for Future Agenda
9. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852 July 8, 2020



Information for the Little Chute Plan Commission Meeting – July 13th, 2020 – 6:00 PM

The Village of Little Chute is taking precautions related COVID-19 as it relates to Village Board meetings. On March 16th, 2020, the Wisconsin Attorney General released guidance for local communities related to Open Meetings and the use of technology while still complying with Wisconsin's Open Meeting laws. You can find Wisconsin Department of Justice guidance here: [DOJ Guidance on Open Meetings](#).

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1. Virtually attend the July 13th Plan Commission meeting at 6 PM by following the link here: <https://www.gotomeet.me/JamesFenlon/july-13th-plan-commission>
2. **Call-in Information: United States: +1 (646) 749-3112 Access Code: 582-919-805**
3. If you are experiencing connectivity issues or have questions on the options above, please contact James Fenlon at james@littlechutewi.org
4. The Board Room at Village Hall will be open, but board members and staff have the option to attend virtually. We urge residents to participate in our meetings by utilizing the virtual options above.
5. If you have questions or comments regarding the agenda or potential items on the agenda, we urge you to contact Board or staff members regarding your concerns. You can find Board Member contact information here: <http://www.littlechutewi.org/59/Meet-the-Village-Board>
6. If you have questions or comments regarding the agenda, you can also contact the Village Administrator, James Fenlon, at james@littlechutewi.org or 920-423-3850.
7. If you have questions or comments regarding the agenda and want to contact a Village of Little Chute Department Head, you can find a complete staff directory here: <http://www.littlechutewi.org/directory.aspx>

MINUTES OF THE PLAN COMMISSION MEETING JULY 1, 2020

Call to Order

The Plan Commission meeting was called to order at 4:00 p.m. by President Vanden Berg

Roll Call

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

STAFF PRESENT: Administrator Fenlon, Community Development Director Kittel

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of June 8, 2020

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Minutes from the Plan Commission Meeting of June 8, 2020

Vote

Kent Taylor (by phone) Aye

All Ayes– Motion Carried

Public Hearing—Variance of the Zoning Code Request for 176 Grant Street

Request has been withdrawn by owners per Director Kittel

Public Hearing—Variance of the Zoning Code Request for 409 West Main Street

Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to enter into Public Hearing

Kent Taylor (by phone) Aye

All Ayes– Motion Carried

Director Kittel explained the variance requested by Dan & Christina Heindl request to put an addition on their house. Commissioner Van Berkel asked if any neighbors contacted the Village after receiving notification and Director Kittel replied that he has not received anything. Commissioner Van Lankvelt advised that he talked with a neighbor who felt it would be an improvement and did not see any issues.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to exit Public Hearing

Kent Taylor (by phone) Aye

All Ayes– Motion Carried

Action—Variance of the Zoning Code Request for 176 Grant Street

Withdrawn by owners per Director Kittel

Action—Variance of the Zoning Code Request for 409 West Main Street

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Variance of the Zoning Code Request for 409 West Main Street

Kent Taylor (by phone)

Aye

All Ayes— Motion Carried

Unfinished Business

None

Items for Future Agenda

Schedule of next Plan Commission meeting to be held at 6:00 p.m. July 13th

Adjournment

Moved by Commissioner Schevers, seconded by Commissioner Van Lankvelt to Adjourn the Plan Commission Meeting at 4:09 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
REQUEST FOR BOARD/PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Short Term Rentals

PREPARED BY: David Kittel, Community Development Director

REPORT DATE: 7/7/2020

ADMINISTRATOR'S REVIEW/COMMENTS:

EXPLANATION:

Recently there has been some questions from residents about Short Term Rentals and if they are allowed in the Village of Little Chute. A Short-Term Rental is typically defined as a rental of a residential dwelling unit for periods of less than 31 consecutive days. Often these are rented out utilizing websites like: VRBO, Airbnb, etc... These are different than a Bed and Breakfast in that the owner is not present and no meals are provided. A keynote is that a Bed and Breakfast is the typically the primary purpose of the property while a short-term rental is typically primarily a Dwelling. Although there are areas that so see properties purchased with the primary purpose being that of a vacation rental this appears to not be the case in this area. A short-term rental, at this juncture in time, is not something that our ordinances address clearly and is being interpreted as being allowed, provided it is not the primary purpose of the residence.

The State of Wisconsin defines these as Tourist Rooming House (TRH) and has a license that is required to operate one. This licensing process is enforced via the County Department of Health and the Department of Agriculture, Trade and Consumer Protection (DATCP). Attached is the "Guide to Renting our Your Property" which discusses the requirements and process to become licensed through DATCP.

The Village has ordinances in effect that discuss nuisance issues like parking and noise problems which are enforceable to "tenants" and in some cases to the owner or "landlord". At this point in time there are no known issues from propertied due to short term rentals like Airbnb or VRBO.

Hotel tax is still collected through anyone using a site to rent out their property and there is legislation pending that would require the reporting of this to be broken down to be able to show this easily.

In addition, there are some recent laws that do place restrictions on what a Municipality can and can not do regarding these short-term rentals. Such as:

- Local governments can regulate, but not prohibit short-term rentals for a period of 7 days or more
- Local permits are allowed
- Local governments can place a 6-month local cap on the amount of time property owners can rent out their properties over a 365 day period

RECOMMENDATION: This is up for discussion to see if the Village wants to start pursuing any type of regulation over short term rentals, in regards to permits or if the current licensing process and ordinances are enough to cover any potential issues that may arise.

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

Application fee \$125.00

Date filed 7/8/2020

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: Evergreen Dr

Legal Description: _____

Part of Lot 2, CSM 7275

Current Zoning Classification: Commercial Highway

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

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

North Evergreen Pond Homes LLC would like
to build 11 Duplexes (22 rental homes)

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) North Evergreen Pond Homes LLC

Owner(s) Address 3117 E. Canvashack Ln. Appleton WI 54913

Phone Numbers 920-858-7276

APPLICANT(S) Signature(s) [Signature] Member.

Date Signed 7-8-2020

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.





Little Chute

ESTABLISHED 1848

APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW

Name of Subdivision: 2140 Bohm Drive-2 Lot CSM

Parent Parcel # 260127514

Number of Lots: 2

☐ Preliminary Plat

☐ Final Plat

☒ CSM

Will deed restrictions be recorded? ☐ Yes ☒ No

Property Owner Information:

Name: Hultman Real Estate, LLC

Telephone Number: _____

Mailing Address: 961 Hoks Ridge Lane, DePere, WI 54115

Surveyor Information:

Name: David M. Schmalz-McMahon Associates, Inc. Telephone Number: (920) 751-4200 email dschmalz@mcmgrp.com

Engineer Information:

Name: _____ Telephone Number: _____ email _____

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: \$ 50

Signature of Applicant

David M. Schmalz

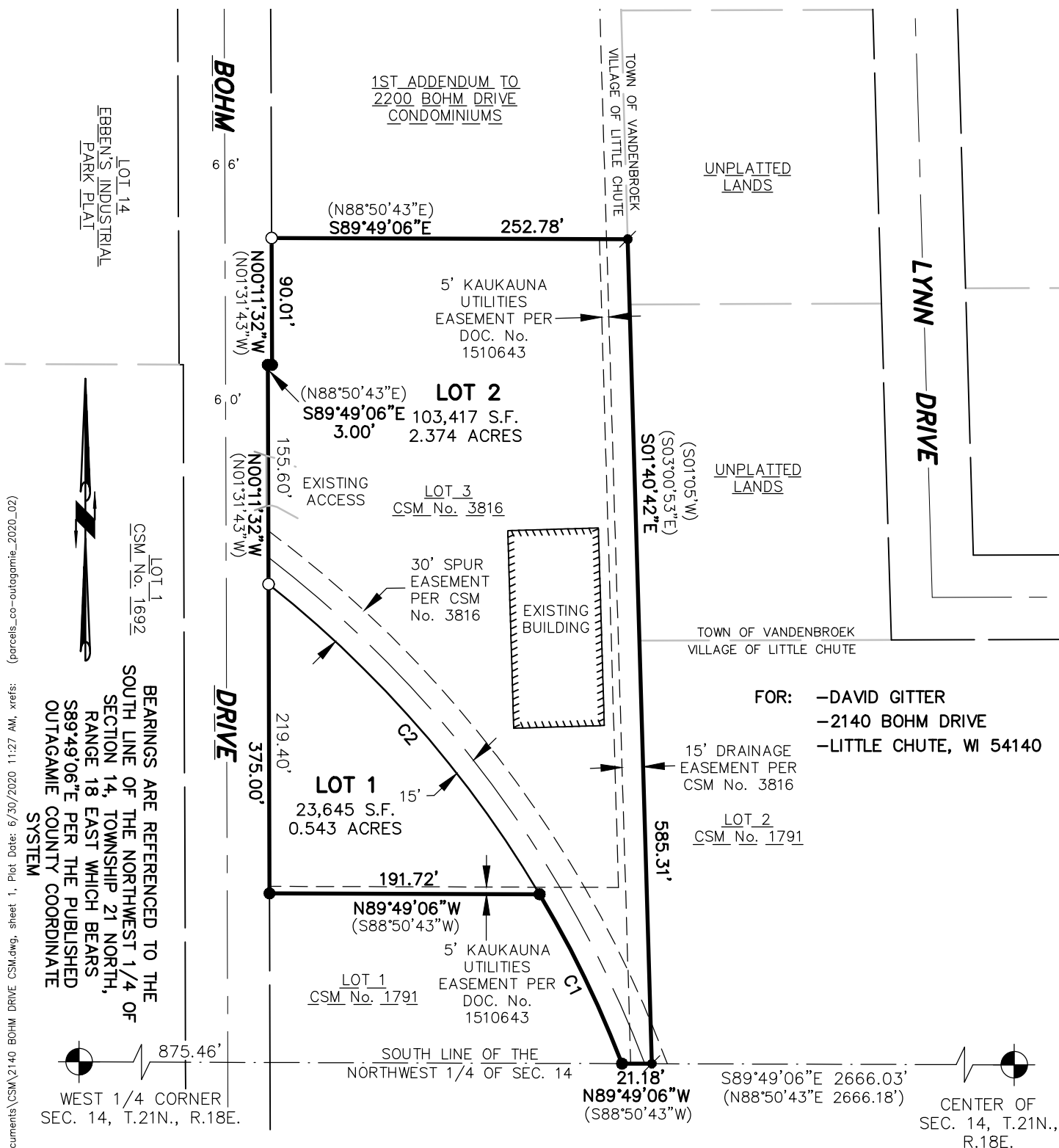
Date

June 30, 2020

Submit to:

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


ALL OF LOT 3 OF CERTIFIED SURVEY MAP No. 3816 AS
RECORDED IN VOLUME 20 OF CSM'S ON PAGE 3816 AS
DOCUMENT No. 1373990, LOCATED IN SOUTHWEST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH,
RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE
COUNTY, WISCONSIN



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	804.02'	133.80'	133.65'	N25°56'18"W	9°32'06"
				(N25°30'26"W)	
C2	804.02'	293.94'	292.30'	N41°10'45"W	20°56'47"

SCALE — FEET

LEGEND

- | | |
|---|---|
| ○ | - 3/4" x 24" ROUND IRON REBAR
WEIGHING 1.5 lbs./lineal ft. SET |
| ● | - 1" IRON PIPE FOUND 1.315" O.D.) |
| ⦿ | - 3/4" ROUND STEEL REBAR FOUND |
|  | - CERTIFIED LAND CORNER
OUTAGAMIE COUNTY |
| S.F. | - SQUARE FEET |
| () | - RECORDED BEARING AND/OR DISTANCE |

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

DRAFTED BY: COREY W. KALKOFEN. PLS

ALL OF LOT 3 OF CERTIFIED SURVEY MAP No. 3816 AS RECORDED IN VOLUME 20 OF CSM'S ON PAGE 3816 AS DOCUMENT No. 1373990, LOCATED IN SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped all of Lot 3 of Certified Survey Map No. 3816 as recorded in Volume 20 of CSM's on Page 3816 as Document No. 1373990, located in Southwest 1/4 of the Northwest 1/4 of Section 14, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 127,062 square feet (2.917 acres) of land.

That I have made this survey by the direction of Owners of said Land.

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

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

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

NOTES

- THIS CSM IS ALL OF TAX PARCEL No. 260127514.
- THE PROPERTY OWNER OF RECORD IS HULTMAN REAL ESTATE, LLC.
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 2010676.

NOISE CONTROL STATEMENT PER CSM No. 3816:
THE DIVISION OF HIGHWAYS HEREBY INFORMS THE DEVELOPER AND THE VILLAGE OF LITTLE CHUTE THAT LOTS NEAR U.S.H. "41" MAY EXPERIENCE A NOISE LEVEL ABOVE THOSE LISTED IN CHAPTER 405 OF THE WISCONSIN ADMINISTRATIVE CODE. CONSIDERATION SHOULD BE GIVEN TO PROVIDING NOISE ABUTMENT MEASURES SUFFICIENT TO PROTECT THESE LOTS.

CERTIFICATE OF TREASURERS

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

_____.

Village Finance Director Date
Lisa Remiker-Dewall

County Treasurer Date
Trenten Woelfel

SHEET 3 OF 3

OWNER'S CERTIFICATE

Village of Little Chute

Signature

Signature

State of Wisconsin)

)ss

_____ County)

Notary Public

_____ County, _____

My commission expires _____

VILLAGE BOARD APPROVAL

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

Michael R. Vanden Berg
Village President

Laurie Decker
Village Clerk



APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW

Name of Subdivision: Certified Survey Map

Parent Parcel # 260449900

Number of Lots: 2

☐ Preliminary Plat

☐ Final Plat

☒ CSM

Will deed restrictions be recorded? ☐ Yes ☒ No

Property Owner Information:

Name: Michael Hurst

Telephone Number: 920-475-1975

Mailing Address: 3315 Buchanan Rd., Little Chute, WI 54140

Surveyor Information:

Name: Steve De Jong - Meridian Surveying

Telephone Number: 920-993-0881

email sdejong@meridian-wi.com

Engineer Information:

Name: _____

Telephone Number: _____

email _____

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: \$ 50

Signature of Applicant

Date

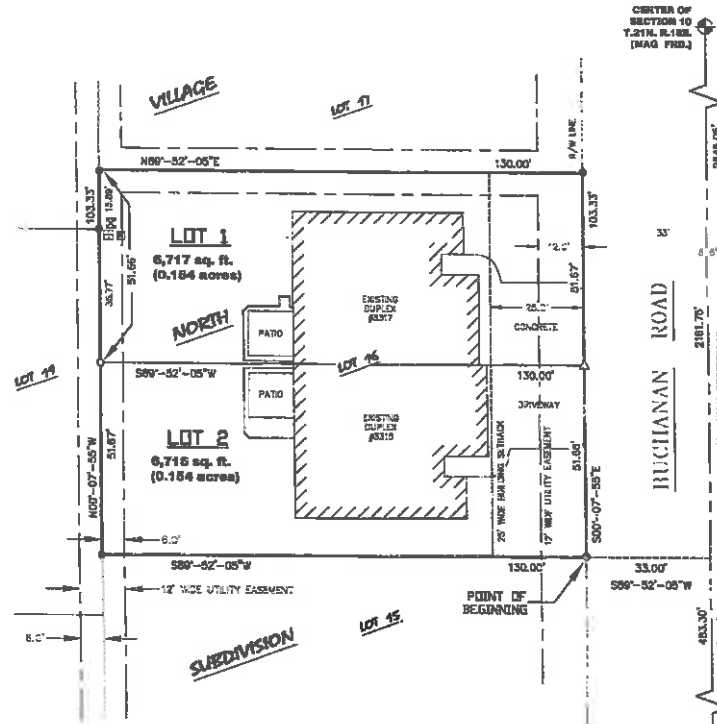
6-24-20

Submit to:

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

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 16, VILLAGE NORTH SUBDIVISION, BEING LOCATED IN THE SE1/4 OF THE SW1/4, SECTION 10, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE OUTAGAMIE COUNTY CORNER AND THE EAST LINE OF SECTION 10, T.21N., R.18E., WHICH BEARS N00°-07'-25"W

LEGEND

- 1" X 18" IRON PIPE SET (1430 LB./FT.)
- △ "P.K." MASONRY NAIL SET
- 3/4" IRON REBAR FOUND
- ◆ COUNTY MONUMENT FOUND

GRAPHIC SCALE
1 inch = 30 ft.



MERIDIAN
SURVEYING, LLC

90637 Friendship Drive Office: 920-983-0881
Kenosha, WI 53130 Fax: 220-273-0037

DRAWN BY: J.D.

FIELD WORK DATE: 6-9-20

CHECKED BY: S.C.D.

FIELD BOOK:

JOB NO.: 12092

SHEET 1 of 4

SURVEYED FOR:
MICHAEL HURST
2315 BUCHANAN ROAD
LITTLE CHUTE, WI 54130
PARCEL NUMBER: 280448000
DEED: DOC. NO. 1999571

WISCONSIN
JUNE 18, 2020

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 16, VILLAGE NORTH SUBDIVISION, BEING LOCATED IN THE SE1/4 OF THE SW1/4,
SECTION 10, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

Sheet 2 of 4

SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, mapped and monumented under the direction of Michael Hurst all of Lot Sixteen (16), of Village North Subdivision as recorded in Document No. 1937184 of Outagamie County Records, being located in the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (10), Township Twenty-One (21) North, Range Eighteen (18) East, Village of Little Chute, Outagamie County, Wisconsin containing 13,433 square feet (0.308 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 10; thence N00°-07'-55"W 483.30 feet along the east line of the SW1/4 of said Section 10; thence S89°-52'-05"W 33.00 feet to the southeast corner of said Lot 16 and the point of beginning; thence continue S89°-52'-05"W 130.00 feet along the south line of said Lot 16 to the southwest corner thereof; thence N00°-07'-55"W 103.33 feet along the west line of said Lot 16 to the northwest corner thereof; thence N89°-52'-05"E 130.00 feet along the north line of said Lot 16 to a point on the west line of Buchanan Road; thence S00°-07'-55"E 103.33 feet along said west line of Buchanan Road to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of Outagamie County and the Village of Little Chute, in surveying, dividing, monumenting and mapping the same.

Dated this 19th day of JUNE, 2020.



Wisconsin Professional Land Surveyor
Steven C. De Jong S-1791



Survey Notes:

- This CSM is wholly located in lands described in Document No. 1999571
- Parcel No.: 260449900
- Owner of Record: Michael W. Hurst & Susan C. Wolff

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 16, VILLAGE NORTH SUBDIVISION, BEING LOCATED IN THE SE1/4 OF THE SW1/4,
SECTION 10, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

Sheet 3 of 4

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided & mapped as represented on this map. I also certify that this plat is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: Village of Little Chute, Outagamie County.


Michael W. Hurst

6-24-20
Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2020.

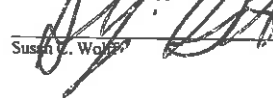
The above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public _____ Wisconsin.

My Commission Expires _____

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided & mapped as represented on this map. I also certify that this plat is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: Village of Little Chute, Outagamie County.


Susan L. Wolff

6/24/20
Date

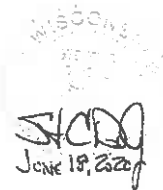
NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2020.

The above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public _____ Wisconsin.

My Commission Expires _____


JUNE 18, 2021

CERTIFIED SURVEY MAP NO. _____
ALL OF LOT 16, VILLAGE NORTH SUBDIVISION, BEING LOCATED IN THE SE1/4 OF THE SW1/4,
SECTION 10, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

Sheet 4 of 4

VILLAGE BOARD CERTIFICATE:

This Certified Survey Map has been approved by the Village Board of the Village of Little, Outagamie County, Wisconsin in the _____ day of _____, 2020

Michael Vanden Berg
Village President

Date

Laurie Decker
Village Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the Village of Little Chute, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this _____ day of _____, 2020 on any lands included in this Certified Survey Map.

Lisa Remiker-Dewall
Finance Director

Date

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Outagamie, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this _____ day of _____, 2020 on any lands included in this Certified Survey Map.

County Treasurer

Date

WISCONSIN
OUTAGAMIE COUNTY
SHCDD
JUNE 18, 2020



APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW

Name of Subdivision: CSM of Lot 2, CSM 7275

Parent Parcel # 26-0-4412-03

Number of Lots: 2

☐ Preliminary Plat

☐ Final Plat

☒ CSM

Will deed restrictions be recorded? ☐ Yes ☐ No

Property Owner Information:

Name: Village of Little Chute

Telephone Number: _____

Mailing Address: _____

Surveyor Information:

Name: James R Sehloff, PLS 2692

Telephone Number: 920-560-6562

email jim@davel.pro

Engineer Information:

Name: John Davel

Telephone Number: 920-560-6563

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: \$ _____

Signature of Applicant _____

Date _____

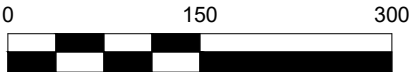
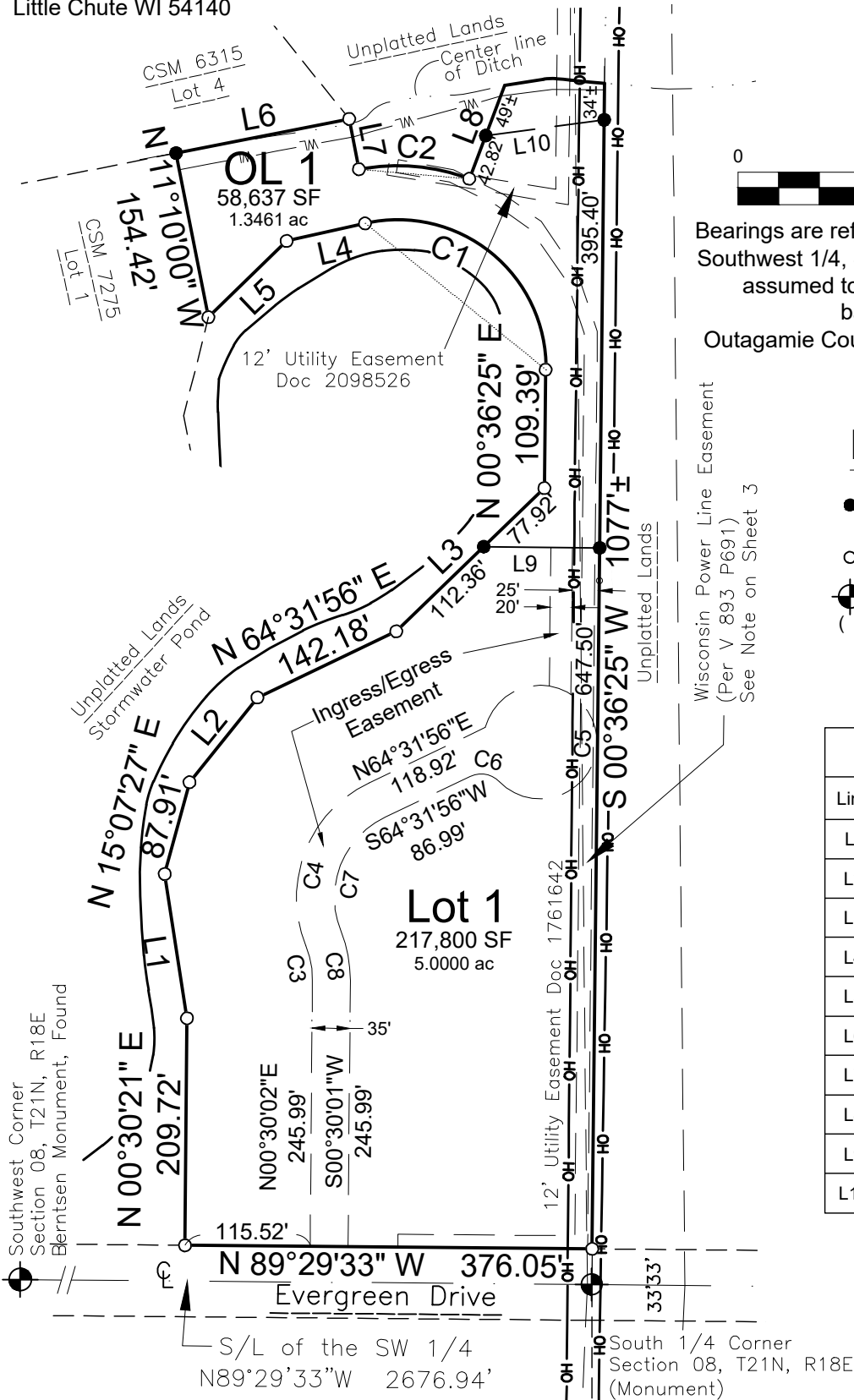
Submit to:

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

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 7275, recorded as Doc. No. 2087975 in the Outagamie County Register of Deeds, being part of the Southeast 1/4 of the Southwest 1/4 of Section 08, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Survey for:
Village of Little Chute
108 W. Main Street
Little Chute WI 54140



Bearings are referenced to the S/L of the Southwest 1/4, Section 08, T21N, R18E, assumed to bear N89°29'33\"W, base on the Outagamie County Coordinate System.

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- ⊙ Government Corner
- () Recorded As

LINE TABLE		
Line	Bearing	Length
L1	N 08°46'45" W	134.88'
L2	N 38°42'44" E	100.12'
L3	N 45°56'54" E	112.36'
L4	S 77°26'12" W	74.27'
L5	S 45°40'52" W	100.94'
L6	N 78°50'00" E	163.20'
L7	S 10°53'04" E	47.36'
L8	N 20°50'16" E	92.30'
L9	S 89°23'35" E	106.97'
L10	S 82°29'10" W	110.22'



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

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

James R. Sehloff PLS 2692

Date

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 7275, recorded as Document Number 2087975 in the Outagamie County Register of Deeds, being part of the Southeast 1/4 of the Southwest 1/4 of Section 08, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Little Chute, and under the direction of Village of Little Chute, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land All of Lot 2, Certified Survey Map 7275, recorded as Document Number 2087975 in the Outagamie County Register of Deeds, being part of the Southeast 1/4 of the Southwest 1/4 of Section 08, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 276,437 Square Feet (38.5672 Acres) of land, including all lands between the Center line of ditch and shown meander line, subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, _____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate

The Village of Little Chute, a Wisconsin Municipal Corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

Dated this _____ day of _____, 20_____

Michael Vanden Berg
Village President

Laurie Decker
Village Clerk

State of Wisconsin)
)SS
_____ County)

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

_____ My Commission Expires _____
Notary Public, Wisconsin

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map 7275, recorded as Document Number 2087975 in the Outagamie County Register of Deeds, being part of the Southeast 1/4 of the Southwest 1/4 of Section 08, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Little Chute, Outagamie County, Village of Little Chute, the property owner, is hereby approved by the Village Board of the Village of Little Chute.

Village President

Date _____

Clerk

Date _____

Treasurers' Certificate

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

Village Treasurer

Date _____

County Treasurer

Date _____

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

Property owners of record:
Village of Little Chute

Recording Information:
Doc. 2014948

Parcel Number(s):
26-0-4412-03

Notes:

1. Existing Power Lines are located outside of easement as described in V893 P691. In discussion with ATC, the current owner of the easement, they believe the section corner moved thus amending the location of the easement as described. I have not seen any evidence, other then an old drawing showing a fence line location, from their file, to back up their claim.
2. Ingress/Egress easement shown on this map will be retained by the Village of Little Chute for access to Outlot 1 of this map.

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	137.00'	N 50°58'41" W	214.69'	246.69'	103°10'13"
C2	187.00'	S 85°02'18" E	102.22'	103.54'	31°43'24"
C3	82.50'	N 10°49'11" W	32.41'	32.62'	22°39'17"
C4	117.50'	S 21°11'33" W	161.29'	177.76'	86°40'46"
C5	52.50'	N 14°41'39" W	51.84'	275.65'	300°50'02"
C6	23.50'	N 79°52'21" W	27.36'	29.20'	71°11'26"
C7	82.50'	S 21°11'33" W	113.24'	124.81'	86°40'46"
C8	117.50'	N 10°49'11" W	46.16'	46.46'	22°39'17"

James R. Sehloff Professional Land Surveyor No. S-2692 Date

File: 6112CSM.dwg
Date: 07/09/2020
Drafted By: jim
Sheet: 3 of 3