



# AGENDA

## VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, April 12, 2021

TIME: 6:00 p.m.

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

**Virtually attend the April 12th Plan Commission meeting at 6 PM by following the link here:**

<https://zoom.us/j/98229499738>

**Meeting ID: 982 2949 9738**

**Call-in Information: +1 (312) 626-6799 US (Chicago)**

**Meeting ID: 982 2949 9738**

1. Approval of Minutes from the Plan Commission Meeting of March 8, 2021
2. Recommendation—Mark A. Semrod CSM
3. Unfinished Business
4. Items for Future Agenda
5. 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 March 4, 2021

## MINUTES OF THE PLAN COMMISSION MEETING MARCH 8, 2021

### Call to Order

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

### Roll Call

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

STAFF PRESENT: Administrator Fenlon, Community Development Director Kittel,

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of February 8, 2021

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Approve the Minutes the Plan Commission Meeting of February 8, 2021*

All Ayes– Motion Carried

### Recommendation—Griffin Company CSM

Director Kittel went over the Certified Survey Map to combine lot #1 and lot #2 per request of The Griffin Company.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Recommend to the Village Board to Approve the CSM for The Griffin Company as presented*

All Ayes– Motion Carried

### Recommendation—Drews CSM

Director Kittel went over the property lot adjustment requested by Cathy and Russell Drews

*Moved by Commissioner Moes, seconded by Commissioner Verboomen to Recommend to the Village Board to Approve the CSM for Cathy and Russell Drews as presented*

All Ayes– Motion Carried

### Recommendation—CH Sign

Director Kittel went over the ordinance amendment for maximum signage for the Commercial Highway District

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Recommend to the Village Board Approval of the Amendment to the Ordinance for signs*

All Ayes– Motion Carried

### Recommendation—Karen Drive Rezoning

Director Kittel presented the rezoning request to change five parcels from residential to industrial.

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Recommend to the Village Board Approval of the Rezoning on Karen Drive*

All Ayes– Motion Carried

### Recommendation—Site Plan, Outagamie County Recycling and Solid Waste

Director Kittel presented the submitted site plan for an addition to the Material Processing Facility.

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend Approval to the Village Board with the condition that the updated Stormwater Maintenance Plan is received and approved.*

*Ayes 4-Abstain-(Verboomen)– Motion Carried*

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Adjourn the  
Plan Commission Meeting at 6:23 p.m.*

All Ayes– Motion Carried

**VILLAGE OF LITTLE CHUTE**

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By: Michael Vanden Berg, Village President

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Attest: Laurie Decker, Village Clerk



**APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW**

Name of Subdivision: Semrad Certified Survey Map

Parent Parcel # 260302400 Number of Lots: 2

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

**Property Owner Information:**

Name: Mark A. Semrad Telephone Number: 920-470-5525

Mailing Address: 4916 N. French Road, Appleton, WI 54913

**Surveyor Information:**

Name: Craig Keach Telephone Number: 920-993-0881 email ckeach@meridian-wi.com

**Engineer Information:**

Name: N/A 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: \$ 50.00

Signature of Applicant Craig A. Keach Date 3/22/2021

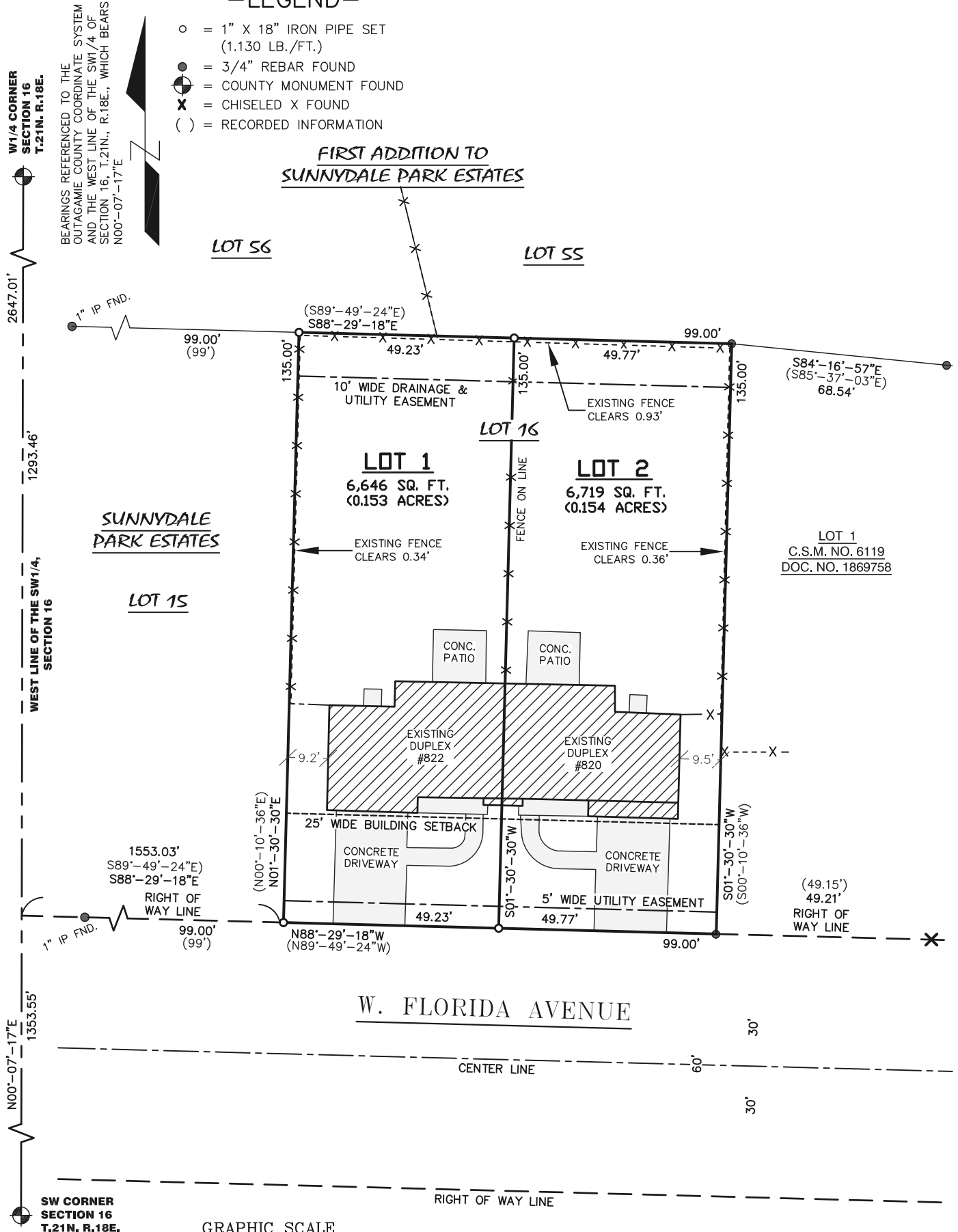
Submit to: Director of Community Development  
108 W Main Street, Little Chute, Wisconsin 54140  
(920)423-3870 jim@littlechutewi.org

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 16 OF SUNNYDALE PARK ESTATES, LOCATED IN THE NE1/4 OF THE SW1/4, SECTION 16, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

## -LEGEND-

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- = 3/4" REBAR FOUND
- ⊙ = COUNTY MONUMENT FOUND
- ✕ = CHISELED X FOUND
- ( ) = RECORDED INFORMATION



**MERIDIAN SURVEYING, LLC**

N9637 Friendship Drive Office: 920-993-0881  
Kaukauna, WI 54130 Fax: 920-273-6037

DRAWN BY: J.B.  
CHECKED BY: C.A.K.  
JOB NO.: 12638

FIELD WORK DATE: 3-12-21  
FIELD BOOK: X  
SHEET 1 OF 3

SURVEYED FOR:  
MARK SEMRAD  
4916 N. FRENCH RD.  
APPLETON, WI 54913  
PROPERTY ADDRESS:  
820 W. FLORIDA AVE.  
LITTLE CHUTE, WI 54140  
ZONED:  
RT RESIDENTIAL 2 FAMILY

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOT 16, SUNNYDALE PARK ESTATES SUBDIVISION, BEING LOCATED IN THE NE1/4 OF THE SW1/4, SECTION 16, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

Sheet 2 of 3

**SURVEYOR'S CERTIFICATE**

I, Craig A. Keach, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, mapped and monumented under the direction of Mark A. Semrad all of Lot Sixteen (16), of Sunnydale Park Estates Subdivision as recorded in Document No. 983637 of Outagamie County Records, being located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township Twenty-One (21) North, Range Eighteen (18) East, Village of Little Chute, Outagamie County, Wisconsin containing 13,365 square feet (0.307 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 16; thence N00°-07'-17"E 1353.55 feet along the West line of the SW1/4 of said Section 16 to a point on the North Right of Way line of Florida Avenue projected west; thence S88°-29'-18"E (Recorded as S89°-49'-24"E) 1553.03 feet along the North Right of Way line of Florida Avenue to the Southwest Corner of said Lot 16 and the point of beginning; thence N01°-30'-30"E (Recorded as N00°-10'-36"E) 135.00 feet along the West line of said Lot 16 to its Northwest corner thereof; thence S88°-29'-18"E (Recorded as S89°-49'-24"E) 99.00 feet along the North line of said Lot 16 to its Northeast corner thereof; thence S01°-30'-30"W (Recorded as S00°-10'-36"W) 135.00 feet along the East line of said Lot 16 to its Southeast corner thereof (also being a point on the North Right of Way line of Florida Avenue); thence N88°-29'-18"W (Recorded as N89°-49'-24"W) 99.00 feet along said North Right of Way line 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor  
Craig A. Keach S-2333

Survey Notes:

- This CSM is wholly located in lands described in Document No. 1874350 and Document No. 2026079
- Parcel No.: 260302400
- Owner of Record: Mark A. Semrad

**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 \_\_\_\_\_, 2021 on any lands included in this Certified Survey Map.

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

\_\_\_\_\_  
Date

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOT 16, SUNNYDALE PARK ESTATES SUBDIVISION, BEING LOCATED IN THE NE1/4 OF THE SW1/4, SECTION 16, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

Sheet 3 of 3

**OWNER'S CERTIFICATE**

As owner(s), I (we) hereby certify that I (we) caused the land on this Certified Survey Map to be surveyed, divided, monumented & mapped as represented on this map. I (we) 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.

\_\_\_\_\_  
Mark A. Semrad

\_\_\_\_\_  
Date

**NOTARY CERTIFICATE**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021.  
The above owner(s) to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ Wisconsin.

My Commission Expires \_\_\_\_\_

**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 \_\_\_\_\_, 2021

\_\_\_\_\_  
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 \_\_\_\_\_, 2021 on any lands included in this Certified Survey Map.

\_\_\_\_\_  
Lisa Remiker-Dewall  
Finance Director

\_\_\_\_\_  
Date