



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, September 13, 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 September 13, 2021 Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting

<https://us06web.zoom.us/j/85945880193>

Meeting ID: 859 4588 0193

1. Approval of Minutes from the Plan Commission Meeting of August 16, 2021
2. Public Hearing—Variance Request for 1621 W. Main St.
3. Recommendation—Variance Request for 1621 W. Main St.
4. Recommendation—Lot 18 Little Chute North Estates CSM
5. Recommendation—W & F Holdings LLC CSM
6. Unfinished Business
7. Items for Future Agenda
8. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852 September 9, 2021

MINUTES OF THE PLAN COMMISSION MEETING AUGUST 16, 2021

Call to Order

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

Roll Call

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

STAFF PRESENT: Community Development Director Kittel, Interim Administrator Hofland

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of July 12, 2021

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Approve the Minutes of July 12, 2021

All Ayes—Motion Carried

Discussion/Recommendation—Bank of Little Chute (BLC) CSM

Director Kittel presented the request for combining parcels per the request of the Bank of Little Chute

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to Approve the CSM for the Bank of Little Chute (BLC)

All Ayes—Motion Carried

Discussion/Recommendation—Better Way Investments Site Plan

Director Kittel showed the proposed site plan for Better Way Investments

Moved by Commissioner Moes, seconded by Commissioner Taylor to Approve the Better Way Investments Site Plan as presented

All Ayes—Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Schevers, seconded by Commissioner Verboomen to Adjourn the Plan Commission Meeting at 6:10 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
PLAN COMMISSION
NOTICE OF PUBLIC HEARING**

VARIANCE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on September 13, 2021 at 6:00 p.m. by the Plan Commission, for consideration of the granting of Variance under authority provided in Section 44 Village Code of Ordinance. The request is for property located at:

Address: 1621 W MAIN ST

Parcel # 260298500

Legal Description: GREEN BAY & MISS CANAL CO PLAT W3/4 LOT 2 BLK 3

Current Owner: EMLIB LLC

Applicant: EMLIB LLC (Mike Verkuylen)

Applicant is requesting a variance for side yard setbacks to place an addition on the side of the existing building. The building sits within a few feet of the property line, at the time of construction this was allowed but, per Sec. 44-51 the current set back is 15 feet. The proposed addition would follow the existing side of the building.

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:	September 13, 2021
TIME OF HEARING:	6:00pm
PLACE OF HEARING:	Village Hall Board Room 108 West Main Street Little Chute, WI 54140

Publish: September 1, 2021

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

STATE OF WISCONSIN AFFIDAVIT OF PUBLICATION

Sept. 1, 2021
VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING
VARIANCE REQUEST

WNAXLP

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Board Room
108 West Main Street
Little Chute, WI 54140

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CHAD BREWER
Notary Public
State of Wisconsin

Laurie Hammen

being duly sworn doth depose and say that he/she is an authorized representative of the **TIMES-VILLAGER**, a weekly newspaper published by News Publishing Co., Inc. at **Kaukauna, Wisconsin**, in **Outagamie County**, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on:

09/01/2021

SIGNED Laurie A. Hammen

DATED 09/02/2021

[Signature]
Notary Public, State of Wisconsin

My Commission Expires

4/25/2023

of Lines 34

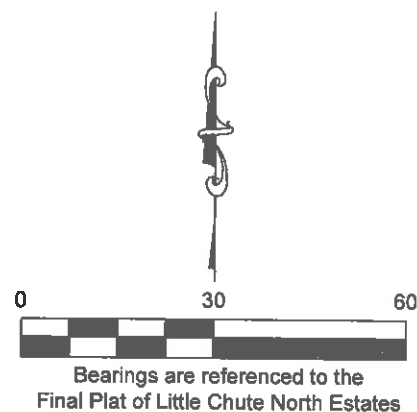
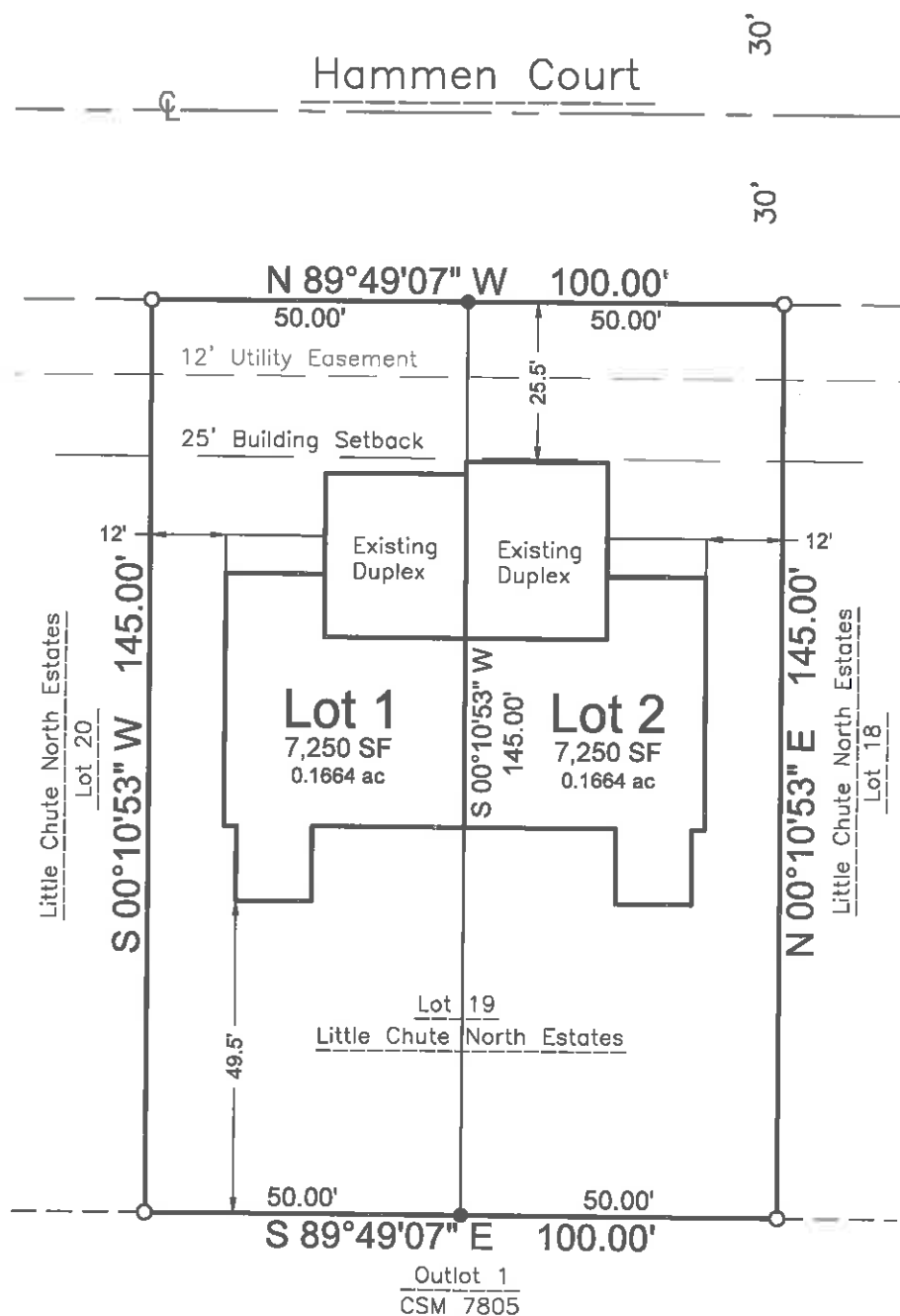
of Weeks Published 1

Publication Fee \$ 56.58

Proof of Publication \$ 1.00

Total \$ 57.58

All of Lot 18 of Little Chute North Estates, being part Northwest 1/4 of the Southwest 1/4, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.



- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found

1. Restrictive covenants shall be recorded at the Outagamie County Register of Deeds, providing declarations and/or by-laws similar to those typically recorded on a declaration of condominium. Said covenants shall provide for mediation of any and all disputes between owners of each unit and any third party with regard to construction, use, and maintenance of the real property. Furthermore, said covenants shall specifically state that the village of Little Chute and all approving authorities shall not be held responsible for the same, and that said covenants shall inure to all heirs and assigns.



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



Professional Land Surveyor No. S-2692
jim@davel.pro

Survey for:
Jeff Heiting Builder Inc.
4448 N. Orion Lane
Appleton, WI 54913

File: 6648CSM.dwg
Date: 08/17/2021
Drafted By: Jim
Sheet: 1 of 3

Certified Survey Map No. _____

All of Lot 18 of Little Chute North Estates, being part Northwest 1/4 of the Southwest 1/4, Section 10,
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 Jeff Heiting Builder Inc., 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 is all of Lot 19 of Little Chute North Estates, being part Northwest 1/4 of the Southwest 1/4, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin., containing 14,500 Square Feet (0.3329 Acres) of land, subject to all easements, and restrictions of record.

Given under my hand this 17 day of August, 2021.

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



Corporate Owner's Certificate

Jeff Heiting Builder Inc., a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Little Chute

IN WITNESS WHEREOF, the said Jeff Heiting Builder Inc., has caused these presents to be

signed by its authorized representatives, located at, _____, Wisconsin, and its corporate seal to be hereunto affixed

this _____ day of _____, 20____.

In the Presence of: Jeff Heiting Builder Inc.

Jeff Heiting, President

Date

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20____,

the above named, officer of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires: _____.

Certified Survey Map No. _____

All of Lot 18 of Little Chute North Estates, being part Northwest 1/4 of the Southwest 1/4, Section 10,
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, Jeff Heiting Builder Inc.,
the property owner, is hereby approved by the Village Board of the Village of Little Chute.

Chairman

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Little
Chute.

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:

the property owners of record:
Jeff Heiting Builder Inc.

Recording Information:
Doc. 2166866

Parcel Number:
260451929


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





APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW

Name of Subdivision: Troy Hermesen 2 Lot CSM
Parent Parcel # 260134300 & 260134700 Number of Lots: 2

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

Property Owner Information:

Name: W F Holdings LLC Telephone Number: 920-460-1371
Mailing Address: 1320 E. Main St, Little Chute, WI 54140 Troy Hermesen

Surveyor Information:

Name: Chris Perreault Telephone Number: 920-731-4168 email: chris.p@carrolland
surveying.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~~ One

☐ 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 [Signature] Date 9/8/21

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

A2108.36

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 170,
AS RECORDED IN DOCUMENT NO. 755816, LOCATED IN THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE,
OUTAGAMIE COUNTY, WISCONSIN.

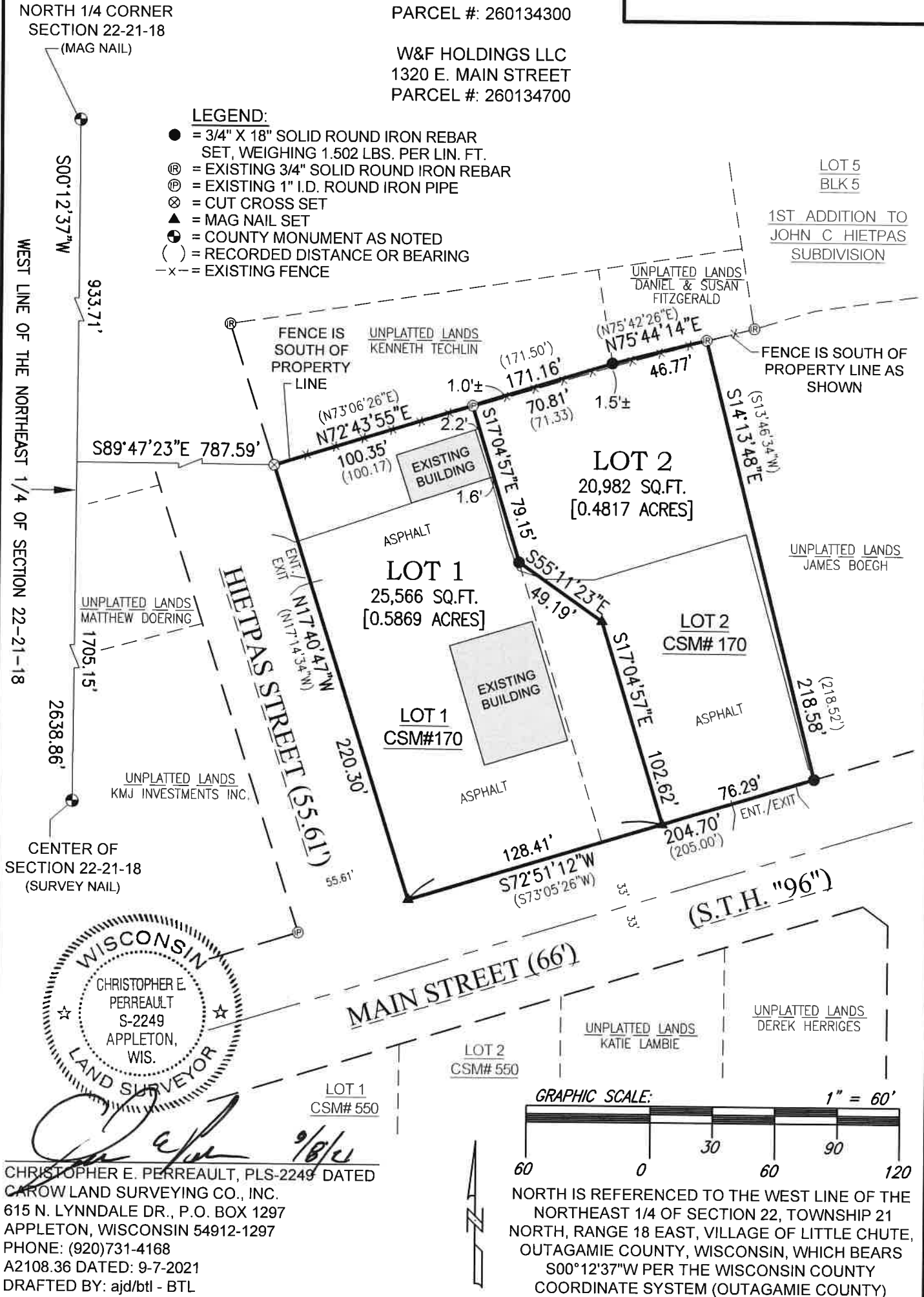
OWNERS OF RECORD:

W&F HOLDINGS LLC
1320 E. MAIN STREET
PARCEL #: 260134300

W&F HOLDINGS LLC
1320 E. MAIN STREET
PARCEL #: 260134700

LEGEND:

- = 3/4" X 18" SOLID ROUND IRON REBAR
 SET, WEIGHING 1.502 LBS. PER LIN. FT.
 ® = EXISTING 3/4" SOLID ROUND IRON REBAR
 ® = EXISTING 1" I.D. ROUND IRON PIPE
 ⊗ = CUT CROSS SET
 ▲ = MAG NAIL SET
 ⊕ = COUNTY MONUMENT AS NOTED
 () = RECORDED DISTANCE OR BEARING
 -x- = EXISTING FENCE



SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 170, AS RECORDED IN DOCUMENT NO. 755816, LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE:


I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 170, AS RECORDED IN DOCUMENT NO. 755816, LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF TROY HERMSEN, 1215 LEWIS STREET, LITTLE CHUTE, WI 54140.

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.



 9/8/24
CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2108.36 (CEP) 9/7/2021

VILLAGE BOARD APPROVAL:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF LITTLE CHUTE ON THIS _____ DAY OF _____, 20____.

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.

VILLAGE TREASURER DATED COUNTY TREASURER DATED

NOTES:

- 1) THE PROPERTY OWNERS OF RECORD IS (ARE): W & F HOLDINGS, LLC
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO(S): 260134300 AND 260134700.
- 3) THIS CSM IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN: DOCUMENT NO. 1713685.

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 170, AS RECORDED IN DOCUMENT NO. 755816, LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.


WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS _____ DAY OF _____, 20____.

BY: W & F HOLDINGS, LLC

STATE OF WISCONSIN))SS
COUNTY OF OUTAGAMIE)

MY COMMISSION EXPIRES




CHRISTOPHER E. PERREAULT, PLS-2249 DATED 9/8/21
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2108.36 (CEP) 9/7/2021