



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room
DATE: Monday, October 11, 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 October 11th Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting

<https://us06web.zoom.us/j/85484199084>

Meeting ID: 854 8419 9084
One tap mobile
+13126266799,,85484199084# US (Chicago)

1. Approval of Minutes from the Plan Commission Meeting of September 13, 2021
2. Recommendation—CSM 715 Evergreen Drive
3. Recommendation—CSM Jim Johnston
4. Recommendation—Hartzeim Drive Storage Condo Plat
5. Recommendation—Zoning Change Request Lot 5 Van Asten Estates
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 October 7, 2021

MINUTES OF THE PLAN COMMISSION MEETING SEPTEMBER 13, 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
Jim Moes
Kent Taylor
Todd Verboomen

EXCUSED: Richard Schevers

STAFF PRESENT: Community Development Director Kittel

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of August 16, 2021

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Approve the Minutes of August 16, 2021

All Ayes—Motion Carried

Public Hearing—Variance Request for 1621 W. Main St.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Moes to enter Public Hearing

All Ayes—Motion Carried

Director Kittel went over the variance request from Michael Verkuulen of the Hawks Nest for an addition on the side of the building.

Director Kittel advised the board that the property owners adjacent to the Hawks Nest were concerned about trees being removed which separates the property lines. It was agreed another conversation needs to continue to see if the lot line could be moved between the Hawks Nest and the adjacent property owner.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to exit the Public Hearing

All Ayes—Motion Carried

Recommendation—Variance Request for 1621 W. Main St.

Tabled to collect more information

Recommendation—Lot 19 Little Chute North Estates CSM

Director Kittel advised the Board that staff is recommending approval of creating a zero-lot line as requested which would separate the duplex.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend to the Village Board approval of the CSM for Lot 18 Little Chute North Estates

All Ayes—Motion Carried

Recommendation—W & F Holdings LLC CSM

Director Kittle advised W&F Holdings are requesting an adjustment to the lot line.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend to the Village Board approval of the W&F Holdings LLC CSM subject to the surveyor and property owner adjusting the setback line

All Ayes—Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Taylor to Adjourn the Plan Commission Meeting at 6:30 p.m.

All Ayes— Motion Carried

VILLAGE OF LITTLE CHUTE

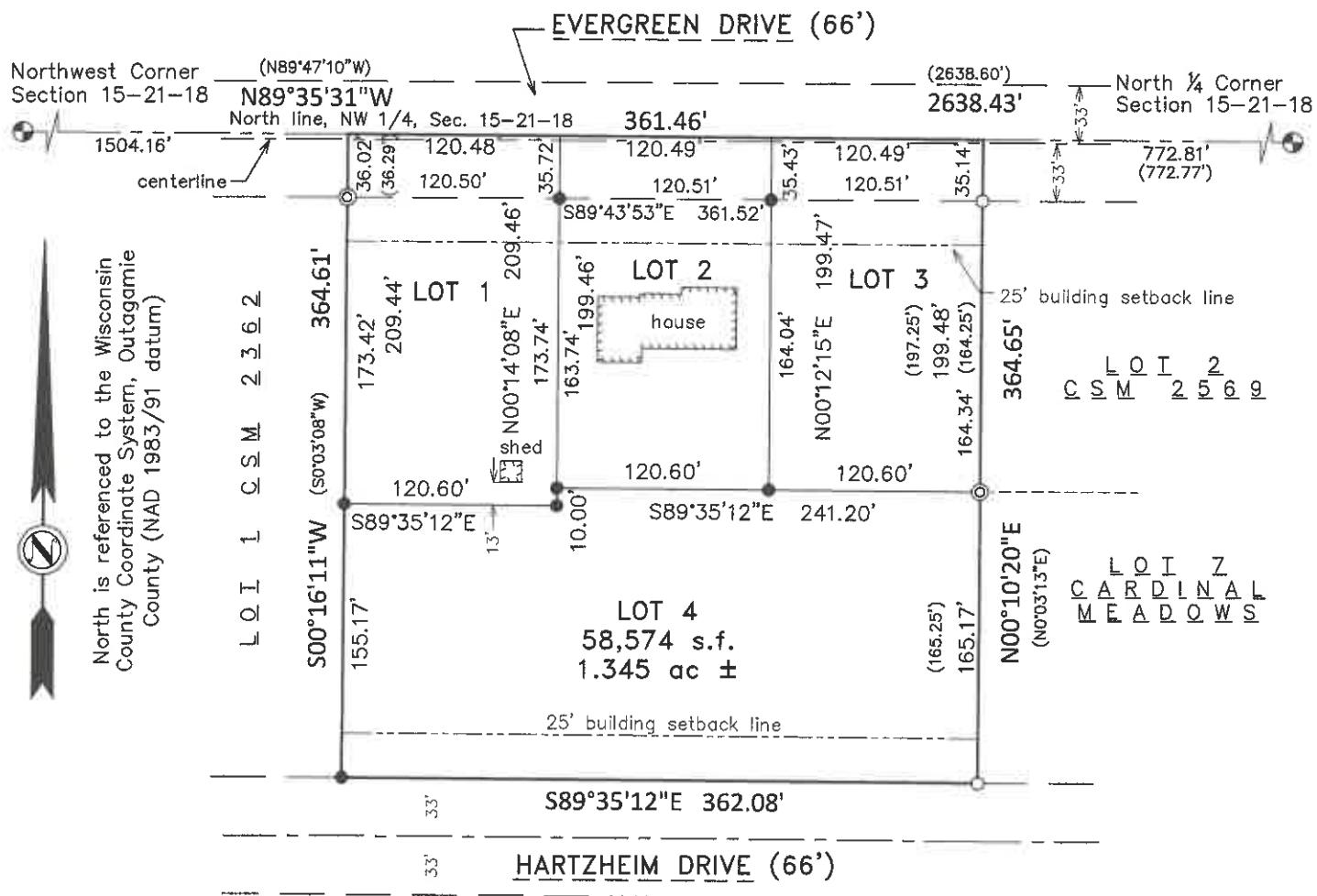
By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

Certified Survey Map

Part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$,
Section 15, T21N, R18E, Village of Little Chute,
Outagamie County, Wisconsin

LOT AREAS				
LOT 1	25,248 s.f.	0.580 ac \pm	Total	
	20,926 s.f.	0.480 ac \pm	Less Road	
LOT 2	24,044 s.f.	0.552 ac \pm	Total	
	19,757 s.f.	0.454 ac \pm	Less Road	
LOT 3	24,046 s.f.	0.552 ac \pm	Total	
	19,794 s.f.	0.454 ac \pm	Less Road	



SCALE: 1"=100'
0 50 100 200

LEGEND

- = Government corner
- = Set $\frac{3}{4}$ " x 18" iron rebar
Wt. = 1.502 lbs/lf
- = Found $\frac{3}{4}$ " iron rod
- ◎ = Found 1" iron pipe
- () = Recorded as



DRAFTED BY:
Hebert Associates, Inc.
Land Surveying • Soil Testing
1110 W. Wisconsin Ave.
Appleton, WI 54914
920-734-8373
Fax: 920-734-3968
SHEET # 1 of 2 FILE # 21051M01
date 8-31-21

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4, Section 15, T21N, R18E, Village of Little Chute, Outagamie County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{ss}

I, David Hebert, Professional Wisconsin Land Surveyor, do hereby certify that I have surveyed, divided and mapped all that part of the Northeast 1/4 of the Northwest 1/4, Section 15, T21N, R18E, Village of Little Chute, Outagamie County, Wisconsin, which is more fully described as follows:

Commencing at the thence N89°35'31"W, 772.81 feet to the point of beginning; thence continuing N89°35'31"W, 361.46 feet; thence S00°16'11"W, 364.61 feet; thence S89°35'12"E, 362.08 feet; thence N00°10'20"E, 364.65 feet to the point of beginning.

I further certify that the map hereon is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have made said division by order and under direction of the owners of said lands; and that I have fully complied with the code of ordinances of the Village of Little Chute, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.



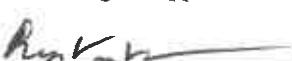
David Hebert PLS

date

8-31-21

OWNER'S CERTIFICATE OF DEDICATION

I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this plat. I (we) also certify that 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

 1-7-2021

Owner

Dated

 9-7-2021

Owner

Dated

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{ss}

Personally came before me on this _____ day of _____, 20____, the above named owner(s) is (are) known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin

My commission expires

VILLAGE BOARD APPROVAL

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

Village President

Village Clerk

CERTIFIED SURVEY MAP NO.

LOT ONE HUNDRED FIFTEEN (115), FOURTH ADDITION TO SUNNYDALE PARK ESTATES, LOCATED IN THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER(S):
JAMES D. & LAURA A. JOHNSTON
TAX PARCEL: 260426800

NOTE:

- EASEMENTS SHALL BE PROVIDED UPON EACH LOT AS MAY BE NECESSARY FOR WATER, SEWER AND ALL OTHER UTILITY SERVICES. SAID EASEMENTS SHALL BE APPROVED BY EACH OF THE UTILITY PROVIDERS.
- RESTRICTIVE COVENANTS SHALL BE RECORDED AT THE COUNTY REGISTER OF DEEDS, PROVIDING DECLARATIONS AND/OR BYLAWS 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 AND ALL APPROVING AUTHORITIES SHALL NOT BE HELD RESPONSIBLE FOR SAME, AND THAT SAID COVENANTS SHALL INURE TO ALL HEIRS AND ASSIGNS.

NORTH IS REFERENCED TO THOSE BEARINGS
AS SHOWN ON THE RECORDED PLAT OF
"FOURTH ADDITION TO SUNNYDALE PARK
ESTATES", VILLAGE OF LITTLE CHUTE,
OUTAGAMIE COUNTY, WISCONSIN.

ROBERT F. REIDER, PLS-1251
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297

PHONE: (920)731-4168
A2108.15 DATED: 9/16/2021
DRAFTED BY: ajd-MRH

GRAPHIC SCALE: 1" = 20'

LEGEND:

- = 3/4" X 18" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ® = 3/4" SOLID ROUND IRON REBAR FOUND
- = NAIL HEAD FOUND
- ⊗ = CUT CROSS FOUND
- () = RECORDED AS BEARING OR DISTANCE
- x- = EXISTING FENCE

LOT 2
CSM#6107

FOURTH ADDITION TO SUNNYDALE PARK ESTATES

LOT 1
5,576 SQ.FT. TOTAL
[0.1280 ACRES] TOTAL

LOT 2
5,474 SQ.FT. TOTAL
[0.1257 ACRES] TOTAL

LOT 114

MEADOWVIEW LN. (60')

NOTES:

- \otimes = CUT CROSS FOUND
- () = RECORDED AS BEARING OR DISTANCE
- x- = EXISTING FENCE

Dimensions and Labels:

- Top Boundary:** N89°53'20"E, 130.01'
- Left Boundary:** FENCE 0.2'± SOUTH OF PROPERTY LINE, 42.95' (402.10')
- Right Boundary:** 25' BUILDING SETBACK LINE PER CSM 6107, 42.83' (S01°13'15"E)
- Depth:** 15.8±'
- Conc. Areas:** CONC. (multiple locations)
- Utility Easements:** 8' UTILITY EASEMENT PER PLAT, 42.05' (487.10')
- Iron Rebar Found:** IRON REBAR FOUND 1.5'± N89°51'59"W OF PROPERTY LINE
- Bottom Boundary:** S89°53'20"W, 130.02'
- Left Boundary:** FENCE 2.9'± NORTH OF PROPERTY LINE, 15.0±'
- Right Boundary:** 12' UTILITY EASEMENT PER PLAT, 42.17' (85.00')
- Depth:** 6' (multiple locations)
- Other:** FENCE 0.6'± SOUTH OF PROPERTY LINE, FENCE 0.8'± NORTH OF PROPERTY LINE, CONCRETE areas, and various property line markers (R, L, C, F).

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 115, FOURTH ADDITION TO SUNNYDALE PARK ESTATES, LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF 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 115, FOURTH ADDITION TO SUNNYDALE PARK ESTATES, LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 16, 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 JIM & LAURA JOHNSTON, W7243 MIDNIGHT WAY, GREENVILLE, WISCONSIN 54942.

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 3-17-21
ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2108.15 (RFR) 9-16-2021

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): JAMES D. JOHNSTON AND LAURA A. JOHNSTON.
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO.(S): 260 426800.
- 3) THIS CSM IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN: DOCUMENT NO. 1863138.

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 115, FOURTH ADDITION TO SUNNYDALE PARK ESTATES, LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER(S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF LITTLE CHUTE.

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

JAMES D. JOHNSTON

LAURA A. JOHNSTON

STATE OF WISCONSIN)
)SS
COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED PERSON(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



Robert F. Reider 9-17-2021

ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2108.15 (RFR) 9-16-2021

SHEET 3 OF 3 SHEETS



APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW

Name of Subdivision: Hartzheim Drive Storage Condominium, An Expandable Condominium

Parent Parcel # 26-0-1300-00 Number of Lots: 8 Units

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

Property Owner Information:

Name: CLAR Properties, LLC Telephone Number: 920-475-2622

Mailing Address: 102 W. 11th Street, Little Chute, WI 54130

Surveyor Information:

Name: Scott Andersen Telephone Number: 920-560-6569 email scott@davel.pro

Engineer Information:

Name: Mitch Bauer Telephone Number: 920-560-6572 email mitch@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: \$ 140

Signature of Applicant

Date

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

Hartzheim Drive Storage Condominium

"An Expandable Condominium"

Northwest Corner
Section 15, T21N, R18E
Masonry Nail Found

S 89°35'31"E 2638.43'
2088.76' 549.67'

Part of the Northeast 1/4 of the Northwest 1/4 of Section 15,
Township 21 North, Range 18 East, Village of Little Chute,
Outagamie County, Wisconsin

North 1/4 Corner
Section 15, T21N, R18E
Masonry Nail Found

Cardinal Meadows

Lot 5

Lot 4

Lot 3

Hartzheim Drive

33'

S 00°24'30" W 429.85'

50.00' 35.17' S 00°19'53" W

Storm Water Dry
Detention Area
(Common Element)

Declared Area
56,252 Sq. Feet
1.2914 Acres

S 89°46'19"E 232.30'

S 89°46'19"E 71.50'

24.00' 71.50' 50.00'

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Date Received: 0/18/21
Receipt No. 11046604
Fee \$175
Code: 4-402

APPLICATION: ZONING CHANGE REQUEST FORM

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

Applicant: Adam & Mary Wallander

1006 E Florida Ave

Little Chute Wi 54140

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

Lot 5 Van Asten Estates

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

from: CH - Commercial Highway District

to: ~~RG conventional single family district~~ RT - ~~Residential~~ Two Family District

Signed: **Dated:** 9-18-21

Attach a Scale Map (1" = 100') showing the area requested to be rezoned including all areas within 300 feet of the area requested. Attach a list of owners' names and addresses of all properties lying within 100 feet of the area proposed to be rezoned. Attach any documents the applicant may wish to include which may be of guidance or interest to the Village Board and Plan Commission.

(See reverse)

Sec. 44-488. Procedures.

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

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

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

(c) *Hearings.*

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

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

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

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

Sec. 44-489. Protest.

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

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

(Code 2006, § 13-1-263)

Actual Address

ANTONE J VOSTERS
PAULA A VOSTERS
W1626 CAROLYN LA
KAUKAUNA, WI 54130-9466

Affecting address if different

1204 E MAIN ST LITTLE CHUTE, WI 54140
1206 E MAIN ST LITTLE CHUTE, WI 54140

ANDREW L HIETPAS
HIETPAS IRREVOCABLE TRUST LEROY J
1109 HOOVER AVENUE
LITTLE CHUTE, WI 54140

RUSSELL T LANCOUR
LAURIE A LANCOUR
1115 HOOVER AV
LITTLE CHUTE, WI 54140-2135

TED VANDENBERG
JENNIFER VANDENBERG
1117 HOOVER AV
LITTLE CHUTE, WI 54140

Pat Cheryl Hietpas
KMJ INVESTMENTS INC
2429 W MAIN ST
LITTLE CHUTE, WI 54911

1316 E MAIN ST LITTLE CHUTE, WI 54140

DEREK BRIAN DOLLEVOET
1310 E MAIN ST
LITTLE CHUTE, WI 54140

PAVLAT HOMES LLC
1085 S MILWAUKEE ST
PLYMOUTH, WI 53073

1301 E MAIN ST LITTLE CHUTE, WI 54140

EDWARD A HARRIS
1215 E MAIN ST
LITTLE CHUTE, WI 54140

MATTHEW McDANIEL
CONSTANCE McDANIEL
1213 E MAIN ST
LITTLE CHUTE, WI 54140

DAVID M KLINK
1211 E MAIN ST
LITTLE CHUTE, WI 54140

BRUCE H COREY
KIM M COREY
1209 E MAIN ST
LITTLE CHUTE, WI 54140

