



## AMENDED AGENDA

### VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, December 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 December 13th Plan Commission meeting at 6 PM by following the link here:**

Join Zoom Meeting

<https://us06web.zoom.us/j/82321238437>

Meeting ID: : 82321238437

One tap mobile: +13126266799 (Chicago)

1. Approval of Minutes from the Plan Commission Meeting of November 8, 2021
2. Public Hearing—2000 Taylor Conditional Use Request
3. Action—2000 Taylor Conditional Use Request
4. Recommendation—George and Rosamond Ebben, 1101 E Evergreen CSM
5. Recommendation—Zoning Change Request 719-723 Depot Street
6. Recommendation—Zoning Change Request for East Evergreen
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 December 13, 2021

## MINUTES OF THE PLAN COMMISSION MEETING NOVEMBER 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  
Jim Moes

EXCUSED:

Richard Schevers  
Todd Verboomen  
Kent Taylor

STAFF PRESENT: Administrator Bernhoft, Community Development Director Kittel

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of October 11, 2021

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Plan Commission Meeting Minutes of October 11, 2021*

All Ayes—Motion Carried

### Recommendation—CSM Tim Burklund

Director Kittel advised the CSM is to combine two lots as presented.

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Recommend Approval to the Village Board of the two lot CSM as presented.*

All Ayes—Motion Carried

### Discussion/Action—K-9 Foundation Temporary Sign Extension

Director Kittel received a request to extend the duration of the temporary sign for the K-9 Foundation at FVMPD.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Approve the sign extension for the K-9 Foundation at FVMPD*

All Ayes—Motion Carried

### Unfinished Business

None

### Items for Future Agenda

None

### Adjournment

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Moes to Adjourn the Plan Commission Meeting at 6:07 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

**VILLAGE OF LITTLE CHUTE  
PLAN COMMISSION  
NOTICE OF PUBLIC HEARING**

**CONDITIONAL USE REQUEST**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on December 13, 2021 at 6:00 p.m. by Plan Commission, for consideration of the granting of conditional use under authority provided in Section 44 Village Code of Ordinance. Owner requests a conditional use permit for a bussing company, more specifically to use part of the lot for parking of 10 busses to better serve the area. The property is Zoned; CH-Commercial Highway in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 2000 Taylor ST

Parcel #260129708

Legal Description: PRT SE NW COM C/L TAYLOR ST & S/L MOASIS DR E30FT S346.63FT TO POB S346.63FT E240FT N347.46FT W240FT TO POB BEING LOT 2 CSM 176 1.91AC M/L DR DIST 1.65AC 13642M47

Current Owner: LUNDA CONSTRUCTION COMPANY

Applicant: K-3 LLC

DATE OF HEARING: December 13, 2021

TIME OF HEARING: 6:00pm

PLACE OF HEARING: Village Hall  
Board Room  
108 West Main Street  
Little Chute, WI 54140

If you have any questions, please contact the Zoning Administrator at (920) 423-3870

Publish: December 8, 2021

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

# STATE OF WISCONSIN AFFIDAVIT OF PUBLICATION

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PLAN COMMISSION  
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WNAXLP

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:

12/08/2021

SIGNED

Laurie A Hammen

DATED

12/09/2021

[Signature]  
Notary Public, State of Wisconsin

My Commission Expires

4/25/2023

# of Lines

43

# of Weeks Published

1

Publication Fee \$

47.23

Proof of Publication \$

1.00

Total \$

48.23

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

**Application fee \$125.00**

**Date filed** \_\_\_\_\_

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: 2000 Taylor Street Little Chute WI 54140

Legal Description: \_\_\_\_\_

Current Zoning Classification: Commercial

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

Out Door parking lot for up to 10 school buses

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

To better serve the Little Chute School District and the Kaukauna Area School District by allowing some of  
the bus drivers to park closer to their routes.

**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) K-3 LLC

Owner(s) Address W914 County Road CE Kaukauna WI 54130

Phone Numbers 920-766-0606 X1124

APPLICANT(S) Signature(s) \_\_\_\_\_

Date Signed 11/22/2021

#### **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.

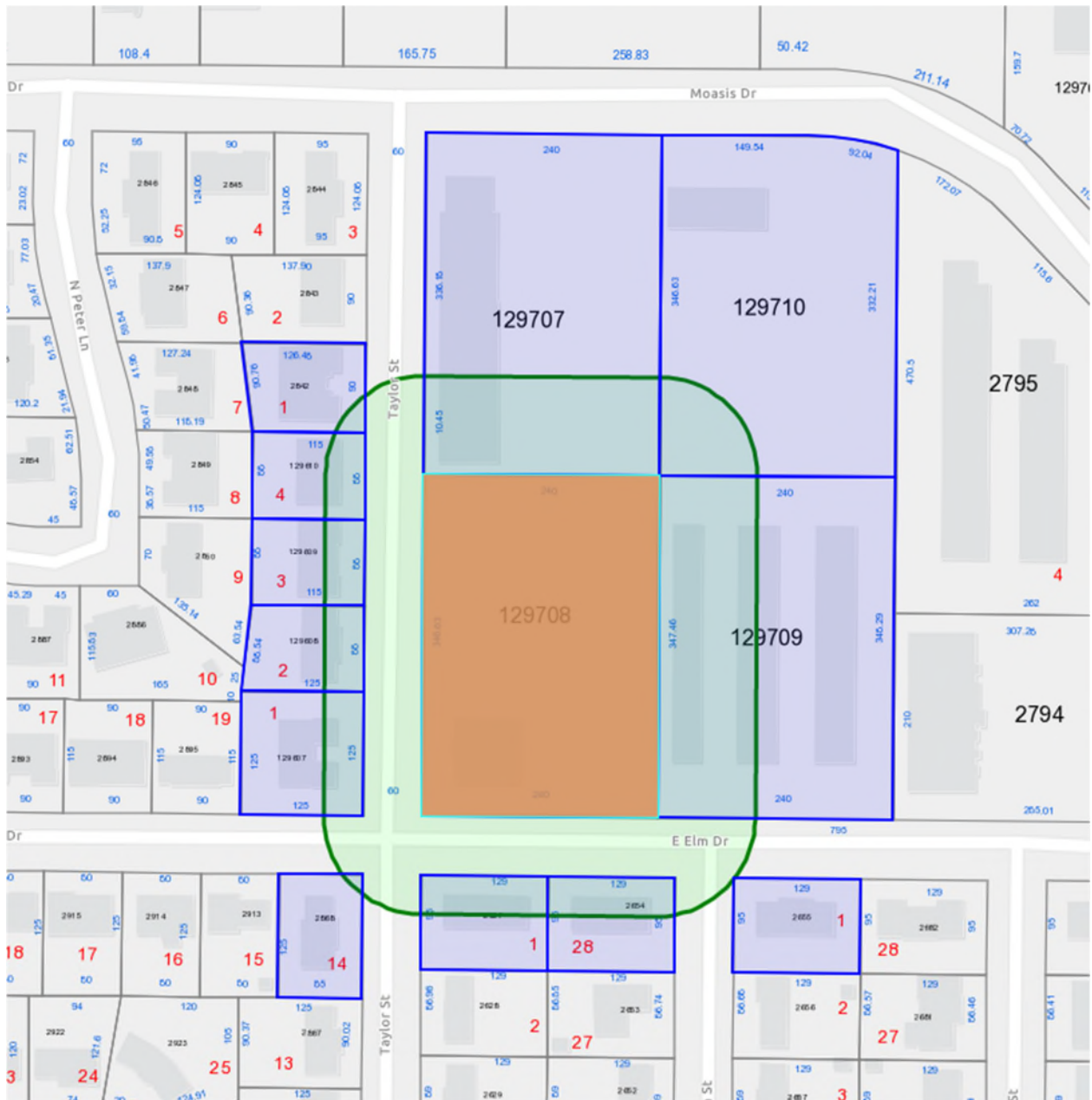
**Sec. 44-123. Validity of conditional use permit.**

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 persecuted. 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.

OWNER_NAME	MAIL_ADD1	CITY_ST_ZIP
GRUENTZEL, JOHN A	1925 TAYLOR ST	LITTLE CHUTE, WI 54140
MITCHELL, TIMOTHY J	N9607 GOLDEN WAY	APPLETON, WI 54915
T&W PROPERTIES LLC	1840 HOMESTEAD CT	LITTLE CHUTE, WI 54140
LITTLE CHUTE STORAGE CENTER	2215 W NORDALE DR	APPLETON, WI 54914
MCMAHON, COLLEEN P	1300 E LINCOLN AV	LITTLE CHUTE, WI 54140
SCHABACH, BENJAMIN J	N2088 BENNETT CIR	GREENVILLE, WI 54942
JLV INVESTMENTS LLC	2316 S BERRY DR	APPLETON, WI 54915
SPRANGERS, GLEN R	N2495 COUNTY RD N	APPLETON, WI 54913
JCH HOLDINGS LLC	701 MOASIS DR	LITTLE CHUTE, WI 54140
PETERS, BRIAN J	W9137 OLD HY 54	NEW LONDON, WI 54961
HEITING PROPERTIES OF FOX VALL	4448 N ORION LA	APPLETON, WI 54913
LUNDA CONSTRUCTION COMPANY	W2332 CROSSTOWN RD	HILBERT, WI 54129
JCH HOLDINGS LLC	701 MOASIS DR	LITTLE CHUTE, WI 54140





## APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW

Name of Subdivision: \_\_\_\_\_

Parent Parcel # \_\_\_\_\_

Number of Lots: \_\_\_\_\_

☐ Preliminary Plat ☐ Final Plat ☐ CSM

Will deed restrictions be recorded? ☐ Yes ☐ No

### Property Owner Information:

Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

### Surveyor Information:

Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_ email \_\_\_\_\_

### 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~~ Proposed CSM (24) copies Digital Copy
- ☐ 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.

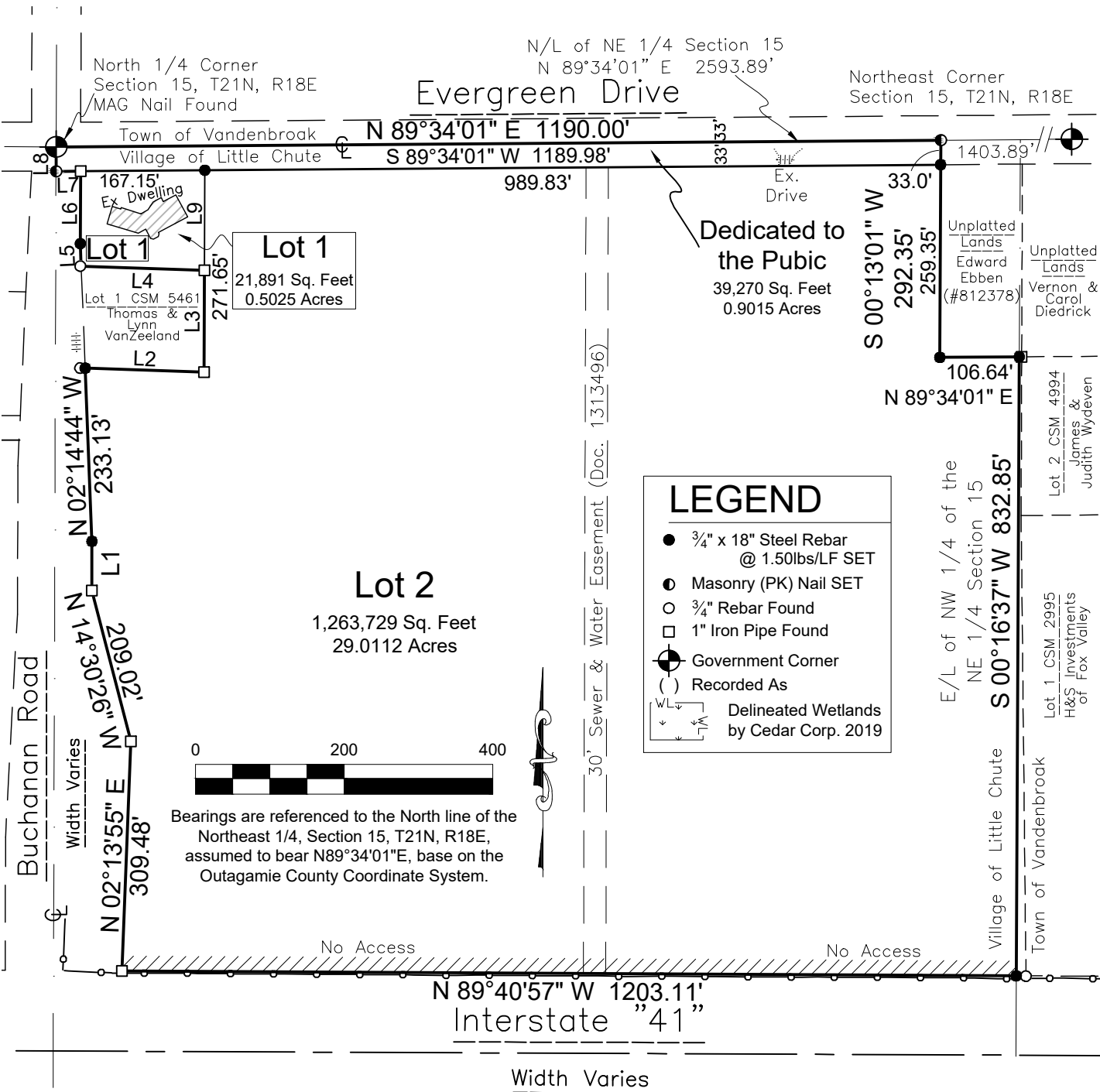
Amount of Fees submitted: \$ \_\_\_\_\_

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. \_\_\_\_\_

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



Survey for:  
George J. & Rosamond Ebben  
1101 E. Evergreen Dr.  
Kaukauna, WI 54130



**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

Scott R. Andersen  
Professional Land Surveyor No. S-3169  
scott@davel.pro

Date  
Drafted by: scott  
Sheet : 1 of 4

Certified Survey Map No. \_\_\_\_\_

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

Surveyor's Certificate

I, Scott R. Andersen, 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 George J. & Rosamond M. Ebben, 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 Part of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 1,324,889 Square Feet (30.4153 Acres) of land described as follows:

Beginning at the North 1/4 corner of Section 15; thence N89°34'01"E, 1190.00 feet to the west line of lands described in Document. No. 812378; thence S00°13'01"W along said west line, 292.35 feet to the south line of said lands; thence N89°34'01"E along said south line, 106.64 feet to the east line of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence S00°16'37"W along said east line, 832.85 feet to the north right of way line of Interstate 41; thence N89°40'57"W along said north line, 1203.11 feet to the east line of Buchanan Road; thence N02°13'55"E along said east line, 309.48 feet; thence N14°30'26"W along said east line, 209.02 feet; thence N00°11'06"E along said east line, 66.34 feet; thence N02°14'44"W along said east line, 233.13 feet to the south line of Lot 1 of Certified Survey Map No. 5461; thence S88°06'06"E along said south line, 160.10 feet to the east line of said Lot 1; thence N00°11'06"E along said east line, 137.18 feet to the north line of said Lot 1; thence N88°06'45"W along said north line, 165.93 feet to the east line of Buchanan Road; thence N02°14'44"W along said east line, 30.27 feet; thence N00°11'06"E along said east line, 97.49 feet to the south line of Evergreen Drive; thence S89°34'01"W, 33.00 feet to the west line of the Northeast 1/4 of said Section 15; thence N00°11'06"E along said west line, 33.00 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Scott R. Andersen,  
Wisconsin Professional Land Surveyor No. S-3169  
scott@davel.pro

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°11'06" E	66.34'
L2	S 88°06'06" E	160.10'
L3	N 00°11'06" E	137.18'
L4	N 88°06'45" W	165.93'
L5	N 02°14'44" W	30.27'
L6	N 00°11'06" E	97.49'
L7	S 89°34'01" W	33.00'
L8	N 00°11'06" E	33.00'
L9	S 00°11'06" W	134.47'

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

We, George J. and Rosamond M. Ebben, as the property owner, do hereby certify that we caused the land above described Lands to be surveyed, divided, dedicated and mapped all as shown and represented on this map.

## Village of Little Chute

Rosamond M. Ebben  
Owner

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

Drafted by: scott  
Sheet : 3 of 4

Certified Survey Map No. \_\_\_\_\_

Part of the Northwest 1/4 of the Northeast 1/4 of Section 15,  
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,  
George J. & Rosamond M. Ebben, the property owners, 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

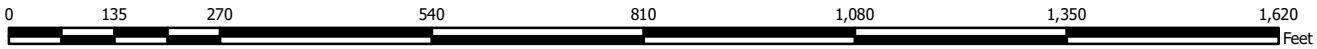
_____	_____
County Treasurer	Date

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

Property owners of record:	Recording Information:	Parcel Number(s):
George J. & Rosamond M. Ebben	Vol. 716 Page 253	26-0-4408-00

_____	_____
Scott R. Andersen	Date
Professional Land Surveyor No. S-3169	
scott@davel.pro	

Drafted by: scott  
Sheet : 4 of 4



1 inch = 245 feet





Date Received: \_\_\_\_\_

Receipt No. \_\_\_\_\_

Fee \$175

**APPLICATION: ZONING CHANGE REQUEST FORM**

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

**Applicant:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

=====

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

**from:** \_\_\_\_\_ District

**to:** \_\_\_\_\_ District

**Signed:** Shawn Kittel **Dated:** \_\_\_\_\_

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)



Date Received: \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Fee \$175

**APPLICATION: ZONING CHANGE REQUEST FORM**

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

**Applicant:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**from:** \_\_\_\_\_ District

**to:** \_\_\_\_\_ District

**Signed:** \_\_\_\_\_ **Dated:** \_\_\_\_\_

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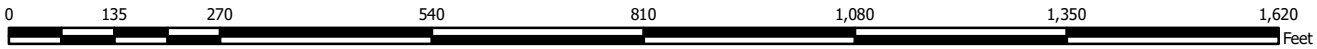
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1 inch = 245 feet

