



# AGENDA

## VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, January 10, 2022

TIME: 6:00 p.m.

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

**Virtually attend the January 10 Plan Commission meeting at 6 PM by following the link here:**

Join Zoom Meeting

<https://us06web.zoom.us/j/82216102571>

Meeting ID: 822 1610 2571

One tap mobile

+13126266799

1. Approval of Minutes from the Plan Commission Meeting of December 13, 2021
2. Recommendation—PBJ Holdings LLC, CSM
3. Recommendation— Hartzeim Drive CSM
4. Recommendation—Lot 14 Little Chute North Estates
5. Unfinished Business
6. Items for Future Agenda
7. 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 January 6, 2022

## MINUTES OF THE PLAN COMMISSION MEETING DECEMBER 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  
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 November 8, 2021

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

All Ayes—Motion Carried

### Public Hearing—2000 Taylor Conditional Use Request

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to enter into closed session*

All Ayes—Motion Carried

Director Kittel went over the request for a conditional use permit at 2000 Taylor Street for a bussing company to use part of the lot for the parking of 10 busses. Mr. Tim Mitchell, N9607 Golden Way, and another neighbor expressed concerns for the increase in traffic of busses going in and out will affect air quality.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to exit closed session*

All Ayes—Motion Carried

### Action—2000 Taylor Conditional Use Request

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Approve the 2000 Taylor Conditional Use Request with 3 busses maximum from July 1st-September 1st<sup>th</sup> and maximum of 10 the rest of the year. Also noted the conditional use can be revoked or changed by the Plan Commission if necessary and Village Staff can inspect at any time.*

All Ayes—Motion Carried

### Recommendation—George and Rosamond Ebben, 1101 E. Evergreen CSM

Director Kittel went over the CSM request by George and Rosamond Ebben to split off the house from the farm field and staff is recommending approval.

*Moved by Commissioner Moes, seconded by Commissioner Verboomen to Recommend Approval of the CSM to the Village Board for George and Rosamond Ebben*

All Ayes—Motion Carried

### Recommendation—Zoning Change Request 719-734 Depot Street

Director Kittel received a request to change the zoning from residential to commercial.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Recommend Approval of the Zoning Change Request for 719-723 Depot Street to the Village Board*

All Ayes—Motion Carried

### Recommendation—Zoning Change Request for East Evergreen

Director Kittel received a request from residential to industrial zoning. The house would stay in residential. Commissioner Van Lankvelt asked about issues with the creek; Director Kittel advised it will impact the site and the Army Core of Engineers are handling.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Recommend Approval of the Village Board to change from RC to ID for East Evergreen.*

All Ayes—Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Adjourn the Plan Commission Meeting at 6:40 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: \_\_\_\_\_

Parent Parcel # 260439901

Number of Lots: 2

☐ Preliminary Plat ☐ Final Plat ☒ CSM

Will deed restrictions be recorded? ☐ Yes ☒ No

### Property Owner Information:

Name: PBJ Holdings LLC Telephone Number: \_\_\_\_\_

Mailing Address: P.O. Box 11237 Green Bay, WI 54307

### Surveyor Information:

Name: David M. Schmalz 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

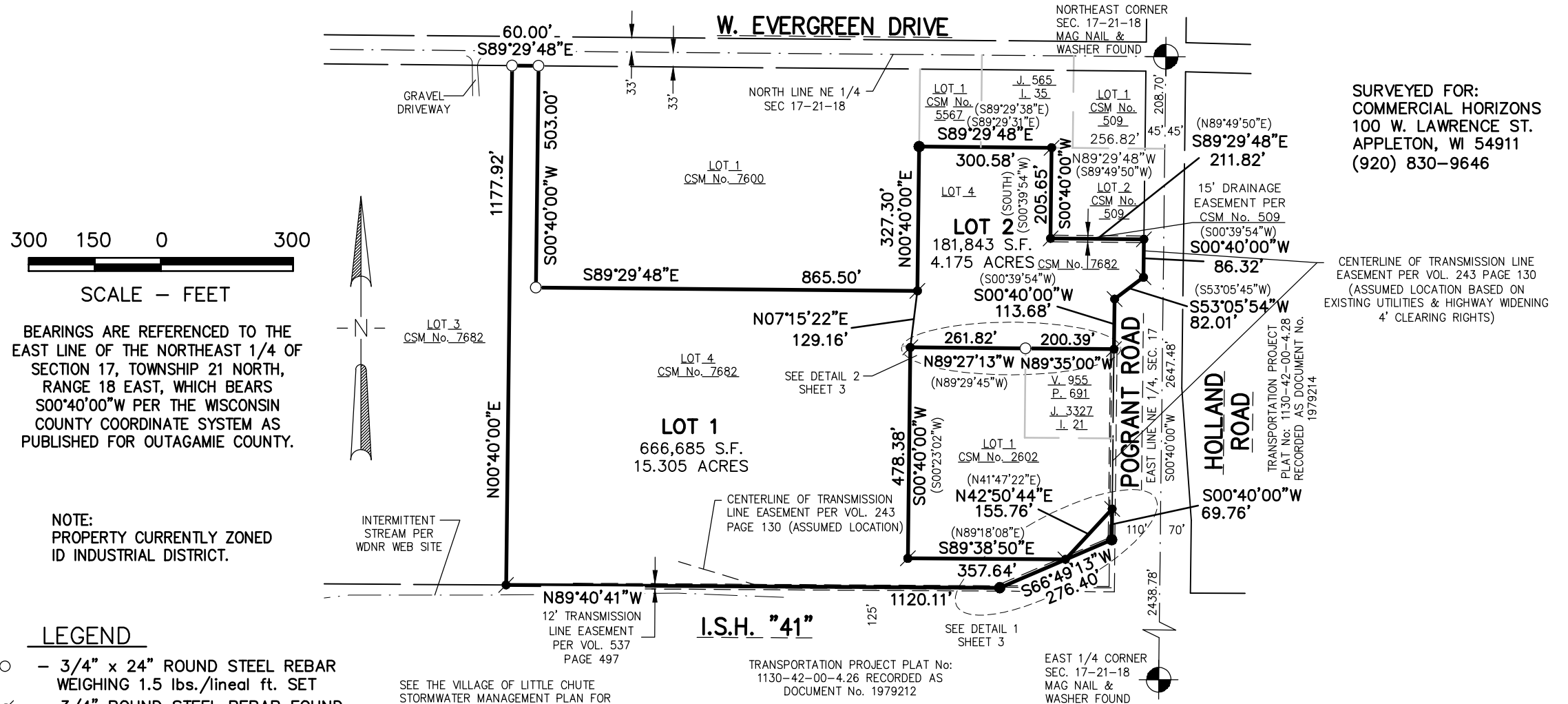
Signature of Applicant  Date 12-27-2021

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

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

SHEET 1 OF 4

ALL OF LOT 4 OF CERTIFIED SURVEY MAP No. 7682 AS RECORDED IN VOLUME 47 OF MAPS ON PAGE 7682 AS DOCUMENT No. 2153218, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN



**McMAHON**  
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284  
www.mcmgrp.com

DRAFTED BY: Corey W. Kalkofen. PLS

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

SHEET 2 OF 4

ALL OF LOT 4 OF CERTIFIED SURVEY MAP No. 7682 AS RECORDED IN VOLUME 47 OF MAPS  
ON PAGE 7682 AS DOCUMENT No. 2153218, LOCATED IN THE NORTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 17, 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 4 of Certified Survey Map No. 7682 as recorded in Volume 47 of Maps on Page 7682 as Document No. 2153218, located in the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 848,528 square feet (19.480 acres) of land.

That I have made this survey by the direction of the 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 section 42-64 of the 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

VILLAGE BOARD APPROVAL

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

\_\_\_\_\_  
Village President      Date  
Mike Vanden Berg

\_\_\_\_\_  
Village Clerk      Date  
Laurie Decker

ALL OF LOT 4 OF CERTIFIED SURVEY MAP No. 7682 AS RECORDED IN VOLUME 47 OF MAPS ON PAGE 7682 AS DOCUMENT No. 2153218, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

CERTIFICATE OF VILLAGE FINANCE DIRECTOR:

I, being the duly elected, qualified and acting Finance Director, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of: \_\_\_\_\_ affecting the lands.

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

\_\_\_\_\_  
Date

CERTIFICATE OF COUNTY TREASURER:

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of: \_\_\_\_\_ affecting the lands.

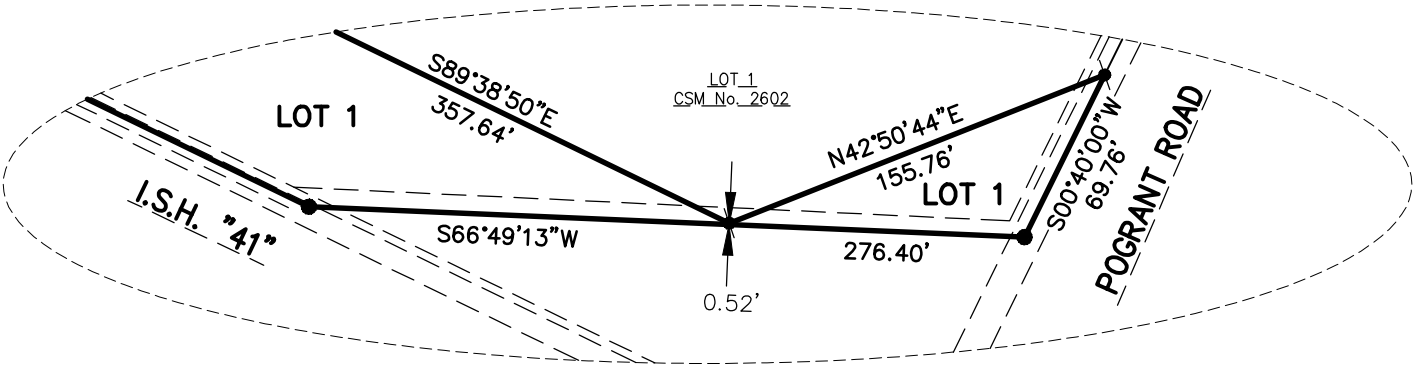
\_\_\_\_\_  
County Treasurer  
Trenten J. Woelfel

\_\_\_\_\_  
Date

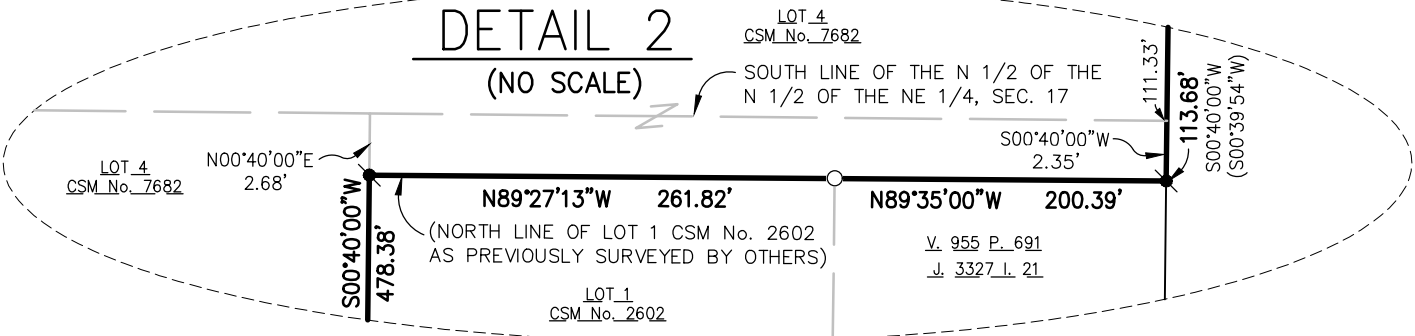
NOTES

- THIS CSM ALL OF TAX PARCEL ID No. 26-0-4399-01.
- THE PROPERTY OWNER OF RECORD IS PBJ HOLDINGS, LLC.
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 1866677.

DETAIL 1  
(NO SCALE)



DETAIL 2  
(NO SCALE)



SHEET 4 OF 4

## OWNER'S CERTIFICATE

## Village of Little Chute

Printed Name \_\_\_\_\_

Notary Public

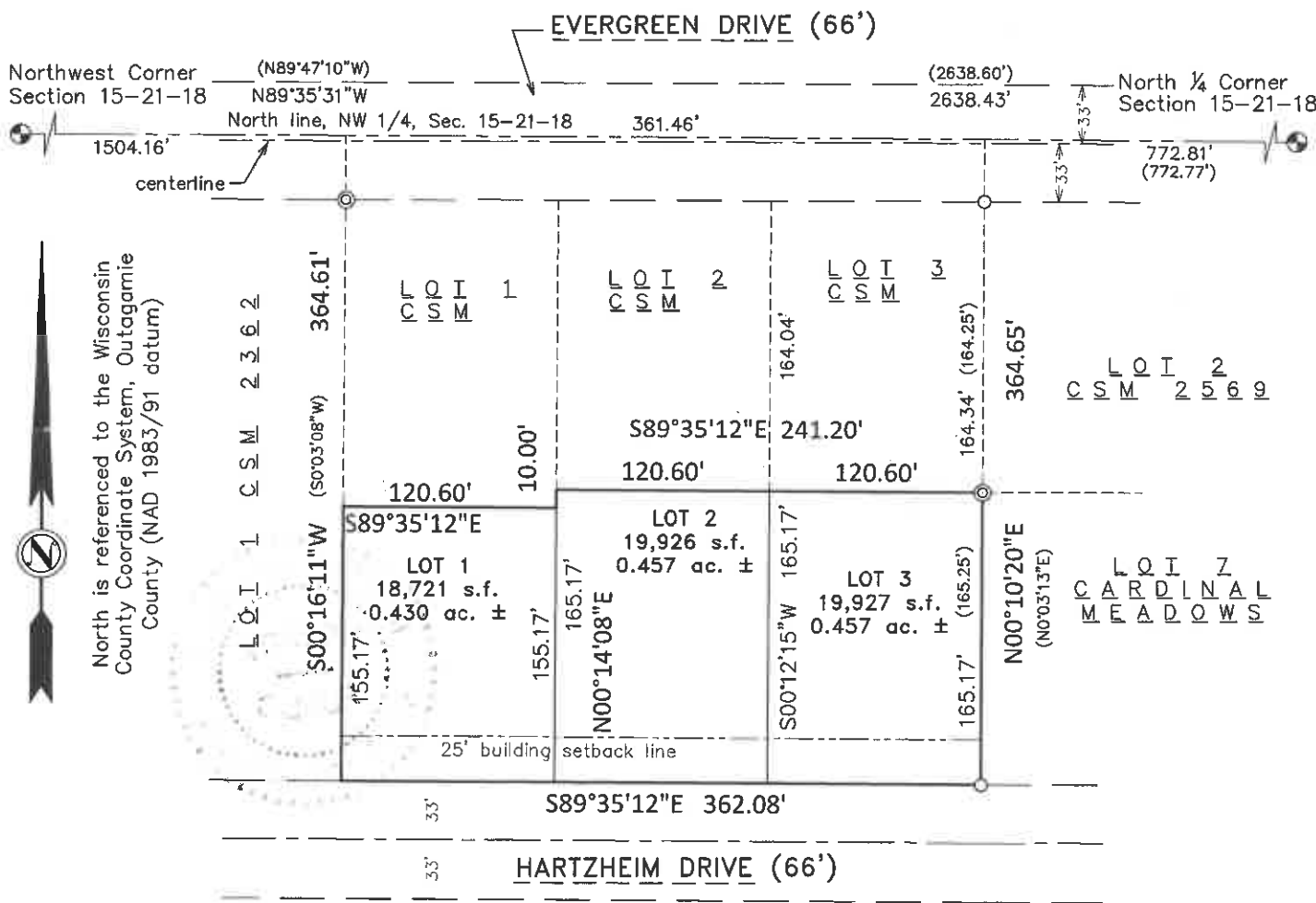
\_\_\_\_\_ County, \_\_\_\_\_

My commission expires\_\_\_\_\_



Certified Survey Map # \_\_\_\_\_

All of Lot 4 of Certified Survey Map 8236,  
being part of the Northeast ¼ of the  
Northwest ¼, Section 15, T21N, R18E, Village of  
Little Chute, Outagamie County, Wisconsin



- LEGEND
- = Government corner
  - = Set ¾" x 18" iron rebar  
Wt. = 1,502 lbs/lf
  - = Found ¾" iron rod
  - ⊙ = Found 1" iron pipe
  - ( ) = Recorded as

WISCONSIN  
DAVID  
HEBERT  
S-2312  
APPLETON  
WI  
12-14-21  
David Hebert PLS

DRAFTED BY:	
HAI Hebert Associates, Inc.	
Land Surveying • Soil Testing	
1110 W. Wisconsin Ave. 920-734-8373	
Appleton, WI 54914 Fax: 920-734-3968	
SHEET #	1 of 2
FILE #	21051M02

**CERTIFIED SURVEY MAP**



All of Lot 4 of Certified Survey Map 8236, being part of the Northeast ¼ of the Northwest ¼, Section 15, T21N, R18E, Village of Little Chute, Outagamie County, Wisconsin

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)  
OUTAGAMIE COUNTY)SS

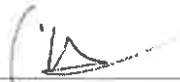
I, David Hebert, Professional Wisconsin Land Surveyor, do hereby certify that I have surveyed, divided and mapped all of Lot 4 of Certified Survey Map 8236, being part of the Northeast ¼ of the Northwest ¼, Section 15, T21N, R18E, Village of Little Chute, Outagamie County, Wisconsin.

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 \_\_\_\_\_ 12-14-21  
date

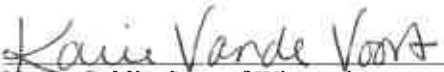
**OWNER'S CERTIFICATE OF DEDICATION**

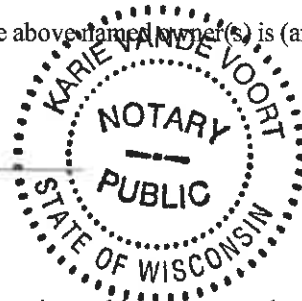
I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this plat. I (we) also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Village of Little Chute

  
Craig Van Asten, CR Buildings, LLC \_\_\_\_\_ 12-20-21  
Dated Ryan Vande Voort, CR Buildings, LLC \_\_\_\_\_ Dated

STATE OF WISCONSIN)  
OUTAGAMIE COUNTY)SS

Personally came before me on this 20<sup>th</sup> day of December, 2021, 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 \_\_\_\_\_ 5/23/23  
My commission expires



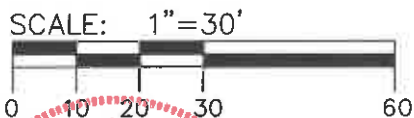
**VILLAGE BOARD APPROVAL**

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

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

Lot 14, Little Chute North Estates, Village of  
Little Chute, Outagamie County, Wisconsin



12-14-21  
date

DRAFTED BY:

**HA** *Hebert Associates, Inc.*  
 Land Surveying • Soil Testing  
 1110 W. Wisconsin Ave. 920-734-8373  
 Appleton, WI 54914 Fax: 920-734-3968

PAGE #	FILE #
1 of 2	19065M12

## CERTIFIED SURVEY MAP

Lot 14, Little Chute North Estates, 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 of Lot 14, Little Chute North Estates, Village of Little Chute, Outagamie County, Wisconsin.

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

12-14-21  
Date

Note: This Certified Survey Map is all of tax parcel # 26-0-4519-24

### 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

Craig Van Asten

12-20-21  
Dated

Ryan Vande Voort

12-20-2021

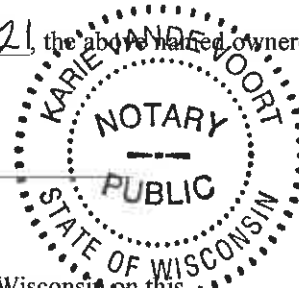
Dated

STATE OF WISCONSIN)  
OUTAGAMIE COUNTY)SS

Personally came before me on this 20<sup>th</sup> day of December, 2021, the above named owner(s) is (are) known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Karie Vande Voort  
Notary Public, State of Wisconsin

5/23/23  
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