



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 Kittle 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 1stth 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 Ebbin, 1101 E. Evergreen CSM

Director Kittel went over the CSM request by George and Rosamond Ebbin 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 Ebbin

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

By: Michael Vanden Berg, Village President

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

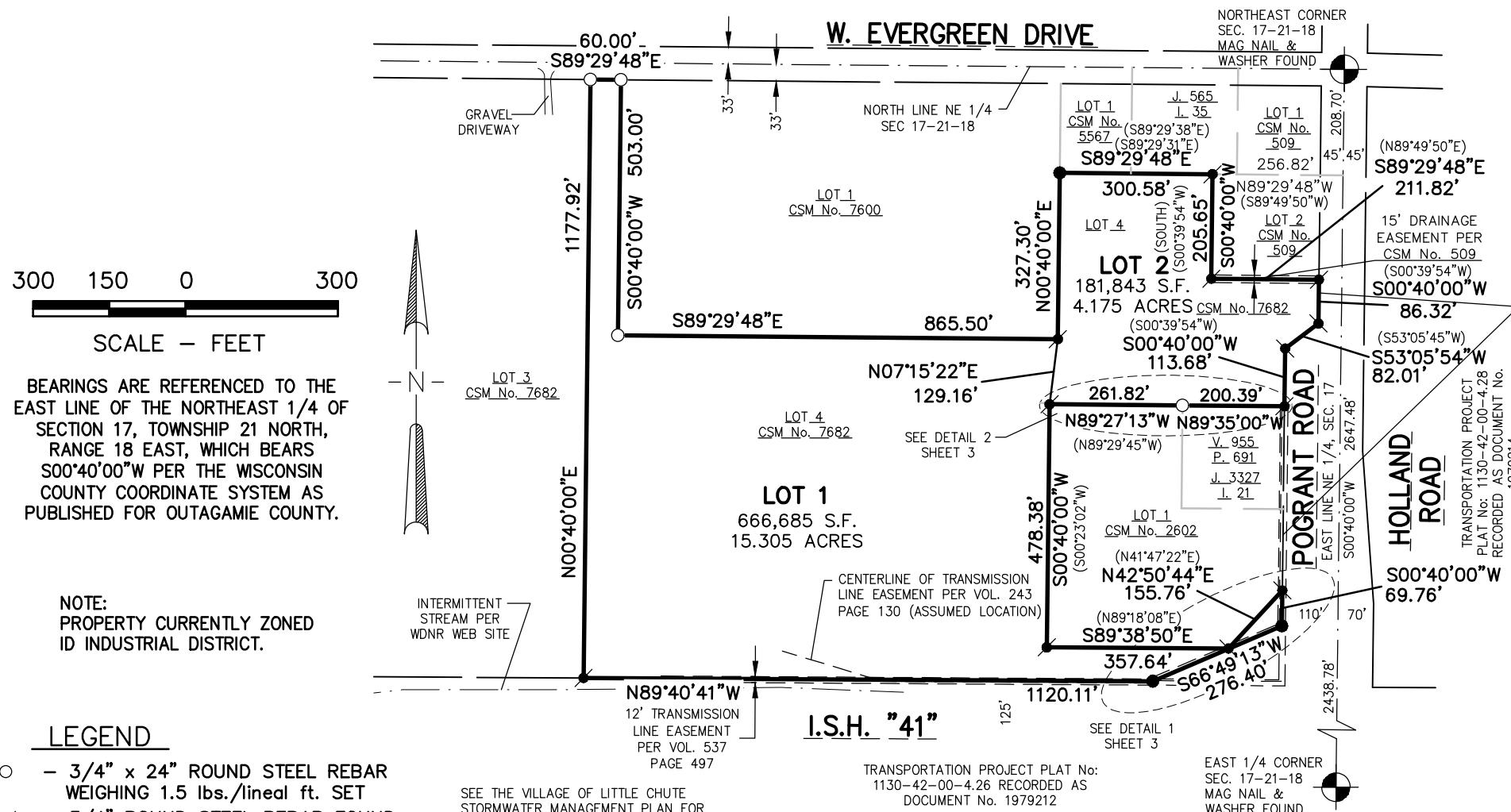
Signature of Applicant Conrad Kalafsky Date 12-27-2021

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



SURVEYED FOR:
COMMERCIAL HORIZONS
100 W. LAWRENCE ST.
APPLETON, WI 54911
(920) 830-9646

CENTERLINE OF TRANSMISSION LINE EASEMENT PER VOL. 243 PAGE 130
(ASSUMED LOCATION BASED ON EXISTING UTILITIES & HIGHWAY WIDENING 4' CLEARING RIGHTS)

TRANSPORTATION PROJECT PLAT No: 1130-42-00-428
RECORDED AS DOCUMENT No. 1979214

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 Statues 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____.

CERTIFIED SURVEY MAP NO. _____

SHEET 3 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

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.

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.

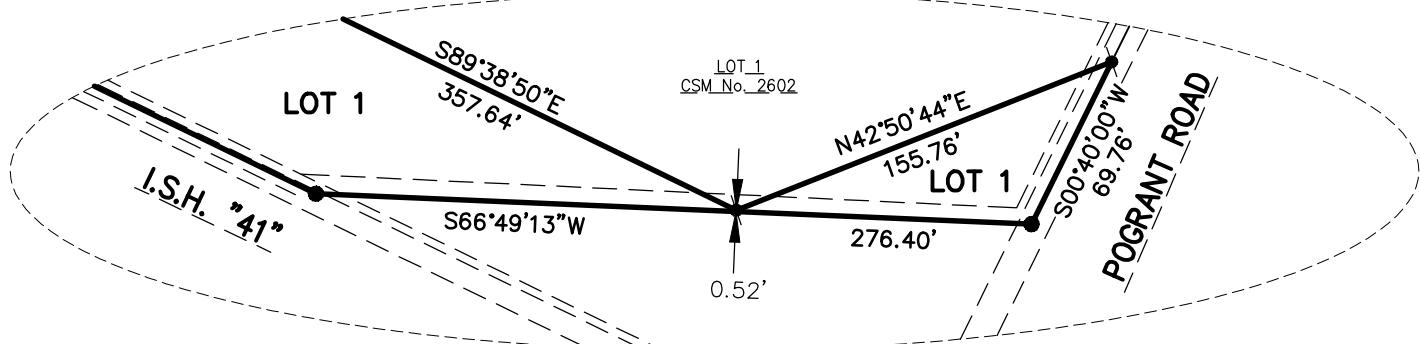
NOTES

-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)

LOT 4
CSM No. 7682

- SOUTH LINE OF THE N 1/2 OF THE
N 1/2 OF THE NE 1/4, SEC. 17

CERTIFIED SURVEY MAP NO. _____

SHEET 4 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

OWNER'S CERTIFICATE

PBJ Holdings, LLC, a Wisconsin Limited Liability Company 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 on this Certified Survey Map. I/We also certify that this Certified Survey 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

Dated this _____ day of _____, 20____.

Authorized Signature _____ Title _____
PBJ Holdings LLC, a Wisconsin Limited Liability Company,

Printed Name

State of Wisconsin))ss
_____County)

Personally appeared before me on the _____ 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.

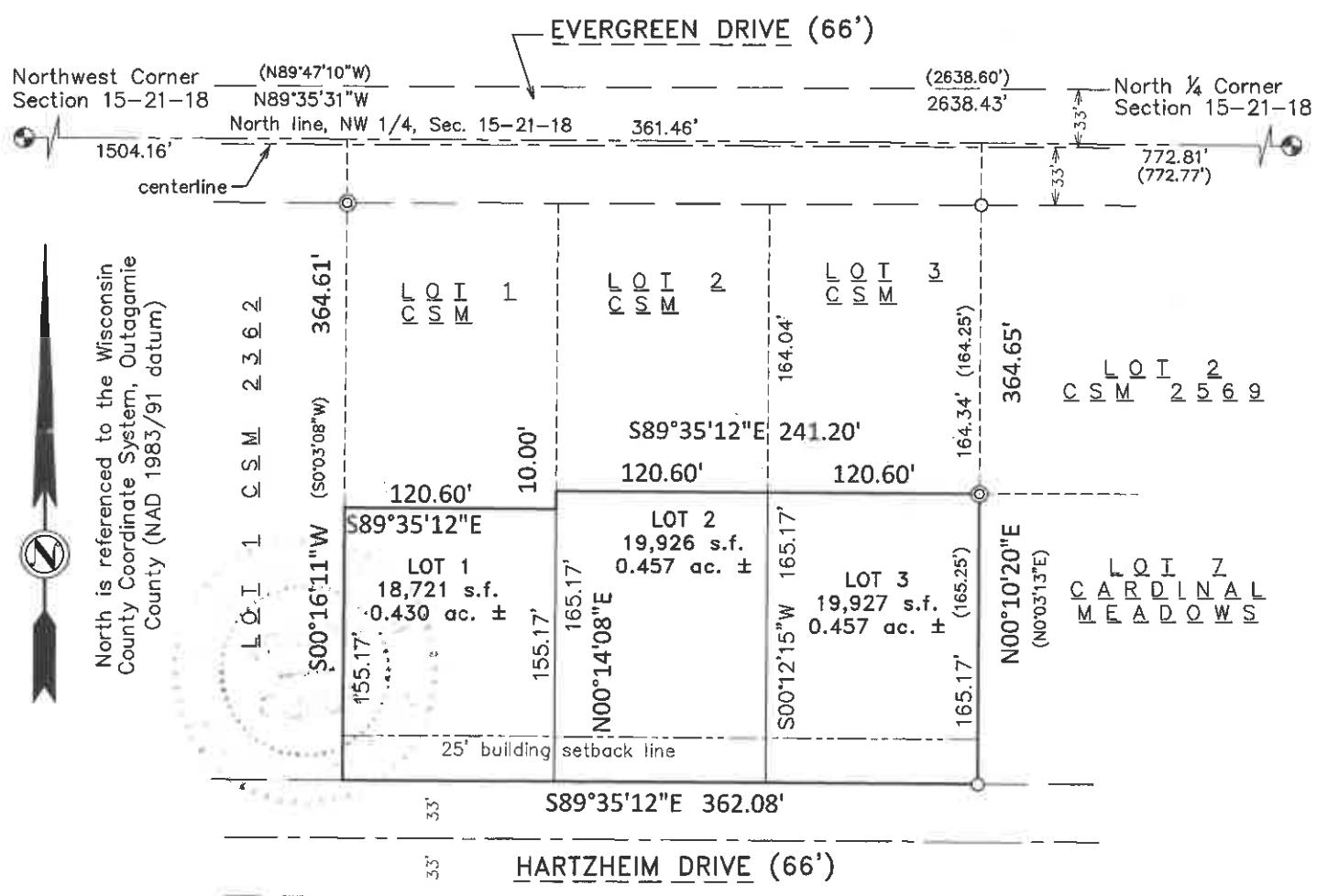
Notary Public

_____ County, _____

My commission expires _____

Certified Survey Map # _____

All of Lot 4 of Certified Survey Map 8236,
being part of the Northeast $\frac{1}{4}$ of the
Northwest $\frac{1}{4}$, Section 15, T21N, R18E, Village of
Little Chute, Outagamie County, Wisconsin



SCALE: 1"=100'



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



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.

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

 13.20.21  12-20-2021
Craig Van Asten, CR Buildings, LLC Dated Ryan Vande Voort, CR Buildings, LLC Dated

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{ss}
Personally came before me on this 20th 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.

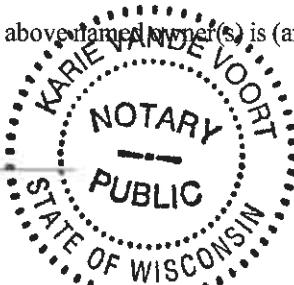
VILLAGE BOARD APPROVAL

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

of 20

5/23/23
My commission expires

My commission expires

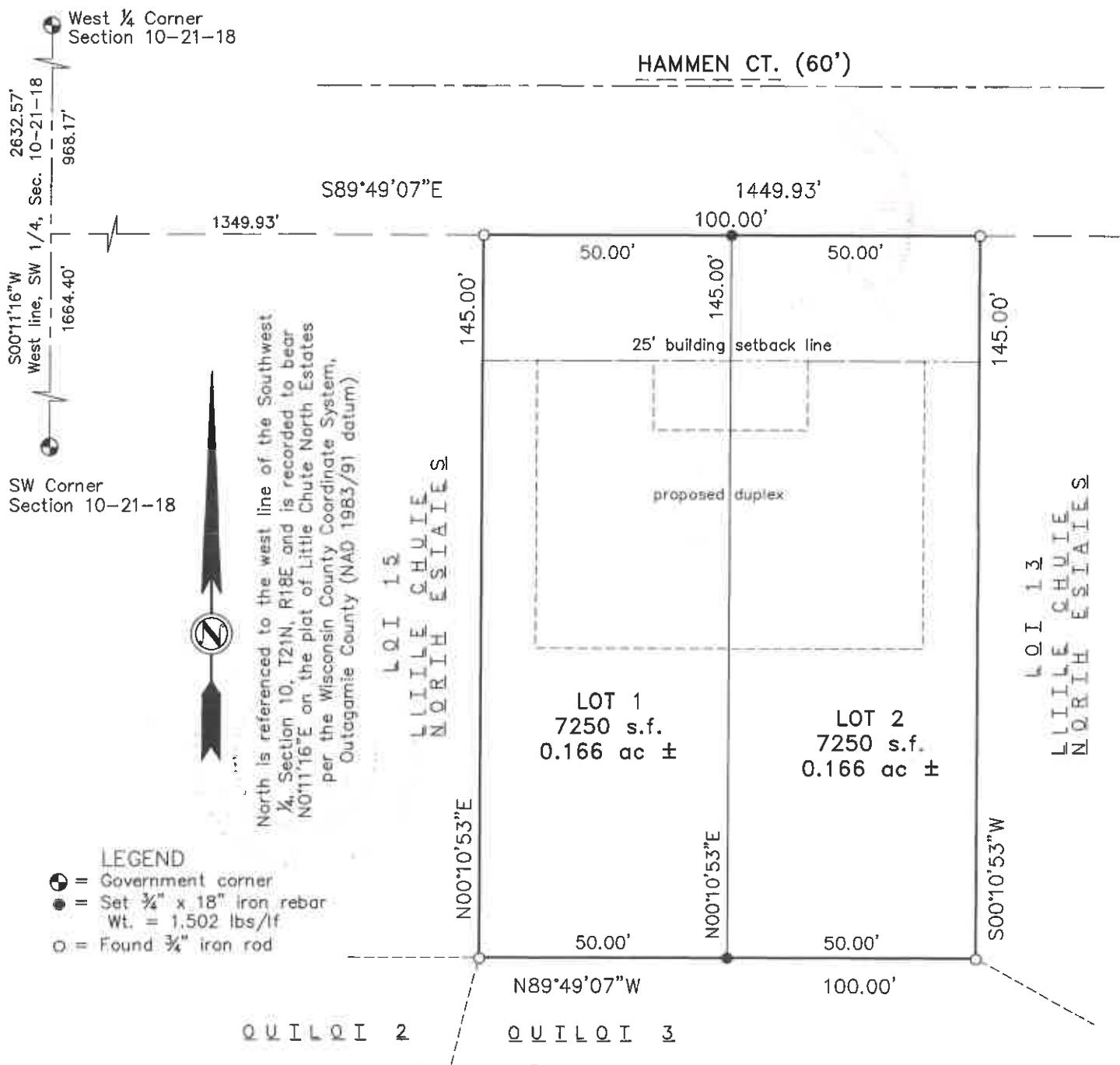


Village President

Village Clerk

Certified Survey Map

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



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/or 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.

 Hebert Associates, Inc. Land Surveying • Soil Testing 1110 W. Wisconsin Ave. Appleton, WI 54914		DRAFTED BY:
PAGE #	1 of 2	FILE #
		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.

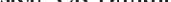
I further certify that the map hereon is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have made said division by order and under direction of the owners of said lands; and that I have fully complied with the code of ordinances of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

A circular red ink stamp with a double-lined border. The word "WISCONSIN" is arched along the top inner line. The name "DAVID HEBERT" is in the center, with "S-2312" below it. "APPLETON" is on the bottom left and "WI" on the bottom right. Two five-pointed stars are on the left and right sides. The date "12-14-21" is stamped diagonally across the center. Handwritten blue ink over the stamp reads "Notary Public" and "David Hebert PLS".

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

 12-20-2021 Craig Van Asten, CR Buildings, LLC Dated  12-20-2021 Ryan Vande Voort, CR Buildings, LLC Dated

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{ss}

Personally came before me on this 20th 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

5/31/23
My commission expires

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village

VILLAGE BOARD APPROVAL

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

of _____, 20_____.

Village Clerk

Village President

Page 2 of 2
File # 19065M12

