



# AGENDA

## VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, May 9, 2022

TIME: 6:00 p.m.

**Virtually attend the May 9 Plan Commission meeting at 6 PM by following the link here:**

<https://us06web.zoom.us/j/83883363774>

Meeting ID: 838 8336 3774

Dial by your location: +1 312 626 6799 US (Chicago)

A. Call to Order

B. Roll Call

C. Public Appearance for Items Not on the Agenda

1. Approval of Minutes from the Plan Commission Meeting of April 11, 2022
2. Recommendation—CSM Hammen Court
3. Recommendation—CSM Faith Technologies INC
4. Recommendation—CSM Tulip Trail
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 May 4, 2022

## MINUTES OF THE PLAN COMMISSION MEETING APRIL 11, 2022

### 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  
Jim Moes  
Kent Taylor  
Todd Verboomen

EXCUSED:

Larry Van Lankvelt

STAFF PRESENT: Administrator Bernhoft, Community Development Director Dave Kittel

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of March 14, 2022

*Moved by Commissioner Taylor, seconded by Commissioner Van Berkel to Approve the Plan Commission Meeting Minutes of March 14, 2022*

All Ayes—Motion Carried

### Public Hearing—Conditional Use Request for 418 W. Florida

*Moved by Commissioner Moes, Commissioner Van Berkel to Enter into Public Hearing*

All Ayes—Motion Carried

Kyle Neveau is requesting a conditional use permit for a home occupation for an auto detailing business in one portion of his garage. Marilyn Van Handel of 1607 McIntosh Ct. asked if ventilation systems would be used that would cause additional noise. Brittany Zehner of 412 W. Florida asked if the garage will be sound proofed. Mr. Neveau replied that the garage is insulated and he will be using an electric pressure washer that does not make much noise. She is also concerned about strangers coming to her neighbor's house. She was assured the interaction will be minimal and quick drop offs and pickups. Kevin Coffey of 1608 McIntosh asked if approved will this be revisited in the future? Community Development Director David Kittel stated that conditions can be placed on it when a motion is made. Commissioner Moes feels the home occupancies and conditional use permits in residential neighborhoods are meant to be more for home offices and not for services industries. He tends to lean against the use of automotive and stated if approved he would like to see the hours be 10 am to 6 pm and the approval be for 1 year and they have to reapply in April of 2023.

*Moved by Commissioner Moes, seconded by Commissioner Taylor to Exit Public Hearing*

All Ayes—Motion Carried

### Action—418 W. Florida Ave.

*Moved by Commissioner Moes to approve the conditional use for automobile detailing for one year. No parking is allowed on the street and no advertising signs allowed on the property. The hours of operation are to be between 10 am and 6 pm and the neighbors can ask for the Plan Commission to review it anytime between now and one year, seconded by Commissioner Verboomen.*

Commissioner Van Berkel asked the property owner how he felt not starting until 10 a.m. and the property owner stated he was concerned as he likes to start early in the morning. Commissioner Moes stated he would like to amend his motion.

*Moved by Commissioner Moes to amend his motion to change the hours to 9:00 a.m. to 7:00 p.m. and seconded by Commissioner Verboomen.*

5 Ayes, 1 Nay (Moes)—Motion Carried

**Clarification—Conditional use at 2000 Taylor Street**

*Moved by Commissioner Moes, seconded by Commissioner Berkel to confirm busses and commercial trucks were the intent of the conditional use at 2000 Taylor Street.*

All Ayes—Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Taylor, seconded by Commissioner Moes to Adjourn the Plan Commission Meeting at 6:26 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

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

BEING ALL OF LOT 12, LITTLE CHUTE NORTH ESTATES, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER(S) OF RECORD:  
CR BUILDINGS LLC

PARCEL NO.(S):  
260451922

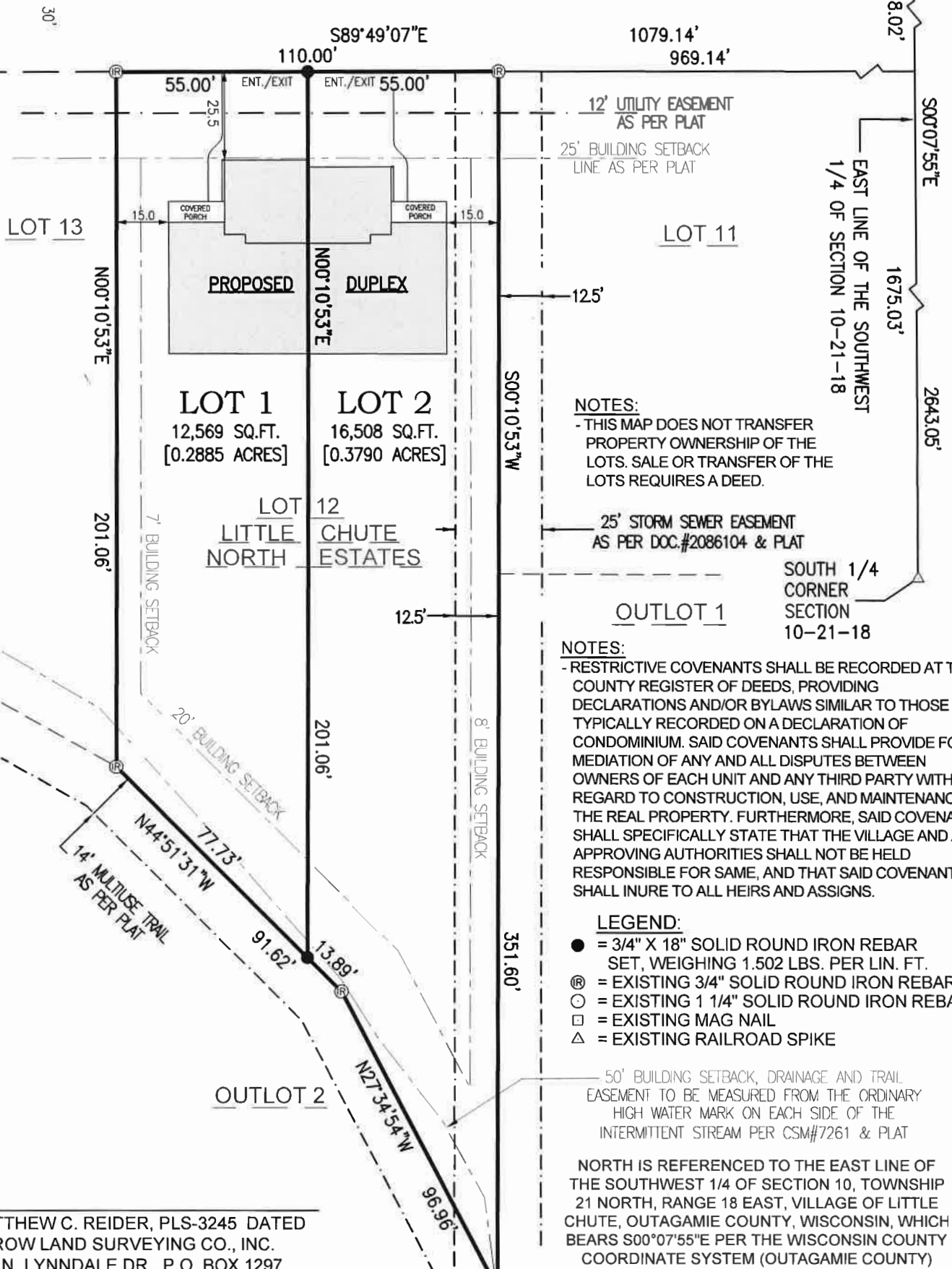
ZONING:  
RT-TWO FAMILY  
RESIDENTIAL DISTRICT

HAMMEN CT. (60')

CENTERLINE

GRAPHIC SCALE: 1" = 40'

CENTER OF  
SECTION  
10-21-18



MATTHEW C. REIDER, PLS-3245 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNDALE DR., P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168

A2112.7-22 DATED: 4-6-2022 REVISED: 4-14-2022  
DRAFTED BY: MRH

SHEET 1 OF 3 SHEETS

SOUTH LINE NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 10-21-18

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

BEING ALL OF LOT 12, LITTLE CHUTE NORTH ESTATES, LOCATED IN THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**SURVEYOR’S CERTIFICATE:**

I, MATTHEW C. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 12, LITTLE CHUTE NORTH ESTATES, LOCATED IN THE SOUTHWEST ¼ OF SECTION 10, 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 CR BUILDINGS LLC., W4704 DEER RUN CT., BLACK CREEK, WI 54106.

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.

\_\_\_\_\_  
MATTHEW C. REIDER, PLS-3245                      DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2112.7-22 (ASC) 4-6-2022

**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): CR BUILDINGS LLC.
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO.(S): 260 451922.
- 3) THIS CSM IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN: DOCUMENT NO. 2263092.

**CERTIFIED SURVEY MAP NO.**

BEING ALL OF LOT 12, LITTLE CHUTE NORTH ESTATES, LOCATED IN THE SOUTHWEST ¼ OF SECTION 10, 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):  
BY: CR BUILDINGS LLC.

CRAIG VAN ASTEN	DATED	RYAN VANDE VOORT	DATED
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TITLE	TITLE
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ERNEST J. SCHUMACHER

TITLE \_\_\_\_\_

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.

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NOTARY PUBLIC

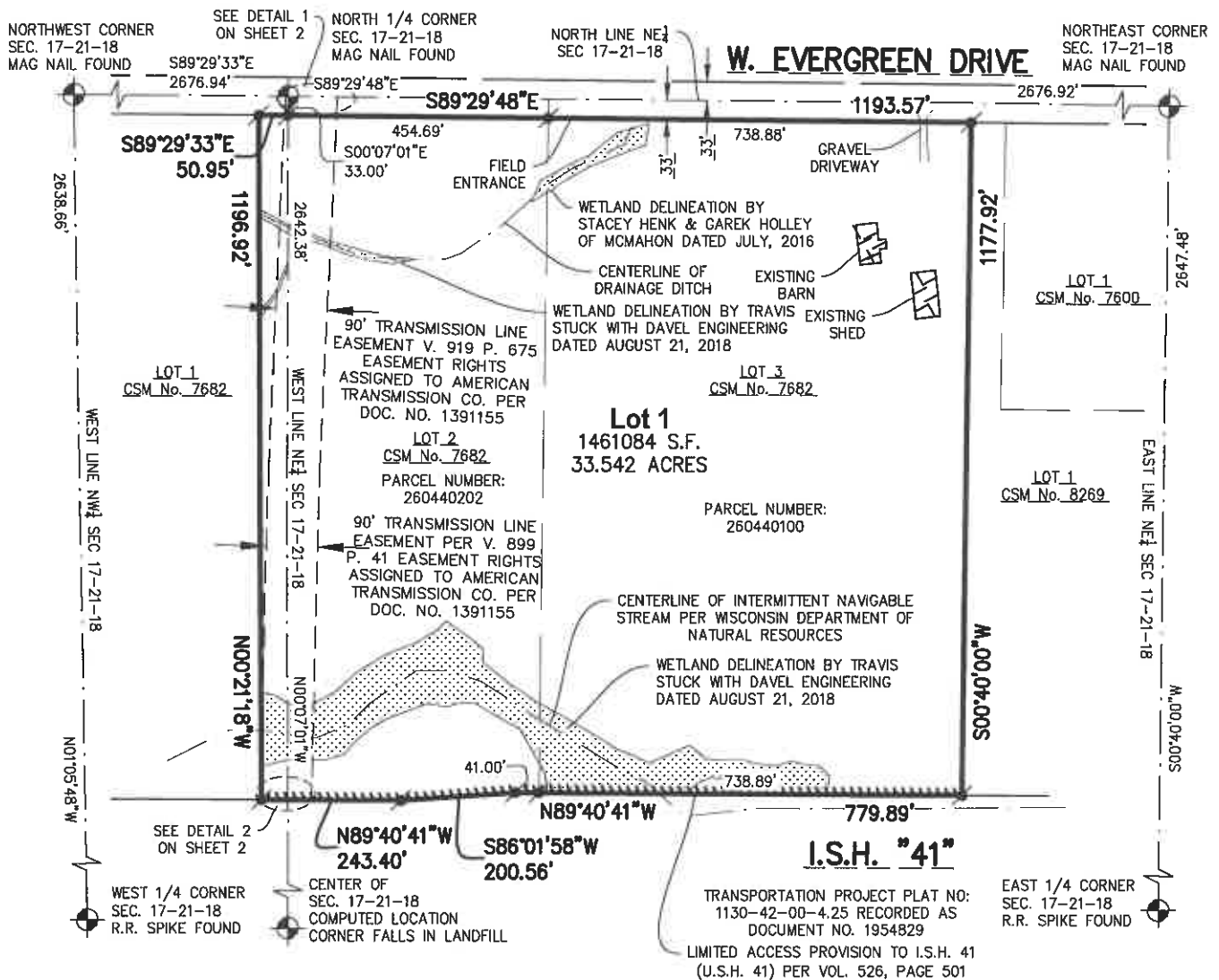
MY COMMISSION EXPIRES \_\_\_\_\_

MATTHEW C. REIDER, PLS-3245 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2112.7-22 (ASC) 4-6-2022

CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET 1 OF 4

ALL OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 7682  
RECORDED AS DOCUMENT NO. 2153218, LOCATED IN THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4  
OF THE NORTHWEST 1/4 OF SECTION 17,  
TOWNSHIP 21 NORTH, RANGE 18 EAST,  
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

NOTE:  
PROPERTY CURRENTLY ZONED  
ID - INDUSTRIAL DISTRICT.



### LEGEND

- 3/4" ROUND STEEL REBAR FOUND
- CERTIFIED LAND CORNER  
OUTAGAMIE COUNTY
- S.F. - SQUARE FEET
- LIMITED ACCESS RESTRICTED HIGHWAY

BEARINGS ARE REFERENCED TO THE NORTH LINE OF  
THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21  
NORTH, RANGE 18 EAST, WHICH BEARS S89°29'48"E  
PER THE WISCONSIN COUNTY COORDINATE SYSTEM  
AS PUBLISHED FOR OUTAGAMIE COUNTY.

300 150 0 300  
SCALE - FEET

FOR: -FAITH TECHNOLOGIES INC.  
-C/O JONATHAN WHITE  
-201 MAIN STREET  
-MENASHA, WI 54952-0206  
-PHONE: (847) 224-8490

**McMAHON**  
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

DRAFTED BY: Marty J. Abing

ALL OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 7682 RECORDED AS DOCUMENT NO. 2153218, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE**

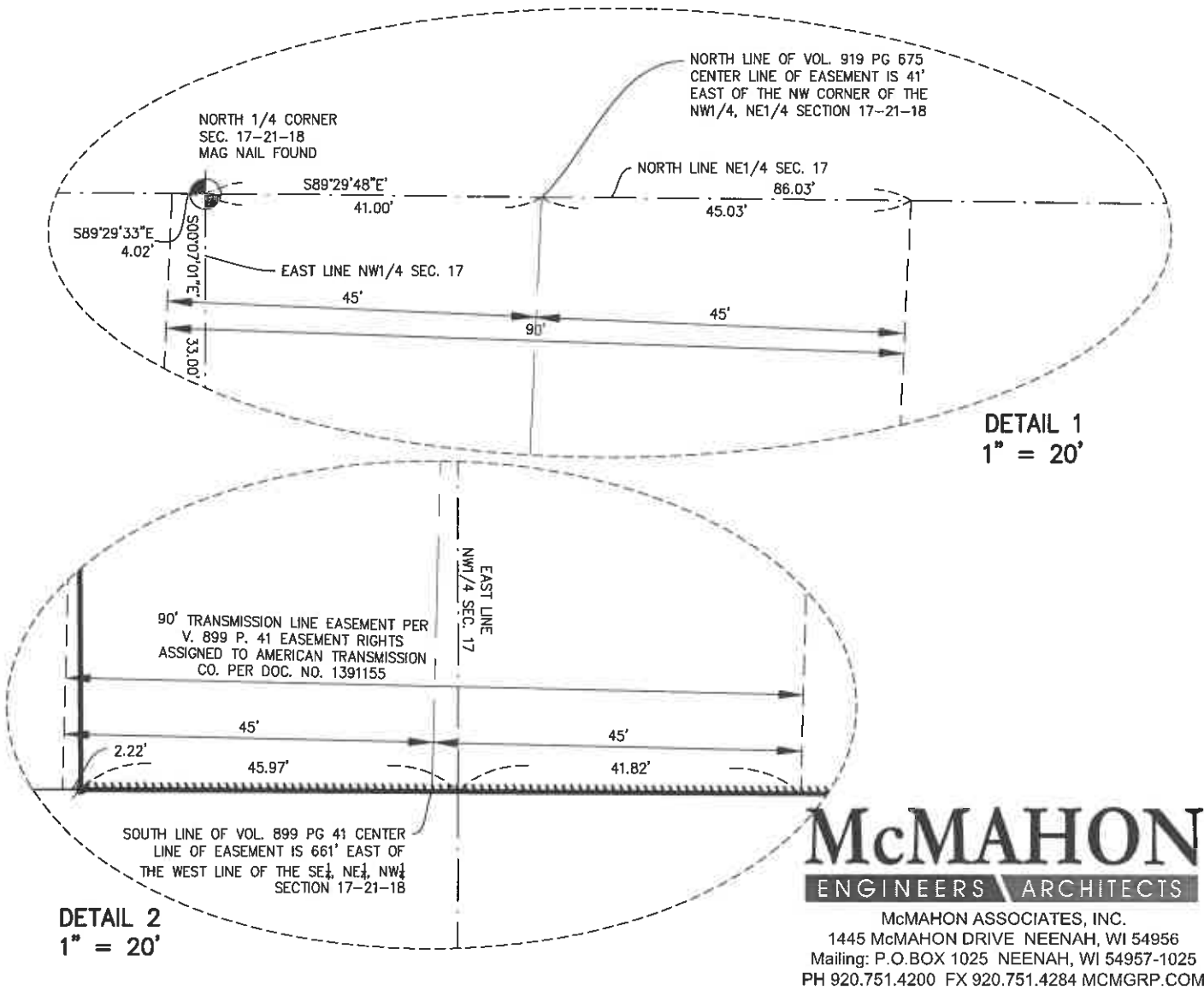
I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, combined and mapped all of Lots Two (2) and Three (3), of Certified Survey Map No. 7682 recorded as Document NO. 2153218, located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 1,461,084 square feet (33.542 acres) of land more or less.

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\_\_\_\_.

Douglas E. Woelz, Professional WI land Surveyor      S-2327





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

SHEET 3 OF 4

ALL OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 7682 RECORDED AS DOCUMENT NO. 2153218, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

**NOTES**

- THIS CSM IS ALL OF TAX PARCEL Nos.: 26-0-4401-00 & 26-0-4402-02.
- THE PROPERTY OWNER OF RECORD IS: FAITH TECHNOLOGIES, INC. A WISCONSIN CORPORATION
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN:  
DOCUMENT NO. 2153346 AND DOCUMENT NO. 2266020.

**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  
Michael Vanden Berg

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

**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 Date  
Lisa Remiker-Dewall

**McMAHON**  
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
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**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**SHEET 4 OF 4**

ALL OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 7682 RECORDED AS DOCUMENT NO. 2153218, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

### OWNER'S CERTIFICATE

Faith Technologies, Inc., a Wisconsin Corporation As Owners, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

## Village of Little Chute

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Authorized Signature	Title
Faith Technologies, Inc, a Wisconsin Corporation	

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 \_\_\_\_\_

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	Date
Trenten J. Woelfel	

**McMAHON**  
ENGINEERS ARCHITECTS

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