



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

By: Michael Vanden Berg, Village President

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:

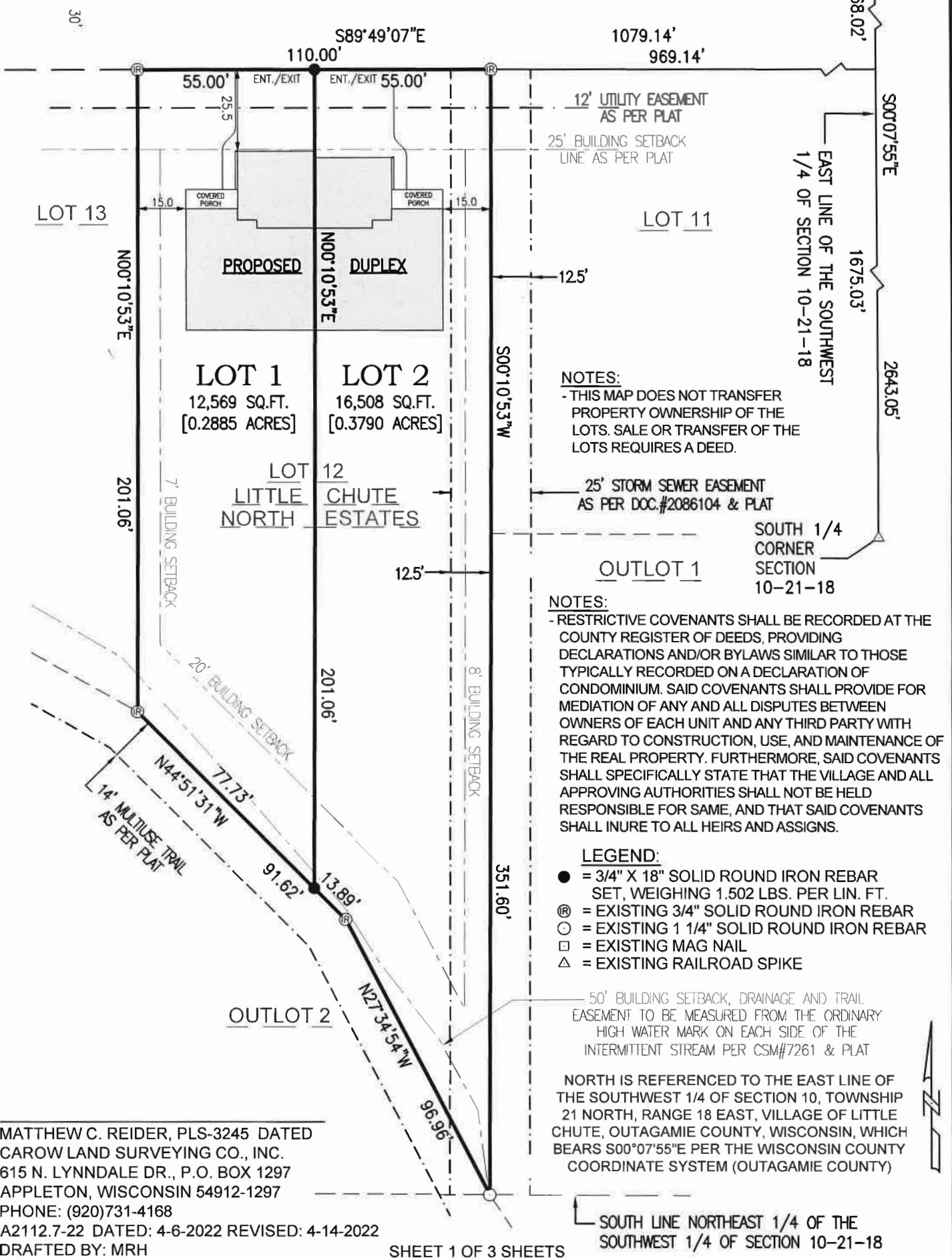
RT-TWO FAMILY
RESIDENTIAL DISTRICT

GRAPHIC SCALE: 1" = 40'

HAMMEN CT. (60')

— CENTERLINE —

CENTER OF
SECTION —
10-21-18



CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 12, LITTLE CHUTE NORTH ESTATES, LOCATED IN THE SOUTHWEST $\frac{1}{4}$ 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 $\frac{1}{4}$ 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. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2112.7-22 (ASC) 4-6-2022

VILLAGE BOARD APPROVAL:

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

TITLE

TITLE

ERNEST J. SCHUMACHER

DATED

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.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

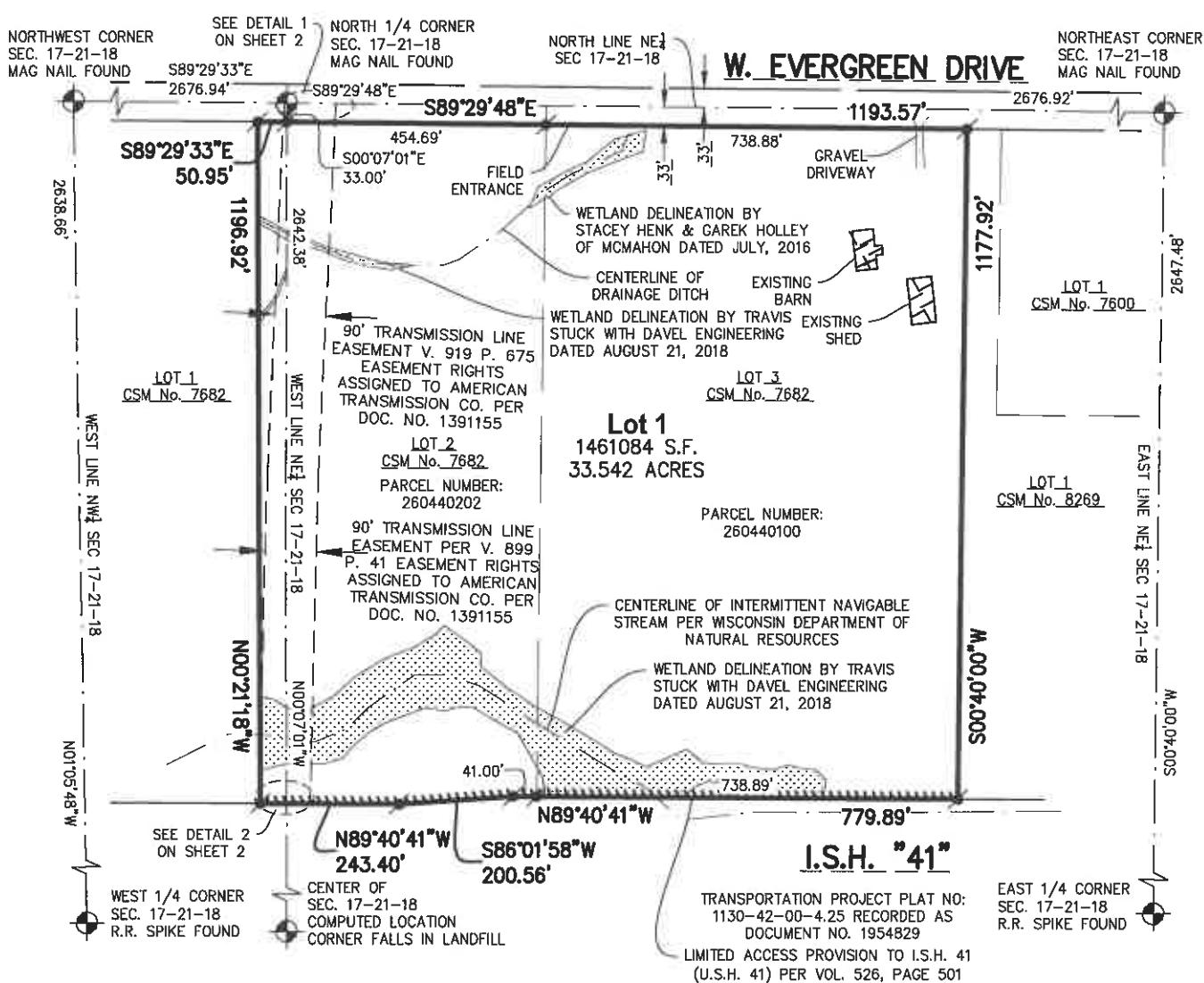
MATTHEW C. REIDER, PLS-3245
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2112.7-22 (ASC) 4-6-2022

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

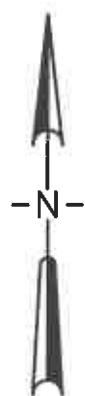
**NOTE:
PROPERTY CURRENTLY ZONED
ID - INDUSTRIAL DISTRICT.**



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.



A scale bar with three markings. The first marking is at 300 feet, the second is at 150 feet, and the third is at 0 feet. The bar is labeled "SCALE - FEET" below it.

FOR: -FAITH TECHNOLOGIES INC.
-C/O JONATHON WHITE
-201 MAIN STREET
-MENASHA, WI 54952-0206
PHONE (920) 561-5100

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 FAX 920-751-1284 MCMAHON@COMCAST.NET

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

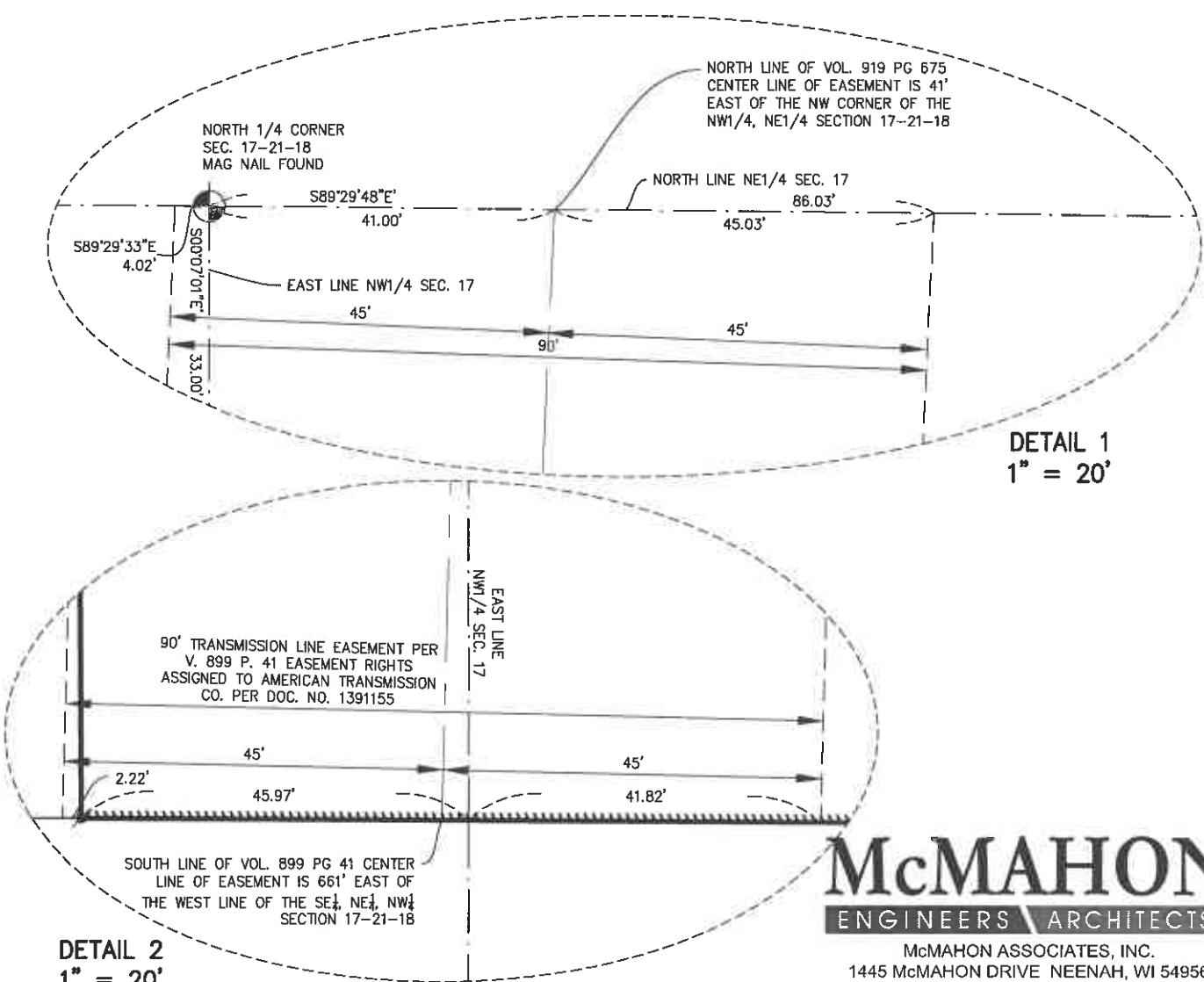
I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, combined and mapped all of Lots Two (2) and Three (3), of Certified Survey Map No. 7682 recorded as Document No. 2153218, located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 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



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

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
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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____.

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:

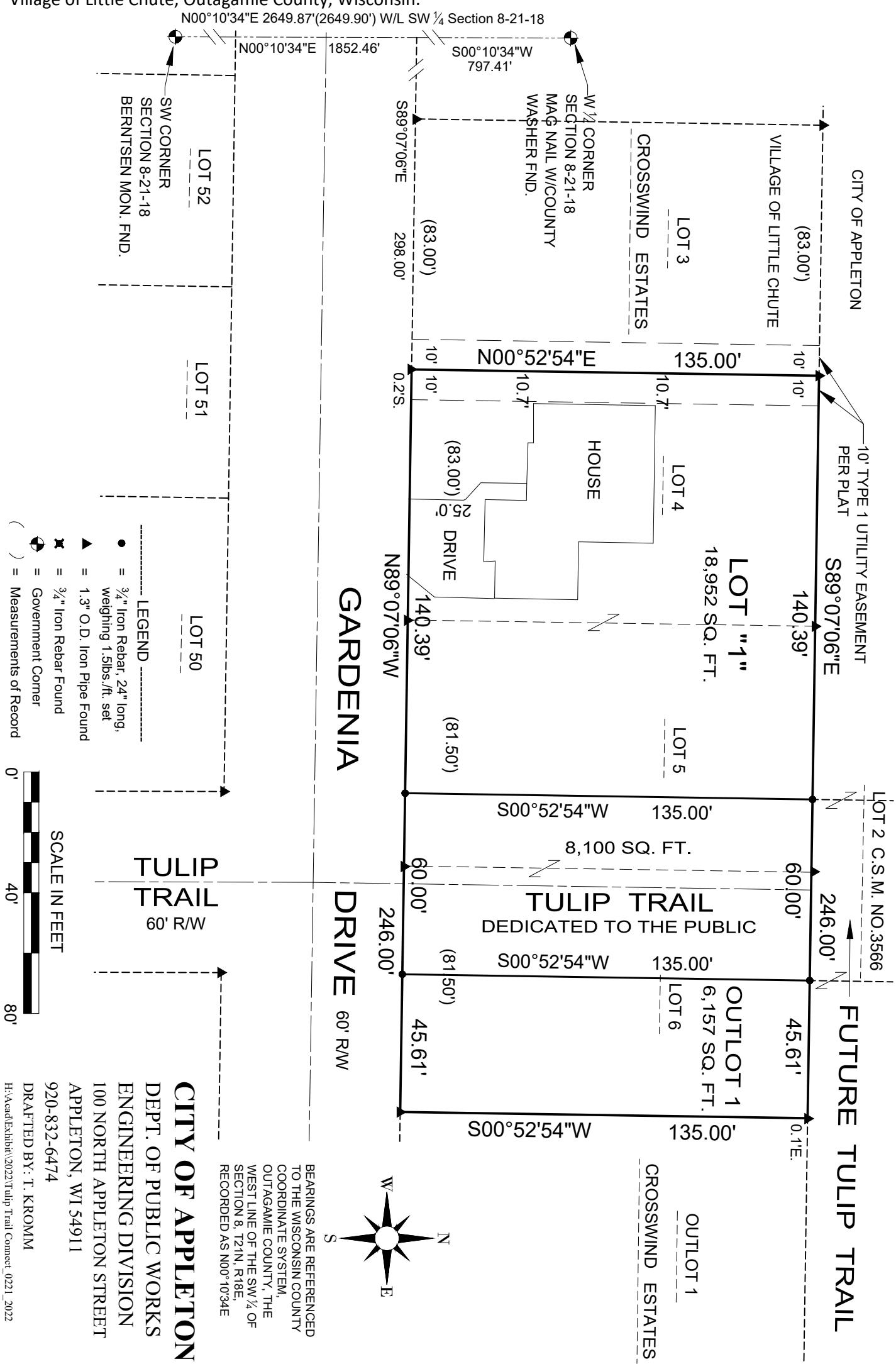
I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of: _____ affecting the lands.

County Treasurer
Trenten J. Woelfel

Date _____

CERTIFIED SURVEY MAP NO. 1

Lots 4, 5 and 6, Crosswind Estates, located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 8, Township Twenty-One (21) North, Range Eighteen (18) East, Village of Little Chute, Outagamie County, Wisconsin.



CERTIFIED SURVEY MAP NO.

Lots 4, 5 and 6, **CROSSWIND ESTATES**, located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE:

SHEET 2 OF 3

Lots 4, 5 and 6, CROSSWIND ESTATES, located in the Northwest ¼ of the Southwest ¼ of Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 33,209 sq. ft. (0.762 Acres) of land. Said lands subject to all easements and restrictions of record.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Little Chute subdivision ordinance in surveying, dividing and mapping the same. That this map is a correct representation of all exterior boundaries of the land surveyed and the division thereof.

Dated this _____ day of _____, 2022.

Wisconsin Professional Land Surveyor: Thomas M. Kromm

This Certified Survey Map is all of tax parcel 260441004, 260441005 and 260441006.

The property within this Certified Survey Map is Residential Single-Family.

This Certified Survey Map is contained within the property described in the following recorded instruments: Document No.2120142 and 2066487.

The property owner of record for Lots 5 is the City of Appleton.

The property owner of record for Lot 4 is Christopher J. and Rachael A. Peterson.

CORPORATE OWNER'S CERTIFICATE:

City of Appleton, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated all as shown and represented on this map. We do further certify 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.

City of Appleton

Jacob A. Woodford, Mayor

Date

Kami Lynch, City Clerk

Date

Personally came before me on this _____ day of _____, 2022, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary

My commission expires _____

CERTIFIED SURVEY MAP NO.

Lots 4, 5 and 6, **CROSSWIND ESTATES**, located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

OWNER'S CERTIFICATE:

SHEET 3 of 3

As owners, we hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided and mapped all as shown and represented on this map.

Christopher J. Peterson

Date

Rachael A. Peterson

Date

Personally came before me on this _____ day of _____, 2022, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary

My commission expires _____

TREASURER'S CERTIFICATE:

I, being the duly elected, qualified and acting treasurer, do hereby certify that there are no unpaid taxes or unpaid special assessments on of the lands included in this Certified Survey Map as of:

Finance Director
Lisa Remiker-Dewall

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map in the Village of Little Chute, Outagamie County, Wisconsin: The City of Appleton and Christopher J. Peterson and Rachael A. Peterson property owner(s), is hereby approved by the Village Board of the Village of Little Chute.

Village President Date

Village Clerk Date