



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, June 13, 2022

TIME: 6:00 p.m.

Virtually attend the June 13 Plan Commission meeting at 6 PM by following the link here:

<https://us06web.zoom.us/j/82074737830>

Meeting ID: 820 7473 7830

Dial by your location: 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 May 9, 2022
2. Recommendation—CSM Ceil Street
3. Recommendation—Site Plan for Spirit Court
4. Unfinished Business
5. Items for Future Agenda
6. 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 June 7, 2022

MINUTES OF THE PLAN COMMISSION MEETING MAY 9, 2022

Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

Roll Call

PRESENT:

Larry Van Lankvelt
President Vanden Berg
Jim Moes
Kent Taylor

EXCUSED:

Bill Van Berkel
Todd Verboomen

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 April 11, 2022

Moved by Commissioner Van Lankvelt, seconded by Commissioner Taylor to approve the Plan Commission Meeting Minutes of April 11, 2022.

All Ayes—Motion Carried

Recommendation—CSM Hammen Court

Moved by Commissioner Moes, Commissioner Van Lankvelt to approve the CSM as presented.

All Ayes—Motion Carried

Recommendation—CSM Faith Technologies, Inc

Moved by Commissioner Moes, seconded by Commissioner Taylor to approve the CSM as presented.

All Ayes—Motion Carried

Recommendation—CSM Tulip Trail

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to approve the CSM as presented.

All Ayes—Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Taylor to Adjourn the Plan Commission Meeting at 6:05 p.m.

All Ayes—Motion Carried

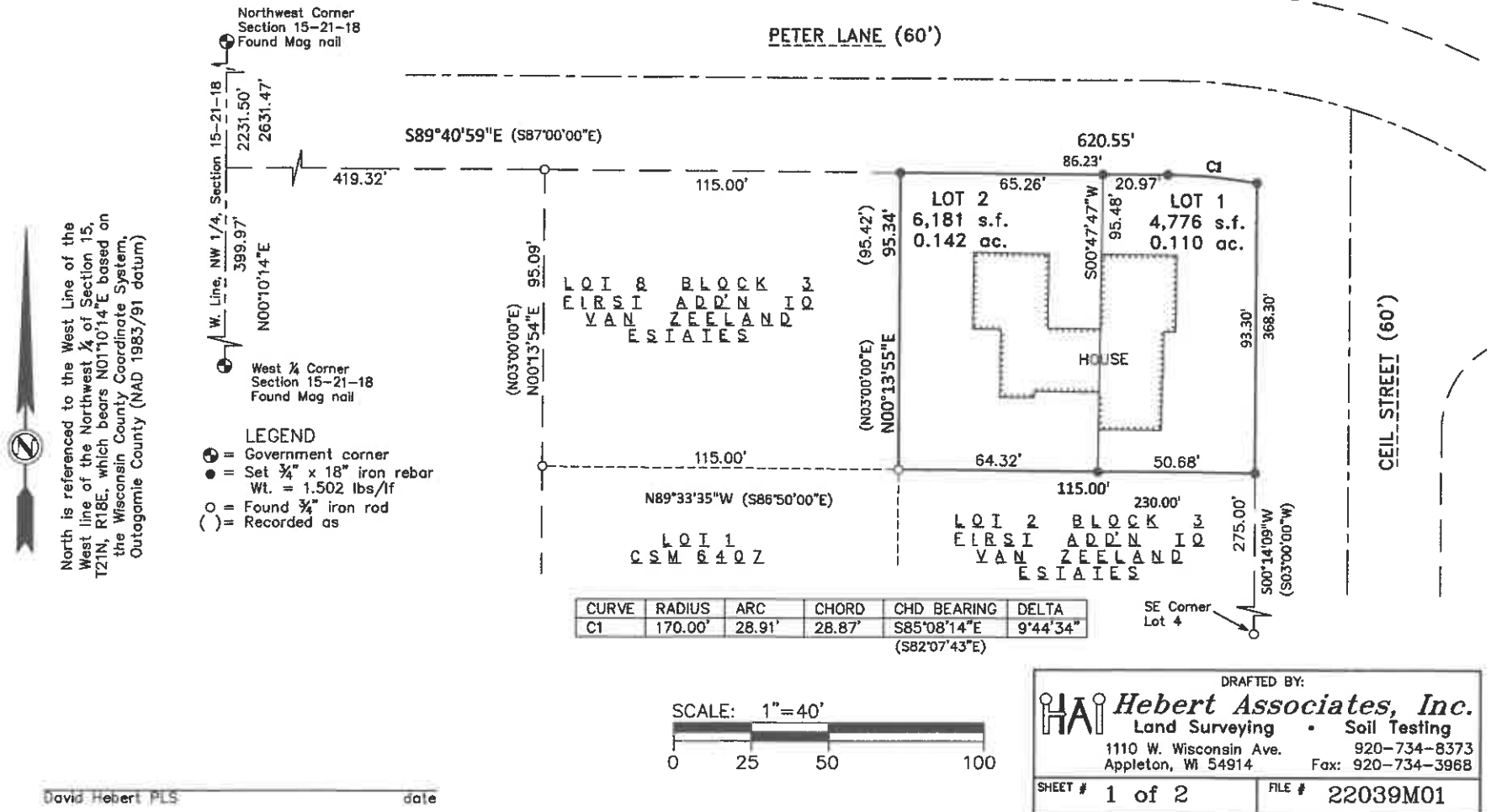
VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

Certified Survey Map

Lot 1 of Block 3, First Addition to Van Zeeland Estates,
Village of Little Chute, Outagamie County, Wisconsin



CERTIFIED SURVEY MAP

Lot 1 of Block 3, First Addition to Van Zeeland 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 1 of Block 3, First Addition to Van Zeeland 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

Date

OWNER'S CERTIFICATE

I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this Certified Survey Map is required by s.236.34 to be submitted to the Village of Little Chute for approval or objection.

Kathy McKee (owner)

date

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{SS}

Personally came before me on this _____ day of _____, 20____, 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

My commission expires

STATE OF WISCONSIN)
COUNTY)^{SS}

Personally came before me on this _____ day of _____, 20____, the above named person(s) is (are) known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin

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

VILLAGE TREASURER'S CERTIFICATE

State of Wisconsin)
Outagamie County)^{SS}

I, _____ being the duly elected / appointed qualified and acting Village treasurer do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the lands included in this Certified Survey Map.

Date

Treasurer

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
Outagamie County)^{SS}

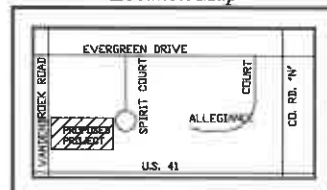
I, _____ being the duly elected, qualified and acting County treasurer do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in this Certified Survey Map.

Date

Treasurer



A diagram of a bar magnet. It is represented as a circle with a vertical line through its center. The top end of the vertical line is labeled 'N' for North, and the bottom end is labeled 'S' for South.



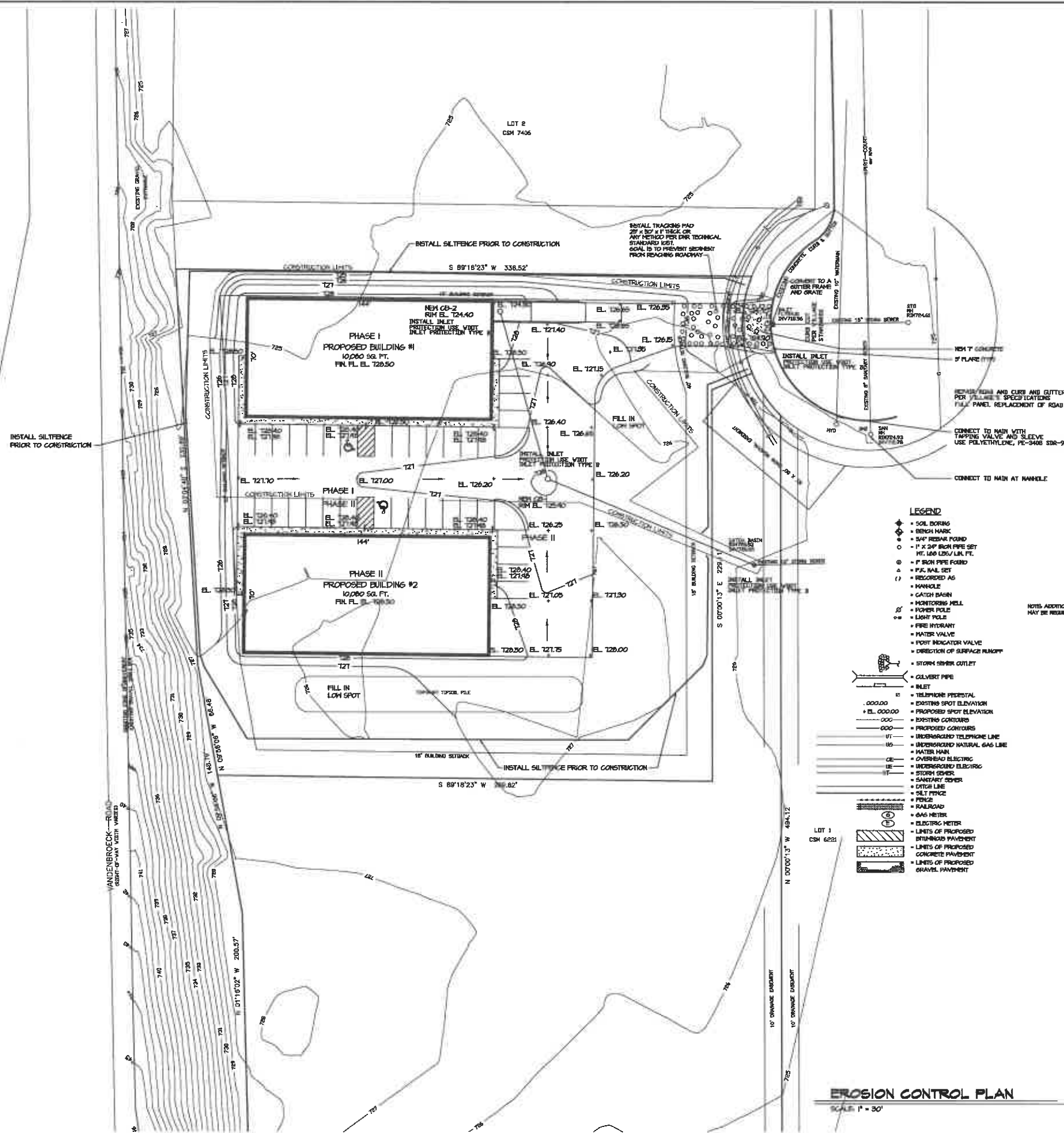
- OWNER: SPARTAN HOLDINGS
0 AGENT: FOX STRUCTURES, INC.
201 LITTLE ROCK
KAUKAUNA, WI 54130
920-666-4327
info@foxstructures.com
PLAN PREPARED: HUBBIS & ASSOCIATES, INC.
2718 N. HEADE STREET
APPLETON, WI 54911
920-733-6377
ctcolla@hubbisinc.net
- 0 LEGAL DESCRIPTION
1 LOT 1 OF CERTIFIED SURVEY MAP NO. B307,
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4,
SECTION 16, T24N, R10E,
VILLAGE OF LITTLE CRUTE, OUTAGAMIE COUNTY, WISCONSIN
- 0 TAX PARCEL NO. 260400511
- 0 SITE ADDRESS: SPIRIT GOURT
- 0 ZONING: COMMERCIAL HIGHWAY DISTRICT
- 0 LAND USE - EXISTING: VACANT
PROPOSED: SMALL BUSINESS USAGE
- 0 OCCUPANCY CLASSIFICATION: S-1, SMALL BUSINESS
- 0 LOT AREA = 91,243 SQ. FT.
EXISTING IMPERVIOUS = 0 SQ. FT.
PROPOSED TOTAL IMPERVIOUS = 45,267 SQ. FT. = 50.0%
PROPOSED TOTAL GREEN SPACE = 45,676 SQ. FT. = 50.0%
DISTURBED AREA = 26,800 SQ. FT. = 0.00 AREA - PHASE I
DISTURBED AREA = 27,000 SQ. FT. = 0.62 ACRES - PHASE II
- 0 NO PRODUCTS WILL BE MANUFACTURED OR SOLD ON SITE.
- 0 NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
- 0 NO FOOD OR BEVERAGES, SWIMMING POOL OR WHORLPOOL, OR
OVERNIGHT LODGING AT THIS LOCATION.
- 0 PARKING REQUIREMENTS: SUFFICIENT PARKING SUCH THAT NO PUBLIC
STREET SHALL BE USED FOR PARKING.
- 0 PARKING SHOWS 38 STALLS INCLUDING 2 HANDICAP STALLS.
- 0 EACH TENANT IS RESPONSIBLE FOR THEIR RECYCLABLE MATERIAL
AND TRASH.
- 0 SETBACKS: FRONT 40 FEET
SIDE 15 FEET
REAR 20 FEET
- 0 CAN LIGHTS UNDER THE OVERHANGS WILL BE THE
EXTERIOR LIGHTING.
- 0 NO SIGNAGE IS PLANNED WITH THIS PROJECT.
- 0 SOIL TYPE: VINNECONNE SILTY CLAY LOAM
- 0 ANY EXISTING SIDEWALK DAMAGED DURING CONSTRUCTION SHALL
BE REPLACED AS A PART OF THIS PROJECT.

CONTRACTOR IS REQUIRED TO OBTAIN A PERMIT FOR THE DRIVEWAY AND A PERMIT TO EXCAVATE
ON THE RIGHT OF WAY FOR UTILITY INSTALLATION.

ANY CHANGES DURING CONSTRUCTION WILL BE APPROVED BY THE VILLAGE PRIOR TO INSTALLATION.

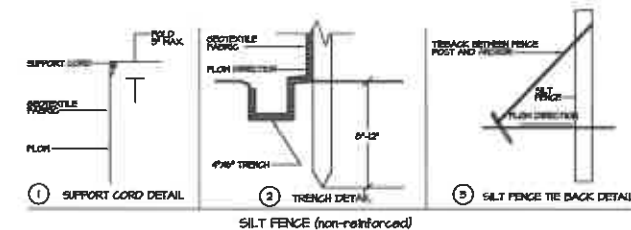
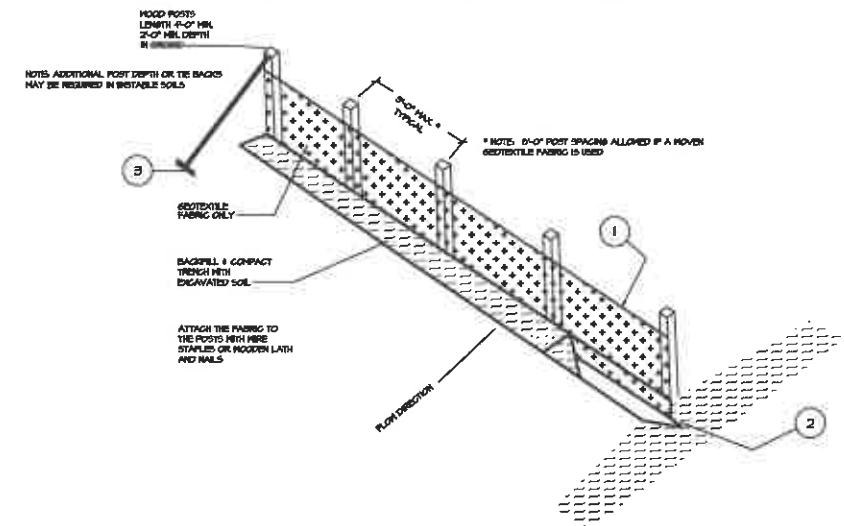
CONTRACTOR TO NOTIFY VILLAGE 48 HOURS PRIOR TO CONNECTION TO THE PUBLIC UTILITIES.

PROJECT: FOX STRUCTURES SPARTAN HOLDINGS		REV. NO.	DESCRIPTION	DATE	BY	DATE	BY
LOCATION: SPIRIT COURT LITTLE CHUTE, WISCONSIN		1	--	--	--		
DESCRIPTION: SITE/EROSION CONTROL PLAN							
DRAWN BY: CLT CHECKED BY:							
DATE: 4-22-22 SHEET: C1.0							
PROJECT NUMBER: 7803							



- EROSION CONTROL NOTES**
- All site contractors should obtain the Wisconsin Department of Natural Resources Technical Standards.
 - All erosion and sediment control measures shall be constructed, inspected and maintained in accordance with the Erosion Control Plan, WDNR Technical Standards and the NPDES General Permit for the site. Inspection reports shall be maintained.
 - All sediment control measures shall be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface material. BMPs shall be installed around all soil stockpiles. Stockpiles left in place greater than 7 days shall be properly stabilized.
 - Weekly inspection and maintenance of all sediment control structures shall be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day.
 - Within 24 hours of a rainfall of 0.3 inches or more, sediment control structures shall be inspected for integrity. Any damaged structures shall be corrected immediately.
 - Sediment control measures shall not be removed until the areas served have established vegetative cover.
 - Gravel mats shall be installed at all construction site exits to prevent tracking of soil. The gravel mat shall consist of 3'-6" clear stone placed 12" deep, for a minimum of 50'.
 - Tracked soil shall be collected daily from paved roads located near the construction site.
 - Decontaminating shall conform to DNR Technical Standard 1061.
 - Heavy geotextile filter fabric shall be used to protect storm water catch basins per MDOT inlet protection types B or D. A minimum of 10 inches of fabric shall extend beyond the grating to provide a handhold when removing. Fabric shall be Type FT. Inlets shall remain protected until the entire drainage area of the inlet is restored. Alternative protection shall be utilized around the catch basin if flooding may cause damage to adjacent buildings or properties. The catch basin shall be inspected after each rainfall event and cleaned as needed to maintain flow. If fabric is ripped or cut to prevent ponding.
 - Overland flow shall be prevented from leaving the work site by installing straw bale or filter fabric fencing parallel to the contours located downhill from the work area.
 - Sediment control for pipeline construction:
 - Excavated trench material shall be placed on the uphill side of the trench.
 - Immediately following pipe installation, the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - All disturbed ground outside of the everyday construction area at a minimum be temporarily seeded/mulched with oats or rye if the area is left inactive for more than 7 days.
 - The existing grass street terrace shall be maintained as a buffer during construction. It shall be restored with temporary seed and mulch at a minimum 7 days after the completion of all lateral installations and other construction activity. If the terrace is not to be restored during final landscaping, a permanent seed mix shall be utilized.
 - All erosion control practices damaged due to winter weather shall be repaired/replaced immediately.
 - The NPDES Permit, Erosion Control Plan and Stormwater Management Plan shall be kept on site at all times.
 - An Inspection Log shall be maintained and kept on-site.
 - Minimize offsite airborne dust by watering disturbed areas when overly dry.
 - All waste generated at the construction site will be properly disposed of and not be allowed to run into the storm sewer system.
 - No excess concrete washout will be deposited in or near the ditch areas. Once hardened the concrete shall be disposed of as construction waste.
 - Off-site deposits occurring as a result of a storm event shall be cleaned up by the end of the next work day. Off-site deposits occurring as a result of land disturbance shall be cleaned up by the end of the work day.
 - Erosion Control and Construction sequence:
 - Install silt fence at the toe of slopes of the disturbed areas. (May 2, 2022)
 - Remove and stockpile topsoil. (May 3-15, 2022)
 - Install catch basin and storm sewer. (May 16-20, 2022)
 - Grade, fill and place gravel. (May 17-June 10, 2022)
 - Construct Building. (May 17-October, 2022)
 - Install asphalt pavement. (September, 2022)
 - Seed and mulch all disturbed areas. (September 6-16, 2022)
 - Remove erosion control measures after stabilization of the disturbed areas. (Nov. 16, 2022)

SOIL TYPE: WINNECONNE, WHB, SILTY CLAY LOAM

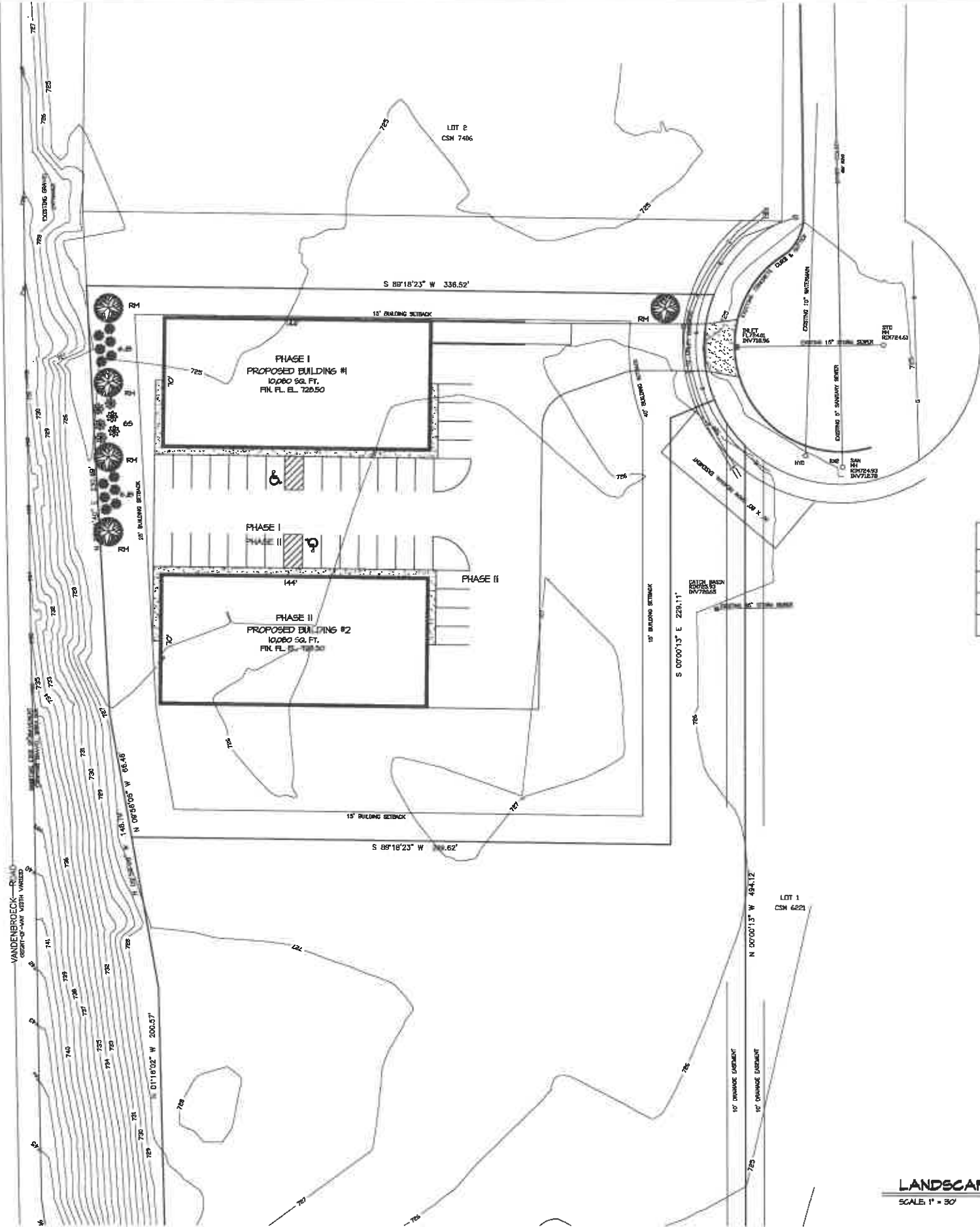


SILT FENCE DETAIL
SCALE: 1" = 30'

EROSION CONTROL PLAN
SCALE: 1" = 30'

2718 NORTH MEADE ST. APPLETON, WI 54911 HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS TEL: (920) 733-8377 FAX: (920) 733-4731		PROJECT:	FOX STRUCTURES SPARTAN HOLDINGS
		LOCATION:	SPIRIT COURT LITTLE CHUTE, WISCONSIN
		DESCRIPTION:	EROSION CONTROL PLAN
REV. NO.	DESCRIPTION	DATE	BY
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SPACE TREES 40' APART



LANDSCAPE PLAN
SCALE: 1" = 30'



- LEGEND**
- SOIL BORING
 - BENCH MARK
 - 34" REBAR FOUND
 - 1" X 24" IRON PIPE SET
WT. 150 LBS/LIN. FT.
 - 1" IRON PIPE FOUND
 - P.C. NAIL SET
 - RECORDED AS
 - MANHOLE
 - CATCH BASIN
 - MONITORING WELL
 - POWER POLE
 - LIGHT POLE
 - FIRE HYDRANT
 - WATER VALVE
 - POST INDICATOR VALVE
 - DIRECTION OF SURFACE RUNOFF
 - STORM SEWER OUTLET
 - CULVERT PIPE
 - INLET
 - TELEPHONE PEDESTAL
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND NATURAL GAS LINE
 - WATER MAIN
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - STORM SEWER
 - SANITARY SEWER
 - SLOTTED LINE
 - SALT PILE
 - FENCE
 - RAILROAD
 - GAS METER
 - ELECTRIC METER
 - LIMITS OF PROPOSED
BITUMINOUS PAVEMENT
 - LIMITS OF PROPOSED
CONCRETE PAVEMENT
 - LIMITS OF PROPOSED
GRAVEL PAVEMENT

LANDSCAPE TREE/ SHRUB SCHEDULE						
SYM.	COMMON NAME	LATIN NAME	QTY.	COND.	SIZE	REMARKS
	RED MAPLE	ACER RUBRUM	5	B&B	2 1/2"	ALL PLANT MATERIAL SHALL CONFORM TO 'AMERICAN STANDARDS FOR NURSERY STOCK'
	JAPANESE BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	12	2 GAL	2'-3'	
	SPIREA	SPIREA x BUNALDA 'GOLDFLAME'	6	2 GAL	2'-3'	

PROJECT:	FOX STRUCTURES SPARTAN HOLDINGS	DATE:	4-22-22
LOCATION:	SPIRIT COURT LITTLE CHUTE, WISCONSIN	CHECKED BY:	CLT
DESCRIPTION:	LANDSCAPE PLAN	DATE:	4-22-22
		SHEET	C4.0
		PROJECT-NUMBER	7803

2716 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-6377
FAX: (920) 733-4731

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS