



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

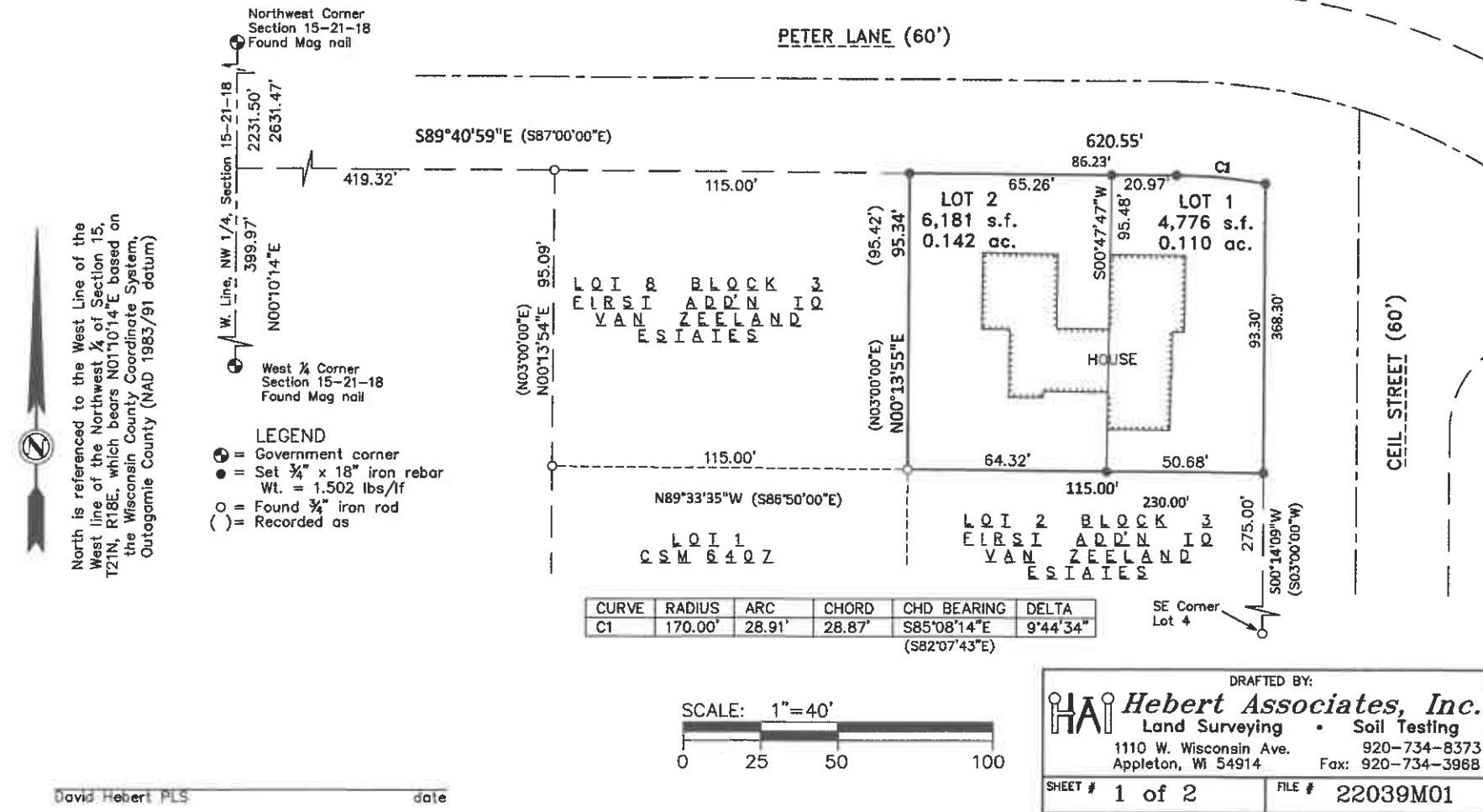
VILLAGE OF LITTLE CHUTE

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

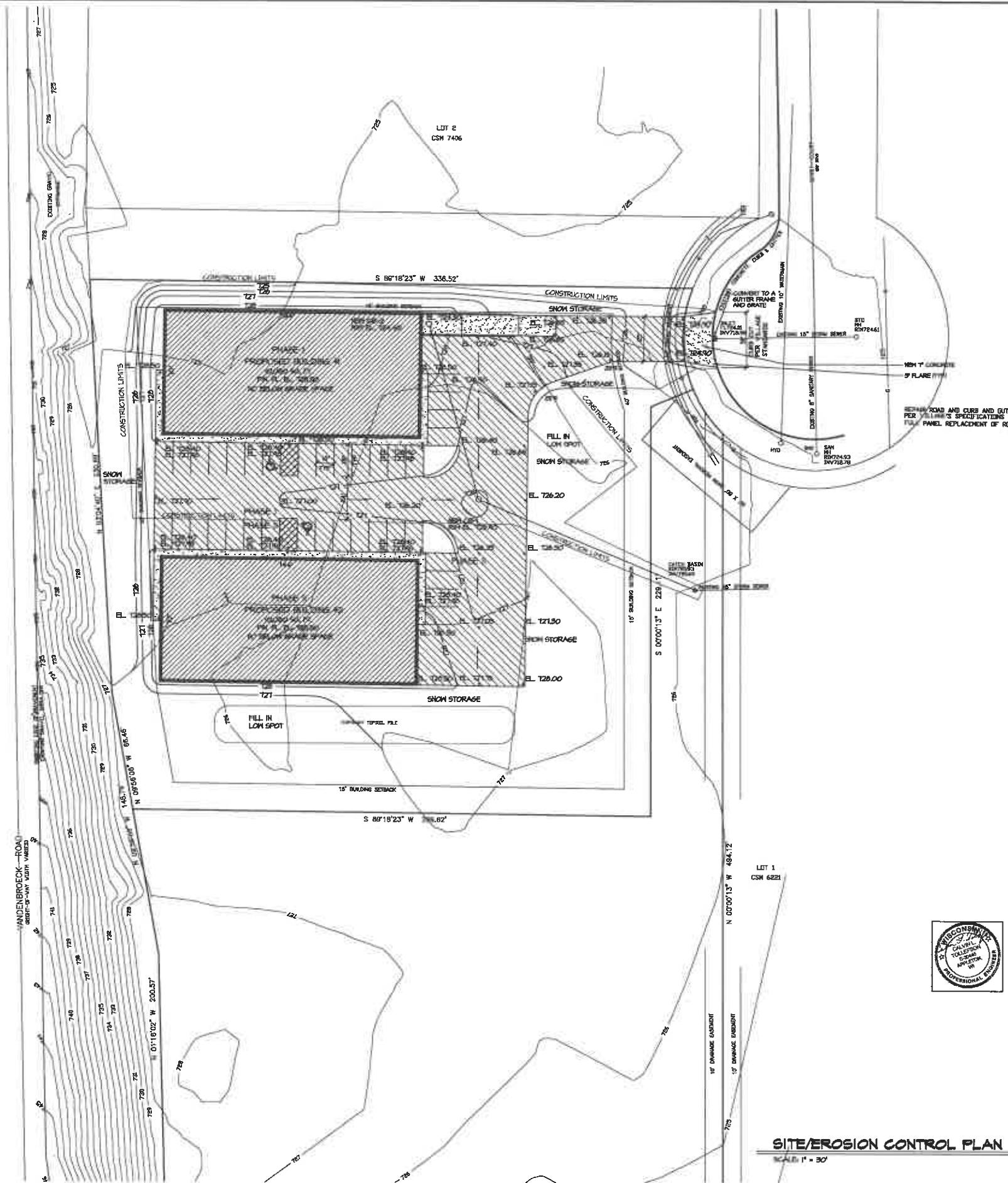
COUNTY TREASURER'S CERTIFICATE

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



OWNER: SPARTAN HOLDINGS
 AGENT: FOX STRUCTURES, INC.
 222 EAST 10TH ROAD
 KAUKAUNA, WI 54130
 920-766-9305
www.foxstructures.com

PLAN PREPARED: HARRIS & ASSOCIATES, INC.
 2741 REED STREET
 APPLETON, WI 54911
 920-733-6377
ctollefson@harrisinc.net

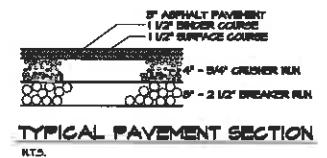
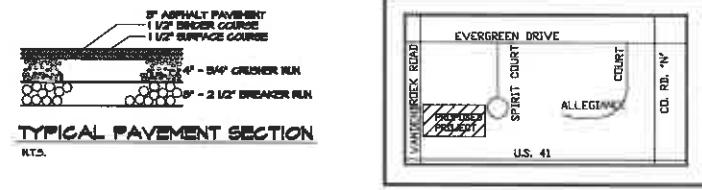
LEGAL DESCRIPTION:
 LOT 1 OF CERTIFIED SURVEY MAP NO. B307,
 LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4,
 SECTION 16, T16N, R12E,
 VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN
 TAX PARCEL ID: 2654040511
 SITE ADDRESS: SPIRIT COURT
 ZONING: COMMERCIAL HIGHWAY DISTRICT
 LAND USE - EXISTING: VACANT
 PROPOSED: SMALL BUSINESS USAGE
 OCCUPANCY CLASSIFICATION: S-1, SMALL BUSINESS
 LOT AREA = 91,425 SQ. FT.
 EXISTING IMPERVIOUS = 0 SQ. FT.
 PROPOSED TOTAL IMPERVIOUS = 45,567 SQ. FT. = 50.0%
 PROPOSED TOTAL GREEN SPACE = 45,676 SQ. FT. = 50.0%
 DISTURBED AREA = 38,235 SQ. FT. = 0.6 ACRES - PHASE I
 DISTURBED AREA = 27,000 SQ. FT. = 0.6 ACRES - PHASE II
 NO PRODUCTS WILL BE MANUFACTURED OR SOLD ON SITE
 NO HAZARDOUS MATERIALS WILL BE STORED ON SITE
 NO FOOD OR BEVERAGES, SWIMMING POOL, OR WHIRLPOOL, OR
 OVERNIGHT LODGING AT THIS LOCATION
 PARKING REQUIRED: SUFFICIENT PARKING SUCH THAT NO PUBLIC
 STREET SHALL BE USED FOR PARKING
 PARKING SHOWS 38 STALLS INCLUDING 2 HANDICAP STALLS
 EACH TENANT IS RESPONSIBLE FOR THEIR RECYCLABLE MATERIALS
 AND TRASH
 SETBACKS: FRONT 40 FEET
 SIDE 15 FEET
 REAR 25 FEET
 CAN LIGHTS UNDER THE OVERHANGS WILL BE THE
 EXTERIOR LIGHTING
 NO SIGNAGE IS PLANNED WITH THIS PROJECT
 SOIL TYPE: VINECONE SILTY CLAY LOAM
 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
 IN 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

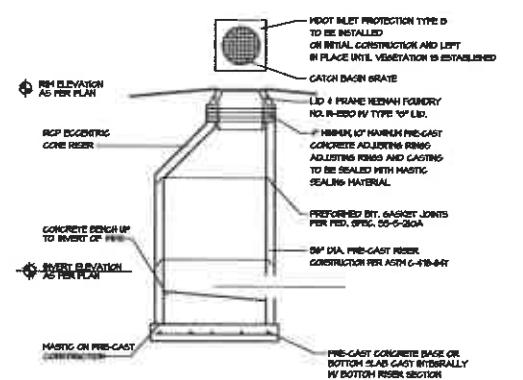
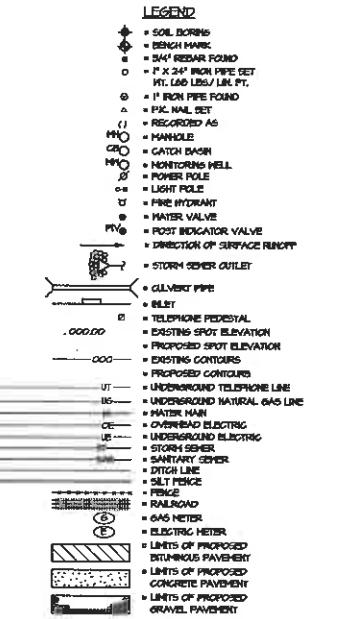
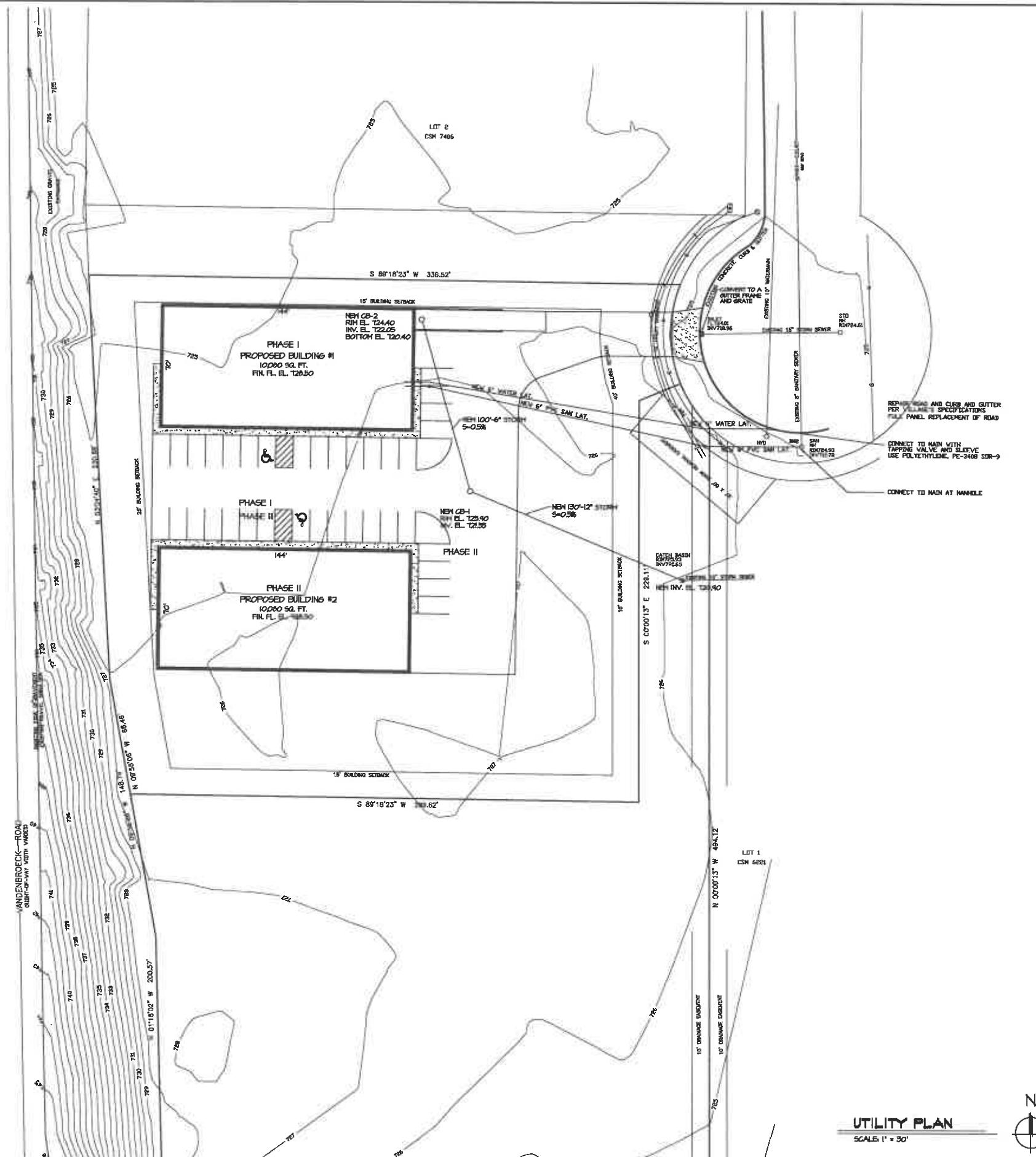


SITE/EROSION CONTROL PLAN
 DRAWN BY: CLT
 CHECKED BY:
 DATE: 4-22-22
 SHEET: 1
 PROJECT NUMBER: 7803

Location Map
 PROJECT: FOX STRUCTURES
 SPARTAN HOLDINGS
 LOCATION: SPIRIT COURT
 LITTLE CHUTE, WISCONSIN
 DESCRIPTION: SITE/EROSION CONTROL PLAN



2741 NORTH MEADE ST.
 APPLETON, WI 54911
 TEL: (920) 733-4731
 FAX: (920) 733-4737
HARRIS
 & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 AND LAND SURVEYORS

TYPICAL 36" DIA. STORM CATCH BASIN

PROJECT:		FOX SPARTAN HOLDINGS		DATE	
LOCATION:		SPIRIT COURT LITTLE CHUTE, WISCONSIN		DRAWN BY:	
				CLT	
				CHECKED BY:	
				DATE:	
				4-22-22	
				SHEET	
				C3.0	
DESCRIPTION:		UTILITY PLAN		PROJECT NUMBER	
				1803	
HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 					
2718 NORTH MEADE ST. APPLETON, WI 54911 TEL: (920) 733-6377 FAX: (920) 733-4731					

