



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room
DATE: Monday, July 11, 2022
TIME: 6:00 p.m.

Virtually attend the July 11 Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting: <https://us06web.zoom.us/j/8765809980>

Meeting ID: 876 5880 9980

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 June 13, 2022
2. Recommendation—CSM Lot 20 Little Chute North Estates
3. Unfinished Business
4. Items for Future Agenda
5. 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 July 7, 2022

MINUTES OF THE PLAN COMMISSION MEETING JUNE 13, 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
 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 May 9, 2022

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to approve the Plan Commission Meeting Minutes of May 9, 2022.

All Ayes—Motion Carried

Recommendation—CSM Ceil Street

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to approve the CSM as presented with note of covenants to be done as per Village Ordinance.

All Ayes—Motion Carried

Recommendation—Site Plan for Spirit Court

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to recommend approval of the site plan to the Village Board in a phased plan as presented with all staff comments being addressed.

All Ayes—Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Berkel, seconded by Commissioner Moes to Adjourn the Plan Commission Meeting at 6:07 p.m.

All Ayes—Motion Carried

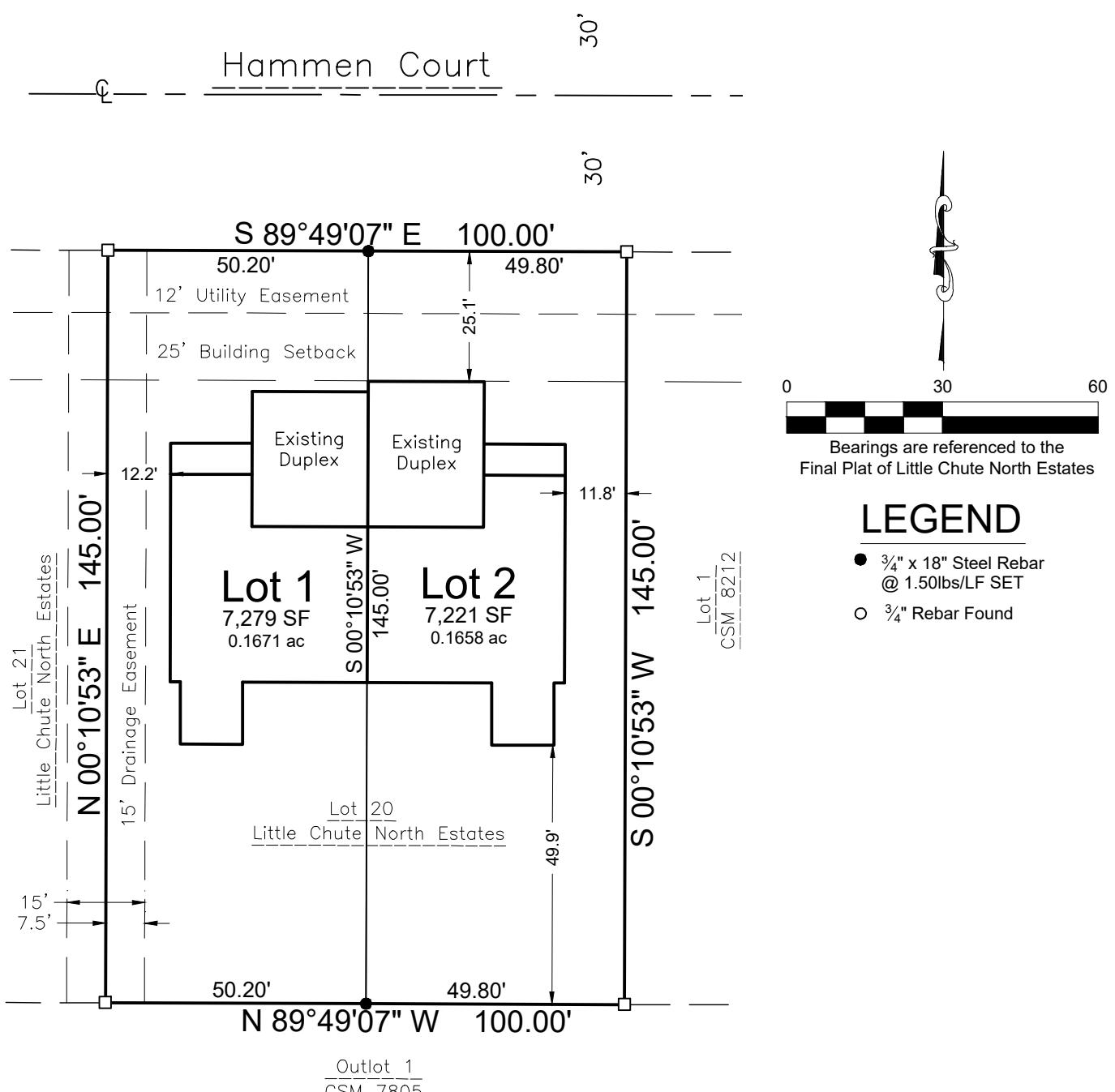
VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

Certified Survey Map No. _____

All of Lot 20 of Little Chute North Estates, being part Northwest 1/4 of the Southwest 1/4, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.



Note:

1. Restrictive covenants shall be recorded at the Outagamie County Register of Deeds, providing declarations and/or by-laws 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 any third party with regard to construction, use, and maintenance of the real property. Furthermore, said covenants shall specifically state that the village of Little Chute and all approving authorities shall not be held responsible for the same, and that said covenants shall inure to all heirs and assigns.



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

James R. Sehloff
Professional Land Surveyor No. S-2692
jim@davel.pro

Date

Survey for:
Jeff Heiting Builder Inc. File: 7146CSM.dwg
4448 N. Orion Lane Date: 06/06/2022
Appleton, WI 54913 Drafted By: Jim
Sheet: 1 of 3

Certified Survey Map No. _____

All of Lot 20 of Little Chute North Estates, being part Northwest 1/4 of the Southwest 1/4, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Little Chute, and under the direction of Jeff Heiting Builder Inc., the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 20 of Little Chute North Estates, being part Northwest 1/4 of the Southwest 1/4, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin., containing 14,500 Square Feet (0.3329 Acres) of land, subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, _____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Corporate Owner's Certificate

Jeff Heiting Builder Inc., a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided and mapped all as shown and represented on this map.

We do further certify 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

IN WITNESS WHEREOF, the said Jeff Heiting Builder Inc., has caused these presents to be

signed by its authorized representatives, located at, _____, Wisconsin, and its corporate seal to be hereunto affixed

this _____ day of _____, 20_____.

In the Presence of: Jeff Heiting Builder Inc.

Jeff Heiting, President

Date

State of Wisconsin)
)ss
)

County)

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

the above named, officer of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My commission expires: _____.

Notary Public, Wisconsin

File: 7146CSM.dwg
Date: 06/06/2022
Drafted By: Jim
Sheet: 2 of 3

Certified Survey Map No. _____

All of Lot 20 of Little Chute North Estates, being part Northwest 1/4 of the Southwest 1/4, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Little Chute, Outagamie County, Jeff Heiting Builder Inc., the property owner, is hereby approved by the Village Board of the Village of Little Chute.

Chairman

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Little Chute.

Clerk

Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Village of Little Chute and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Village Treasurer

Date

County Treasurer

Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:
Jeff Heiting Builder Inc.

Recording Information:
Doc. 2166866

Parcel Number:
260451930

James R. Sehloff Professional Land Surveyor No. S-2692 Date