



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, August 14, 2023

TIME: 6:00 p.m.

Virtually attend the August 14th Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting: <https://us06web.zoom.us/j/89053677967>

Meeting ID: 890 5367 7967

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 July 10, 2023
2. Public Hearing – Conditional Use 323 W North Ave
3. Discussion/Action – Conditional Use 323 W North Ave
4. Public Hearing – Conditional Use 500 Moasis Drive
5. Discussion/Action – Conditional Use 500 Moasis Drive
6. Public Hearing – Conditional Use 1100 W Main Street
7. Discussion/Action – Conditional Use 1100 W Main Street
8. Public Hearing – Variance Request 147 W Greenfield Dr
9. Discussion/Action - Variance Request 147 W Greenfield Dr
10. Public Hearing – Conditional Use 1805 E Main St
11. Discussion/Action – Conditional Use 1805 E Main St
12. Discussion/Recommendation – Founders Estate

13. Discussion – Fence Heights

14. Items for Future Agenda

15. 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 August 9, 2023

MINUTES OF THE PLAN COMMISSION MEETING OF JULY 10, 2023

Call to Order

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

Roll Call

PRESENT: President Vanden Berg
Jim Moes
Bill Van Berkel
Larry Van Lankvelt
Todd Verboomen

EXCUSED: Kent Taylor

STAFF PRESENT: Dave Kittel, Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of June 12, 2023

Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to approve the Plan Commission Meeting Minutes of June 12, 2023.

All Ayes – Motion Carried

Discussion/Action – Sec 44-192 Ordinance Amendment

Director Kittel presented an update on sec 44-192, pertaining to vehicle length. Vehicles are now longer, and our ordinances should reflect this. Staff feel removing the “over 16 feet in length” should be removed.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend the Village Board Approve amendments as presented.

All Ayes – Motion Carried

Discussion/Recommendation – Oak Creek Preliminary Plat T. Vandenbroek Extraterritorial Review

Director Kittel presented a preliminary plat for Oak Creek Estates.

Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to recommend the Village Board Approve the preliminary Plat as presented.

All Ayes – Motion Carried

Items for Future Agenda

Adjournment

Moved by Commissioner Moes seconded by Commissioner Van Lankvelt to Adjourn Plan Commission Meeting at 6:11 PM

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: _____
Michael Vanden Berg, Village President

Attest: _____
Laurie Decker, Village Clerk

**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING**

CONDITIONAL USE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on August 14, 2023 at 6:00 p.m. by the Plan Commission, for consideration of a conditional use under authority provided in Section 44 Village Code of Ordinance. The applicant requests a conditional use permit for a trailer and dumpster rental business. The dumpsters are to be placed along the street frontage. The property is Zoned; CH-Commercial Highway in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 323 W NORTH AV

Parcel # 260090301

Legal Description: PRT OF W690.5FT OF BLK 53 ASSESSORS PLAT COM AT INT W/L OF BLK 53 W/S/L
OO E ALG S/L OO 490.5FT TO BEG E200FT S75.0FT W200FT N75.0FT TO POB

Current Owner: GURMIT S KALEKA & GURJEET S KALEKA

Applicant: ADAM TROMBELLO

DATE OF HEARING: August 14, 2023

TIME OF HEARING: 6:00 p.m.

PLACE OF HEARING: Village Hall

Board Room

108 West Main Street

Little Chute, WI 54140

If you have any questions, please contact the Zoning Administrator at (920) 423-3870

Publish: August 9, 2023

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

STATE OF WISCONSIN AFFIDAVIT OF PUBLICATION

August 9, 2023
VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING
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Current Owner: GURMIT S KALEKA & GURJEET S KALEKA
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DATE OF HEARING: August 14, 2023
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WNAXLP

Laurie Hammen

being duly sworn doth depose and say that he/she is an authorized representative of the **TIMES-VILLAGER**, a weekly newspaper published by News Publishing Co., Inc. at **Kaukauna, Wisconsin, in Outagamie County**, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on:

08/09/2023

SIGNED Laurie A. Hammen

DATED 08/09/2023

[Signature]

Notary Public, State of Wisconsin

My Commission Expires

4/27/2027

of Lines 43
of Weeks Published 1

Publication Fee \$ 56.05
Proof of Publication \$ 1.00
Total \$ 57.05

Village of Little Chute Application for CONDITIONAL USE UNDER CHAPTER 44 ZONING CODE

Application fee \$125.00

Date filed _____

The undersigned owner(s) of the property herein described hereby petition for a Conditional Use under the Village of Little Chute Zoning Ordinance Chapter 44, in the Village of Little Chute, Outagamie County, Wisconsin

Property location: 323 W. North Ave., Little Chute

Legal Description: Small dumpster and trailer rental

Current Zoning Classification: Commercial Highway

Petitioner(s) request permission be granted for the following conditional use(s): To run and operate a small business, which will showcase dumpsters/trailers available for rent. Dumpsters will be displayed for rent, not in use at this location.

Petitioner(s) reason(s) for requesting the above described conditional use are as follows: Seeking approval to display dumpsters/trailers along the south property line in a neat and professional manner. Dumpsters/trailers will be dropped off and picked up by owner, which will not bring customer traffic to this location. Operating hours will be 7 days a week, from 6am - 8pm.

Attach Surveys, building plans, drainage plans, site plans, statements of days & hours of operation, estimates of additional traffic generated, statements regarding effect on neighboring properties and any other additional information which may assist in determining that the proposed use is appropriate that such use is not hazardous, harmful, offensive or adverse to the environment or the value of the neighborhood or the community.

Owner(s) Name(s) Adam Trombello

Owner(s) Address 106 W. North Ave.

Phone Numbers 920-202-1830

APPLICANT(S) Signature(s) 

Date Signed July 14, 2023

Article IV: Conditional Uses

Sec. 44-113. Purpose.

The development and execution of this article is based upon the division of the village into districts, within which districts the use of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use of a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district provided that due consideration is given to location, development and operation of such uses. Such uses are classified as conditional uses.

Sec. 44-114. Authority of the plan commission and village board; requirements.

(a) The plan commission or village board may authorize the zoning administrator to issue a conditional use permit after review and public hearings. The village board shall have sole authority to approve conditional uses for multifamily developments whenever a conditional use permit is required. The village board shall prior to holding a public hearing on a conditional use, refer the requested use to the plan commission for review and recommendation. The plan commission may authorize all other conditional uses. Prior to authorization of the zoning administrator to issue a conditional use permit, the board or commission (whichever has jurisdiction), shall hold a public hearing to review the requested use and shall determine that such conditional use and involved structure are found to be in accordance with the purpose and intent of this chapter, and are further found not to be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community. The issuance of a conditional use permit shall specify the period of time for which effective, the name of the permittee, the location and legal description of the affected premises, permitted hours and days of operation if specified, and any other restrictions or regulations imposed so that the standard of this article may be complied with. Prior to the granting of a conditional use the board or the commission shall make findings based upon evidence presented that the standards herein prescribed are being complied with.

(b) Any development within 500 feet of the existing or proposed rights-of-way of freeways, expressways and within one-half mile of their existing or proposed interchange or turning lane rights-of-way shall be specifically reviewed by the highway agency that has jurisdiction over the traffic way. The plan commission or village board shall request such review and await the highway agency's recommendation for a period not to exceed 20 days before taking final action.

(c) Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the plan commission or village board upon its finding that these are necessary to fulfill the purpose and intent of this chapter.

(d) Compliance with all other provisions of this chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses.

Sec. 44-115. Initiation of conditional use.

Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest, and which is specifically enforceable in the land for which a conditional use is sought may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.

Sec. 44-116. Application.

(a) *Required application materials.* An application for a conditional use shall be filed in duplicate on a form prescribed by the village. Such applications shall be forwarded to the plan commission or village board on receipt by the zoning administrator. Such applications shall include where applicable:

(1) A statement, in writing, by applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in section 44-119.

(2) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all property owners of record within 100 feet.

(3) Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees and the zoning district within which the subject site lies.

(4) Plat of survey prepared by a registered land surveyor showing all of the information required for a building permit and existing and proposed landscaping.

(5) Additional information as may be required by the plan commission or village board or other boards, commissions or officers of the village. The village board may require such other information as may be necessary to determine and provide for an enforcement of this chapter, including:

a. A plan showing contours and soil types;

b. High-water mark and groundwater conditions;

c. Bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning;

d. Location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping;

e. Plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.

(6) Fee receipt in the amount of \$125.00.

(b) *Conditional use permits granted to applicant only.* All applications for conditional use permits shall be in writing and shall be signed by the real estate property owner. The conditional use permit, if and when granted, shall inure to the benefit of the real estate and any successor in title to ownership of that real estate.

(c) *Plans.* In order to secure information upon which to base its recommendation, the plan commission or village board, in making its determination, may require the applicant to furnish, in addition to the information required for a building permit, the following information:

(1) A plan of the area showing contours, soil types, high-water mark, groundwater conditions, bedrock, slope and vegetation cover;

(2) Location of buildings, parking areas, traffic access, driveways, walkways, open spaces, landscaping, lighting;

(3) Plans for buildings, sewage disposal facilities, water supply systems and arrangements of operations;

(4) Specifications for areas of proposed filling, grading, lagooning or dredging;

(5) Other pertinent information necessary to determine if the proposed use meets the requirements of this chapter.

Sec. 44-117. Hearing on application.

All requests for conditional uses shall be to the plan commission or the village board can, on its own motion, apply conditional uses when applications for rezoning come before it. Nothing in this chapter shall prohibit the village board, on its own motion, from referring the request for conditional use to the plan commission. Upon receipt of the application and statement referred to in section 44-116, the plan commission or village board shall hold a public hearing on each application for a conditional use at such time and place as shall be established by such commission or the village board. The hearing shall be conducted and a record of the proceedings shall be preserved in such a manner and according to such procedures, as the plan commission or village board shall, by rule, prescribe from time to time.

Sec. 44-118. Notice of hearing on application; approval by the plan commission or village board.

Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, the zoning administrator, members of the plan commission or village board, and the owners of record as listed in the office of the village assessor who are owners of property in whole or in part situated within 100 feet of the boundaries of the properties affected, said notice to be sent at least five days prior to the date of such public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application. The notification shall include the date and time that the matter will be discussed and acted upon by the commission or village board. The plan commission or village board shall hold said hearing not later than 60 days from the date that the conditional use petition has been presented to the village. The plan commission or village board may also mail copies of the application and notice of the plan commission or village board public hearing thereon to any other interested persons as determined from time to time by the plan commission or village board.

Sec. 44-119. Standards.

No application for a conditional use shall be granted by the plan commission or village board on appeal unless such commission or board shall find that the following conditions are present:

(1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

(2) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.

(3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

(4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

(5) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

(6) That the proposed use does not violate floodplain regulations governing the site.

(7) That, when applying the above standards to any new construction of a building or an addition to an existing building, the plan commission or village board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.

(8) That, in addition to passing upon a conditional use permit, the plan commission or village board shall also evaluate the effect of the proposed use upon the following:

a. The maintenance of safe and healthful conditions.

b. The prevention and control of water pollution including sedimentation.

c. The existing topographic and drainage features and vegetative cover on the site.

d. The location of the site with respect to floodplain and floodways of rivers and streams.

e. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

f. The location of the site with respect to existing or future access roads.

g. The need of the proposed use for a shoreland location.

h. Its compatibility with uses on adjacent land.

i. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

Sec. 44-120. Approval or denial of conditional use permit.

(a) *Plan commission or village board action.* The plan commission or village board may approve, disapprove, or approve subject to stipulated conditions and safeguards a request for a conditional use permit. If the plan commission or village board shall disapprove of an application, it shall state fully in its record its reasons for doing so. Such reasons shall take into account the factors stated in section 44-119 or such of them as may be applicable to the action of disapproval and the particular regulations relating to the conditional use requested, if any.

(b) *Denial.* When the decision of denial of a conditional use application is made, the plan commission or village board shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons used in determining that each standard was not met.

Sec. 44-121. Appeals.

Any action of the plan commission or village board in granting or denying a conditional use permit may be appealed to the board of appeals, if a written request for an appeal is filed within ten days after the date of action in granting or denying the permit. Such request for appeal shall be signed by the applicant or by the owners of at least 20 percent of the land area immediately adjacent extending 100 feet therefrom or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land. The request shall be filed with the zoning administrator who shall submit it to the board of appeals at its next meeting, together with any documents and other data used by the plan commission or village board in reaching its decision. The board of appeals may consider the matter forthwith, refer the matter to a subsequent meeting or set a date for a public hearing thereon. In the event the board of appeals elects to hold a public hearing, notice thereof shall be given by mail to the known owners of the land immediately adjacent thereto and directly opposite any street frontage of the lot or parcel in question and by publication of a Class 1 notice in the official newspaper at least ten days before the date of the hearing. The board of appeals may either affirm or reverse in whole or in part the action of the plan commission or village board and may finally grant or deny the application for a conditional use permit.

Sec. 44-122. Conditions and guarantees.

The following provisions shall apply to all conditional uses:

(1) *Conditions.* Prior to the granting of any conditional use, the plan commission or village board may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in section 44-119. In all cases in which conditional uses are granted, the plan commission or village board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:

- a. Landscaping;
- b. Type of construction;
- c. Construction commencement and completion dates;
- d. Sureties;
- e. Lighting;
- f. Fencing;
- g. Operational control;
- h. Hours of operation;
- i. Traffic circulation;
- j. Deed restrictions;
- k. Access restrictions;
- l. Setbacks and yards;
- m. Type of shore cover;
- n. Specified sewage disposal and water supply systems;
- o. Planting screens;
- p. Piers and docks;
- q. Increased parking; or
- r. Any other requirements necessary to fulfill the purpose and intent of this chapter.

(2) *Site review.* In making their decisions, the plan commission or village board shall evaluate each application and may request assistance from any source, which can provide technical assistance. The commission or board may review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation/use.

(3) *Alteration of conditional use.* No alteration of a conditional use shall be permitted unless approved by the plan commission or village board.

(4) *Architectural treatment.* Proposed architectural treatment will be in general harmony with surrounding uses and the landscape. To this end, the plan commission or village board may require the use of certain general types of exterior construction materials and/or architectural treatment.

(5) *Sloped sites; unsuitable soils.* Where slopes exceed six percent and/or where a use is proposed to be located on areas indicated as having soils which are unsuitable or marginal for development, on-site soil tests and/or construction plans shall be provided which clearly indicate that the soil conditions are adequate to accommodate the development contemplated and/or that any inherent soil condition or slope problems will be overcome by special construction techniques. Such special construction might include, among other techniques, terracing, retaining walls, oversized foundations and footings, drain tile, etc.

(6) *Conditional uses to comply with other requirements.* Conditional uses shall comply with all other provisions of this chapter such as lot width and area, yards, height, parking and loading. No conditional use permit shall be granted where the proposed use is deemed to be inconsistent or conflicting with neighboring uses for reasons of smoke, dust, odors, noise, vibration, lighting, health hazards or possibility of accident.

Sec. 44-123. Validity of conditional use permit.

Where the plan commission or village board has approved or conditionally approved an application for a conditional use, such approval shall become null and void within 12 months of the date of the commission's or board's action unless the use is commenced, construction is underway or the current owner possess a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently persecuted. Approximately 45 days prior to the automatic revocation of such permit, the zoning administrator shall notify the holder by certified mail of such revocation. The plan commission or village board may extend such permit for a period of 90 days for justifiable cause, if application is made to the village at least 30 days before the expiration of said permit.

Sec. 44-124. Complaints regarding conditional uses.

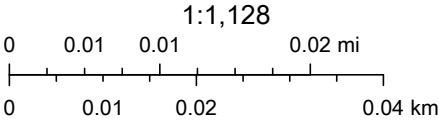
The plan commission or village board shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the zoning administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this Code. Upon written complaint by any citizen or official, the plan commission or village board shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in section 44-119, or a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in section 44-118. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The plan commission or village board may, in order to bring the subject conditional use into compliance with the standards set forth in section 44-119 or conditions previously imposed by the plan commission or village board modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. Additionally, the offending party may be subjected to a forfeiture as set forth in section 1-12. In the event that no reasonable modification of such conditional use can be made in order to ensure that standards in section 44-119(a) and (b) will be met, the plan commission or village board may revoke the subject conditional approval and direct the zoning administrator and the village attorney to seek elimination of the subject use. Following any such hearing, the decision of the plan commission or village board shall be furnished to the current owner of the conditional use, in writing, stating the reasons therefore. An appeal from a decision of the plan commission or village board under this section may be taken to the board of appeals.

323 W North

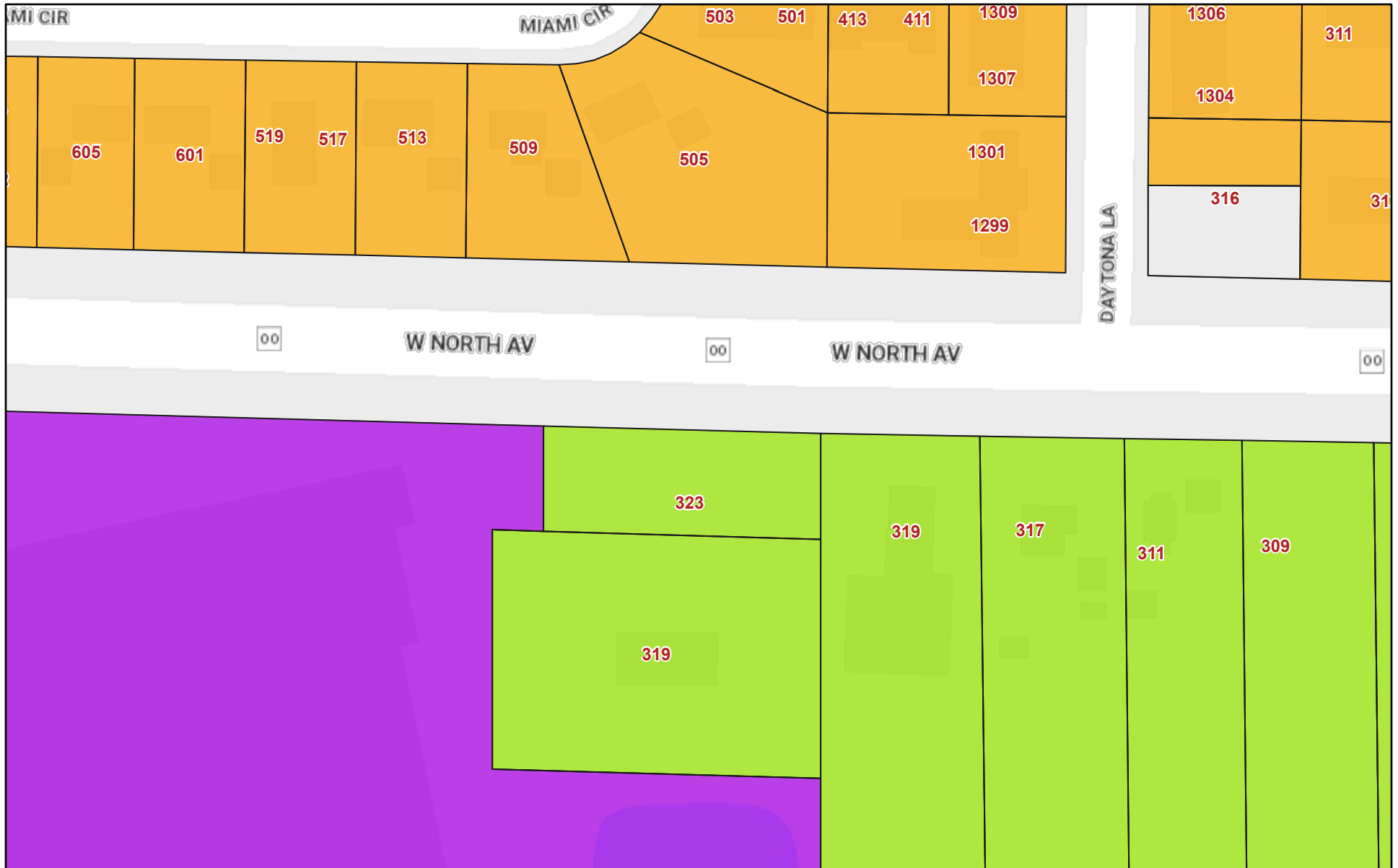


7/19/2023, 9:26:33 AM

- Tax Parcel Information
- Parcel Lines
- Plat Boundary Lines
- PLSS Sections
- Parcel Lines
- Plat Boundary

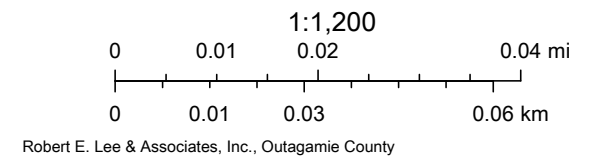


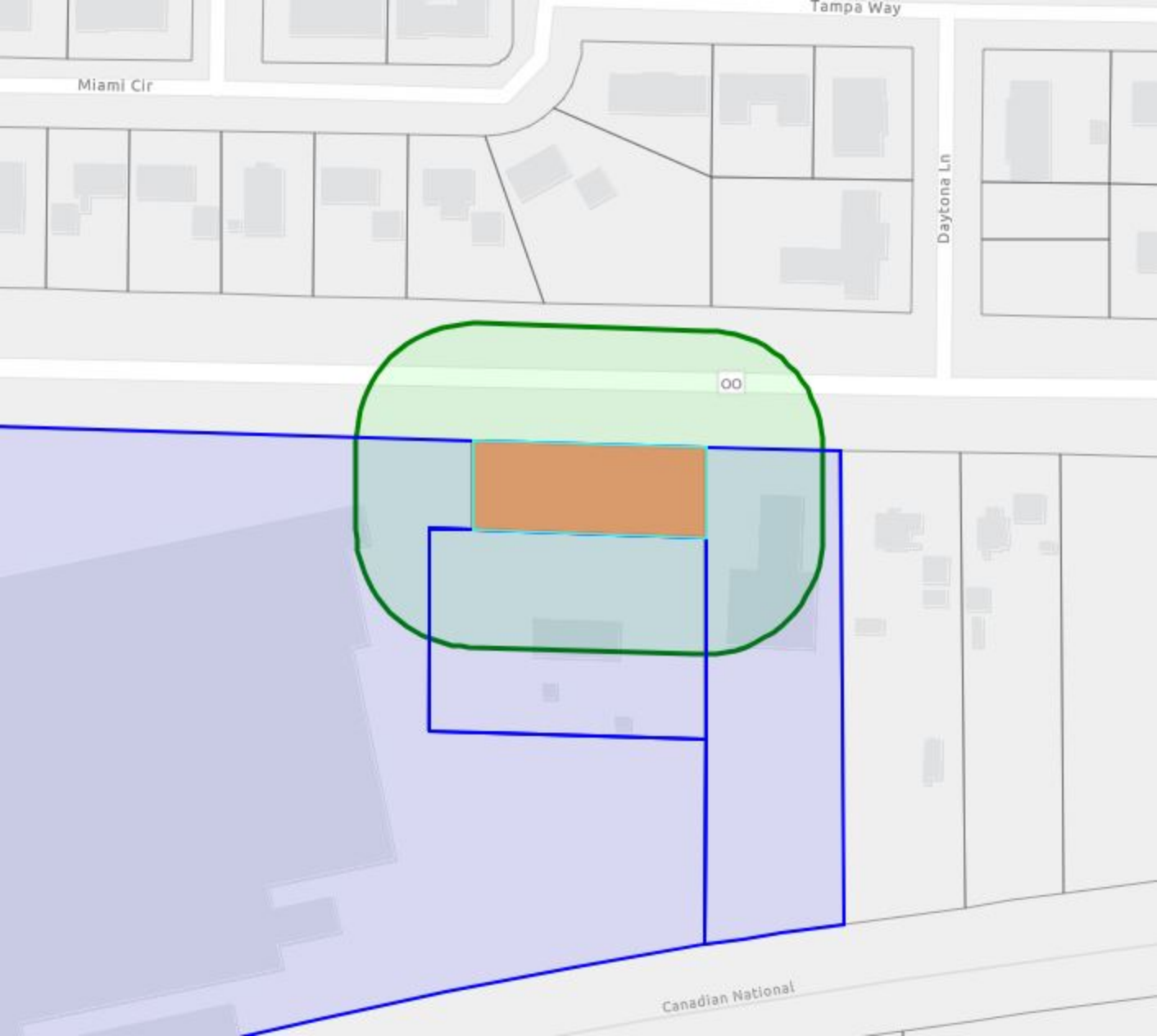
323 W North Zoning

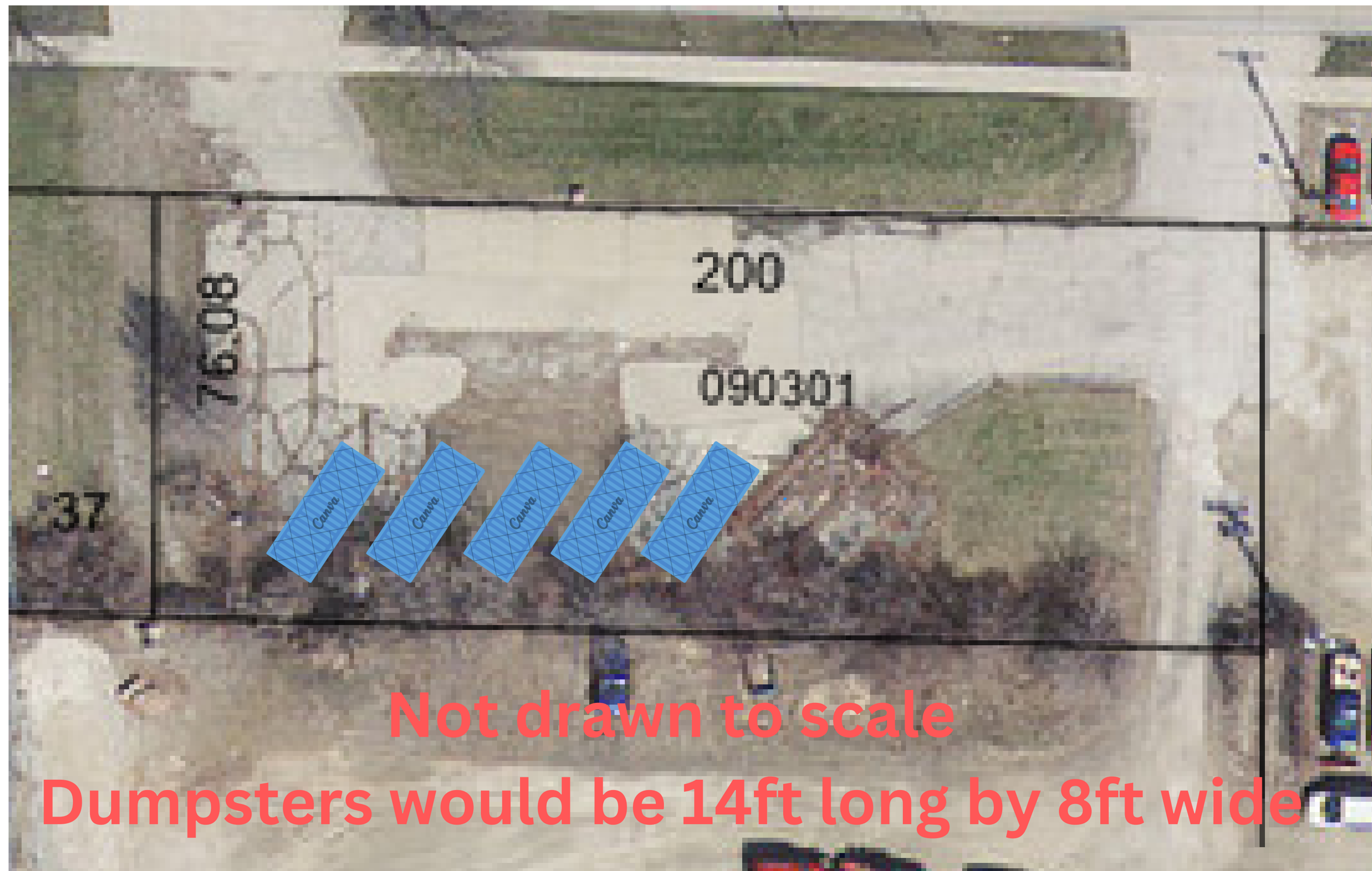


7/19/2023, 9:32:51 AM

- Address
- Parcels
- Zoning
- ID: Industrial District
- RT: Residential Two-Family
- CH: Commercial Highway District







**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING**

CONDITIONAL USE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on August 14, 2023 at 6:00 p.m. by the Plan Commission, for consideration of the continuing a conditional use under authority provided in Section 44 Village Code of Ordinance. The applicant requests a conditional use permit for a Municipal Garage use to include storage of municipal property and maintenance/repair of vehicles. The property is Zoned; CH-Commercial Highway in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 500 Moasis Dr

Parcel # 260129603

Legal Description: COM S1927.25FT OF NW COR SEC15 T21N R18E E568.05FT NE141.36FT E49.57FT TO POB N493FT TO S R/O/W HY 41 NE261.53FT S506.26 FT W261.20FT TO BEG LESS RD PRT SW NW DR DIST 1.95AC

Current Owner: BARTLETT CAPITAL GROUP LLC

Applicant: VILLAGE OF KIMBERLY

DATE OF HEARING: August 14, 2023

TIME OF HEARING: 6:00 p.m.

PLACE OF HEARING: Village Hall

Board Room

108 West Main Street

Little Chute, WI 54140

If you have any questions, please contact the Zoning Administrator at (920) 423-3870

Publish: August 9, 2023

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STATE OF WISCONSIN AFFIDAVIT OF PUBLICATION

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Applicant: VILLAGE OF KIMBERLY

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WNAXLP

Laurie Hammen

being duly sworn doth depose and say that he/she is an authorized representative of the **TIMES-VILLAGER**, a weekly newspaper published by News Publishing Co., Inc. at **Kaukauna, Wisconsin, in Outagamie County**, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on:

08/09/2023

SIGNED Laurie A. Hammen

DATED 08/09/2023

[Signature]

Notary Public, State of Wisconsin

My Commission Expires

4/27/2027

of Lines 43

of Weeks Published 1

Publication Fee \$ 56.05

Proof of Publication \$ 1.00

Total \$ 57.05

Village of Little Chute Application for CONDITIONAL USE UNDER CHAPTER 44 ZONING CODE

Application fee \$125.00

Date filed _____

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Property location: 500 Moasis Drive, Little Chute

Legal Description: _____

Parcel #260129603

Current Zoning Classification: CH - Commercial Highway

Petitioner(s) request permission be granted for the following conditional use(s): _____

Industrial use for operations of the Village of Kimberly Streets and Parks Department. Primarily it will be
used as mechanic garage and parking of vehicles including plow trucks and refuse trucks. In addition, shop
and light industrial activities such as welding and painting, and storage of items, will occur at this location.

Petitioner(s) reason(s) for requesting the above described conditional use are as follows: _____

The Village of Kimberly is leasing this space for 15 months to 3 years while our current Streets and Parks
building is being demolished and reconstructed. The majority of our fleet and shop activities need to be
temporarily relocated (and operational) during this time and this property provides the opportunity to
accomplish this under the special exception uses and structures provision within the CH zoning code (Sec
44-51.d(2) and (3). Further, this conditional use meets all of the standards as outlined in 44-119 and is
compatible with the uses of adjacent land.

Attach Surveys, building plans, drainage plans, site plans, statements of days & hours of operation, estimates of additional traffic generated, statements regarding effect on neighboring properties and any other additional information which may assist in determining that the proposed use is appropriate that such use is not hazardous, harmful, offensive or adverse to the environment or the value of the neighborhood or the community.

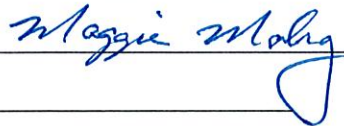
Owner(s) Name(s) Maggie Mahoney

Owner(s) Address Village of Kimberly, 515 W. Kimberly Avenue, Kimberly, WI 54136

Phone Numbers 920-788-7500

APPLICANT(S) Signature(s) _____

Date Signed 7/19/2023

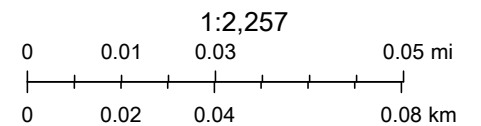


500 Moasis Dr

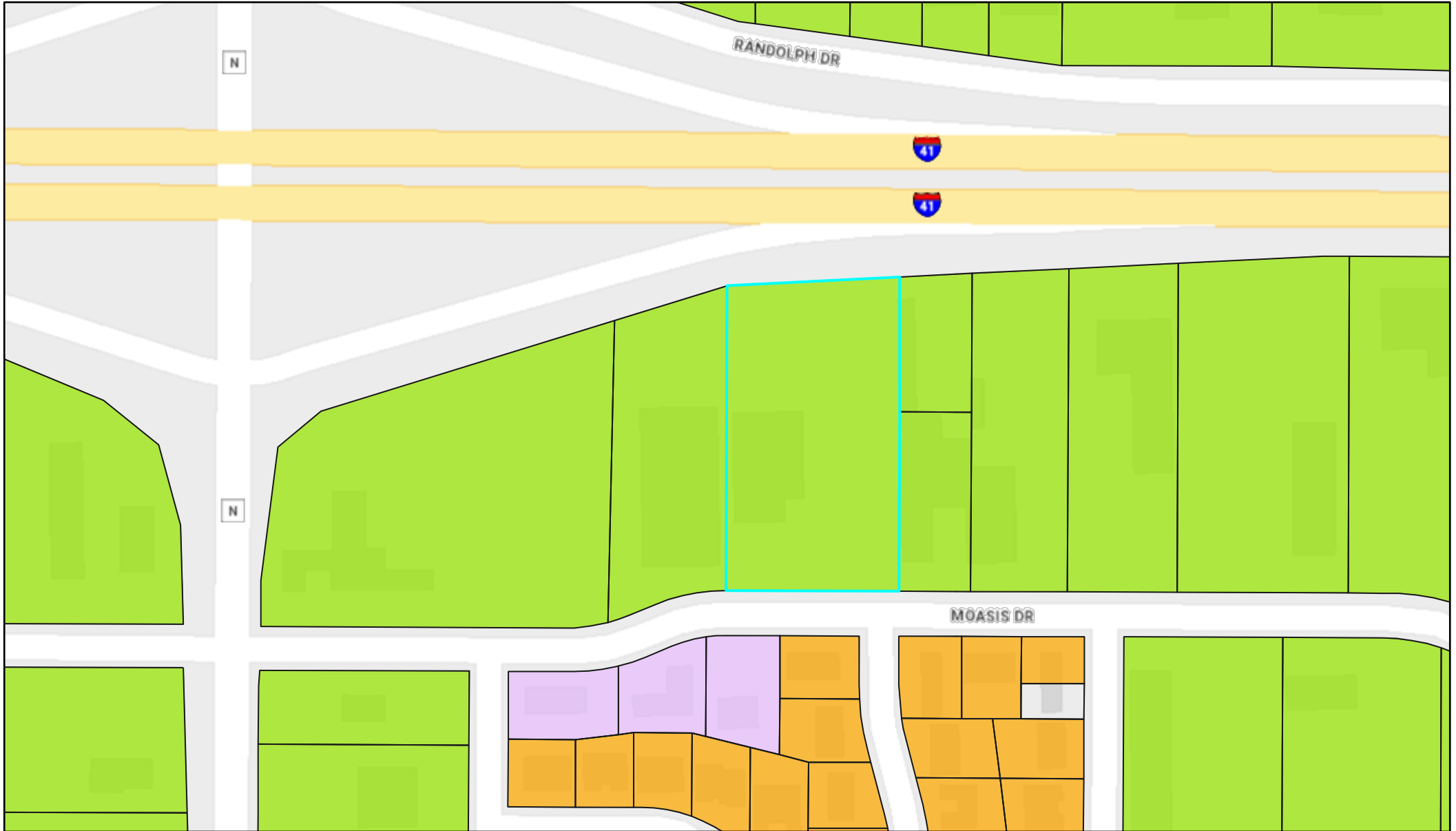


6/20/2023, 4:51:29 PM

- Tax Parcel Information
- PLSS Sections
- Plat Boundary Lines
- Plat Boundary



500 Moais Dr CU map



6/20/2023, 4:46:24 PM

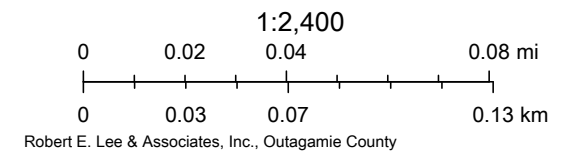
Parcels

Zoning

CH: Commercial Highway District

RT: Residential Two-Family

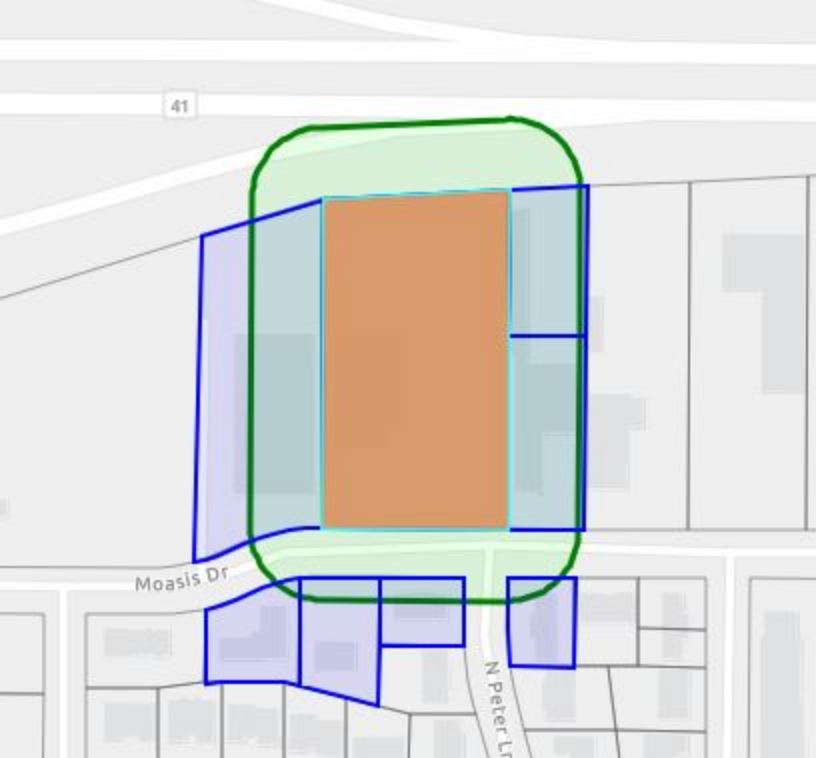
RM: Residential Multi-Family



41

Moasis Dr

N Peter Ln



THIS BAR IS INTENDED TO BE 1" PRINTED AT FULL SCALE 8/2/2023 3:37:48 PM



OUTSIDE ATTACHMENTS



TEMPORARY SITE PLAN



NOT FOR
CONSTRUCTION

Project Owner

VILLAGE OF KIMBERLY
MUNICIPAL SERVICES CENTER
426 WEST KIMBERLY AVENUE
KIMBERLY, WISCONSIN 54136

This drawing is an instrument of service and shall remain the property of Short Elliott Hendrickson, Inc. (SEH). This drawing, concepts and ideas contained herein shall not be used, reproduced, revised, or retained without the express written approval of SEH.

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SEH Project KIMBY 171196
Checked By TMF
Drawn By MRC

Project Status Issue Date
60% SET 07/10/2023

REVISION SCHEDULE		
REV. #	DESCRIPTION	DATE

Temporary Facility



**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING**

CONDITIONAL USE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on August 14, 2023 at 6:00 p.m. by the Plan Commission, for consideration of a conditional use under authority provided in Section 44 Village Code of Ordinance. The applicant requests a conditional use permit for Auto repair and sales. The property is Zoned; CH-Commercial Highway in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 1100 W MAIN ST
Parcel # 260406403
Legal Description: LOT 2 CSM 7619
Current Owner: GARY KONETZKE
Applicant: DAVID SICH

DATE OF HEARING:	August 14, 2023
TIME OF HEARING:	6:00 p.m.
PLACE OF HEARING:	Village Hall Board Room 108 West Main Street Little Chute, WI 54140

If you have any questions, please contact the Zoning Administrator at (920) 423-3870

Publish: August 9, 2023

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

STATE OF WISCONSIN AFFIDAVIT OF PUBLICATION

August 9, 2023
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PLAN COMMISSION
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WNAXLP

CHAD BREWER
Notary Public
State of Wisconsin

Laurie Hammen

being duly sworn doth depose and say that he/she is an authorized representative of the **TIMES-VILLAGER**, a weekly newspaper published by News Publishing Co., Inc. at **Kaukauna, Wisconsin, in Outagamie County**, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on:

08/09/2023

SIGNED Laurie A. Hammen

DATED 08/09/2023

[Signature]
Notary Public, State of Wisconsin

My Commission Expires

4/27/2027

of Lines 34

of Weeks Published 1

Publication Fee \$ 44.32

Proof of Publication \$ 1.00

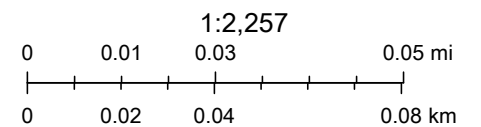
Total \$ 45.32

1100 W Main map

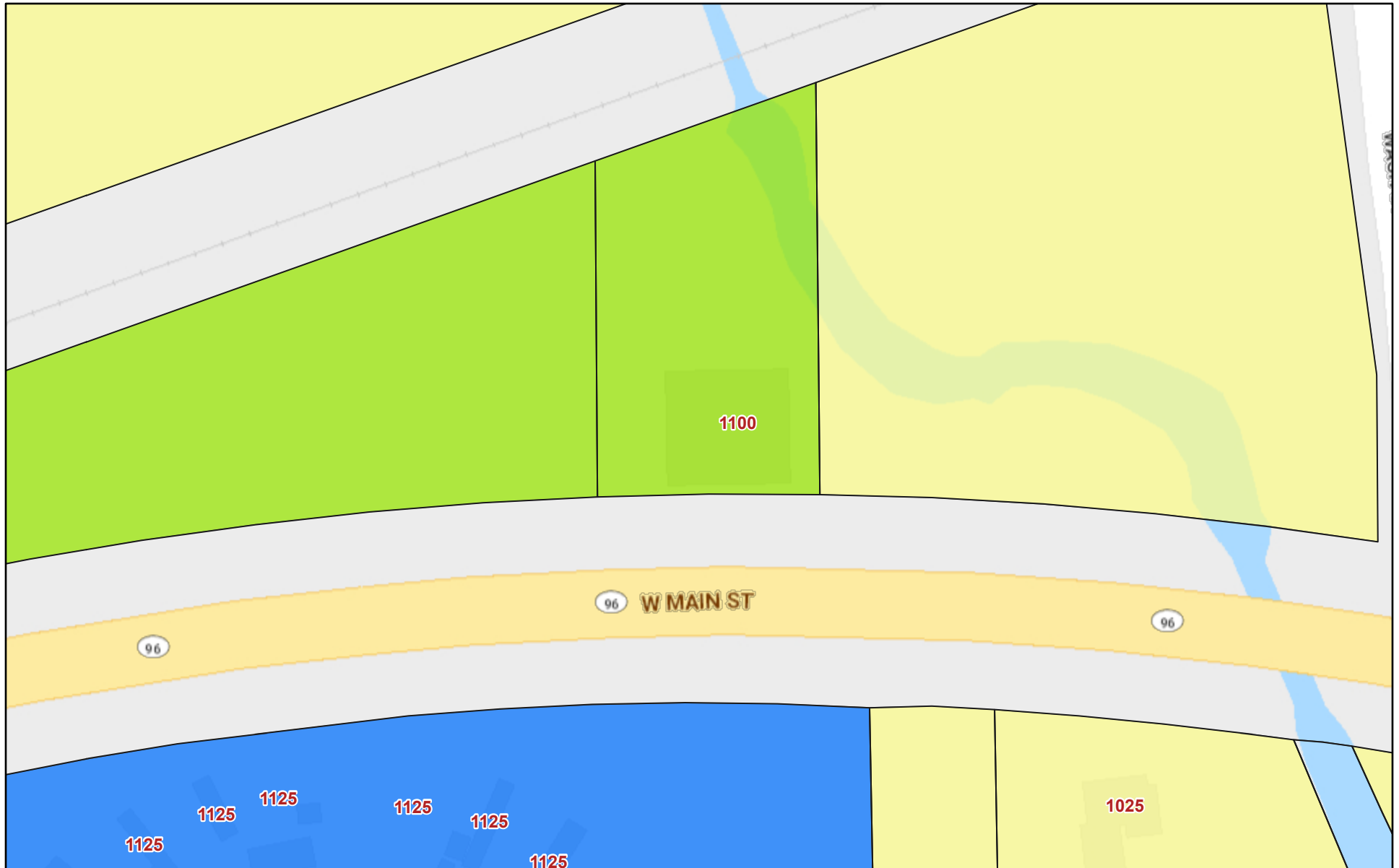


7/19/2023, 9:37:14 AM






- ☐ Tax Parcel Information
- ☐ PLSS Sections
- Display Parcel Lines
- ☐ Meander Line
- ☐ Parcel Lines
- ☐ Plat Boundary Lines
- ☐ Plat Boundary

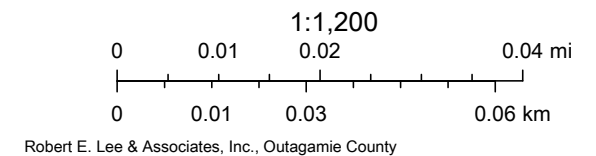


1100 W Main Zoning



7/19/2023, 9:34:15 AM

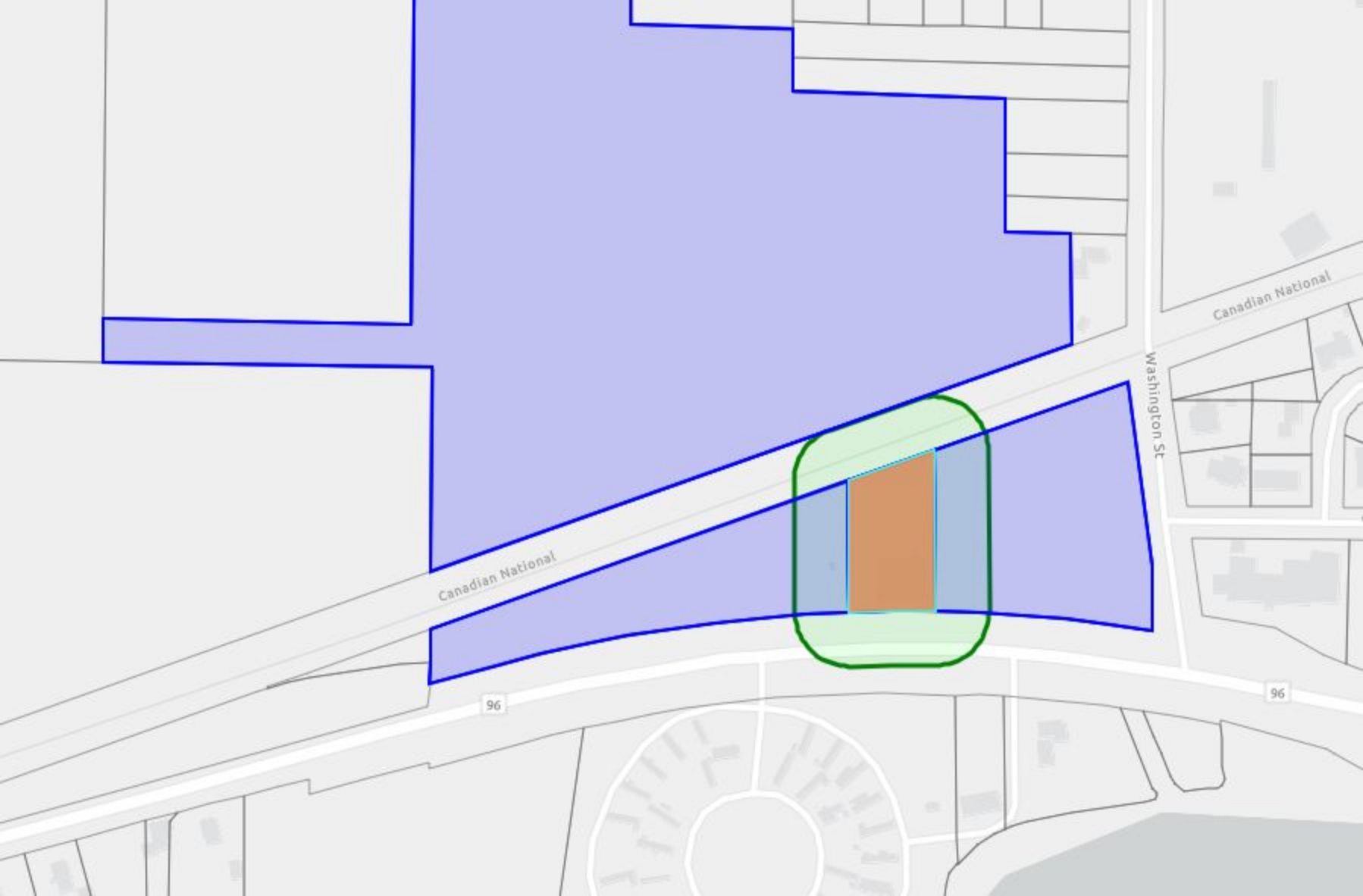
Address	Zoning
	RC: Residential Single-Family
	CH: Commercial Highway District
	MH: Mobile Home District
	No Zoning Designation
	Parcels



Robert E. Lee & Associates, Inc., Outagamie County

Future Fence layout in Blue





**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING**

VARIANCE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on August 14, 2023 at 6:00 p.m. by the Plan Commission, for consideration of the granting of Variance under authority provided in Section 44 Village Code of Ordinance. The request is for property located at:

Address: 147 W GREENFIELD DR

Parcel # 260187300

Legal Description: CLOVERDALE PARK LOT 20 BLK 6 & W10FT OF LOT 19 BLK 6

Current Owner: DAVID SCHEPP & MELISSA SCHEPP

Applicant: DAVID SCHEPP & MELISSA SCHEPP

Applicant is requesting a variance to exceed the max 35% lot coverage standard set in Sec 44-46 (e)(1) d. and requesting a variance of the rear yard setback from 20 feet to 10 feet. These requests are to allow for a pool and patio expansion on the property that are needed due to a unique situation.

Notice is further given that the said meeting is open to the public and that the applicants and any other persons interested may appear and be heard for or against the granting of variance by this Commission.

If you have any questions, please contact the Zoning Administrator at (920) 423-3870

DATE OF HEARING: August 14, 2023

TIME OF HEARING: 6:00pm

PLACE OF HEARING: Village Hall

Board Room

108 West Main Street

Little Chute, WI 54140

Publish:

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

STATE OF WISCONSIN AFFIDAVIT OF PUBLICATION

August 2 & 9, 2023
VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING
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DATE OF HEARING: August 14, 2023
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PLACE OF HEARING: Village Hall
Board Room
108 West Main Street
Little Chute, WI 54140

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WNAXLP

CHAD BREWER
Notary Public
State of Wisconsin

Laurie Hammen

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08/02/2023

SIGNED

Laurie A. Hammen

DATED

08/14/2023

[Signature]
Notary Public, State of Wisconsin

My Commission Expires

4/27/2027

of Lines

43

of Weeks Published

1

Publication Fee \$

56.05

Proof of Publication \$

—

Total \$

56.05



VILLAGE OF LITTLE CHUTE

APPLICATION FOR REQUEST OF VARIANCE OF THE ZONING CODE

PROPERTY APPEAL SITE ADDRESS 147 West Greenfield Dr., Little Chute
APPLICANT David + Melissa Schapp
ADDRESS/ZIP 147 W. Greenfield Dr. 54140 TELEPHONE 920-428-1628
CITY/ZIP Little Chute WI 54140 FAX _____
Email address dschapp3@gmail.com

Appellant named above, files herewith this application of variance of the zoning code.

Description of variance requested, include specific provisions of ordinance involved:

The variance requested is to exceed 35% of lot coverage so that we can install a pool for therapeutic and health benefits for my handicap son and also install enough concrete around a portion of the pool to make it safe enough for his accessibility, equipment, shade and privacy needs for before and after swimming.

As well as to be within 10' of rear property line

Please respond to the following questions (Attach additional sheets as needed):

1. Describe why you feel there is "unnecessary hardship", which is defined as complying with the petitioned ordinance standard would unreasonably prevent you from using the property for a permitted use or would render conformity with such restrictions unnecessarily burdensome.

The ordinance is overly restrictive for our lot because it limits us with being able to install a pool to help with therapeutic, health benefits and keeping it a safe environment. Due to my son's disabilities, we need adequate space to keep things clear due to his walker/wheelchair use, transfer needs in and out of the pool, his cortical blindness, his feeding tube needs, diapering needs, and emergency med needs.

2. Describe what unique property limitations exist that prevent ordinance compliance and are not common to adjacent properties

Unfortunately our lot is narrow and irregular shaped and smaller than average in size. We are able to meet all other ordinances in regards to feet away from utility line, lot lines and house structure with installing this pool in the space we planned.

3. Describe how you consider the hardship under both items above is not self-created

The problem we are having with installing this pool is not self created. My son has multiple disabilities and health conditions. Everything we have done to our house in the past has been with keeping his health, safety and therapeutic needs a top priority. A pool has become a priority since he is now older and maintaining his muscle and bone development and flexibility is vital. We try to take him places to swim but it just doesn't go well and now that we can afford a pool we just want to continue to improve his therapeutic and health needs, while keeping safety also a top priority.

4. Describe how you feel the granting of this variance would not harm public interests as you consider the general purpose of the ordinance and the specific provision being petitioned.

I feel by granting us this variance would not harm public interest because it is no different than any other pool installed in a yard. We just need to keep more things in mind when installing to be sure to keep my sons safety, health issues and while also keeping in mind respect for his dignity. Unfortunately we have a very unique situation.

Attach any and all documentation to this application which applicant wishes to be reviewed at hearing.

Scale drawings of proposed and existing structures showing all heights and setbacks from property lines as well as percentage of lot coverage MUST be included with application for variance.

Applicant or their representative should attend hearing to answer questions of the review board or commission.

Appellant herewith requests to fix a time for public hearing within as short a reasonable time as possible to give proper notice of such hearing as well as due notice to parties of interest.

I CERTIFY THAT THIS APPLICATION AND ANY ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE IN ACCORDANCE WITH ALL APPLICABLE CODES.

APPLICANT SIGNATURE

Daigobert Melissen Hepp

DATE

7/21/23

APPLICATION FEE of \$175.00 must accompany application at time of submittal.

Following to be Filled out by Community Development Department:

Date received and Village person receiving application

7/21/23 David Kettel

Date of Hearing: *8/14/2023*

Decision:

Conditions:

lot line

12 ft

14 ft

10 ft

Lot Line

lot line

4 1/2 feet

* each sq is 2 ft

lot is 11858 sq feet

3590 sq lot = 4150.3

current house sq ft (3018)

current concrete patio = (183)

349 left

10 ft

steps into pool

Handicap
Wheelchair
Access

28 ft

22 ft

House

stone
landscape

Current
concrete
patio slab

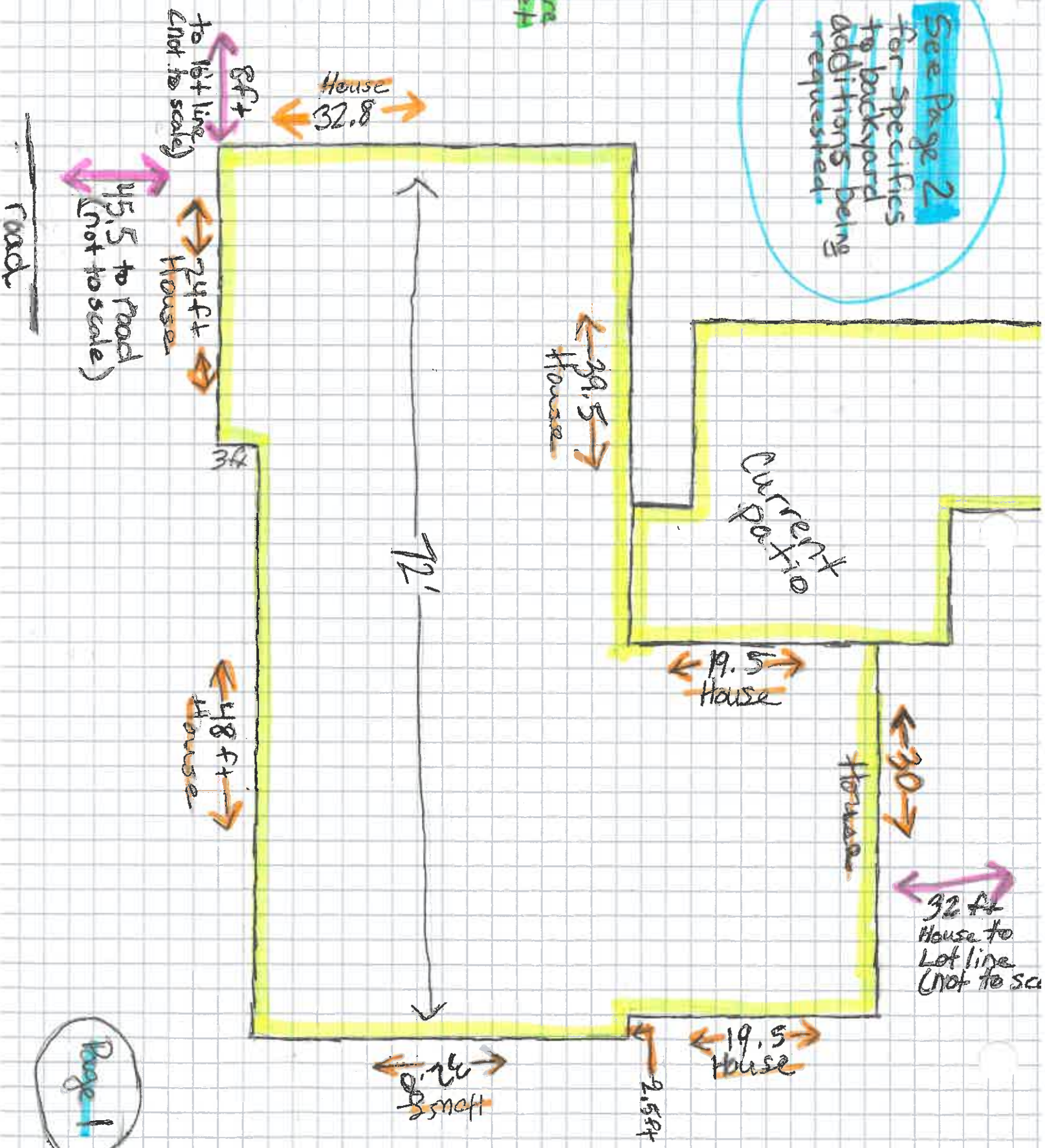
* New Concrete and Pool 1456

1107 short

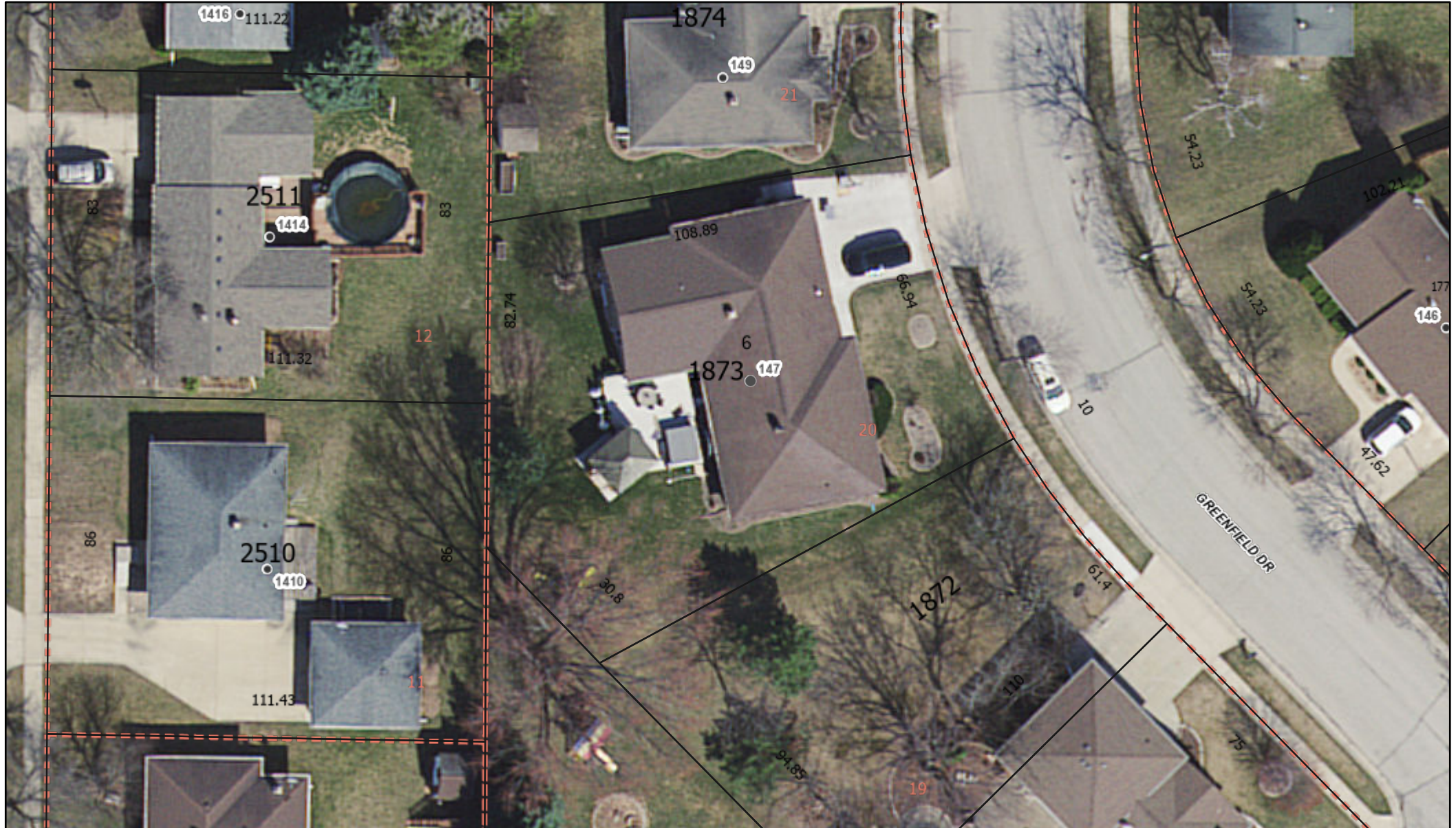
House

See Page 2
for specifics
to backyard
additions being
requested.

Each square
is 10 feet



147 Greenfield



8/9/2023, 2:02:42 PM

- Tax Parcel Information
- Plat Boundary Lines
- Property Address
- Plat Boundary
- PLSS Sections
- Plat Lot Number

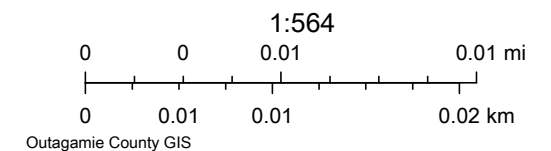
Lot Dimension Streets

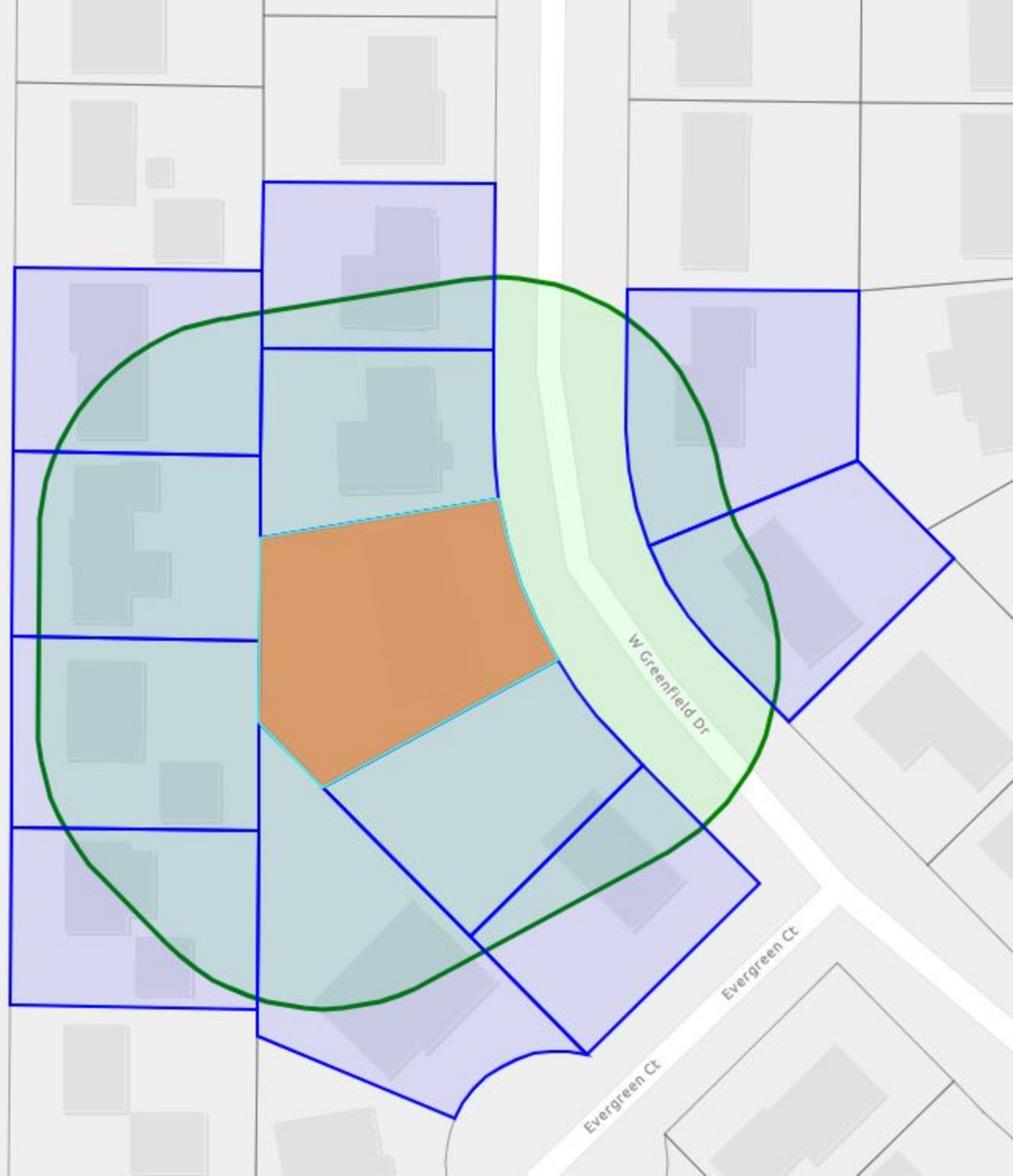
Tax Key

Block Number

LOCAL

Highway Labels





**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING**

CONDITIONAL USE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on August 14, 2023 at 6:00 p.m. by the Plan Commission, for consideration of the a conditional use under authority provided in Section 44 Village Code of Ordinance. The applicant requests a conditional use permit for Dental Clinic. The property is Zoned; CS-Commercial Shopping Center District in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 1805 E Main St

Parcel # 260145702

Legal Description: CSM 194 LOT 1 LESS HY PLATTED OUT OF PRT NW NW SEC23 -21-18) 1.14AC M/L

Current Owner: EAST WISCONSIN SAVINGS & LOAN

Applicant: ONE M REAL ESTATE LLC

DATE OF HEARING:	August 14, 2023
TIME OF HEARING:	6:00 p.m.
PLACE OF HEARING:	Village Hall Board Room 108 West Main Street Little Chute, WI 54140

If you have any questions, please contact the Zoning Administrator at (920) 423-3870

Publish: August 9, 2023

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

STATE OF WISCONSIN AFFIDAVIT OF PUBLICATION

August 9, 2023
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PLAN COMMISSION
NOTICE OF PUBLIC HEARING
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WNAXLP

CHAD BREWER
Notary Public
State of Wisconsin

Laurie Hammen

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08/09/2023

SIGNED Laurie A Hammen

DATED 08/09/2023

[Signature]

Notary Public, State of Wisconsin

My Commission Expires

4/27/2027

of Lines 34

of Weeks Published 1

Publication Fee \$ 44.32

Proof of Publication \$ 1.00

Total \$ 45.32

Village of Little Chute Application for CONDITIONAL USE UNDER CHAPTER 44 ZONING CODE

Application fee \$125.00

Date filed 7/29/2023

The undersigned owner(s) of the property herein described hereby petition for a Conditional Use under the Village of Little Chute Zoning Ordinance Chapter 44, in the Village of Little Chute, Outagamie County, Wisconsin

Property location: 1805 E. Main Street

Legal Description: _____

Lot One (1) of Certified Survey Map No. 194 platted out of part of the NW 1/4 of the NW 1/4, Section 23, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Current Zoning Classification: Commercial Shopping Center District

Petitioner(s) request permission be granted for the following conditional use(s): _____

Dental Clinic

Petitioner(s) reason(s) for requesting the above described conditional use are as follows: _____

Dental Clinics, as defined in the Village's Zoning Code, are a special exception use in the Commercial Shopping Center District

Attach Surveys, building plans, drainage plans, site plans, statements of days & hours of operation, estimates of additional traffic generated, statements regarding effect on neighboring properties and any other additional information which may assist in determining that the proposed use is appropriate that such use is not hazardous, harmful, offensive or adverse to the environment or the value of the neighborhood or the community.

Owner(s) Name(s) One M Real Estate, LLC

Owner(s) Address c/o Menn Law Firm, Ltd., 2501 E. Enterprise Ave., Appleton, WI 54913

Phone Numbers (920) 731-6631

APPLICANT(S) Signature(s) _____

Steven J. Frassetto, Attorney for Applicant

Date Signed July 24 2023

SUPPLEMENTAL INFORMATION FOR CONDITIONAL USE APPLICATION

1. Applicant intends to operate a dental clinic within the existing structure on the property. The structure had previously been used as a bank branch by East Wisconsin Savings Bank. Applicant believes that the establishment, maintenance or operation of the dental clinic will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the Village. Applicant further believes that the uses, values and enjoyment of other property in the neighborhood will not be substantially impaired or diminished by the establishment, maintenance or operation of the dental clinic on the property. The adjoining properties are already developed, so the proposed dental clinic will not impede normal or orderly development of the surrounding area.

2. Adequate utilities, access roads, drainage and other necessary site improvements are already in place and will generally remain unchanged. The footprint of the existing building will remain as is, with the only possible exception being the main entrance to the building. The current main entrance has an overhang extension with no side walls. Applicant is exploring the idea of enclosing the entrance and turning it into a vestibule to the building. No other external changes are contemplated at this time. In light of this fact, the proposed dental clinic will conform to all applicable regulations of the district in which it is located.

3. The proposed hours of operation for the dental clinic will be Monday through Friday, 8:00 a.m. to 5:00 p.m.; Saturdays 8:00 a.m. to 1:00 p.m. It is possible that one evening per week the office may remain open until 7:00 p.m.

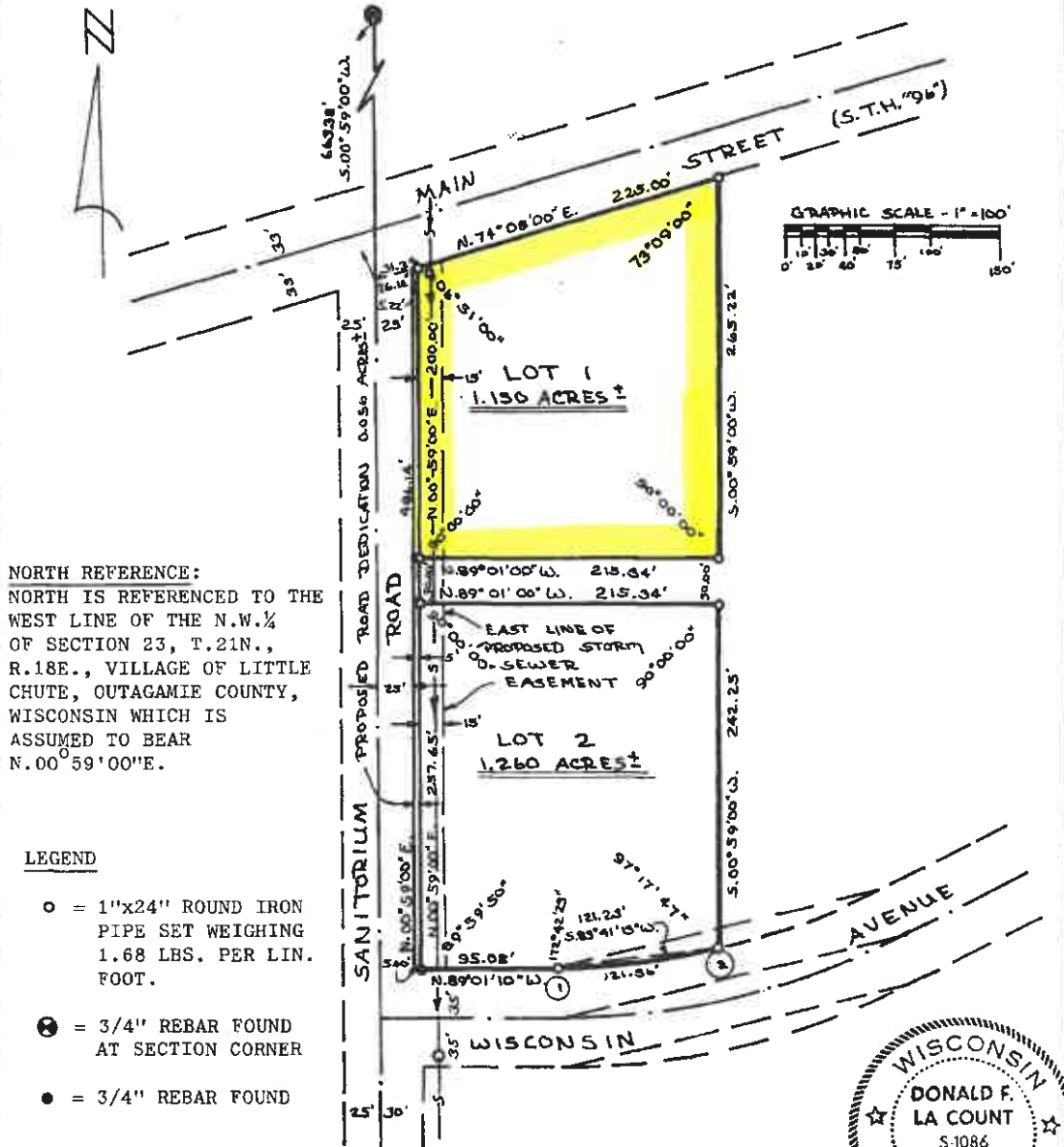
4. Attached you will find a copy of Certified Survey Map No. 194 which shows the configuration of the property. Applicant believes that traffic relating to the dental clinic will be consistent with the prior business on the property.

5. Applicant is currently working with Dan Paige of Design Build Group regarding any proposed interior modifications to the structure. Applicant understands that a building permit will be required for any internal modifications.

6. Applicant has also attached a list of all property owners of record within 100 feet of the subject property.

Certified Survey Map

PART OF THE N.W.¼-N.W.¼, SECTION 23, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



NORTH REFERENCE:
NORTH IS REFERENCED TO THE WEST LINE OF THE N.W.¼ OF SECTION 23, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN WHICH IS ASSUMED TO BEAR N.00°59'00"E.

LEGEND

- = 1"x24" ROUND IRON PIPE SET WEIGHING 1.68 LBS. PER LIN. FOOT.
- ⊗ = 3/4" REBAR FOUND AT SECTION CORNER
- = 3/4" REBAR FOUND

CURVE DATA

	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	TANGENT
① - ②	14°35'14"	121.56'	477.45	121.23'	S.83°41'13"W. 61.11'

Donald F. La Count 7/17/79

Certified Survey Map

PART OF THE N.W. $\frac{1}{4}$ -N.W. $\frac{1}{4}$, SECTION 23, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE)
OUTAGAMIE COUNTY) ss

I, DONALD F. LA COUNT, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE N.W. $\frac{1}{4}$ -N.W. $\frac{1}{4}$, SECTION 23, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S.00°59'00"W. ALONG THE WEST LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 23, 663.38 FEET; THENCE N.74°08'00"E., 26.12 FEET TO THE SOUTHEAST CORNER OF SANITORIUM ROAD AND MAIN STREET (S.T.H. -"96") AND THE POINT OF BEGINNING:

THENCE CONTINUING N.74°08'00"E. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID STREET, 230.22 FEET; THENCE S.0°59'00"W., 265.22 FEET; THENCE N.89°01'00"W., 215.34 FEET TO A POINT 30.00 FEET EAST OF THE CENTERLINE OF SANITORIUM ROAD; THENCE S.00°59'00"W., 30.00 FEET; THENCE S.89°01'00"E., 215.34 FEET; THENCE S.00°59'00"W., 242.25 FEET TO A POINT ON THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF WISCONSIN AVENUE; THENCE SOUTHWESTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE (HAVING A RADIUS OF 477.45 FEET WITH ITS CENTER TOWARDS THE NORTH AND HAVING A CHORD 121.23 FEET IN LENGTH WHICH BEARS S.83°41'13"W.) A DISTANCE OF 121.56 FEET TO THE END OF SAID CURVE; THENCE N.89°01'00"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF WISCONSIN AVENUE, 100.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF SANITORIUM ROAD (SAID LINE BEING 25.00 FEET EAST OF THE EXISTING CENTERLINE OF SAID ROAD); THENCE N.00°59'00"E. ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, 486.14 FEET TO THE POINT OF BEGINNING.

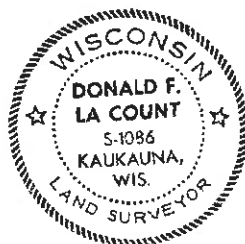
SAID PARCEL OF LAND CONTAINING 2.466 ACRES MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY, MAP, LAND DIVISION AND DEDICATION AS SHOWN HEREON UNDER THE DIRECTION OF RETAIL DEVELOPMENT CORPORATION, THE OWNER OF SAID LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION ORDINANCE NO. 9 OF THE VILLAGE OF LITTLE CHUTE IN SURVEYING, DIVIDING, DEDICATING AND MAPPING SUCH LANDS.

THAT THE WITHIN MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.



Donald F. La Count 7/17/79

AUTHORIZATION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE BEEN AUTHORIZED UNDER THE DIRECTION OF RETAIL DEVELOPMENT CORPORATION TO SURVEY, MAP AND DESCRIBE THE PROPERTY AS SHOWN ON THIS SURVEY. SAID SURVEY WAS MADE ON JULY 3, 1979.

Certified Survey Map

PART OF THE N. W. $\frac{1}{4}$ - N. W. $\frac{1}{4}$, SECTION 23, T. 21 N., R. 18 E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

VILLAGE BOARD RESOLUTION:

RESOLVED BY THE VILLAGE BOARD OF THE VILLAGE OF LITTLE CHUTE THAT THE CERTIFIED SURVEY MAP OF THE RETAIL DEVELOPMENT CORPORATION BE AND THE SAME IS HEREBY APPROVED BY RESOLUTION NO 15 THIS 17 DAY OF July 1979.

Edward H. Hoffmeyer
VILLAGE PRESIDENT

Lloyd Vanden Kuvel
VILLAGE CLERK

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE VILLAGE BOARD ON July 17 1979.

RECORDING DATA

FILED THIS 30th DAY OF July 1979 AT 9 A. M. IN VOL. ONE OF CERTIFIED SURVEY MAPS 194, BEING CERTIFIED MAP NO. 194. DOCUMENT NO. 769832.

Id
5.00

D. P. Peeters

D. P. PEETERS, REGISTER OF DEEDS

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

RETAIL DEVELOPMENT CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

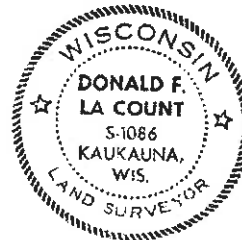
RETAIL DEVELOPMENT CORPORATION, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF LITTLE CHUTE.

IN WITNESS WHEREOF, THE SAID RETAIL DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY Lawrence H. Verhagen, ITS PRESIDENT, AND COUNTERSIGNED BY Gladys A. Verhagen, ITS SECRETARY, AT Kaukauna, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS 30th DAY OF July, 1979 IN THE PRESENCE OF:

RETAIL DEVELOPMENT CORPORATION

Lawrence H. Verhagen
PRESIDENT, Lawrence H. Verhagen
COUNTERSIGNED:

Gladys A. Verhagen
SECRETARY, Gladys A. Verhagen



Donald F. La Count 7/17/79

Certified Survey Map

PART OF THE N.W. $\frac{1}{4}$ -N.W. $\frac{1}{4}$, SECTION 23, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

STATE OF WISCONSIN)
OUTAGAMIE COUNTY) ss

PERSONALLY CAME BEFORE ME THIS 30th DAY OF July, 1979,
Lawrence H. Verhagen, PRESIDENT, AND Gladys A. Verhagen SECRETARY OF THE ABOVE
NAMED CORPORATION, TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY
OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FORE-
GOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY
ITS AUTHORITY.

Virginia E. Janssen
NOTARY PUBLIC, OUTAGAMIE COUNTY

Virginia E. Janssen

MY COMMISSION expires May 15, 1983



Donald F. La Count 7/17/79

SUPPLEMENTAL INFORMATION FOR CONDITIONAL USE APPLICATION

Identification of Property Owners Within 100 Feet of Subject Parcel:

Loan Star Equities Inc.
181 South Franklin Ave., Suite 607
Valley Stream, NY 11581
Re: Tax Parcel ID No. 260145703 and 260145700

Lighthouse Real Estate Solutions LLC
N3857 Breeze Way
Freedom, WI 54913
Re: Tax Parcel ID No. 260132700

David H. Kringle and Lynn A. Kringle
1101 Sanitorium Road
Kaukauna, WI 54130
Re: Tax Parcel ID No. 260132900

Bruce & Skins LLP
603 W. McKinley Avenue
Little Chute, WI 54140
Re: Tax Parcel ID No. 260133000

TJO Properties LLC
1776 E. Main Street
Little Chute, WI 54140
Re: Tax Parcel ID No. 260151600 and 260151700

GW Verbruggen Properties LLC
1820 E. Main St.
Little Chute, WI 54140
Re: Tax Parcel ID No. 260145502 and 260145505

1805 E Main St map

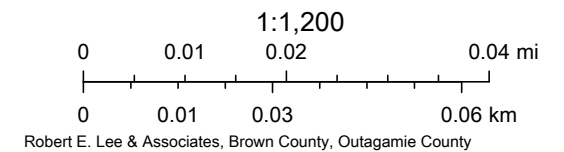


8/1/2023, 11:15:25 AM

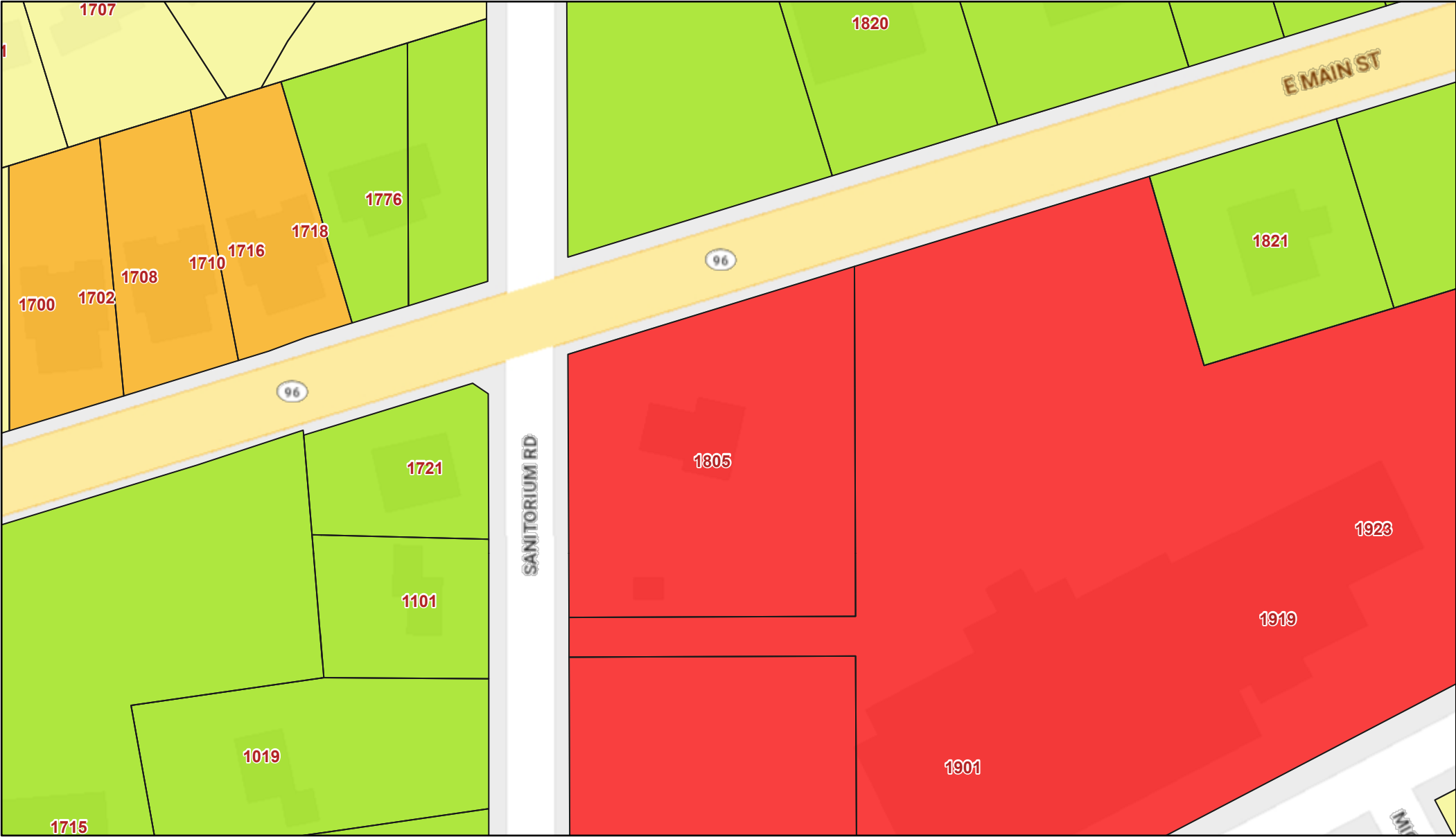
Address



Parcels

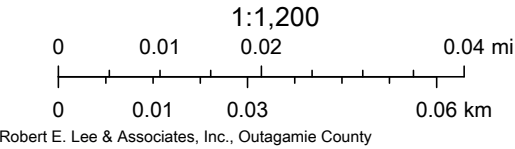


1805 E Main St Zoning map

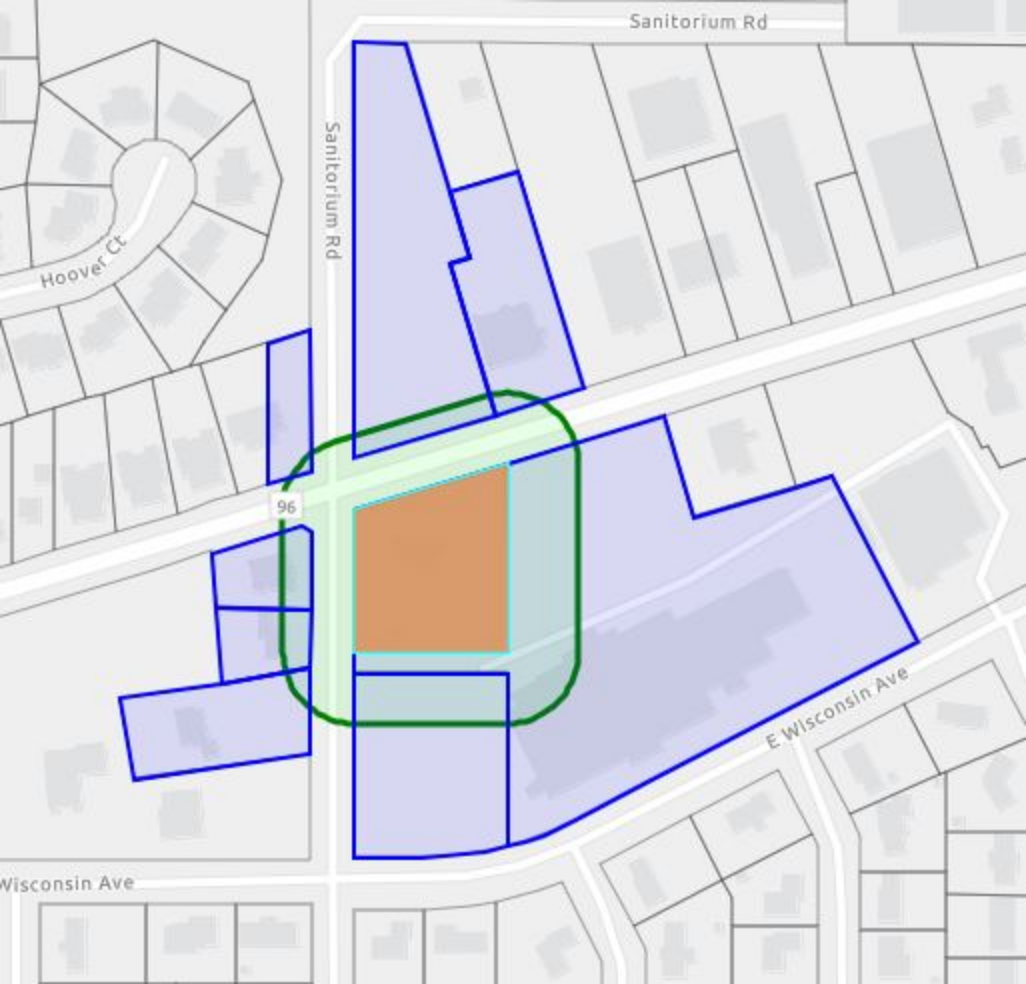


8/1/2023, 11:14:13 AM

- Address
- Parcels
- Zoning
- CS: Commercial Shopping Center District
- RC: Residential Single-Family
- RT: Residential Two-Family
- CH: Commercial Highway District



Robert E. Lee & Associates, Inc., Outagamie County



Sanitorium Rd

Sanitorium Rd

Hoover Ct

96

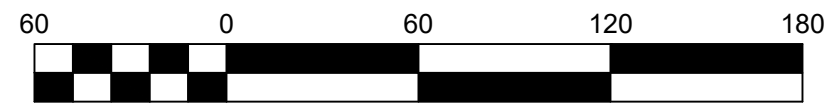
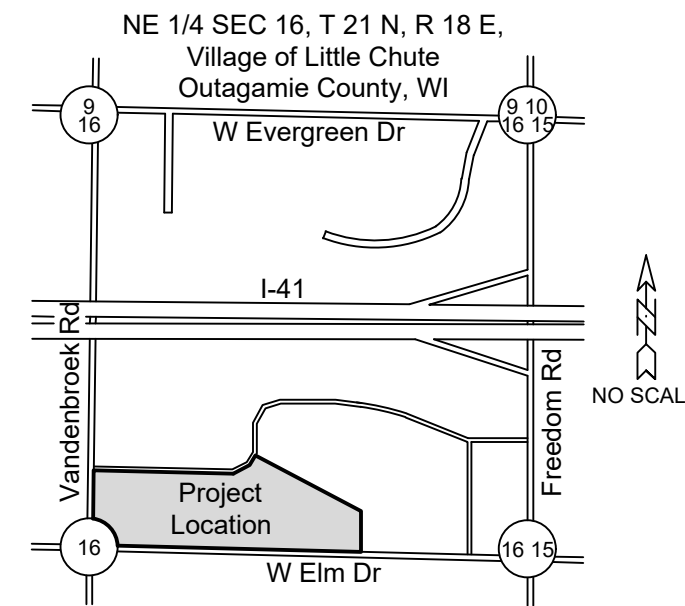
Wisconsin Ave

E Wisconsin Ave

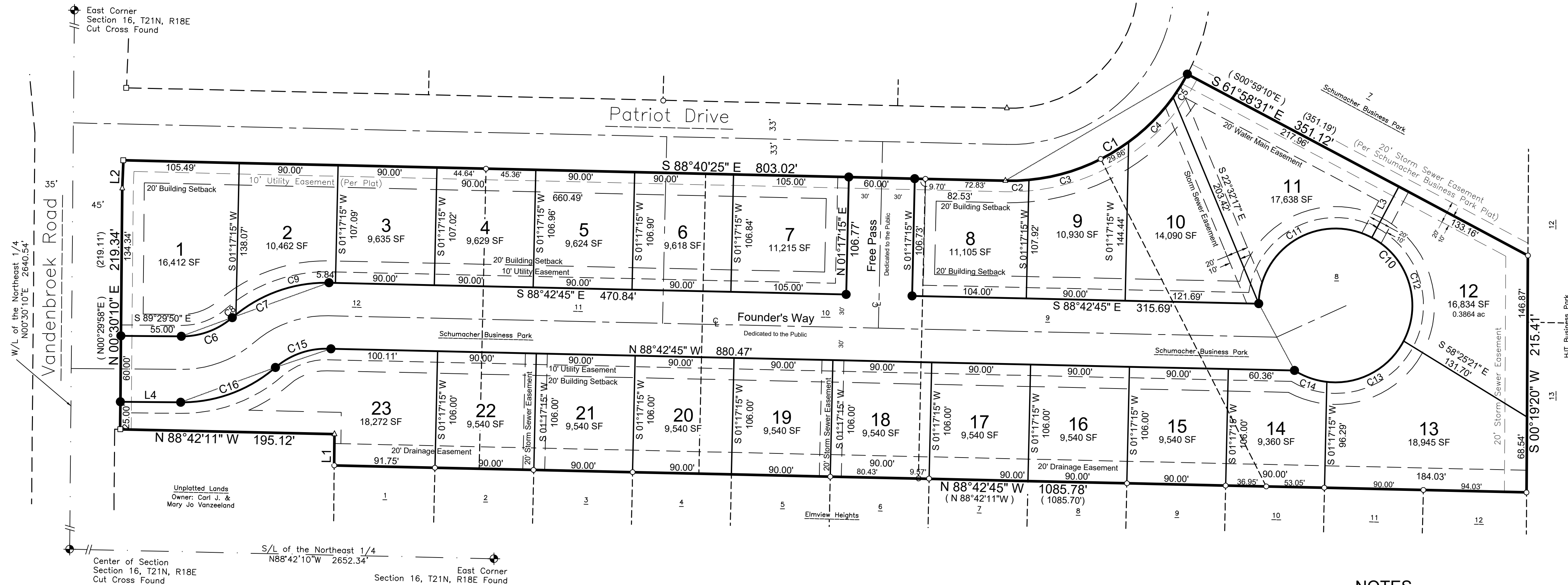
Founder's Estates

Lots 8, 9, 10, 11 and 12 of Schumacher Business Park located in part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin

LOCATION MAP



Bearings are referenced to the West line of the Northeast 1/4, Section 16, T21N, R18E, assumed to bear N00°30'10"E, base on the Outagamie County Coordinate System.



NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.
- Properties with frontage on more than one public road are potentially subject to special assessments on all road frontages.

LEGEND

- △ 1 1/4" Rebar Found
- 3/4" Rebar Found
- 1.3" O.D. Iron Pipe Found
- 2.3" O.D. x 18" Iron Pipe @ 3.65lbs/LF SET
- All Other Corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- () Recorded As

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	183.00'	N 59°40'29" E	192.06'	202.19'	63°18'13"	S 88°40'25" E	N 28°01'22" E
C2	183.00'	N 87°57'28" E	21.51'	21.52'	6°44'14"	S 88°40'25" E	N 84°35'22" E
C3	183.00'	N 69°12'00" E	97.13'	98.31'	30°46'44"	N 84°35'22" E	N 53°48'38" E
C4	183.00'	N 44°47'10" E	57.41'	57.65'	18°02'56"	N 53°48'38" E	N 35°45'42" E
C5	183.00'	N 31°53'32" E	24.70'	24.72'	7°44'20"	N 35°45'42" E	N 28°01'22" E
C6	70.00'	N 69°48'30" E	49.47'	50.57'	41°23'19"	S 89°29'50" E	N 49°06'51" E
C7	130.00'	N 70°12'03" E	93.54'	95.69'	42°10'24"	N 49°06'51" E	S 88°42'45" E
C8	130.00'	N 50°01'40" E	4.15'	4.15'	1°49'38"	N 49°06'51" E	N 50°56'29" E
C9	130.00'	N 71°06'52" E	89.66'	91.54'	40°20'46"	N 50°56'29" E	S 88°42'45" E
C10	70.00'	N 28°12'40" W	68.94'	367.74'	301°00'10"	S 87°42'35" E	S 01°17'15" W
C11	70.00'	S 59°39'22" W	119.20'	142.62'	116°44'13"	N 61°58'31" W	S 01°17'15" W
C12	70.00'	N 17°10'52" W	98.64'	109.45'	89°35'19"	N 27°36'48" E	N 61°58'31" W
C13	70.00'	N 62°04'51" E	79.23'	84.22'	68°56'06"	S 83°27'05" E	N 27°36'48" E
C14	70.00'	S 70°34'50" E	31.19'	31.45'	25°44'31"	S 83°27'05" E	S 83°27'05" E
C15	70.00'	S 70°12'03" W	50.37'	51.52'	42°10'24"	N 88°42'45" W	S 49°06'51" W
C16	130.00'	S 69°48'30" W	91.88'	93.91'	41°23'19"	S 49°06'51" W	N 89°29'50" W

LINE TABLE			
Line	Bearing	Length	
L1	N 00°30'10" E (N00°29'58"E)	28.46'	(28.50')
L2	N 02°24'30" E	25.42'	(25.30')
L3	N 28°01'29" E	52.37'	
L4	N 89°29'50" W	55.00'	

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



James R. Sehloff PLS 2692 Date _____

Revision Date: Aug 14, 2023
File: 7507Final.dwg
Date: 08/14/2023
Drafted By: Jim
Sheet: 1 of 2



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

Founder's Estates

Lots 8, 9, 10, 11 and 12 of Schumacher Business Park located in part of the Southwest 1/4 of the Northeast 1/4 of Section 16, 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 Founders Estates, LLC, owners of said land, I have surveyed divided and mapped Founders Estates; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is l Lots 8, 9, 10, 11 and 12 of Schumacher Business Park located in part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 355,324 Square Feet (8.1571 Ac) of land, subject to all easements and restrictions of record.

Given under my hand this ____ day of _____, 20_____.

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

Mortgagee's Certificate

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of

the land described on this plat, and does hereby consent to the above certificate of _____, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by

_____, its President, and countersigned by _____, its Secretary or Cashier, at

_____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20_____.

In the presence of:

_____(Corporate Seal)

Corporate Name

President Date

Secretary or Cashier Date

S t a t e o f W i s c o n s i n)

County) ss

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

and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) 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

Owner's Certificate

Founders Estates, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Founders Estates, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Land Services Department
Village of Little Chute
Department of Administration

Dated this _____ day of _____, 20_____.

Founders Estates LLC;
Managing Member

Date

Print Name

S t a t e o f W i s c o n s i n)

County) ss

Personally came before me this _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires _____

Notary Public, Wisconsin

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by:

Founders Estates, LLC, Grantor

to:

Kaukauna Utilities, Grantee,
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies,
Grantee,
AT&T, Grantee,
Spectrum, Grantee,
TDS Metrocom, LLC, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Managing Member

Date

Print Name

Village Board Approval Certificate

Resolved, that the plat of Founders Estates in the Village of Little Chute, Outagamie County, JFounders Estates, LLC, 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

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's 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 plat.

Village of Little Chute Treasurer

Date

County Treasurer

Date

County Planning Agency Approval Certificate

Resolved, that the plat of 1st Addition to Cedar Meadows in the Town of Grand Chute, Outagamie County, JP Realty and Development, LLC, and Harold O. Schroeder, owners, is hereby approved by Outagamie County.

County Zoning Administrator

Date

City Planning Commission Approval Certificate

Resolved, that the plat of 1st Addition to Cedar Meadows in the City of Oshkosh, Winnebago County, JP Realty and Development, LLC, and Harold O. Schroeder, owners, is hereby approved by the City of Oshkosh Planning Commission.

Planning Commission Representative

Date

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:
Hoffmann Homes LLC

Recording Information:
Doc No. 1591836

Parcel Number(s):
008-020404

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration



File: 7507FINAL.dwg
Date: 08/01/2023
Drafted By: Jim
Sheet: 2 of 2
Revision Date: Aug 01, 2023



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Civil Engineers and Land Surveyors
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Item For Consideration

For Plan Commission Review On: 8/14/20230
Agenda Item Topic: Updates to Sec 44-394

Prepared On: 8/10/2023
Prepared By: Dave Kittel CDD

Report:

Recently there have been requests from Residents on having a taller than 6ft fence in the rear yard on residential properties that abut industrial developments. There are some residents requesting an 8ft tall fence in the rear of their properties to alleviate some of the negative effects of adjacent industrial developments. At this time the residents are going to work through an application for a Variance but, seeing how this adverse situation may affect more properties similarly a conversation of addressing this in ordinance is appropriate. The Village has previously allowed an 8ft fence between the newly constructed downtown hotel and the residential properties to the north in an effort to mitigate the potential negative effects of noise, lights, and the visual of a parking lot. These extra two feet can be helpful to mitigate these effects especially in older parts of the Village that may not have had the existing ordinances in effect for landscaping and screening when these industrial type developments occurred. See the attached document for proposed updated language to Sec 44-394.

Fiscal Impact: None

Recommendation/ Action: Discussion and Recommendation if Commission agrees.

Respectfully Submitted,

Dave Kittel, Community Development Director

VILLAGE OF LITTLE CHUTE

ORDINANCE NO. , SERIES OF 2023

AN ORDINANCE AMENDING THE ZONING CODE SECTION 44-394(c) OF THE VILLAGE OF LITTLE CHUTE MUNICIPAL CODE.

WHEREAS, the Plan Commission of the Village of Little Chute has recommended the following ordinance amendments; and,

WHEREAS, the required public hearing has been held before the Village Board of Trustees, Village of Little Chute; and,

WHEREAS, the Village Board of Trustees, Village of Little Chute, finds the following ordinance amendments to be in the public interest;

NOW, THEREFORE, the Village Board of Trustees, Village of Little Chute, do ordain as follows:

Section 1. That the Zoning Ordinance, Section 44-394(c) of the Municipal Code of the Village of Little Chute is hereby amended to read as follows:

(c) *Height regulated.* Notwithstanding other provisions of these regulations, ornamental fences, walls and hedges may be permitted in any required yard or along the edge of any required yard provided no such opaque fence or wall shall exceed a height of 42 inches in any yard abutting a street, a fence or wall over 42 inches but under 48 inches with 50% open to vision shall be allowed in a yard abutting a street. No such fence, wall shall exceed a height of six feet in any other required yard except as stated below:

- 1) A fence in the rear yard and or 1 side yard of a residential property that abuts an Industrial zoned property and may build a fence up to 8ft tall.

Section 2. Effective Date. This Ordinance shall take effect upon the adoption and publication and enactment of the Ordinance by the Village Board of Trustees, Village of Little Chute.

Introduced: September 6, 2023

Approved and adopted: October __, 2023

VILLAGE OF LITTLE CHUTE

By: _____
Michael R. Vanden Berg, Village President

Attest: _____
Laurie Decker, Village Clerk