



# AGENDA

## VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, October 14, 2024

TIME: 5:00 p.m.

**Virtually attend the October 14<sup>th</sup>, Plan Commission meeting at 5 PM by following the link here:**

Join Zoom Meeting: <https://us06web.zoom.us/j/86569638474>

Meeting ID: 865 6963 8474

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 September 9, 2024
2. Discussion/Action – CSM Founders Estates Lots 13 & 14
3. Items for Future Agenda
4. 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 October 10, 2024

## MINUTES OF THE PLAN COMMISSION MEETING OF SEPTEMBER 9, 2024

### Call to Order

The Plan Commission meeting was called to order at 5:00 PM by President Vanden Berg

### Roll Call

PRESENT: President Vanden Berg  
Jim Moes  
Bill Van Berkel  
Larry Van Lankvelt  
Kent Taylor  
Tom Lonsway  
EXCUSED: Todd Verboomen  
Tom Lonsway

STAFF PRESENT: Beau Bernhoft, Jessical Titel

### Public Appearance for Items Not on the Agenda

#### Approval of Minutes from the Plan Commission Meeting of August 19, 2024

*Moved by Commissioner B. Van Berkel, seconded by Commissioner Van Lankvelt to approve the Plan Commission Meeting Minutes of August 19, 2024.*

All Ayes – Motion Carried

#### Discussion/Action – Mazzanti Estates Final Plat

Director Titel presented the final Plat for Mazzanti Estates to the Commission. It contains 33 lots and one out lot, approximately 51.5 acres of land. Multi-family development will occur on lots 32 and 33 and includes 31 single family lots. Staff are reviewing and working with developer on technical questions and issues. Staff recommend approval contingent on the applicant satisfying conditions.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to recommend approval to the Village Board of the Final Plat for Mazzanti Estates subject to contingencies and reviews by staff.*

All Ayes – Motion Carried

#### Discussion/Action – Site Plan Review for Phase 1 of Evantra Multi-Family Development

Director Titel presented a development proposed in the Evantra Development. The applicant is proposing a private well for the property. Utility Commission would need to approve the private well. Staff is recommending the Plan Commission not support the installation of a new private well for this development, but let it go through the proper review channels.

*Moved by Commissioner Moes, seconded by Commissioner Taylor to recommend approval of the Site Plan of Evantra to Village Board, subject to contingencies and reviews by staff.*

All Ayes – Motion Carried

#### Discussion – Food Truck Regulations

Administrator Bernhoft presented information on Temporary Uses, Food Trucks. Surrounding communities do allow Food Trucks. Currently staff follow ordinances before allowing food trucks.

#### Items for Future Agenda

Food Truck Ordinance Review

**Adjournment**

*Moved by Commissioner Van Lankvelt seconded by Commissioner Taylor to Adjourn Plan  
Commission Meeting at 5:15 PM*

All Ayes – Motion Carried

**VILLAGE OF LITTLE CHUTE**

By: \_\_\_\_\_  
Michael Vanden Berg, Village President

Attest: \_\_\_\_\_  
Laurie Decker, Village Clerk



## Item For Consideration Plan Commission

Plan Commission Meeting Date: 10/14/24

Prepared On: 10/4/24

Agenda Item Topic: CSM – Founder's Estates Lots 13 & 14

Prepared By: Jessica Titel, Community Development Department

**Applicant:** Scott Anderson, Davel Engineering & Environmental, Inc.

**Owner:** REO Builders, LLC

**Address/Parcel #:** Lots 13 & 14 Founder's Estates, Parcel #260446413 and #260446414

**Request:** A CSM to adjust the lot line between two parcels owned by REO Builders, LLC was recently submitted to the Village. The proposed CSM would shift the east lot line of Lot 1 (currently Lot 14) 8-feet to the east, resulting in greater lot width and area for proposed Lot 1. This CSM has been reviewed by staff and follows requirements in Sec 42-64. After Plan Commission review, this CSM will move to the Village Board on October 16 for final action. The CSM is attached to this report for Plan Commission review.

**Zoning Classification:** RT Two-Family Residential/Cluster Subdivision Overlay

**Background:** Proposed Lot 1 will be 10,128 square feet in area and proposed Lot 2 will be 18,176 square feet in area. The lots will be used for two-family residential.

**Recommendation/Board Action:** Staff is recommending approval of this CSM to the Village Board

Respectfully Submitted,

Jessica Titel, Community Development Director



## APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW

Name of Subdivision: Founder's Estates

Parent Parcel # 260446414 & 260446413

Number of Lots: 2

☐ Preliminary Plat

☐ Final Plat

☒ CSM

Will deed restrictions be recorded? ☐ Yes ☒ No

### Property Owner Information:

Name: REO Builders LLC - Greg Evers

Telephone Number: (920) 585-9459

Mailing Address: W5890 Easter Lily Dr

### Surveyor Information:

Name: Scott Andersen

Telephone Number: (920) 560-6569

email scott@davel.pro

### Engineer Information:

Name: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

email \_\_\_\_\_

### Required for plat review:

☐ Lot Layout (4 full size copies) and (24) 11" x 17" copies

☐ Topographic survey (4 full size copies) and (2) 11" x 17" copies

☐ Drainage plan (4 full size copies) and (2) 11" x 17" copies

☐ Pavement Design Catalog (3 copies)

☐ Stormwater Pollution Prevention Plan / Erosion Prevention & Sediment Control Plan (3 copies)

☐ Final plans and specifications of public improvements (4 full size copies) and (2) 11" x 17" copies

### ☒ Proposed CSM (24) copies

☐ Plat restrictions or covenants to be recorded (3 copies)

### Filing Fees:

☐ Preliminary Plat \$100.00 plus \$5.00 per lot.

☐ Final Plat \$50.00 plus \$2.00 per lot.

☐ CSM \$50.00 flat fee.

Amount of Fees submitted: \$ 50.00

Signature of Applicant \_\_\_\_\_

Date 9/24/24

Submit to: Director of Community Development  
108 W Main Street, Little Chute, Wisconsin 54140  
(920)423-3870 jim@littlechutewi.org

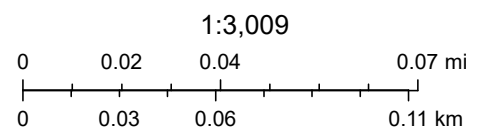


# Vicinity Map - Founders Estates CSM



9/24/2024, 3:11:38 PM

	Tax Parcel Information	Plat Lot Number	Tax Key
	PLSS Sections	Lot Dimension	Plat Name
	Plat Boundary Lines	Acreage	Streets
	Plat Boundary	CSM Lot Number	LOCAL
		CSM Name	Highway Labels



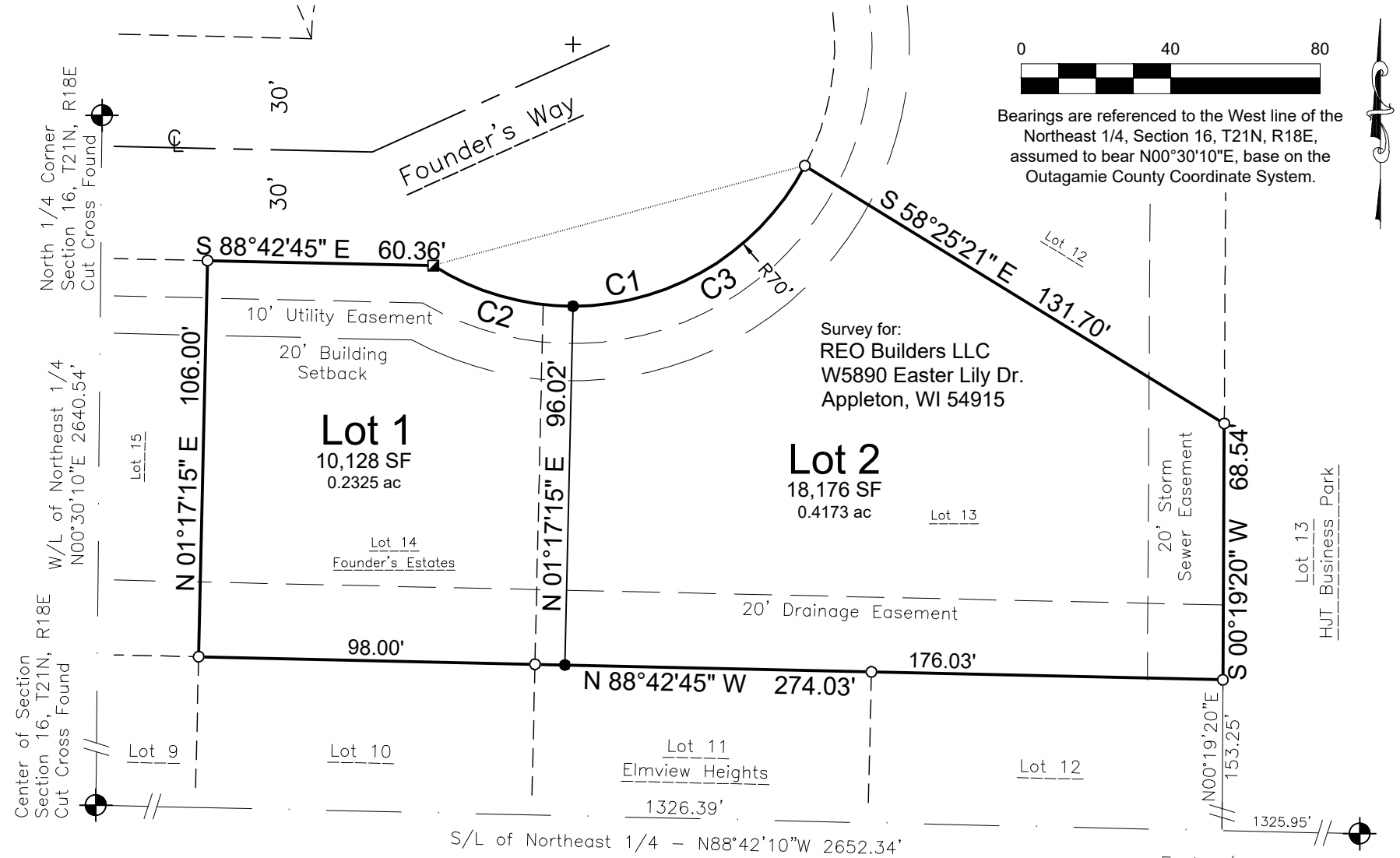
# Certified Survey Map No. \_\_\_\_\_

Lots 13 and 14 of Founder's Estates, Being 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.

*Caveat: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the Village of Little Chute and any other local agencies.*

Scott R. Andersen  
Professional Land Surveyor  
No. S-3169

Date \_\_\_\_\_



Certified Survey Map No. \_\_\_\_\_

Lots 13 and 14 of Founder's Estates, Being 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, Scott R. Andersen, 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 Outagamie County, and under the direction of REO Builders LLC, 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 lots 13 and 14 of Founder's Estates, being 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 28,304 Square Feet (0.6498 Acres) of land. Described parcels are subject to all easements, and restrictions of record.

\_\_\_\_\_  
Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate

REO Builders 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 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 Certified Survey Map 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 the presence of: REO Builders LLC

Managing Member	Print Name	Date
State of Wisconsin ) )SS _____ County)		

Personally came before me on the \_\_\_\_\_ 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



Lots 13 and 14 of Founder's Estates, Being 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.

Resolved, that this Certified Survey Map in the Village of Little Chute, Outagamie County, REO Builders LLC, the property owners, is hereby approved by the Village Board of the Village of Little Chute.

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

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.

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

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

the property owner of record:	Recording Information:	Parcel Number(s):
REO Builders LLC	Doc. No. 2314723	260446413
	Doc. No. 2314751	260446414

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	70.00'	N 58°48'11" E	72.50'	76.21'	62°22'46"
C2	70.00'	S 73°51'30" E	38.94'	39.46'	32°17'51"
C3	70.00'	N 58°48'11" E	72.50'	76.21'	62°22'46"

Aug 24, 2024 - 02:26 PM J:\Projects\8452reo\dwg\Civil 3D\8452CSM.dwg Printed by: scott

File: 8452CSM.dwg  
Date: 08/24/2024  
Drafted By: scott  
Sheet: 3 of 3