



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, April 14, 2025

TIME: 5:00 p.m.

Virtually attend the April 14th Plan Commission meeting at 5 PM by following the link here:

Laurie Decker is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/81191084692>

Meeting ID: 811 9108 4692

• +1 312 626 6799 US (Chicago)

Meeting ID: 811 9108 4692

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 December 9, 2024
2. Public Hearing – Conditional Use Request for a Hair Salon Home Occupation, 1819 W. Main Street
3. Discussion/Action – Conditional Use Request for a Hair Salon Home Occupation, 1819 W. Main Street
4. Discussion/Action – CSM Hermsen (2201 & 2125 W. Main Street)
5. Items for Future Agenda
6. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852 April 10, 2025

MINUTES OF THE PLAN COMMISSION MEETING OF DECEMBER 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
Todd Verboomen
Tom Lonsway
EXCUSED: Kent Taylor

STAFF PRESENT: Jessical Titel
Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of November 11, 2024

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to approve the Plan Commission Meeting Minutes of November 11, 2024.

All Ayes – Motion Carried

Public Hearing – Conditional Use Request for Revolution Auto & Cycle, 2025 Buchanan Street

Moved by Commissioner Van Lankvelt, seconded by Commissioner Moes to Enter Public Hearing at 5:00 p.m.

All Ayes – Motion Carried

Director Titel presented a request for variance for Revolution Auto & Cycle at 2025 Buchanan Street. Commissioner Moes inquired about the type of vehicles they will work on.

Moved by Commissioner Van Berkel, seconded by Commissioner Moes to Exit Public Hearing at 5:02 p.m.

All Ayes – Motion Carried

Discussion/Action – Conditional Use Request for Revolution Auto & Cycle at 2025 Buchanan Street

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Approve the Conditional Use Request with conditions listed and no grass or gravel areas can be used for storage or display.

All Ayes – Motion Carried

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to Adjourn the Plan Commission Meeting at 5:04 p.m.

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

CORRECTION: PUBLIC HEARING DATE IS APRIL 14, 2025 AT 5:00 PM

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on April 14, 2025 at 5:00 p.m. by the Plan Commission, for consideration of a conditional use under authority provided in Village of Little Chute Code of Ordinances Section 44. The applicant requests a Conditional Use Permit for a home occupation (single person hair salon) located at 1819 W. Main Street. The property is Zoned RC Conventional Single-Family District in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 1819 W. Main Street

Parcel #: 260402800

Legal Description: COM S75D W212FT FROM INTRS E/L GOV LOT 2 SEC20 T21N R18E & S/L HY 96 S10D E156FT TO RIVER SWLY ALG RIVER 128FT M/L N10D W194FT TO S/L HY TO PT S75D W120FT FROM BEG N75D E120FT TO BEG (WAS #200 038000)

Current Owner: James LaMaide and Daniel Vanden Oever

Applicant: James LaMaide

DATE OF HEARING: April 14, 2025

TIME OF HEARING: 5:00 PM

PLACE OF HEARING: Village Hall Board Room – 108 West Main Street, Little Chute, WI 54140

If you have any questions, please contact Community Development Director Jessica Titel at (920) 423-3870.

Publish: April 2 and April 9

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

Mailing Labels

LaMaide CUP - 1819 W. Main Street

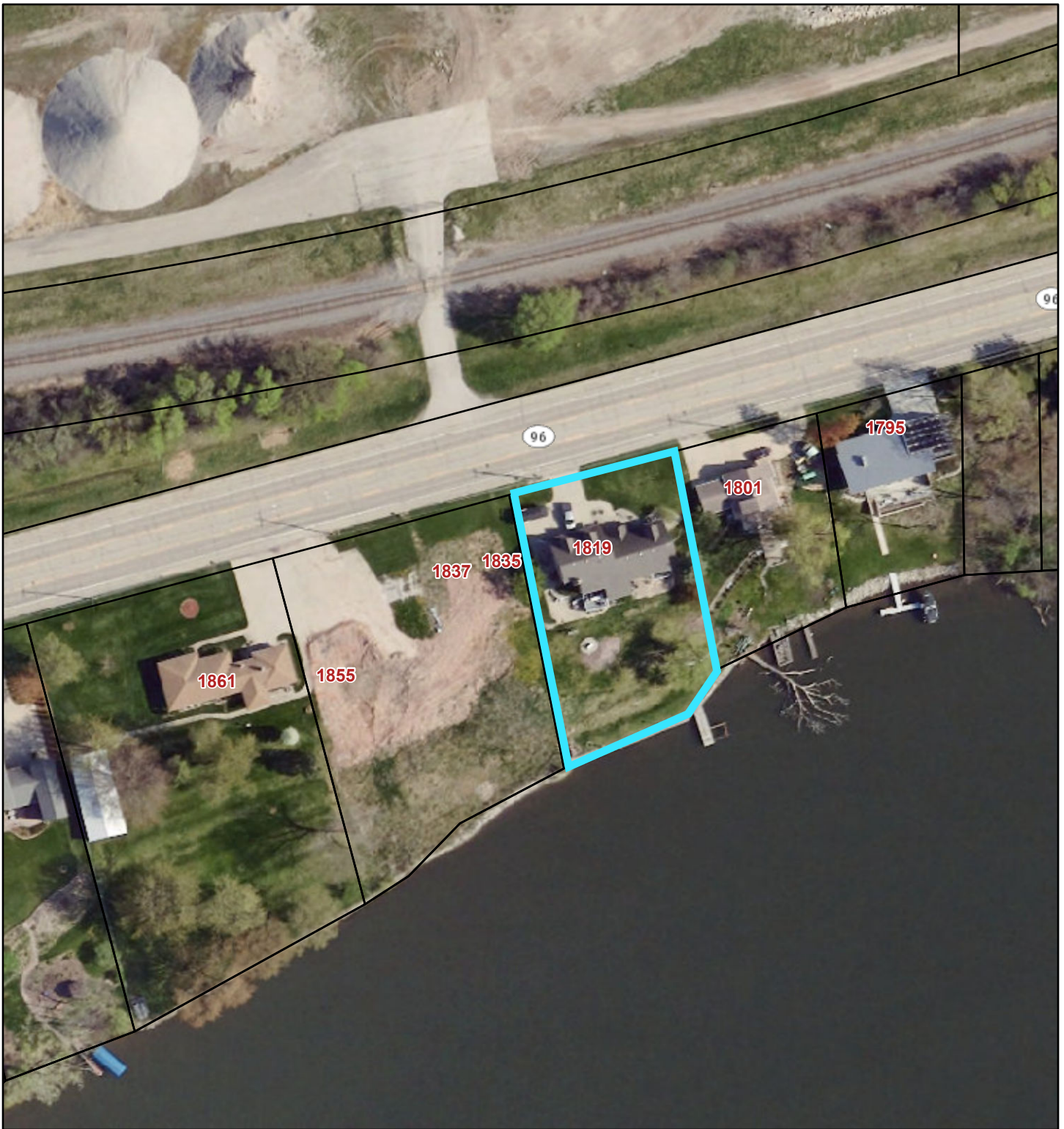
HIETPAS REV TRUST, PETER D
HIETPAS REV TRUST, HEATHER M
1217 SUNRISE DR
LITTLE CHUTE, WI 54140

LAMAIDE, JAMES E
VANDENOEVER, DANIEL J
1819 W MAIN ST
APPLETON, WI 54911


MATELSKI IRREVOCABLE TRUST, JAMES/NANCY J
1801 W MAIN ST
LITTLE CHUTE, WI 54911

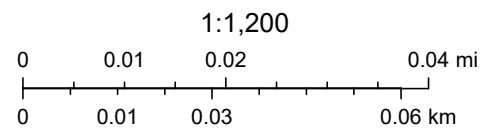
ERICKSON, MATTHEW F
CALMES, CHAD M
1795 W MAIN ST
APPLETON, WI 54911

Vicinity Map - 1819 W. Main Street



3/20/2025, 2:21:03 PM

Address
 Parcels



Outagamie County, Village of Little Chute, REL & Associates, Inc.



Item For Consideration Plan Commission

Plan Commission Meeting Date: 4/14/2025

Prepared On: 4/9/25

Agenda Item Topic: Conditional Use Request – Hair Salon Home Occupation

Prepared By: Jessica Titel, Community Development

REPORT/STAFF ANALYSIS

Applicant: James LaMaide

Owner: James LaMaide and Daniel Vandenoever

Address/Parcel #: 1819 W. Main Street, Parcel #260402800

Request: A request has been submitted for a conditional use permit at 1819 W. Main Street. The applicant is requesting a conditional use permit for a home occupation for a single person hair salon, which is a special exception in the Commercial Highway District (Sec. 44-126).

Zoning Classification: RC Conventional Single-Family District

Background: The parcel is approximately 0.51 acres in area and contains a single-family home. The subject parcel is located within an area with a mix of light industrial uses. The applicant is proposing a single person hair salon within the attached garage of their single-family home. The hair salon will be approximately 120 SF and two off-street parking spaces will be provided. The plan of operation for the proposed conditional use is attached.

The application, zoning map, aerial map, notice of hearing are all attached to this report. Letters of notice of this public hearing on this item have been mailed to all property owners within 100 feet and noticed in the paper.



Item For Consideration Plan Commission

RECOMMENDATION/PLAN COMMISSION ACTION

Staff is recommending approval of the Conditional Use for 1819 W. Main Street with the following conditions:

1. The building must meet all applicable building code requirements based upon the proposed use.
2. All applicable ordinances shall be followed.
3. Complaints submitted to the Village shall be reviewed and enforced in accordance with Section 44-124 of the Zoning Code.
4. Per Section 44-122(3) of the Zoning Code, modifications of Conditional Use Permits shall be reviewed and approved by the Plan Commission or Village Board.
5. Maintain adequate parking in compliance with Zoning Code Chapter 44. No public street shall be used for the parking of customer vehicles.
6. Applicant shall adhere to the Home Occupation regulations outlined in Zoning Code Section 44-126:
 - a. The home occupation shall be conducted only within the character thereof as a dwelling and/or an attached garage.
 - b. There shall be no exterior alterations, which change the character thereof as a dwelling and/or exterior evidence of the home occupation other than those signs permitted in the district.
 - c. No storage or display of materials, goods, supplies or equipment related to the operation of the home occupation shall be visible outside any structure located on the premises.
 - d. No home occupation use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not normally associated with the average residential use in the district.



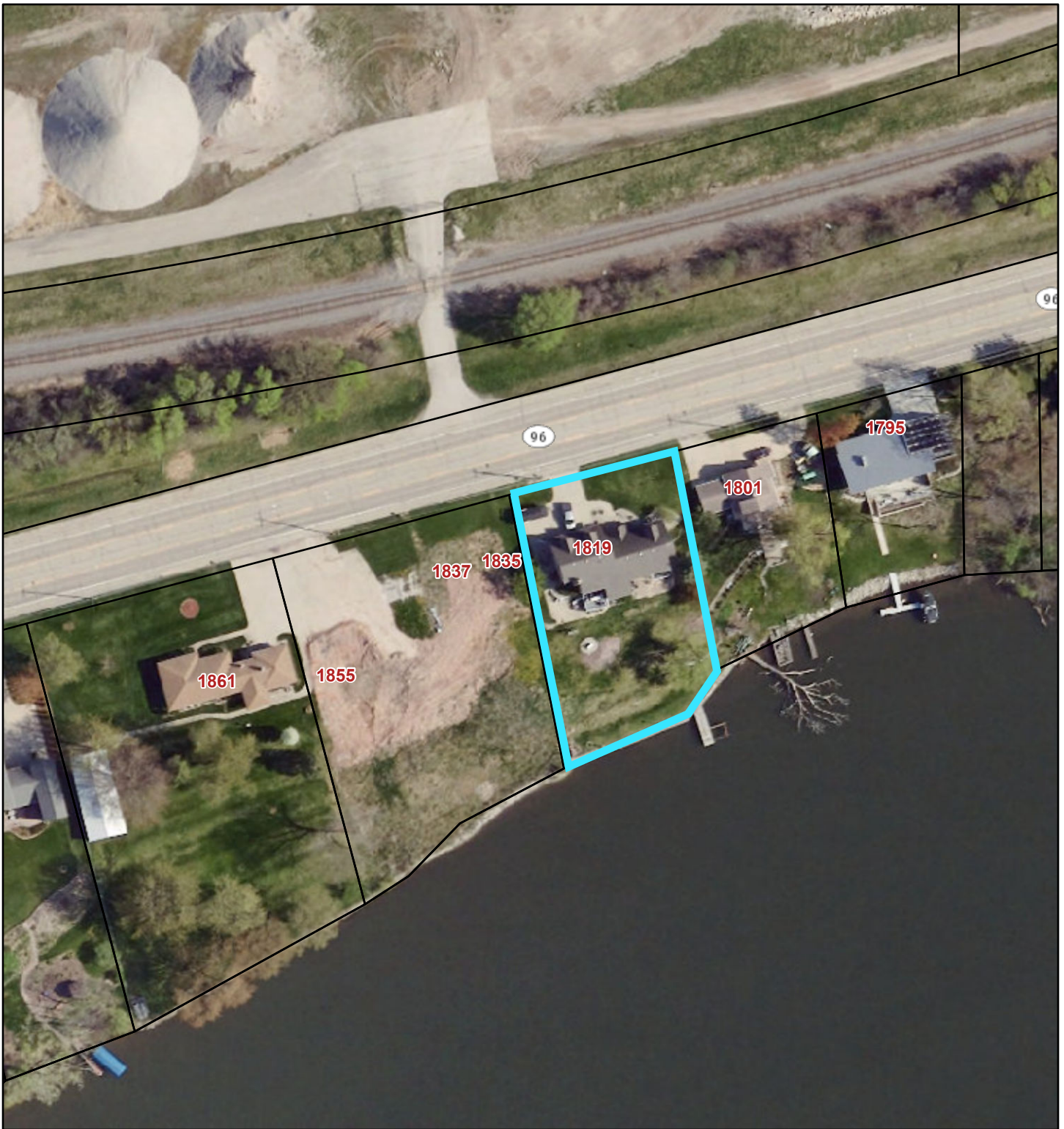
Item For Consideration Plan Commission

- e. Only one sign may be used to indicate the type of occupation or business. Such sign shall not be illuminated.
- f. The use shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises.
- g. A permitted home occupation shall not occupy more than 30 percent of the floor area of the dwelling.
- h. The home occupation shall be restricted to a service-oriented business prohibiting the manufacturing of items or products or the sale of items or products on the premises.
- i. The types and number of equipment or machinery may be restricted by the plan commission.
- j. Sale or transfer of the property shall cause the conditional use permit to be null and void.
- k. Under no circumstances shall a vehicle repair or body work business qualify as a home occupation.


Respectfully Submitted,

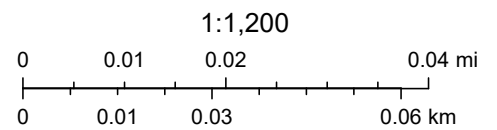
Jessica Titel, Community Development Director

Vicinity Map - 1819 W. Main Street



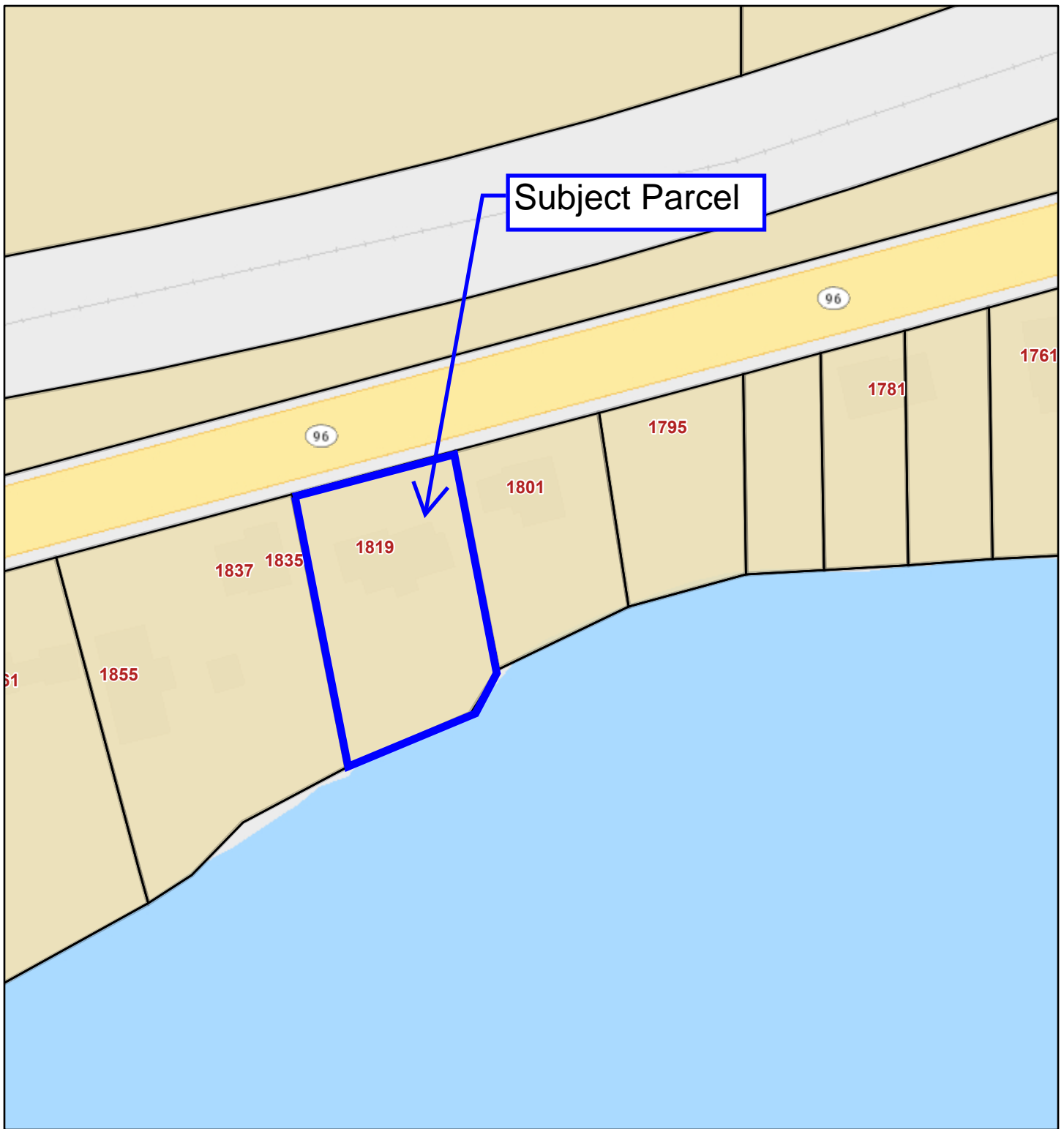
3/20/2025, 2:21:03 PM

Address
 Parcels



Outagamie County, Village of Little Chute, REL & Associates, Inc.

Zoning Map - 1819 W. Main Street



3/20/2025, 2:18:03 PM

Zoning



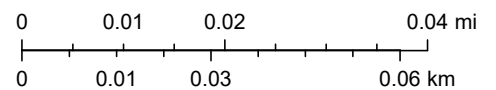
RC: Conventional Single-Family District

Address



Parcels

1:1,200



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



FOR OFFICE USE	
Application #	
Permit fee	\$450
Receipt #	
Account #	101-34110
Date Received	

Conditional Use Permit Application

PROPERTY OWNER		APPLICANT	
Name: James La Maide		Name:	
Mailing Address: 1819 W Main St		Company:	
City/State/Zip: Appleton, WI 54911		Address: same	
Phone: 920-585-7044		City/State/Zip:	
Email: James.LaMaide1965@gmail.com		Phone:	
		Email:	
PROPERTY & PROJECT INFORMATION			
Parcel Number:			
Site Address/Location: 1819 W Main St			
Current Zoning: Residential		Proposed Zoning: same	
Current Use: Residential		Proposed Use: Residential/Hair Salon	
Proposed number of employees: 0		Proposed building/tenant space floor area: 10x12 1208F	
Existing number of parking stalls: 2		Proposed number of parking stalls: 2	
Describe proposed outdoor uses: NONE			
Description of the proposed use for this property: construct a single person hair salon in 320 stall of attached garage; which would have its own entrance and 2 car parking lot (existing)			
APPLICANT STATEMENT			
I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinance of the Village of Little Chute, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the Village of Little Chute.			
Applicant/Owner Signature: James La Maide		Date: 2/27/25	

Village of Little Chute
108 W Main St.
Little Chute, WI 54140

Community Development Department
PH: (920) 423-3870
Email: jessica@littlechutewi.org

PLAN OF OPERATION AND PROJECT INFORMATION

BUSINESS INFORMATION

Business name: James LaMaide LLC

Type of proposed establishment (detailed explanation of business):

Hair Salon

Proposed hours of operation: 9am to 5pm T-W-TH 9am-12F

Number of employees:

0

Gross floor area/tenant space: 16 X 12 120SF

OPERATION DETAILS:

Odor

Describe any potential odors emanating from the proposed use and plans to control them:

NONE

Noise

Describe the noise levels anticipated from the proposed use and all mechanical equipment

NONE

How will the noise be controlled

Outdoor Lighting

NONE

Type:

Location:

Outdoor Uses

NONE

Size/Area (square feet):

Description of outdoor use(s):

Location and description of any outdoor storage area(s) and the materials being stored:

Description of proposed screening for outdoor storage areas:

Hair Salon

10x12 room to be
framed at back of
3RD stall

door
X
side walk
X

2 stall

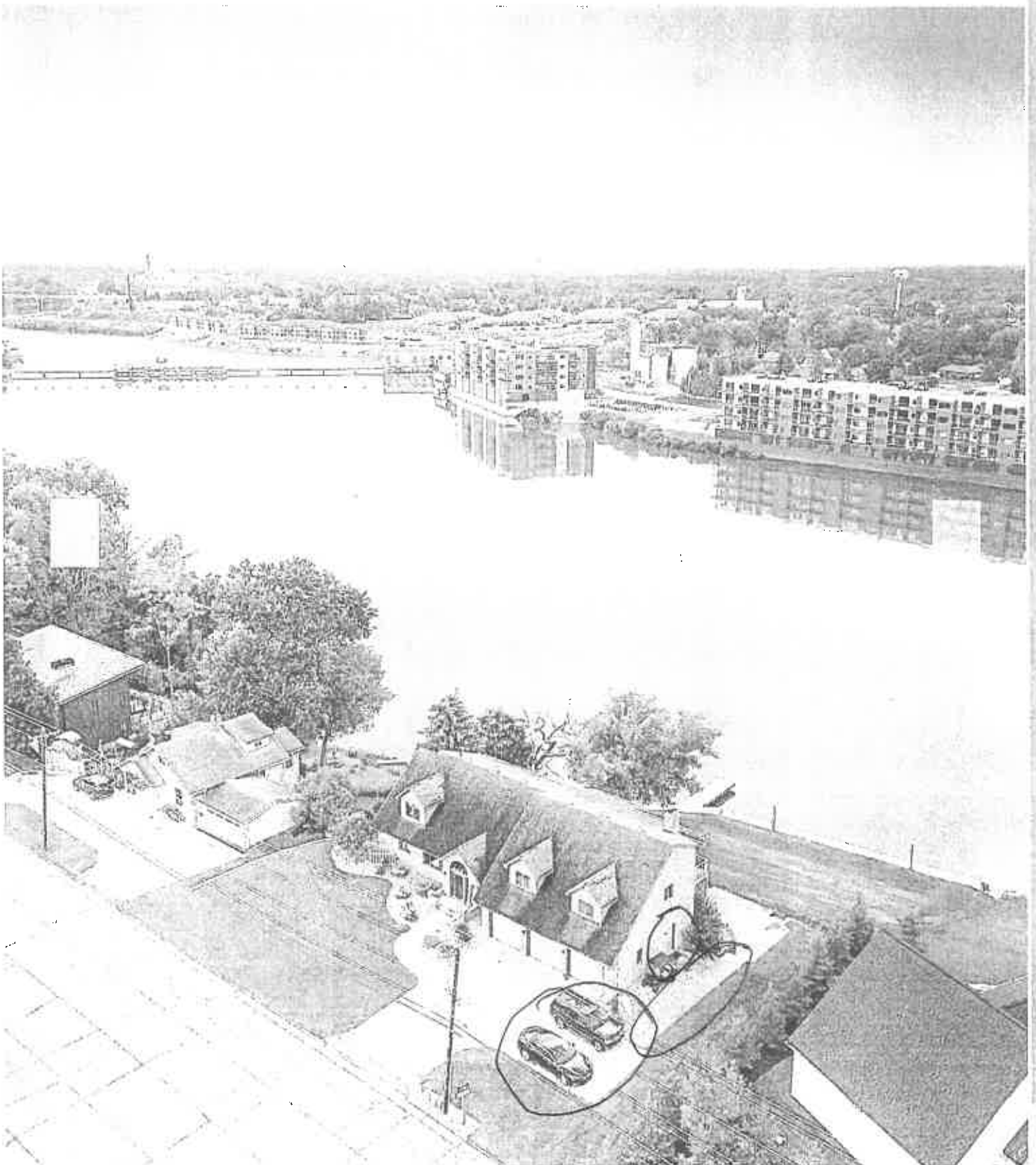
parking
existing

new
construction

attached
3
Car
Garage

Hand

Hwy 90



Subject Photo Page

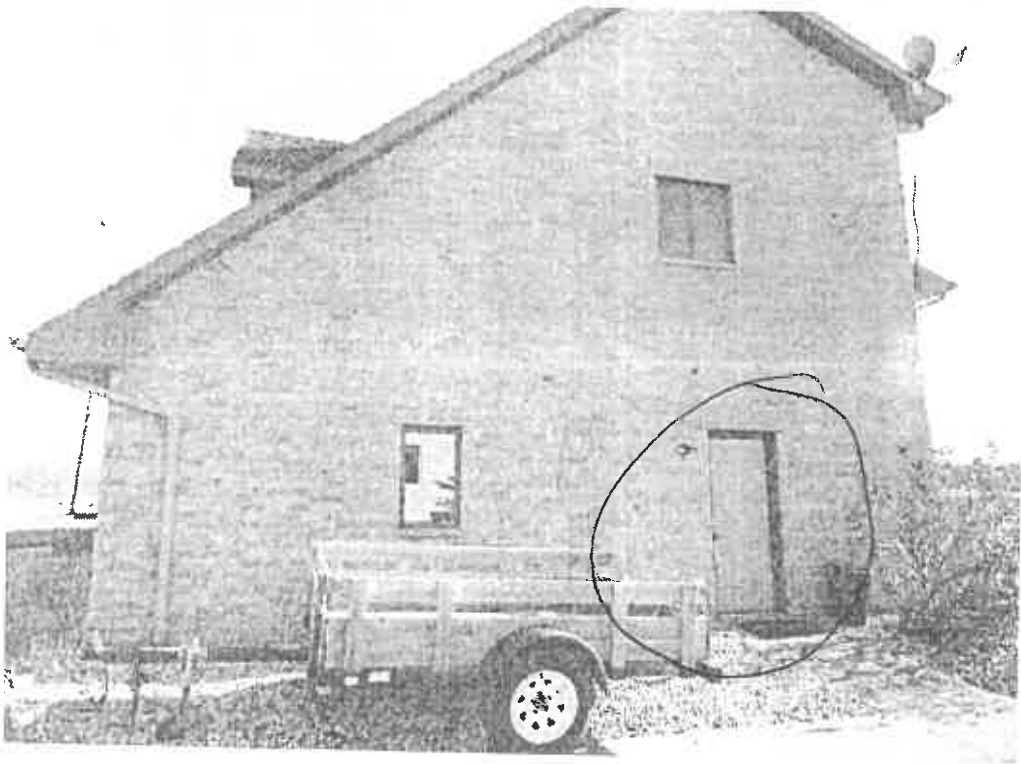
Borrower	James E La Maide & Daniel J Vanden Oever				
Property Address	1819 W Main St				
City	Appleton	County	Outagamie	State	WI
Lender/Client	BLC Community Bank				

St

1819 W Main St
Sales Price
GLA
Total Room:
Total Bedrm
Total Bathrm
Location
View
Site
Quality
Age



Righ



Left





Item For Consideration Plan Commission

Plan Commission Meeting Date: 4/14/25

Prepared On: 4/8/25

Agenda Item Topic: CSM – Hermesen 2201 & 2125 W. Main Street

Prepared By: Jessica Titel, Community Development Department

Applicant: Steven Bieda - Vierbicher

Owner: Jeff & Deborah Hermesen

Address/Parcel #: 2201 & 2125 W. Main Street / Parcel #260410801 and #260410802

Request: A CSM to combine two existing parcel owned by Jeff & Deborah Hermesen was recently submitted to the Village. The proposed CSM would combine the two exiting parcels resulting in one lot that is 2.36 acres in size. This CSM has been reviewed by staff and follows requirements in Sec 42-64. After Plan Commission review, this CSM will move to the Villag Board on April 16 for final action. The CSM is attached to this report for Plan Commission review.

Zoning Classification: RT Two-Family Residential

Background: Proposed Lot 1 will be 2.36 acres (103,004 square feet) in area. The lot is currently used for residential.

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

Respectfully Submitted,

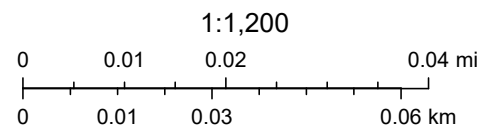
Jessica Titel, Community Development Director

Vicinity Map - 2201 W. Main Street



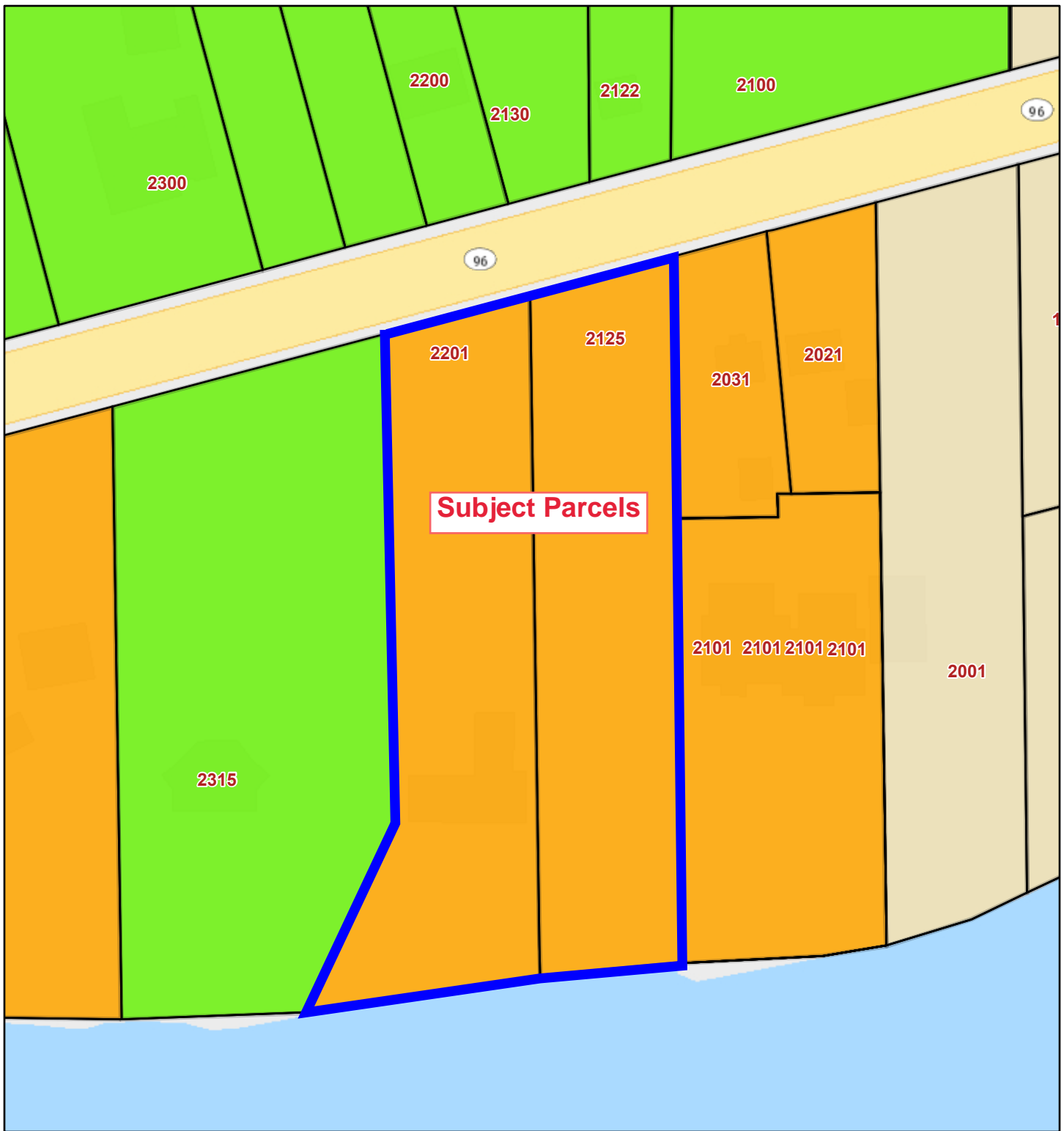
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Address
Parcels






Outagamie County, Village of Little Chute, REL & Associates, Inc.

Zoning Map - 2201 W. Main Street



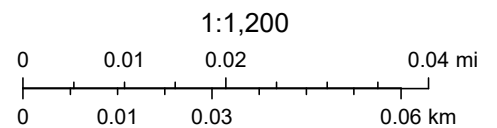
3/20/2025, 2:24:13 PM

Zoning

-  CH: Commercial Highway District
-  RC: Conventional Single-Family District
-  RT: Two-Family Residential District

Address

-  Parcels




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



FOR OFFICE USE	
Application #	
Permit fee	\$150
Receipt #	
Account #	101-34102
Date Received	

Certified Survey Map Application (4 lots or less)

PROPERTY OWNER		SURVEYOR/APPLICANT	
Name: Jeff & Deborah Hermesen		Name: Steven M. Bieda	
Mailing Address: 2201 W Main Street		Company: Vierbicher	
City/State/Zip: Appleton, WI 54911		Address: 400 Security Blvd. Ste 1, Green Bay, WI 54301	
Phone:		City/State/Zip:	
Email:		Phone: (920)434-9670	
		Email: sbie@vierbicher.com	
PROPERTY & PROJECT INFORMATION			
Parcel Number: 260410801 & 260410802			
Site Address/Location: 2201 W Main Street			
Current Zoning: Residential Two Family		Proposed Zoning: Residential Two Family	
Number of lots/outlots: 1		Total acreage/square feet: 103,004 sq. ft. / 2.36 acres	
Reason for proposed certified survey map: Combing platted Lots 1 and 2 of Certified Survey Map No. 6199 into one Lot			
SUBMITTAL INCLUDES			
1. Completed application form and fee (check made payable to Village of Little Chute) 2. Digital copy of the proposed certified survey map in pdf format 3. Drainage plan (if applicable) submitted in pdf format			
APPLICANT STATEMENT			
I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinance of the Village of Little Chute, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the Village of Little Chute.			
Owner/Agent Signature: 		Date: 3/12/25	

Village of Little Chute
108 W Main St.
Little Chute, WI 54140

Community Development Department
PH: (920) 423-3870
Email: jessica@littlechutewi.org

©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No.

A COMBINATION OF THE PARCEL BOUNDARIES RECORDED IN DOCUMENT NO. 2070172 AND DOCUMENT NO. 2136011, BEING ALL OF LOTS 1 AND 2, VOLUME 36, CERTIFIED SURVEY MAPS, PAGE NO. 6199, MAP NO. 6199, DOCUMENT NO. 1886054, OUTAGAMIE COUNTY RECORDS, BEING LOCATED IN PART OF GOVERNMENT LOT 2 AND 3 OF SECTION 20, T21N-R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" Ø IRON PIPE WITH CAP
- FOUND 5/8" Ø IRON REBAR
- FOUND 1.25" Ø IRON PIPE



EXISTING BUILDING

FW FLOODWAY LINE

MAIN STREET

CENTER 1/4 CORNER, SECTION 20, T21N-R18E
(CONCRETE MONUMENT WITH ALUMINUM CAP FOUND)

NORTH 1/4 CORNER
SECTION 20, T21N-R18E
(CONCRETE MONUMENT WITH
ALUMINUM CAP FOUND)

TAX PARCEL: 260410801 & 260410802
FIELDWORK COMPLETED: 03/04/25

GRAPHIC SCALE: 1" = 60'



0 30 60 120

LOT 1
2 Z C S M 4 8 4 1



Sanitary Sewer
Lateral Easement &
Parking Lot Light
Easement for the
benefit of Lot 1 of
Certified Survey
Map No. 4841

BEARING REFERENCE TO THE EAST LINE OF
NORTHWEST 1/4 OF SECTION 20, T21N-R18E,
ASSUMED TO BE S00°01'28"W.

THE COUNTY MONUMENTS USED IN THIS SURVEY
ARE SHOWN AND THEIR TIES HAVE BEEN FOUND
AND VERIFIED AND/OR OUTAGAMIE COUNTY
PLANNING AND LAND SERVICES HAS BEEN
NOTIFIED OF ANY DISCREPANCIES.

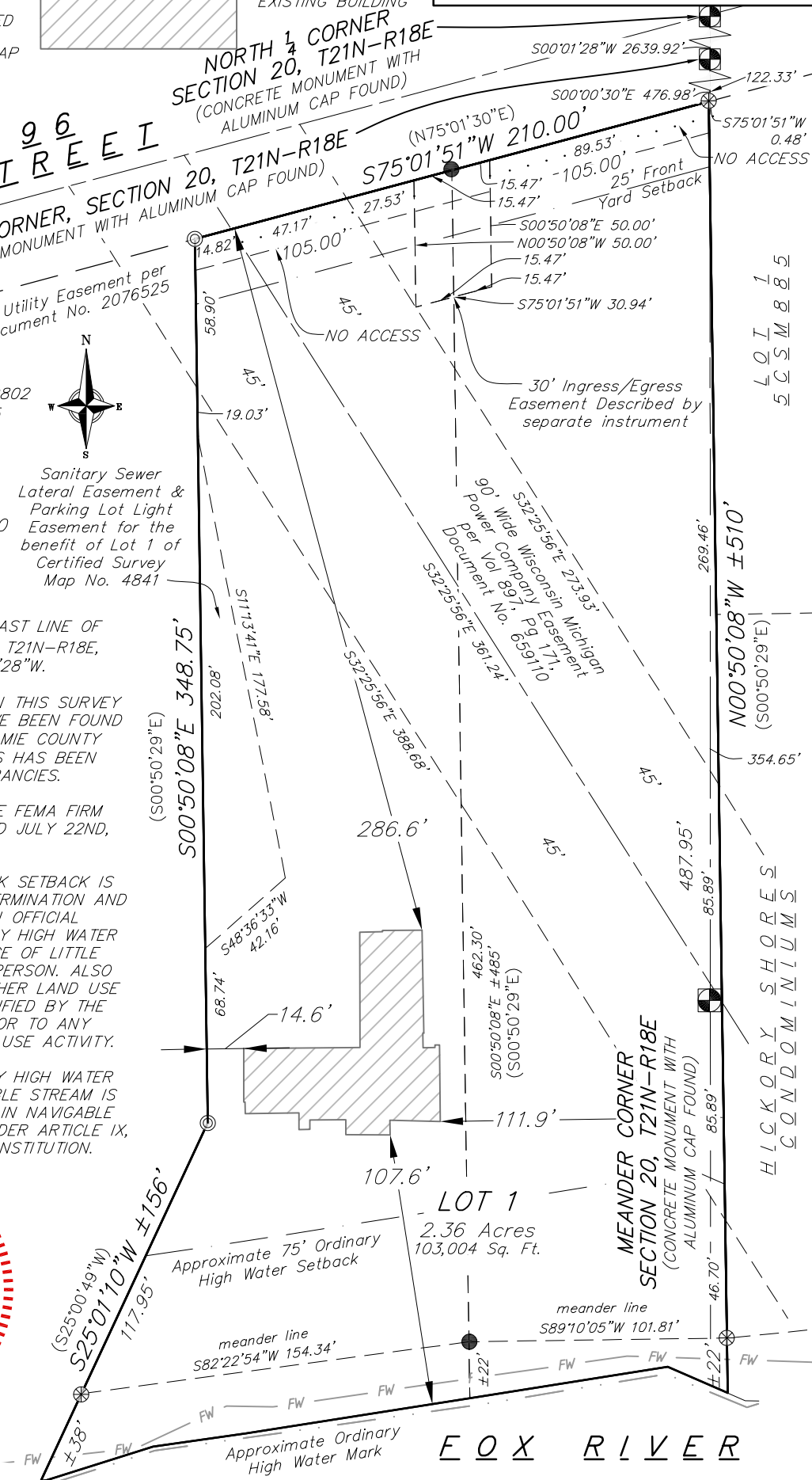
FLOODWAY ACQUIRED FROM THE FEMA FIRM
PANEL NO. 55087C0338D DATED JULY 22ND,
2010.

THE ORDINARY HIGH WATER MARK SETBACK IS
NOT BASED ON AN OFFICIAL DETERMINATION AND
PRIOR TO ANY BUILDING, AN OFFICIAL
DETERMINATION OF THE ORDINARY HIGH WATER
MUST BE MADE BY THE VILLAGE OF LITTLE
CHUTE OR OTHER AUTHORIZED PERSON. ALSO
ALL BUILDING SETBACKS AND OTHER LAND USE
REQUIREMENTS SHOULD BE VERIFIED BY THE
VILLAGE OF LITTLE CHUTE PRIOR TO ANY
CONSTRUCTION OR OTHER LAND USE ACTIVITY.

ANY LAND BELOW THE ORDINARY HIGH WATER
MARK OF A LAKE OR A NAVIGABLE STREAM IS
SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE
WATERS THAT IS ESTABLISHED UNDER ARTICLE IX,
SECTION 1, OF THE STATE CONSTITUTION.



STEVEN M. BIEDA
PLS-2275
MARCH 12TH, 2025



12 Mar 2025 - 10:11a C:\Users\mkov\AcPublish\33256\250259 CSM.dwg by: nkov

vierbicher
planners | engineers | advisors



Job #: 250259
Date: 03/07/2025
Rev:
Drafted By: NDK
Checked By: MRA

SURVEYED FOR:
M GERHARD
CONSTRUCTION
2201 W MAIN STREET
Drawing No. #L-12416

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SHEET
1 OF 3

©Vierbicher Associates, Inc.
12 Mar 2025 - 10:11a C:\Users\mkov\AcPublish\33256\250259 CSM.dwg by: mkov

CERTIFIED SURVEY MAP No. _____

A COMBINATION OF THE PARCEL BOUNDARIES RECORDED IN DOCUMENT NO. 2070172 AND DOCUMENT NO. 2136011, BEING ALL OF LOTS 1 AND 2, VOLUME 36, CERTIFIED SURVEY MAPS, PAGE NO. 6199, MAP NO. 6199, DOCUMENT NO. 1886054, OUTAGAMIE COUNTY RECORDS, BEING LOCATED IN PART OF GOVERNMENT LOT 2 AND 3 OF SECTION 20, T21N-R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE

I, STEVEN M. BIEDA, PROFESSIONAL LAND SURVEYOR, PLS-2275, DO HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS NOT A DIVISION OF PROPERTY BUT SOLELY A COMBINATION OF THE PARCEL BOUNDARIES RECORDED IN DOCUMENT NO. 2070172 AND DOCUMENT NO. 2136011, BEING ALL OF LOTS 1 AND 2, VOLUME 36, CERTIFIED SURVEY MAPS, PAGE NO. 6199, MAP NO. 6199, DOCUMENT NO. 1886054, OUTAGAMIE COUNTY RECORDS, BEING LOCATED IN PART OF GOVERNMENT LOT 2 AND 3 OF SECTION 20, T21N-R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

PARCEL CONTAINS 103,004 SQUARE FEET / 2.36 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE COMBINING THEREOF. THAT I HAVE MADE SUCH A SURVEY, COMBINATION AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES, THE VILLAGE OF LITTLE CHUTE AND THE OUTAGAMIE COUNTY PLANNING CODE IN SURVEYING, COMBINING AND MAPPING THE SAME.



STEVEN M. BIEDA
PLS-2275
MARCH 12TH, 2025

CERTIFICATE OF THE VILLAGE OF LITTLE CHUTE

APPROVED FOR THE VILLAGE OF LITTLE CHUTE THIS ____ DAY OF _____, 20____.

LAURIE DECKER
VILLAGE CLERK

MICHAEL VANDEN BERG
VILLAGE PRESIDENT

CERTIFICATE OF THE TREASURERS

AS DULY ELECTED VILLAGE TREASURER AND OUTAGAMIE COUNTY TREASURER, WE HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATES LISTED BELOW.

LISA REMIKER-DEWALL
VILLAGE TREASURER

DATE

ROCHELLE OSKEY
OUTAGAMIE COUNTY TREASURER

DATE



©Vierbicher Associates, Inc. by: nkov C:\Users\inkov\AcPublish\33256\250259 CSM.dwg 12 Mar 2025 - 10:11a

CERTIFIED SURVEY MAP No. _____

A COMBINATION OF THE PARCEL BOUNDARIES RECORDED IN DOCUMENT NO. 2070172 AND DOCUMENT NO. 2136011, BEING ALL OF LOTS 1 AND 2, VOLUME 36, CERTIFIED SURVEY MAPS, PAGE NO. 6199, MAP NO. 6199, DOCUMENT NO. 1886054, OUTAGAMIE COUNTY RECORDS, BEING LOCATED IN PART OF GOVERNMENT LOT 2 AND 3 OF SECTION 20, T21N-R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

NOTES

THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NUMBER 260410801 & 260410802. THE PROPERTY OWNERS OF RECORD ARE JEFF & DEBORAH HERMSEN. THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS: DOCUMENT NUMBERS 2070172 & 2136011.

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE VILLAGE OF LITTLE CHUTE HAS ADOPTED A SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

RESTRICTIVE COVENANTS

THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.

NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINES OR STREET LINE, A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.

OWNER'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT 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
OUTAGAMIE COUNTY PLANNING DEPARTMENT

JEFF HERMSEN DEBORAH HERMSEN

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES _____
_____COUNTY, WISCONSIN
STATE OF WISCONSIN]
] SS
COUNTY OF _____]



STEVEN M. BIEDA
PLS-2275
MARCH 12TH, 2025