



## 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 14<sup>th</sup> 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: Jessica 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

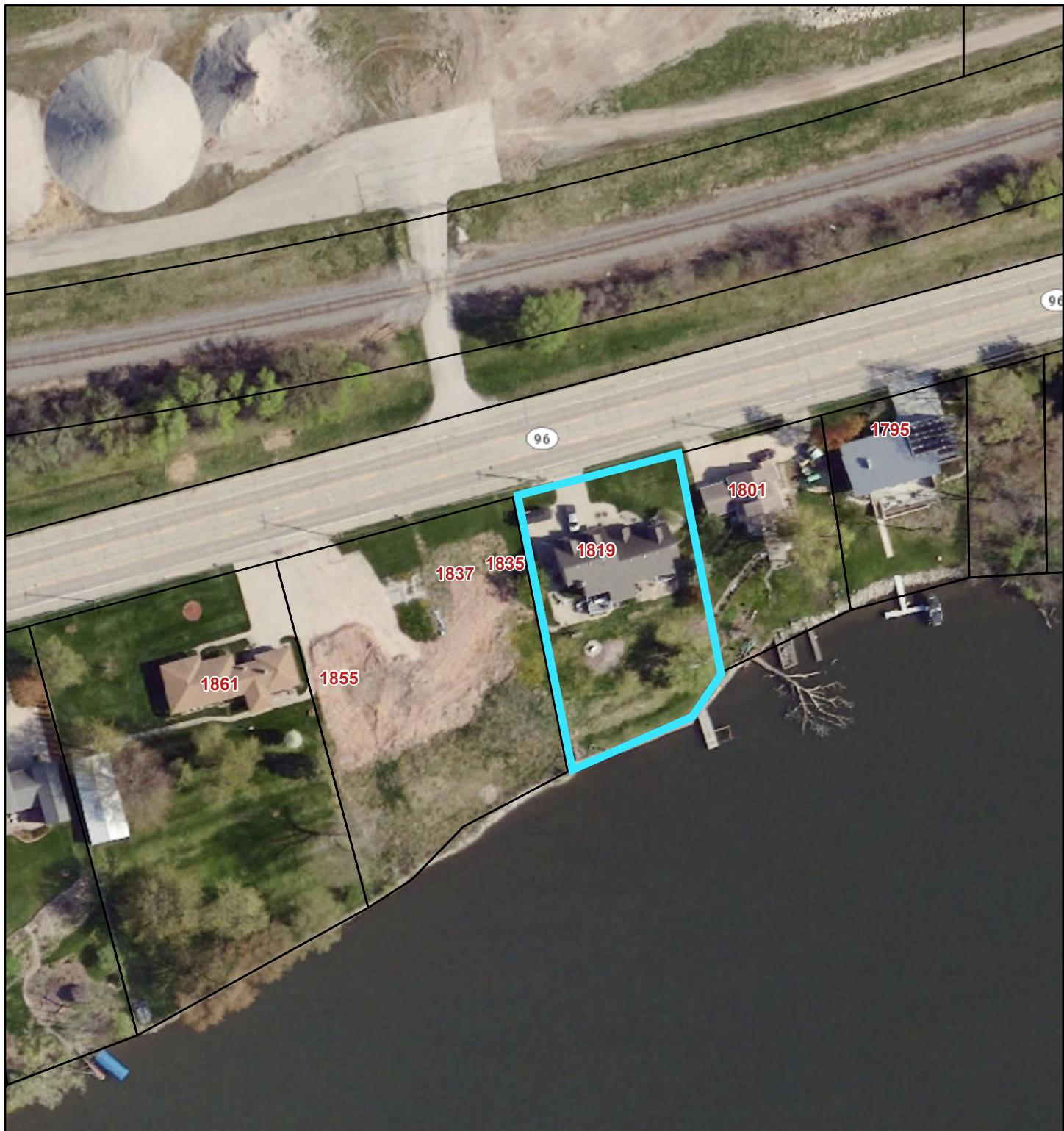
HIETPAS REV TRUST, PETER D  
HIETPAS REV TRUST, HEATHER M  
1217 SUNRISE DR  
LITTLE CHUTE, WI 54140

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

1:1,200

0 0.01 0.02 0.04 mi  
0 0.01 0.02 0.03 0.04 0.06 km

Address

Parcels

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

Village of Little Chute  
Robert E. Lee & Associates, Inc., Outagamie County



## 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**

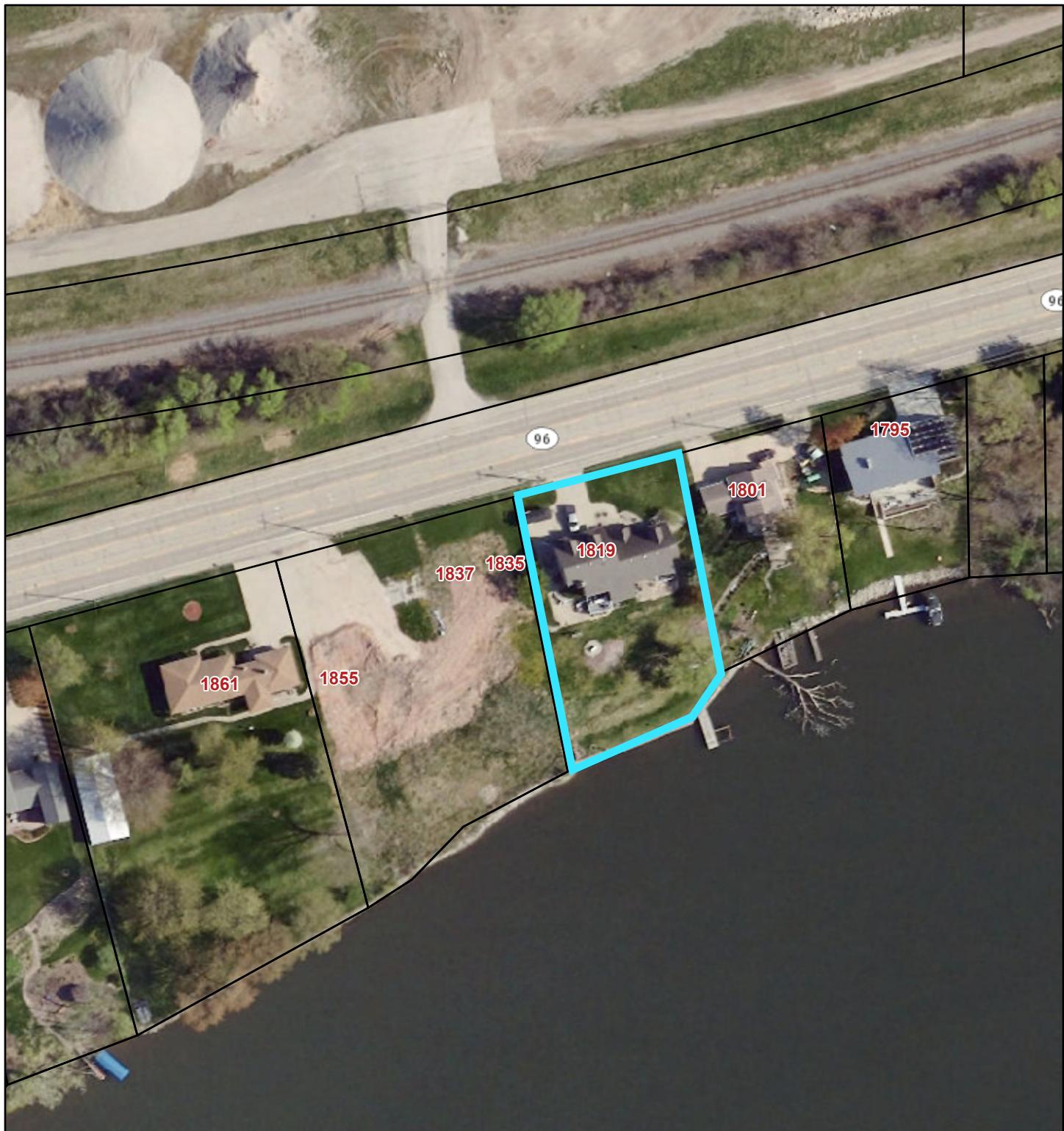
### **Plan Commission**

- 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,

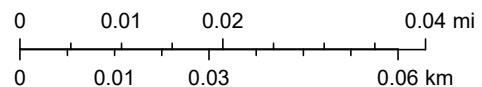
Jessica Titel, Community Development Director

# Vicinity Map - 1819 W. Main Street



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

1:1,200

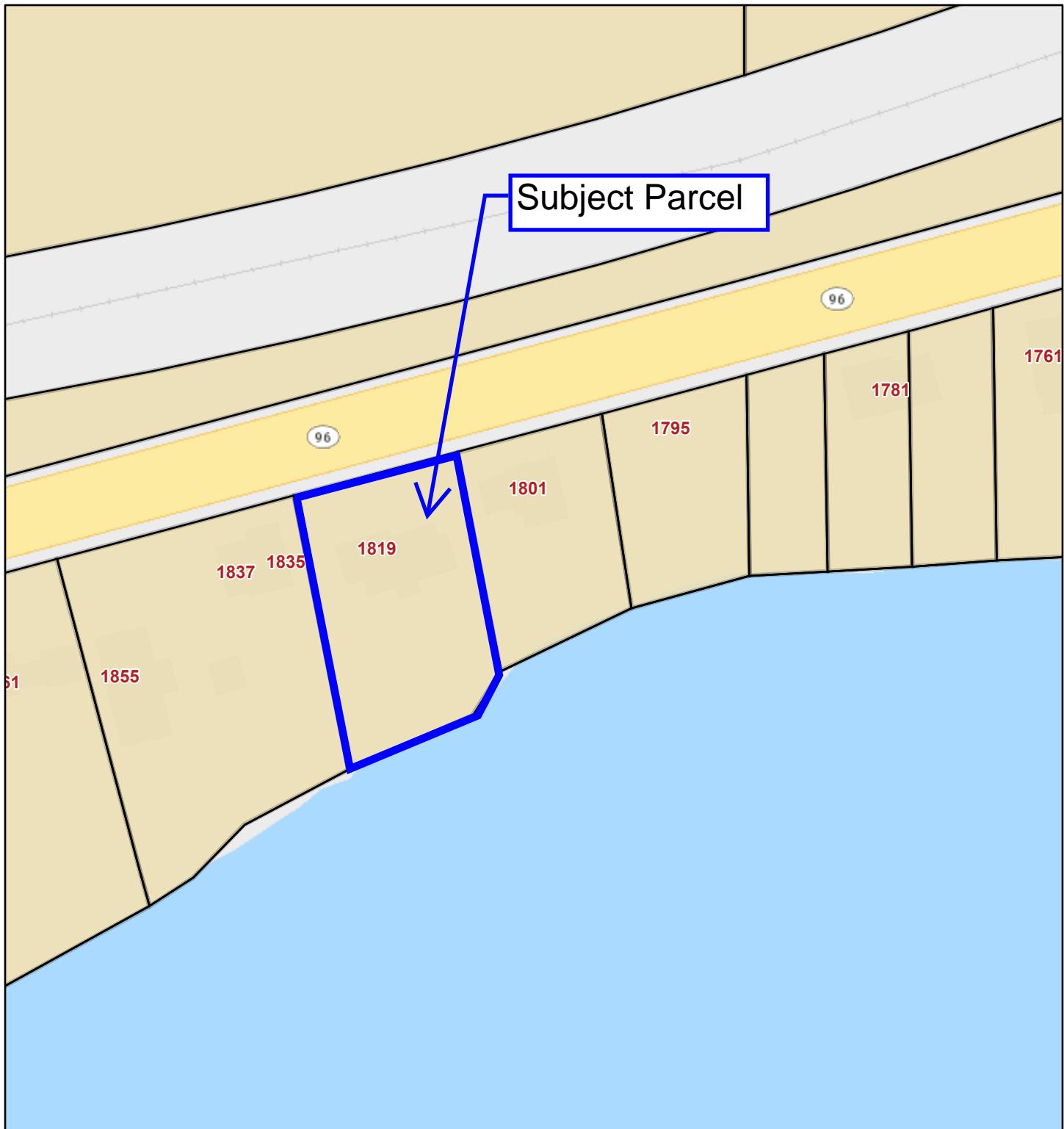


Address

Parcels

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

# Zoning Map - 1819 W. Main Street



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

1:1,200

Zoning

0 0.01 0.02 0.04 mi  
0 0.01 0.02 0.03 0.04 km

 RC: Conventional Single-Family District

Address

 Parcels

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:
Phone: 920-585-7644	City/State/Zip: Same
Email: JamesLaMaide1965@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 120SF
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 3rd 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: <i>James E. Maide</i>	Date: 2/27/25
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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 LaMande 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  
10 x 12 room to be  
framed at back of  
3RD stall

single  
et. 10' x 12'  
x 8' 0"

new  
construction

2 stall  
parking  
elision

3 car  
dry  
dock

X  
X  
X  
X

May 90

Photos



## Subject Photo Page

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

St

1819 W M

Sales Price

GLA

Total Room:

Total Bedrm

Total Bathrm

Location

View

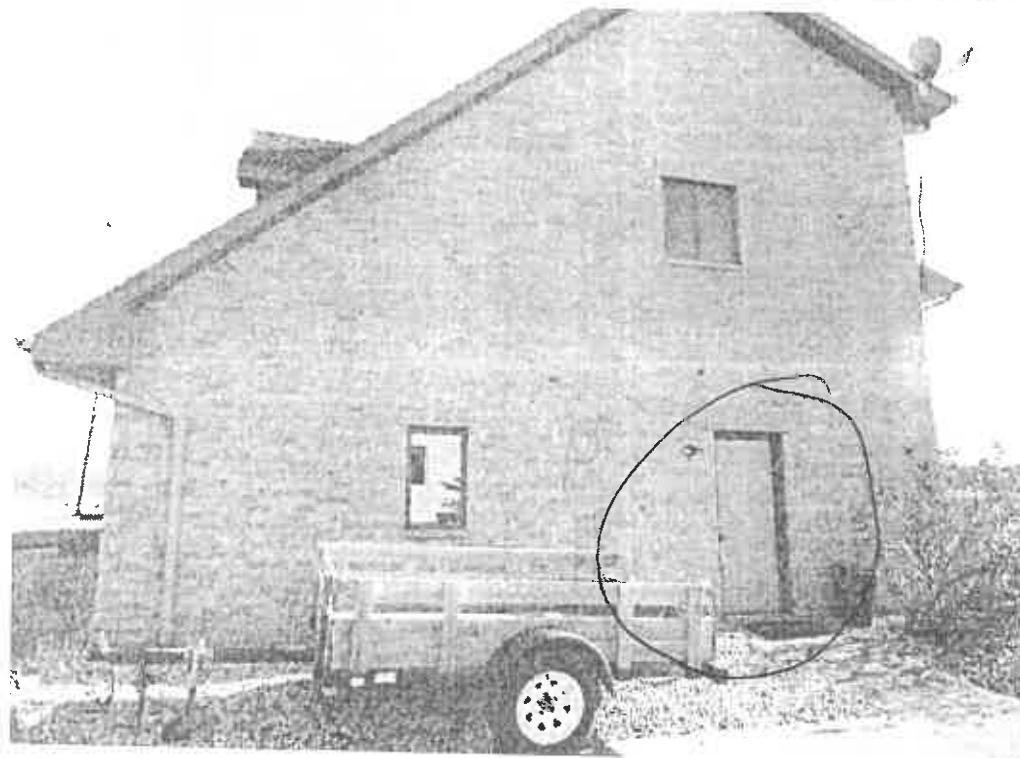
Site

Quality

Age



Right



Left





## Item For Consideration Plan Commission

Plan Commission Meeting Date: 4/14/25

Prepared On: 4/8/25

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

Prepared By: Jessica Titel, Community Development Department

**Applicant:** Steven Bieda - Vierbicher

**Owner:** Jeff & Deborah Hermsen

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

**Request:** A CSM to combine two existing parcel owned by Jeff & Deborah Hermsen 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



3/20/2025, 2:22:40 PM

1:1,200

0 0.01 0.02 0.03 0.04 mi  
0 0.01 0.02 0.03 0.04 km

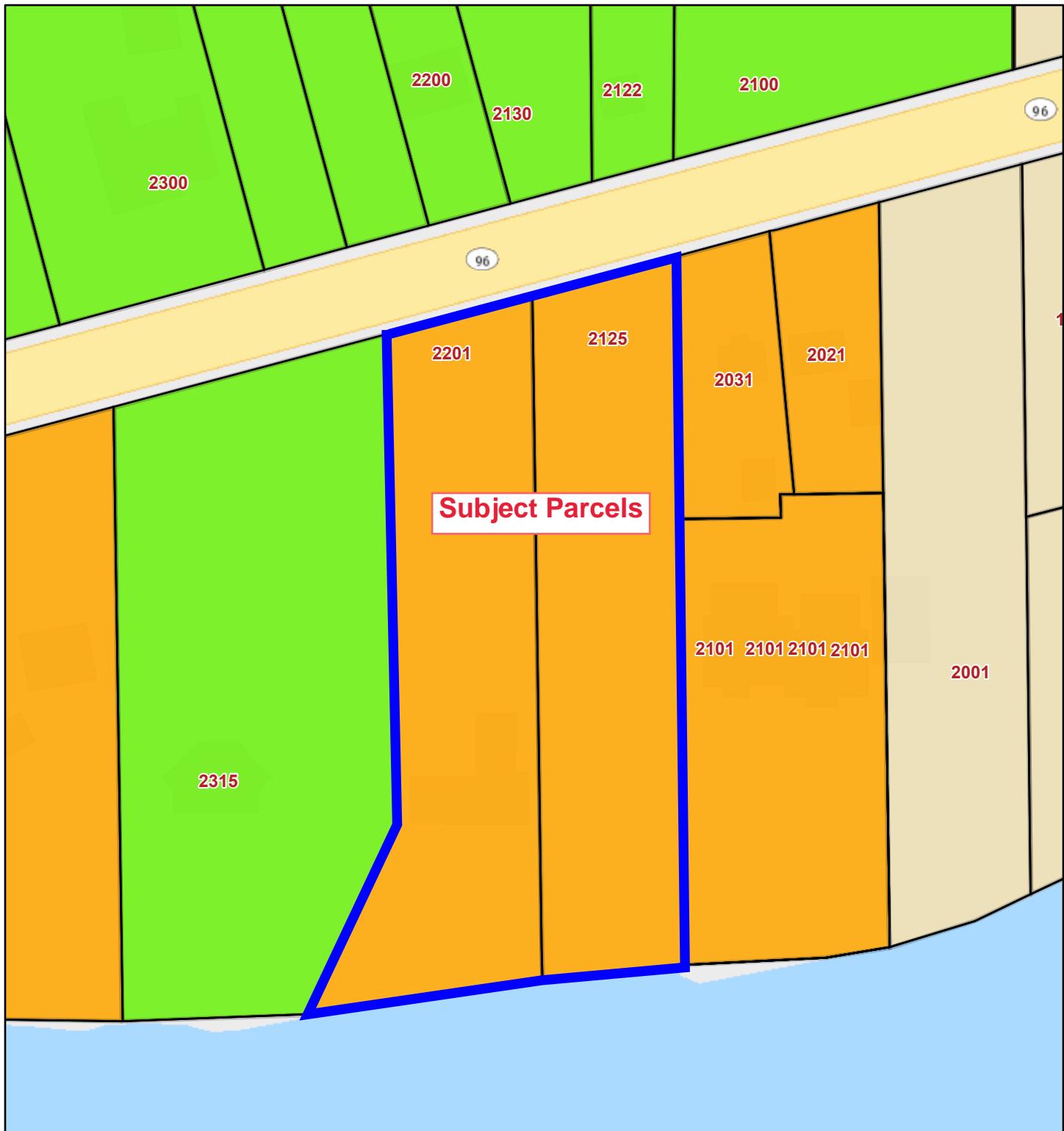
Address

Parcels

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

Village of Little Chute  
Robert E. Lee & Associates, Inc., Outagamie County

# Zoning Map - 2201 W. Main Street



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

1:1,200

## Zoning

CH: Commercial Highway District

RC: Conventional Single-Family District

RT: Two-Family Residential District

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0 0.01 0.02 0.03 0.04 0.05 0.06 km

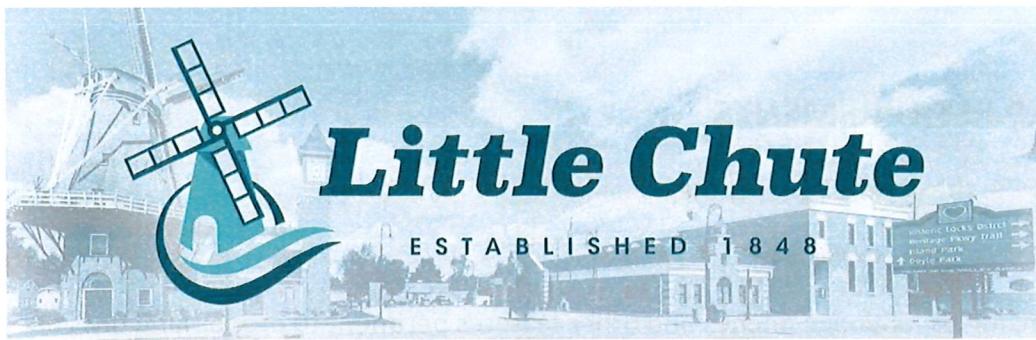
Robert E. Lee & Associates, Inc., Outagamie County

## Address

Parcels

Village of Little Chute

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 Hermsen	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 54303
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:

Combining platted Lots 1 and 2 of Certified Survey Map No. 6199 into one Lot

### SUBMITTAL INCLUDES

- Completed application form and fee (check made payable to Village of Little Chute)
- Digital copy of the proposed certified survey map in pdf format
- 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.

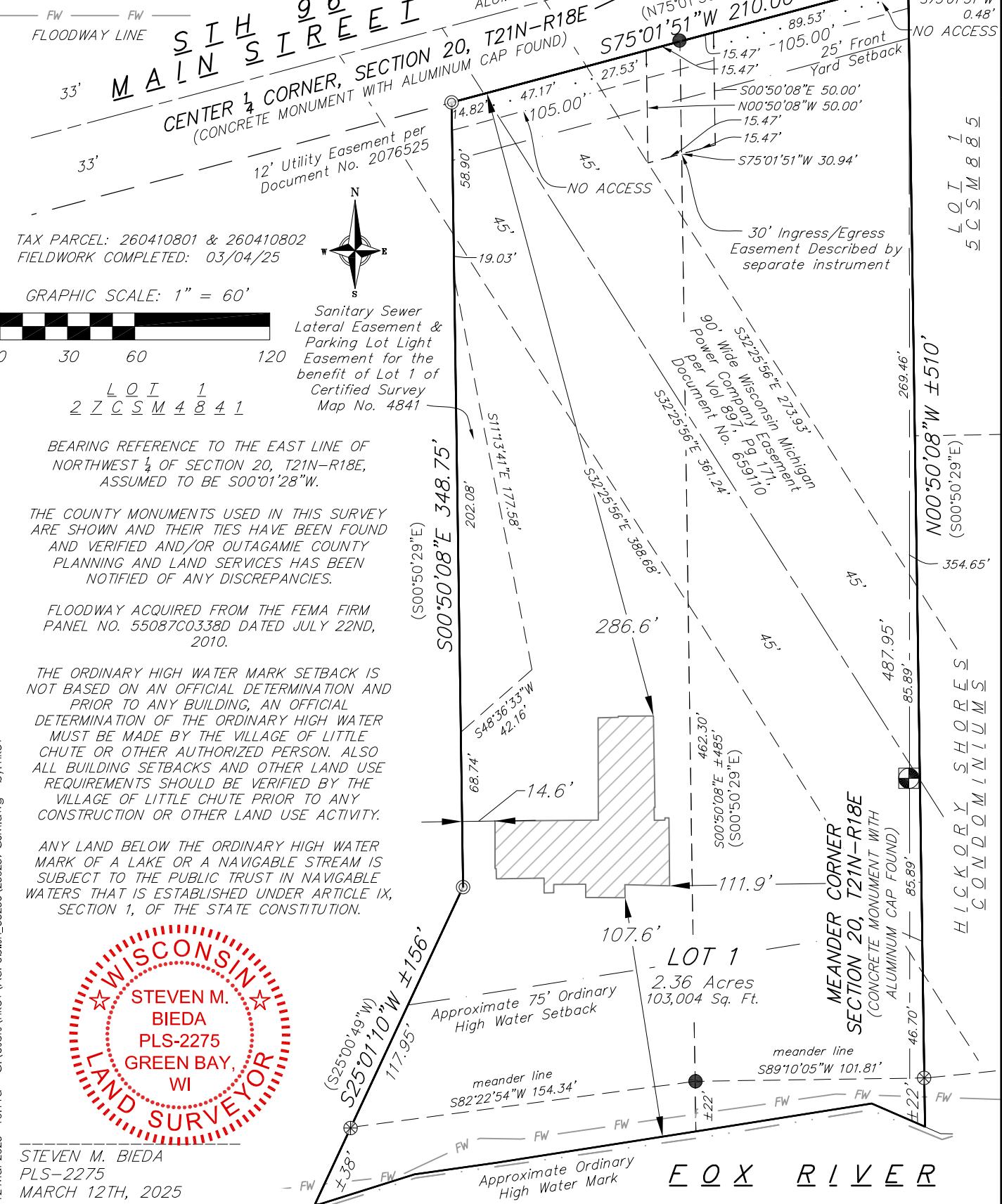
Owner/Agent Signature:	Date: 3/12/25
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# CERTIFIED SURVEY MAP No.

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



## 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.



### 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.

by: nkoy

LISA REMIKER-DEWALL  
VILLAGE TREASURER

ROCHELLE OSKEY  
OUTAGAMIE COUNTY TREASURER

<b>vierbicher</b> 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	<b>SHEET 2 OF 3</b>
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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  
\_\_\_\_\_  
COUNTY, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF WISCONSIN ]  
] SS  
COUNTY OF \_\_\_\_\_ ]

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



<b>vierbicher</b> 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	<b>SHEET 3 OF 3</b>
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