



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, January 12, 2026

TIME: 5:00 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/88930109632>

Meeting ID: 889 3010 9632

Dial +13092053325,,88930109632#

- 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 8, 2025
2. Public Hearing – Conditional Use Permit for Automobile Sales (Tintin' Ain't Easy - 740 Moasis Drive, Unit D)
3. Discussion/Action – Conditional Use Permit for Automobile Sales (Tintin' Ain't Easy - 740 Moasis Drive, Unit D)
4. Discussion/Action – Certified Survey Map, REO Builders, LLC (303/305 Founders Way)
5. Discussion/Action – Certified Survey Map, Wittmann (613/615 Hammen Court)
6. Items for Future Agenda
7. 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 January 8, 2026

MINUTES OF THE PLAN COMMISSION MEETING OF DECEMBER 8, 2025

Call to Order

The Plan Commission meeting was called to order at 5:00 PM by Commissioner Moes.

Roll Call

PRESENT:

Jim Moes
Larry Van Lankvelt
Tom Lonsway
Robert Givens
EXCUSED: President Vanden Berg
Bill Van Berkel

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 10th, 2025

Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to approve the Plan Commission Meeting Minutes of November 10th, 2025 as presented.

All Ayes – Motion Carried

Public Hearing – Peeters Pool Variance Request (310 Rainbow Lane)

Moved by Commissioner Lonsway, seconded by Commissioner Van Lankvelt to enter the public hearing for the Peeters Pool Variance Request at 5:08 pm.

All Ayes – Motion Carried

During the public hearing, Commissioner Moes asked the property owners about the pool equipment storage, the distance from the property line and the need to have that in the front of the property. Commissioner Givens asked the property owners about the property's hardship, causing the need for this variance. Givens asked why they don't consider a retaining wall in the rear of the property to avoid this variance request.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to exit the public hearing at 5:11 pm.

All Ayes – Motion Carried

Public Hearing – Next Electric Sign Variance Request (2301 & 2305 Kelbe Drive)

Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to enter the public hearing for the Next Electric Sign Variance Request at 5:12pm.

All Ayes – Motion Carried

During the public hearing, Commissioner Moes asked the property owners about sign details.

Moved by Commissioner Moes, seconded by Commissioner Lonsway to exit the public hearing at 5:18 pm.

All Ayes – Motion Carried

Discussion/Action – Peeters Pool Variance Request (310 Rainbow Lane)

Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to approve the pool variance request

Additional discussion occurred with Commissioner Moes citing the uniqueness of the property feels suitable for an approval of this request. Commissioner Givens stated he was opposed as a steep slope should not be considered a unique hardship.

3 Ayes, 1 Nay – Motion Carried

Discussion/Action – Next Electric Sign Variance Request (2301 & 2305 Kelbe Drive)

Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to approve sign variance as presented.

All Ayes – Motion Carried

Discussion/Action – 1st Addendum to Hartzheim Drive Storage Condominium Plat (925 Hartzheim Drive)

Moved by Commissioner Van Lankvelt, seconded by Commissioner Moes to recommend approval to the Village Board for the 1st addendum to the Hartzheim Drive Storage Condominium Plat.

All Ayes – Motion Carried

Items for Future Agenda**Adjournment**

Moved by Commissioner Lonsway, seconded by Commissioner Van Lankvelt to Adjourn the Plan Commission Meeting at 5:34 p.m.

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: _____
Michael Vanden Berg, Village President

Attest: _____

Beau Bernhoft, Interim 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 January 12, 2026 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 Automobile Sales located at 740 Moasis Drive, Unit D. The property is Zoned CH Commercial Highway District in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 740 Moasis Drive, Unit D

Parcel #: 260129702

Legal Description: LOT 1 CSM 1798 DR DIST 2.43AC & PARCEL 271 TPP NO: 1130-63-21-4.27

Current Owner: Roger Sabel Properties, LLC

Applicant: Josh Elliot – Tintin’ Ain’t Easy, LLC

DATE OF HEARING: January 12, 2026

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: December 31 and January 7

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



Item For Consideration Plan Commission

Plan Commission Meeting Date: 1/12/2026

Prepared On: 1/7/2026

Agenda Item Topic: Conditional Use Request – Tintin' Ain't Easy

Prepared By: Jessica Titel, Community Development

REPORT/STAFF ANALYSIS

Applicant: Josh Elliott – Tintin' Ain't Easy, LLC

Owner: Roger Sabel Properties, LLC

Address/Parcel #: 740 Moasis Drive, Unit D / Parcel #260129702

Request: A request has been submitted for a conditional use permit for Tintin' Ain't Easy at in Unit D at 740 Moasis Drive. The applicant is requesting a conditional use permit for automobile sales, which is a special exception in the Commercial Highway District ([Sec 44-51](#)). The conditional use will apply to Tenant Unit D, which is approximately 2,280 square feet (40 feet by 60 feet) in area. No outdoor display of automobiles is being requested at this time. The plan of operation for the proposed conditional use is attached.

Zoning Classification: CH Commercial Highway District

Background: The parcel is approximately 3 acres in area and contains two multi-tenant buildings with a variety of tenants. The two buildings total approximately 55,000 square feet in area on this parcel. The subject parcel is located within an area with a mix of light industrial uses. The applicant proposes to provide wholesale automobile sales. The shop will be used to occasionally prep vehicles for wholesale and retail. No outdoor display of automobiles for sale is proposed with this application.

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 740 Moasis Drive, Unit D with the following conditions:

1. The building must meet all applicable commercial 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 or employee vehicles.

Respectfully Submitted,

Jessica Titel, Community Development Director

PLAN OF OPERATION AND PROJECT INFORMATION

BUSINESS INFORMATION

Business name:

Tintin' Ain't Easy LLC

Type of proposed establishment (detailed explanation of business):

The business I currently own and operate is a window tint, vinyl wrap, paint protection film business. We are active in the community hosting events that give back. We sponsor all the sports teams through Little Chute High School as well. We are looking to have a Wisconsin retail/wholesale license through our shop. I have over 15 years experience in the automotive retail/wholesale space. The plan is to use the shop to prep vehicles occasionally to wholesale/retail.

Proposed hours of operation:

Hours will be Monday-Friday 9a-5p

Number of employees:

3 full time employees

Gross floor area/tenant space:

2280sqft 38'x60' shop

OPERATION DETAILS:

Odor

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

No odors or smells different than any current or normal routine odors

Noise

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

There will be no different noises than what's currently allowed

How will the noise be controlled

Using appropriate tools and techniques that are currently used to assure there is no noise pollution.

Outdoor Lighting

Type:

Same as current, nothing will be altered

Location:

No new lighting will be added

Outdoor Uses

Size/Area (square feet):

No additional outdoor space needed

Description of outdoor use(s):

Will not affect any outdoor areas. Outdoor will remain the same as it currently is

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

No additional outdoor space or storage needed or will be used

Description of proposed screening for outdoor storage areas:

No outdoor storage needed

Vicinity Map - 740 Moasis Drive Conditional Use Permit

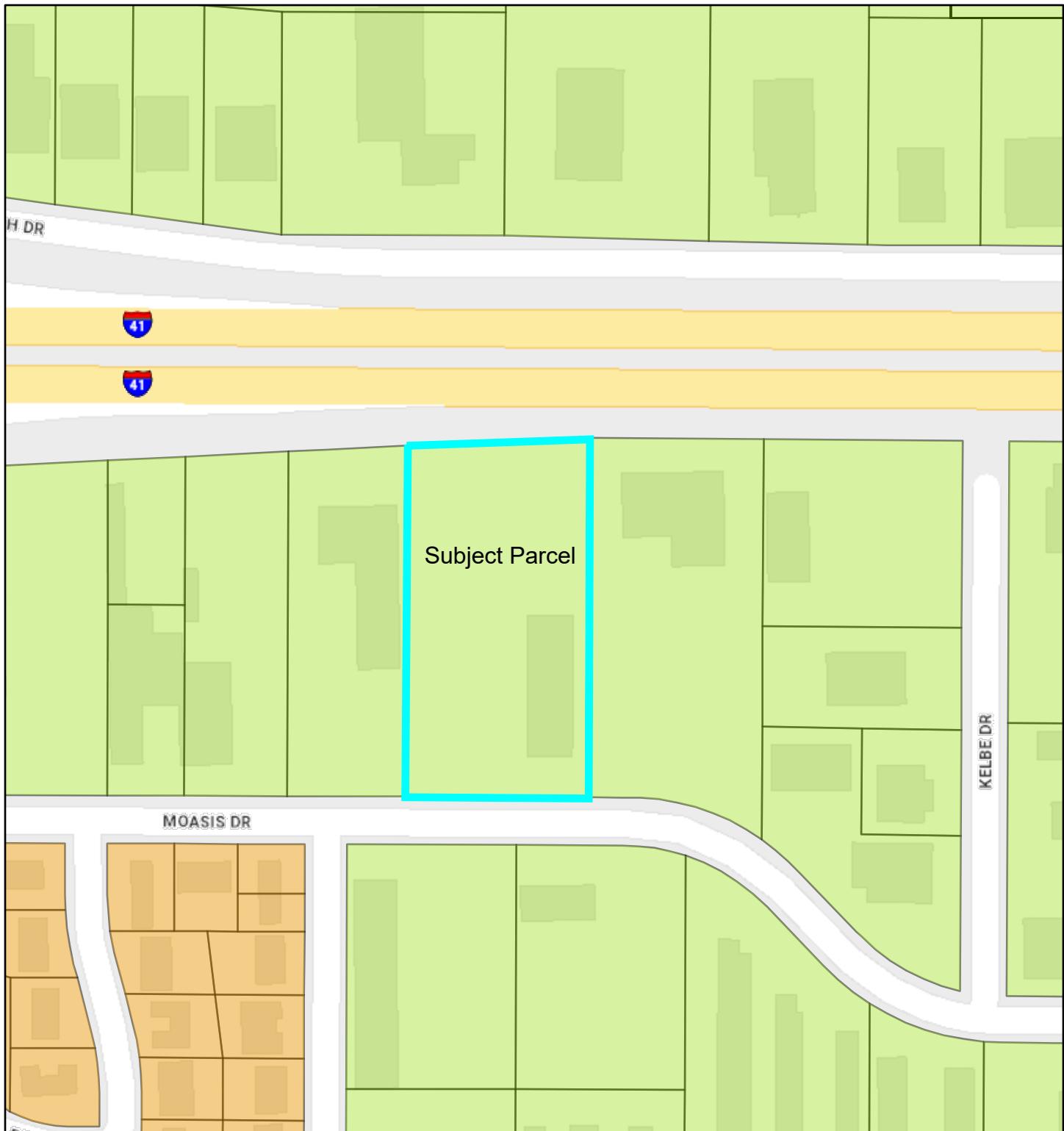


12/22/2025, 3:52:10 PM

1:2,257

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

Zoning Map - 740 Moasis Drive



12/23/2025, 11:13:03 AM

1:2,400

0 0.02 0.04 0.06 0.08 mi
0 0.03 0.07 0.13 km

Zoning

CH: Commercial Highway District

RT: Two-Family Residential District

Parcels

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



Item For Consideration Plan Commission

Plan Commission Meeting Date: 1/12/2026

Prepared On: 1/7/2026

Agenda Item Topic: Zero Lot-Line CSM – 303/305 Founders Way

Prepared By: Jessica Titel, Community Development Department

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

Owner: Greg Evers – REO Builders, LLC

Address/Parcel #: 303/305 Founders Way / Parcel #260446403

Request: A request for a two-lot, zero lot line CSM was recently submitted to the Village. This CSM has been reviewed by staff and follows requirements in Sec 42-64 and Section 44-47. After Plan Commission review, this CSM will move to the Village Board on January 21 for final action. The CSM is attached to this report for Plan Commission review.

Zoning Classification: RT Two-Family Residential District with Cluster Subdivision Overlay

Background: The proposed CSM would split an existing duplex located on a single parcel into two lots, resulting in a zero lot line duplex. Proposed Lot 1 will be 8,423 square feet and proposed Lot 2 will be 9,741 square feet. The subject property is located within the newly platted Founders Way Subdivision. The lot currently contains a duplex. The lot is being split so each duplex side is on individual lots.

Recommendation/Board Action: Staff is recommending approval of this CSM to the Village Board, subject to the following conditions:

1. Satisfaction of all staff technical review comments.
2. Compliance with Uniform Dwelling Code standards for zero lot line residential structures.
3. Please show the water lateral location as they enter the property, similar to how the sanitary and storm laterals are depicted on the CSM.
4. The following requirements per Zoning Code Section 44-47(e)(4)3 are met:



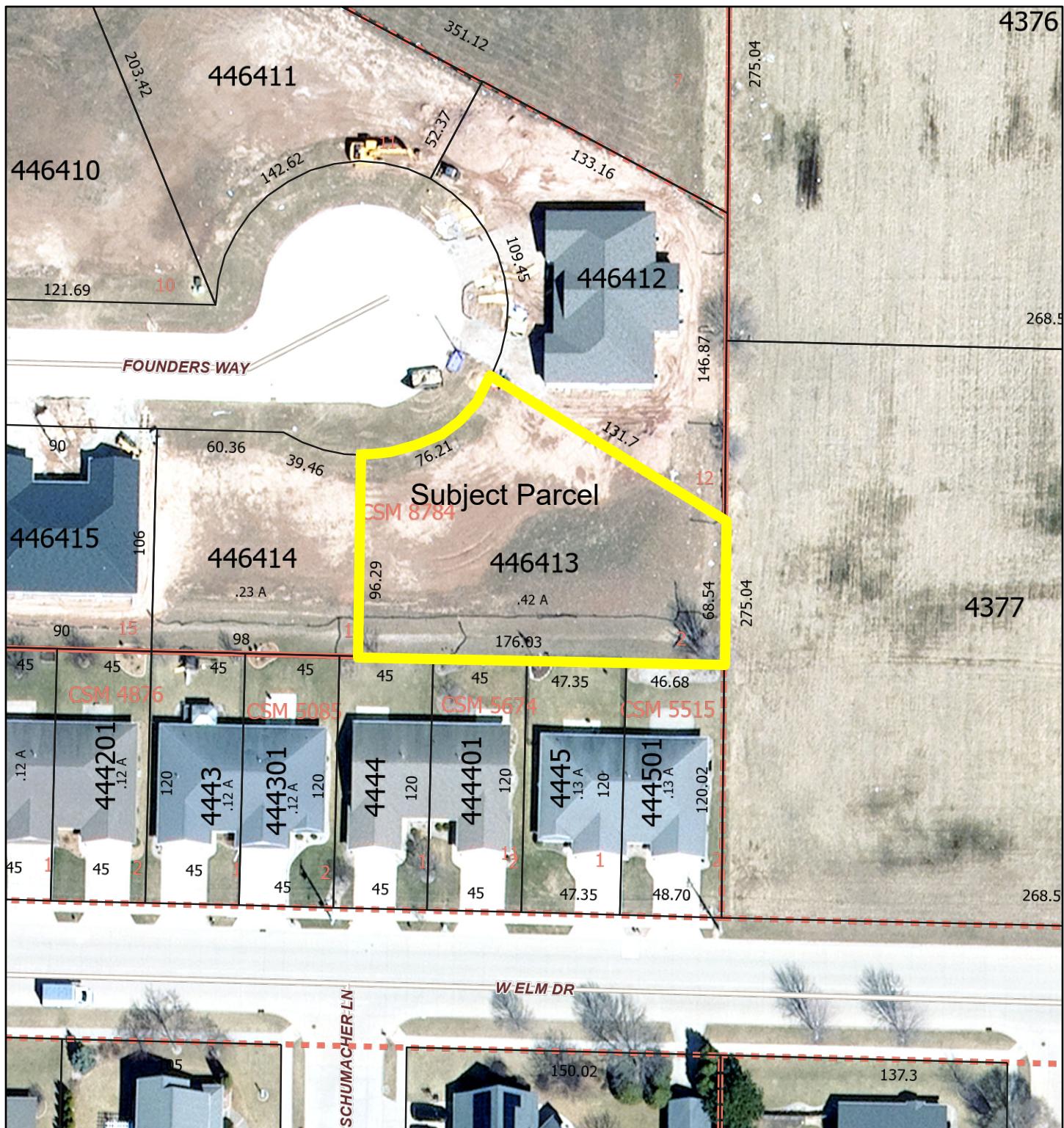
Item For Consideration

Plan Commission

- a. Easements shall be provided upon each lot as may be necessary for water, sewer and all other utility services. It appears that the sanitary lateral for Lot 2 may be located on Lot 1. Please provide an easement on the CSM to accommodate the sanitary lateral that services Lot 2.
- b. Foundation drains shall have a separate sump and pump located in each dwelling unit.
- c. Restrictive covenants shall be recorded at the county register of deeds, providing declarations and/or bylaws similar to those typically recorded on a declaration of condominium. Said covenants shall provide for mediation of any and all disputes between owners of each unit and any third party with regard to construction, use, and maintenance of the real property. Furthermore, said covenants shall specifically state that the village and all approving authorities shall not be held responsible for same, and that said covenants shall inure to all heirs and assigns.

Respectfully Submitted,
Jessica Titel, Community Development Director

Vicinity Map - 303/305 Founders Way



1/8/2026, 10:15:29 AM

Tax Parcel Information Streets

PLSS Sections

Plat Boundary Lines

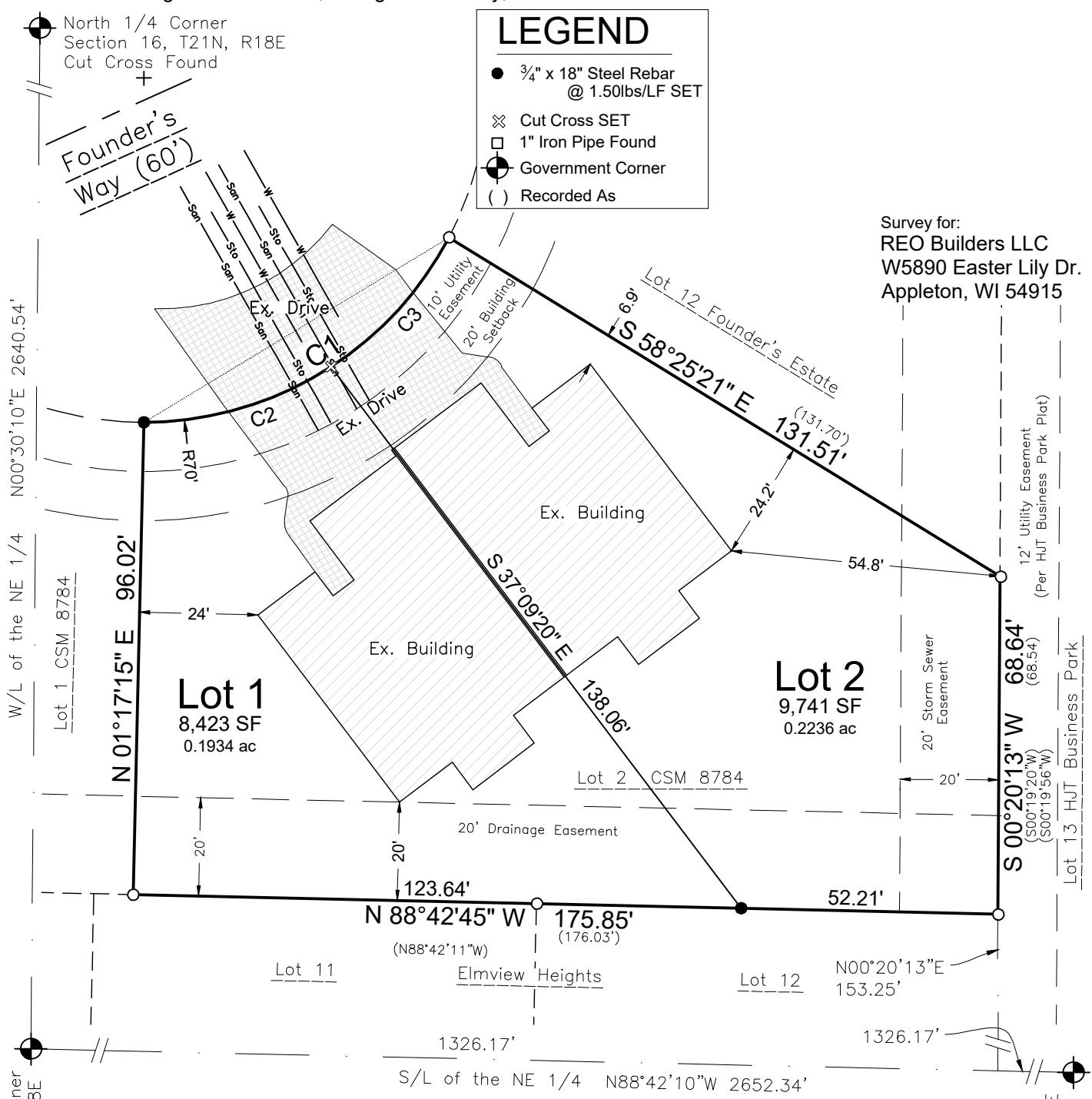
Plat Boundary

LOCAL

Highway Labels

Certified Survey Map No.

All of Lot 2 of Certified Survey Map 8784 (Document 2326943),
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.



Note: 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.

Additional action is required. This map does NOT transfer ownership of the property or properties shown. Sale or transfer of ownership requires a separate document to be recorded at the Register of Deeds office.

Subject to and Recorded by Separate Document:

ZERO LOT LINE - PROPERTY OWNERS DECLARATION AND RESTRICTIVE COVENANTS

Scale: 1" = 30'

Scale 1" = 30'
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.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors

www.davelpro.com

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

Date

File: 8452CSM1.dwg
Date: 12/22/2025
Drafted By: scott
Sheet: 1 of 3

Certified Survey Map No. _____

All of Lot 2 of Certified Survey Map 8784 (Document 2326943), 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, 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 Lot 2 of Certified Survey Map 8784 (Document 2326943), being 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 18,164 Square Feet (0.4170 Acres) of land, subject to all easements, and restrictions of record.

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

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

Patrick Orioles
Managing Member

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

Certified Survey Map No. _____

All of Lot 2 of Certified Survey Map 8784 (Document 2326943), 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.

Village Board Approval Certificate

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board on the _____ day of _____ 2025.

Village President

Print Name

Date

Village Clerk

Print Name

Date

Treasurers' Certificate

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

Village Treasurer

Print Name

Date

\

County Treasurer

Print Name

Date

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

the property owner of record:
REO Builders LLC

Recording Information:
Doc. 2314723 (part of)
Doc. 2326943 (Lot 2 CSM)

Parcel Number(s):
260446413

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in/out
C1	70.00'	N 58°48'11" E	72.50'	76.21'	62°22'46"	N 89°59'34" E / N27°36'48"E
C2	70.00'	N 73°31'17" E	39.70'	40.25'	32°56'35"	N 89°59'34" E / N57°03'00"E
C3	70.00'	N 42°19'54" E	35.57'	35.96'	29°26'11"	N 57°03'00" E / N27°36'48"E

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

Date



Item For Consideration Plan Commission

Plan Commission Meeting Date: 1/12/2026

Prepared On: 1/7/2026

Agenda Item Topic: Zero Lot-Line CSM – 613/615 Hammen Court

Prepared By: Jessica Titel, Community Development Department

Applicant: Rodolfo Ayvar, Davel Engineering & Environmental, Inc.

Owner: Bill Wittmann

Address/Parcel #: 613/615 Hammen Court / Parcel #260451921

Request: A request for a two-lot, zero lot line CSM was recently submitted to the Village. This CSM has been reviewed by staff and follows requirements in Sec 42-64 and Section 44-47. After Plan Commission review, this CSM will move to the Village Board on January 21 for final action. The CSM is attached to this report for Plan Commission review.

Zoning Classification: RT Two-Family Residential District

Background: The proposed CSM would split an existing duplex located on a single parcel into two lots, resulting in a zero lot line duplex. Proposed Lot 1 will be 8,017 square feet and proposed Lot 2 will be 7,933 square feet. The subject property is located within the Little Chute North Estates Subdivision. The lot currently contains a duplex. The lot is being split so each duplex side is on individual lots.

Recommendation/Board Action: Staff is recommending approval of this CSM to the Village Board, subject to the following conditions:

1. Satisfaction of all staff technical review comments.
2. Compliance with Uniform Dwelling Code standards for zero lot line residential structures.
3. Show the storm, sanitary and water lateral locations on the CSM. Easements are required if those laterals serve the adjacent property. Please update CSM accordingly. A separate water lateral, from the main, is required for each lot.



Item For Consideration

Plan Commission

4. The following requirements per Zoning Code Section 44-47(e)(4)3 are met:
 - a. Easements shall be provided upon each lot as may be necessary for water, sewer and all other utility services. Identify location of the electrical service for each lot.
 - b. Foundation drains shall have a separate sump and pump located in each dwelling unit.
 - c. Restrictive covenants shall be recorded at the county register of deeds, providing declarations and/or bylaws similar to those typically recorded on a declaration of condominium. Said covenants shall provide for mediation of any and all disputes between owners of each unit and any third party with regard to construction, use, and maintenance of the real property. Furthermore, said covenants shall specifically state that the village and all approving authorities shall not be held responsible for same, and that said covenants shall inure to all heirs and assigns.

Respectfully Submitted,
Jessica Titel, Community Development Director

Vicinity Map - 613/615 Hammen Court



1/8/2026, 10:10:10 AM

1:1,128

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

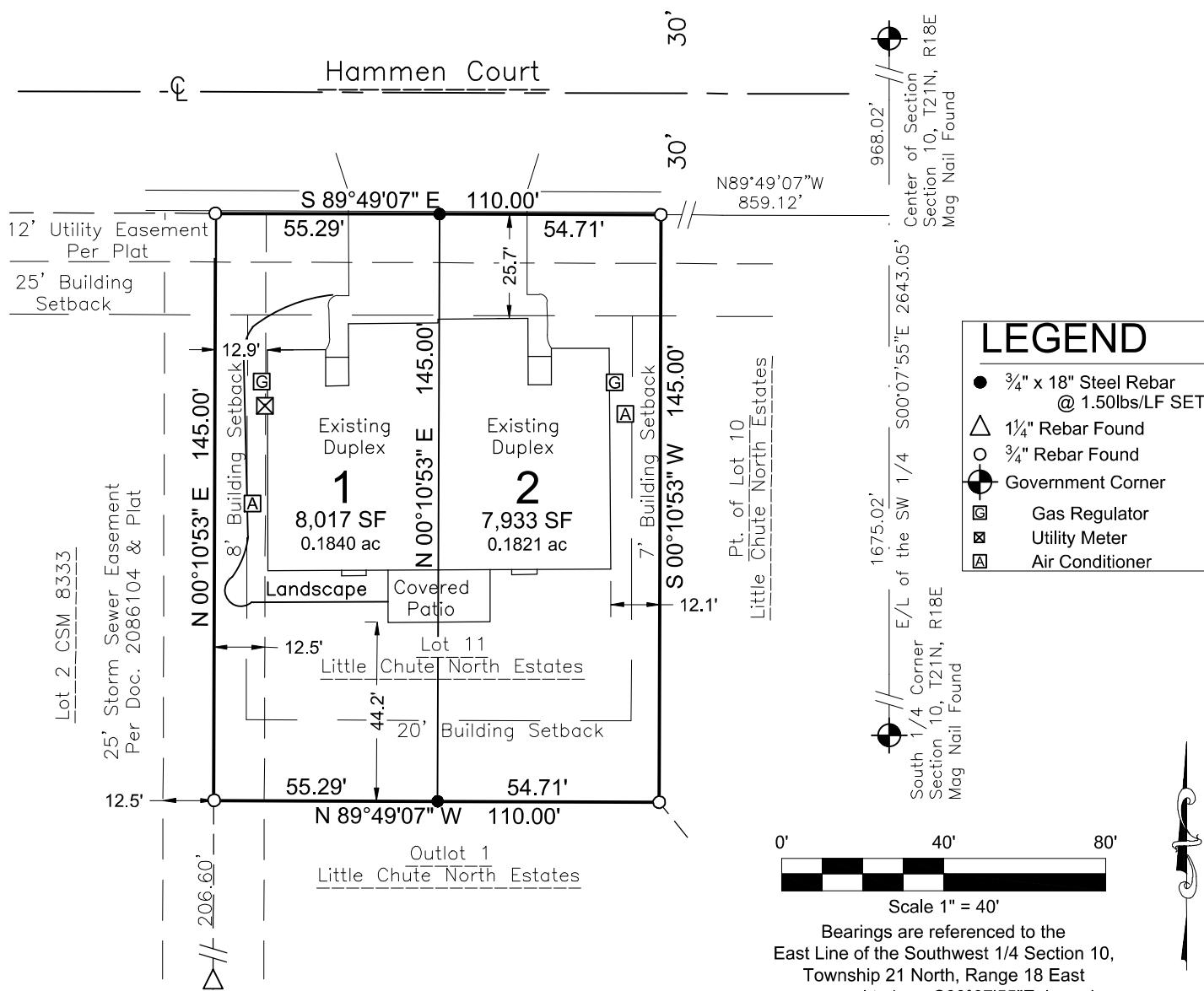
- Tax Parcel Information
- Plat Boundary Lines
- Plat Boundary
- PLSS Sections
- Streets
- LOCAL

Certified Survey Map No. _____

All of Lot 11 of Little Chute North Estates, Being Part of the Northeast 1/4 of the Southwest 1/4, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Caveat: Additional action is required. This map does NOT transfer ownership of the property or properties shown. Sale or transfer of ownership requires a separate document to be recorded at the Register of Deeds office.

Zoning: RT: Two-Family Residential District.



Note:

1. Restrictive covenants shall be recorded at the Outagamie County Register of Deeds, providing declarations and/or by-laws similar to those typically recorded on a declaration of condominium. Said covenants shall provide for mediation of any and all disputes between owners of each unit and any third party with regard to construction, use, and maintenance of the real property. Furthermore, said covenants shall specifically state that the village of Little Chute and all approving authorities shall not be held responsible for the same, and that said covenants shall inure to all heirs and assigns.

Bearings are referenced to the East Line of the Southwest 1/4 Section 10, Township 21 North, Range 18 East assumed to bear S00°07'55"E, based on the Outagamie County Coordinate System



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866

www.davel.pro

Rodolfo A. Ayvar
Professional Land Surveyor
No. S-4074

Date

Survey for:
Bill Wittmann
613 Hammen Ct.
Kaukauna, WI 54130

File: 7352CSM.dwg
Date: 12/17/2025
Drafted By: rodolfo
Sheet: 1 of 3 - CSM

Certified Survey Map No. _____

All of Lot 11 of Little Chute North Estates, Being Part of the Northeast 1/4 of the Southwest 1/4, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Surveyor's Certificate

I, Rodolfo A. Ayvar, 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 Bill Wittmann Builders, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 11 of Little Chute North Estates, being Part of the Northeast 1/4 of the Southwest 1/4, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin., containing 15,950 Square Feet (0.3662 Acres) of land, subject to all easements, and restrictions of record.

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

Rodolfo A. Ayvar, Wisconsin Professional Land Surveyor No. S-4074

Owners' Certificate

Bill Wittmann, as the property owner, do hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated 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

Dated this _____ day of _____, 20____

Bill Wittmann, Owner

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

Certified Survey Map No. _____

All of Lot 11 of Little Chute North Estates, Being Part of the Northeast 1/4 of the Southwest 1/4, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Little Chute, Outagamie County, Bill Wittmann, the property owner, is hereby approved by the Village Board of the Village of Little Chute.

Chairman

Date

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

Clerk

Date

Treasurers' Certificate

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

Village Treasurer

Date

County Treasurer

Date

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

the property owners of record:
Bill Wittmann

Recording Information:
Doc.2177801

Parcel Number(s):
260451921

Rodolfo A. Ayvar
Professional Land Surveyor
No. S-4074