

VILLAGE OF LITTLE CHUTE

RESOLUTION NO. 26, SERIES OF 2025

**RESOLUTION APPROVING
1ST ADDENDUM TO HARTZHEIM DRIVE STORAGE CONDOMINIUM PLAT**

WHEREAS, CLAR Properties, LLC, property owner, has presented a condominium plat to the Village of Little Chute Board of Trustees as prepared by Scott Anderson, a registered land surveyor; and

WHEREAS, the Village of Little Chute Plan Commission has recommended in favor of adoption of said condominium plat; and

WHEREAS, the Village of Little Chute Board of Trustees finds the condominium plat substantially complies with the adopted Comprehensive Plan; and

WHEREAS, the Village of Little Chute Board of Trustees finds the condo plat conforms to the adopted Official Map.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of Trustees as follows:

1. That the 1st Addendum to Hartzheim Drive Storage Condominium Plat, a copy of which is attached, is hereby approved.

Date introduced, approved and adopted: December 17, 2025

VILLAGE OF LITTLE CHUTE

By:

Michael R. Vandenberg, Village President

Attest:

Beau Bernhoft, Village Administrator

1st Addendum to Hartzheim Drive Storage Condominium

Part of the Northeast 1/4 of the Northwest 1/4 of Section 15,
Township 21 North, Range 18 East, Village of Little Chute,
Outagamie County, Wisconsin

Northwest Corner
Section 15, T21N, R18E
Masonry Nail Found

S89°35'31"E 2638.43'
2068.76 549.67

North 1/4 Corner
Section 15, T21N, R18E
Masonry Nail Found

Cardinal Meadows

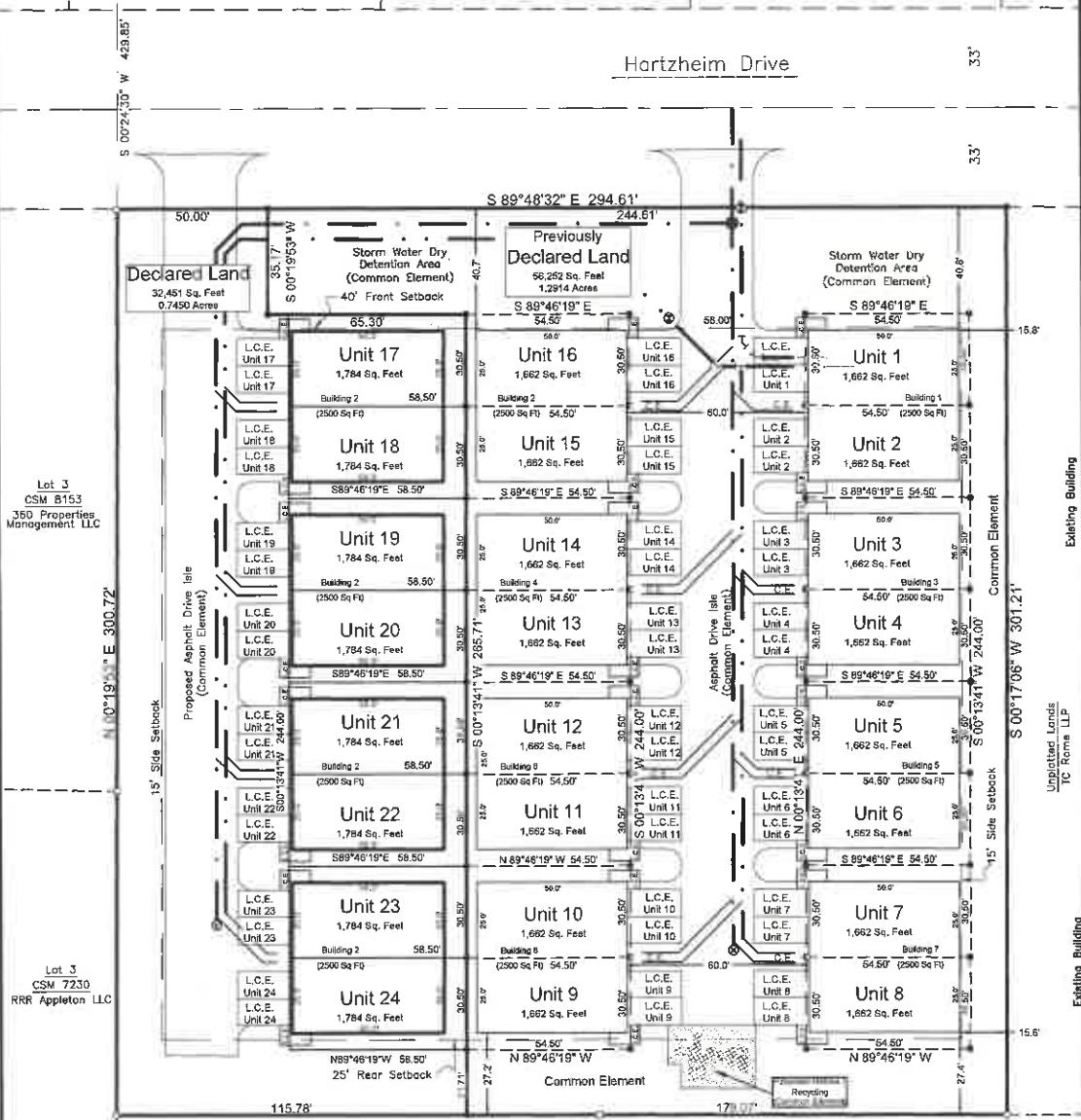
Lot 5

Lot 4

Lot 3

33'

Hartzheim Drive



Notes:

1) Total Area of Condominium: 88,703 Sq. Feet (2.0363 Acres)
 2) Limited Common Elements are depicted on this plat as "L.C.E."
 3) Limited Common Elements Include:
 Patios, Service Walks, Stoops and Driveways
 4) Common Elements Include:
 All areas within the condominium boundary and outside the units are Common Elements unless labeled L.C.E.
 5) Units, Common Elements, and Limited Common Elements, are further described in the Condominium Declaration.

Unplatted Lands
SDS Properties of Appleton LLC

Unplatted Lands
BC Valley Properties LLC

Unplatted Lands
BC Valley Properties LLC

0 30 60
Bearings are referenced to the North line of the
Northwest 1/4, Section 15, T21N, R18E,
assumed to bear S89°35'31"E, base on the
Outagamie County Coordinate System.

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50#LF SET
- Masonry (PK) Nail SET
- 3/8" Rebar Found
- 1" Iron Pipe Found
- ◆ Government Corner



DAVEL ENGINEERING &
ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors

1184 Province Terrace, Menasha, WI 54952

Ph: 920-991-1886 Fax: 920-441-0804

www.davel.pro

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.

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.

1st Addendum to Hartzheim Drive Storage Condominium

Part of the Northeast 1/4 of the Northwest 1/4 of Section 15,
Township 21 North, Range 18 East, Village of Little Chute,
Outagamie County, Wisconsin

Legal Description: Total Boundary

Part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 88,703 Sq. Feet (2.0363 Acres) of land and further described as follows:

Commencing at the Northwest corner of Section 15; thence S89°35'31"E along the North line of the Northwest 1/4 of said Section 15, 2088.76 feet; thence S00°24'30"W, 429.85 feet to the northeast corner of Lot 3 of Certified Survey Map No. 8153 and to the south right of way line of Hartzheim Drive and to the point of beginning; thence S89°48'32"E along said right of way line, 294.61 feet to the west line of lands as described in Doc. 2116227 as recorded in the office of Outagamie County Register of Deeds; thence S00°17'08"W along said west line, 301.21 feet to the north line of lands as described in Doc. 2197519 as recorded in the office of Outagamie County Register of Deeds; thence N89°42'54"W along said north line and the north line of lands as described in Doc. 2110393 as recorded in the office of Outagamie County Register of Deeds, 294.85 feet to the east line of Lot 3 of Certified Survey Map No. 7230; thence N00°19'53"E along said east line and the east line of Lot 3 of Certified Survey Map No. 8153, 300.72 feet to the point of beginning. Described lands are subject to all easements, and restrictions of record.

Legal Description: Previously Declared Area

Part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 56,252 Sq. Feet (1.2914 Acres) of land and further described as follows:

Commencing at the Northwest corner of Section 15; thence S89°35'31"E along the North line of the Northwest 1/4 of said Section 15, 2088.76 feet; thence S00°24'30"W, 429.85 feet to the northeast corner of Lot 3 of Certified Survey Map No. 8153 and to the south right of way line of Hartzheim Drive; thence S89°48'32"E along said right of way line, 50.00 feet and to the point of beginning; thence S89°48'32"E continuing along said right of way line, 244.61 feet to the west line of lands as described in Doc. 2116227 as recorded in the office of Outagamie County Register of Deeds; thence S00°17'06"W along said west line, 301.21 feet to the north line of lands as described in Doc. 2197519 as recorded in the office of Outagamie County Register of Deeds; thence N89°42'54"W along said north line and the north line of lands as described in Doc. 2110393 as recorded in the office of Outagamie County Register of Deeds, 179.07 feet; thence N00°13'41"E, 265.71 feet; thence N89°46'19"W, 65.30 feet; thence N00°19'53"E, 35.17 feet to the south right of way line of Hartzheim Drive and to the point of beginning. Described lands are subject to all easements, and restrictions of record.

Legal Description: Area Being Declared Area

Part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 32,451 Sq. Feet (0.7450 Acres) of land and further described as follows:

Commencing at the Northwest corner of Section 15; thence S89°35'31"E along the North line of the Northwest 1/4 of said Section 15, 2088.76 feet; thence S00°24'30"W, 429.85 feet to the northeast corner of Lot 3 of Certified Survey Map No. 8153 and to the south right of way line of Hartzheim Drive and to the point of beginning; thence S89°48'32"E along said right of way line, 50.00 feet; thence S00°19'53"W, 35.17 feet; thence S89°46'19"E, 65.30 feet; thence S00°13'41"W, 265.71 feet to the north line of lands as described in Doc. 2110393 as recorded in the office of Outagamie County Register of Deeds; thence N89°42'54"W along said north line, 115.78 feet to the east line of Lot 3 of Certified Survey Map No. 7230; thence N00°19'53"E along said east line and the east line of Lot 3 of Certified Survey Map No. 8153, 300.72 feet to the point of beginning. Described lands are subject to all easements, and restrictions of record.

Surveyors Certificate

I, Scott R. Andersen, Professional Land Surveyor, do hereby certify that this I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

This plat is a correct representation of the "1st Addendum to Hartzheim Drive Storage Condominium" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings contained in the plat.

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

Date

Owner's Certificate of Dedication

CLAR Properties, 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 Condominium Plat to be surveyed, divided, and mapped all as shown and represented on this map.

We do further certify this Condominium Plat 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: CLAR Properties, LLC

Chuck Hietpas
Managing Member

Date

State of Wisconsin

)SS

County)

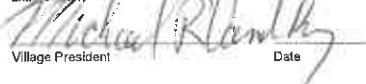
Personally came before me on the _____ day of _____, 20_____, the
above the property owner(s) to me known to be the persons who executed the foregoing
instrument and acknowledge the same.

My Commission Expires _____

Notary Public, Wisconsin

Village Board Approval Certificate

Resolved, that this Condominium Plat in the Village of Little Chute, Outagamie County, CLAR Properties, LLC, the property owner, is hereby approved by the Village Board of the Village of Little Chute.


Michael R. Andersen
Village President

Date

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 Condominium Plat.

Village Treasurer

Date

County Treasurer

Date

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

Property owners of record:
CLAR Properties, LLC

Recording Information:
Doc. 2137385

Parcel Number(s):
26-0-1300-00

Drafted by: scott
Sheet: 2 of 2

