



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, September 10, 2018

TIME: 6:00 p.m.

- 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 August 13, 2018
 - 2. Recommendation—Commercial Horizons CSM
 - 3. Recommendation—Karen Drive CSM
 - 4. Recommendation—Altergott CSM
 - 5. Unfinished Business
 - 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 September 6, 2018

MINUTES OF THE PLAN COMMISSION MEETING AUGUST 13, 2018

Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

Roll Call

PRESENT: Todd Verboomen
President Vanden Berg
Bill Van Berkel
Larry Van Lankvelt
Kent Taylor

EXCUSED: Richard Schevers

ALSO PRESENT: Administrator Fenlon, Community Development Director Jim Moes,
Resident, Greg Van Zeeland, Dave Schmalz, Mc Mahon,
Tom Scheuerman, Newmark Grubb Pfefferle

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of July 16, 2018

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to
Approve the Minutes of July 16, 2018*

All Ayes– Motion Carried

Public Hearing—Request for Variance for 911 West Evergreen Drive

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to enter
into Public Hearing*

All Ayes– Motion Carried

Director Moes advised that Greg Van Zeeland is asking the board to consider a variance on his property at 911 W. Evergreen Drive, as he has poured black top already and was not aware he needed a permit to do so. Director Moes advised that the neighbors have not objected to this variance.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to exit
Public Hearing*

All Ayes– Motion Carried

Action—Variance for 911 West Evergreen Drive

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to accept
the variance for the setback at 911 West Evergreen Drive as is.*

All Ayes– Motion Carried

Motion Rescinded by Commissioner Van Lankvelt

It is agreed upon that the property owner is to cut back existing black top five feet, still approving 10 feet over minimum setback.

*Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to accept a
five foot setback as opposed to fifteen feet*

All Ayes– Motion Carried

Recommendation—Zoning Change from RC to RM for 1401 West Main Street
Director Moes advised that staff is recommending the Zoning Change from RC to RM

*Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen
To approve the zoning change from RC to RM for 1401 West Main Street*

All Ayes– Motion Carried

Recommendation—CSM for PBJ Holdings, LLC

Director Moes advised that staff recommendation is to adopt a resolution approving the survey map.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to
recommend to the Board to Approve the CSM for PBJ Holdings, LLC*

All Ayes– Motion Carried

Recommendation—Rezoning PBJ Holdings, LLC

Director Moes advised that staff is recommending that all the property be rezoned industrial.

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to
recommend to the Board the Rezoning of PBJ Holdings, LLC as presented*

All Ayes– Motion Carried

Discussion/Recommendation—County Highway N Parking Issues

Administrator Fenlon presented a complaint from a resident regarding the parking and stopping of vehicles on CTH N, north of Evergreen. Staff is recommending the County the ability to provide signage in this area to correct this issue.

*Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to proceed
with recommendation County Highway N Parking and a 35 mile per hour speed limit
reduction*

All Ayes– Motion Carried

Discussion—I-41 Improvement Resolution

Administrator Fenlon presented for information only that in July, 2018, Est Central Wisconsin Regional Planning Commission adopted a resolution asking state officials to begin the process of studying, designed and planning and widening I-41 from WIS 15 in Grand Chute to Scheuring Road in De Pere. Administrator Fenlon attached a model resolution for Little Chute and other municipalities to use for their own use.

Discussion/Recommendation—Preliminary Plat Review

Director Moes presented a preliminary plat on the Van Asten property. Commissioner Van Berkel asked about talk regarding a bike trail. Administrator Fenlon advised there is an easement already in the plan.

*Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to recommend
accepting the Preliminary Plan Review contingent on developer designating two lots*

All Ayes– Motion Carried

Unfinished Business

None

Items for Future Agenda

Adjournment

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to
Adjourn the Plan Commission Meeting at 7:13 p.m.*

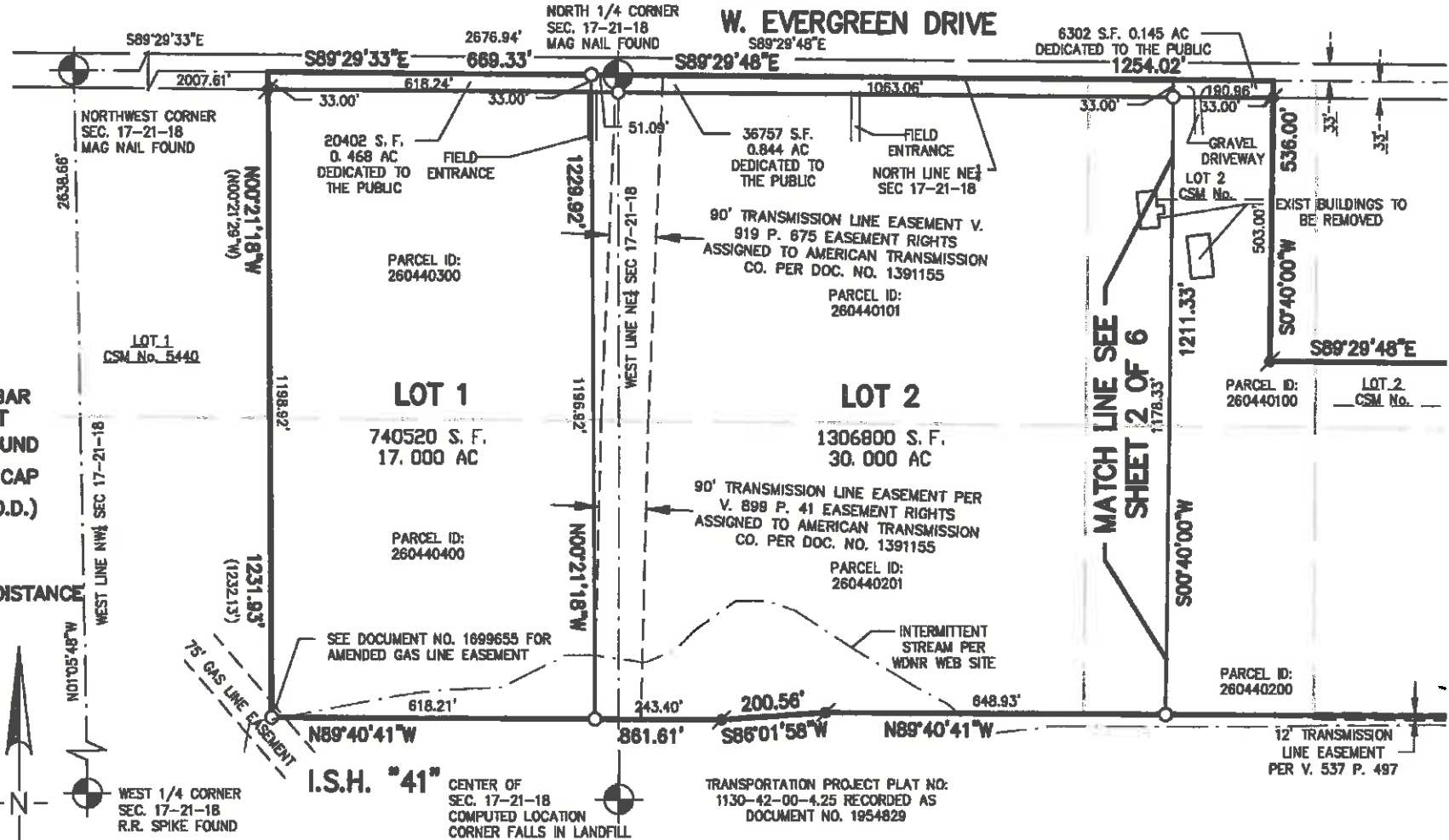
All Ayes– Motion Carried

VILLAGE OF LITTLE CHUTE

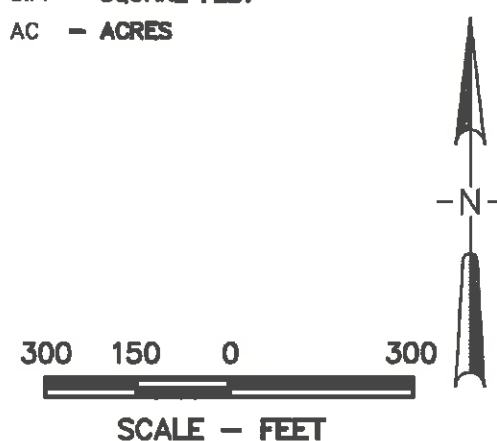
By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 6
ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____ AS RECORDED IN VOLUME _____ OF MAPS ON PAGE _____ AS DOCUMENT NO. _____ AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN



- LEGEND**
- - 3/4" x 24" ROUND STEEL REBAR WEIGHING 1.5 lbs./lined ft. SET
 - ⊙ - 3/4" ROUND STEEL REBAR FOUND
 - - 1" IRON PIPE FOUND W/ DOT CAP
 - - 1" IRON PIPE FOUND (1.315" O.D.)
 - ⊕ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET
 - AC - ACRES

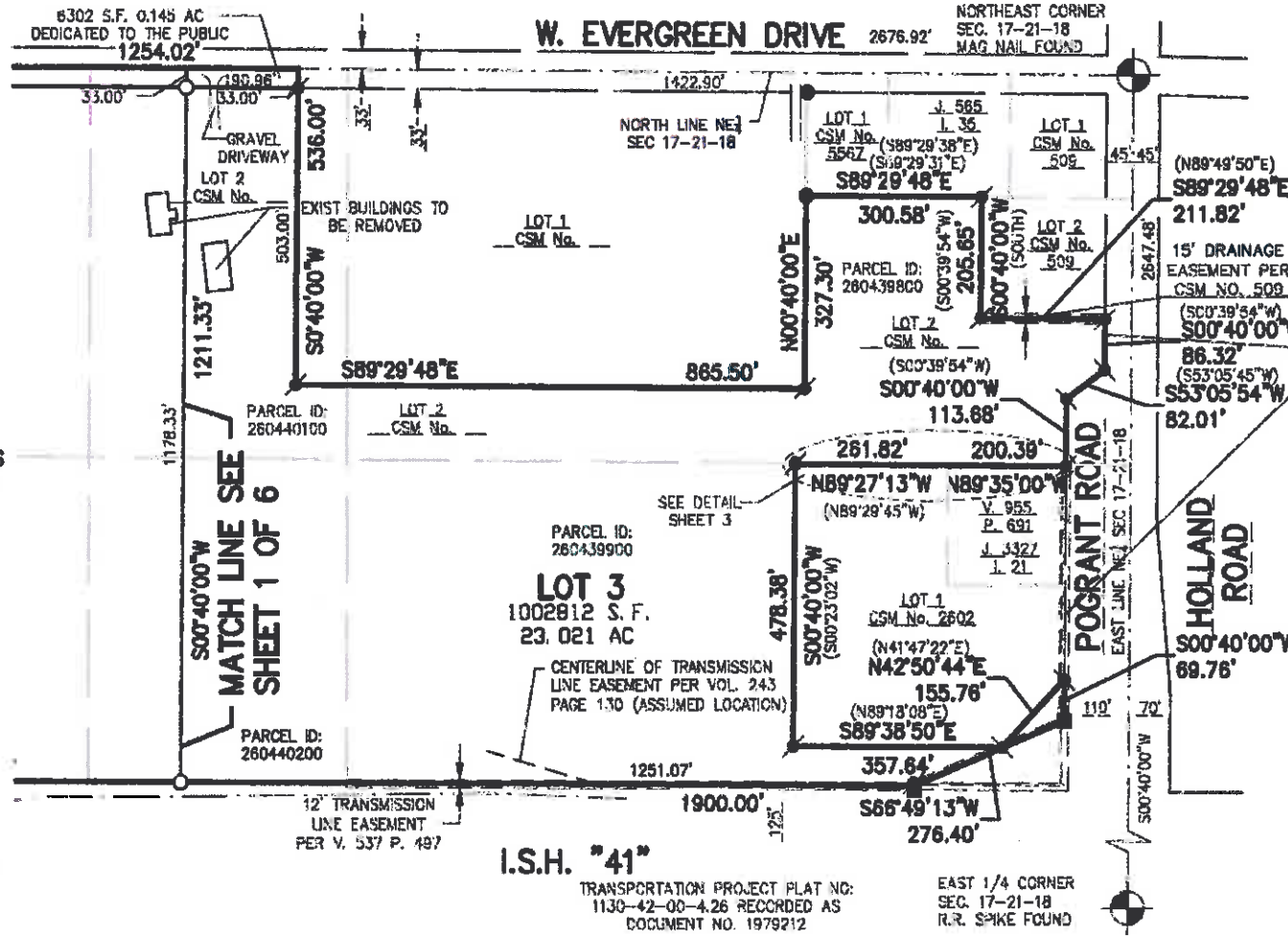


DRAFTED BY: MARTY J. ARING

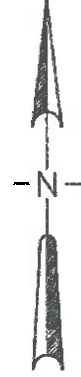
McMAHON
 ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 Tel: (920) 751-4200 Fax: (920) 751-4284
 www.mcmgrp.com

CERTIFIED SURVEY MAP NO. _____ SHEET 2 OF 6
ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____ AS RECORDED IN VOLUME _____ OF MAPS ON PAGE _____ AS DOCUMENT NO. _____, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN



SURVEYED FOR:
COMMERCIAL HORIZONS
 100 W. LAWRENCE ST.
 APPLETON, WI
 54912-0115
 (920)830-9646



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, WHICH BEARS S89°29'48"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR OUTAGAMIE COUNTY.



NOTE:
 PROPERTY CURRENTLY ZONED
 CH COMMERCIAL HIGHWAY

PROPOSED ZONING
 ID INDUSTRIAL DISTRICT

I.S.H. "41"
 TRANSPORTATION PROJECT PLAT NO:
 1130-42-00-4.26 RECORDED AS
 DOCUMENT NO. 1979212

LOT 3 AREA
 LAND = 1002812 S.F. 23.021 AC
 ROAD = 6302 S.F. 0.145 AC
 TOTAL = 1009114 S.F. 23.166 AC

DRAFTED BY: MARTY J. ABING

TRANSPORTATION PROJECT PLAT NO:
 1130-42-00-4.28 RECORDED AS
 DOCUMENT NO. 1979214

CENTERLINE OF TRANSMISSION LINE
 EASEMENT PER VOL. 243 PAGE 130
 (ASSUMED LOCATION BASED ON
 EXISTING UTILITIES & HIGHWAY WIDENING
 4' CLEARING RIGHTS)

McMAHON

1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 Tel: (920) 751-4200 Fax: (920) 751-4284

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____ AS RECORDED IN VOLUME _____ OF MAPS ON PAGE _____ AS DOCUMENT NO. _____, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map No. _____ as recorded in Volume _____ of Maps on Page _____ as Document no. _____, and part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 3,113,593 Square feet (71.478 acres) of land and described as follows

Beginning at the North $\frac{1}{4}$ corner of said Section 17; Thence S89°29'48"E, 1254.02 feet along the North line of the Northeast $\frac{1}{4}$ of said Section 17 to the Northwest corner of Lot 1 of said Certified Survey Map; Thence S00°40'00"W, 536.00 feet along the West line of said Lot 1 to the Southwest corner thereof; Thence S89°29'48"E, 865.50 feet along the South line of said Lot 1 to the Southeast corner thereof; Thence N00°40'00"E, 327.30 feet along the East line of said Lot 1 to the Southwest corner of Lot 1 of Certified Survey Map No. 5567 as recorded in Volume 32 of Maps on Page 5567 Document No. 1744497; Thence S89°29'48"E (recorded as S89°29'38"E & S89°29'31"E), 300.58 feet along the South line of said Lot 1 of Certified Survey Map No. 5567 and it's Easterly extension to the Northwest corner of Lot 2 of Certified Survey Map No. 509 as recorded in Volume 3 of maps on Page 509 as Document No. 947607; Thence S00°40'00"W (recorded as S00°39'54"W & South), 205.65 feet along the West line of said Lot 2 to the Southwest corner thereof; Thence S89°29'48"E (recorded as S89°49'50"E), 211.82 feet along the South line of said Lot 1 to the Southeast corner thereof on the West Right-of-Way line of Holland Road; Thence S00°40'00"W (recorded as S00°39'54"W), 86.32 feet along said West Right-of-Way line to the Westerly Right-of-Way line of Pogrant Road; Thence S53°05'54"W (recorded as S53°05'45"W), 82.01 feet along said Westerly Right-of-Way line; Thence S00°40'00"W, (recorded as S00°39'54"W), 113.68 feet along said Westerly Right-of-Way line; Thence N89°35'00"W, 200.39 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 2602 recorded in Volume 14 of Maps on Page 2602 as Document No. 1196443; Thence N89°27'13"W (recorded as N89°29'45"W), 261.82 feet along the North line of said Lot 1 to the Northwest corner thereof; Thence S00°40'00"W, 478.38 feet along the West line of said Lot 1 to the Southwest corner thereof; Thence S89°38'50"E, 357.64 feet along the South line of said Lot 1; Thence N42°50'44"E, 155.76 feet along the South line of said Lot 1 to the Southeast corner thereof and the Westerly Right-of-Way line of Pogrant Road; Thence S00°40'00" W, 69.76 feet along said Westerly Right-of-Way line to the North Right-of-Way line of I.S.H "41"; Thence S66°49'13"W, 276.40 feet along said North Right-of-Way line; Thence N89°40'41"W, 1900.00 feet along said North Right-of-Way line; Thence S86°01'58"W, 200.56 feet along said North Right-of-Way line; Thence N89°40'41"W, 861.61 feet along said North Right-of-Way line to the Southeast corner of Lot 1 of Certified Survey Map No. 5440 as recorded in Volume 31 of Maps on Page 5440 as Document No 1723422; Thence N00°21'18"W, 1231.93 feet along the East line of said Lot 1 of Certified Survey Map No. 5440 to the Northeast corner thereof, Thence S89°29'33"E, 669.33 feet along the North line of the Northwest $\frac{1}{4}$ of said Section 17 to the Point of Beginning.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and section 42-64 of the Village of Little Chute Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20____.

David M. Schmalz, Professional WI Land Surveyor S-1284

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 6

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____ AS RECORDED IN VOLUME _____ OF MAPS ON PAGE _____ AS DOCUMENT NO. _____, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

PBJ Holdings, LLC, a Wisconsin Limited Liability Company As Owner(s), I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I/We also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

Village of Little Chute

Dated this _____ day of _____, 20____

Authorized Signature Title
PBJ Holdings LLC, a Wisconsin Limited Liability Company, a 45% interest

Printed Name

State of Wisconsin))ss
_____ County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public
_____ County, _____

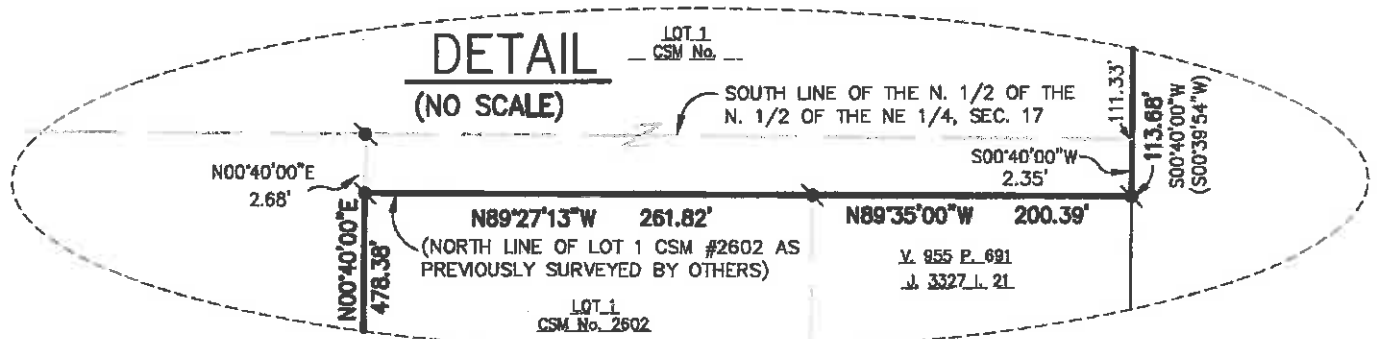
My commission expires _____

NOTES

-THIS CSM IS PART OF PARCEL ID 26-0-4398-00 AND ALL OF PARCEL ID 26-0-4399-00, 26-0-4401-00, 26-0-4401-01, 26-0-4402-00, 26-0-4402-01, 26-0-4403-00 & 26-0-4404-00

-THE PROPERTY OWNER OF RECORD IS PBJ HOLDINGS, LLC 45%, THE GRIFFIN COMPANY OF LITTLE CHUTE, INC. 45% & DAVID A. WITTMAN 10%

-THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 1866677.



CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 6

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____ AS RECORDED IN VOLUME _____ OF MAPS ON PAGE _____ AS DOCUMENT NO. _____, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

VILLAGE BOARD APPROVAL

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board on the _____ day of _____, 20____.

Village President Date
Mike Vanden Berg

Village Clerk Date
Laurie Decker

OWNER'S CERTIFICATE

The Griffin Company of Little Chute, Inc., a Wisconsin Corporation As Owner(s), I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I/We also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

Village of Little Chute

Dated this _____ day of _____, 20____.

Authorized Signature Title
The Griffin Company of Little Chute, Inc., a Wisconsin Corporation, a 45% interest

Printed Name

State of Wisconsin)
_____)ss
_____ County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____

CERTIFIED SURVEY MAP NO. _____

SHEET 6 OF 6

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____ AS RECORDED IN VOLUME _____ OF MAPS ON PAGE _____ AS DOCUMENT NO. _____, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

The David A. Wittman As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

Village of Little Chute

Dated this _____ day of _____, 20____

Authorized Signature Title
David A. Wittman, a 10% interest

State of Wisconsin))ss
_____ County)

Personally appeared before me on the _____ day of _____, 20____, the above named person to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____

CONSENT OF MORTGAGEE:

Bank Mutual, a duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey map and does hereby consent to the certificate of PBJ Holdings, LLC, a Wisconsin Limited Liability Company and The Griffin Company of Little Chute, Inc., a Wisconsin Corporation, as Owners.

WITNESS the hand and seal of said mortgagee this _____ day of _____, 20____

In the Presence of:

Authorized Signature

Authorized Signature

Print Name

Print Name

STATE OF WISCONSIN)ss
COUNTY OF _____

Personally came before me this _____ day of _____, 20____, the above named persons to me to be the persons who executed the foregoing instrument and acknowledged the same.

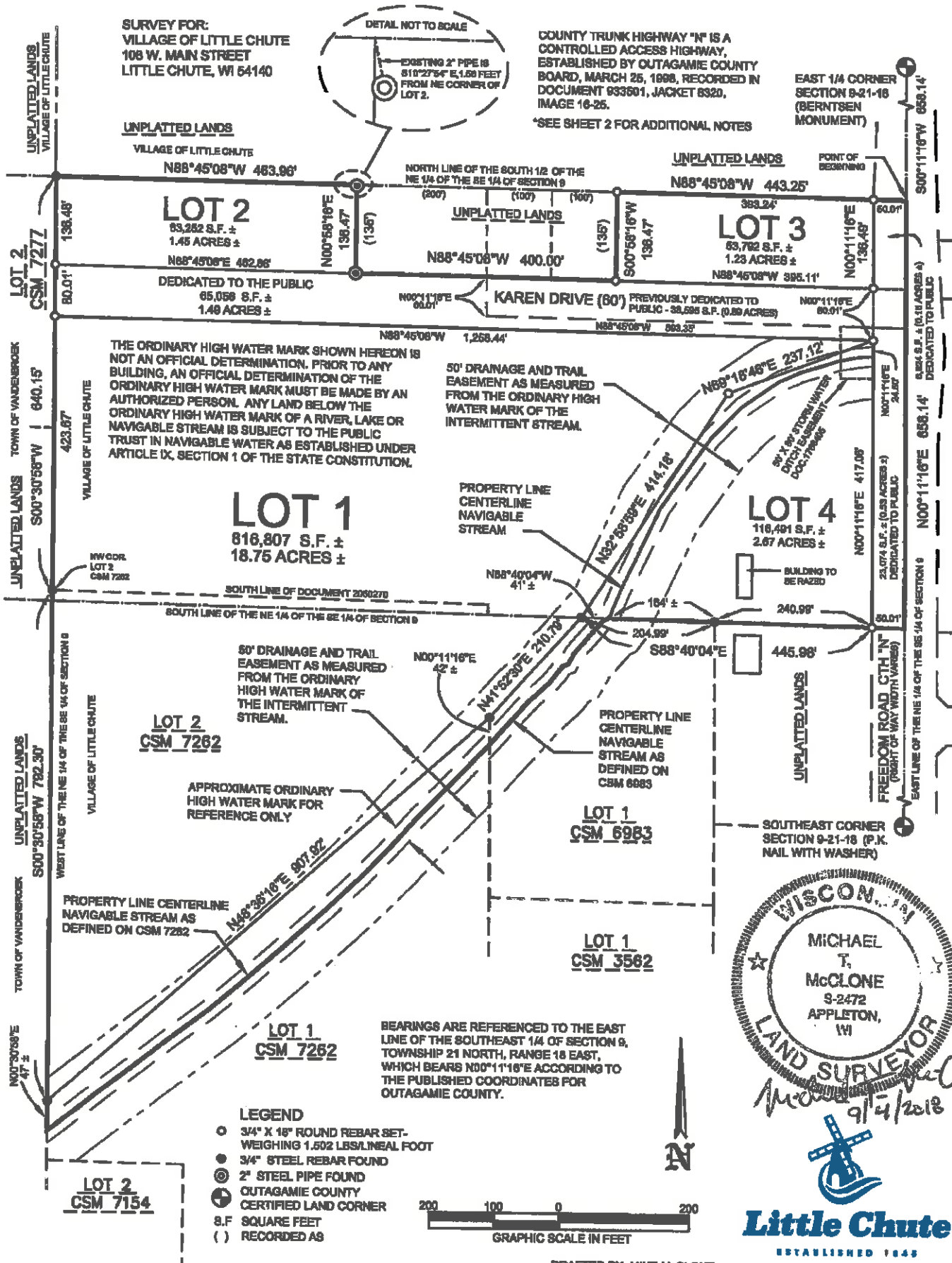
Notary Public

_____ County, _____

My Commission Expires: _____

CERTIFIED SURVEY MAP No. _____ SHEET 1 OF 3

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP 7262 AS RECORDED IN VOLUME 43 OF MAPS ON PAGE 7262 AS DOCUMENT 2085589, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



WISCONSIN
 MICHAEL T. McCLONE
 S-2472
 APPLETON, WI
 LAND SURVEYOR
 9/4/2018
Little Chute
 ESTABLISHED 1845

DRAFTED BY: MIKE McCLONE

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP 7262 AS RECORDED IN VOLUME 43 OF MAPS ON PAGE 7262 AS DOCUMENT 2085589, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Michael T. McClone, Wisconsin Professional Land Surveyor 2472, certify that I have surveyed, divided, combined and mapped all of Lot 2, Certified Survey Map 7262, and part of the South 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 9, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin. Bounded and described as follows:

Commencing at the East 1/4 corner of said Section 9; Thence S00°11'16"W, along the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 9, 658.14 feet to the Point of Beginning; Thence N88°45'08"W, along the North line of the South 1/2 of said Northeast 1/4, 50.01 feet, to the West right of way of Freedom Road; Thence continuing N88°45'08"W along said North line, 393.24 feet; Thence S00°58'16"W, 136.47 feet, to the North right of way of Karen Drive; Thence N88°45'08"W, along said North right of way, 400.00 feet to an existing 2" pipe; Thence N00°58'16"E, 136.47 feet to said North line, Thence N88°45'08"W, along said North line, 463.96 feet to the East line of Lot 2, Certified Survey Map 7277; Thence S00°30'58"W, along said East line, 640.15 feet to the Northwest corner of Lot 2, Certified Survey Map 7262; Thence continuing S00°30'58"W, along the West line of said Lot 2, CSM 7262, 792.30 feet to the start of a meander line of the centerline of an intermittent navigable stream, as shown on said CSM 7262, said point bears N00°30'58"E a distance of 47 feet, more or less, from said centerline; Thence N48°36'16"E, along said meander line, 907.92 feet to a meander corner that bears N00°11'16"E, being an extension of the West line of Lot 1, Certified Survey Map 6983, a distance of 42 feet, more or less, from said centerline; Thence N41°52'30"E, 210.79 feet to a meander corner on the South line of the Northeast 1/4 of the Southeast 1/4 of Section 9, which bears N88°40'04"W a distance of 41 feet, more or less, from said centerline; Thence S88°40'04"E, along said South line, 445.98 feet to the West right of way of Freedom Road; Thence continuing S88°40'04"E along said South line, 50.01 feet to the East line of the Northeast 1/4 of the Southeast 1/4 of said section 9; Thence N00°11'16"E, along said East line, 658.14 feet to the Point of Beginning. Including all of that land lying between the above described meander line and the centerline of the intermittent navigable stream bounded by the extension of the respective lines of the above described parcel to said centerline, reserving the Westerly portion of Freedom Road as presently used for road purposes. Described land contains 1,183,894 Square Feet (27.18 acres), more or less. Subject to all easements and restrictions of record.

I further certify that I have made this survey under the direction of the Owner(s) of said land and that this map is a correct representation of the exterior boundary lines of the land surveyed, divided and combined, and that I have fully complied with Section 236.34 of the Wisconsin Statutes and the Village of Little Chute Subdivision Ordinance.

Michael T. McClone 9/4/2018
Michael T. McClone, PLS- 2472 Date
Village of Little Chute
108 W. Main Street
Little Chute, WI 54140
(920) 423-3862



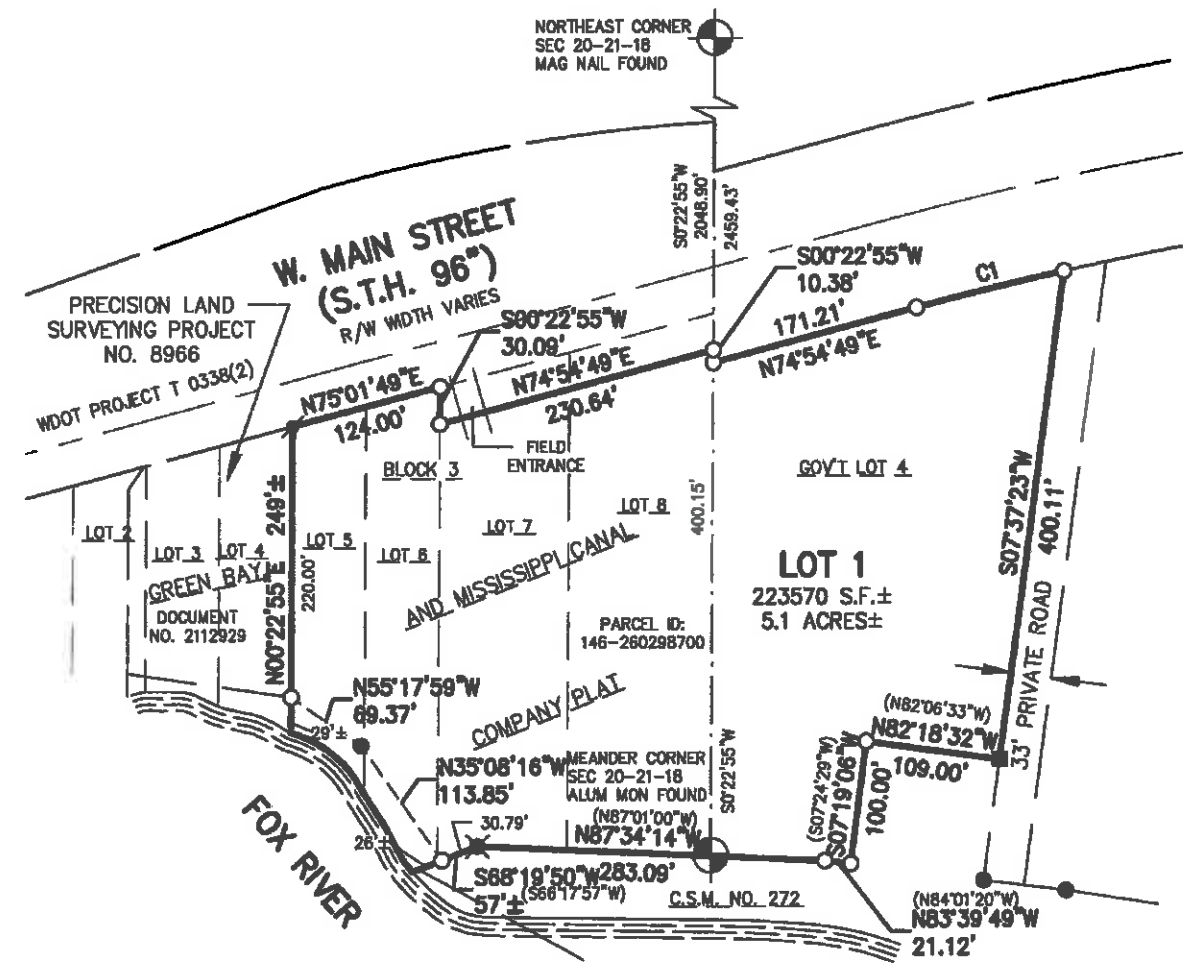
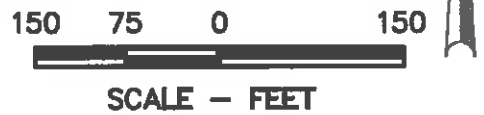
NOTES:

- THIS CSM INCLUDES THE FOLLOWING TAX PARCELS: 280-0176-04 AND 280-4334-00.
- THE PROPERTY OWNER OF RECORD IS THE VILLAGE OF LITTLE CHUTE.
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENTS 2050270 AND 2085589.
- FREEDOM ROAD (CTH "N") RECORD DOCUMENTS: VOLUME 502, PAGE 111; JACKET 17347, IMAGE 38; OMNI ROW PLAT, DATE 1/24/1988
- KAREN DRIVE RECORD DOCUMENTS: VOLUME 852, PAGE 353; TOWN OF VANDENBROEK RESOLUTION, DATE 9-8-1964
- PRIOR TO CONSTRUCTION, CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE NAVIGABILITY OF INTERMITTENT WATERWAY AND LOCATION OF ORDINARY HIGH WATER. FUTURE DEVELOPMENT OF LOTS 1 AND 4 MAY REQUIRE A WETLAND DELINEATION DUE TO PRESENCE OF HYDRAULIC SOILS.

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 3
 ALL OF LOTS 5 & 6 AND PART OF LOTS 7 & 8, BLOCK 3, GREEN BAY AND MISSISSIPPI CANAL COMPANY PLAT LOCATED
 IN GOVERNMENT LOT 1 IN SECTION 20, AND PART OF GOVERNMENT LOT 4 IN SECTION 21, ALL IN TOWNSHIP 21 NORTH,
 RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

- LEGEND**
- - 3/4" x 24" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
 - ⚡ - 3/4" ROUND STEEL REBAR FOUND
 - ⊗ - CAPPED IRON MONUMENT FOUND
 - - STONE W/ CUT "X" FOUND
 - - 1" IRON PIPE FOUND (1.315" O.D.)
 - ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 18 EAST, WHICH BEARS N00°22'55"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR OUTAGAMIE COUNTY.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	123.38'	2789.93'	2°32'02"	N76°10'51"E	123.37'

McMAHON
 ENGINEERS & ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 Tel: (920) 751-4200 Fax: (920) 751-4284
 www.mcmgrp.com

DRAFTED BY: MARTY J. ARING

mabing, W:\PROJECTS\L0001\91800614\CADD\CMI3D\Survey Documents\CSM\Atergott CSM.dwg, sheet 1, Plot Date: 7/23/2018 2:12 PM, xrefs: (atergott bndry compo des)

ALL OF LOTS 5 & 6 AND PART OF LOTS 7 & 8, BLOCK 3, GREEN BAY AND MISSISSIPPI CANAL COMPANY PLAT LOCATED IN GOVERNMENT LOT 1 IN SECTION 20, AND PART OF GOVERNMENT LOT 4 IN SECTION 21, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped all of Lots 5 & 6 and part of Lots 7 & 8, Block 3, Green Bay and Mississippi Canal Company plat located in Government Lot 1 in Section 20, and part of Government Lot 4 in Section 21, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 223,570 Square feet (5.1 acres) more or less of land and described as follows

Beginning at the Northeast corner of said Section 20; Thence S00°22'55"W, 2048.90 feet along the East line of the Northeast $\frac{1}{4}$ of said Section 20 to the Point of Beginning; Thence continue S00°22'55"W, 10.38 feet along said East line to the South right-of-way line of W. Main Street (S.T.H. "96"); Thence N74°54'49"E, 171.21 feet along said South right-of-way line to the start of a 2789.93 foot radius curve to the right; Thence 123.38 feet along the arc of said curve and said South right-of-way line with a chord distance of 123.37 feet which bears N76°10'51"E; Thence S07°37'23"W, 400.11 feet to a point on the North line of Certified Survey Map No. 272 as recorded in Volume 2 of Maps on Page 272 Document No. 805716; Thence N82°18'32"W (recorded as N82°06'35"W), 109.00 feet along said North line; Thence S07°19'06"W (recorded as S07°24'29"W), 100.00 feet along said North line; Thence N83°39'49"W (recorded as N84°01'20"W), 21.12 feet along said North line; Thence N87°34'14"W (recorded as N87°01'00"W), 283.09 feet along said North line; Thence S68°19'50"W (recorded as S66°17'57"W), 30.79 feet along said North line to the start of a meander line of the Fox River being N68°19'50"E 26 feet more or less from the shoreline; Thence N35°08'16"W, 113.85 feet along said meander line; Thence N55°17'59"W, 69.37 feet to the termini point of said meander line being N00°22'55"E, 29 feet more or less from the shoreline and to the West line of said Lot 5; Thence N00°22'55"E, 220.00 feet along the West line of said Lot 5 to the Northwest corner thereof; Thence N75°01'49"E, 124.00 feet along the North line of said Lots 5 & 6 to the Northeast corner of said Lot 6; Thence S00°22'55"W, 30.09 feet along the East line of said Lot 6 to the South right-of-way line of W. Main Street (S.T.H. "96"); Thence N74°54'49"E, 230.64 feet along said South right-of-way line of W. Main Street (S.T.H. "96") to the Point of Beginning.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and section 42-64 of the Village of Little Chute Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20_____

David M. Schmalz, Professional WI Land Surveyor S-1284

ALL OF LOTS 5 & 6 AND PART OF LOTS 7 & 8, BLOCK 3, GREEN BAY AND MISSISSIPPI CANAL COMPANY PLAT LOCATED IN GOVERNMENT LOT 1 IN SECTION 20, AND PART OF GOVERNMENT LOT 4 IN SECTION 21, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Helen Altergott Family Corporation, a domestic Wisconsin corporation As Owner(s), I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I/We also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

Village of Little Chute

Dated this _____ day of _____, 20____

Authorized Signature Title
Helen Altergott Family Corporation, a domestic Wisconsin corporation

Printed Name

State of Wisconsin))ss
_____County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____

VILLAGE BOARD APPROVAL

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board on the _____ day of _____, 20____.

Village President Date
Mike Vanden Berg

Village Clerk Date
Laurie Decker

NOTES

--THIS CSM IS ALL OF PARCEL ID 146-26-0-2987-00

--THE PROPERTY OWNER OF RECORD IS HELEN ALTERGOTT FAMILY CORPORATION, A DOMESTIC WISCONSIN CORPORATION

--THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 1212643.