



Village of

Little Chute

AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room
DATE: Monday, April 13, 2015
TIME: 6:00 p.m.

- A. Call to order
- B. Roll Call
- C. Public Appearance for Items Not on the Agenda

1. Approve Minutes from the Plan Commission Meeting of March 9, 2015
2. Discussion/Action—Rezoning of 628, 704, 716 and 720 Grand Avenue
3. Discussion/Recommendation—CSM Crosswind Estates, LLC and the Village of Little Chute
4. Update on Comprehensive Plan with Martenson and Eisele
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

MINUTES OF THE PLAN COMMISSION MEETING – MARCH 9, 2015

Call to Order

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

Roll Call

PRESENT: President Vanden Berg

Larry Van Lankvelt

Roy Van Gheem

Bill Van Berkel

Brian Huiting

EXCUSED: Steve Eggert

Richard Schevers

ALSO PRESENT: Dan Roarty with Dimension IV, Ken Jaworski with Martinson & Eisele, Dave Schmalz with McMahon and Associates, Community Development Director Jim Moes, Village Administrator James Fenlon, Village Clerk Laurie Decker

OTHERS PRESENT: Interested citizens

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting from February 9, 2015

Moved by Commissioner Huiting, seconded by Commissioner Van Lankvelt to approve the Minutes of January 12, 2015 as presented.

Ayes 5, Nays 0 – Motion Carried

Public Hearing—Senior Housing Development

Administrator Fenlon stated he has been talking with staff on the history of this project. In the late 1980's the Village had been working on a site for senior housing in downtown Little Chute. In the early 1990's the Village created TID #1 for the senior housing project. Moving forward from there to present, the Village has acquired parcels for the project. In October of 2013, the interim Village Administrator, Rick Hermus set into motion a plan to develop this parcel. Dan Roarty with Dimension IV presented a slide show overview of the site and the many options available. Ken Jaworski with Martinson and Eisele stated there is a need with the baby boomers moving into retirement it is changing the demographics. Studies show they want to downsize in smaller communities and use their income for travel and not on the upkeep of a home.

Administrator Fenlon stated we can start talking with developers and Jim Moes recommended at the next Plan Commission meeting to about zoning and creating a TID.

Discussion—Hartzheim Drive

Community Director Jim Moes and Administrator Fenlon met with some interested parties on two occasions discussing Hartzheim Drive. The interested parties have been working with Dave Schmalz to look at alternatives. Several business owners spoke at the meeting stating they would like to expand. Director Van Gheem stated we would need more information from the developers with plans and layouts and a plan would have to be created on how the water and sewer would work. Administrator Fenlon we will work with each individual parcel owner and see how it all fits together and that each parcel will have its own unique layout. President Vanden Berg asked if the commission is willing to have staff move forward. The commission agreed for staff to move forward on obtaining more information.

Discussion/Recommendation—Amended Pedestrian and Bike Plan

Moved by Commissioner Van Lankvelt, seconded by Trustee Van Berkel to recommend the Village Board to hold a public hearing to formally amend the Pedestrian and Bike Plan

Ayes 5, Nays 0 – Motion Carried

Discussion/Recommendation—CSM John Elrick and Village of Little Chute

Moved by Commissioner Van Gheem, seconded by Trustee Van Lankvelt to recommend the CSM for John Elrick and the Village of Little Chute to be presented to the Village Board at their next meeting.

Ayes 5, Nays 0 – Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Huiting, seconded by Commissioner Van Lankvelt to adjourn the Plan Commission Meeting at 7:40 p.m.

Ayes 5, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

Village of Little Chute
REQUEST FOR PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Rezoning of 628,704,716 and 720 Grand Ave

PREPARED BY: James E. Moes, Director of Community Development

REPORT DATE: April 7, 2015

ADMINISTRATOR'S REVIEW/COMMENTS:

No additional comments to this report
See additional comments attached

EXPLANATION:

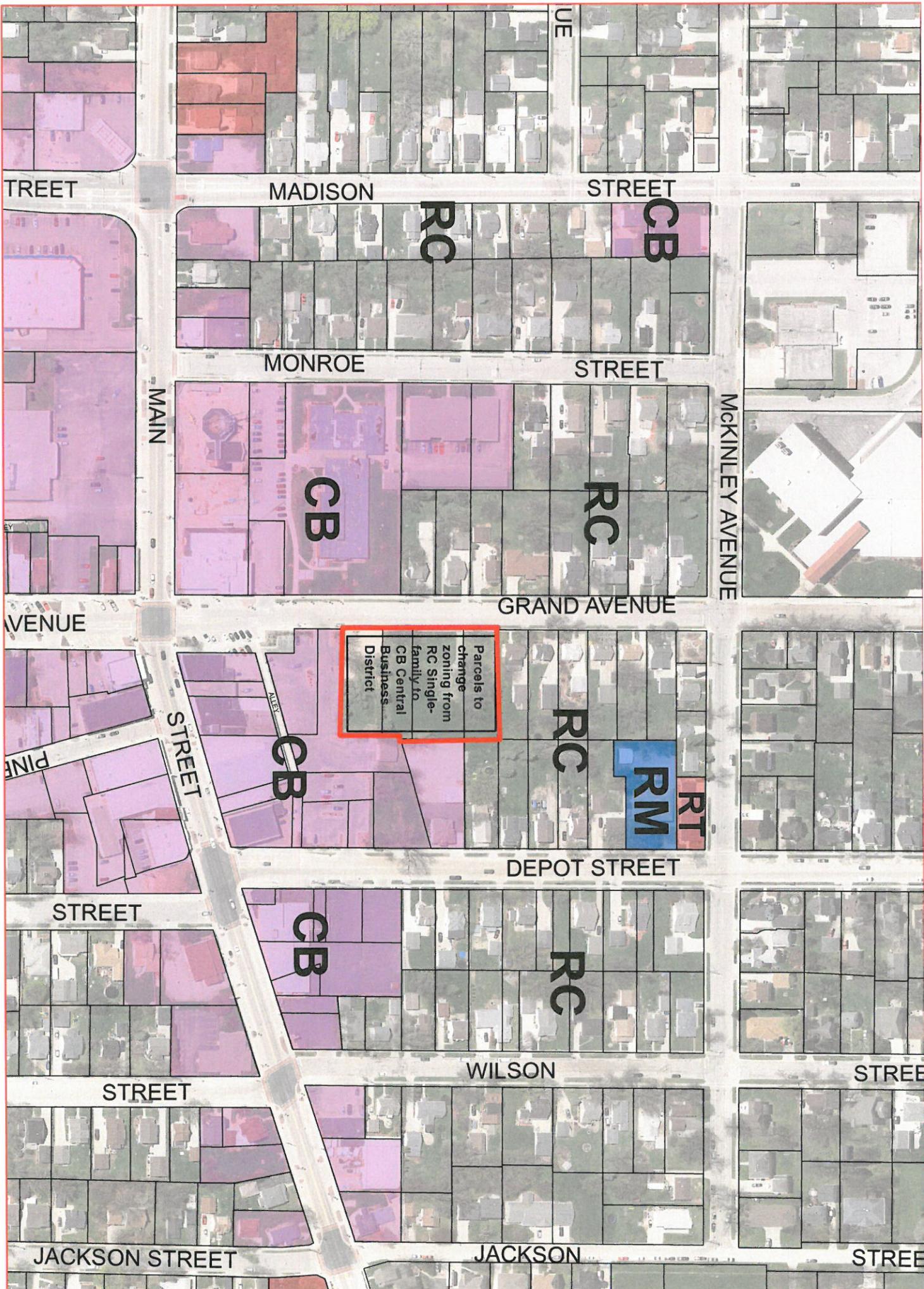
The Plan Commission is asked to review and make recommendation to the Board to rezone 628,704,716 and 720 Grand Ave from RC Residential Conventional Single family district to CB Central Business District.

Map attached.

RECOMMENDATION: Recommend the Village Board hold a public hearing and adopt an ordinance to change the zoning of the properties to CB Central Business District

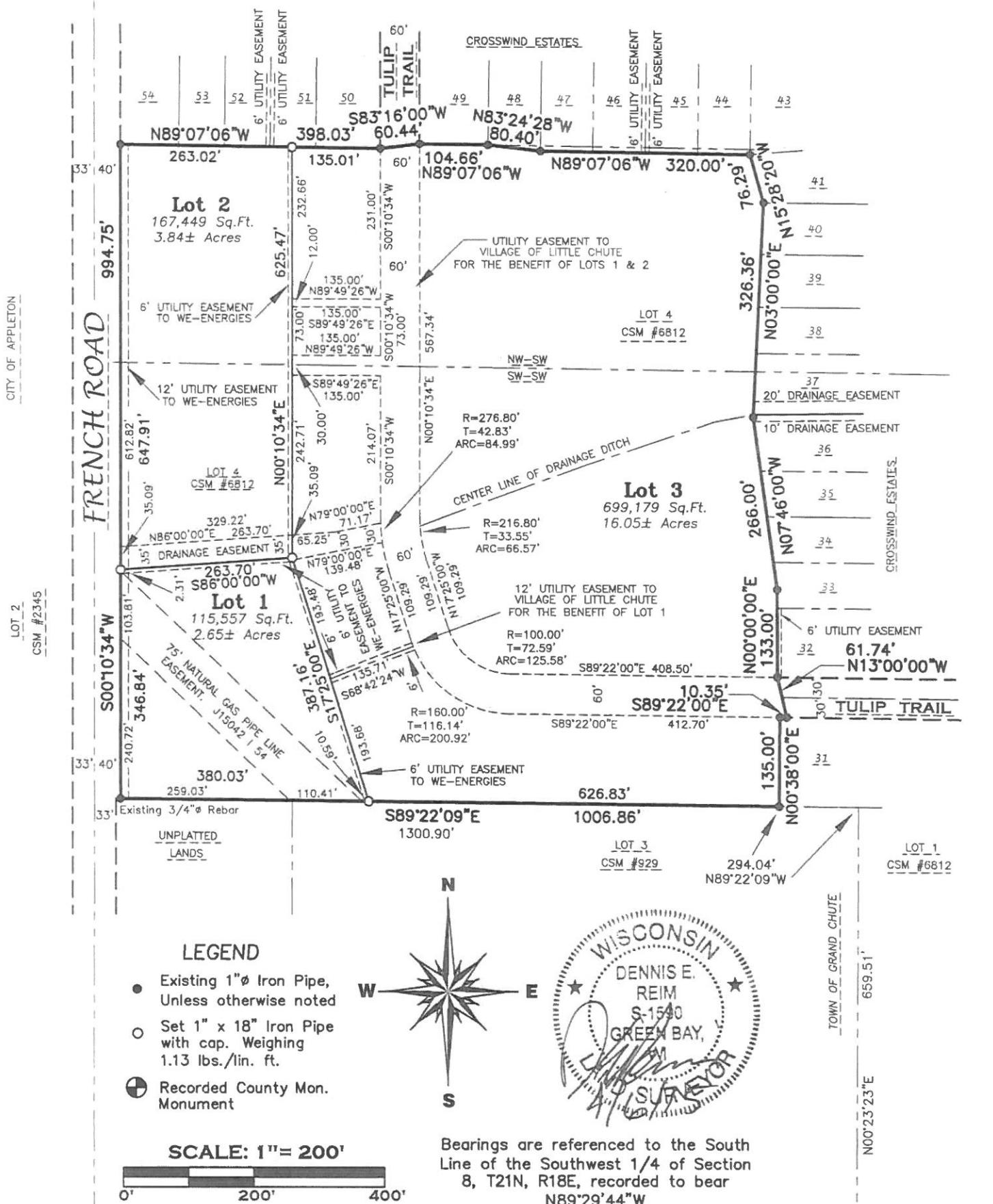


Village



CERTIFIED SURVEY MAP NO.

PART OF LOT 4 OF CERTIFIED SURVEY MAP 6812, RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGE 6812, BEING A PART OF LOT 2 OF CERTIFIED SURVEY MAP 6315, RECORDED IN VOLUME 37 OF CERTIFIED SURVEY MAPS, PAGE 6315, BEING LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



Bearings are referenced to the South Line of the Southwest 1/4 of Section 8, T21N, R18E, recorded to bear N89°29'44"W

Southwest Corner
Section 8
T21N-R18E
(RR Spike)

1338.42'
N89°29'44" W
2676.84'

1338.42' 
South 1/4 Corner
Section 8 T21N-R18E
(PK Nail)

SHEET 1 OF 4

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BLVD.
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: www.releeinc.com FAX:(920) 662-9141

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE

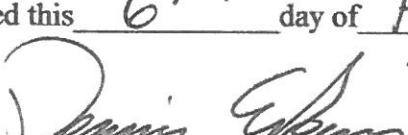
I, Dennis E. Reim, Registered Land Surveyor, do hereby certify that under the direction of Jim Moes, I have surveyed, divided and mapped a parcel of land located in part of Lot 4, Certified Survey Map (CSM) 6812, recorded in Volume 40 of Certified Survey Maps, Page 6812 being a part of Lot 2, Certified Survey Map (CSM) Number 6315 as recorded in Volume 37 of Certified Survey Maps, Page 6315, all being located in part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 8;
thence N89°29'44"W, 1,338.42 feet on the south line of the said Southwest $\frac{1}{4}$;
thence N00°23'23"E, 659.51 feet to the south line of Crosswind Estates;
thence N89°22'09"W, 294.04 feet to the southwest corner of Lot 31, said Crosswind Estates, the POINT OF BEGINNING;
thence N00°38'00"E, 135.00 feet to the northwest corner of said Lot 31;
thence N89°22'00"E, 10.35 feet on the north line of said Lot 31 to the west line of Crosswind Estates;
thence N13°00'00"W, 61.74 feet on said west line;
thence N00°00'00"E, 133.00 feet on said west line;
thence N07°46'00"W, 266.00 feet on said west line;
thence N03°00'00"E, 326.36 feet of said west line;
thence N15°28'20"W, 76.29 feet on said west line to the south line of said Crosswind Estates;
thence N89°07'06"W, 320.00 feet on said south line;
thence N83°24'28"W, 80.40 feet on said south line;
thence N89°07'06"W, 104.66 feet on said south line;
thence S83°16'00"W, 60.44 feet on said south line;
thence N89°07'06"W, 398.03 feet on said south line to the east right of way of French Road;
thence S00°10'34"W, 994.75 feet on said east right of way to the south line of said Lot 4;
thence S89°22'09"E, 1006.86 feet on said south line to the POINT OF BEGINNING.

Parcel contains 982,185 square feet or 22.54 acres of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and platting regulations of the Village of Little Chute and Outagamie County in the surveying and mapping of the same.

Dated this 6th day of April, 2015.


Dennis E. Reim RLS #1590
ROBERT E. LEE & ASSOCIATES, INC.



NOTES

- This CSM is all of tax parcel number: 260441000

CERTIFIED SURVEY MAP NO. _____

CORPORATE OWNERS CERTIFICATE

The Village of Little Chute, duly organized and existing under and by virtue of the laws of the State of Wisconsin does hereby certify that said Village of Little Chute caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. The Village of Little Chute does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

Village of Little Chute

Village of Little Chute

(print name) _____

STATE OF WISCONSIN)
COUNTY OF OUTAGAMIE) ss

Personally came before me this _____ day of _____, 2015, the above named owner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public _____
(print name) _____

Outagamie County, Wisconsin.

My commission expires: _____

LIMITED LIABILITY COMPANY OWNERS CERTIFICATE

Crosswinds Development LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin does hereby certify that said Crosswinds Development, LLC caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. Crosswinds Development LLC, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

Village of Little Chute

Crosswinds Development, LLC

Jeffery T. Marlow, Managing Member

STATE OF WISCONSIN)
COUNTY OF _____) ss

Personally came before me this _____ day of _____, 2015, the above named owner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public _____

(print name) _____

Outagamie County, Wisconsin.

My commission expires: _____



CERTIFIED SURVEY MAP NO. _____

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of:

Village Finance Director _____ Date _____
(print name) _____

Outagamie County Treasurer _____ Date _____
(print name) _____

VILLAGE BOARD APPROVAL

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board on the
____ day of _____, 2015.

Village President
Michael Vanden Berg

Village Clerk
Laurie Decker

