



Village of

***Little Chute***

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## **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
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- 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**

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By: Michael Vanden Berg, Village President

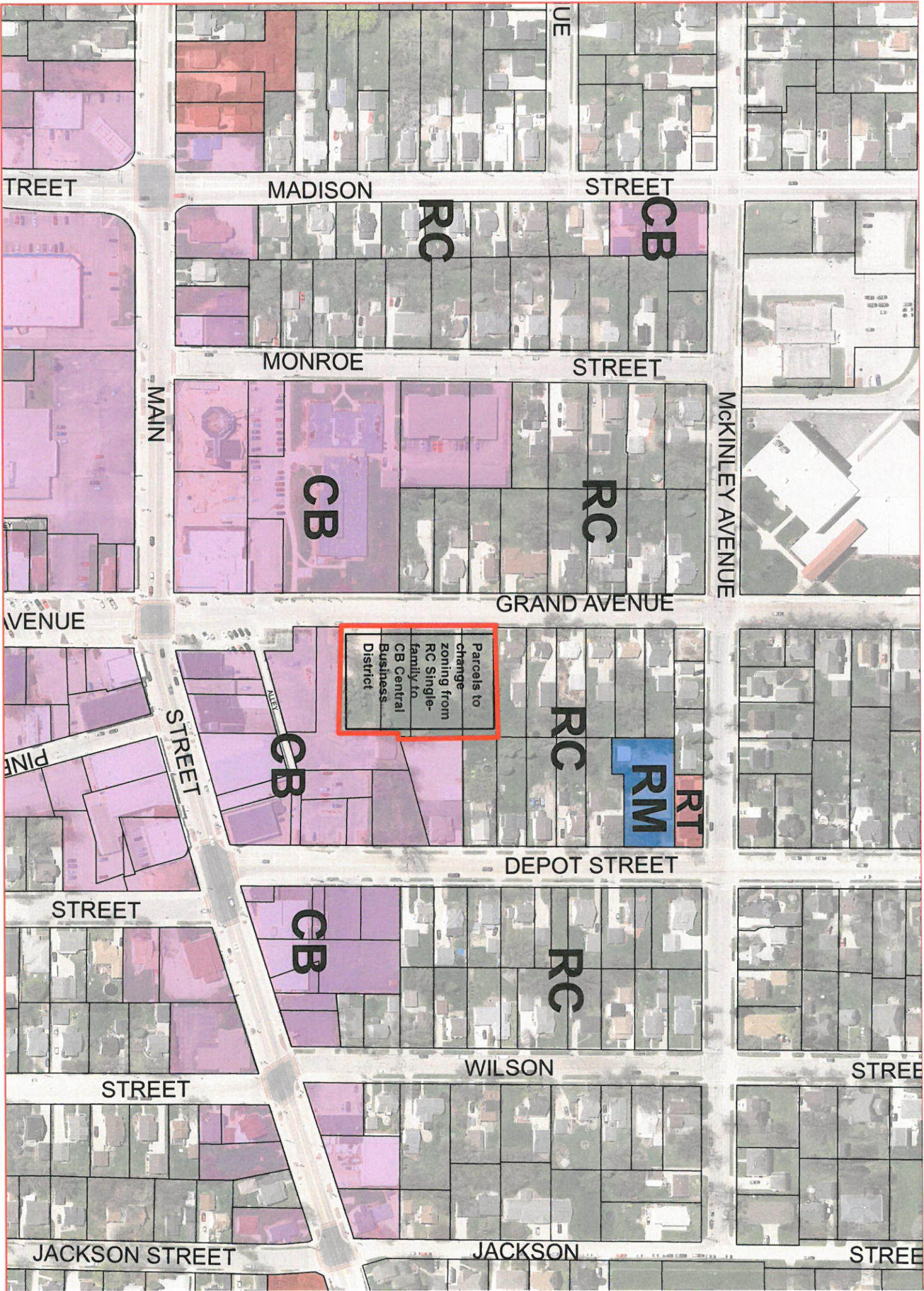
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Attest: Laurie Decker, Village Clerk

Village of Little Chute  
**REQUEST FOR PLAN COMMISSION CONSIDERATION**

<b>ITEM DESCRIPTION:</b> Rezoning of 628,704,716 and 720 Grand Ave
<b>PREPARED BY:</b> James E. Moes, Director of Community Development
<b>REPORT DATE:</b> April 7, 2015
<b>ADMINISTRATOR'S REVIEW/COMMENTS:</b> No additional comments to this report See additional comments attached
<b>EXPLANATION:</b>  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.
<b>RECOMMENDATION:</b> Recommend the Village Board hold a public hearing and adopt an ordinance to change the zoning of the properties to CB Central Business District

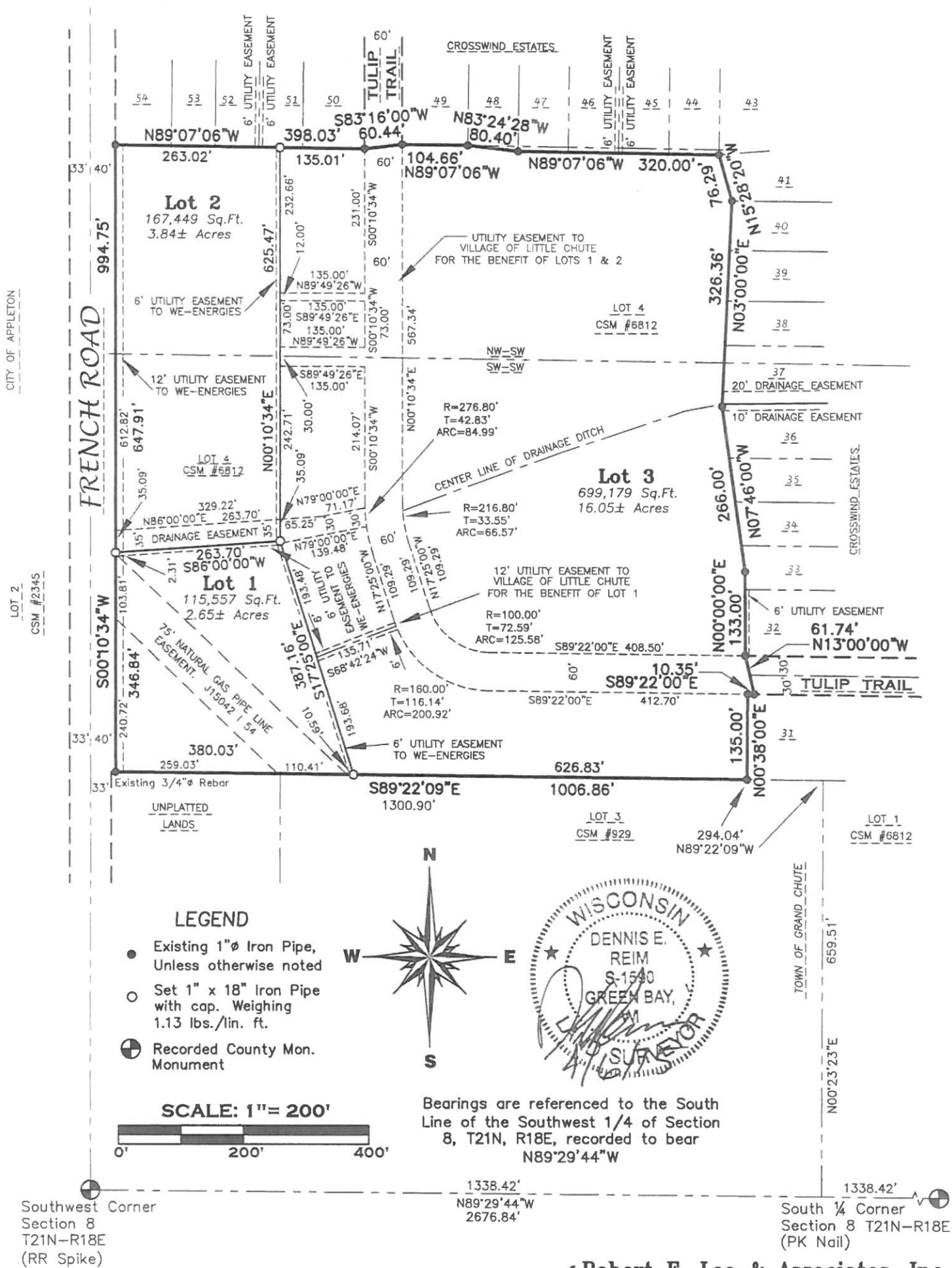






CERTIFIED SURVEY MAP NO.

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.



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

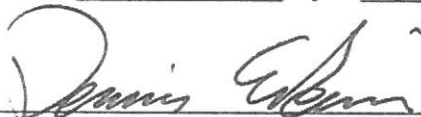
I, Dennis E. Reim, Registered Land Surveyor, do hereby certify that under the direction of Jim Moes, I have surveyed, divided and mapped a parcel of land located in part of Lot 4, Certified Survey Map (CSM) 6812, recorded in Volume 40 of Certified Survey Maps, Page 6812 being a part of Lot 2, Certified 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 6<sup>th</sup> 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: \_\_\_\_\_



Sheet 3 of 4



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

