

Village of

Little Chute

AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, September 18, 2017

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 14, 2017
2. Recommendation—Van Asten CSM
3. Recommendation—Murphy CSM
4. Unfinished Business
5. Items for Future Agenda
6. 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 July 13, 2017

MINUTES OF THE PLAN COMMISSION MEETING—AUGUST 14, 2017

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
Bill Van Berkel
Brian Huiting
Todd Verboomen
Jeff Elrick
Richard Schevers

ALSO PRESENT: Administrator Fenlon, Community Development Director Jim Moes

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of July 17, 2017

Moved by Commissioner Van Lankvelt, seconded by Commissioner Huiting to Approve the Minutes of July 17, 2017

All Ayes— Motion Carried

Presentation—Visioning Session Results Presented by Eric Fowle, Executive Director, East Central Wisconsin Regional Planning Commission

Executive Director Eric Fowle from East Central Wisconsin Regional Planning Commission presented results of the Visioning Session.

Twenty four (24) people were registered and there was a good distribution of people from all areas of Little Chute. They received 48 Statements from six visual exercises that were set up

- 1) Please use small phrases to describe Little Chute
Examples were Dutch, Friendly, Mustangs, Culturally Rich Heritage, Safe, Also some negative were too tight knit and stagnant. In the future people would like to see more use of River Walk.
- 2) Three Maps were generated and asked people to dot the maps on:
 - a. How people get around Little Chute
People like the walking trails and would like to see more connected to downtown, maybe connecting or adding to the CE trail.
 - b. Concerns or Safety Issues
Concerns for crossing busy streets and intersections were the main concern.
 - c. Where they walk, areas they gather
Generally people like the areas and businesses, would like more bike way paths.
- 3) Taking Care of Business
People were asked what businesses concerns they had and the response was mostly they would like to see store front improvements and that there is a lack of history and architecture in the current buildings.
- 4) Working for a Living
Save A Lot was brought up quite a bit to develop some new business in the downtown area and also people would like to see more markets.
- 5) Types of Housing to be developed in the future
Rate 0-4 with 0 being the least preference of type of housing they would like to

see. Majority was single family housing and multi-family came in next. Most people thought houses could be located in Save A Lot site, by Gas station or North side.

6) Big Ideas for the future Little Chute

Connecting areas to a Trolley, Honoring Dutch Heritage, Realignment of streets, Markets downtown, Changing the parking structures, Putting a Snack Cart by the Windmill and add Senior Housing were a few of the ideas.

Discussion—Driveway Ordinance

Director Moes presented a draft on changes to the current driveway codes. Current code width is 35 feet and Director Moes suggested the ordinance be moved to 40 feet maximum, based on the width of the garage, but can only be 50% of total frontage.

Unfinished Business

Administrator Fenlon advised a Master Plan will be presented for discussion to the Board on Wednesday, August 16, 2017 and the presentation by Mr. Fowle will be one of many documents gathered.

Items for Future Agenda

None

Adjournment

Moved by Commissioner Schevers, seconded by Commissioner Van Berkel to Adjourn the Plan Commission Meeting at 6:43 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. _____

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 4055 AS
RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS ON PAGE
4055 AS DOCUMENT NUMBER 1408681, BEING PART OF GOVERNMENT
LOT 2, SECTION 22, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE
OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

CENTER OF SECTION 22-21-18
N89°34'35"W
776.93'

SOUTH LINE OF THE NORTHEAST
1/4 OF SECTION 22-21-18
2647.97'

EAST 1/4 CORNER SECTION 22-21-18
1871.04'

NORTH LINE OF GOVERNMENT
LOTS 1&2 SECTION 22-21-18

LEGEND:

- = 3/4" X 18" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ◎ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊕ = COUNTY MONUMENT
- = SURVEY MARKER FOUND
- () = RECORDED AS

DETAIL: 1" = 5'
3/4" IRON REBAR FOUND
S07°34'36"W, 0.13' OF
ACTUAL PROPERTY CORNER

BUCHANAN ST.

LINCOLN
AVE. (60')

746.50'
(745.5')

15' UTILITY EASEMENT FOR
THE VILLAGE OF LITTLE
CHUTE PER CSM#4055

WEST LINE OF LOT 4, BLK 12, ACCORDING TO
THE RECORDED ASSESSOR'S MAP, VILLAGE OF
LITTLE CHUTE

LOT 3
CSM#683

3/4" IRON REBAR FOUND
S75°06'55"W, 0.32' OF
ACTUAL PROPERTY CORNER

240.22'

25'

GARFIELD AVE. (50')

25'

LOT 1
LOT 2

21,000 SQ.FT.±
(0.4821 ACRES±)

N89°34'10"W

120.00'

175.00'

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CERTIFIED SURVEY MAP NO.

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 4055 AS RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS ON PAGE 4055 AS DOCUMENT NUMBER 1408681, BEING PART OF GOVERNMENT LOT 2 OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 4055 AS RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS ON PAGE 4055 AS DOCUMENT NUMBER 1408681, BEING PART OF GOVERNMENT LOT 2 OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF EUGENE VAN ASTEN, 1320 GARFIELD AVENUE, LITTLE CHUTE, WISCONSIN 54140.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF LITTLE CHUTE.



Robert F. Reider 9-6-17
ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A896.27-17 (RFR) 9-5-2017

VILLAGE BOARD APPROVAL:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF LITTLE CHUTE ON THIS _____ DAY OF _____, 20 ____.

PRESIDENT DATED CLERK DATED

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

VILLAGE TREASURER DATED COUNTY TREASURER DATED

NOTES:

- 1) THE PROPERTY OWNERS OF RECORD IS (ARE): EUGENE H. VAN ASTEN AND MARGARET A. VAN ASTEN.
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO.S: 260 018401 & 260 018400.
- 3) THIS CSM IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN: DOCUMENT NO. 1433608 AND VOLUME 884, PAGE 379.

CERTIFIED SURVEY MAP NO.

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 4055 AS RECORDED IN
VOLUME 22 OF CERTIFIED SURVEY MAPS ON PAGE 4055 AS DOCUMENT NUMBER 1408681,
BEING PART OF GOVERNMENT LOT 2 OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

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 HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF LITTLE CHUTE.

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS _____ DAY OF
, 20 ____.

EUGENE H. VAN ASTEN

MARGARET A. VAN ASTEN

STATE OF WISCONSIN)

)SS

COUNTY OF OUTAGAMIE

PERSONALLY CAME BEFORE ME THIS 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

MY COMMISSION EXPIRES



Reider, Pls-1251 3-6-17

ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A896.27-17 (RFR) 9-5-2017

SHEET 3 OF 3 SHEETS

CERTIFIED SURVEY MAP NO.

SHEET 1 OF 3

ALL OF LOT 15, VILLAGE NORTH SUBDIVISION, LOCATED IN
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE
CHUTE, OUTAGAMIE COUNTY, WISCONSIN

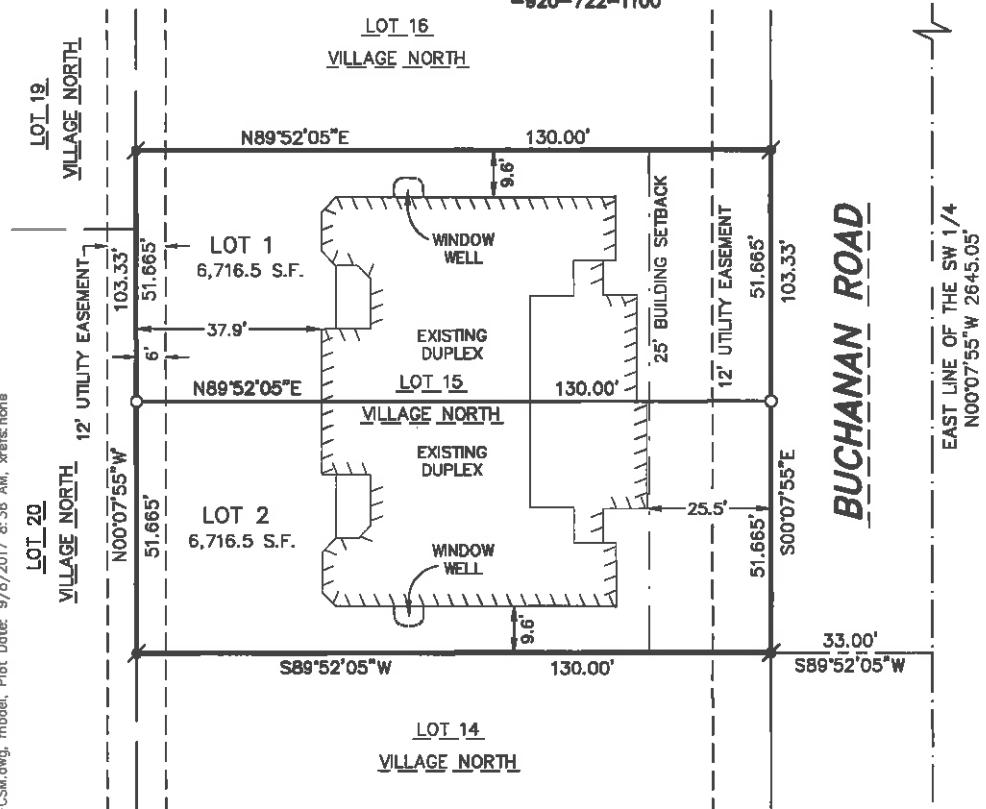
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SCALE - FEET

BEARINGS ARE REFERENCED TO
THE EAST LINE OF THE SW 1/4
OF SECTION 10, T21N, R18E,
WHICH BEARS S00°07'55"E PER
THE RECORDED PLAT OF VILLAGE
NORTH SUBDIVISION.

CENTER OF SECTION
SEC. 10-21-18
P.K. NAIL FOUND

FOR: -CHRIS MURPHY
-EXIT ELITE REALTY APPLETON
-2711 N. MASON STREET
-APPLETON, WI 54911
-920-722-1100



ckalkofen, W:\PROJECTS\MT074\91600569\02\LOT 15 VILLAGE NORTH-CSM.dwg, model, Plot Date: 9/8/2017 8:38 AM, xrefs: none

NOTE:
WHEN ATTACHED DWELLINGS UNITS ARE
CREATED, MATTERS OF MUTUAL CONCERN TO
THE ADJACENT PROPERTY OWNERS, DUE TO
CONSTRUCTION, CATASTROPHE AND
MAINTENANCE, SHALL BE GUARDED AGAINST BY
PRIVATE COVENANTS AND DEED RESTRICTIONS
AND THE APPROVING AUTHORITIES SHALL NOT
BE HELD RESPONSIBLE FOR THE SAME.

SOUTH 1/4 CORNER
SEC. 10-21-18
RAILROAD SPIKE FOUND

LEGEND

- - 3/4" x 24" ROUND IRON REBAR
WEIGHING 1.5 lbs./linear ft. SET
- ✗ - 3/4" IRON REBAR FOUND



S.F. - SQUARE FEET

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.momgrp.com

DRAFTED BY: COREY W. KALKOFEN

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 3

ALL OF LOT 15, VILLAGE NORTH SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, 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 15, Village North Subdivision, located in the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 13,433 square feet (0.308 acres) of land.

That I have made this survey by the direction of the Owner(s) 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 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, WI Professional Land Surveyor S-1284

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
Teri Matheny

County Treasurer Date
Trenten Woelfel

NOTES:

- THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL ID No. 26-0-4498-00.
- THE PROPERTY OWNER OF RECORD IS CHRISTINE H. MURPHY.
- THIS CERTIFIED SURVEY MAP IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN DOCUMENT No. 2082258.

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 3

ALL OF LOT 15, VILLAGE NORTH SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE
CHUTE, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Christine H. Murphy, as Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also hereby certify that 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____

Christine H. Murphy

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