

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**

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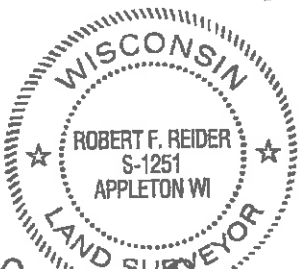
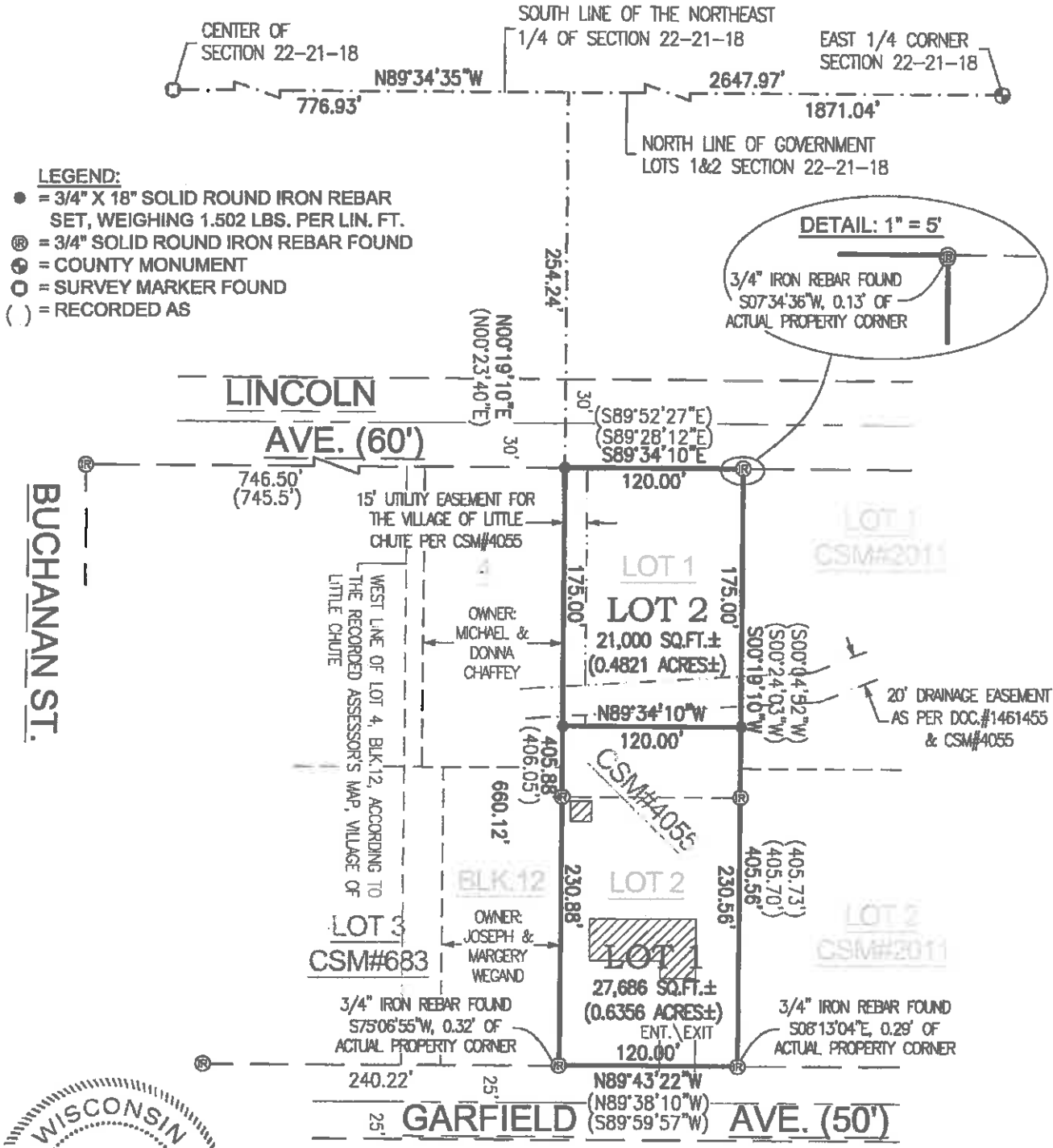
By: Michael Vanden Berg, Village President

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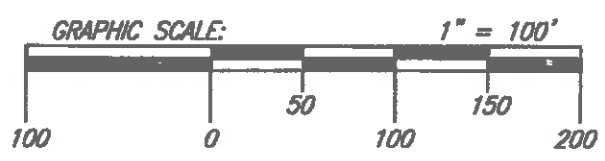
Attest: Laurie Decker, Village Clerk

# 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.



*Robert F. Reider* 9-6-17  
 ROBERT F. REIDER, PLS-1251 DATED  
 CAROW LAND SURVEYING CO., INC.  
 615 N. LYNNDAL DR., P.O. BOX 1297  
 APPLETON, WISCONSIN 54912-1297  
 PHONE: (920)731-4168  
 A896.27-17 DATED: 9-6-2017  
 DRAFTED BY: (csp RDD)



NORTH IS REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N89°34'35"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

**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 \_\_\_\_\_



*Robert F. Reider 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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET 1 OF 3

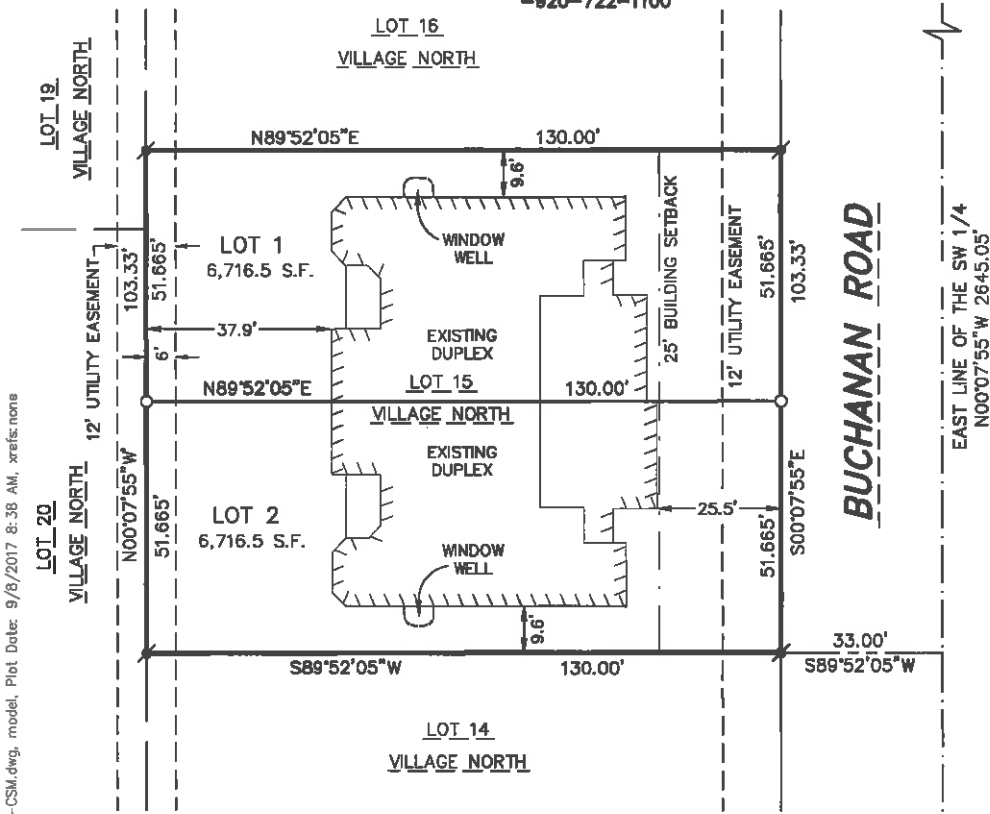
ALL OF LOT 15, VILLAGE NORTH SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN



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.

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

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



**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.

**LEGEND**

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ⚡ - 3/4" IRON REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- S.F. - SQUARE FEET

**BUCHANAN ROAD**

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

**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: COREY W. KALKOFEN

c:\kalkofen, w. \PROJECTS\M1074\91600569\02\LOT 15 VILLAGE NORTH-CSM.dwg, model, Plot Date: 9/8/2017 8:38 AM, xref:s:none

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	_____ County Treasurer	_____ Date
Teri Matheny		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.



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