



# AGENDA

## VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room  
DATE: Monday, July 16, 2018  
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. Approval of Minutes from the Plan Commission Meeting of June 18, 2018
  - 2. Discussion/Recommendation—Steel Heart CSM
  - 3. Unfinished Business
  - 4. Items for Future Agenda
  - 5. 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 June 14, 2018

## **MINUTES OF THE PLAN COMMISSION MEETING JUNE 18, 2018**

### **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  
Richard Schevers  
Bill Van Berkel  
Kent Taylor

EXCUSED: Todd Verboomen

ALSO PRESENT: Administrator Fenlon, Community Development Director Jim Moes,  
Phil Cosson, Ehlers

### **Public Appearance for Items Not on the Agenda**

None

### **Approve Minutes from the Plan Commission Meeting of April 6, 2018**

*Moved by Commissioner Schevers, seconded by Commissioner Van Berkel to  
Approve the Minutes of April 16, 2018*

All Ayes– Motion Carried

### **Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on May 30, 2018)**

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

All Ayes– Motion Carried

Phil Cosson from Ehlers presented maps and information for the proposed amendment of boundaries and project plan for TID No. 6. Once the proposed amendment is approved by the Plan Commission it will go before the Village Board, scheduled for July 18<sup>th</sup>.

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

All Ayes– Motion Carried

### **Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 7 (See the Public Hearing Notice which was published on May 30, 2018 & June 6, 2018)**

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

All Ayes– Motion Carried

Phil Cosson from Ehlers presented maps and information for the proposed project plan, boundaries and creation of TID No. 7. Once the proposed amendment is approved by the Plan Commission it will go before the Village Board, scheduled for July 18<sup>th</sup>.

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

All Ayes– Motion Carried

### **Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 8 (See the Public Hearing Notice which was published on May 30, 2018 & June 6, 2018)**

*Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to enter in Public Hearing*

All Ayes– Motion Carried

Phil Cosson from Ehlers presented information for the proposed project plan, boundaries and creation of TID No. 8 and explained that this is a redevelopment. TID 8 is needed for the senior center development and Dollar Tree opening.

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

All Ayes– Motion Carried

**Consider and Adopt Resolution No.1 a “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, Village of Little Chute, Wisconsin”**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Adopt Resolution No. 1 a “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, Village of Little Chute, Wisconsin”*

All Ayes– Motion Carried

**Consider and Adopt Resolution No. 2 a “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 7, Village of Little Chute, Wisconsin”**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to Adopt Resolution No. 2 a “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 7, Village of Little Chute, Wisconsin”*

All Ayes– Motion Carried

**Consider and Adopt Resolution No. 3 a “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 8, Village of Little Chute, Wisconsin”**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Adopt Resolution No. 3 a “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 8, Village of Little Chute, Wisconsin”*

All Ayes– Motion Carried

**Discussion/Recommendation—Tennessen CSM**

Director Moes is recommending approval to adjust the boundary line for the Tennessen property.

*Moved by Commissioner Van Berkel seconded by Commissioner Van Lankvelt to approve the Tennessen Certified Survey Map as presented*

All Ayes– Motion Carried

**Recommendation—Gary and Diane Vosters Annexation**

Director Moes is recommending approval by the Plan Commission to be presented to the Village Board for annexation of approximately 38 acres requested by Gary and Diane Vosters.

*Moved by Commissioner Van Lankvelt seconded by Commissioner Van Berkel to approve and recommend to the Village Board the Gary and Diane Vosters Annexation*

All Ayes– Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to Adjourn the Plan Commission Meeting at 6:47 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. \_\_\_\_\_

SHEET 1 OF 3

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 407 AS RECORDED IN VOLUME 3 OF MAPS ON PAGE 407 AS DOCUMENT NO. 885281, ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2102 AS RECORDED IN VOLUME 11 OF MAPS ON PAGE 2102 AS DOCUMENT NO. 1143242, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2620 AS RECORDED IN VOLUME 14 OF MAPS ON PAGE 2620 AS DOCUMENT NO. 1197558 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

CENTER OF  
SEC 15, T21N, R18E  
MAG NAIL FOUND

## LEGEND

- - 3/4" x 24" ROUND STEEL REBAR  
WEIGHING 1.5 lbs./lineal ft. SET
- ✦ - 3/4" ROUND STEEL REBAR FOUND
- - 1" IRON PIPE FOUND (1.315" O.D.)
- ⊙ - CERTIFIED LAND CORNER  
OUTAGAMIE COUNTY
- ( ) - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

LOT 2  
CSM No. 2103

SURVEYED FOR:  
-LEE'S CONTRACTING/FABRICATING  
-C/O LEE VAN DEN HEUVEL  
-1540 BUCHANAN STREET  
-LITTLE CHUTE, WI 54140  
-(920) 788-6442

LOT 1  
CSM No. 5580

BEARINGS ARE REFERENCED TO THE  
WEST LINE OF THE SOUTHEAST 1/4 OF  
SECTION 15, TOWNSHIP 21 NORTH,  
RANGE 18 EAST, WHICH BEARS  
S00°11'47"W PER THE WISCONSIN  
COUNTY COORDINATE SYSTEM AS  
PUBLISHED FOR OUTAGAMIE COUNTY.

150 75 0 150

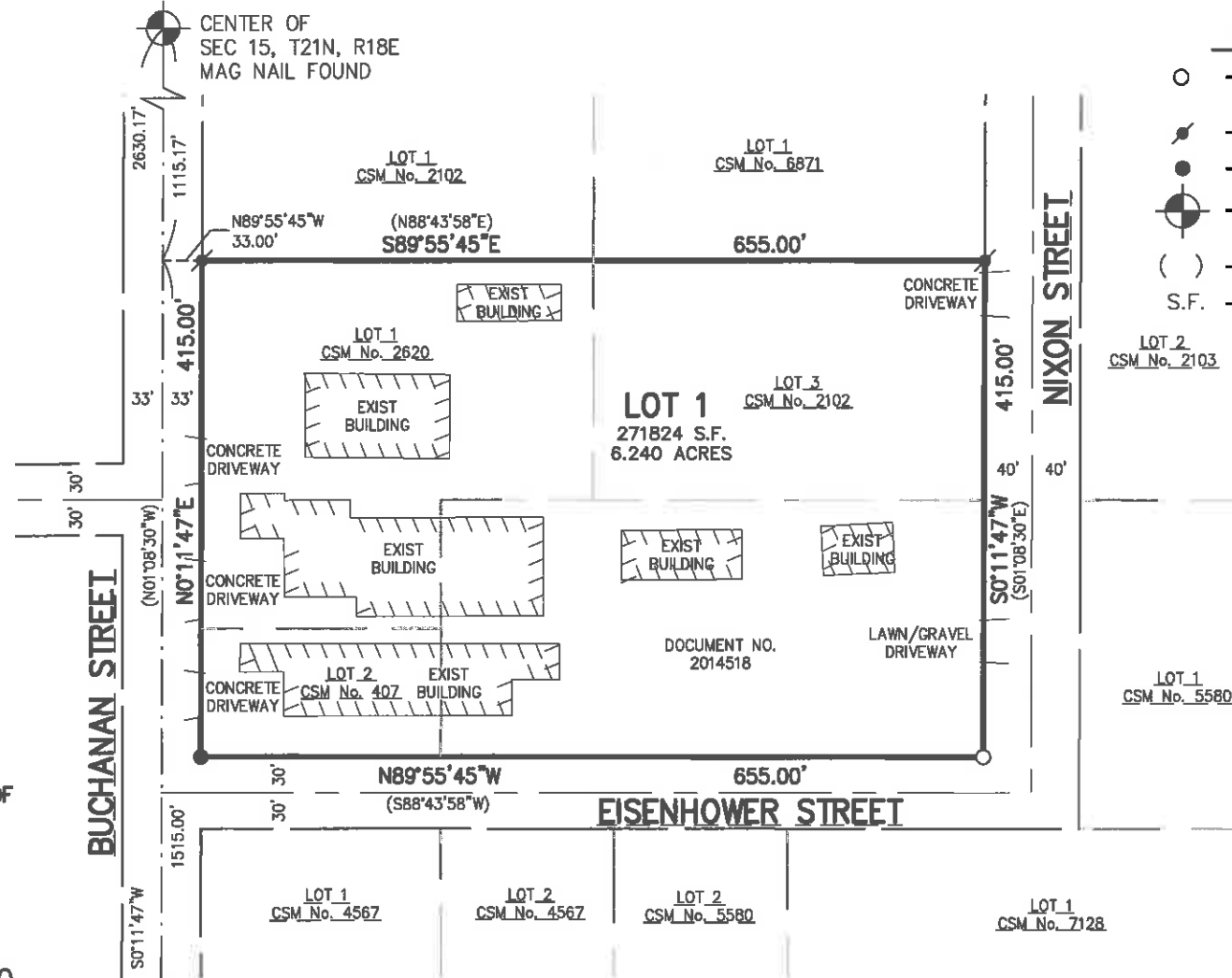
SCALE - FEET

BUCHANAN STREET

SOUTH 1/4 CORNER  
SEC 15, T21N, R18E  
PK NAIL FOUND

EISENHOWER STREET

NIXON STREET



DRAFTED BY: MARTY J. ABING

**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

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 407 AS RECORDED IN VOLUME 3 OF MAPS ON PAGE 407 AS DOCUMENT NO. 885281, ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2102 AS RECORDED IN VOLUME 11 OF MAPS ON PAGE 2102 AS DOCUMENT NO. 1143242, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2620 AS RECORDED IN VOLUME 14 OF MAPS ON PAGE 2620 AS DOCUMENT NO. 1197558 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, 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. 407 as recorded in Volume 3 of Maps on Page 407 as Document No. 885281, all of Lot 3 of Certified Survey Map No. 2102 as recorded in Volume 11 of Maps on Page 2102 as Document No. 1143242, all of Lot 1 of Certified Survey Map No. 2620 as recorded in Volume 14 of Maps on Page 2620 as Document No. 1197558 and part of the Southwest 1/4 of the Southeast 1/4, located in the Southwest 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 15, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 271,824 Square feet (6.240 acres) of land and described as follows:

Commencing at the South 1/4 corner of said Section 15; Thence N00°11'47"E, 1515.00 feet along the West line of the Southeast 1/4 of said Section 15; Thence S89°55'45"E (recorded as N88°43'58"E), 33.00 feet to the Northwest corner of said Lot 1 and the Point of Beginning; Thence continue S89°55'45"E (recorded as N88°43'58"E), 655.00 feet along the North line of said Lot 1 and said Lot 3 to the Northeast corner thereof; Thence S00°11'47"W (recorded as S01°08'30"E), 415.00 feet along the East line of said Lot 3 and its southerly extension to the North right-of-way line of Eisenhower Street; Thence N89°55'45"W (recorded as S88°43'58"W), 655.00 feet along said North right-of-way line and the South line of said lot 2 to the Southwest corner thereof; Thence N00°11'47"E (recorded as N01°08'30"W), 415.00 feet along the West line of said Lots 1 and 2 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 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

NOTES

-THIS CSM IS ALL OF PARCEL ID.s 26-0-1278-01, 26-0-1278-03, 26-0-1278-04, 26-0-1276-07 & 26-0-1276-08

-THE PROPERTY OWNER OF RECORD IS STEELHEART, LLC.

-THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 2014518.

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

SHEET 3 OF 3

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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

Steelheart, LLC, 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

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\_\_\_\_\_