



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, August 13, 2018

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 July 16, 2018
 2. Public Hearing—Request for Variance for 911 West Evergreen Drive
 3. Action—Variance for 911 West Evergreen Drive
 4. Recommendation—Zoning Change from RC to RM for 1401 West Main Street
 5. Recommendation—CSM for PBJ Holdings, LLC
 6. Recommendation—Rezoning PBJ Holdings, LLC
 7. Discussion/Recommendation—County Highway N Parking Issues
 8. Discussion—I-41 Improvement Resolution
 9. Discussion/Recommendation—Preliminary Plat Review
 10. Unfinished Business
 11. Items for Future Agenda
 12. 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 August 9, 2018

MINUTES OF THE PLAN COMMISSION MEETING JULY 16, 2018

Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by Larry Van Lankvelt

Roll Call

PRESENT:	Todd Verboomen Bill Van Berkel Larry Van Lankvelt Richard Schevers Kent Taylor
EXCUSED:	President Vanden Berg
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 June 18, 2018

Moved by Commissioner Schevers, seconded by Commissioner Van Berkel to Approve the Minutes of June 18, 2018

All Ayes— Motion Carried

Discussion/Recommendation—Steel Heart CSM

Director Moes is recommending Plan Commission Approve to then be sent to the Village Board

Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to Approve and recommend to the Village Board the Steel Heart CSM

All Ayes— Motion Carried

Discussion/Recommendation—W&D Krueger Family CSM

Director Moes is recommending Plan Commission Approval to then be sent to the Village Board

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to Approve and recommend to the Village Board the W&D Krueger Family CSM

All Ayes— Motion Carried

Unfinished Business

TID 6, 7 and 8 Related Updates being sent to the Board

Items for Future Agenda

Andy Fischer asked about information regarding a Mountain Bike Trail

Adjournment

Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to Adjourn the Plan Commission Meeting at 6:13 p.m.

All Ayes— Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

VILLAGE OF LITTLE CHUTE
Notice of Public Hearing

Notice is hereby given that a Public Hearing will be held by the Plan Commission to consider request for variance from the Chapter 44-Zoning Ordinance, in the Village of Little Chute, Outagamie County, Wisconsin.

The request is for property located at: 911 West Evergreen Drive
Owners/Applicants: S & S Storage owned by Greg Van Zeeland

Described as: CSM 6605 LOT 1

Applicant requests a variance to allow recently installed asphalt pavement to remain in place. Pavement is adjacent to or crossing lot lines in conflict with zoning regulations. Additionally applicant requests variance to maintain a driveway width which exceeds code allowances .

Notice is further given that the said meeting is open to the public and that the applicants and any other persons interested may appear and be heard for or against the granting of variance by this Commission.

If you have any questions, please contact the Zoning Administrator at (920)423-3870.

DATE OF HEARING: August 13th, 2018
TIME OF HEARING: 6:00 P.M.
PLACE OF HEARING: Village Hall Board Room
108 West Main Street Little Chute, WI 54140

Laurie Decker, Village Clerk

Run: August 1st & 8th, 2018

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Village Clerk, 108 W. Main St., Little Chute, (920) 788-7380, at least 48 hours prior to the meeting so that arrangements can be made.

Greg Van Zeeland

920.585.3082 | iPhone 6S

Talk activity - continued

Date	Time	Number	Origination	Destination	Min.	Airtime Charges	Long Dist/ Other Chgs	Total
May 2	9:14 AM	920.788.4162	Appleton, WI	Ltl Chute, WI	2	VALLEY EYE CARE		—
May 2	9:33 AM	920.766.6020	Appleton, WI	Kaukauna, WI	2	—	—	—
May 2	9:35 AM	920.809.3272	Appleton, WI	Appleton, WI	2	—	—	—
May 2	9:38 AM	920.766.6020	Appleton, WI	Kaukauna, WI	1	—	—	—
May 2	9:41 AM	920.809.3272	Appleton, WI	Incoming, CL	2	—	—	—
May 2	10:4 PM	920.423.3865	Appleton, WI	Ltl Chute, WI	7	VILLAGE OF L.C. PUBLIC WORKS		—
May 2	2:01 PM	920.735.8304	Kaukauna, WI	Appleton, WI	3	—	—	—
May 2	2:09 PM	920.740.2478	Kaukauna, WI	VM Deposit, CL	1	—	—	—
May 2	4:06 PM	920.766.6020	Appleton, WI	Kaukauna, WI	2	—	—	—
May 2	5:10 PM	920.585.3491	Appleton, WI	Appleton, WI	3	—	—	—
May 2	5:13 PM	920.636.6369	Appleton, WI	Appleton, WI	1	—	—	—
May 2	5:22 PM	920.373.5849	Menasha, WI	Incoming, CL	2	—	—	—
May 3	10:17 AM	920.809.0874	Kaukauna, WI	Appleton, WI	1	—	—	—
May 3	11:41 AM	920.809.0874	Kimberly, WI	Incoming, CL	1	—	—	—
May 3	4:28 PM	920.968.7300	Appleton, WI	Appleton, WI	3	—	—	—
May 3	5:09 PM	920.716.5225	Appleton, WI	Appleton, WI	3	—	—	—
May 3	6:16 PM	920.716.5225	Appleton, WI	Incoming, CL	3	—	—	—
May 3	6:27 PM	920.788.9337	Appleton, WI	Ltl Chute, WI	1	—	—	—
May 3	6:31 PM	920.788.9337	Appleton, WI	Incoming, CL	4	—	—	—
May 3	7:02 PM	920.716.5225	Kimberly, WI	Incoming, CL	3	—	—	—
May 4	11:11 AM	920.585.3491	Freedom, WI	Appleton, WI	5	—	—	—
May 4	11:24 AM	920.788.0220	Seymour, WI	Ltl Chute, WI	2	—	—	—
May 4	2:13 PM	920.809.3272	Lena, WI	Appleton, WI	3	—	—	—
May 4	3:02 PM	920.766.7770	Pound, WI	Kaukauna, WI	1	—	—	—
May 4	3:17 PM	920.213.5267	Pound, WI	Appleton, WI	3	—	—	—
May 4	3:20 PM	920.809.3272	Pound, WI	Appleton, WI	2	—	—	—
May 4	4:13 PM	920.216.9985	Pound, WI	VM Deposit, CL	1	—	—	—
May 4	4:14 PM	920.216.9985	Pound, WI	Incoming, CL	2	—	—	—
May 4	4:29 PM	920.470.1394	Pound, WI	Incoming, CL	3	—	—	—
May 4	4:40 PM	920.735.9304	Pound, WI	Appleton, WI	18	—	—	—
May 5	3:33 PM	920.735.9304	Pound, WI	Appleton, WI	4	—	—	—
May 6	12:20 PM	920.735.9304	Pound, WI	Appleton, WI	3	—	—	—
May 6	12:37 PM	920.585.3491	Pound, WI	Incoming, CL	2	—	—	—
May 7	8:26 AM	920.687.8789	Appleton, WI	Ltl Chute, WI	1	—	—	—
May 7	8:42 AM	920.449.4279	Appleton, WI	Plymouth, WI	4	—	—	—
May 7	9:44 AM	920.277.6464	Appleton, WI	Incoming, CL	4	—	—	—
May 7	9:47 AM	920.749.3232	Appleton, WI	Incoming, CL	1	—	—	—
May 7	10:14 AM	920.903.4719	Menasha, WI	Incoming, CL	1	—	—	—
May 7	12:48 PM	920.687.8789	Appleton, WI	Ltl Chute, WI	2	—	—	—
May 7	4:16 PM	920.788.4141	✓ Kimberly, WI	Incoming, CL	4	BANK OF L.C. PESHTIGO		—
May 7	4:37 PM	715.582.9002	✓ Little Chu, WI	Peshtigo, WI	1	—	—	—
May 7	6:19 PM	920.759.0900	✓ Appleton, WI	Kaukauna, WI	1	—	—	—
May 8	8:22 AM	715.582.9002	✓ Menasha, WI	Peshtigo, WI	1	—	—	—
May 8	8:52 AM	920.277.6464	✓ Menasha, WI	Incoming, CL	3	—	—	—
May 8	10:10 AM	715.582.9002	✓ Menasha, WI	Peshtigo, WI	1	—	—	—



Little Chute

ESTABLISHED 1840

APPLICATION FOR HEARING REQUEST FOR VARIANCE OF THE ZONING CODE

Appellant named above, files herewith this application for variance from regulations of the zoning code.

Description of variance requested and reasons for appeal:

Please see attached letter and maps:

A) BLACK TOP DRIVEWAY - VARIANCE

B) BLACK TOP FRONT PROPERTY - VARIANCE

c) EAST SIDE LOT BLACKTOP - FASEMENT

Attach any and all documentation to this application which applicant wishes to be reviewed at hearing.

Scale drawings of proposed and existing paving and structures showing all heights and setbacks from property lines as well as percentage of lot coverage MUST be included with application for variance.

Applicant or their representative should attend hearing to answer questions of the review board or commission.

Appellant herewith requests to fix a time for public hearing within as short a reasonable time as possible to give proper notice of such hearing as well as due notice to parties of interest.

I CERTIFY THAT THIS APPLICATION AND ANY ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE AND ACCURATE IN ACCORDANCE WITH ALL APPLICABLE CODES.

APPLICANT SIGNATURE

Dreg Van Geelend

DATE 7/22/2018

NON REFUNDABLE, HEARING APPLICATION FEE of \$175.00 must accompany application at time of submittal.

Date received and Village person receiving application

7-23-18

Sec. 44-518 Applications for Hearings.

- (a) **Time of Appeal.** Appeals shall be filed within thirty (30) days after the date of receipt of the written decision or order from which the appeal is taken by filing in duplicate a notice of appeal with the Village Clerk. The date of receipt of the decision shall not be counted in determining the time for filing of the appeal. Sundays and holidays shall be counted, except if the last day falls on a Saturday, Sunday or legal holiday, the time for filing shall be extended to the next secular day.
- (b) **Who May Appeal.** Appeals or applications to the Board may be made by:
 - (1) The owner, mortgagee, purchaser under a land contract, optionee or occupant under a written lease for one (1) year or more of the property for which relief is sought.
 - (2) Any officer (other than the Zoning Administrator), department, board or bureau affected by a decision or order of the Zoning Administrator.
 - (3) Any person aggrieved and whose use and enjoyment of property within the Village is directly and adversely affected by a decision or order of the Building Inspector, Zoning Administrator or the requested Board action.
- (c) **Appeal and Application Forms.** Every appeal or application shall be made upon forms furnished by the Village Clerk which have been approved by the Board of Appeals. A scale drawing shall accompany each form showing the location and size of the property, existing improvements, all abutting properties and improvements thereon and change or addition requested. The applicant or appellant shall provide all information requested on the form and any additional information requested in writing by the Chairperson or Secretary of the Board of Appeals which is necessary to inform the Board of the facts of the appeal. Failure to supply such information shall be grounds for dismissal of the appeal or application.
- (d) **Filing Appeal or Application.** The appellant or applicant shall file the required appeal form in duplicate with the Village Clerk. The Village Clerk shall deliver one (1) copy to the Zoning Administrator or other officer or body from whose decision an appeal is taken. Upon receipt of an appeal, the Zoning Administrator or other officer or body responsible for the original determination shall transmit to the Secretary of the Board of Appeals all notes or papers relating to the order or decision from which the appeal is being taken.
- (e) **Election to Have Appeal or Application Handled as a Contested Case.** The applicant or appellant may elect to have the appeal or application handled as a contested case. The appeal or application form shall explain that a contested case includes the right of all parties to cross-examine witnesses, to object to improper evidence and to have a record of the proceedings made by a court reporter or qualified stenographer or by tape recording. Election to have the matter treated as a contested case must be made in writing at the time of filing of the appeal or application.
- (f) **Fee.** All appeals and applications filed with the Village Clerk shall be accompanied by payment of a required fee of One Hundred Seventy-five Dollars (\$175.00). If the appellant or an applicant elects the contested-case method, he or she shall also pay the amount determined by the Board of Appeals to cover the additional administrative costs involved.
- (g) **Insufficient Notice.** No appeal or application shall be considered by the Board of Appeals unless it is made on the required form. Upon receipt of any communication purporting to be an appeal or application, the Village Clerk shall supply the applicant with the proper forms which must be filed within ten (10) days, in addition to the thirty (30) days specified in Subsection (a), in order to be considered by the Board of Appeals.

Street Department



Little Chute

ESTABLISHED 1848

June 6, 2018

Copy of letter received
6-6-18 from Village

Greg VanZeeland Consulting
W6096 Woodland Road
Menasha, Wi 54952

Subject: Asphalt paving of S&S Storage

Dear Property owner,

The Inspection Department received notice regarding asphalt paving without a permit. A site visit was conducted on June 5, 2018 to confirm the paving project. It appears the paving on the front lot was paved over the front property line and the driveway access was made wider without village approval. Per Little Chute Code of Ordinances 44-462 (a) (b) states you are required to obtain a permit for any placement or enlargement of structures on the property. Any enlargement of driveway accesses will require a permit and approval from the Village's Department of Public Works. The Inspection Department is ordering you to provide a scale site plan, permit application and an approved permit from the village's public works department for the work that was conducted. You will have 10 days from the date of the letter to provide the Inspection Department with the required paperwork. Any questions regarding the letter can be addressed by office.

Sincerely,

Brett Jensen
Community Development
Building Inspector
t. 920.423.3871
m. 920.428.6814
brett@littlechutewi.org

Jim Moes (BUILDING INSPECTOR)
2:00 PM 6-8-18 EASEMENT

Apply for a permit for parking lot
Public Works for driveway

Gentlemen,

I bought S+S Storage located at 911 W. Evergreen Drive Appleton WI 54913 located in the Village of Little Chute from Scott Schmidy Feb. of 2017.

That winter and the winter of 2018 left a lot of pot holes in the gravel lot. Instead of bringing any new gravel in I thought black topping would be a better choice. At one time I was told Little Chute wanted all driveways black topped.

On May 2 2018 at 1:04 PM I called 920-423-3865 Village of Little Chute Public Works and asked for the Street Dept. I was told it was the Utilities Dept. and was connected with someone. I told them I was going to black top and asked if there would be any problem because of the future plans for the Evergreen Road construction. He said that wouldnt take place till 2019 or later so go ahead.

I was not aware that you needed a permit to black top or I absolutely would have applied for it.

I borrowed over 50 thousand dollars and had Prestige Asphalt do the black topping over the gravel that was there.

When I received the 6-6-18 letter from the Village of Little Chute needless to say, I was very surprised. I immediately called Jim Moes to see what needed to be done. I was told to apply for a permit for the lot and to Public Works for a permit for the driveway. Both checks would remain uncashed till this is resolved.

I have also found out that the previous gravel which is now black topped infringes to the East on Wally Kneeger's property. He has no problem with this and has signed papers drawn up by David Van Lieshout from Van Lieshout Law Office for an easement on our adjoining lot lines. So I am asking for approval on the easement signed by Wally Kneeger & myself.

I am also asking for a variance on the black topping on my front (road side) property line and for my driveway.

Again, I did not realize that the previous gravel line was over the a lotted area. I am asking for the variances (not only because it's already black topped) but if a fire truck for moving van or any of our customers with trailers need to maneuver in these areas they need that much space.

It is my wish that before

You approve or disapprove of my three request that you would stop out at S & S Storage and see for yourselves that the block topped area is an improvement on the looks and safety of the property.

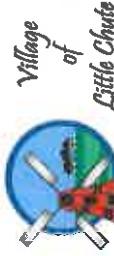
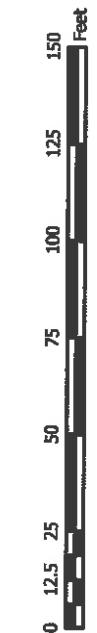
Again my apologies for not knowing to get the permits first. And for thinking that the previous gravel lines were acceptable.

Greg Van Jeeland

N
Not a survey

2010 Aerial photo

1 inch = 50 feet



W/EVERGREEN DR

119.23

201.03

CSM 6605

336.99

216.3

4.5

129.71

18

336.99

486.99

152.85

2

167.41

1

620.26

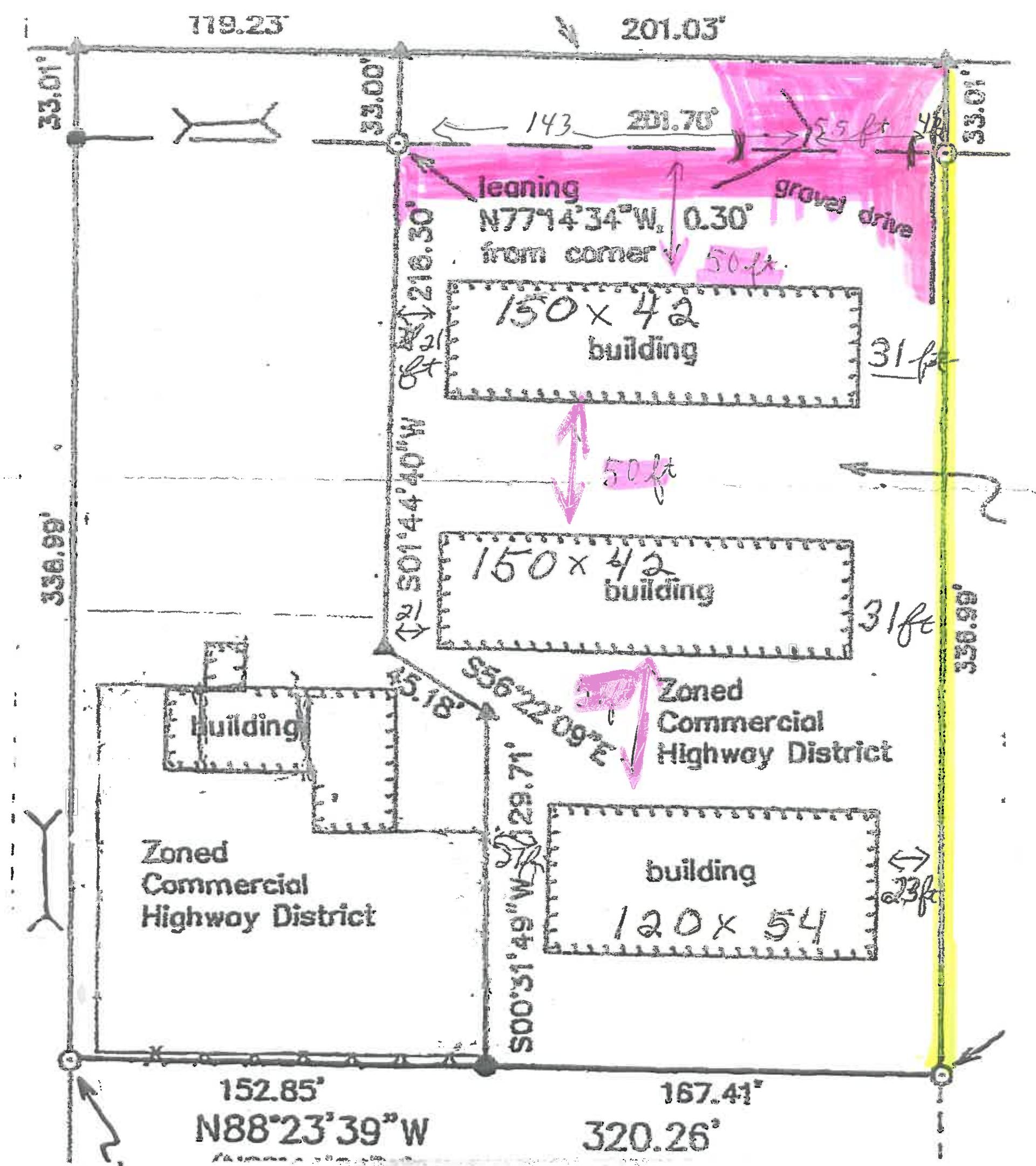
150

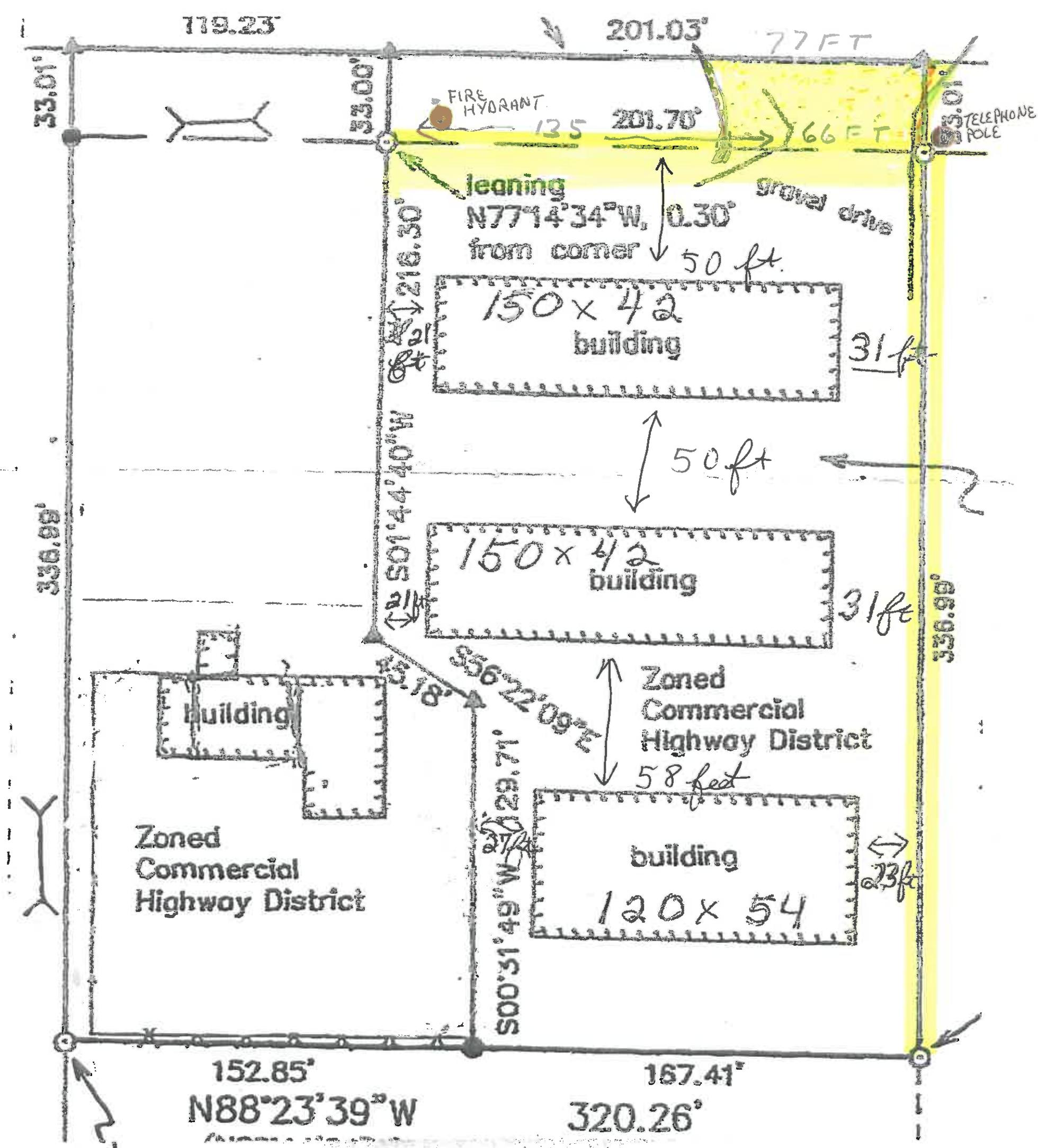
150

-12

PINK - DRIVEWAY
FRONTAGE
VARIANCE

YELLOW - SIDELOT
EASEMENT





CERTIFIED SURVEY MAP NO. 3272

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1993 AS RECORDED IN VOLUME 11 OF CERTIFIED SURVEY MAPS ON PAGE 1993 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 1993 AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS ON PAGE 1993, ALL BEING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 18 EAST, TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN.

NORTH IS REFERENCED TO THE NORTH LINE
OF THE NORTHWEST 1/4 OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN
OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN,
WHICH IS ASSUMED TO BEAR N89°-44'-04" W.

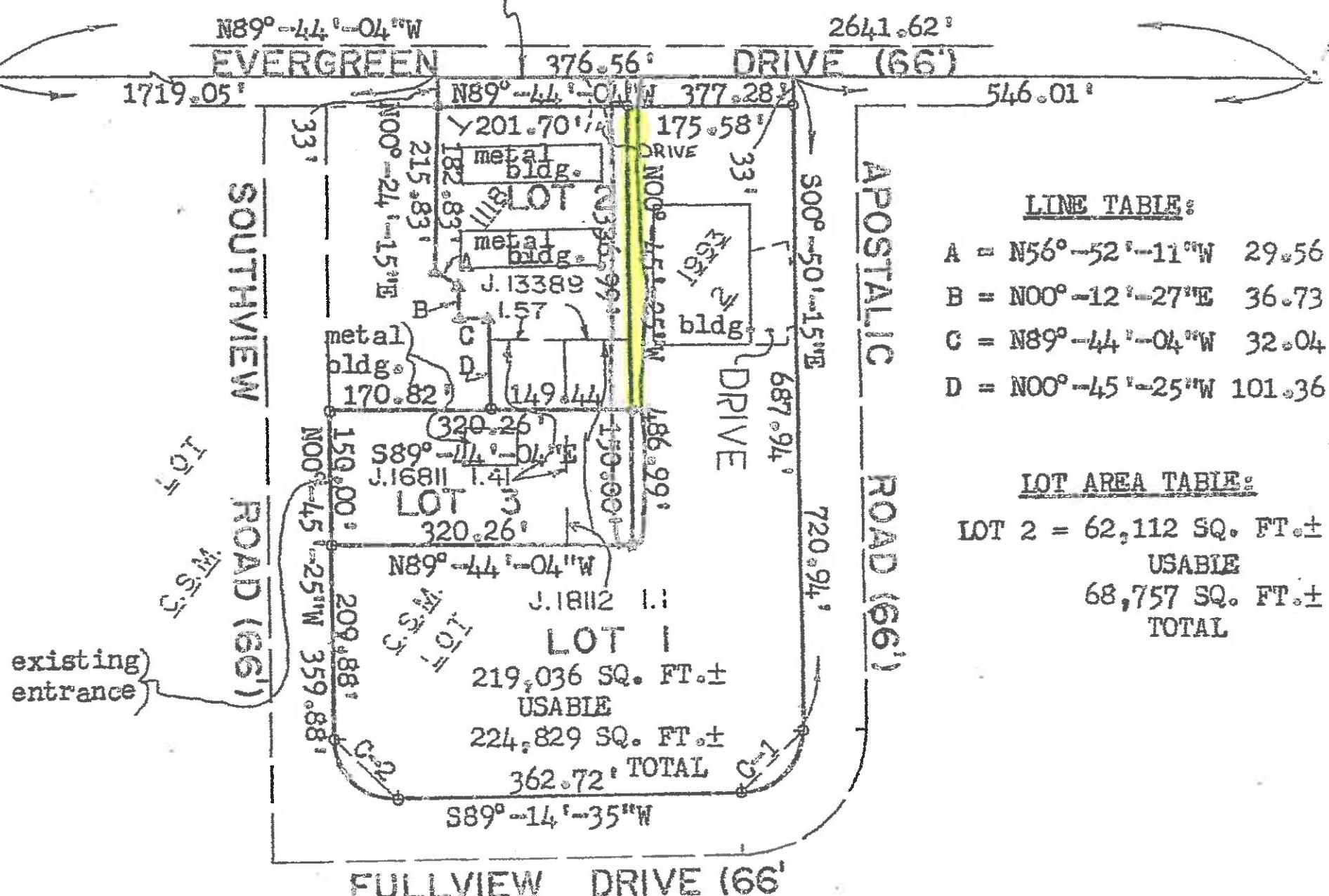
A graphic scale diagram with markings at 100, 200, 300, and 400. The scale is labeled "GRAPHIC SCALE 1\" data-bbox="111 111 477 200" style="text-align: center; margin-bottom: 10px; font-weight: bold; font-size: 1.2em; letter-spacing: 0.1em; text-decoration: underline; color: black; text-decoration: underline;"/>

100 200 300 400

NORTHWEST CORNER OF
SECTION 16-21-18

NORTH 1/4 CORNER OF
SECTION 16-21-18-

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16-21-18



LEGEND:

- = 3/4" x 24" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
 - = 3/4" SOLID ROUND IRON REBAR FOUND

NOTE: A TR-55 DRAINAGE STUDY HAS
BEEN COMPLETED. FOR REQUIREMENTS
AND PROVISIONS, PLEASE CONTACT

**VILLAGE OF LITTLE CHUTE
VILLAGE BOARD
NOTICE OF PUBLIC HEARING
ZONING CHANGE REQUEST**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held for a request of zoning change from RC – conventional single-family district to RM –Residential Multi-family District certain property in the Village of Little Chute, Outagamie County, Wisconsin.

1401 West Main Street

More particularly described as follows to wit:

Green Bay and Mississippi Canal Company Plat Lots 5, 6, 7, & 8 and part of Government LOT 4 Section 21 Township 21 North Range 18 East Lying South of Railroad & North of US Government Property Less Highway, Village of Little Chute, Outagamie County, Wisconsin, containing 5.049 acres of land being more fully described as follows:

Applicant: Harry Altergott Jr.

A copy of the proposed Zoning Map Exhibit and attached legal descriptions may be seen at the Administrative Office at the Village Hall.

DATE OF HEARING: August 15, 2018

TIME OF HEARING: 6:00 p.m.

PLACE OF HEARING:
Village Hall
Board Room
108 West Main Street
Little Chute, WI 54140

**Laurie Decker
Village Clerk**

Publish: August 1st and 8th, 2018

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.



Little Chute

ESTABLISHED 1848

Date Filed: 11-15-18
Fee Paid: (\$175) ✓
Verified by [Signature]

APPLICATION: ZONING CHANGE REQUEST FORM

To: Board of Trustees, Village of Little Chute, Outagamie County, WI

Applicant: Harry Altergott Jr.
1025 W. Main St.
Little Chute WI 54911

Applicant named above, files herewith this Request for a change in Zoning of the following described property:

GREEN BAY & MISS CANAL CO PLAT LOTS 5, 6, 7 & 8 BLK 3

PARCEL # 260298700 1401 WEST MAIN STREET

Applicant herewith requests the Village Board to change zoning of the above-described property

from: RC - Residential Conventional Single-family District
to: RM - Residential Multi-family District

Signed: Wayne Allegretti Jr Dated: 7-13-2018

Attach a Scale Map (1" = 100') showing the area requested to be rezoned including all areas within 300 feet of the area requested. Attach a list of owners' names and addresses of all properties lying within 100 feet of the area proposed to be rezoned. Attach any documents the applicant may wish to include which may be of guidance or interest to the Village Board and Plan Commission.

(See reverse)

Sec. 44-488. Procedures.

(a) *Request for changes.* Petitions for any change to the district boundaries and map or amendments to the text regulations shall be addressed to the village board and shall be filed with the zoning administrator, describe the premises to be rezoned or the portions of text of regulations to be amended, list the reasons justifying the petition, specify the proposed use, if applicable, and have attached the following, if petition be for change of district boundaries:

- (1) Plot plan, drawn to a scale of one inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within 300 feet of the area proposed to be rezoned.
- (2) Owners' names and addresses of all properties lying within 100 feet of the area proposed to be rezoned.
- (3) Together with additional information as may be required by the plan commission or village board.

(b) *Recommendations.* The village board or the zoning administrator shall cause the petition to be forwarded to the plan commission for its consideration and recommendation. The plan commission shall review all proposed amendments to the text and zoning map within the corporate limits and shall recommend by majority vote that the petition be granted as requested, modified or denied. In arriving at its recommendation, the commission may on occasion, of its own volition, conduct its own public hearing on proposed amendment.

(c) *Hearings.*

- (1) The village board, following submittal to the plan commission, shall hold a public hearing upon each proposed change or amendment, giving notice of the time, place and the change or amendment proposed by publication of a Class 2 notice, under Wis. Stats. ch. 985. At least ten days' prior written notice shall also be given to the clerk of any municipality within 1,000 feet of any land to be affected by the proposed change or amendment. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
- (2) The village board shall hold public hearings as required under this section.

(d) *Board's action.* Following such hearing and after consideration of the plan commission's recommendations, the village board shall vote on the proposed ordinance effecting the proposed change or amendment.

(e) *Fee.* The fee for a Zoning Code change or amendment shall be \$175.00 and shall be paid upon filing.

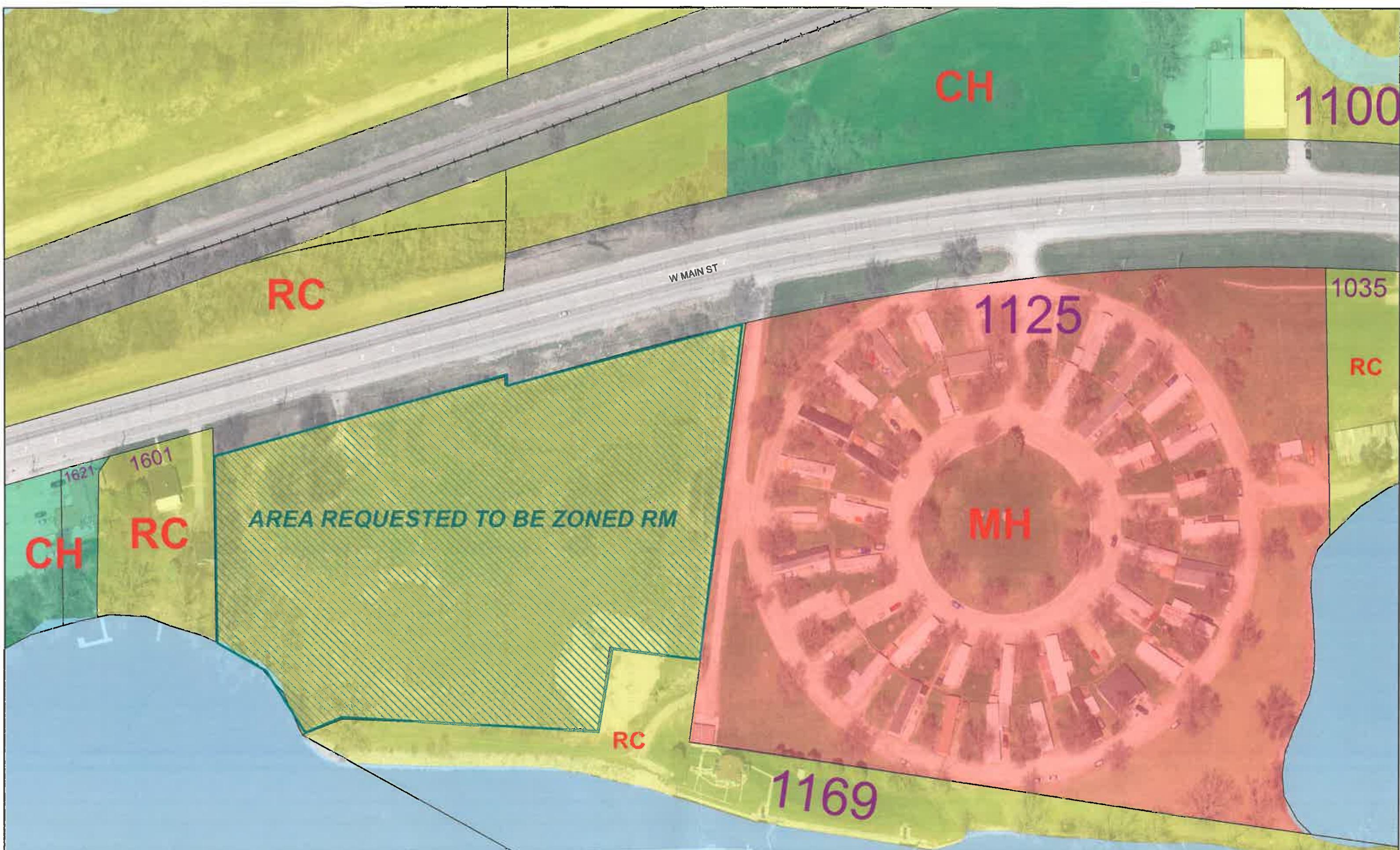
(Code 2006, § 13-1-262; Ord. No. 25(Ser. of 2005), 11-2-2005; Ord. No. 16(Ser. of 2006), 10-18-2006)

Sec. 44-489. Protest.

(a) In the event of a protest against amendment to the zoning map, duly signed and acknowledged by the owners of 20 percent or more, either of the areas of the land included in such proposed change, or by the owners of 20 percent or more of the land immediately adjacent extending 100 feet therefrom, or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of three-fourths of the village board membership voting on the proposed change.

(b) In the event of protest against amendment to the text of the regulations of this zoning chapter, duly signed and acknowledged by 20 percent of the number of persons casting ballots in the last general election, it shall cause a three-fourths vote of the village board membership voting to adopt such amendment.

(Code 2006, § 13-1-263)



1 inch = 100 feet

VILLAGE OF LITTLE CHUTE

Not a survey

CERTIFIED SURVEY MAP NO.

PART OF THE NORTH 1/2 OF THE
NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE
COUNTY, WISCONSIN.

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, WHICH BEARS N89°29'48"W, PER THE PUBLISHED WISCONSIN COUNTY COORDINATE SYSTEM FOR OUTAGAMIE COUNTY.

LEGEND

- - 3/4" x 24" ROUND IRON 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

200 100 0 200

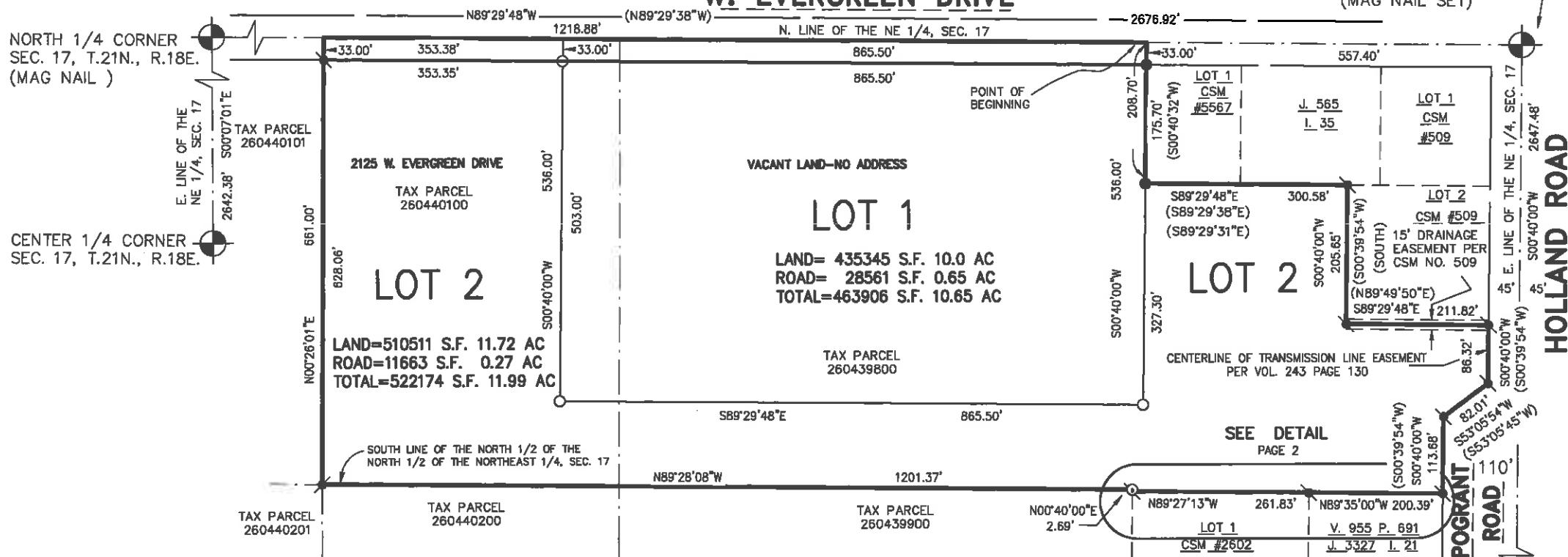
McMAHON

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

FOR: COMMERCIAL HORIZONS
100 W. LAWRENCE ST.
APPLETON, WI 54912-0115
(920)830-9646

NORTHEAST CORNER
SEC. 17, T.21N., R.18E
(MAG NAIL SET)



DRAFTED BY: HOWARD P. ANDERSON

PAGE 1 OF 5

EAST 1/4 CORNER
SEC. 17, T.21N., R.18

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 5

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, 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 part of the North 1/2 of the Northeast 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 986,080 Square feet (22.64 acres) of land and described as follows:

Commencing at the Northeast corner of said Section 17; Thence N89°29'48"W, 557.40 feet along the North line of said Northeast 1/4 to the Point of Beginning on the West line of Lot 1 of Certified Survey Map No. 5567 as recorded in Volume 32 of Maps on Page 5567; Thence S00°40'00"W (recorded as S00°40'32"W), 208.70 feet along said West line to the Southwest corner of said Lot 1; Thence S89°29'48"E (recorded as S89°29'38"E & S89°29'31"E), 300.58 feet along the South line of said Lot 1 and it's Easterly extension to the Northwest corner of Lot 2 of Certified Survey Map No. 509 as recorded in Volume 3 of maps on Page 509; Thence S00°40'00"W (recorded as S00°39'54"W & South), 205.65 feet along the West line of said Lot 2 to the Southwest corner thereof; Thence S89°29'48"E (recorded as S89°49'50"E), 211.82 feet along the South line of said Lot 1 to the Southeast corner thereof on the West Right-of-Way line of Holland Road; Thence S00°40'00"W (recorded as S00°39'54"W), 86.32 feet along said West Right-of-Way line to the Westerly Right-of-Way line of Pogrant Road; Thence S53°05'54"W (recorded as S53°05'45"W), 82.01 feet along said Westerly Right-of-Way line; Thence S00°40'00"W, (recorded as S00°39'54"W), 113.68 feet along said Westerly Right-of-Way line; Thence N89°35'00"W, 200.39 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 2602; Thence N89°27'13"W (recorded as N89°29'45"W), 261.82 feet along the North line of said lot 1 to the Northwest corner thereof; Thence N00°40'00"E, 2.69 feet along the Northerly extension of the West line of said Lot 1 to the South line of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 17; Thence N89°28'08"W 1201.37 feet along said South line; Thence N00°26'01"E, 661.00 feet to the North line of the Northeast $\frac{1}{4}$ of Section 17; Thence S89°29'48"E, 1218.88 feet along said North line to the Point of Beginning.

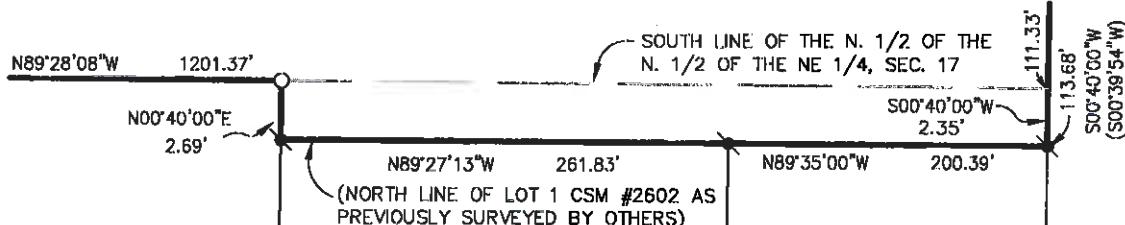
That I have made this survey by the direction of the Owners of said Land.

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 Statues 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

DETAIL
(NO SCALE)



CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 5

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH,
RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

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

NOTES

—THIS CSM IS ALL OF PARCEL ID.s 26-0-4398-00, 26-0-4401-00, & PART OF
26-0-4399-00

—THE PROPERTY OWNERS OF RECORD ARE PBJ HOLDINGS LLC, A WISCONSIN LIMITED
LIABILITY COMPANY, A 45% INTEREST, AND THE GRIFFIN COMPANY OF LITTLE CHUTE, INC.,
A WISCONSIN CORPORATION, A 45% INTEREST, AND DAVID A. WITTMAN, A 10% INTEREST

—THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN
DOCUMENT No. 1866677.

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 5

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH,
RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

PBJ Holdings, LLC, a Wisconsin Limited Liability Company, and The Griffin Company of Little Chute, Inc., a Wisconsin Corporation, and David A. Wittman, 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**
PBJ Holdings LLC, a Wisconsin Limited Liability Company, a 45% interest

Printed Name

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 of Little Chute

Dated this _____ day of _____, 20____

Printed Name

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 _____

CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 5

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH,
RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

PBJ Holdings, LLC, a Wisconsin Limited Liability Company, and The Griffin Company of Little Chute, Inc., a Wisconsin Corporation, and David A. Wittman, 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 David A. Wittman, a 10% interest Title

Printed Name _____
State of Wisconsin) _____

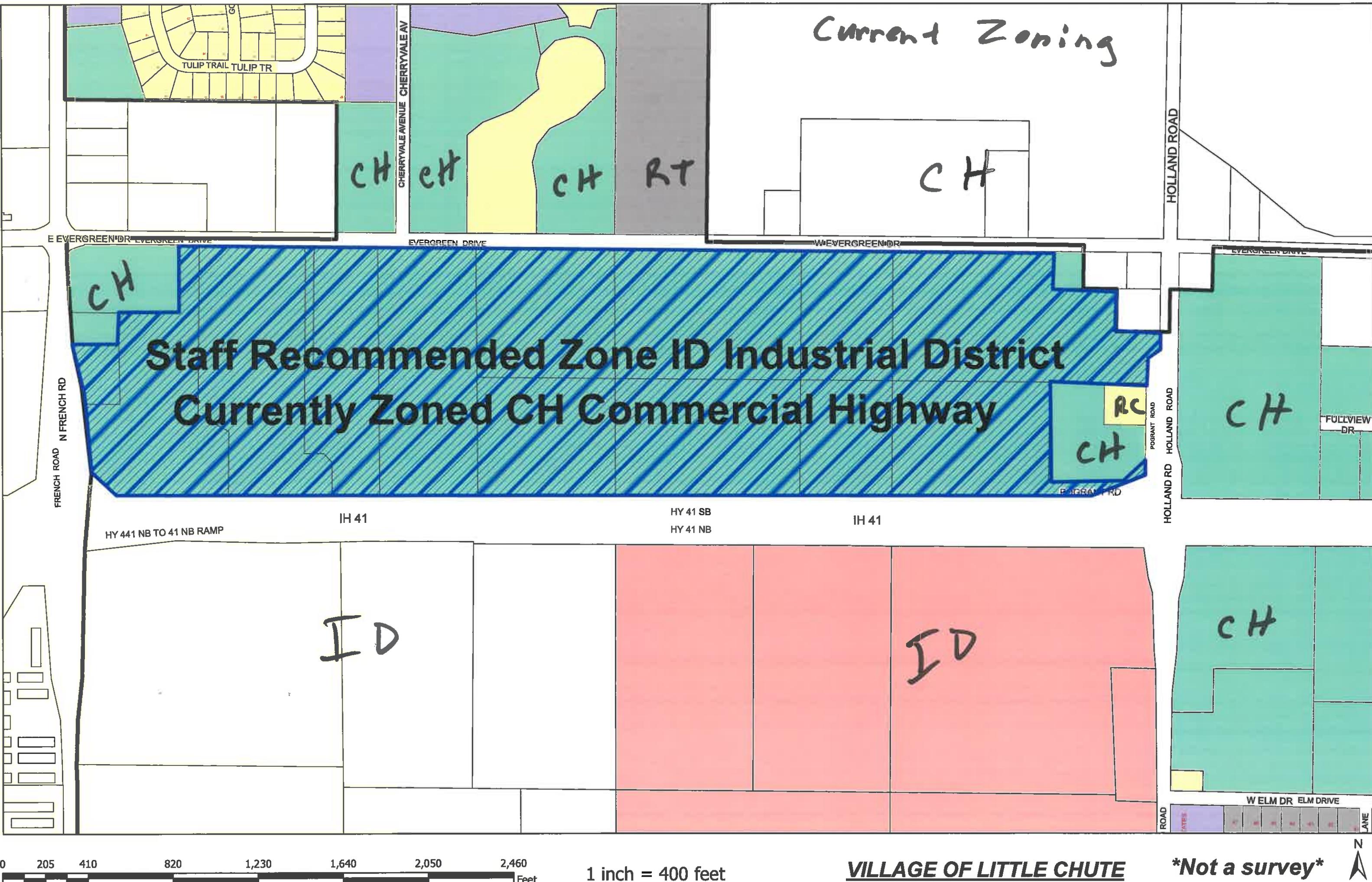
County) _____

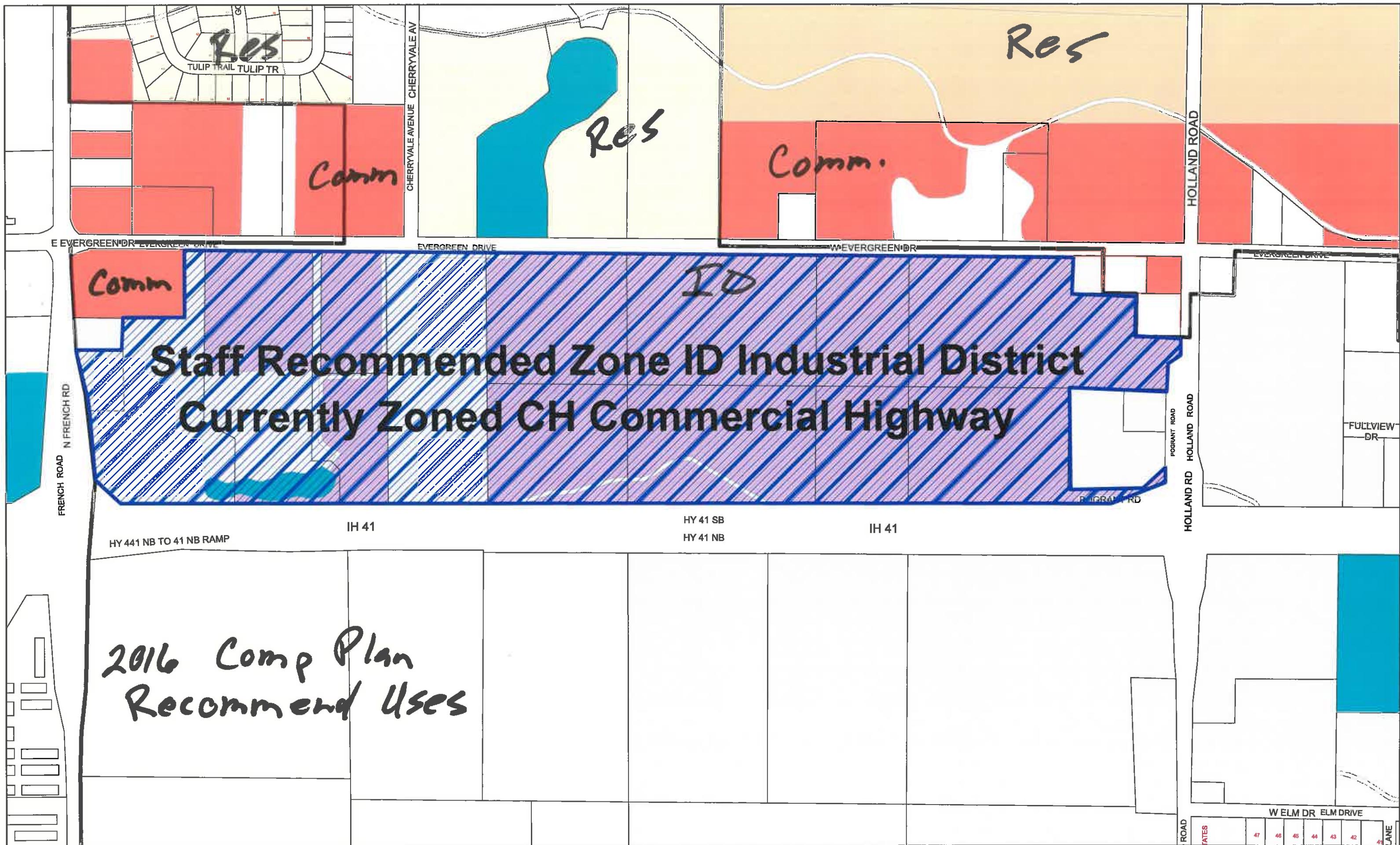
Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

County, _____

My commission expires _____





0 205 410 820 1,230 1,640 2,050 2,460

1 inch = 400 feet

VILLAGE OF LITTLE CHUTE

Not a survey



Village of Little Chute
INFORMATION FOR VILLAGE BOARD CONSIDERATION

ITEM DESCRIPTION: CTH N Recommendation

PREPARED BY: James P. Fenlon, Administrator

REPORT DATE: August 8, 2018

EXPLANATION: Last week staff received a complaint (see attached) regarding the parking and stopping of vehicles on CTH N, north of Evergreen Drive. Staff will be meeting late on Monday afternoon to discuss a formal recommendation. Conceivably, staff will be recommending that we discuss with the County the ability to provide signage in this area to correct this issue.

This document will be presented to the Village Plan Commission on Monday, August 13th as well for a recommendation to the Village Board.

RECOMMENDATION: Discuss and provide a recommendation.

From: [REDACTED]
To: [James Fenlon](#)
Subject: Semi parking by Simon Cheese
Date: Thursday, August 2, 2018 3:12:36 PM

This email is being sent to bring a situation to your attention. I believe there is a real safety hazard arising unless something is done.

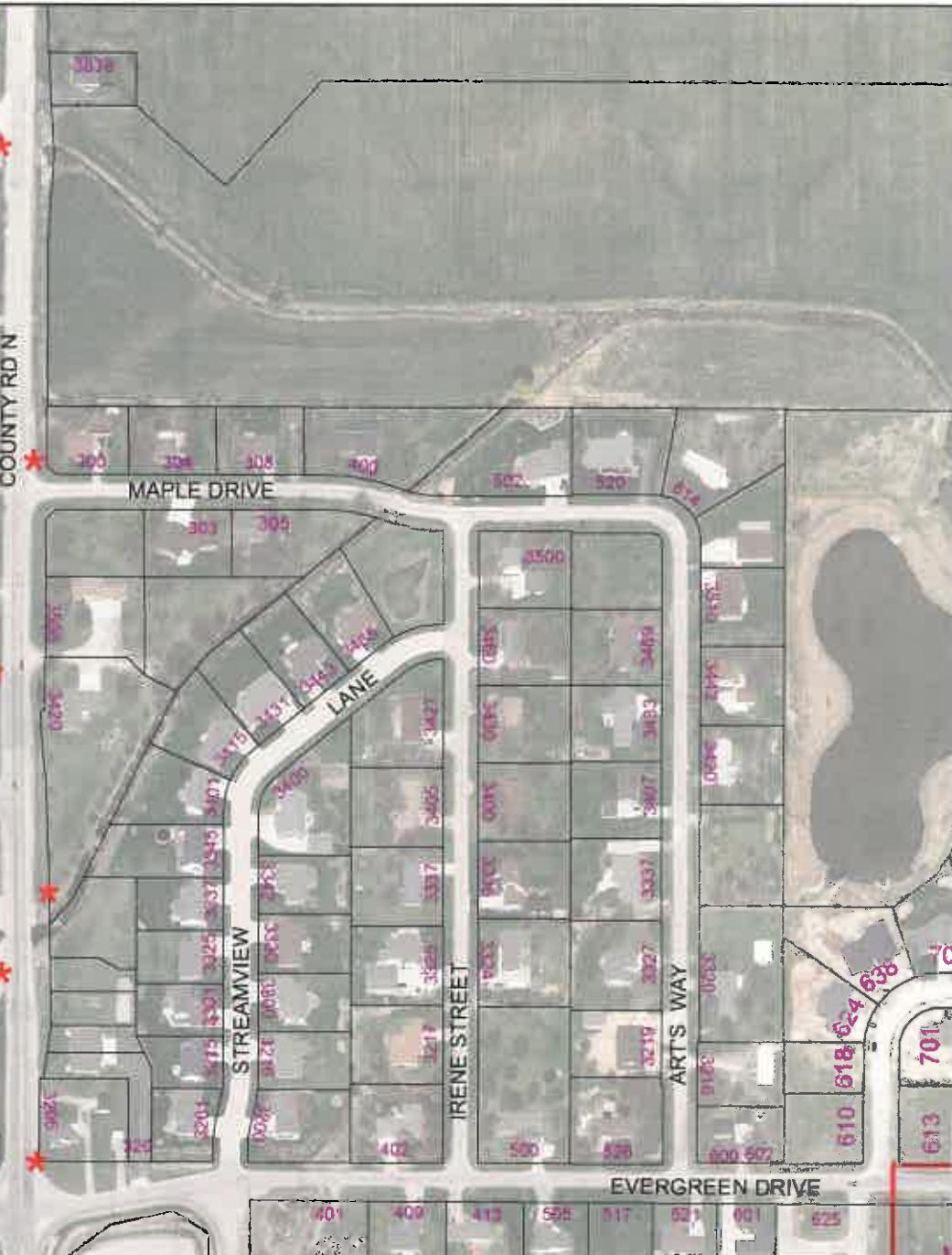
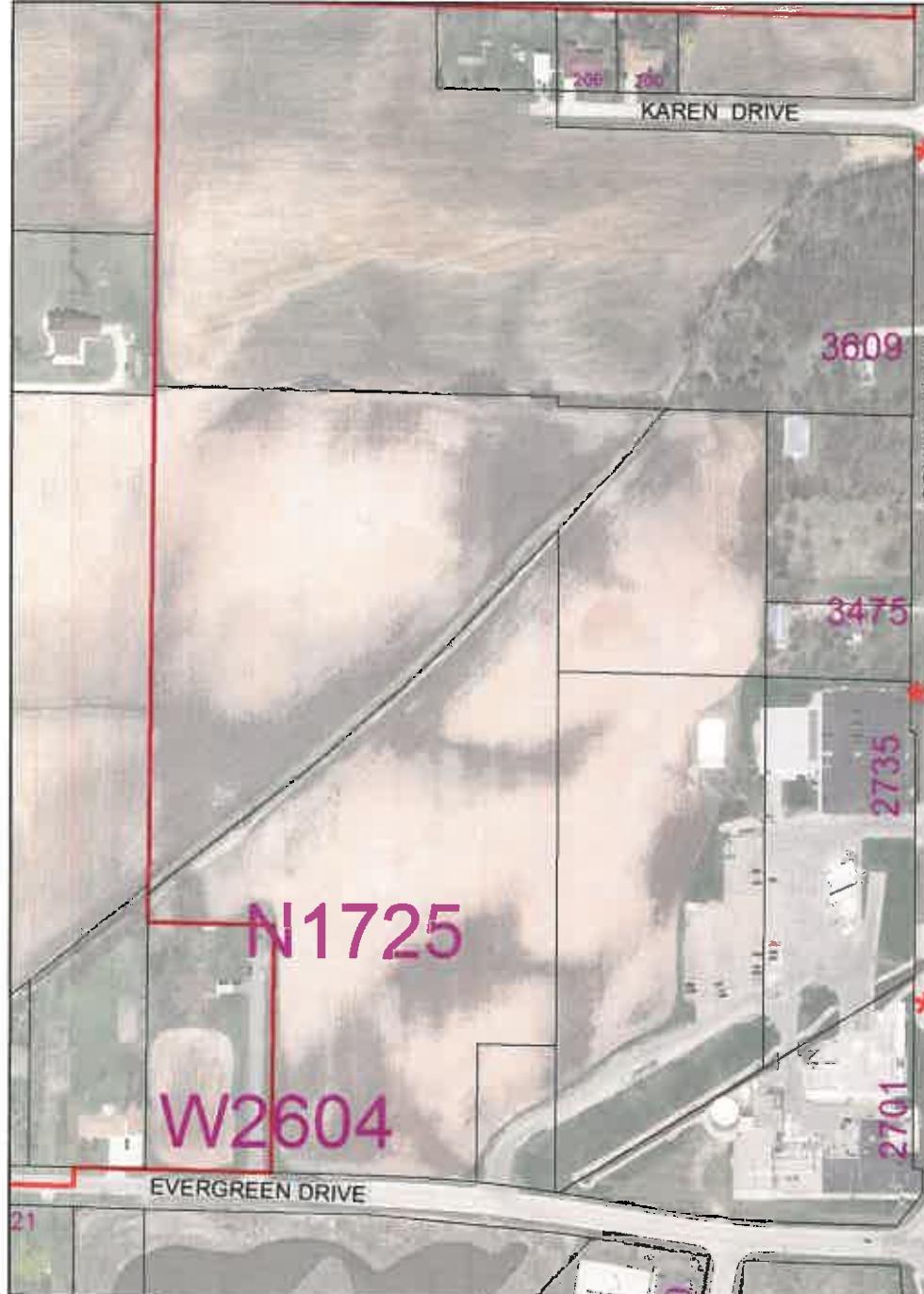
My name is [REDACTED] and I purchased the home at [REDACTED] about a year ago. [REDACTED] the Simon's Cheese parking lot. It was about this same time last year that the Nestle's warehouse opened.

In the past month my husband and I have both noticed the semi-trailers have begun to park in [REDACTED] on Freedom Road more and more often, parking on either side of the road. The shoulder of Freedom Road is not set up for semi parking and therefore it is necessary for them to park into the road. The safety hazard is [REDACTED] [REDACTED] but also for those leaving Simon's Cheese as you cannot clearly see around the vehicle. Eventually someone is going to get hit. Also, the drivers always keep their trucks running, which is very frustrating to us. Last night a truck parked on the Simon Cheese side of the road at 9:30 at night and was there for at least 30 minutes. Hearing the continued rumble of the semi-tractor motor running is quite distracting for us.

There is a truck stop on the other side of Interstate 41 behind the Shell gas station/McDonalds restaurant, but these drivers will not go out of their way to park there. I also believe that unless this situation is handled soon, the drivers are going to use this section for parking more and more often. The shoulder of Freedom Road in this area is not a truck stop and should not be used as one.

I would appreciate it if you would please contact me regarding this issue and how it might be remedied.

[REDACTED]
[REDACTED]



Village
of
Little Chute

0 80 160 320 480 640 800 960 Fee

* No Stopping or Standing

1 inch = 300 feet

Not a survey



Google Maps N Freedom Rd



Google Maps N Freedom Rd



Village of Little Chute
REQUEST FOR VILLAGE BOARD CONSIDERATION

ITEM DESCRIPTION: I-41 Improvement Resolution

PREPARED BY: James P. Fenlon, Administrator

REPORT DATE: August 7, 2018

ADMINISTRATOR'S REVIEW/COMMENTS: (See Below)

EXPLANATION: In July of 2018, East Central Wisconsin Regional Planning Commission adopted a resolution asking state officials to begin the process of studying, designing, planning and widening I-41 from WIS 15 in Grand Chute to Scheuring Road in De Pere, WI. The resolution they adopted is attached as EXHIBIT A.

Over the past number of months, staff has been talking with Outagamie County Highway Commissioner regarding a similar effort at the county and municipal level. Attached as EXHIBIT B is a resolution the County Highway and Solid Waste Committee is considering at their meeting on Monday, August 13th.

Attached as EXHIBIT C is a model resolution for Little Chute and other municipalities to use for their own use. For this evening, this merely being presented for information, discussion and direction.

RECOMMENDATION: Provided for discussion only.

PROPOSED RESOLUTION NO. 21-18

REQUESTING THE WISCONSIN DEPARTMENT OF TRANSPORTATION BEGIN THE PLANNING, DESIGN AND EXPANSION OF INTERSTATE 41 (I-41) TO 6 LANES BETWEEN THE APPLETON (FOX CITIES) AND GREEN BAY METROPOLITAN PLANNING AREAS.

WHEREAS, the East Central Wisconsin Regional Planning Commission is the federally designated Metropolitan Planning Organization (MPO) for the Appleton (Fox Cities) Urbanized Area, and

WHEREAS, a recommendation in the required and adopted MPO Long Range Transportation Plan calls for the expansion of Interstate 41, and

WHEREAS, portions of Interstate 41 from WIS 26 in Winnebago County to WIS 15 in Outagamie County is already 6-Lane and portions of Interstate 41 in Brown County have been expanded to 6-lanes south to Scheuring Road, and

WHEREAS, the 6-lane to 4-lane transitions create dangerous bottlenecks with a high number of serious injury and fatal crashes, and

WHEREAS, almost daily crashes are causing significant delay, costly and dangerous clean-up activities for emergency services and County staff, and

WHEREAS, the I-41 corridor is an economic engine for the region's commuting workforce that requires travel time reliability, and

WHEREAS, I-41 is designated on the National Primary Freight Network due to the sheer number of trucks that transport products into and out of the region, and

WHEREAS, the costs will likely be far higher to not expand the highway based on the safety and economic impacts of crashes and delays, **Now Therefore**:

BE IT RESOLVED BY THE EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

SECTION 1. That the Commission request the Wisconsin Department of Transportation plan, design and expand Interstate 41 to 6-lanes between WIS 15 in Outagamie County and Scheuring Road in Brown County as soon as possible.

Effective Date: July 27, 2018

Prepared for: Transportation Committee

Prepared By: Walt Raith, Assistant Director/MPO Director

Neal Strehlow, Chair

Ken Robl, Vice Chair

Jerry Erdmann

David Albrecht

Jeff Nooyen

Dick Koeppen

Ron McDonald

Jill Michaelson

Martin Farrell

Donna Kalata

RESOLUTION NO.:

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

In the 1960's US-41 was constructed in its current location as a four-lane divided highway between Appleton and DePere. In the 1970's US-41 in the Appleton area attained freeway status with the removal of all intersecting crossroads. In 1992 US-41 between Breezewood Ln and CTH OO/STH 15 was upgraded to six lanes. In 2015 US-41 attained official Interstate status in Wisconsin and the speed limit in the Fox Cities area was increased to 70 mph. In 2015/16 Interstate 41 from DePere to Howard was upgraded to six lanes.

The current four lane 23 mile segment between CTH OO/STH 15 and Scheuring Rd creates a bottleneck between two six lane segments. I-41 is outdated and doesn't meet current design standards for the volumes of traffic and a 70 mph speed limit. Average daily traffic in 2015 was 55,600 per day and 63,000 in 2016, which is a yearly increase of 11.7%. There are a high number of crashes that occur daily, which causes significant injuries, fatalities, delays, costly vehicle damage, infrastructure damage, costly and dangerous clean-up activities for emergency, state, county and municipal staff.

I-41 is designated on the national Primary Freight Network due to the sheer number of trucks that transport products into and out of the region. I-41 is a crucial commuter route for the much needed Northeast Wisconsin workforce, as well as promoting tourism in the area.

The Wisconsin Department of Transportation (WisDOT) has recognized that the existing facility is failing and have plans to spend \$1 million in 2018 to 2021 to design for improvements to five interchanges and \$3 million to design surface improvements. It is important to note that construction funding for these design projects has not yet been scheduled.

The East Central Wisconsin Regional Planning Commission (ECWRPC) is the federally designated Metropolitan Planning Organization (MPO) for the Fox Cities Urbanized Area and has had the expansion of Interstate 41 recommendation in the required and adopted MPO Long Range Transportation Plan. ECWRPC Transportation Committee has adopted a resolution on July 27, 2018 with the same recommendation described below. Many local municipalities are taking similar action.

NOW THEREFORE, the undersigned members of the Highway, Recycling and Solid Waste Committee recommend adoption of the following resolution.

BE IT RESOLVED, that the Outagamie County Board of Supervisors does request the Wisconsin Department of Transportation plan, design and expand Interstate 41 to 6-lanes between WIS 15 in Outagamie County and Scheuring Road in Brown County as soon as possible., and

BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a copy of this resolution to Governor Scott Walker, WisDOT Secretary of

Transportation David Ross, Outagamie County Highway Commissioner and the Outagamie County Lobbyist for distribution to the Legislature.

Dated this day of

Respectfully Submitted,

**HIGHWAY, RECYCLING & SOLID
WASTE
COMMITTEE**

VILLAGE OF LITTLE CHUTE

RESOLUTION NO. __, SERIES OF 2018

REQUESTING THE WISCONSIN DEPARTMENT OF TRANSPORTATION BEGIN THE PLANNING, DESIGN AND EXPANSION OF INTERSTATE 41 (I-41) TO SIX LANES BETWEEN THE FOX CITIES AND GREEN BAY METROPOLITAN AREAS

WHEREAS, in the 1960's US-41 was constructed in its current location as a four-lane divided highway between Appleton and DePere and in the 1970's US-41 in the Appleton area attained freeway status with the removal of all intersecting crossroads.

WHEREAS, in 1992 US-41 between Breezewood Ln and CTH OO/STH 15 was upgraded to six lanes and in 2015 US-41 attained official Interstate status in Wisconsin and the speed limit in the Fox Cities area was increased to 70 mph. In 2015/16 Interstate 41 from DePere to Howard was upgraded to six lanes.

WHEREAS, the current four lane 23 mile segment between CTH OO/STH 15 and Scheuring Rd creates a bottleneck between two six lane segments.

WHEREAS, I-41 is outdated and doesn't meet current design standards for the volumes of traffic and a 70 mph speed limit and average daily traffic in 2015 was 55,600 per day and 63,000 in 2016, which is a yearly increase of 11.7%.

WHEREAS, there are a high number of crashes that occur daily, which causes significant injuries, fatalities, delays, costly vehicle damage, infrastructure damage, costly and dangerous clean-up activities for emergency, state, county and municipal staff.

WHEREAS, I-41 is designated on the national Primary Freight Network due to the sheer number of trucks that transport products into and out of the region. I-41 is a crucial commuter route for the much needed Northeast Wisconsin workforce, as well as promoting tourism in the area.

WHEREAS, the Wisconsin Department of Transportation (WisDOT) has recognized that the existing facility is failing and have plans to spend \$1 million in 2018 to 2021 to design for improvements to five interchanges and \$3 million to design surface improvements. It is important to note that construction funding for these design projects has not yet been scheduled.

WHEREAS, the East Central Wisconsin Regional Planning Commission (ECWRPC) is the federally designated Metropolitan Planning Organization (MPO) for the Fox Cities Urbanized Area and has had the expansion of Interstate 41 recommendation in the required and adopted MPO Long Range Transportation Plan. ECWRPC Transportation Committee has adopted a resolution on July 27, 2018 with the same recommendation described below.

NOW, THEREFORE, BE IT RESOLVED, the Village of Little Chute does request the Wisconsin Department of Transportation plan, design and expand Interstate 41 to 6-lanes between WIS 15 in Outagamie County and Scheuring Road in Brown County as soon as possible., and

BE IT FURTHER RESOLVED, that the Village of Little Chute Clerk be directed to forward a copy of this resolution to Governor Scott Walker, WisDOT Secretary of Transportation David Ross, Outagamie County Highway Commissioner and the Outagamie County Lobbyist for distribution to the Legislature.

Date introduced, approved and adopted: _____

VILLAGE OF LITTLE CHUTE:

By: _____
Michael R. Vanden Berg, Village President

By: _____
Laurie Decker, Village Clerk

