



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, January 14, 2019

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 December 10, 2018
2. Recommendation—Purina Animal Nutrition LLC, CSM
3. Recommendation—GLK Foods Site Plan
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 January 10, 2019

MINUTES OF THE PLAN COMMISSION MEETING DECEMBER 10, 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
Bill Van Berkel
Larry Van Lankvelt
Kent Taylor
Richard Schevers
Todd Verboomen

ALSO PRESENT: Administrator Fenlon, Community Development Director Moes,

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of October 8, 2018

Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to Approve the Minutes of October 8, 2018

All Ayes— Motion Carried

Public Hearing—Conditional Use Request for 1100 West Main Street

Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to Enter into Public Hearing

All Ayes— Motion Carried

Director Moes advised that the request is for an automotive repair and storage and also retain the right to have commercial sales. Staff recommendation is to have the Plan Commission approve.

Commissioner Van Lankvelt questioned the parking lot and where they would put cars that are for sale. Director Moes advised it will have to be on the sides or back of the building as there is not room in the front of the building.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Exit Public Hearing

All Ayes— Motion Carried

Action—Conditional Use Request for 1100 West Main St.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve the Conditional Use Request for 1100 West Main Street

All Ayes— Motion Carried

Recommendation—SRM, LLC CSM

Director Moes went over the CSM to put an addition to the north of the building and is recommending approval by the Plan Commission

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Recommendation for SRM, LLC CSM

All Ayes— Motion Carried

Recommendation—Bank of Kaukauna CSM

Director Moes is recommending approval of the CSM to create a lot for the Bank of Kaukauna. Administrator Fenlon advised there are only 5 wells and this is one of them.

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Approve the Recommendation of the CSM for the Bank of Kaukauna

All Ayes— Motion Carried

Recommendation—PBJ Holdings CSM

Director Moes advised this CSM is being divided into 3 total lots and is recommending approval. Commissioner Van Lankvelt asked how the property is zoned; Director Moes advised it is currently zoned commercial.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve the Recommendation for the CSM for PBJ Holdings

All Ayes— Motion Carried

Recommendation—Amendment to the Little Chute Design Manual

Director Moes went through information on amending the Design Manual to allow an exception to signs that are prohibited by stating that electronic message centers that were in place at the time of the adoption of these regulation be allowed to replace subject to a maximum of 4' by 5' and approval by the Design Review. This recommendation would then be sent to the Village Board. Commissioner Van Berkel asked about the signs along Highway 41; Director Moes said that is now under the State control for any billboards that are already in place.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve the Recommendation to the Amendment to the Little Chute Design Manual and recommend Board Approval

All Ayes— Motion Carried

Recommendation—Final Plat for Little Chute North Estates

Director Moes presented the final plat for Little Chute North Estates and is recommending approval to the board subject to prior approval by Little Chute Public Works and the Engineering Departments. Commissioner Van Lankvelt questioned the trail easement; Director Moes said there is one at the Cul-de-sac.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to recommend to the Village Board Approval on Final Plat for Little Chute North Estates subject to approval by Little Chute Public Works and Engineering Departments.

All Ayes— Motion Carried

Recommendation—Lappen Security CSM

Director Moes presented the CSM for Lappen Security to purchase land from the neighborhood property owner.

Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to recommend to the board to approve the CSM for Lappen Security

All Ayes— Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Adjourn the Plan Commission Meeting at 6:26 p.m.

All Ayes– Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

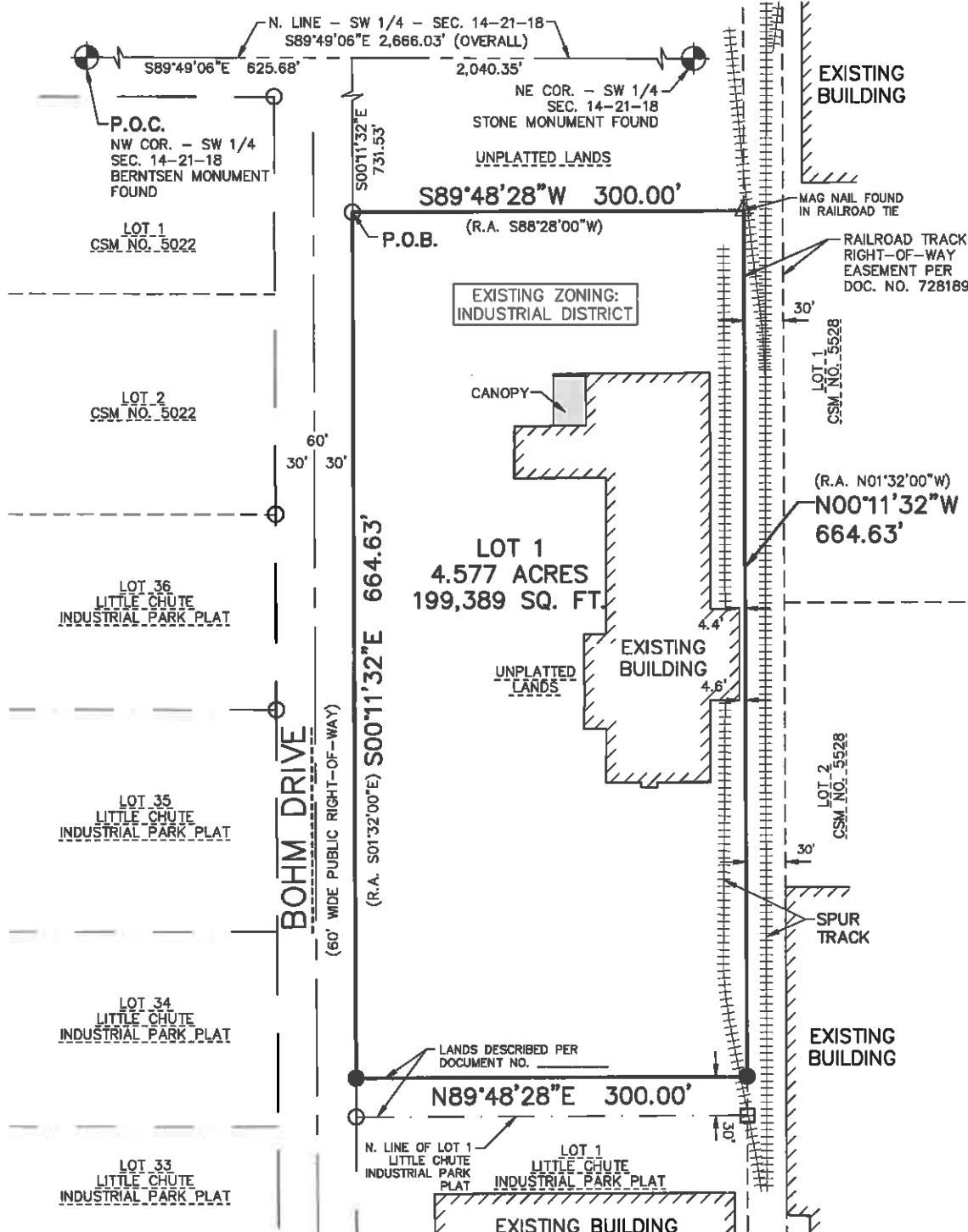
Attest: Laurie Decker, Village Clerk

CERTIFIED SURVEY MAP NO. _____

FOR

PURINA ANIMAL NUTRITION LLC

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



MAP DATE: JAN. 4, 2019

OWNER:
PURINA ANIMAL NUTRITION LLC
4001 LEXINGTON AVENUE NORTH
ARDEN HILLS, MN 55126

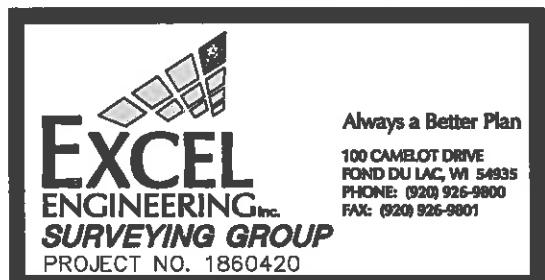
SHEET 1 OF 4 SHEETS

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- △ - MAG NAIL FOUND
- - 1-1/4" REBAR FOUND
- - 3/4" REBAR FOUND
- - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14 HAS A BEARING OF SOUTH 89°-49'-06" EAST.

120' 0 120' 240'
1" = 120' FEET
SCALE



CERTIFIED SURVEY MAP NO. _____

**PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of the Purina Animal Nutrition LLC bounded and described as follows:

Part of the Northwest 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 14; thence South 89°-49'-06" East along the North line of said Southwest 1/4, a distance of 625.68 feet to the East right-of-way line of Bohm Drive; thence South 00°-11'-32" East along said East line, a distance of 731.53 feet to the point of beginning; thence continuing South 00°-11'-32" East along said East line, a distance of 664.63 feet to the Northwest corner of lands described per Document Number _____; thence North 89°-48'-28" East along the North line of said described lands, a distance of 300.00 feet to the Northeast corner of said described lands; thence North 00°-11'-32" West, a distance of 664.63 feet; thence South 89°-48'-28" West, a distance of 300.00 feet to the point of beginning and containing 4.577 acres (199,389 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Village of Little Chute in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1860420

CERTIFIED SURVEY MAP NO.

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Purina Animal Nutrition LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, as Owner does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

Purina Animal Nutrition LLC, as owner, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. Village of Little Chute

WITNESS the hand and seal of said owner on this _____ day of _____, 2019.

Purina Animal Nutrition LLC

• **Registered Agent**

Personally came before me this _____ day of _____, 2019, the above named

to me known to be the person who executed the foregoing instrument
and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires:

CERTIFIED SURVEY MAP NO. _____

**PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.**

TREASURER APPROVAL CERTIFICATE

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the land included in this Certified Survey Map as of:

Valerie Clarizio, Village Finance Director

Date

Trenten Woelfel, County Treasurer

Date

VILLAGE BOARD APPROVAL CERTIFICATE

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board on this
____ day of _____, 2019.

Michael Vanden Berg, Village President

Date

Laurie Decker, Village Clerk

Date

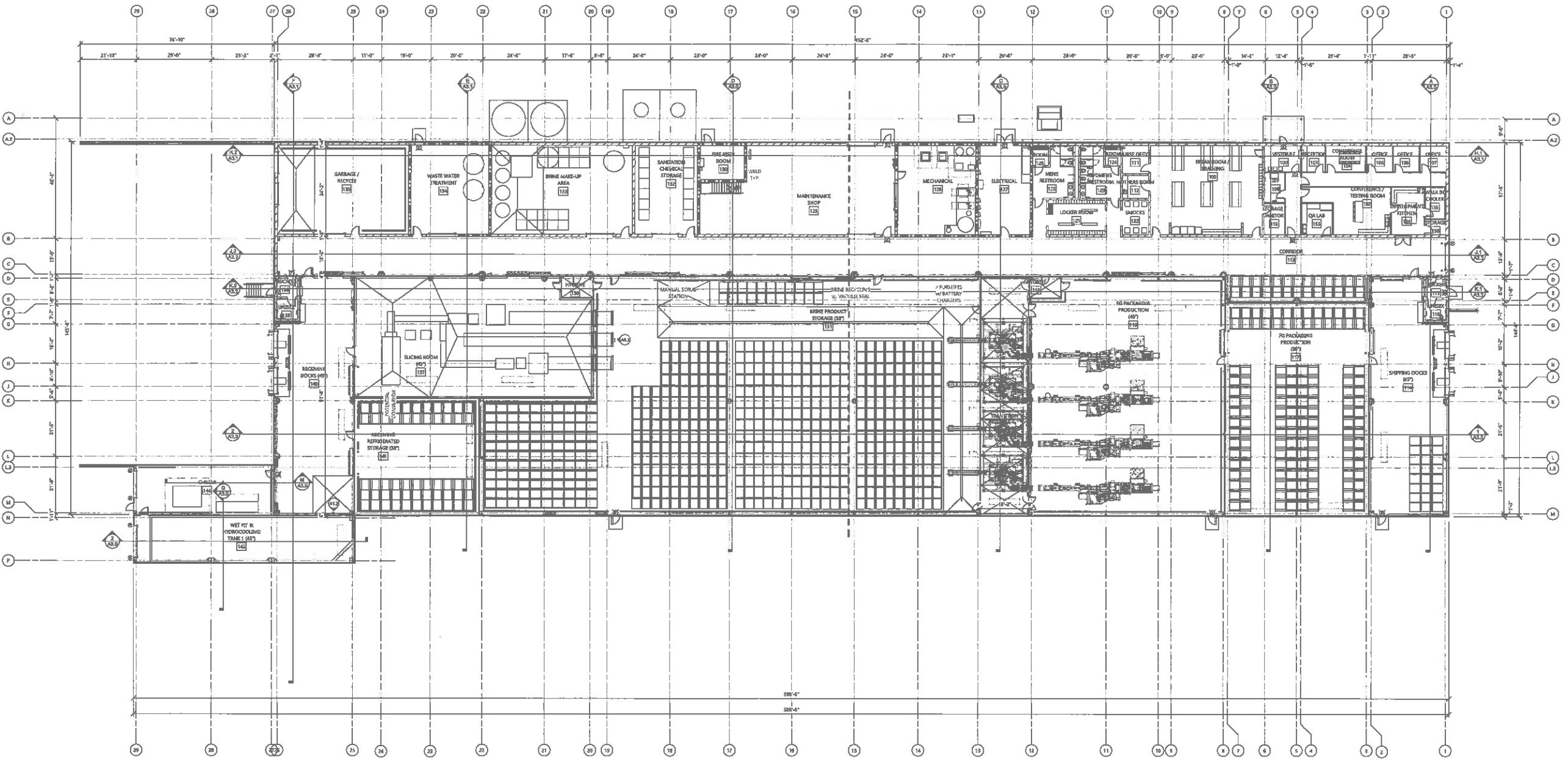
This Certified Survey Map is contained wholly within the property described in the following recorded instruments

Owner of Record:
Purina Animal Nutrition LLC

Recording Information:
Document No. 1990700

Parcel Number:
260127402

PROPOSED BUILDING FOR:
GLK FOODS
APPLETON • WISCONSIN



| PRELIMINARY DATES | |
|-------------------|--|
| AUG. 10, 2018 | |
| AUG. 14, 2018 | |
| AUG. 30, 2018 | |
| SEPT. 17, 2018 | |
| OCT. 1, 2018 | |
| OCT. 17, 2018 | |
| NOV. 2, 2018 | |
| NOV. 9, 2018 | |
| NOV. 15, 2018 | |
| DEC. 7, 2018 | |
| DEC. 14, 2018 | |
| DEC. 19, 2018 | |

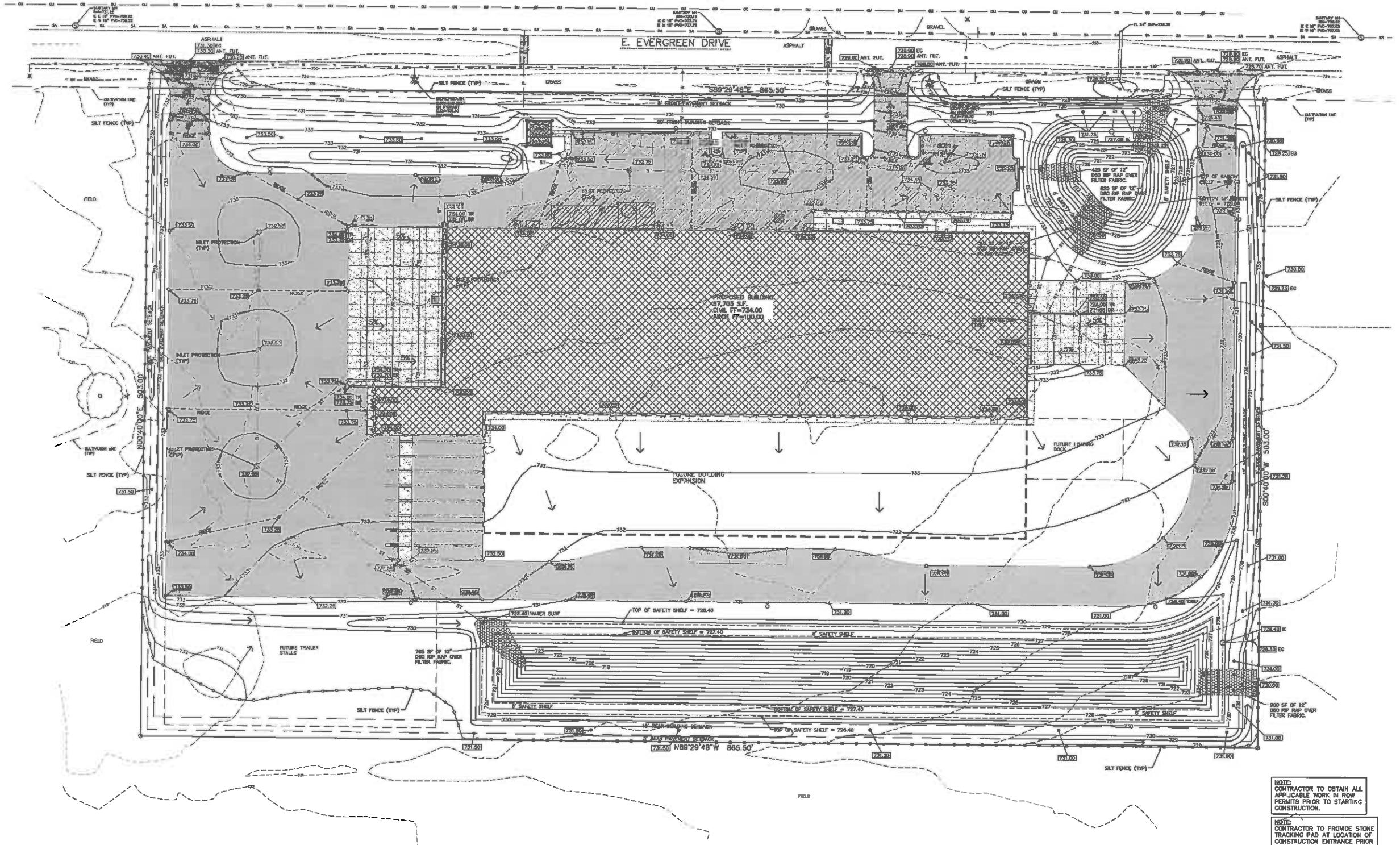
NOT FOR CONSTRUCTION

JOB NUMBER
1822560

SHEET NUMBER

A1.1

PROPOSED BUILDING FOR:
GLK FOODS
APPLETON • WISCONSIN



GRADING AND EROSION CONTROL PLAN

ITEM NUMBER

SHET NUMBER

— 1 —

C1.3

PROPOSED BUILDING FOR:
GLK FOODS
APPLETON • WISCONSIN

PRELIMINARY DATES
DEC. 14, 2016
DEC. 20, 2016

NOT FOR CONSTRUCTION

JOB NUMBER
1822560

SHEET NUMBER

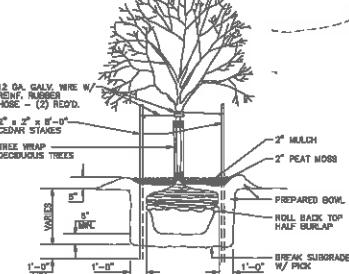
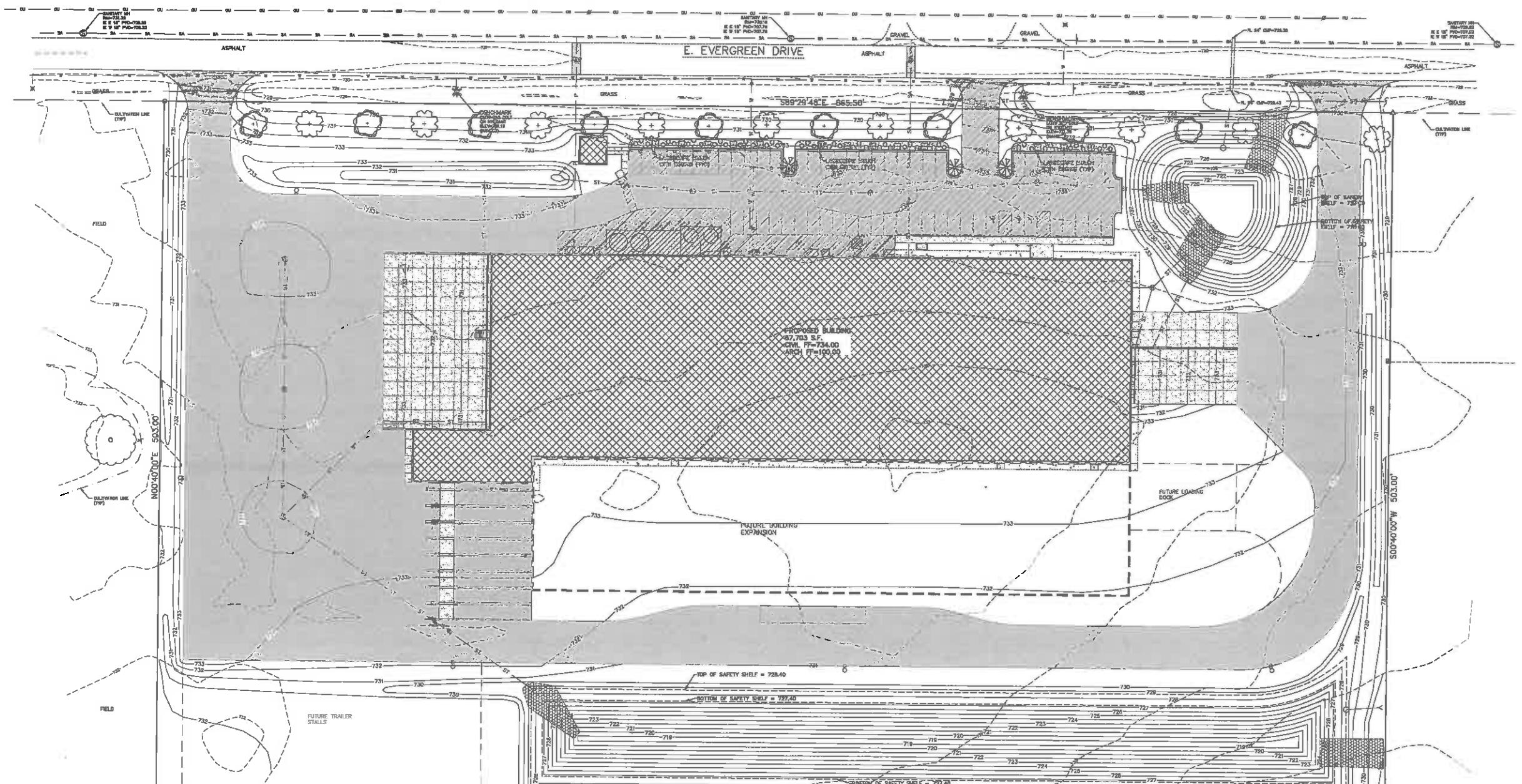
C1.5

MP © EXCEL SURVEYING, INC.

LANDSCAPE PLAN



1° - 30°
SCALE
0 30' 60'
FEET



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

| LANDSCAPING NOTES | | | | |
|-------------------|-----------------------------------|----------------------------------|--------------|----------|
| SYMBOL | COMMON NAME | BOTANICAL NAME | PLANTED SIZE | QUANTITY |
| DECIDUOUS TREES | | | | |
| ○ | Red Maple | Acer rubrum | 2" | 10 |
| ○ | Silver Maple | Acer saccharinum | 2" | 10 |
| ○ | Flowering Crabapple (Spring Snow) | Malus x hybrid (Spring Snow) | 2" | 5 |
| DECIDUOUS SHRUBS | | | | |
| ○ | Goldendward Spirea | Spirea x bumalda 'Goldendward' | 15"-18" | 24 |
| ○ | Anthony Waterer Spirea | Spirea x bumalda 'Anthony Water' | 15"-18" | 24 |
| ○ | Shrub Rose | Rosa species 'Alexandrina' | 1 gal pot | 13 |