



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, September 9, 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 August 12, 2019
 - 2. Recommendation—Certified Survey Map for Mike Hackbarth
 - 3. Recommendation—Certified Survey Map for Outlot 2- Little Chute North Estates
 - 4. Recommendation—Certified Survey Map for Agropur
 - 5. Unfinished Business
 - 6. Items for Future Agenda
 - 7. 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 September 5, 2019

MINUTES OF THE PLAN COMMISSION MEETING AUGUST 12, 2019

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
Richard Schevers
Todd Verboomen
Bill Van Berkel
Kent Taylor

EXCUSED: Larry Van Lankvelt

STAFF PRESENT: Administrator Fenlon, Community Development Director Moes

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of July 22, 2019

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to Approve the Minutes of July 22, 2019

All Ayes— Motion Carried

Public Hearing—300 Moasis Drive Variance Request

Moved by Commissioner Verboomen, seconded by Commissioner Schevers to enter closed session

All Ayes— Motion Carried

Director Moes advised the Plan Commission that Moasis Travel is requesting a variance to build a 90' sign along Highway 41. The current code is 65' maximum. Mr. Scott Laage from BL Signs addressed the Board representing Mr. Lakhbir Singh, the owner of Moasis Travel Center. The new sign would include BP, McDonald's, Subway and gas price panels.

Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to exit closed session

All Ayes— Motion Carried

Action—300 Moasis Drive Variance Request

Director Moes advised the Plan Commission that staff is not recommending approval based upon a lack of hardship that is unique to this property. Commissioner Van Berkel agreed that he is also opposed to this sign. Commissioner Verboomen also stated that a 90' sign is not needed and a 65' sign would be enough.

Moved by Commissioner Verboomen, seconded by Commissioner Schevers would Approve the site location change but does not Approve the Variance Request.

All Ayes— Motion Carried

Discussion—Amendment of the Boundary for Tax Increment District No. 7

Director Moes went over amendment number one to TID #7. The Village of Little Chute is subtracting a small portion of land from TID #7. This is necessitating an adjustment to acres and boundary description of the district which was formed in 2018. Director Moes also advised the Commission that this will not affect the value.

Unfinished Business

None

Items for Future Agenda

None

Adjournment

*Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to Adjourn the
Plan Commission Meeting at 6:23 p.m.*

All Ayes— Motion Carried

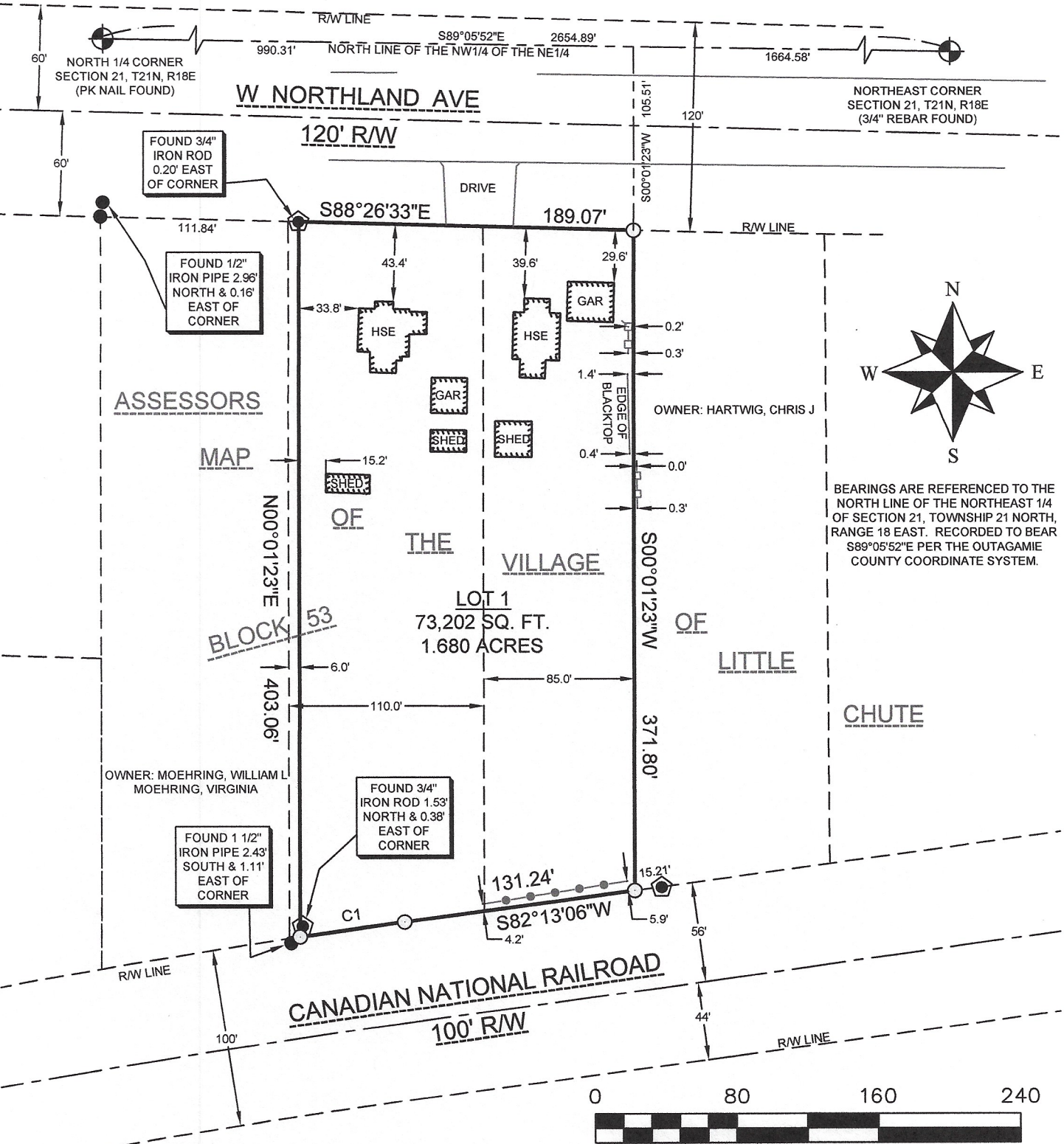
VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

CERTIFIED SURVEY MAP NO. _____

THE EAST EIGHTY-FIVE (85) FEET OF THE WEST NINE HUNDRED NINETY-ONE AND FIVE TENTHS (991.5) OF BLOCK FIFTY-THREE (53), AND THE EAST 110 FEET LESS AND EXCEPTING THE WEST 6 FEET THEREOF OF THE WEST 906.5 FEET OF BLOCK FIFTY-THREE (53), ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, LESS AND EXCEPTING THAT PART CONVEYED AND/OR USED FOR HIGHWAY PURPOSES. IN PART OF THE NW/4 OF THE NE 1/4 SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	59.56'	5983.22'	0°17'07"	S81°55'59"W	59.56'

LEGEND

- 3/4" X 18" IRON ROD SET, WEIGHING NOT LESS THAN 1.5 LBS. PER LINEAL FT.
- 1" IRON PIPE FOUND
- ⬢ 3/4" IRON ROD FOUND
- ⊕ SECTION CORNER
- WOOD BOARD FENCE
- CHAIN LINK FENCE
- () PREVIOUSLY RECORDED DIMENSION



PRECISION LAND SURVEYING, LLC 1024 W. TAYLOR ST. APPLETON, WI 54914 (920) 205-4895		
DRAWN BY CAH	DATE 8/7/2019	SURVEY FOR MIKE HACKBARTH N1499 FOREST GLEN DRIVE GREENVILLE, WI 54942
APPROVED CAH	DATE 8/7/2019	
SCALE 1" = 80'	SHEET 1 OF 3	PROJECT NO. 9175

CERTIFIED SURVEY MAP NO. _____

THE EAST EIGHTY-FIVE (85) FEET OF THE WEST NINE HUNDRED NINETY-ONE AND FIVE TENTHS (991.5) OF BLOCK FIFTY-THREE (53), AND THE EAST 110 FEET LESS AND EXCEPTING THE WEST 6 FEET THEREOF OF THE WEST 906.5 FEET OF BLOCK FIFTY-THREE (53), ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, LESS AND EXEPTING THAT PART CONVEYED AND/OR USED FOR HIGHWAY PURPOSES. IN PART OF THE NW/14 OF THE NE 1/4 SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
SS)
OUTAGAMIE COUNTY)

I, CHRISTIAN A. HAUSFELD, PROFESIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, COMBINED AND MAPPED THE EAST EIGHTY-FIVE (85) FEET OF THE WEST NINE HUNDRED NINETY-ONE AND FIVE TENTHS (991.5) OF BLOCK FIFTY-THREE (53), AND THE EAST 110 FEET LESS AND EXCEPTING THE WEST 6 FEET THEREOF OF THE WEST 906.5 FEET OF BLOCK FIFTY-THREE (53), ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, LESS AND EXEPTING THAT PART CONVEYED AND/OR USED FOR HIGHWAY PURPOSES. IN PART OF THE NW/14 OF THE NE 1/4 SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST. FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 89°05'52" EAST, 990.31 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°01'23" WEST, 105.51 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF W NORTHLAND AVE AND BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°01'23" WEST, 371.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILROAD; THENCE SOUTH 82°13'06" WEST, 131.24 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY, 272.49 FEET ALONG A CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 81°55'59" WEST, 59.56 FEET AND WHOSE RADIUS IS 5983.22 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 00°01'23" EAST, 403.06 FEET TO A POINT ON THE SOUTH RIGHT-OF-LINE OF SAID SOUTH LINE OF SAID W NORTHLAND AVE; THENCE SOUTH 88°26'33" EAST, 189.07 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.680 ACRES, (73,202 SQ. FT.) OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF MIKE HACKBARTH, N1499 FOREST GLEN DR, GREENVILLE, WI 54942.

THAT SUCH IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF THE VILLAGE OF LITTLE CHUTE AND SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2019

WISCONSIN REGISTERED LAND SURVEYOR PLS-2492
CHRISTIAN A. HAUSFELD

VILLAGE OF LITTLE CHUTE BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE VILLAGE OF LITTLE CHUTE BOARD.

VILLAGE PRESIDENT

DATED

VILLAGE CLERK

DATED

VILLAGE OF LITTLE CHUTE TREASURER CERTIFICATE:

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

VILLAGE OF LITTLE CHUTE TREASURER

DATED

OUTAGAMIE COUNTY TREASURER:

I CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY INCLUDED WITH THE CERTIFIED SURVEY MAP.

COUNTY TREASURER

DATED

TAX PARCEL INFORMATION:

THIS CERTIFIED SURVEY MAP IS LOCATED IN TAX PARCEL NO. 260090600 & 260090700.
DOCUMENT NO. 2160880
OWNER OF RECORD: BUSTERS BUDDIES LLC

CERTIFIED SURVEY MAP NO.

THE EAST EIGHTY-FIVE (85) FEET OF THE WEST NINE HUNDRED NINETY-ONE AND FIVE TENTHS (991.5) OF BLOCK FIFTY-THREE (53), AND THE EAST 110 FEET LESS AND EXCEPTING THE WEST 6 FEET THEREOF OF THE WEST 906.5 FEET OF BLOCK FIFTY-THREE (53), ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, LESS AND EXCEPTING THAT PART CONVEYED AND/OR USED FOR HIGHWAY PURPOSES. IN PART OF THE NW/14 OF THE NE 1/4 SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST.

OWNER'S CERTIFICATE:

AS OWNER'S I (WE) HEREBY CERTIFY THAT WE CAUSED THE LAND ON THE CERTIFIED SURVEY MAP TO BE SURVEYED COMBINED AND MAPPED AS REPRESENTED ON THIS MAP.

IN THE PRESENCE:

MIKE HACKBARTH

DATED

STATE OF WISCONSIN)
SS)
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019 THE ABOVE NAMED, MIKE HACKBARTH, OWNER KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC _____ WISCONSIN

CERTIFIED SURVEY MAP No. _____

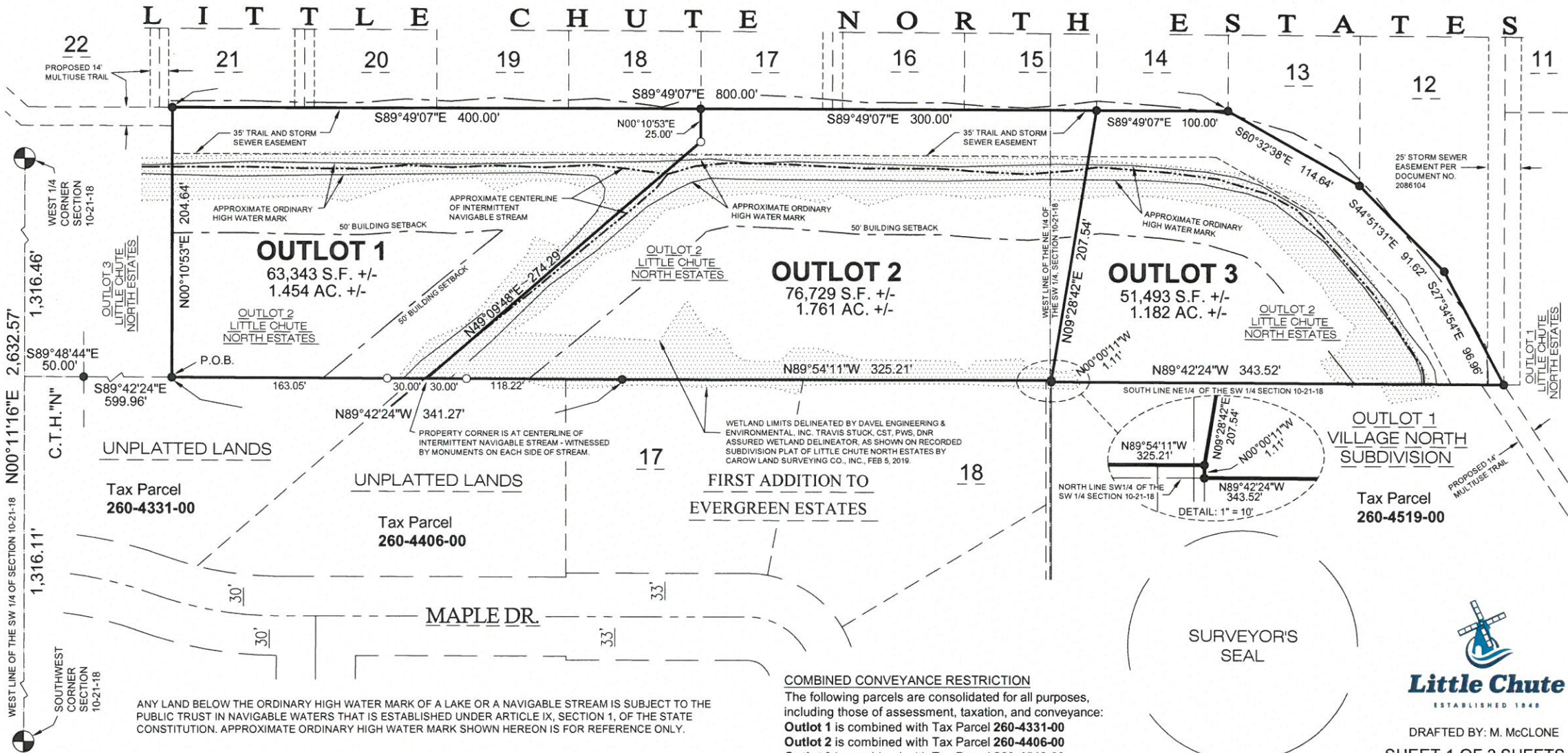
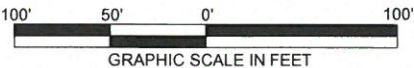
ALL OF OUTLOT 2, LITTLE CHUTE NORTH ESTATES, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

LEGEND

- 3/4" X 18" ROUND REBAR SET-WEIGHING 1.502 LBS/LINEAL FOOT
- 3/4" STEEL REBAR FOUND
- OUTAGAMIE COUNTY CERTIFIED LAND CORNER
- P.O.B. POINT OF BEGINNING
- S.F. SQUARE FEET
- AC. ACRES
- WETLANDS



NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, WHICH BEARS N00°11'16"E ACCORDING TO THE PUBLISHED COORDINATES FOR OUTAGAMIE COUNTY.



COMBINED CONVEYANCE RESTRICTION
The following parcels are consolidated for all purposes, including those of assessment, taxation, and conveyance:
Outlot 1 is combined with Tax Parcel **260-4331-00**
Outlot 2 is combined with Tax Parcel **260-4406-00**
Outlot 3 is combined with Tax Parcel **260-4519-00**



DRAFTED BY: M. MCCLONE
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP No. _____

ALL OF OUTLOT 2, LITTLE CHUTE NORTH ESTATES, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Michael T. McClone, Wisconsin Professional Land Surveyor 2472, certify that I have surveyed, divided and mapped all of Outlot 2, Little Chute North Estates, Section 10, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin. Bounded and described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10; THENCE N00°11'16"E, 1,316.11 FEET, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°48'44"E, 50.00 FEET, TO THE EAST RIGHT-OF-WAY LINE OF C.T.H. "N", AND BEING THE SOUTHWEST CORNER OF OUTLOT 3, LITTLE CHUTE NORTH ESTATES; THENCE S89°42'24"E, 599.96 FEET, ALONG THE SOUTH LINE OF SAID OUTLOT 3, TO THE SOUTHWEST CORNER OF OUTLOT 2, LITTLE CHUTE NORTH ESTATES, AND BEING THE POINT OF BEGINNING; THENCE N00°10'53"E, 204.64 FEET, ALONG THE WEST LINE AND TO THE NORTHWEST CORNER OF SAID OUTLOT 2; THENCE S89°49'07"E, 800.00 FEET, ALONG THE NORTH LINE OF SAID OUTLOT 2, TO THE SOUTHWEST CORNER OF LOT 13, LITTLE CHUTE NORTH ESTATES; THENCE S60°32'38"E, 114.64 FEET, ALONG THE SOUTH LINE OF SAID LOT 13, TO THE SOUTHWEST CORNER OF LOT 12, LITTLE CHUTE NORTH ESTATES; THENCE S44°51'31"E, 91.62 FEET, ALONG THE SOUTH LINE OF SAID LOT 12; THENCE S27°34'54"E, 96.96 FEET, ALONG SAID SOUTH LINE, TO THE SOUTHEAST CORNER OF SAID LOT 12, BEING ALSO THE SOUTHEAST CORNER OF SAID OUTLOT 2; THENCE N89°42'24"W, 343.52 FEET, ALONG THE SOUTH LINE OF SAID OUTLOT 2; THENCE N00°00'11"W, 1.11 FEET, ALONG SAID SOUTH LINE; THENCE N89°54'11"W, 325.21 FEET, ALONG SAID SOUTH LINE; THENCE N89°42'24"W, 341.27 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 191,565 SQUARE FEET / 4.397 ACRES, MORE OF LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I further certify that I have made this survey under the direction of the Owner(s) of said land and that this map is a correct representation of the exterior boundary lines of the land surveyed and divided, and that I have fully complied with Section 236.34 of the Wisconsin Statutes and the Village of Little Chute Subdivision Ordinance.

Michael T. McClone, PLS- 2472
Village of Little Chute
108 W. Main Street
Little Chute, WI 54140
(920) 423-3862

Date



- NOTES:
- THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL No. 260-4519-09.
 - THE PROPERTY OWNER OF RECORD IS THE VILLAGE OF LITTLE CHUTE, A WISCONSIN MUNICIPAL CORPORATION.
 - THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN WARRANTY DEED DOCUMENT No. 2154885.
 - COMBINED CONVEYANCE RESTRICTION SHOWN ON SHEET 1 OF THIS CERTIFIED SURVEY MAP.

CERTIFIED SURVEY MAP No. _____

ALL OF OUTLOT 2, LITTLE CHUTE NORTH ESTATES, LOCATED IN THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF
THE SOUTHWEST 1/4, SECTION 10, TOWNSHIP 21 NORTH, RANGE 18
EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Village of Little Chute, as Owner(s), I/we hereby certify that I/we have caused the land described on this map to be surveyed, divided, and mapped as represented on this Certified Survey Map. I/we further certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Little Chute

Michael R. Vanden Berg
Village President

Laurie Decker Village Clerk	Date
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State of Wisconsin) ss)
Outagamie County)

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

Notary Public
County, Wisconsin.

My commission expires: _____

NOTARY'S
SEAL

TREASURER'S CERTIFICATE

I/We hereby certify that there are no unpaid taxes or special assessments on any of the lands included in this Certified Survey Map.

Village Treasurer _____ Date _____

County Treasurer _____ Date _____

VILLAGE BOARD APPROVAL CERTIFICATE

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

Michael R. Vanden Berg
Village President

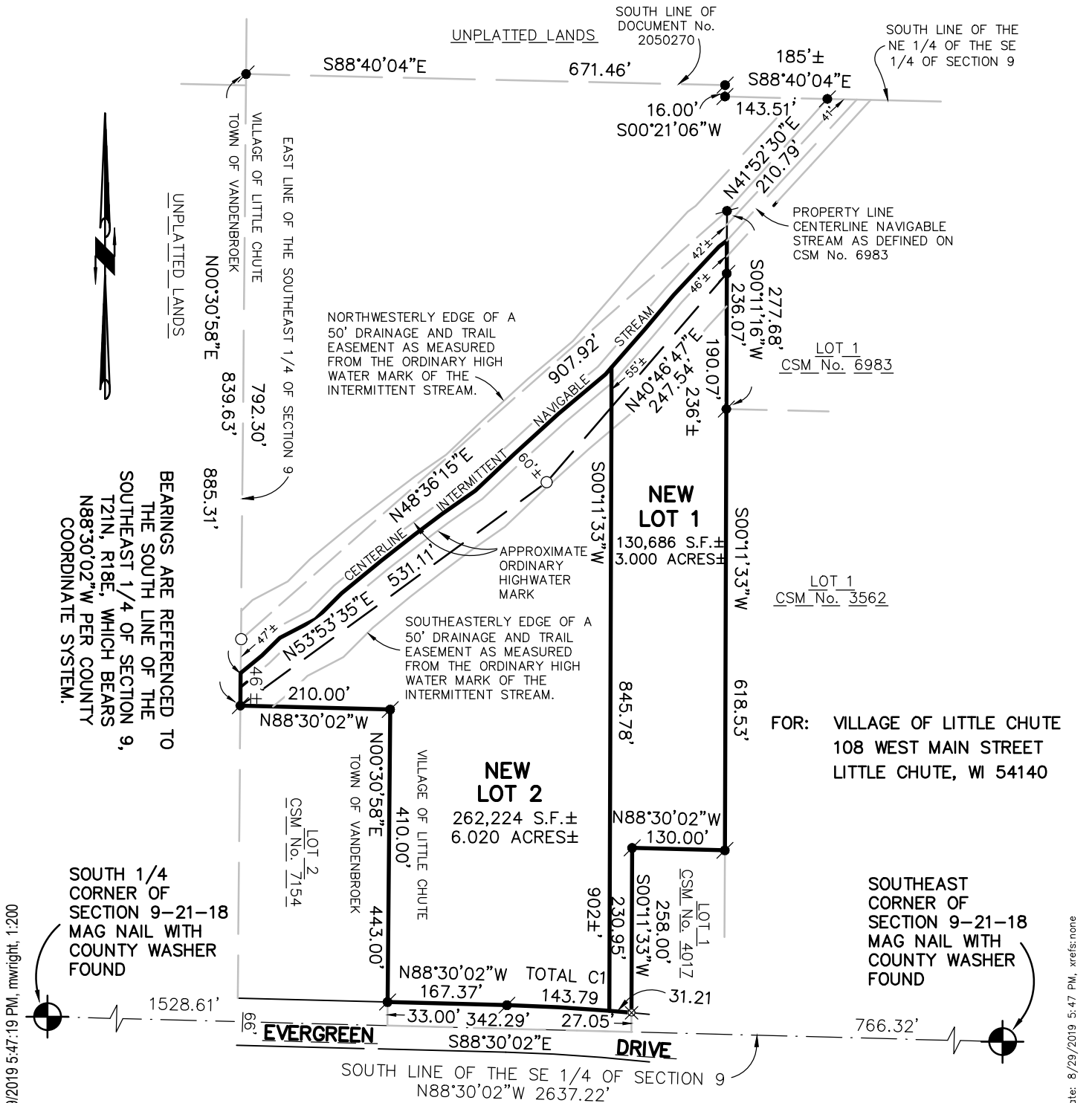
Laurie Decker
Village Clerk



SURVEYORS
SEAL

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7154 AS
RECORDED IN VOLUME 43 OF MAPS ON PAGE 7154 AS
DOCUMENT No. 2069034, BEING A PART OF THE NORTHEAST
1/4 OF THE SOUTHEAST 1/4, AND PART OF THE SOUTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 21
NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE,
OUTAGAMIE COUNTY, WISCONSIN.



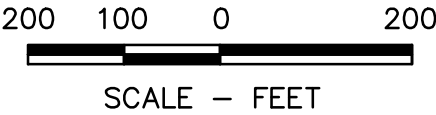
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2566.00'	175.00'	174.97'	N86°32'48\"W	3°54'28\"

LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ⊗ - MAG NAIL FOUND
- - 3/4" ROUND STEEL REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY

S.F. - SQUARE FEET

DRAFTED BY: HOWARD ANDERSON



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

W:\PROJECTS\NO NUMBER\DWJ2 Lot CSM CC.dwg, Model, 8/29/2019 5:47:19 PM, mwright, 1:200

mwright, w:\PROJECTS\NO NUMBER\DWJ2 Lot CSM CC.dwg, model, Plot Date: 8/29/2019 5:47 PM, xrefs:none