



# AGENDA

## VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, February 10, 2020

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 January 13, 2020
  - 2. Recommendation—Peace United Methodist Church CSM
  - 3. Recommendation—Fox River Board Walk Preliminary Plans
  - 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 February 6, 2020

## MINUTES OF THE PLAN COMMISSION MEETING JANUARY 13, 2020

### 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  
Kent Taylor  
Larry Van Lankvelt  
Richard Schevers  
EXCUSED: Todd Verboomen

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 December 9, 2019

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Approve the Minutes from the Plan Commission Meeting of December 9, 2019*

All Ayes– Motion Carried

### Recommendation—Van Dyn Hoven Zoning Change Request

Director Moes advised the Board that Mr. Van Dyn Hoven sent an application for a zoning change from residential (RC) to central business (CB) on properties he owns. A resident (Marie Soule) asked about the rental properties, and if the Village is going to do anything for the displaced renters. Director Moes responded that it is up to the owner of the properties and he understands that they are on a month to month, so the owner is only required to give renters 30 days' notice, he also advised that the Village of Little Chute is not the one purchasing the property, so it is up to the owner of the property. Administrator Fenlon asked for names from the renters and will see if there are any resources available that he can send them. Mr. De Bruin stated he is opposed to the rezoning of this property and feels it is not appropriate use for that land and feels it will be abandoned in 3-5 years. President Vanden Berg asked what the next steps in the process would be; Director Moes advised once the Plan Commission approves the recommendation of the rezoning request, a public hearing will be set. Mr. De Bruin asked about a petition, Director Moes advised that 20% of property owners would need to sign the petition.

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Approve the Zoning Request from RC (Residential) to CB (Central Business).*

All Ayes– Motion Carried

### Unfinished Business

None

### Items for Future Agenda

None

### Adjournment

*Moved by Commissioner Schevers, seconded by Commissioner Van Berkel to Adjourn the Plan Commission Meeting at 6:28 p.m.*

All Ayes– Motion Carried

**VILLAGE OF LITTLE CHUTE**

---

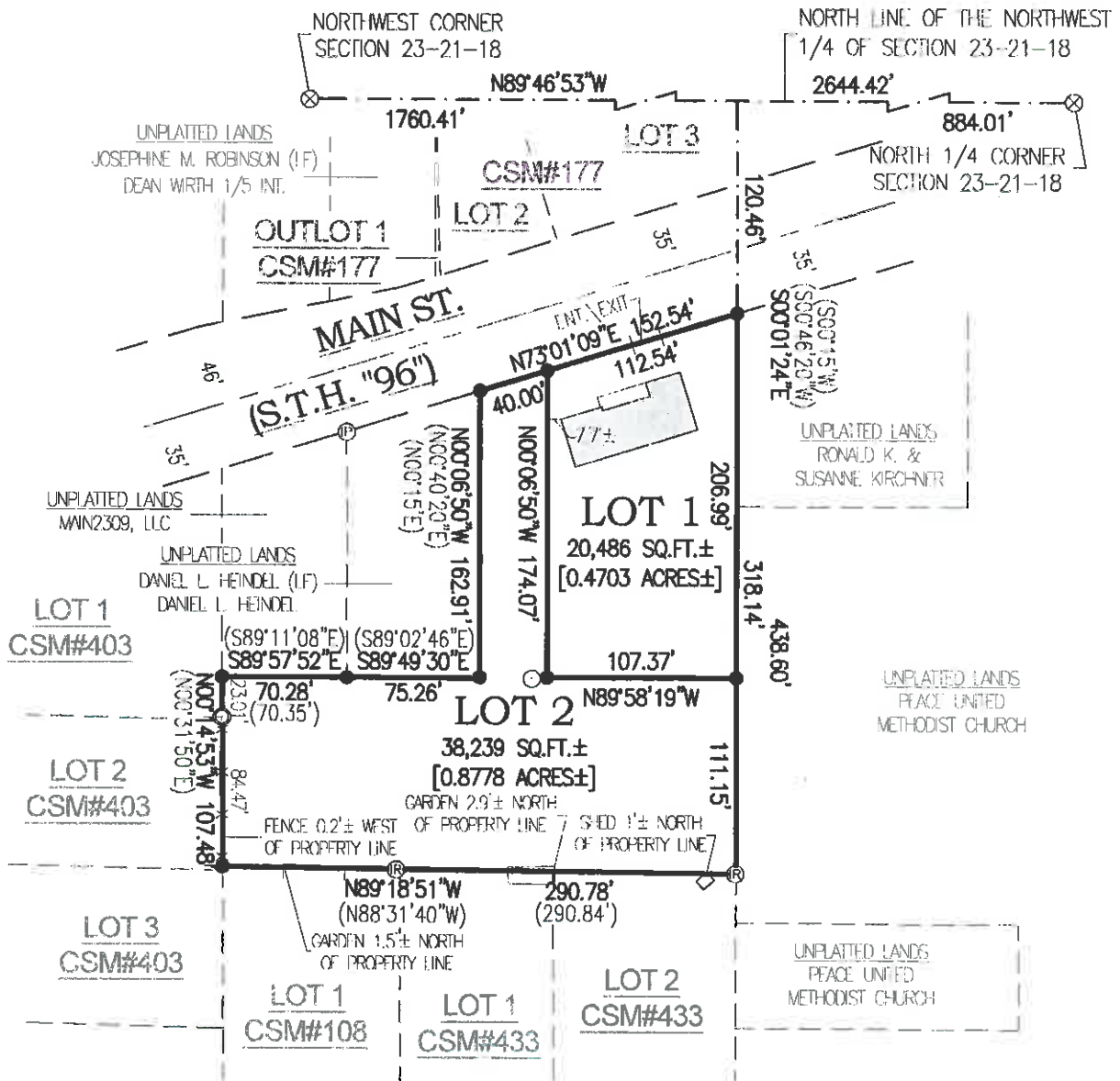
By: Michael Vanden Berg, Village President

---

Attest: Laurie Decker, Village Clerk

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

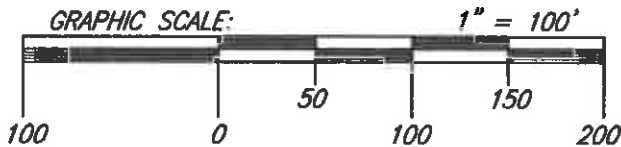
BEING PART OF NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, NORTH OF THE FOX RIVER, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



**LEGEND:**

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- Ⓟ = 1" I.D. IRON PIPE FOUND
- Ⓞ = 1-1/2" I.D. IRON PIPE FOUND
- ⓐ = 1/2" I.D. IRON PIPE FOUND
- Ⓡ = 3/4" IRON REBAR FOUND
- ⊗ = CUT CROSS FOUND
- ( ) = RECORDED AS
- x- = EXISTING FENCE

**GRAPHIC SCALE:**



NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 23, NORTH OF THE FOX RIVER, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N89°46'53"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)



*Robert F. Reider 1-15-20*

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 A1912.1 DATED: 1-15-2020 DRAFTED BY: (cep RDD)

**CERTIFIED SURVEY MAP NO.**

BEING PART OF NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, NORTH OF THE FOX RIVER, 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 PART OF NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, NORTH OF THE FOX RIVER, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH ¼ CORNER OF SECTION 23; THENCE N89°46'53"W, 884.01 FEET ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 23; THENCE S00°01'24"E, 120.46 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET (S.T.H. "96") AND THE POINT OF BEGINNING; THENCE CONTINUING S00°01'24"E, 318.13 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 433; THENCE N89°18'51"W, 290.78 FEET ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 108 TO THE EAST LINE OF CERTIFIED SURVEY MAP NO. 403; THENCE N00°14'53"W, 107.48 FEET ALONG SAID EAST LINE; THENCE S89°57'52"E, 70.28 FEET; THENCE S89°49'30"E, 75.26 FEET; THENCE N00°06'50"W, 162.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET (S.T.H. "96"); THENCE N73°01'09"E, 152.54 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF PEACE UNITED METHODIST CHURCH, 2300 E. WISCONSIN AVE., KAUKAUNA, WISCONSIN 54130.

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 1-15-20  
ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A1912.1 (RFR) 1-15-2020

**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

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

BEING PART OF NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, NORTH OF THE FOX RIVER, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**NOTES:**

- 1) THE PROPERTY OWNERS OF RECORD IS (ARE): PEACE UNITED METHODIST CHURCH.
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO.(S): 260 141602.
- 3) THIS CSM IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN: JACKET 2345, IMAGE 14.

**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\_\_\_\_\_.

BY: PEACE UNITED METHODIST CHURCH

\_\_\_\_\_  
LUCRETIA FEHRMANN, PASTOR

\_\_\_\_\_  
DAN PERRONNE, CHAIRMAN OF TRUSTEES

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.

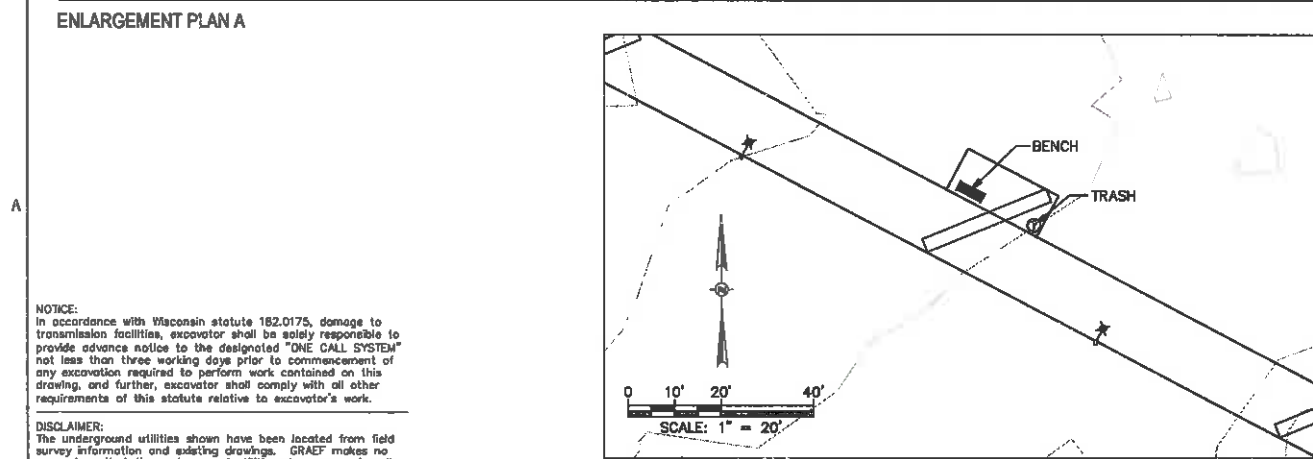
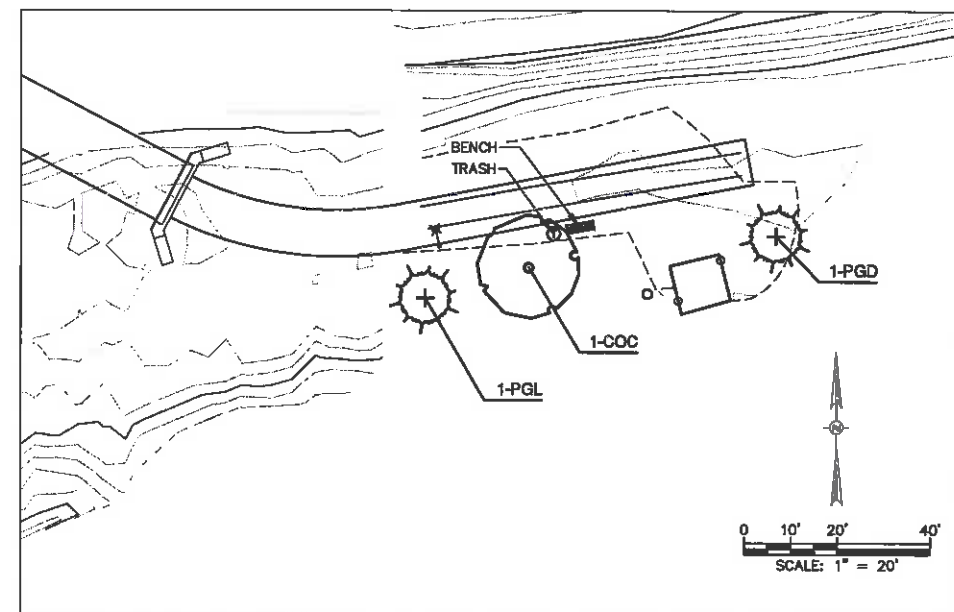
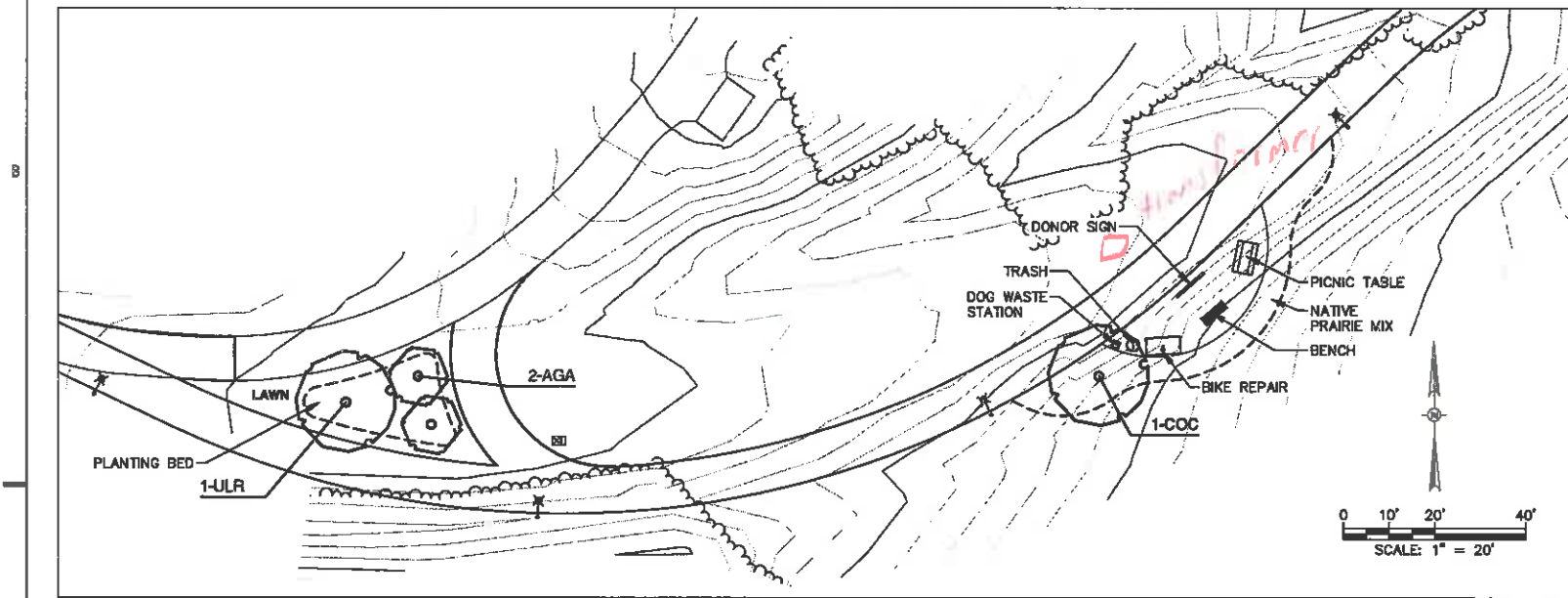
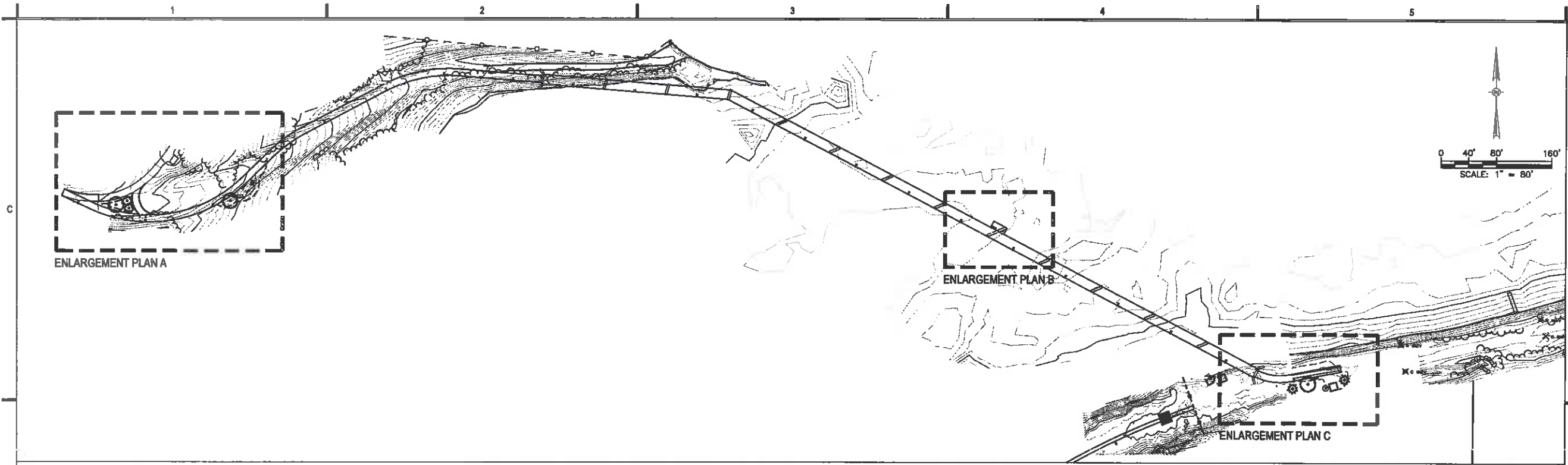
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



*Robert F. Reider* 1-15-20

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  
A1912.1 (RFR) 1-15-2020



**PLANT LIST**

SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
<b>SHADE TREES</b>					
COC	<i>Celtis occidentalis</i> 'ChicagoLand'	ChicagoLand Hackberry	2.0' BB	as shown	50'-60'h x 40'-50'w
ULR	<i>Ulmus x 'Regal'</i>	Regal Elm	2.5' BB	as shown	55'-65'h x 45'w
<b>EVERGREEN TREES</b>					
PGL	<i>Picea glauca</i>	White Spruce	6'-8'-10' BB	as shown	50'h x 20'w
PGD	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	6'-10' BB	as shown	20'-40'h x 15'-25'w
<b>ORNAMENTAL TREES</b>					
AGA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10'-12'clump BB	as shown	20'h x 15'w

**NOTICE:**  
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

**DISCLAIMER:**  
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.