



## AGENDA

### VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room  
DATE: Monday, November 14, 2022  
TIME: 6:00 p.m.

**Virtually attend the November 14<sup>th</sup> Plan Commission meeting at 6 PM by following the link here:**

Join Zoom Meeting: <https://us06web.zoom.us/j/88001058811>

Meeting ID: 880 0105 8811

Dial by your location: +1 312 626 6799 US (Chicago)

- 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 October 10, 2022
2. Recommendation – Peace United Methodist Church CSM
3. Items for Future Agenda
4. 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 November 10, 2022

## MINUTES OF THE PLAN COMMISSION MEETING OCTOBER 10, 2022

### Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

### Roll Call

|          |  |
|----------|--|
| PRESENT: | Larry Van Lankvelt<br>President Vanden Berg<br>Jim Moes<br>Todd Verboomen<br>Kent Taylor |
| EXCUSED: | Bill Van Berkel  |

STAFF PRESENT: Administrator Bernhoff, Community Development Director Dave Kittel

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of September 12, 2022

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to approve the Plan Commission Meeting Minutes of September 12, 2022.*

All Ayes—Motion Carried

### Recommendation—Signs for St. Johns Church

*Moved by Commissioner Moes, seconded by Commissioner Taylor to approve signs as presented.*

All Ayes—Motion Carried

### Recommendation – Karen Street Vacation

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Taylor to recommend Vacation of Karen Street.*

All Ayes—Motion Carried

### Discussion – Possible New Zoning Classifications

Director Kittel led a discussion on potential zoning classification changes to maximize the development potential of approximately 20 vacant lots in Little Chute. The Commission recommends staff look into improving zoning classifications.

### Unfinished Business

None

### Items for Future Agenda

None

### Adjournment

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Taylor to Adjourn the Plan Commission Meeting at 6:12 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



## Item For Consideration

For Plan Commission Review On: 11/14/2022

Prepared On: 11/9/2022

Agenda Item Topic: CSM Peace United Methodist Church

Prepared By: Dave Kittel CDD

Report: A CSM for Peace United Methodist Church was submitted to the Village in early 2020. The CSM was approved by the Village Board in March of 2020 but, the CSM was not recorded. The Peace United Methodist Church is looking to sell the lot that would have been created with the CSM and per Sec. 42-64:

*Recordation.* The subdivider shall record the map with the county register of deeds within 30 days of its approval by the village board and any other approving agencies. Failure to do so shall necessitate a new review and reapproval of the map by the village board.

This CSM is being resubmitted and a recommendation from the Plan Commission is needed to then go to the Village Board for final action.

Fiscal Impact: None

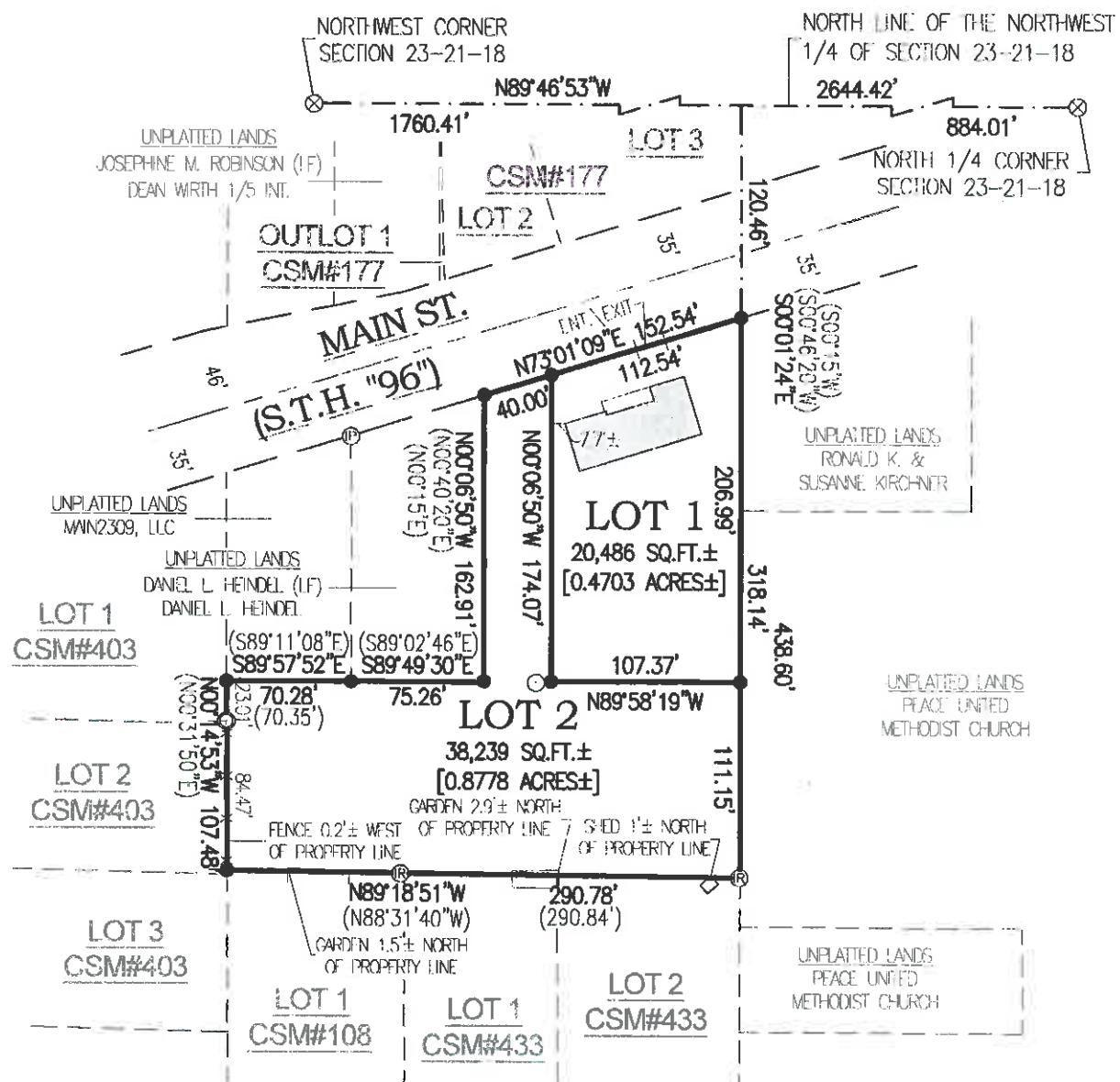
Recommendation/Board Action: To Discuss CSM and make a recommendation to the Village Board

Respectfully Submitted,

Dave Kittel, Community Development Director

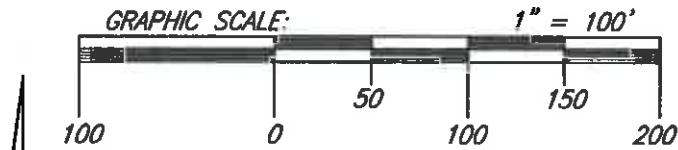
**CERTIFIED SURVEY MAP NO.**

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.
- PIP = 1" I.D. IRON PIPE FOUND
- OP = 1-1/2" I.D. IRON PIPE FOUND
- DP = 1/2" I.D. IRON PIPE FOUND
- IR = 3/4" IRON REBAR FOUND
- X = CUT CROSS FOUND
- ( ) = RECORDED AS
- x-- = EXISTING FENCE



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)



Ralt J. Rail 1-15-20

ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE 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  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  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  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  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  $\frac{1}{4}$  CORNER OF SECTION 23; THENCE N89°46'53" W, 884.01 FEET ALONG THE NORTH LINE OF THE NORTHWEST  $\frac{1}{4}$  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. LYNNDALE 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 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.

### **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  
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SHEET 3 OF 3 SHEETS