

VILLAGE OF LITTLE CHUTE

ORDINANCE NO. 12, SERIES OF 2018

AN ORDINANCE AMENDING CHAPTER 44, MUNICIPAL CODE OF THE VILLAGE OF LITTLE CHUTE AND THE OFFICIAL ZONING MAP, WHICH IS A PART THEREOF, BY MAKING THE FOLLOWING CHANGES IN THE DISTRICT AS NOW PROVIDED.

WHEREAS, a request for rezoning by the Village Board of Trustees, Village of Little Chute and has been referred to the Village of Little Chute Plan Commission for said Commission's recommendation; and,

WHEREAS, the Village of Little Chute Plan Commission has recommended the following actions; and

WHEREAS, the Village Board of Trustees finds the following actions to be consistent with overall intent of the adopted guidelines within the Village Comprehensive Plan's goals, objectives, policies and recommendations; and

WHEREAS, the required public hearing regarding the rezoning has been held before the Village Board of Trustees,

NOW, THEREFORE, the Village Board of Trustees, Village of Little Chute, do ordain as follows:

Section 1. That the Zoning Ordinance, Chapter 44 Zoning, Municipal Code of the Village of Little Chute, and the official zoning map which is a part thereof, is hereby amended, by making the following changes:

- (1) The following described property shall now be officially zoned as RC conventional single-family district;
Preliminary Plat of LITTLE CHUTE NORTH ESTATES LOTS 1-9 & 37-62 and Outlots 1, 2 & 4.
- (2) The following described property shall now be officially zoned as RT two-family residential district;
Preliminary Plat of LITTLE CHUTE NORTH ESTATES LOTS 10-36.
- (3) The following described property shall remain officially zoned as CH commercial highway district;
Preliminary Plat of LITTLE CHUTE NORTH ESTATES Outlot 3.

Section 2. That this Ordinance shall be in full force and effect from and after its passage as provided by law, and upon its passage, the Village Zoning Administrator is authorized and directed to make the necessary changes to the official zoning map of the Village of Little Chute, all in accordance with this Ordinance.

Section 3. Recorded Vote. 7 For 0 Against

Date introduced, approved and adopted: October 17, 2018

VILLAGE OF LITTLE CHUTE

By

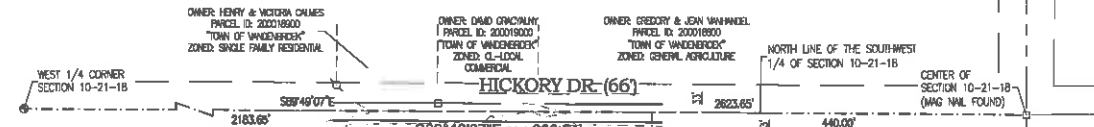

Michael R. Vanden Berg, Village President

By


Laurie Decker, Village Clerk

PRELIMINARY PLAT "LITTLE CHUTE NORTH ESTATES"

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261 AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7261 AS DOCUMENT NO. 2085588 AND PART OF OUTLOT 1 OF VILLAGE NORTH SUBDIVISION, ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN,



- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.50Z LBS. PER LIN. FT.
 - ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
 - ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.
- FRONT YARD SETBACK TO BE 25' UNLESS NOTED OTHERWISE
- DENOTES 12' UTILITY EASEMENT UNLESS NOTED OTHERWISE

LEGEND:

- = BERTHSEN MONUMENT FOUND
- = 3/4" X 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.50Z LBS. PER LIN. FT.
- = 3/4" SOLID ROUND IRON REBAR FOUND
- = 1" O.D. ROUND IRON PIPE FOUND
- = P.I.C. NAIL SET
- = NAIL FOUND
- = RAILROAD SPIKE FOUND
- = SANITARY MANHOLE
- = CULVERT
- = WATER VALVE
- = FIRE HYDRANT
- = POWER POLE
- = DOWN GUY
- = GAS VALVE
- = ELECTRICAL FEEDER
- = TELEPHONE FEEDER
- = CABLE FEEDER
- = SOIL BORING LOCATION
- () = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OC = OVERHEAD ELECTRICAL & COMMUNICATIONS
- UC = UNDERGROUND COMMUNICATIONS
- FO = UNDERGROUND FIBER OPTICS

GRAPHIC SCALE: 1" = 100'

100 50 0 50 100 150 200 250 300

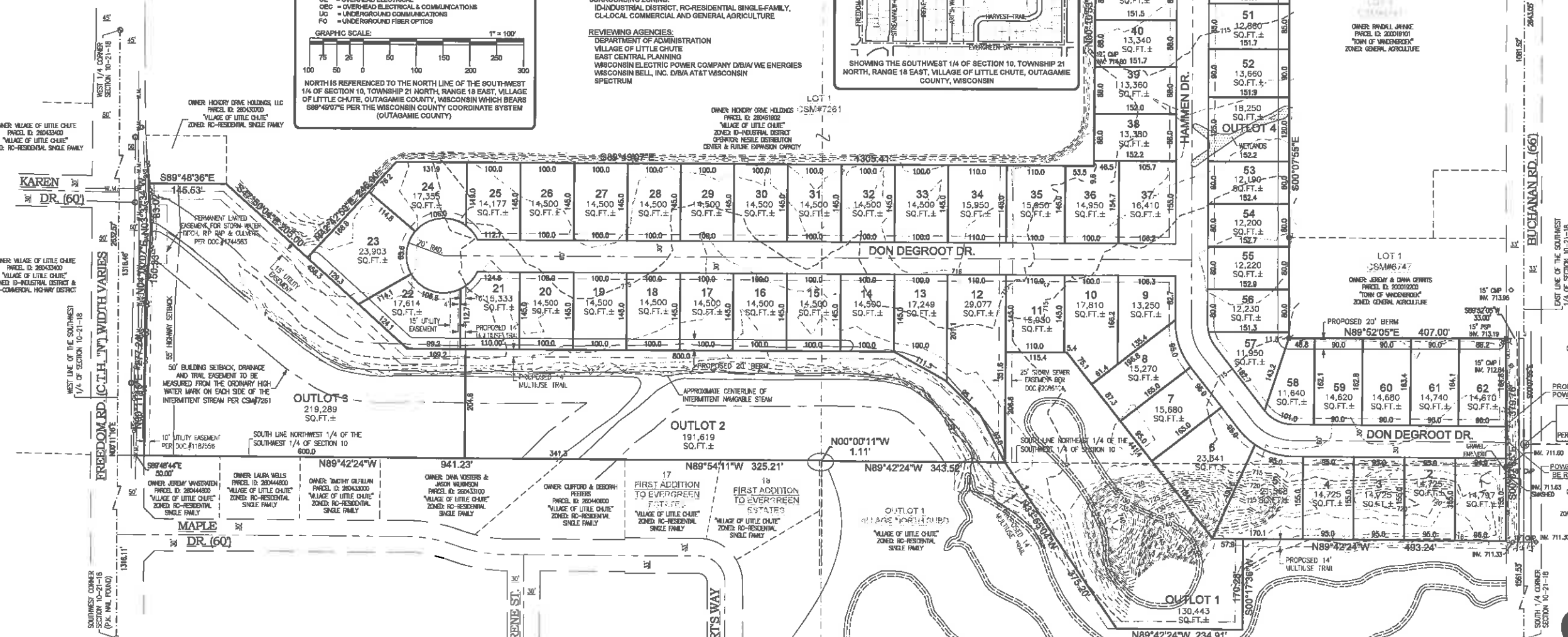
OWNERS & SUBDIVIDER:
KEITH GONNINGER
5785 W. SPENCER STREET
APPLETON, WISCONSIN 54914
AND
VILLAGE OF LITTLE CHUTE

PRESENT ZONING:
CH-COMMERCIAL-HIGHWAY DISTRICT
RM-RESIDENTIAL MULTI-FAMILY
RS-RESIDENTIAL SINGLE-FAMILY

PROPOSED ZONING:
RC-RESIDENTIAL SINGLE-FAMILY - LOTS 1-9 & 37-42
RT-RESIDENTIAL TWO-FAMILY - LOTS 10-36

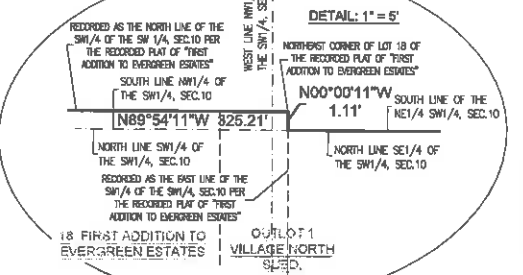
SURROUNDING ZONING:
ID-INDUSTRIAL DISTRICT, RC-RESIDENTIAL SINGLE-FAMILY,
CL-LOCAL COMMERCIAL AND GENERAL AGRICULTURE

REVIEWING AGENCIES:
DEPARTMENT OF ADMINISTRATION
VILLAGE OF LITTLE CHUTE
EAST CENTRAL PLANNING
WISCONSIN ELECTRIC POWER COMPANY DIBA/WE ENERGIES
WISCONSIN BELL, INC. DIBA AT WISCONSIN SPECTRUM



NOTES:

- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATIONAL DIGGER HOTLINE WAS CONTACTED UNDER TICKET NO. 20182011108, 20182011145, 20182011153, 20182011327 AND 20182011331 AND THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARK.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.
- COUNTY TRUNK HIGHWAY "N" IS A CONTROLLED ACCESS HIGHWAY AS ESTABLISHED BY THE COUNTY BOARD OF OUTAGAMIE COUNTY AS PER JACKET 8320, IMAGE 16 AS DOCUMENT NUMBER 833501
- ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT



LEGAL DESCRIPTION:
BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261 AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7261 AS DOCUMENT NO. 2085588 AND PART OF OUTLOT 1 OF VILLAGE NORTH SUBDIVISION, ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN 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 800°07'55"E, 1050.90 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID LOT 2, THENCE N89°48'44"E, 80.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF C.T.H. "N" AND THE POINT OF BEGINNING; THENCE N00°00'11"W, 277.24 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N04°00'07"E, 150.39 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N03°37'34"W, 83.02 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE 888°48'38"E, 145.83 FEET ALONG SAID NORTH LINE; THENCE S47°50'04"E, 205.00 FEET ALONG SAID NORTH LINE; THENCE N42°42'00"E, 245.00 FEET ALONG SAID NORTH LINE; THENCE 888°49'07"E, 1305.41 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE N00°18'55"E, 730.00 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF HICKORY DRIVE; THENCE 888°49'07"E, 360.51 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE 800°07'55"E, 1050.90 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID LOT 2, THENCE N89°52'06"E, 407.00 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF BUCHANAN ROAD; THENCE 800°07'55"E, 378.78 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N89°42'24"W, 483.24 FEET; THENCE 600°17'38"W, 170.28 FEET; THENCE N89°42'24"W, 234.91 FEET; THENCE N43°56'04"W, 375.20 FEET TO THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE N89°42'24"W, 343.52 FEET ALONG SAID SOUTH LINE; 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, 941.23 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYORS CERTIFICATE:
I, ROBERT F. REIDER, CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIMENSIONS AND FEATURES AND THAT I HAVE FULLY COMPLIED WITH THE SUBMISSION ORDINANCES OF THE VILLAGE OF LITTLE CHUTE.

Robert F. Reider 10-9-2018
ROBERT F. REIDER, PLS-1251 DATED

SOIL BORING CERTIFICATION:
I, ROBERT F. REIDER, CERTIFY THAT THE SOIL TEST LOCATIONS SHOWN ON THIS PRELIMINARY PLAT AREA ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert F. Reider 10-9-2018
ROBERT F. REIDER, PLS-1251 DATED



DELTA MARCUS CORP., INC.
715 DEPOT STREET
LITTLE CHUTE, WISCONSIN 54140
PROJECT: PRELIMINARY PLAT "LITTLE CHUTE NORTH ESTATES",
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

DESIGNED: [] DRAWN: [] CHECKED: [] RFR: []

SCALE: 1" = 100'
DATE: 10-10-2018
PROJECT NO.: C1803.20
SHEET NO.: