



## AGENDA

### LITTLE CHUTE SPECIAL BOARD MEETING

PLACE: Little Chute Village Hall  
DATE: Wednesday, March 22, 2023  
TIME: 6:00 p.m.

**Virtually attend the March 22<sup>nd</sup> meeting at 6 PM by following the zoom link**

**here: Join Zoom Meeting: <https://us06web.zoom.us/j/89718637068>**

Meeting ID: 897 1863 7068

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

#### REGULAR ORDER OF BUSINESS

- A. Invocation
- B. Roll call of Trustees
- C. Roll call of Officers and Department Heads
- D. Public Appearance for Items Not on the Agenda
  
- E. Discussion/Action – Adopt Resolution No. 11, Series 2023 a CSM for Tri S Management
  
- F. Discussion/Action – Approve Ordinance No. 03, Series 2023 an Ordinance Amending Ch. 44 of Municipal Code
  
- G. Unfinished Business
  
- H. Items for Future Agenda
  
- I. Closed Sessions:
  - a) 19.85(1)(e) Wis. Stats. Deliberations or negotiations on the purchase of public properties, investing of public funds or conducting other specific public business when competitive or bargaining reasons require a closed session. *Village Property, Fire Station Analysis*
  
  - b) 19.85(1)(c) Consideration of Employment, Promotion, or Performance Evaluation Data of any Public Employee of the Village of Little Chute. *Personnel Matter*
  
- J. Return to Open Session
  
- K. 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, [email: Laurie@littlechutewi.org](mailto:Laurie@littlechutewi.org) Prepared: March 16, 2023

**VILLAGE OF LITTLE CHUTE**

**RESOLUTION NO. 11, SERIES OF 2023**

**A RESOLUTION APPROVING A CSM FOR THE TRI S MANAGEMENT AND  
THE VILLAGE OF LITTLE CHUTE**

**WHEREAS**, TRI S Management as owners of Parcel #260127900 and The Village of Little Chute as owners of Parcel #260127910 have presented a Certified Survey Map to the Village of Little Chute Board of Trustees as prepared by Scott R. Anderson a registered land surveyor; and

**WHEREAS**, the Village of Little Chute Planning Commission has recommended in favor of adoption of said Certified Survey Map; and

**WHEREAS**, a majority of the Village Board find that the attached Certified Survey Map is found to be in the public interest.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of Trustees as follows:

1. That the Certified Survey Map attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President, Village Clerk, and Finance Director, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Little Chute upon the Certified Survey Map documents as required.

Date introduced, approved and adopted: March 22, 2023

**VILLAGE OF LITTLE CHUTE:**

By:

\_\_\_\_\_  
Michael R. Vanden Berg, Village President

Attest:

\_\_\_\_\_  
Laurie Decker, Village Clerk



## APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW

Name of Subdivision: CSM 141 & CSM 5580

Parent Parcel # 26-0127900 & 26-0127910

Number of Lots: 2

Preliminary Plat     Final Plat     CSM

Will deed restrictions be recorded?  Yes  No

### Property Owner Information:

Name: Tri-S Management Telephone Number: 920-858-0726

Mailing Address: PO Box 166, Little Chute 54140

### Surveyor Information:

Name: Scott R. Andersen (S-3169) Telephone Number: 920-560-6569 email scott@davel.pro

### Engineer Information:

Name: John Davel Telephone Number: 920-560-6563 email john@davel.pro

### Required for plat review:

- Lot Layout (4 full size copies) and (24) 11" x 17" copies
- Topographic survey (4 full size copies) and (2) 11" x 17" copies
- Drainage plan (4 full size copies) and (2) 11" x 17" copies
- Pavement Design Catalog (3 copies)
- Stormwater Pollution Prevention Plan / Erosion Prevention & Sediment Control Plan (3 copies)
- Final plans and specifications of public improvements (4 full size copies) and (2) 11" x 17" copies

### Proposed CSM (24) copies

- Plat restrictions or covenants to be recorded (3 copies)

### Filing Fees:

Preliminary Plat \$100.00 plus \$5.00 per lot.     Final Plat \$50.00 plus \$2.00 per lot.

CSM \$50.00 flat fee.

Amount of Fees submitted: \$ 50

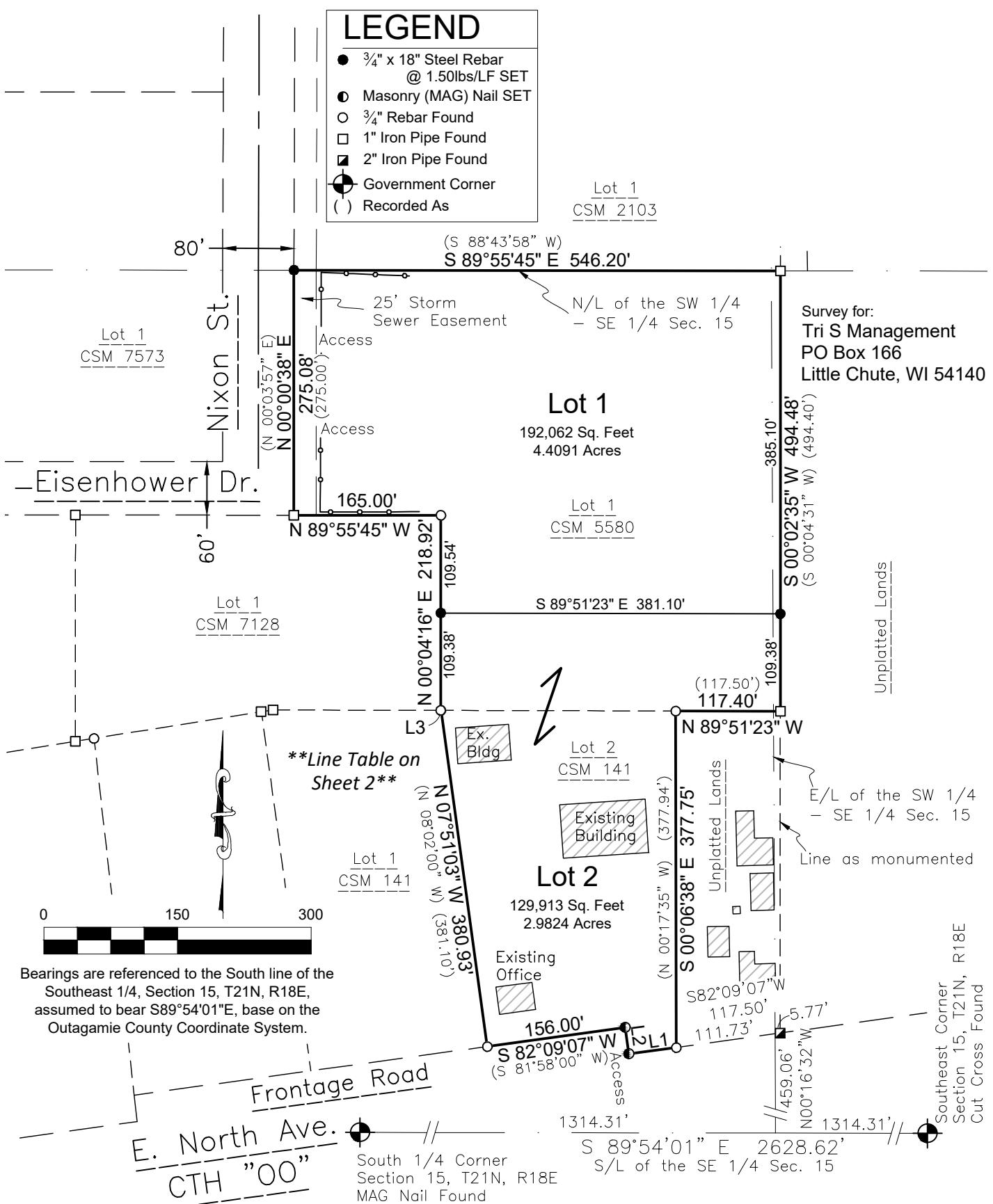
Signature of Applicant 

Date 2023.03.01

Submit to: Director of Community Development  
108 W Main Street, Little Chute, Wisconsin 54140  
(920)423-3870 [jim@littlechutewi.org](mailto:jim@littlechutewi.org)

Certified Survey Map No. \_\_\_\_\_

Lot 2 of Certified Survey Map No. 141 and Part of Lot 1 of Certified Survey Map No. 5580, Being Located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.



**DAVEL ENGINEERING &  
ENVIRONMENTAL, INC.**

**CIVIL Engineers and Land Surveyors**

## Certified Survey Map No. \_\_\_\_\_

Lot 2 of Certified Survey Map No. 141 and Part of Lot 1 of Certified Survey Map No. 5580, Being Located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

### Surveyor's Certificate

I, Scott R. Andersen, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Little Chute, and under the direction of The Village of Little Chute and Tri S Management, the property owners of said land, I have surveyed, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Lot 2 of Certified Survey Map No. 141 and Part of Lot 1 of Certified Survey Map No. 5580, Being Located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 321,975 Square Feet (7.3915 Acres) of land described as follows:

Commencing at the South 1/4 corner of Section 15; thence S89°54'01"E along the south line of the Southeast 1/4 of said Section 15, 1314.31 feet to the east line of the Southwest 1/4 of the Southeast 1/4 of said Section 15; thence N00°16'32"W along said east line, 459.06 feet to the north right of way line of E. North Ave. (CTH "OO"); thence S82°09'07"W along said right of way line, 111.73 feet to the southeast corner of Lot 2 of Certified Survey Map No. 141 and to the Point Of Beginning of the parcel to be described; thence S82°09'07"W continuing along said right of way line, 54.01 feet to the east line of Frontage Road as shown on said Map No. 141; thence N07°50'53"W along said east line, 30.00 feet to the north line of said Frontage Road; thence S82°09'07"W along said north line, 156.00 feet to the Southwest corner of Lot 2 of said Map No. 141; thence N07°51'03"W along the west line of said Lot 2, 380.93 feet to the south line of Lot 1 of Certified Survey Map No. 5580; thence N89°51'23"W along said south line, 0.31 feet to the east line of Lot 1 of Certified Survey Map No. 7128; thence N00°04'16"E along said east line, 218.92 feet to the north line of said Lot 1; thence N89°55'45"W along said north line, 165.00 feet to the intersection of the south right of way line of Eisenhower Drive and the east right of way line of Nixon Street; thence N00°00'38"E along said east right of way line, 275.08 feet to the north line of the Southwest 1/4 of the Southeast 1/4 of said Section 15; thence S89°55'45"E along said north line, 546.20 feet to the east line of Lot 1 of Certified Survey Map No. 5580; thence S00°02'35"W along said east line, 494.48 feet to the south line of said Lot 1; thence N89°51'23"W along said south line 117.40 feet to the east line of Lot 2 of Certified Survey Map No. 141; thence S00°06'38"E along said east line, 377.75 feet to the point of beginning. Described parcel is subject to all easements, and restrictions of record.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°09'07" W	54.01'
L2	N 07°50'53" W	30.00'
L3	N 89°51'23" W	0.31'
LINE	(Recorded BRG)	(Recorded DIST)
L1	(S 81°58'00" W)	(54.00')
L2	(N 08°02'00" W)	(30.00')

## Certified Survey Map No. \_\_\_\_\_

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### Owner's Certificate

Tri-S Management, a Wisconsin General Partnership duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Little Chute

IN WITNESS WHEREOF, the said Tri-S Management, has caused these presents to be

signed by its authorized representatives, located at, \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the Presence of: Tri-S Management

By \_\_\_\_\_

By \_\_\_\_\_

print name \_\_\_\_\_

print name \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

State of Wisconsin      )  
                            )ss  
\_\_\_\_\_ County      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, Wisconsin

My commission expires: \_\_\_\_\_.

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### Owner's Certificate

The Village of Little Chute, a Wisconsin Municipal Corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, does hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Little Chute

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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Michael Vanden Berg  
Village President

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Laurie Decker  
Village Clerk

State of Wisconsin )  
                          )SS  
                          County)

Personally came before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Notary Public, Wisconsin

## Certified Survey Map No. \_\_\_\_\_

Lot 2 of Certified Survey Map No. 141 and Part of Lot 1 of Certified Survey Map No. 5580, Being Located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

### Village Board Certificate

Resolved, that this Certified Survey Map in the Village of Little Chute, Outagamie County, The Village of Little Chute and Tri-S Management, the property owners, is hereby approved by the Village Board of the Village of Little Chute.

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Michael Vanden Berg  
Village President

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Little Chute.

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Laurie Decker  
Village Clerk

Date

### Treasurers' Certificate

I, being the duly elected, qualified and acting Treasurers of the City of Menasha, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

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Lisa Remiker-Dewall  
Village Treasurer

Date

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

the property owners of record:	Recording Information:	Parcel Number(s):
Tri-S Management	Doc. 1063924	26-0127900
Village of Little Chute	Doc. 1899270	26-0127910

**VILLAGE OF LITTLE CHUTE**

**ORDINANCE NO. 03, SERIES OF 2023**

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 CH- Commercial Highway;

Part of Parcel # 260433100

More particularly described as follows:

Commencing at the southwest corner of section10: Thence N00°11'16"E, 1,316.11 Feet, along the West line of the Southwest ¼ of section 10; Thence S89°48'44"E, 50 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 Outlot2; Thence S89°49'07"E, 400 Feet; Thence S00°10'53"E, 25 Feet; Thence S49°09'48"W, 274.29 Feet; Thence N89°48'44"W, 193.05 Feet more or less to the point of beginning.

**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.**        For        Against

Date introduced, approved and adopted: March 22, 2023

**VILLAGE OF LITTLE CHUTE**

By \_\_\_\_\_  
Michael R. Vanden Berg, Village President

By \_\_\_\_\_  
Laurie Decker, Village Clerk