

## MINUTES OF THE REGULAR BOARD MEETING OF FEBRUARY 19, 2020

Call to Order: President Vanden Berg called the Regular Board Meeting to Order at 6:00 p.m.

### **Pledge of Allegiance to the Flag**

President Vanden Berg led members in the reciting of the Pledge of Allegiance.

### **Roll call of Trustees**

PRESENT: John Elrick, Trustee  
Bill Peerenboom, Trustee  
Brian Van Lankveldt, Trustee  
David Peterson, Trustee  
Larry Van Lankvelt, Trustee  
Michael Vanden Berg, President  
EXCUSED: Skip Smith, Trustee

### **Roll call of Officers and Department Heads**

PRESENT: James Fenlon, Village Administrator  
Jim Moes, Community Development Director  
Adam Breest, Director of Parks, Recreation and Forestry  
Lisa Remiker-DeWall, Finance Director  
Kent Taylor, Director of Public Works  
Laurie Decker, Village Clerk  
Tyler Claringbole, Village Attorney  
Dan Meister, FVMPD Police Chief  
Chris Murawski, Village Engineer  
EXCUSED Steve Thiry, Library Director

### **Public Appearance for Items Not on the Agenda**

None

### **Consent Agenda**

*Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items may be removed at the request of any Board Member or member of the public. Any removed items will be considered immediately following the motion to approve the other items.*

1. Minutes of the Special Board Meeting of February 12, 2020
2. Disbursement List

*Moved by Trustee Van Lankvelt, seconded by Trustee Elrick to Approve the Consent Agenda items as presented*

Ayes 6, Nays 0 – Motion Carried

### **Other Informational Items—December Fire Monthly Report and December Report**

### **Public Hearing—2020 Utility and Street Reconstruction Projects**

*Moved by Trustee Elrick, seconded by Trustee Van Lankvelt to enter in Public Hearing*

Ayes 6, Nays 0 – Motion Carried

Engineer Murawski went through information for the 2020 Utility and Street reconstruction projects. Engineer Murawski introduced the Engineering staff and advised the residents that plans are laid out in the community room and asked residents to wait until after the presentation for questions that only concern their homes.

*Moved by Trustee Elrick, seconded by Trustee Van Lankvelt to exit Public Hearing*

Ayes 6, Nays 0 – Motion Carried

**Public Hearing—Zoning Request Change from (RC) Residential Conventional Single-Family District to (CB) Central Business District**

*Moved by Trustee Elrick, seconded by Trustee Van Lankvelt to enter into Public Hearing*

Ayes 6, Nays 0 – Motion Carried

Director Moes went over information for residents regarding a request for a zoning change from Residential to Central Business District and advised that the Plan Committee and staff reviewed and are recommending approval from the Board. Director Moes advised there was a petition received so the Zoning Request change will have to be approved by  $\frac{3}{4}$  of the Board present to pass.

Mr. Emory Gardner, 628 Madison Street, questioned why we need a hotel and felt there isn't a need to have one in town. Director Moes advised that a study was done and came back that there is a need for another hotel in Little Chute. Administrator Fenlon also advised that Kaukauna and Kimberly both did hotel studies and stated there is a need for a hotel in the Heart of the Valley District and that this is a 5 to 7-million-dollar investment in our community.

Mr. Andy Graff, 704 Madison Street, wanted to know how many Board members would agree to a hotel in their back yard. President Vanden Berg advised this was not an appropriate question. Administrator Fenlon answered a question on the hotel study and advised he would be happy to share the study with anyone interested.

Administrator Fenlon also introduced Ms. Jessica Yunker who did the hotel study for this area and she had talked to several businesses in Little Chute and found they are sending clients to hotels in other areas and would prefer their clients stay in town.

Ms. Stephanie Groth, 631 Madison Street asked why this wasn't done off of the highway on land that the Village already owns; Administrator Fenlon advised that the Village does not own land that he is aware of and this happened to all fall into place with a property owner, an investor and an interested hotel but would gladly talk to anyone interested in investing in the Village of Little Chute.

Mr. Bob DeBruin commented on the study and felt it was a Fox Valley Study with a preference on Highway 41; Ms. Jessica Yunker replied the statistical data was based on this location and they talked to businesses in the Village and 94% of those surveyed said they would support having their people stay in Little Chute.

Mr. Larry Janssen, Head Miller at the Windmill asked the height of the hotel, Administrator Fenlon said plans were not finalized.

Mr. Nate Hoffman, 701 Monroe Street asked how close the hotel will be to his property. Director Moes advised they do not know yet but there will be landscaping required and this will go through the Plan Committee and residents will be notified so he can be involved in that process.

Mr. DeBruin commented again he does not agree with this and feels a hotel does not belong in a residential area. Trustee Van Lankvelt commented that a 50-unit apartment building was built in a residential area. Trustee Elrick asked besides a hotel, what other businesses could go in this area, Director Moes advised that any business could go in this area. Trustee Van Lankvelt reminded them that we do not know what this will look like yet and the majority of downtown is already a business district.

*Moved by Trustee Elrick, seconded by Trustee Van Lankvelt to exit Public Hearing*

Ayes 6, Nays 0 – Motion Carried

**Action—Adopt Ordinance No.1, Series 2020 Amending Chapter 44, Municipal Code of the Village of Little Chute and the Official Zoning Map**

*Moved by Trustee Van Lankveldt, seconded by Trustee Elrick to Adopt Ordinance No.1, Series 2020 Amending Chapter 44, Municipal Code of the Village of Little Chute and the Official Zoning Map*

Ayes 6, Nays 0 – Motion Carried

**Action—Adopt Resolution No. 4, Series 2020 CSM for Peace United Methodist Church**

*Moved by Trustee Elrick, seconded by Trustee Van Lankvelt to Adopt Resolution No. 4, Series 2020 CSM for Peace United Methodist Church*

Ayes 6, Nays 0 – Motion Carried

**Action—Adopt Resolution No.5, Series 2020 Authorizing the Sale of Real Estate at 1401 West Main Street to Fox River Investment Group, LLC**

*Moved by Trustee Van Lankvelt, seconded by Trustee Peterson to Adopt Resolution No.5, Series 2020 Authorizing the Sale of Real Estate at 1401 West Main Street to Fox River Investment Group, LLC*

Ayes 6, Nays 0 – Motion Carried

**Discussion/Action—Fox River Boardwalk Site Plans and Authorization to Advertise for Bids**

Director Breest presented Fox River Boardwalk Site Plans and advised the Board that staff will be ready to submit this project for public bidding the first week of March.

*Moved by Trustee Peerenboom, seconded by Trustee Van Lankvelt to Approve the Fox River Boardwalk Site Plans and Authorization to Advertise for Bids*

Ayes 6, Nays 0 – Motion Carried

**Action—Special Event Permit**

Director Breest advised the Board that staff has reviewed and updated the Special Event Permit Application and Guidelines and recommends Village Board approval.

*Moved by Trustee Elrick, seconded by Trustee Van Lankvelt to Approve the updated Special Event Permit*

Ayes 6, Nays 0 – Motion Carried

**Discussion—Open Burning Ordinance Amendment**

Administrator Fenlon presented information on Amending the current Ordinance regarding Open Burning. Chief Jansen provided the drafts for review. This is for discussion only and will be presented for action at the March 4, 2020 Board Meeting.

**Department and Officers Progress Reports**

Departments and Officers provided progress reports to the Board

**Call for Unfinished Business**

None

**Items for Future Agenda**

None

**Closed Sessions:**

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. *Development Proposals and Negotiations*

*Moved by Trustee Elrick, seconded by Trustee Van Lankvelt to enter closed session*

Ayes 6, Nays 0 – Motion Carried

**Return to Open Session**

*Moved by Trustee Van Lankveldt, seconded by Trustee Elrick to exit closed session*

Ayes 6, Nays 0 – Motion Carried

**Adjournment**

*Moved by Trustee Van Lankveldt, seconded by Trustee Elrick to Adjourn the Regular Board Meeting at 8:34 p.m.*

Ayes 6, Nays 0 – Motion Carried

**VILLAGE OF LITTLE CHUTE**

Attest: Laurie Decker  
Laurie Decker, Village Clerk

By: Michael R. Vanden Berg  
Michael R. Vanden Berg, Village President