



Village of

***Little Chute***

## **AGENDA**

### **VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING**

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, May 11, 2015

TIME: 6:00 p.m.

- A. Call to order
  - B. Roll Call
  - C. Public Appearance for Items Not on the Agenda
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- 1. Approve Minutes from the Plan Commission Meeting of April 13, 2015
  - 2. Public Hearing—Variance from Chapter 44, Zoning Code for Charlie and Danielle Hietpas
  - 3. Unfinished Business
  - 4. Items for Future Agenda
  - 5. 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

## MINUTES OF THE PLAN COMMISSION MEETING – APRIL 13, 2015

### 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  
Larry Van Lankvelt  
Roy Van Gheem  
Bill Van Berkel  
Brian Huiting  
Steve Eggert  
Richard Schevers

ALSO PRESENT: Community Development Director Jim Moes, Village Administrator  
James Fenlon

OTHERS PRESENT: Interested citizens

### Public Appearance for Items Not on the Agenda

None

### Approve Minutes from the Plan Commission Meeting from March 9, 2015

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to approve the Minutes of March 9, 2015 as presented.*

Ayes 7, Nays 0 – Motion Carried

### Discussion/Action—Rezoning of 628, 704, 716 and 720 Grand Avenue

Director Moes presented an aerial photograph showing where the area to change from single family residence to Central Business District is. Multi-family is allowed in Central Business only as a conditional use and needs to be approved by the Village Board. We would present this to the Board to set a public hearing and adopt an Ordinance rezoning this property.

*Moved by Commissioner Van Gheem, seconded by Commissioner Van Lankvelt to recommend to the Board rezoning the residential to the Central Business District and to set a public hearing.*

Ayes 7, Nays 0 – Motion Carried

### Discussion/Recommendation—CSM Crosswind Estates, LLC and the Village of Little Chute

Director Moes presented a mapping of the property. Lot 2 was recently closed on and Lot 1 we are retaining to sell. Lot 3 is a future closing with Crosswinds and the easements would be where the future Tulip Trail would exist so they can get whatever utilities they need to Lot 2 for the development of apartments. Director Moes recommends presenting this to the Board to approve the CSM for Crosswind Estates, LLC and Village of Little Chute.

*Moved by Commissioner Van Gheem, seconded by Commissioner Van Berkel to present the CSM for Crosswind Estates, LLC and the Village of Little Chute to the Village Board for approval*

Ayes 7, Nays 0 – Motion Carried

**Update on Comprehensive Plan with Martenson and Eisele**

Director Moes stated we are currently working on the plan updating the maps. We will get this info to Martenson and Eisele and they can take the info and start to wrap up the statistical portions of the Comprehensive Plan.

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Huiting, seconded by Commissioner Van Berkel to adjourn the Plan Commission Meeting at 6:14 p.m.*

Ayes 7, Nays 0 – 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



Village of  
**Little Chute**

**VILLAGE OF LITTLE CHUTE**

**APPLICATION FOR REQUEST OF VARIANCE OF THE ZONING CODE**

PROPERTY APPEAL SITE ADDRESS 1200 Harding Street  
APPLICANT Charlie Hietpas  
ADDRESS/ZIP 1200 Harding Street TELEPHONE 450-0709  
CITY/ZIP Little Chute WI 54140 FAX -  
Email address charliehietpas@yahoo.com

Appellant named above, files herewith this application of variance of the zoning code.

Description of variance requested and reasons for appeal:

28 x 36 Garage

Attach any and all documentation to this application which applicant wishes to be reviewed at hearing.

Scale drawings of proposed and existing structures showing all heights and setbacks from property lines as well as percentage of lot coverage MUST be included with application for variance.

Applicant or their representative should attend hearing to answer questions of the review board or commission.

Appellant herewith requests to fix a time for public hearing within as short a reasonable time as possible to give proper notice of such hearing as well as due notice to parties of interest.

**I CERTIFY THAT THIS APPLICATION AND ANY ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE IN ACCORDANCE WITH ALL APPLICABLE CODES.**

APPLICANT SIGNATURE

DATE

4.17.15

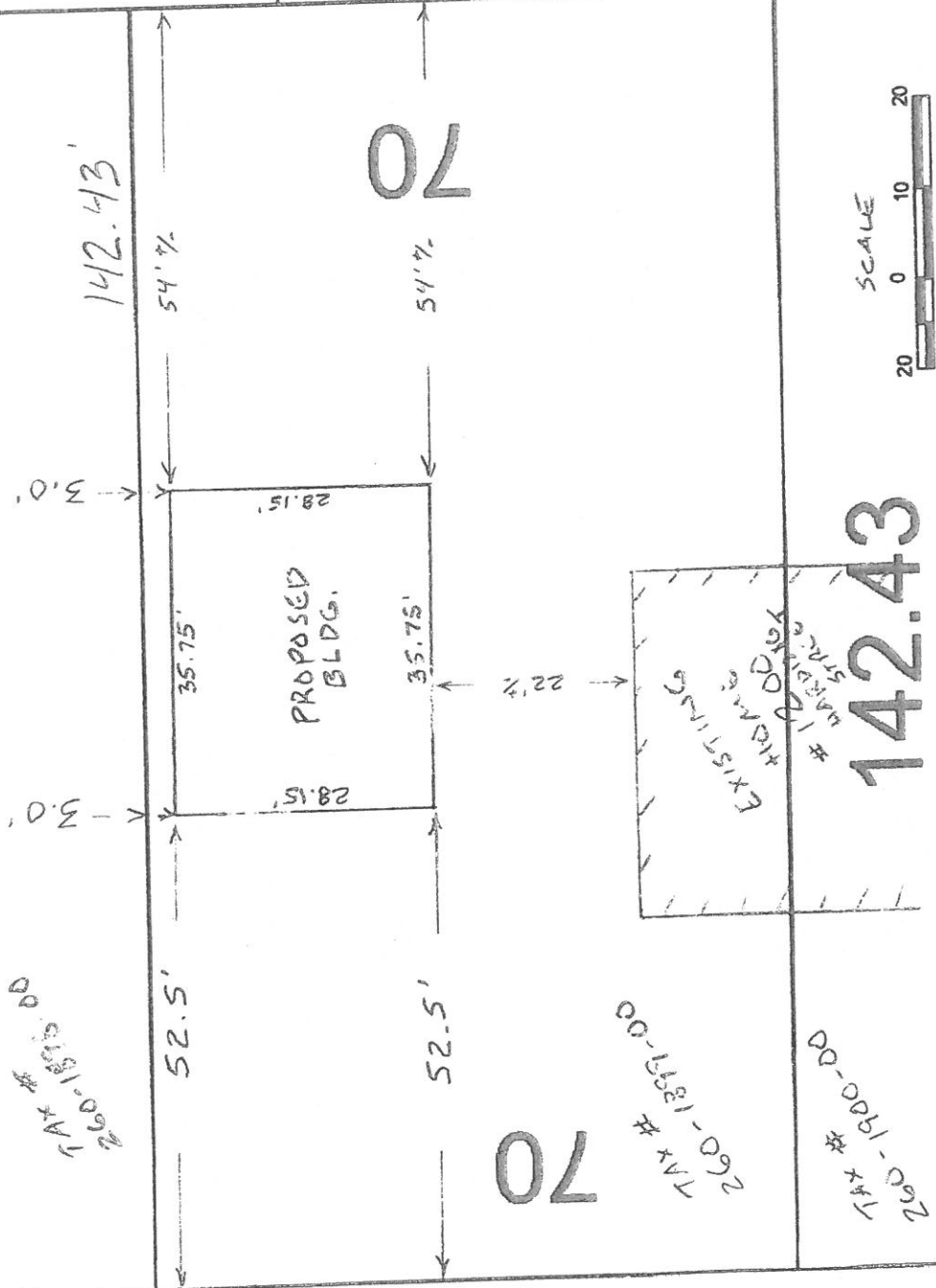
**APPLICATION FEE of \$175.00 must accompany application at time of submittal.**

Date received and Village person receiving application

4-17-15

Proposed Footprint

HARDING STREET



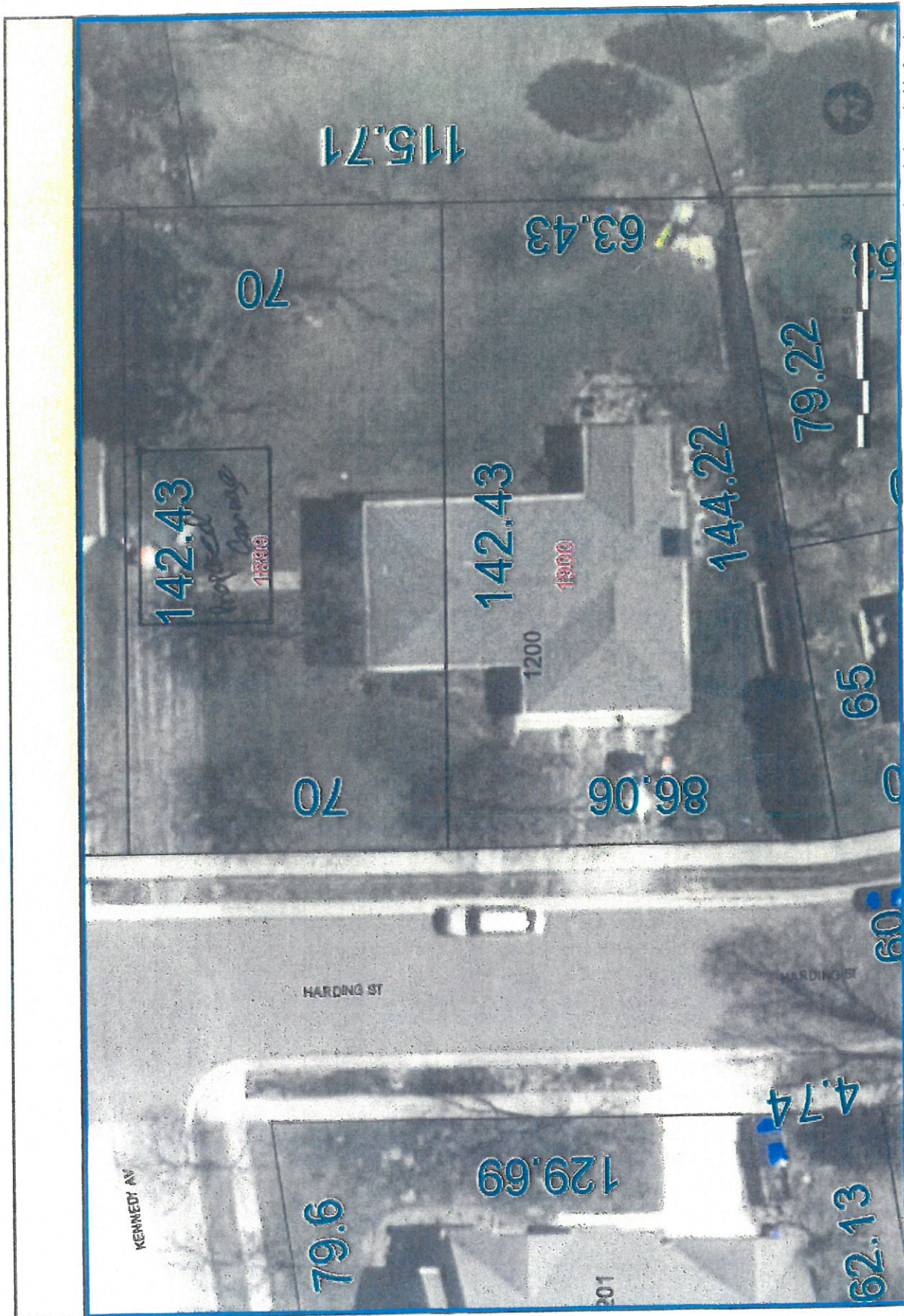
1200

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