

Village of

Little Chute

AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, December 12, 2016

TIME: 6:00 p.m.

- 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 11, 2016
 - 2. Public Hearing—1330 Holland Road
 - 3. Action—Request on 1330 Holland Road Variance
 - 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 December 8, 2016

MINUTES OF THE PLAN COMMISSION MEETING—OCTOBER 10, 2016

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
Todd Verboomen
Bill Van Berkel
Brian Huiting
Richard Schevers
EXCUSED: Jeff Elrick

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

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Special Plan Commission Meeting from September 26, 2016

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to
Approve the Minutes of September 26, 2016*

Ayes 6, Nays 0 – Motion Carried

Discussion/Recommendation—Lor Annexation

Director Moes stated that this request is for the Lor's to annex into the village so they can get access to sewer and water and not have to use holding tanks. Staff recommends annexing the portion with the home as residential and the portion with Shade Today as Commercial Highway once the village board receives the petition.

*Moved by Commissioner Van Berkel, seconded by Commissioner Huiting to
Approve the Lor Annexation*

Ayes 6, Nays 0 – Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

*Moved by Commissioner Verboomen, seconded by Commissioner Schevers to Adjourn
the Plan Commission Meeting at 6:06 p.m.*

Ayes 6, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

VILLAGE OF LITTLE CHUTE
Notice of Public Hearing

Notice is hereby given that a Public Hearing will be held by the Plan Commission to consider request for variance from the Chapter 44-Zoning Ordinance, in the Village of Little Chute, Outagamie County, Wisconsin.

The request is for property located at: 1330 HOLLAND RD
Owner/Applicants: MICHIGAN WIS PIPE LINE CO. / Linda Kurtz (Agent for WE Energies)

Described as: N75FT OF S436.2FT OF W220FT LESS W30FT RES FOR HY SW SW SEC16 T21N R18E

Applicant requests a variance to construct a building located upon the property 34.4 feet from the front lot line, minimum setback is each 40 feet. The property is located in area zoned CH - commercial highway district.

Notice is further given that the said meeting is open to the public and that the applicants and any other persons interested may appear and be heard for or against the granting of variance by this Commission.

If you have any questions, please contact the Zoning Administrator at (920)423-3870.

DATE OF HEARING: December 12th, 2016
TIME OF HEARING: 6:00 P.M.
PLACE OF HEARING: Village Hall Board Room
108 West Main Street Little Chute, WI 54140

Laurie Decker, Village Clerk

Run: November 23rd & November 30th, 2016

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Village Clerk, 108 W. Main St., Little Chute, (920) 423-3851, at least 48 hours prior to the meeting so that arrangements may be made.

STATE OF WISCONSIN

AFFIDAVIT OF PUBLICATION

November 23 & 30, 2016
VILLAGE OF LITTLE CHUTE
Notice of Public Hearing

Notice is hereby given that a Public Hearing will be held by the Plan Commission to consider request for variance from the Chapter 44-Zoning Ordinance, in the Village of Little Chute, Outagamie County, Wisconsin.

The request is for property located at: 1330 HOLLAND RD
Owner/Applicants: MICHIGAN WIS PIPE LINE CO. /
Linda Kurtz (Agent for WE Energies)

Described as: N75FT OF S438.2FT OF W220FT LESS
W30FT RES FOR HY SW SW SEC16 T21N R18E

Applicant requests a variance to construct a building located upon the property 34.4 feet from the front lot line, minimum setback is 40 feet. The property is located in area zoned CH - commercial highway district.

Notice is further given that the said meeting is open to the public and that the applicants and any other persons interested may appear and be heard for or against the granting of variance by this Commission.

If you have any questions, please contact the Zoning Administrator at (920) 423-3879.

DATE OF HEARING: December 12th, 2016
TIME OF HEARING: 6:00 P.M.
PLACE OF HEARING: Village Hall Board Room
108 West Main Street
Little Chute, WI 54140

Laurie Decker, Village Clerk

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Village Clerk, 108 W. Main St., Little Chute, (920) 423-3851, at least 48 hours prior to the meeting so that arrangements may be made.

WNAXLP

Julie Penney

being duly sworn doth depose and say that he/she is an authorized representative of the :

TIMES-VILLAGER

a twice-weekly newspaper published by News Publishing Co., Inc. at

Kaukauna, Wisconsin,

In Outagamie County,

and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

11-23-16

11-30-16

SIGNED

Julie Penney

DATED

12-2-16

Ellen Viissers

Notary Public, State of Wisconsin

My Commission Expires

4/29/19

ELLEN VISSERS
Notary Public
State of Wisconsin

of Lines 38

of Weeks Published 2

Publication Fee \$ 68.80

Proof of Publication \$ 1-

Total \$ 69.80



VILLAGE OF LITTLE CHUTE

APPLICATION FOR REQUEST OF VARIANCE OF THE ZONING CODE

PROPERTY APPEAL SITE ADDRESS 1330 Holland Road

APPLICANT Linda Kurtz - Mi-Tech Services Inc. for WE Energies

ADDRESS/ZIP 1700 Industrial Drive TELEPHONE (920) 288-8945

CITY/ZIP Green Bay, WI FAX (920) 465-8163

Email address lkurtz@mi-tech.us

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

Description of variance requested and reasons for appeal: Natural Gas Regulation Station

WE Energies proposes to construct a 10' x 24' x 9' tall building over existing piping and low pressure gas regulation equipment. The building needs to be 34.4' from right-of-way line to protect existing equipment. Building will add extra level of security. It will be securely locked with existing fence and will keep pipes from icing up in winter. There are slats in fence so building will not be very noticeable. It would be extremely expensive to move regulation facility equipment to meet setback.

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

Air photo Plot plan, site photos, Plat of Survey showing distances of proposed buildings

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. Plat of survey

The proposed buildings will bring lot coverage to approximately 10% covered by buildings. Lot size ~220' x 75'
Applicant or their representative should attend hearing to answer questions of the review board or commission.

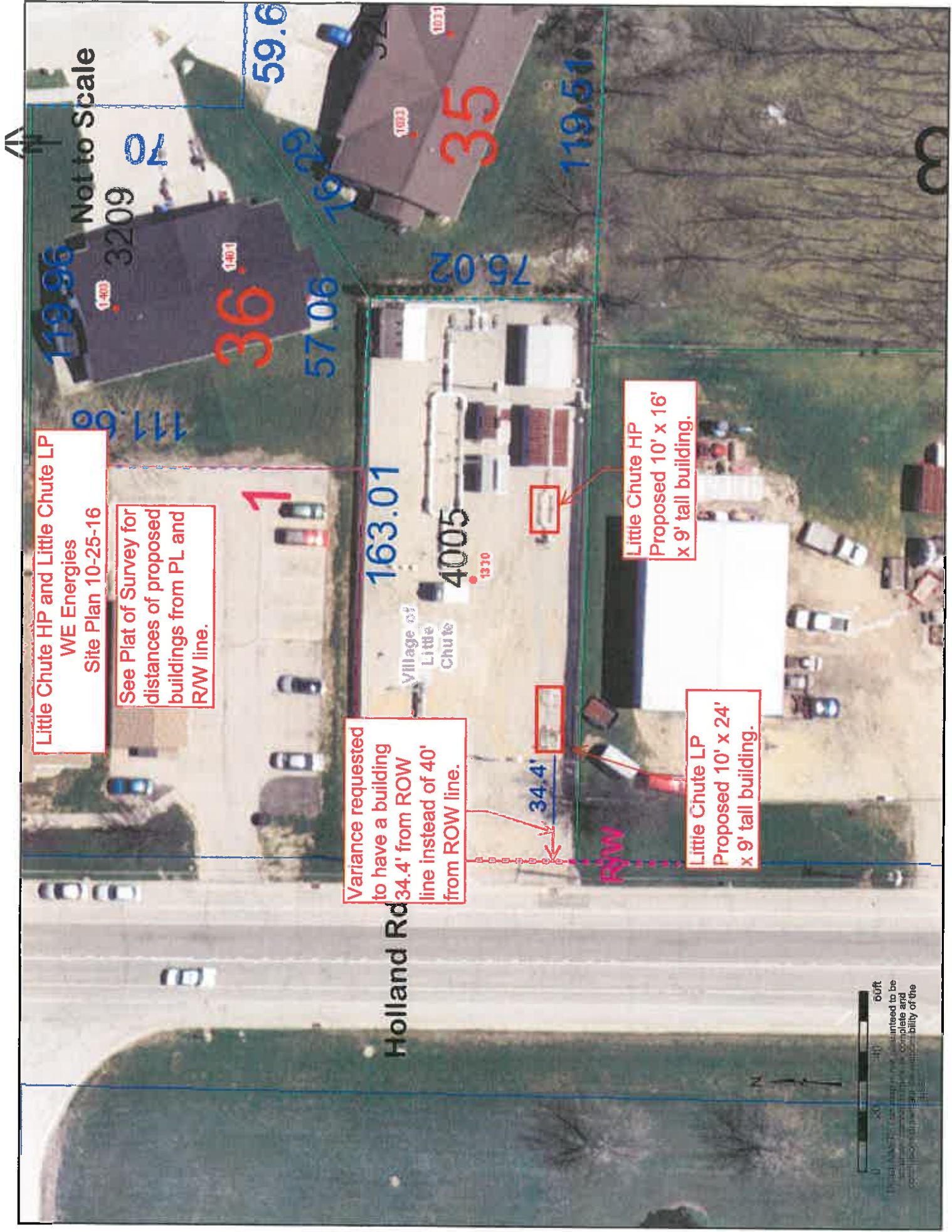
Appellant herewith requests to fix a time for public hearing within as short a reasonable time as possible to give proper notice of such hearing as well as due notice to parties of interest.

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

APPLICANT SIGNATURE Linda Kurtz (Agent for WE Energies) DATE 10/25/16

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

Date received and Village person receiving application Anna E. Moe 10-31-16



Little Chute HP and Little Chute LP
WE Energies
Site Plan 10-25-16

See Plat of Survey for
distances of proposed
buildings from PL and
ROW line.

Variance requested
to have a building
34.4' from ROW
line instead of 40'
from ROW line.

Little Chute HP
Proposed 10' x 16'
x 9' tall building.

Little Chute LP
Proposed 10' x 24'
x 9' tall building.

0 20 40 60
feet
These drawings are intended to be
used for informational purposes only. The
complete and final responsibility of the
client.

Not to Scale

3209

70

59.6

1629

35

119.51

119.96

1401

36

57.06

76.02

111.68

163.01

4005

1330

Village of
Little
Chute

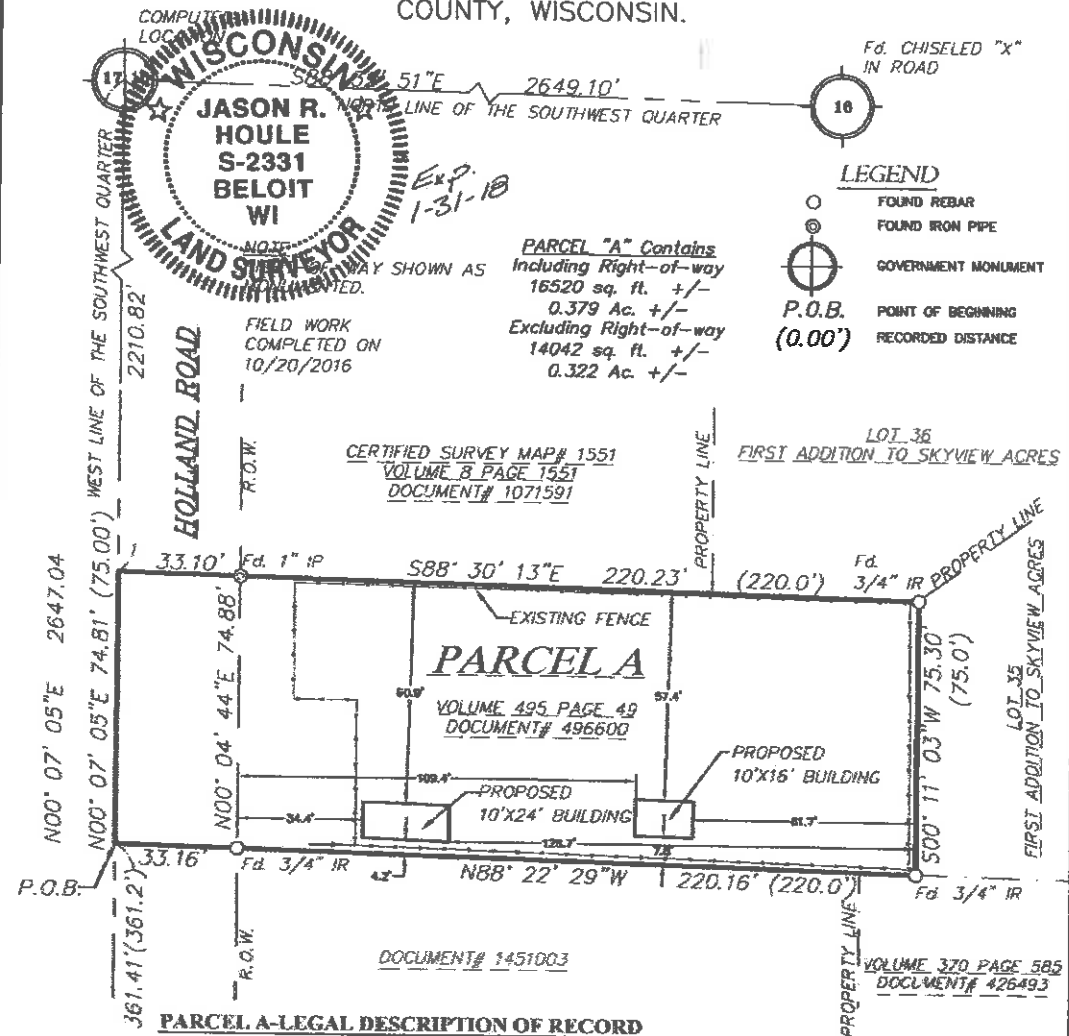
34.4'

ROW

Holland Rd

PLAT OF SURVEY

LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 15 EAST OF THE PRINCIPLE MERIDIAN, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



PARCEL A-LEGAL DESCRIPTION OF RECORD

A parcel of land in the Southwest 1/4 of the Southwest 1/4 of Section 16, Town 21 North, Range 18 East, Town of Vandenberg, Outagamie County, Wisconsin more fully described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of the Southwest 1/4, Section 16, Town 21 North, Range 18 East, thence Northerly along the West line of Section 16, 361.2 feet to a point which is the point of beginning; thence Easterly 30.0 feet to a point marked by an iron pipe; thence continuing easterly 190.0 feet to a point marked by an iron pipe; thence Northerly parallel to the West line of Section 16, 75.0 feet to a point marked by and iron pipe; thence Westerly 190.0 feet to a point marked by and iron pipe; thence continuing westerly 30.0 feet to a point on the west line of Section 16; thence Southerly along the West line of Section 16, 75.0 feet to the point of beginning, containing 0.379 acres less part reserved for highway purposes over the west 30 feet thereof.

I, Jason R. Houle, Registered Land Surveyor in the State of Wisconsin, do hereby certify that by the order and under the direction of WE Energies, owner, I have surveyed and mapped that property recorded in Document Number 496600 (Volume 495 Pages 49) in the Outagamie County Register of Deeds Office, and that this survey is true and correct to the best of my belief.



Jason R. Houle, RLS 2331
ML-Tech Services, Inc.

DATE: 10/21/2016
JOB NO: 3906707/SK01018
SHEET 1 OF 1

Survey Photos
10-21-16



Survey Photos
10-21-16



Little Chute LP



Little Chute HP





Permit No. _____

Receipt No. _____

Fee \$ _____

Application for Commercial/ Industrial Building Permit

Construction Site 1330 Holland Road (Little Chute HP and Little Chute LP)

Zoning District _____ Lot Size 0.38 acre Plot Plan Required: Y N

Existing Structures (Describe): Pertinent to natural gas regulation Plat of Survey: Y N

Zoning Approval _____ Landscape Approval _____ Erosion Permit _____

State Approval Plans _____ Board Approval _____ Storm Water Discharge Permit _____

Proposed Construction (check all that apply)

Start Date: September 15, 2016

Use: Commercial Principal Type: New Alteration Outdoor storage area
 Industrial Accessory Addition Other Parking Lot

Describe Project:

Install a 10' x 24' x approx. 9' tall building, install a 10' x 16' x approx. 9' tall building over natural gas regulation within existing security fence to protect equipment from elements and provide additional level of security.

Est. Cost \$ 18,000

PROPERTY OWNER: Michigan Wisconsin Pipeline Co Phone: c/o Bill Laehn (920) 889-4413

Address: PO Box 1699, Appleton, WI 54912-1699

BUILDER: Dave Steinle Phone: (715) 498-4632

Address: 6907 Rocky Run Dr., Rudolph, WI 54475 Fax: _____

Contact Name: _____

Applicant Signature: Linda Kurt (Agent for WE Energies) (920) 288-8945
Mi-Tech Services, Inc, 1700 Industrial Drive, Green Bay WI 54302

Approved by: _____ Date: _____

THIS PERMIT DOES NOT COVER PLUMBING, ELECTRICAL, OR HEATING INSTALLATIONS

Sample Building

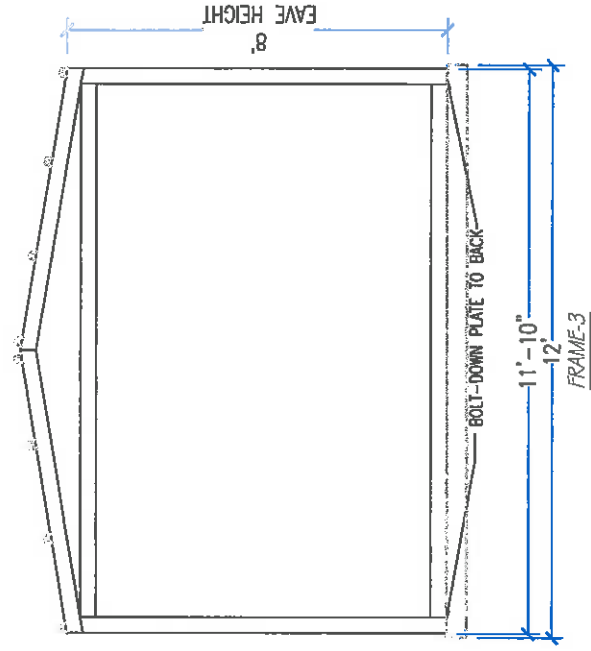
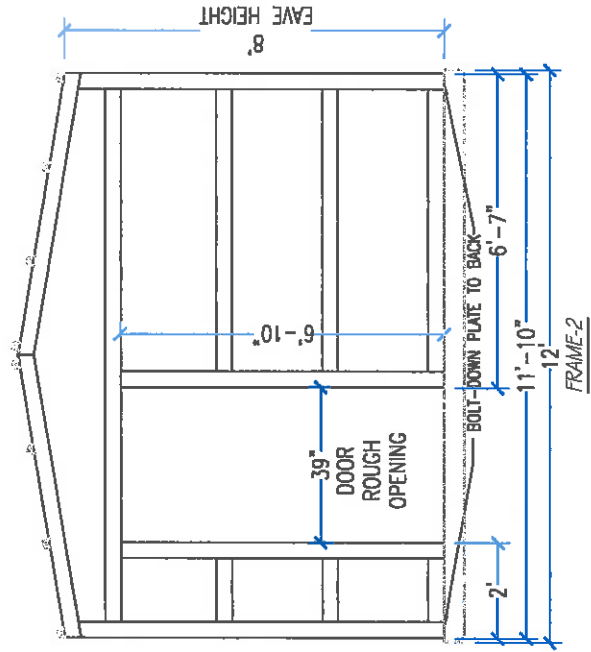
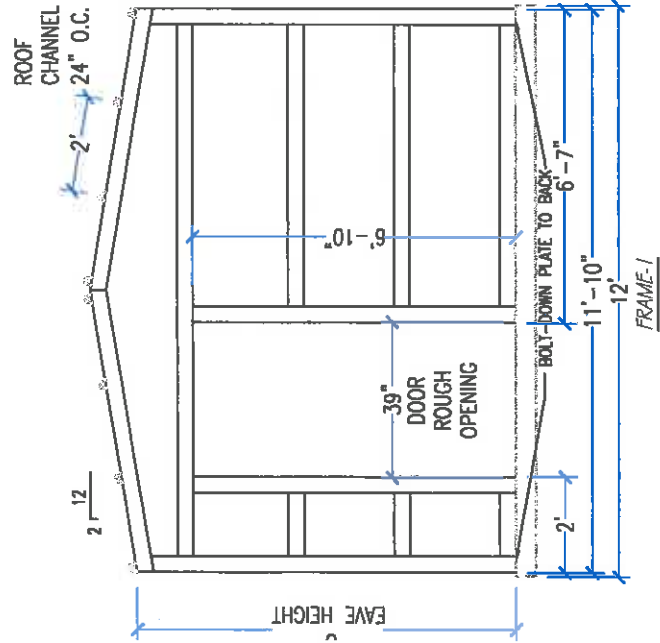
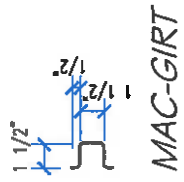
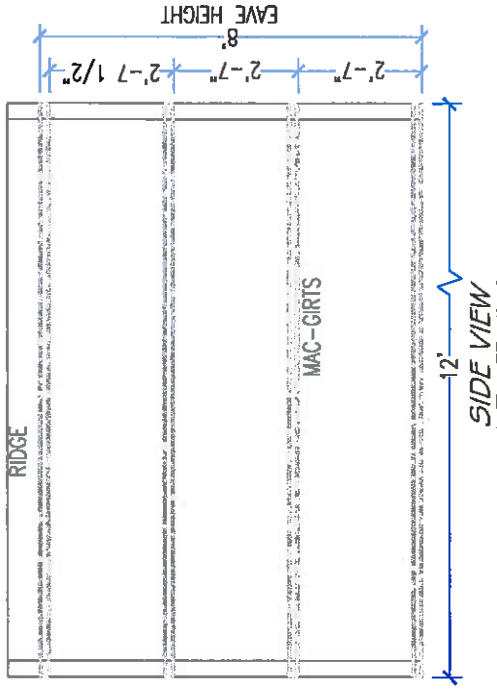
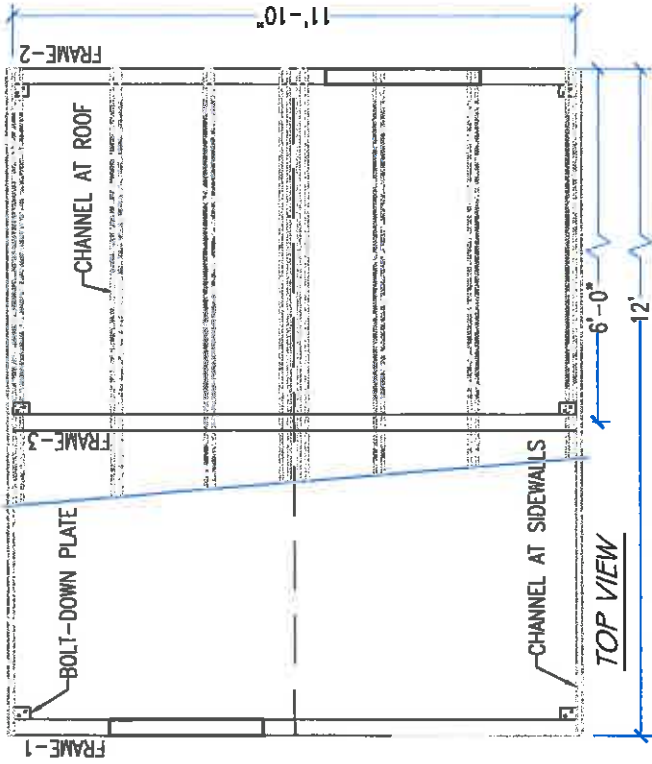


Frame is 12 gauge roll formed steel C-channel with roll formed girts and purlins with a minimum 40# live snow load.

Exterior steel and trim is 26 gauge with Kynar paint finish and Galvalume substrate beneath the paint.

Doors are AJ mfg model 5100 with 24 gauge steel skin with G-60 rating.

Sample Regulation Building Design



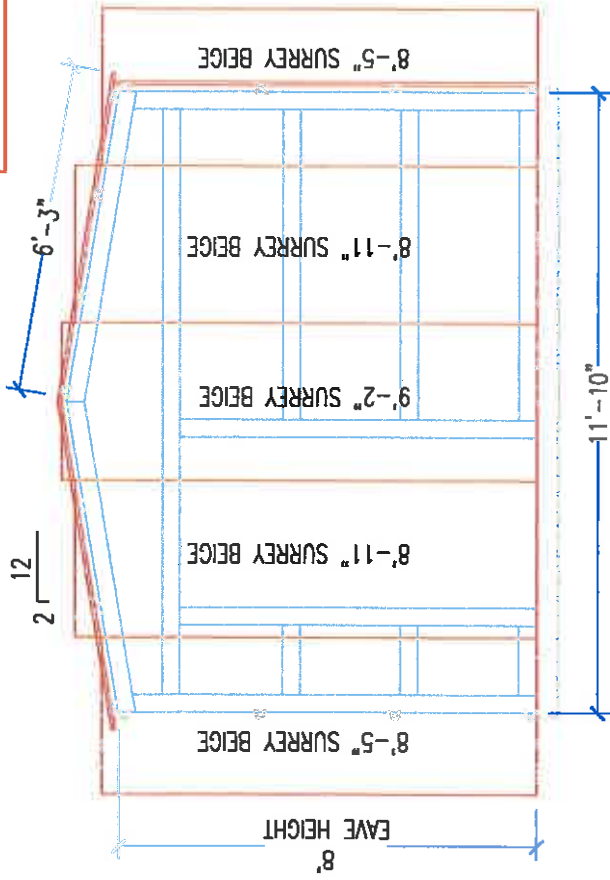
METAL FRAME ENCLOSURE - 12' X 12' VESPER



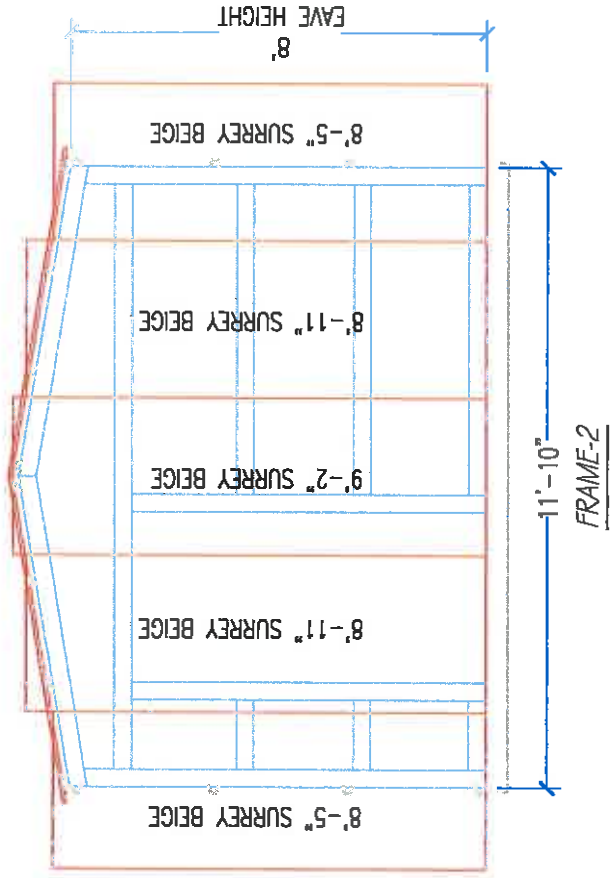
Sample Regulation Building Design

(4) @ 6'-3" ROOF
EACH SIDE
TUDOR BROWN

(4) @ 8'-1"
EACH SIDE
SURREY BEIGE



FRAME-1



FRAME-2

SIDE VIEW