



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, June 8, 2020

TIME: 6:00 p.m.

- A. Call to order
- B. Roll Call
- C. Public Appearance for Items Not on the Agenda

Due to the Governor's "Safer at Home" Emergency Order #12 and in the interest of public health and safety, the public can access the meeting via web access. We strongly urge all residents to attend virtually through the options here:

- Web registration: <https://www.gotomeet.me/JamesFenlon/june-8th-plan-commission-meeting>
- Call-in Information: 1 (571) 317-3122 with access code: 318-118-685
- Note: The web-based registration is recommended as the best way to engage in this meeting as the call-in feature only provides audio access and there is not the ability to engage in the discussion.
- We strongly urge you to register in advance of the meeting and testing your connection to avoid any connection issues. If you have questions, please email the Village Administrator at james@littlechutewi.org
- Immediately following the agenda is more information on virtual public meetings.

1. Approval of Minutes from the Plan Commission Meeting of May 11, 2020
2. Public Hearing—Conditional Use Request for 208 West Main Street
3. Recommendation—Conditional Use Request for 208 West Main Street
4. Unfinished Business
5. Items for Future Agenda
6. 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 May 7, 2020



Information for the Little Chute Plan Commission Meeting – June 8th, 2020 – 6:00 PM

The Village of Little Chute is taking precautions related COVID-19 as it relates to Village Board and Committee meetings. On March 16th, 2020, the Wisconsin Attorney General released guidance for local communities related to Open Meetings and the use of technology while still complying with Wisconsin's Open Meeting laws. You can find Wisconsin Department of Justice guidance here: [DOJ Guidance on Open Meetings](#).

Until further notice, the Village of Little Chute will be providing the following means for residents to interact, engage, and participate in Village Board and Committee proceedings. The proceedings of all Village of Little Chute public meetings are recorded and available for review.

1. Virtually attend the June 8th Plan Commission meeting at 6 PM by following the link here: <https://www.gotomeet.me/JamesFenlon/june-8th-plan-commission-meeting>
2. Call-in Information: **United States: +1 (571) 317-3122** **Access Code: 318-118-685**
3. If you are experiencing connectivity issues or have questions on the options above, please contact James Fenlon at james@littlechutewi.org
4. The Board Room at Village Hall will be open, but all staff will be attending virtually. We urge residents to utilize the virtual options above and limit attendance to the greatest extent possible due to Governor Ever's [Emergency Order #12](#).
5. If you have questions or comments regarding the agenda or potential items on the agenda, we urge you to contact Board or staff members regarding your concerns. You can find Board Member contact information here: <http://www.littlechutewi.org/59/Meet-the-Village-Board>
6. If you have questions or comments regarding the agenda, you can also contact the Village Administrator, James Fenlon, at james@littlechutewi.org or 920-423-3850.
7. If you have questions or comments regarding the agenda and want to contact a Village of Little Chute Department Head, you can find a complete staff directory here: <http://www.littlechutewi.org/directory.aspx>

MINUTES OF THE PLAN COMMISSION MEETING MAY 11, 2020

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
Bill Van Berkel
Kent Taylor
Larry Van Lankvelt
Todd Verboomen
Richard Schevers

STAFF PRESENT: Administrator Fenlon, Community Development Director Kittel,

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of March 9, 2020

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve the Minutes from the Plan Commission Meeting of March 9, 2020

Roll Call Vote

Todd Verboomen	Aye
Richard Schevers	Aye
Larry Van Lankvelt	Aye
Bill Van Berkel	Aye
President Vanden Berg	Aye
Kent Taylor	Aye

All Ayes– Motion Carried

Recommendation—Dutch Boyz, LLC Certified Survey Map

Director Kittel advised the Board that staff has reviewed this CSM and is asking the Plan Commission to recommend approval to the Village Board. Commissioner Van Berkel asked about the driveways on Madison Street (C.T.H. “N”), Director Kittel advised that the driveway would be on Monroe Street. Commissioner Verboomen asked the question regarding the footprint being left and does the Plan Commission have any say in this; Director Kittel advised that yes, this is something that would be handled when the site plan is reviewed. Mr. Bill Peerenboom asked how delivery trucks were going to be handled, and if they will all be on Monroe Street; Director Kittel replied that this will be brought up when the plans are submitted.

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Recommend to the Village Board the Approval of Dutch Boyz, LLC CSM as presented

Roll Call Vote

Richard Schevers	Aye
Larry Van Lankvelt	Aye
Bill Van Berkel	Aye
President Vanden Berg	Aye
Kent Taylor	Aye
Todd Verboomen	Aye

All Ayes– Motion Carried

Recommendation—Maria Estates Final Plat

Director Kittel advised this is for a recommendation to the Board for approval for twenty-nine lots to be developed and staff is recommending approval.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to Recommend to the Village Board the Approval of Maria Estates Final Plat

Roll Call Vote

Larry Van Lankvelt	Aye
Bill Van Berkel	Aye
President Vanden Berg	Aye
Kent Taylor	Aye
Todd Verboomen	Aye
Richard Schevers	Aye

All Ayes– Motion Carried

Recommendation—St. Johns Certified Survey Map

Director Kittel advised staff has reviewed and is recommending the Plan Commission approve and send to Village Board.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Recommend to the Village Board the Approval of the CSM for St. Johns

Roll Call Vote

Bill Van Berkel	Aye
President Vanden Berg	Aye
Kent Taylor	Aye
Todd Verboomen	Aye
Richard Schevers	Aye
Larry Van Lankvelt	Aye

All Ayes– Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to Adjourn the Plan Commission Meeting at 6:20 p.m.

All Ayes– Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING

CONDITIONAL USE REQUEST**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on June 8, 2020 at 6:00 p.m. by the Plan Commission, for consideration of the granting of conditional use under authority provided in Section 44 Village Code of Ordinance. Owner requests a conditional use permit for a Hotel occupancy, more specifically to operate a 55-unit 4-story Cobblestone Hotel and Suites. The property is Zoned; CB- Central Business in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 208 W Main St

Parcel #260063000, #260063100, #260063200, #260063500, #260063600, #260063700, and #260063800

Legal Description: All of Lots Nine (9), Ten (10), Twenty-Four (24), Twenty-five (25), Six (6), Eleven (11) and Twenty-Three (23), in Block Forty (40), 1988 AMENDMENT TO THE 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, located in the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Twenty-One (21), Township Twenty-One (21) North, Range Eighteen (18) East, Village of Little Chute, Outagamie County, Wisconsin

Current Owner: Gerald Van Dyn Hoven (Dutch Boyz Little Chute LLC)

Applicant: Dutch Boyz Little Chute LLC

DATE OF HEARING: June 8, 2020
TIME OF HEARING: 6:00pm
PLACE OF HEARING: Village Hall
Board Room
108 West Main Street
Little Chute, WI 54140

Publish: June 3, 2020

Due to the Governor's "Safer at Home" Emergency Order #12 and in the interest of public health and safety, the public can access the meeting via web access. We strongly urge all residents to attend virtually through the options here:

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- New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/318118685>

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Village of Little Chute Application for CONDITIONAL USE UNDER CHAPTER 44 ZONING CODE

Application fee \$125.00

Date filed 5/11/2020

The undersigned owner(s) of the property herein described hereby petition for a Conditional Use under the Village of Little Chute Zoning Ordinance Chapter 44, in the Village of Little Chute, Outagamie County, Wisconsin

Property location: 208 Main Street, Little Chute, WI, 54140

Legal Description: All of lots nine, ten, twenty-four, twenty-five, six, eleven and twenty-three, in block forty, 1988 Amendment to the 1917 Assessors plat of the Village of Little Chute →

Current Zoning Classification: Central Business (CB)

Petitioner(s) request permission be granted for the following conditional use(s):

To construct a 55 room hotel

Petitioner(s) reason(s) for requesting the above described conditional use are as follows:

The reason for requesting a conditional use permit is due to hotels being a special exception use in the Central Business district and we would like to develop this parcel into a hotel.

Attach Surveys, building plans, drainage plans, site plans, statements of days & hours of operation, estimates of additional traffic generated, statements regarding effect on neighboring properties and any other additional information which may assist in determining that the proposed use is appropriate that such use is not hazardous, harmful, offensive or adverse to the environment or the value of the neighborhood or the community.

Owner(s) Name(s) Gerald Van Dynhoven

Owner(s) Address Nicole Lemens

Phone Numbers (E) 920-903-2826 ; (N) 920-422-1471

APPLICANT(S) Signature(s) (X) Nicole Lemens ; (X) Gerald D. Van Dynhoven

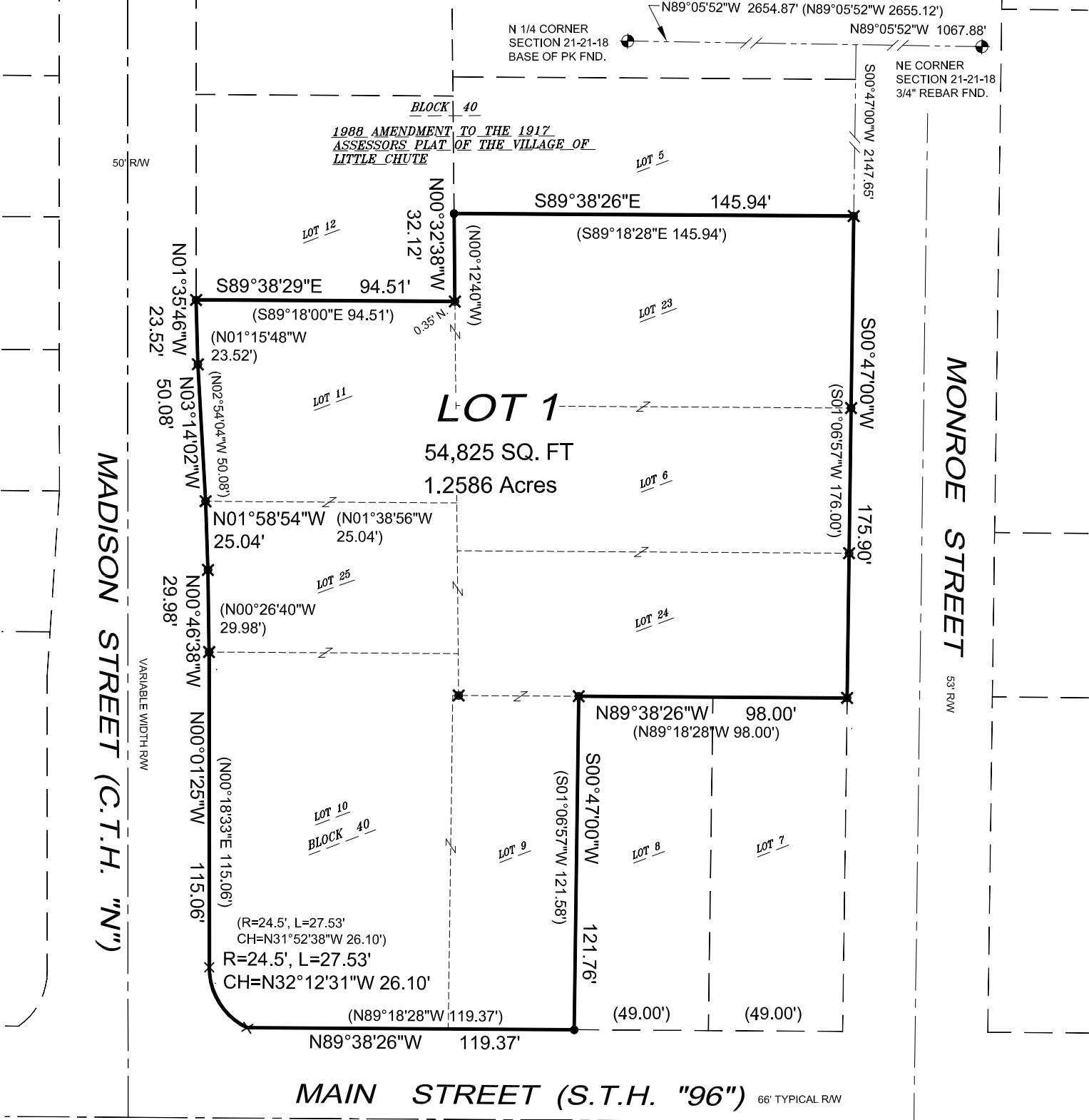
Date Signed 5/11/2020

Located in the southeast quarter (SE $\frac{1}{4}$) of the
northeast quarter (NE $\frac{1}{4}$) of section twenty-one,
township 21 North, range 18 East, Village of
Little Chute, Outagamie County, Wisconsin

CERTIFIED SURVEY MAP NO. _____

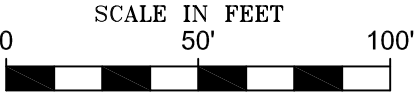
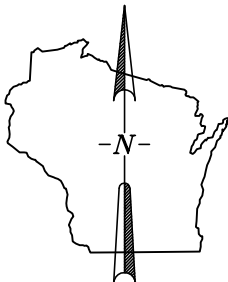
ALL OF LOTS NINE (9), TEN (10), TWENTY-FOUR (24), TWENTY-FIVE (25), SIX (6), ELEVEN (11) AND TWENTY-THREE (23), IN BLOCK FOURTY (40), 1988 AMENDMENT TO THE 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SHEET 1 OF 3



NOTE: ALL EXISTING STRUCTURES LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS CERTIFIED SURVEY MAP ARE TO BE RAZED.

- LEGEND-----
- = 1" x 24" O.D. Iron Pipe Set Weighing 1.13 lbs./ft. Set
 - × = Chisel Mark Set
 - = Railroad Spike Set
 - ⊕ = Chisel Mark Found
 - ✱ = 3/4" Iron Rebar Found
 - ▲ = 1.3" O.D. Iron Pipe Found
 - ✱ = PK Nail Found
 - () = Measurements of Record
 - ⊙ = Government Corner



ALL BEARINGS ARE REFERENCED THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY: THE NORTH LINE OF THE NE 1/4 OF SECTION 21-21-18, RECORDED AS N89°05'52"W
Kls-EP\DutchBoyz_0415_2020

KROMM LAND SURVEYING LLC.

200 PROSPECTOR COURT
KAUKAUNA, WI 54130
920-996-9649

Kromm2062@Gmail.com L-3220

CERTIFIED SURVEY MAP NO. _____

All of Lots Nine (9), Ten (10), Twenty-Four (24), Twenty-five (25), Six (6), Eleven (11) and Twenty-Three (23), in Block Forty (40), 1988 AMENDMENT TO THE 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, located in the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Twenty-One (21), Township Twenty-One (21) North, Range Eighteen (18) East, Village of Little Chute, Outagamie County, Wisconsin.

SHEET 2 OF 3

SURVEYOR’S CERTIFICATE:

I, Thomas M. Kromm, Wisconsin Professional Land Surveyor, certify that I have surveyed, divided and mapped under the direction of Nikki Lemens, All of Lots Nine (9), Ten (10), Twenty-Four (24), Twenty-five (25), Six (6), Eleven (11) and Twenty-Three (23), in Block Forty (40), 1988 AMENDMENT TO THE 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, located in the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Twenty-One (21), Township Twenty-One (21) North, Range Eighteen (18) East, Village of Little Chute, Outagamie County, Wisconsin, containing 54,825 Square Feet (1.2586 Acres) of land.
Said lands subject to all easements and restrictions of record.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision ordinance of the Village of Little Chute in surveying, dividing and mapping the same. That this map is a correct representation of the exterior boundary lines of the land surveyed.

Dated this ____ day of _____, 2020.

Wisconsin Professional Land Surveyor: Thomas M. Kromm

NOTES:

This Certified Survey Map is all of tax parcel 26-0-0630-00, 26-0-0631-00, 26-0-0632-00, 26-0-0635-00, 26-0-0636-00, 26-0-0637-00 and 26-0-0638-00.

The property owner of record is Gerald G. Van Dyn Hoven.

This Certified Survey Map is contained within the property described in the following recorded instruments: Doc. No. 1796036, 1926011, 1847991 and 1925575.

All building setbacks and other land use requirements should be verified by the Village of Little Chute prior to any construction or other land use activity. There may be easements of record which affect the lands described on this Certified Survey Map but are not shown hereon. This Certified Survey Map does not constitute a warranty as to the existence or non-existence of any easements or agreements, which may affect said lands. A complete and accurate title report or abstract of the described property would reveal any easements or agreements of record.

TREASURER’S CERTIFICATE:

I, being the duly elected, qualified and acting treasurer, do hereby certify that there are no unpaid taxes or unpaid special assessments on of the lands included in this Certified Survey Map as of:

_____ Village Finance Director	_____ Date	_____ County Treasurer	_____ Date
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VILLAGE BOARD APPROVAL:

Approved by the Village of Little Chute on this ____ day of _____, 2020.

_____ Village President	_____ Village Clerk
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CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE:

SHEET 3 OF 3

Gerald G. Van Dyn Hoven, as Owner(s), I/We hereby certify the I/We caused the land described on this Certified Survey Map to be surveyed, divided and mapped all as shown and represented on this Certified Survey Map. I/We certify that this Certified Survey Map is required by s.236.10 or 236.12 of the Wisconsin Statutes to be submitted to the following for approval.

Village of Little Chute

Dated this _____ day of _____, 2020

Gerald G. Van Dyn Hoven

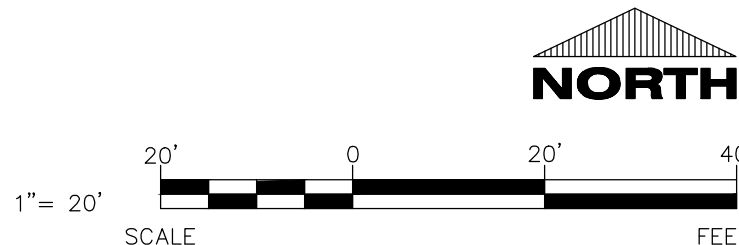
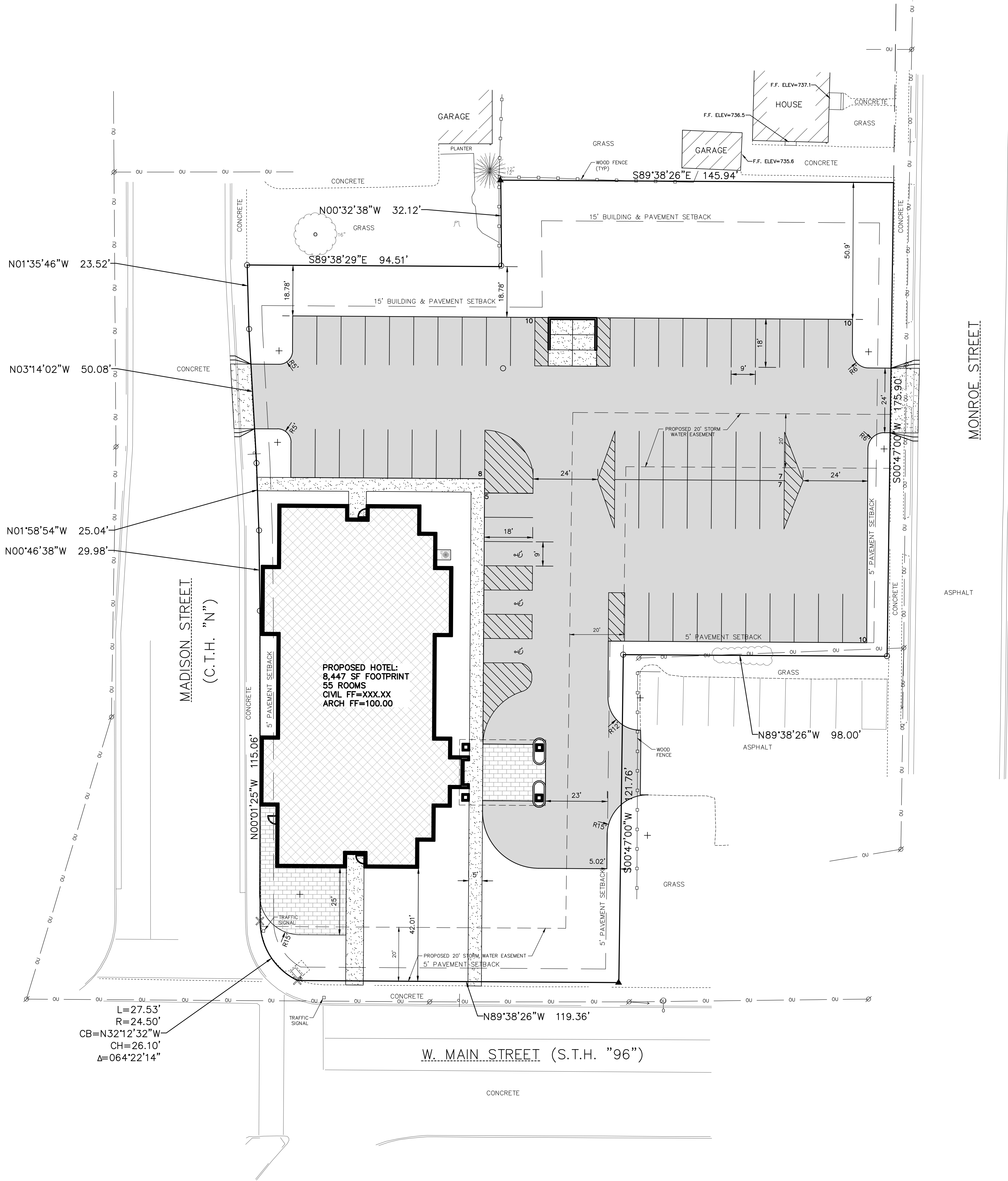
STATE OF WISCONSIN)) SS
OUTAGAMIE COUNTY)

Personally came before me on this _____ day of _____, 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary

My commission expires _____

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



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PROJECT INFORMATION

NEW HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
LITTLE CHUTE, WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
JUN. 2, 2020

NOT FOR CONSTRUCTION

JOB NUMBER
1969120

SHEET NUMBER
C1.1

STATE OF WISCONSIN AFFIDAVIT OF PUBLICATION

June 3, 2020
**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING
CONDITIONAL USE REQUEST**

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Applicant: Dutch Boyz Little Chute LLC

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TIME OF HEARING: 6:00pm
PLACE OF HEARING: Village Hall
Board Room
108 West Main St.
Little Chute, WI
54140

Reasonable accommodations for persons with disabilities will be made upon request and if feasible. WNAXLP

Laurie Hammen

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

SIGNED Laurie A. Hammen

DATED 06/04/2020

[Signature]
Notary Public, State of Wisconsin

My Commission Expires

4/25/2023

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of Weeks Published 1

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EVELYN F GARDNER
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LITTLE CHUTE, WI 54140

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AMY L HOFFMANN
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LITTLE CHUTE, WI 54140

MATTHEW BROCKMAN
1004 POLK ST
LITTLE CHUTE, WI 54140

ANDREW M GRAF
STACIE P GRAF
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LITTLE CHUTE, WI 54140

LITTLE CHUTE WINDMILL INC
PO BOX 182
LITTLE CHUTE, WI 54140

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GERALD F DEBRUIN ET AL
1718 VANZEELAND CT
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LEON H HIETPAS ET AL
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MARY L LUISIER
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LITTLE CHUTE, WI 54140

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710 MADISON ST
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APPLETON, WI 54915

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