



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room
DATE: Monday, March 14, 2022
TIME: 6:00 p.m.

Virtually attend the March 14 Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting

<https://us06web.zoom.us/j/84600985852>

Meeting ID: 846 0098 5852

Dial by your location

+1 312 626 6799 US (Chicago)

- 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 February 21, 2022
2. Recommendation—CSM for Prometheus Holding LLC
3. Recommendation—CSM for PPF Investments LLC (2123-2121 Taylor Street)
4. Clarification—Conditional use at 2000 Taylor Street
5. Unfinished Business
6. Items for Future Agenda
7. 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 March 8, 2022

MINUTES OF THE PLAN COMMISSION MEETING FEBRUARY 21, 2022

Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

Roll Call

PRESENT: Bill Van Berkel
President Vanden Berg
Larry Van Lankvelt
Jim Moes
Kent Taylor
Todd Verboomen

STAFF PRESENT: Administrator Bernhoft, Community Development Director Dave Kittel

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of January 10, 2022

Moved by Commissioner Van Berkel, seconded by Commissioner Moes to Approve the Plan Commission Meeting Minutes of January 10, 2022

All Ayes—Motion Carried

Recommendation—CSM for Prometheus Holding LLC

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to table CSM for next meeting.

All Ayes—Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

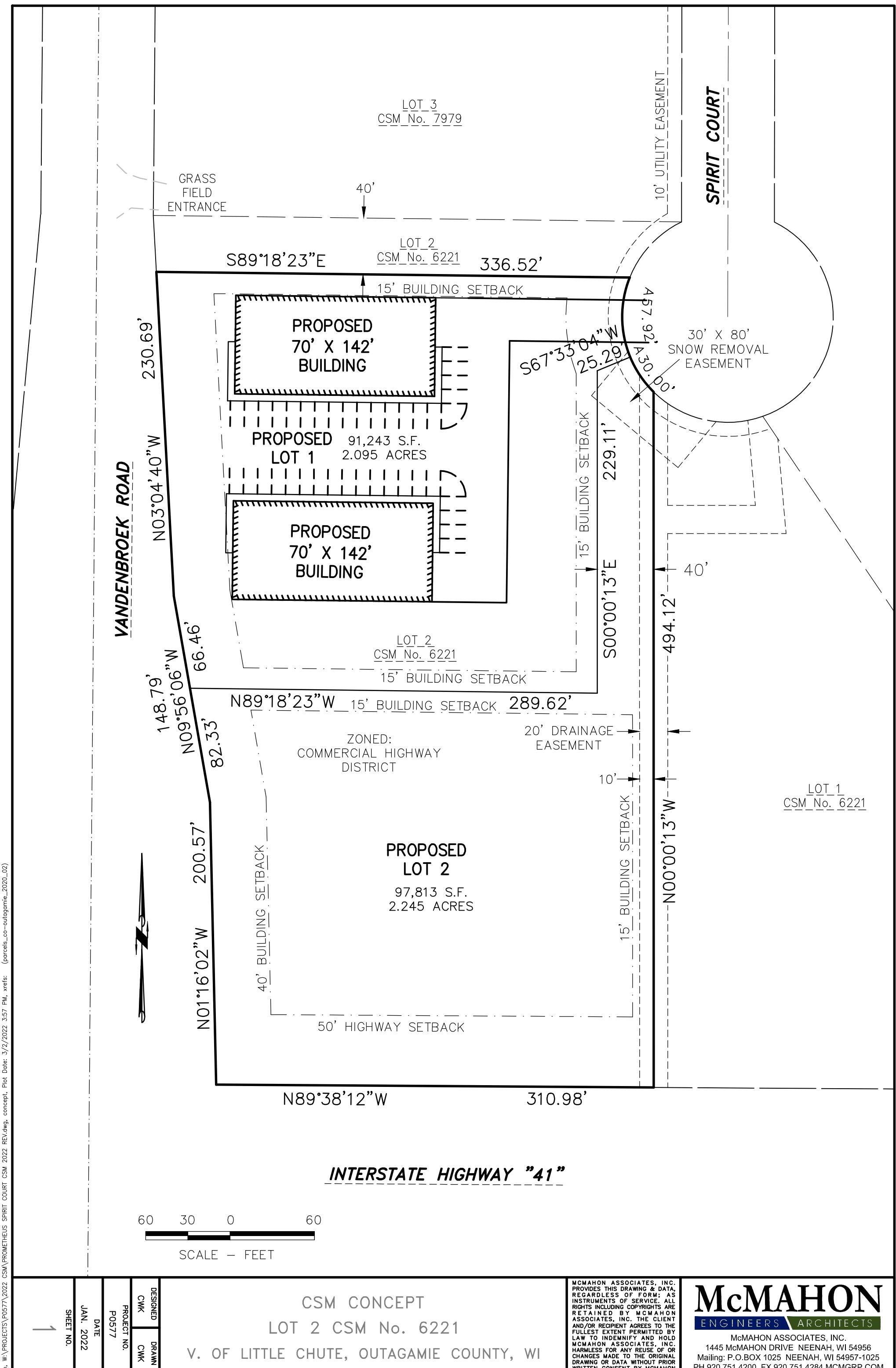
Moved by Commissioner Van Lankvelt, seconded by Commissioner Taylor to Adjourn the Plan Commission Meeting at 6:15 p.m.

All Ayes—Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk



DATE
JAN. 20
SHEET N

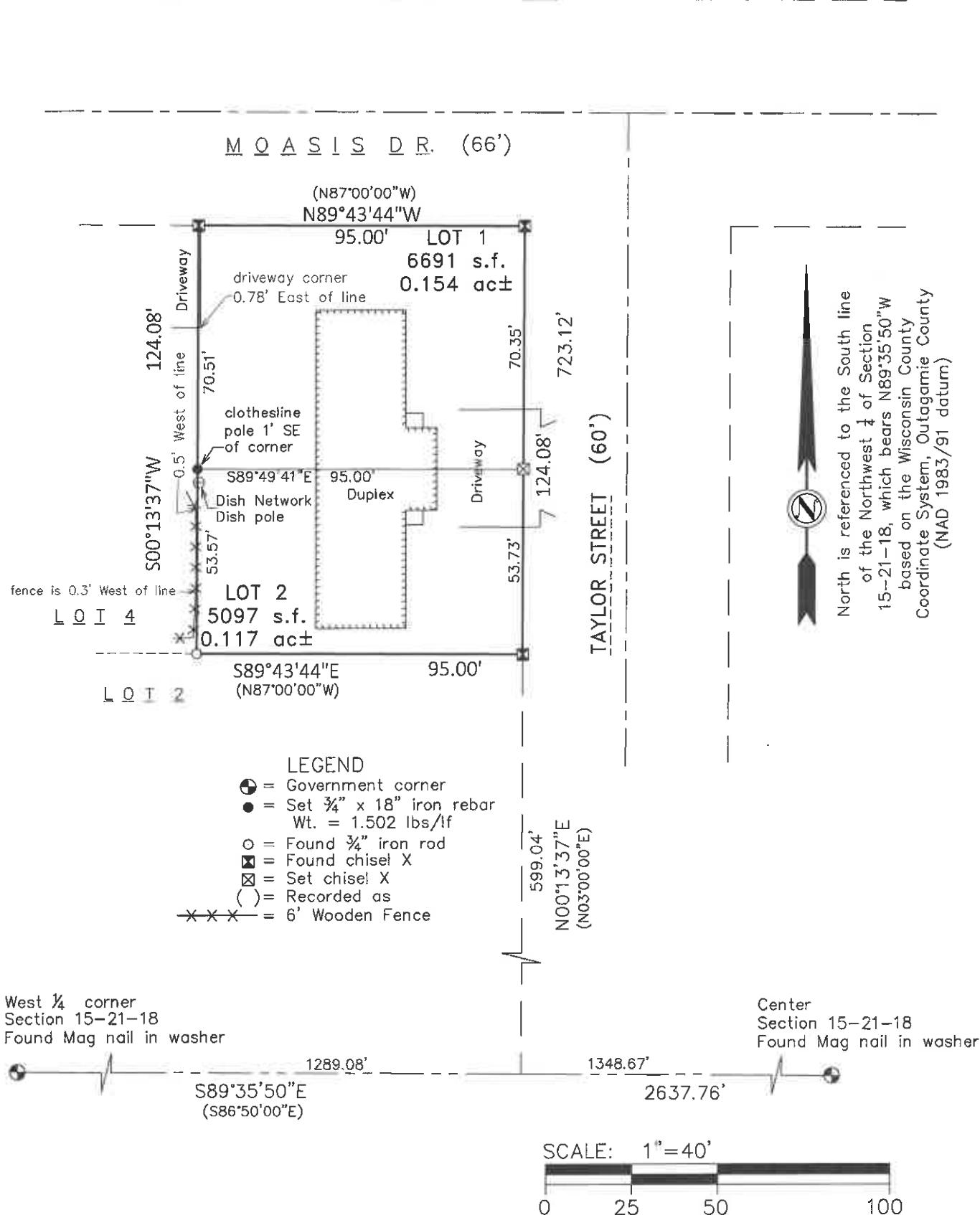
CSM CONCEPT
LOT 2 CSM No. 6221

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The logo for McMahon Engineers Architects. It features the word "McMAHON" in a large, bold, serif font at the top. Below it, "ENGINEERS" is on the left and "ARCHITECTS" is on the right, separated by a diagonal line, all in a smaller serif font. A green horizontal bar runs across the middle of the line separating "ENGINEERS" and "ARCHITECTS".

Certified Survey Map

All of lot 3 of Block 1, Van Zealand Estates, Village of Little Chute, Outagamie County, Wisconsin.



DRAFTED BY:
Hebert Associates, Inc.
 Land Surveying • Soil Testing
 1110 W. Wisconsin Ave.
 Appleton, WI 54914
 920-734-8373
 Fax: 920-734-3968

CERTIFIED SURVEY MAP

All of lot 3 of Block 1, Van Zealand Estates, Village of Little Chute, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{ss}

I, David Hebert, Professional Wisconsin Land Surveyor, do hereby certify that I have surveyed, divided and mapped all of lot 3 of Block 1, Van Zealand Estates, Village of Little Chute, Outagamie County, Wisconsin.

I further certify that the map hereon is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have made said division by order and under direction of the owners of said lands; and that I have fully complied with the code of ordinances of the Village of Little Chute, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.

David Hebert PLS

Date

OWNER'S CERTIFICATE

I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this Certified Survey Map is required by s.236.34 to be submitted to the Village of Little Chute for approval or objection.

PPF Investments, LLC
Michael Gonnering (owner)

Dated

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{ss}

Personally came before me on this _____ day of _____, 20____, the above named owner(s) is (are) known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin

My commission expires

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Little Chute, Outagamie County, Wisconsin on this _____ day

of _____, 20____.

Village President

Village Clerk

VILLAGE TREASURER'S CERTIFICATE

State of Wisconsin)
Outagamie County)^{ss}

I, _____ being the duly elected / appointed qualified and acting Village treasurer do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the lands included in this Certified Survey Map.

Date

Treasurer

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
Outagamie County)^{ss}

I, _____ being the duly elected, qualified and acting County treasurer do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in this Certified Survey Map.

Date

Treasurer



Item For Consideration

For Plan Commission Review On: March 14, 2022

Prepared On: March 8, 2022

Agenda Item Topic: Clarification on CU at 2000 Taylor st

Prepared By: Dave Kittel CDD

Report: On December 13, 2021 the Plan Commission approved a Conditional use at 2000 Taylor st in the Village of Little Chute. This was for using part of the lot for parking school busses. The conditions applied to this use are listed below:

- Entrance to parking lot is to be off of Taylor and exit to be off of Elm (no traffic should be exiting the property via Taylor street)
- Paving set back (excluding the driveway) shall be a minimum of 10 feet from lot lines and 40 feet from the street
- Parking area to be enclosed in 6 feet tall opaque fence, fence is to be installed by July 1st
- No more than 10 busses to be parked on site except from July 1 to September 1st only 3 busses may be parked/stored in lot (10 during school year 3 during summer)
- The Community Development Director and or designee may perform an inspection on the property at any time to ensure compliance with these conditions

The property owner would like clarification on the if the traffic entering on Taylor and then exiting on Elm was for just the Buses or for all traffic including regular automobiles.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Dave Kittel".

Community Development Director