



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, May 8, 2023

TIME: 6:00 p.m.

Virtually attend the May 8th Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting: <https://us06web.zoom.us/j/89765287088>

Meeting ID: 897 6528 7088

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 April 10, 2023
2. Discussion/Action—1533 E Elm Driveway Request
3. Discussion/Recommendation—Founders Estate Preliminary Plat
4. Discussion/Recommendation – CSM for 2000 Freedom Rd LLC
5. Introduction – Lock Box Ordinance
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 May 4, 2023

MINUTES OF THE PLAN COMMISSION MEETING OF APRIL 10, 2023

Call to Order

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

Roll Call

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

STAFF PRESENT: Dave Kittel, Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of March 13, 2023

Moved by Commissioner Moes, seconded by Commissioner Verboomen to approve the Plan Commission Meeting Minutes of March 13, 2023.

All Ayes – Motion Carried

Public Hearing – 418 Florida Home Occupation

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to enter Public Hearing at 6:00PM.

All Ayes – Motion Carried

Director Kittel presented an application continuing a conditional use for an automobile detailing business. The original use was granted by plan commission for a one-year trial. No comments, concerns, or complaints were received in regard to this request. Staff recommends the home occupancy.

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to exit Public Hearing at 6:01pm.

All Ayes – Motion Carried

Discussion/Action – Widening of Driveway for 2125 W Evergreen Dr

Item moved up from Agenda. Director Kittel presented a request to widen the driveway for Faith Technologies due to accommodate deliveries and over-sized loads leaving the facility. Staff have reviewed and recommend.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to approve the extra width of driveway.

5 Ayes (Verboomen Abstain) – Motion Carried

Action – 418 Florida Home Occupation

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to approve conditional use as requested.

All Ayes – Motion Carried

Discussion/Recommendation – 1206 Rosehill Rezone

Director Kittel presented a request for a zoning change from single family to multifamily to allow more opportunities for the lot. This is a recommendation to Village Board who would hold a hearing and make final zoning decision.

Moved by Commissioner Moes, seconded by Commissioner Verboomen to recommend the Village Board move forward with a Public Hearing and rezoning of the lot.

All Ayes – Motion Carried

Discussion/Recommendation – Sec 44-191 Update

Director Kittel presented the updated ordinance from previous Plan Commission meeting.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend approval of the Ordinance Change to the Village Board.

All Ayes – Motion Carried

Discussion/Recommendation – Sec 44-192 Update

Director Kittel presented the updated ordinance from previous Plan Commission meeting.

Moved by Commissioner Moes, seconded by Commissioner Taylor to recommend approval of the Ordinance Change to Village Board.

All Ayes – Motion Carried

Recommendation – Founders Preliminary Plat

Director Kittel presented a plat for an area on Patriot Drive. Staff is still reviewing the preliminary plat. Including drainage and double lot frontage along with additional areas. The area is zoned residential two family.

Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to resubmit after staff review and addressing staff comments that occur.

All Ayes – Motion Carried

Discussion/Recommendation – Site Plan for Midwest Truck

Director Kittel for a new development on the corner of Buchanan and Evergreen Dr. Staff has started the review process on this project. Commissioner Taylor wished to make the planning commission aware down the middle of the property resides the 30 inch interceptor sewer, 17 feet deep. Within 10 feet of that is our 16 inch water main that feeds the water tower. Parking lot is not an issue but down the road there is potential plan to build around the easement.

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to approve as submitted.

All Ayes – Motion Carried

Discussion/Recommendation – Site Plan for Grit 365

Director Kittel presented the site plan for a development, no comments from staff.

Moved by Commissioner Moes, seconded by Commissioner Verboomen to recommend the site plan to the Village Board for approval.

All Ayes – Motion Carried

Discussion/Recommendation – Sec 44-394 Update

Director Kittel presented the updated fence ordinance as discussed in previous plan commission.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend ordinance changes to Village Board.

All Ayes – Motion Carried

Discussion/Recommendation – Section 8 Updates

Director Kittel presented updates to Section 8, he is still working on updates and will present to Plan Commission when ready. No action taken.

Items for Future Agenda

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Adjourn Plan Commission Meeting at 6:30 PM

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: _____
Michael Vanden Berg, Village President

Attest: _____
Laurie Decker, Village Clerk



Item For Consideration

For Plan Commission Review On: 5/8/2022
Agenda Item Topic: Driveway for 1533 E Elm Dr

Prepared On: 4/26/2022
Prepared By: Dave Kittel CDD

Report:

A request for an additional driveway at 1533 E Elm Dr has recently come in. Per Sec. 40-124 (b)(4) "The number of driveways to serve an individual commercial, industrial, or multi-family property fronting on a street shall be determined by the plan commission through site plan review". The Driveway would be at least 75feet from the intersection of Elm and Lamers Dr. Below is a layout of the proposed 16-foot driveway:





Item For Consideration

Fiscal Impact: None

Recommendation/Board Action: This Item is up for discussion and Action of the Plan Commission

Respectfully Submitted,




Dave Kittel, Community Development Director

CERTIFIED SURVEY MAP

ALL OF LOT 2 OF CERTIFIED SURVEY MAP #8088 (DOCUMENT #2228318), OUTAGAMIE COUNTY RECORDS, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, T21N-R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



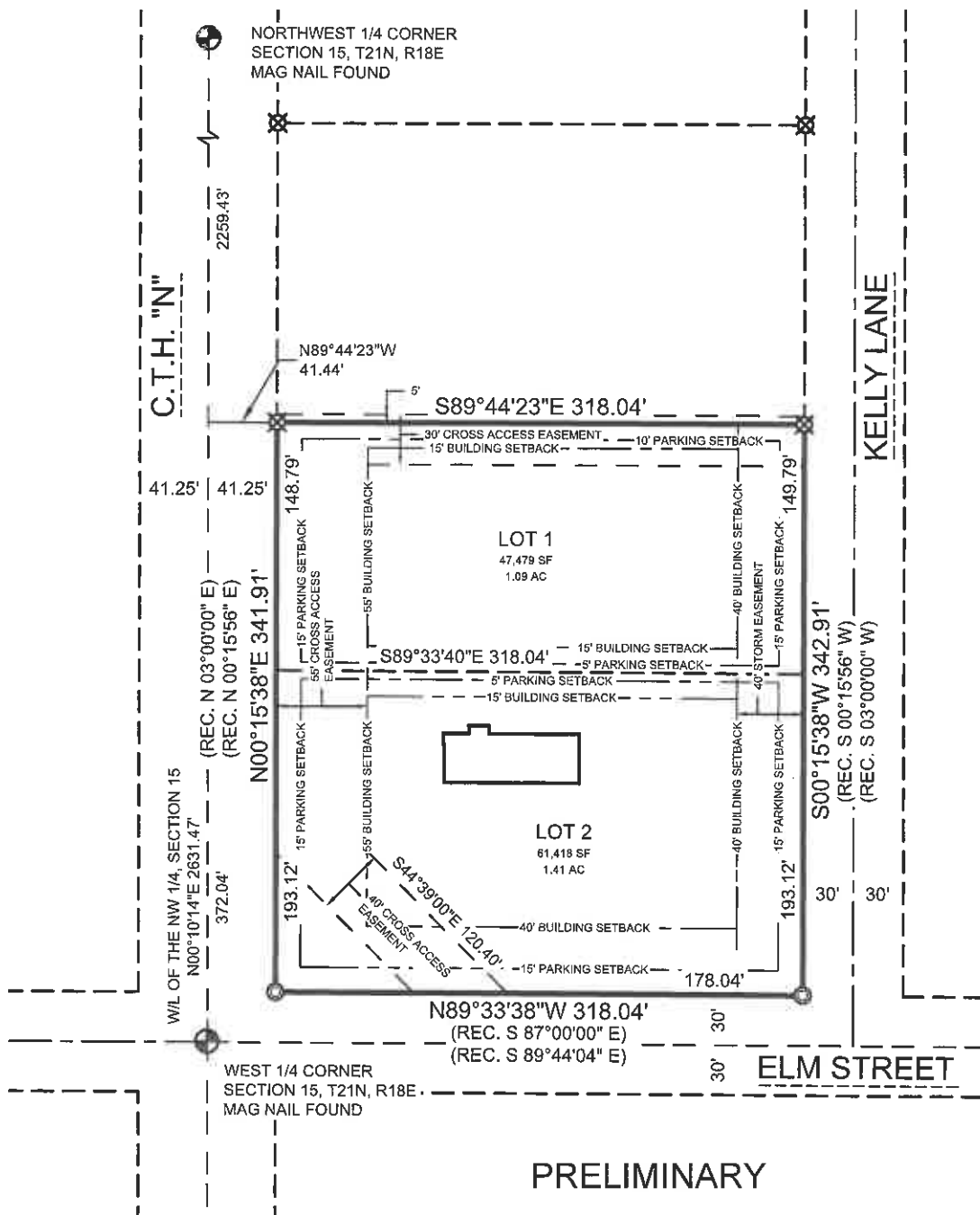
LEGEND

-  2" IRON PIPE FOUND
 3/4" IRON ROD FOUND
 MONUMENT FOUND,
 TYPE NOTED



BEARINGS ARE REFERENCED TO
THE WEST LINE OF THE
NORTHWEST 1/4 OF
SECTION 15, T21N-R18E, WHICH
BEARS S00°10'14"W.

THIS MAP IS BASED ON THE
CURRENT COUNTY COORDINATE
SYSTEM OF RECORD.



PRELIMINARY

MACH IV
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2260 Salscheider Court Green Bay, WI
54313 PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com

CLIENT: 2000 FREEDOM ROAD LLC

DRAFTED BY: RPH
TAX PARCEL NO.: 260291201

SCALE:

$$1'' = 100'$$

SHEET: 1 OF 3

PROJECT NO. 1889-05-23

DRAWING NO.

CERTIFIED SURVEY MAP

ALL OF LOT 2 OF CERTIFIED SURVEY MAP #8088 (DOCUMENT #2228318), OUTAGAMIE COUNTY RECORDS, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, T21N-R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, _____, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 2 OF CERTIFIED SURVEY MAP #8088 (DOCUMENT #2228318), OUTAGAMIE COUNTY RECORDS, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, T21N-R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SAID PARCEL CONTAINS _____ SQ. FT. \ _____ ACRES OF LAND, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE DIVISION THEREOF. THAT I HAVE MADE SUCH A SURVEY AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES, THE VILLAGE OF LITTLE CHUTE AND OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES IN SURVEYING AND MAPPING THE SAME.

MAY __, 2023 PLS- _____

OWNER INFORMATION

- THE CURRENT OWNER OF RECORD IS THE 2000 FREEDOM ROAD LLC.
- THE TAX PARCEL NUMBER IS 260291201.
- THE CURRENT DEED ON RECORD IS DOC. #2263734.

TREASURER'S CERTIFICATE

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UN-PAID TAXES OR UN-PAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THE CERTIFIED SURVEY MAP AS OF:

LISA REMIKER-DEWALL DATE
VILLAGE FINANCE DIRECTOR

TRENTEN WOELFEL DATE
COUNTY TREASURER

PRELIMINARY

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2280 Salschelder Court Green Bay, WI
54313 PH: 920-568-5765; Fax: 920-568-5767
www.mach-iv.com

CLIENT: 2000 FREEDOM ROAD LLC

DRAFTED BY: RPH
TAX PARCEL NO.: 260291201

SCALE:	SHEET: 2 OF 3
	PROJECT NO. 1889-05-23
	DRAWING NO.

CERTIFIED SURVEY MAP

ALL OF LOT 2 OF CERTIFIED SURVEY MAP #8088 (DOCUMENT #2228318), OUTAGAMIE COUNTY RECORDS, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, T21N-R18E, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

2000 FREEDOM ROAD LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

IN WITNESS WHEREOF, THE SAID 2000 FREEDOM ROAD LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS MEMBER, ON THIS ____ DAY OF _____, 20__.

MEMBER

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, THE ABOVE NAMED MEMBER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]
COUNTY OF _____] SS

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www.mach-iv.com

CLIENT: 2000 FREEDOM ROAD LLC

DRAFTED BY: RPH
TAX PARCEL NO.: 260291201

SCALE:

SHEET: 3 OF 3
PROJECT NO. 1889-05-23
DRAWING NO.



Item For Consideration

For Board Review On: 05/03/2023

Prepared On: 04/04/2023

Agenda Item Topic: Lock Box Ordinance Introduction

Prepared By: Admin. Bernhoft

Report: Back in 2022, it had been brought to our attention that there was a need to create a policy regarding lock box requirements for new developments. A lock box is an exterior secured box that houses entry keys for a structure. The key to the box is held by the Fire Department and can be used during an emergency to access a secure area quickly. Our emergency services are requesting formal recognition through the code to require developers to include lock box locations in specific designated areas for ease of emergency access. Currently, these locations vary and cause severe delays when responding to an emergency.

Any addition to the code would need to be “structures constructed after January 1, 2024 shall be equipped with a key lock box at or near the main entrance or such location designated by the Fire chief.”

We discussed this ordinance update with the Administrator for the Village of Kimberly as well as we do share emergency services with them and to create continuity for that service, in case it is needed.

Fiscal Impact: N/A

Recommendation/Board Action: Provide staff with initial feedback and give us direction to proceed with drafting the ordinance. No formal action required at this meeting. We are awaiting information from the Village of Kimberly before we proceed with a public hearing.

Respectfully Submitted,

Beau Bernhoft, Village Administrator