



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, July 10, 2023

TIME: 6:00 p.m.

Virtually attend the June 12th Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting: <https://us06web.zoom.us/j/84715415279>

Meeting ID: 847 1541 5279

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 June 12, 2023
2. Discussion/Action - Sec 44-192 Ord Amendment
3. Discussion/Recommendation- Oak Creek Estates Preliminary Plat T. Vandebroek Extraterritorial Review
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 July 6, 2023

MINUTES OF THE PLAN COMMISSION MEETING OF JUNE 12, 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
Larry Van Lankvelt
Todd Verboomen

EXCUSED: Kent Taylor

STAFF PRESENT: Dave Kittel, Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of May 8, 2023

Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to approve the Plan Commission Meeting Minutes of May 8, 2023.

All Ayes – Motion Carried

Recommendation – Kilgas CSM

Administrator Bernhoft presented a CSM request for Kilgas combining lots at 176 Grant Street.

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to recommend the Village Board Approve the CSM as presented.

All Ayes – Motion Carried

Items for Future Agenda

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Adjourn Plan Commission Meeting at 6:03 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: 7/10/2023
Agenda Item Topic: Updates to Sec 44-192

Prepared On: 6/24/2023
Prepared By: Dave Kittel CDD

Report:

Recently Staff have received some questions and general concern about Sec. 44-192. There is an area that may need updating to reflect changes in vehicle size.

Section 44-192 discusses storage of trucks, tractors, and road machinery. The concern that was risen was in regard to the length restrictions for a motor vehicle. Currently:

“No motor vehicle with a tare or empty weight in excess of 8,000 pounds, **over 16 feet in length**, or having a height of more than eight feet from the roadway, bearing a commercial license, including school buses, and no commercially licensed trailer, including semitrailers, shall be parked or stored in a residential district, except when loading, unloading or rendering a service.”

There are many Vehicles that are longer than 16ft. For example, the 2023 Ford F150 ranges from 17.425 FT to 20.85 FT. Many other trucks have a similar range and many SUV's are around 16FT or just over. Vehicles have only gotten larger since this ordinance was written and it may be time to look at this portion.

To be able to account for changes in vehicles Staff is proposing to eliminate this requirement from the ordinance. One of the main concerns is preventing commercial vehicles from parking in the residential area as well as protecting the Village roads and ensuring good visibility for drivers. Our ordinance has existing language to address these concerns and already limits the parking of commercial vehicles in residential districts, prevents anyone from parking over a sidewalk and has weight limits for parking in the residential districts as well as on the road.

Attached is the proposed Ordinance amendment.

Fiscal Impact: None



Item For Consideration

Recommendation/Board Action: Discussion and Action if the plan commission agrees with the proposed updates.

Respectfully Submitted,

Dave Kittel, Community Development Director

VILLAGE OF LITTLE CHUTE

ORDINANCE NO. , SERIES OF 2023

AN ORDINANCE AMENDING THE ZONING CODE SECTION 44-192(a) OF THE VILLAGE OF LITTLE CHUTE MUNICIPAL CODE.

WHEREAS, the Plan Commission of the Village of Little Chute has recommended the following ordinance amendments; and,

WHEREAS, the required public hearing has been held before the Village Board of Trustees, Village of Little Chute; and,

WHEREAS, the Village Board of Trustees, Village of Little Chute, finds the following ordinance amendments to be in the public interest;

NOW, THEREFORE, the Village Board of Trustees, Village of Little Chute, do ordain as follows:

Section 1. That the Zoning Ordinance, Section 44-192(a) of the Municipal Code of the Village of Little Chute are hereby amended to read as follows, :

- (a) *Truck parking in residential areas.* No motor vehicle with a tare or empty weight in excess of 8,000 pounds, ~~over 16 feet in length~~, or having a height of more than eight feet from the roadway, bearing a commercial license, including school buses, and no commercially licensed trailer, including semitrailers, shall be parked or stored in a residential district, except when loading, unloading or rendering a service.

Section 2. Effective Date. This Ordinance shall take effect upon the adoption and publication and enactment of the Ordinance by the Village Board of Trustees, Village of Little Chute.

Introduced: July 19, 2023

Approved and adopted: August __, 2023

VILLAGE OF LITTLE CHUTE

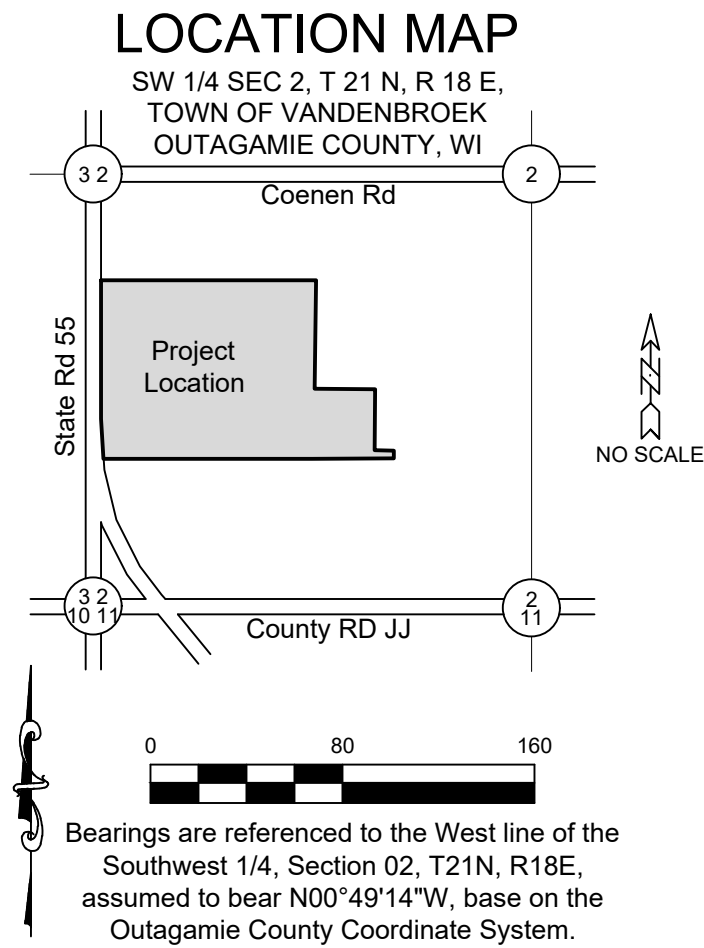
By: _____
Michael R. Vanden Berg, Village President

Attest: _____
Laurie Decker, Village Clerk

Oak Creek Estates

Part of the Northwest 1/4 of the Southwest 1/4; part of the Southwest 1/4 of the Southwest 1/4 and part of Government Lot 1 all being located in Section 2; T21N, R18E, Town of Vandebrook, Outagamie County, Wisconsin

BENCHMARKS (NAVD88)		
BM 0	NGS Benchmark PID 6099 Designation - Little Chute GPS Elev 728.20	
BM 1	Mag Nail in Culvert E R/W STH "55" Elev 710.72	
BM 2	NE Bolt on Light Pole ±480' SE of BM 1 Elev 716.60	
BM 3	Nail on East Side of Power Pole E R/W STH "55" ±300' NE of BM 1 Elev 716.09	
BM 4	Nail on East Side of Power Pole E R/W STH "55" ±130' W of BM 3 Elev 716.25	



Owner/Developer
PHH Investment Company
N2407 Artesian Way
Kaukauna, WI 54130

LEGEND

OH	Overhead Electric Lines	☒	Clean Out / Curb Stop / Pull Box	⊠	Gas Regulator
---	Utility Guy Wire	⊠	Utility Meter	⊠	Sign
---	Underground Electric	⊠	Light Pole / Signal	⊠	Post / Guard Post
---	Underground Gas Line	⊠	Guy Wire	⊠	Deciduous Tree
---	Underground Telephone	⊠	Electric Pedestal	⊠	Coniferous Tree
---	Fence - Wood	⊠	Electric Transformer	⊠	Benchmark
---	Fence - Barbed Wire	⊠	Telephone Pedestal	⊠	2" x 18" Steel Rebar @ 1.50lbs/LF SET
---	Culvert	⊠	Ex Spot Elevation	⊠	Rebar Found 1.3" O.D. Iron Pipe Found
---	Index Contour	⊠	Asphalt Pavement	⊠	Government Corner
---	Intermediate Contour	⊠	Concrete Pavement	⊠	Recorded As
---	Delineated Wetlands	⊠	Gravel	⊠	

SUPPLEMENTARY DATA

- Total Area = 1,519,613 SF 34.8855 acres
- R/W Area = 1,366,699 SF 3.1382 acres
- Net Area = 1,382,914 SF 31.7473 acres
- Number of Lots = 17 Lots
- Average lot size = 44,000 SF
- Typical lot dimension = 205' x 215'
- Lineal feet of street = 1,900 LF
- Zoning
Existing zoning = AG
Proposed zoning = Residential Single Family

Approving Authorities
Town of Vandebrook
Village of Little Chute (extraterritorial)
Outagamie County Land Services
Objecting Authorities
Department of Administration

NOTES:

- Utility and Drainage Easements will be shown on Final Plat
- Area North of Apple Creek was not studied for Wetlands.

LINE TABLE		
Line	Bearing	Length
L1	S 89°59'24" W	59.23'
L2	S 04°37'06" W	49.15'
L3	S 86°38'17" W	5.00'
L4	N 12°05'37" W	102.61'
L5	N 00°51'33" E	57.78'
L6	N 00°51'57" E	25.11'
L7	N 89°08'27" W	6.97'
L8	N 11°03'47" E	95.80'
L9	N 00°51'33" E	124.90'
L10	N 12°36'48" W	1.64'

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in / Tangent Bearing-out
C1	1347.39'	N 03°42'08" W	16.01'	16.01'	0°40'51"	N 04°02'33" W / N 03°21'43" W
C2	1352.39'	N 00°11'05" W	49.28'	49.29'	2°05'17"	N 01°13'43" W / N 00°51'34" E

SURVEYOR'S CERTIFICATE

I, James R. Sehloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Town of Vandebrook and Outagamie County.

James R. Sehloff, P.L.S. No. S-2692 Date

PRELIMINARY PLAT

Oak Creek Estates
Town of Vandebrook, Outagamie County, WI
For: PHH Investment Company

Date: 06/23/2023
Filename: 7512Plat.dwg
Author: JRS
Last Saved by: eric
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