



AMENDED AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, April 22, 2024

TIME: 6:00 p.m.

Virtually attend the April 22nd, Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting: <https://us06web.zoom.us/j/84464887337>

Meeting ID: 844 6488 7337

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 March 11, 2024
2. **Public Hearing – Variance Request, 309 Monroe Street**
3. Discussion/Action – Variance Request, 309 Monroe Street
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 April 18, 2024

MINUTES OF THE PLAN COMMISSION MEETING OF MARCH 11, 2024

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

Tom Lonsway

Kent Taylor

EXCUSED: 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 February 12, 2024

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to approve the Plan Commission Meeting Minutes of February 12, 2024.

All Ayes – Motion Carried

Discussion/Action – Driveway Width 911 Evergreen Drive

Director Kittel presented a request to have a driveway over 35ft on Evergreen Drive on a commercial property. The property owners are requesting a driveway that is 45 feet wide, accounting for existing traffic. Staff have reviewed and have no safety concerns and recommends approval. Mr. Moes suggested approving with the driveway moving three feet to the west away from neighbor's lot lines and cut down the radius.

Moved by Commissioner Moes, seconded by Commissioner Taylor to approve with the driveway moving three feet to the west.

All Ayes – Motion Carried

Discussion/Recommendation – Eliminating Micro Loan Program

Director Kittel discussed the Micro Loan Program history. It has only been used a handful of times, primarily by one business. The process is lengthy and complicated, many business owners did not see this program as a benefit due in part to all the restrictions. Due to low usage and administrative burden on staff, staff are looking to eliminate program to free up money for other economic development potential. Staff are looking for plan commission to make a recommendation to Village Board to move forward with eliminating program and putting funds into other economic development usage.

Moved by Commissioner Lonsway, Seconded by Commissioner Moes to recommend eliminating the Micro Loan Program to the Village Board

All Ayes – Motion Carried

Discussion – Section 8 Update

Director Kittel presented the second portion of section 8 for review. Changes are included in the packet for review. Many of the changes simplify the ordinance.

Items for Future Agenda

Adjournment

Moved by Commissioner Van Lankvelt seconded by Commissioner Van Berkel to Adjourn Plan Commission Meeting at 6:08 PM

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**

VARIANCE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on April 22, 2024 at 6:00 p.m. by the Plan Commission, for consideration of the granting of Variance under authority provided in Section 44 Village Code of Ordinance. The request is for property located at:

Address: 309 MONROE STREET

Parcel # 260050800

Legal Description: ASSESSORS PLAT LOT 5 BLK 32

Current Owner: Peter F. Denil

Applicant: Peter Denil

Applicant is requesting a variance for a detached garage over the 16-foot height restriction stated in Sec 44-391 (C)(1) b.

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) 423-3850

DATE OF HEARING:	April 22, 2024
TIME OF HEARING:	6:00pm
PLACE OF HEARING:	Village Hall Board Room 108 West Main Street Little Chute, WI 54140

Publish: April 3, 2024 and April 10, 2024

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



Little Chute

ESTABLISHED 1848

VILLAGE OF LITTLE CHUTE

APPLICATION FOR REQUEST OF VARIANCE OF THE ZONING CODE

PROPERTY APPEAL SITE ADDRESS 309 Monroe St., Little Chute, 54140

APPLICANT Pete + Jaimie Denil

ADDRESS/ZIP 309 Monroe St.

TELEPHONE 920-540-4603

CITY/ZIP Little Chute

FAX

Email address wordnerd77@hotmail.com

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

Description of variance requested, include specific provisions of ordinance involved:

We request a variance for the height of our detached garage.

Detached garages are limited to a height of 16 feet, feet.

We are asking for a variance to build our garage to 18 feet, 0.5 inches.

Please respond to the following questions (Attach additional sheets as needed):

1. Describe why you feel there is “unnecessary hardship”, which is defined as complying with the petitioned ordinance standard would unreasonably prevent you from using the property for a permitted use or would render conformity with such restrictions unnecessarily burdensome.

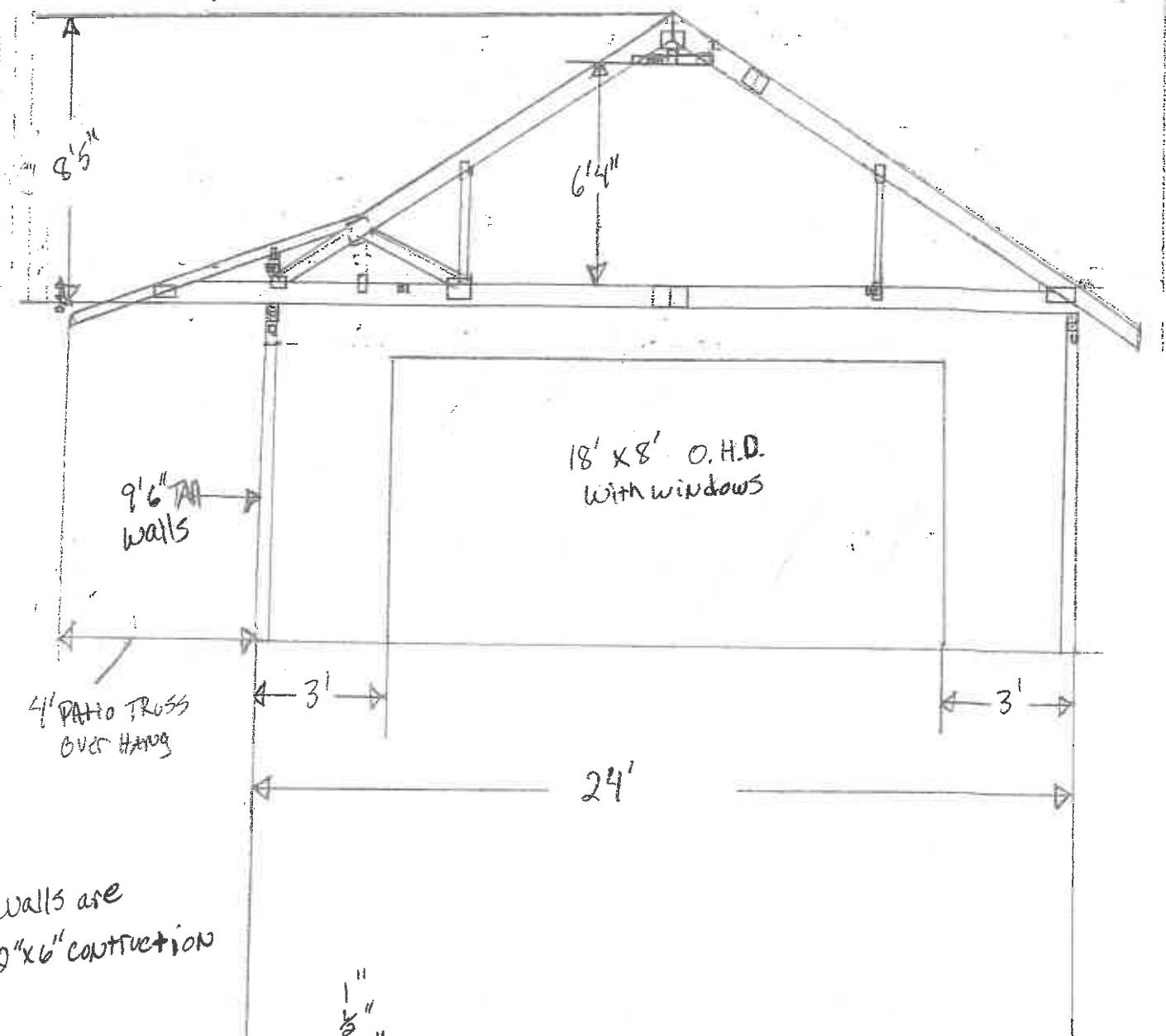
If we can build our garage to 18' 5", it will allow us to install a staircase inside the garage to access the storage area at the top. A staircase would be a much safer option than having to use a loft ladder to reach the storage area.

2. Describe what unique property limitations exist that prevent ordinance compliance and are not common to adjacent properties

Our property is located on a hill, and has elevation changes that make it difficult to install additional storage. Being able to have storage above the garage would remove the need for additional storage on our property.

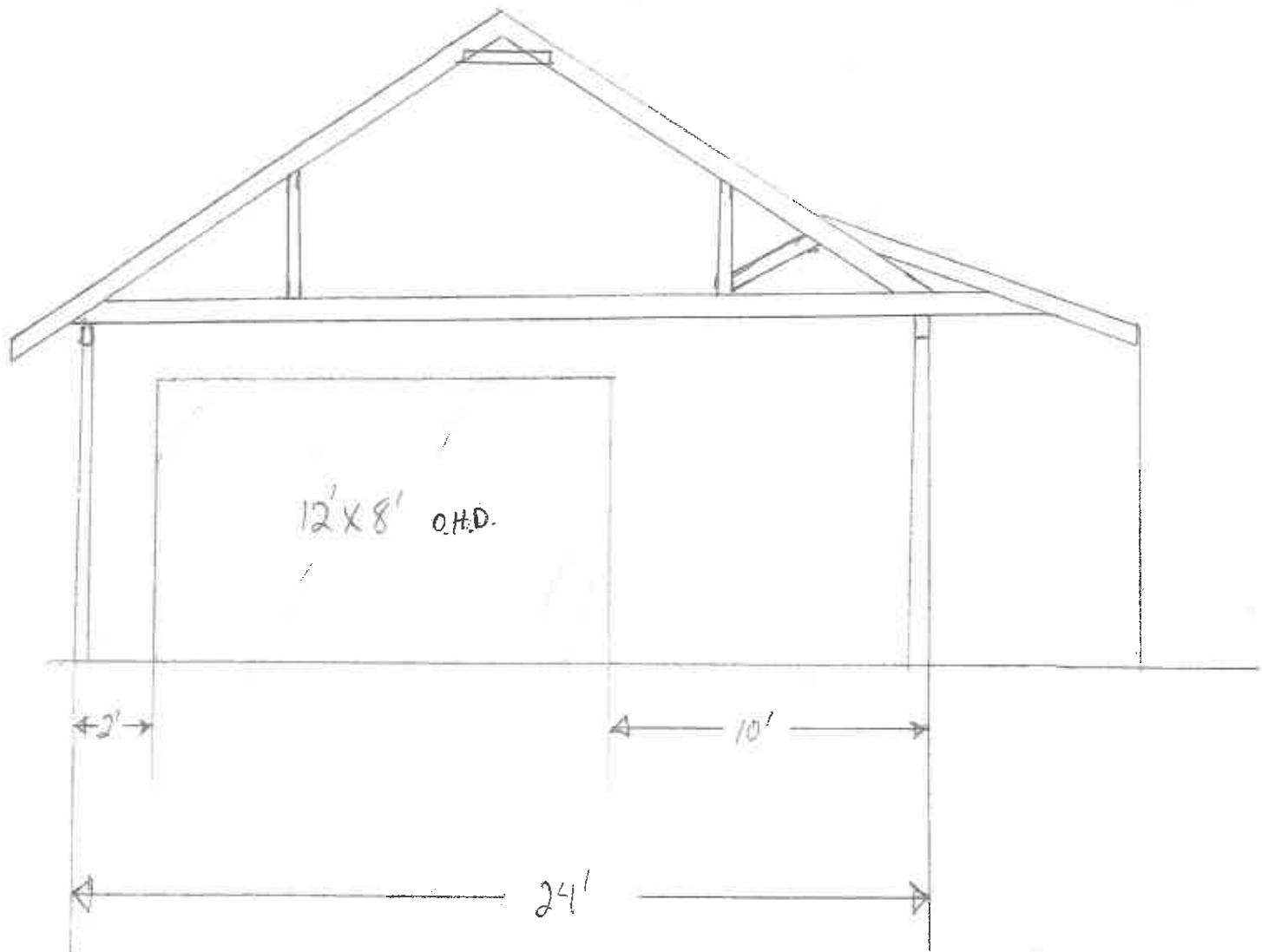


+ 1" For Tin Roof
+ $\frac{1}{2}$ " For Sheathing

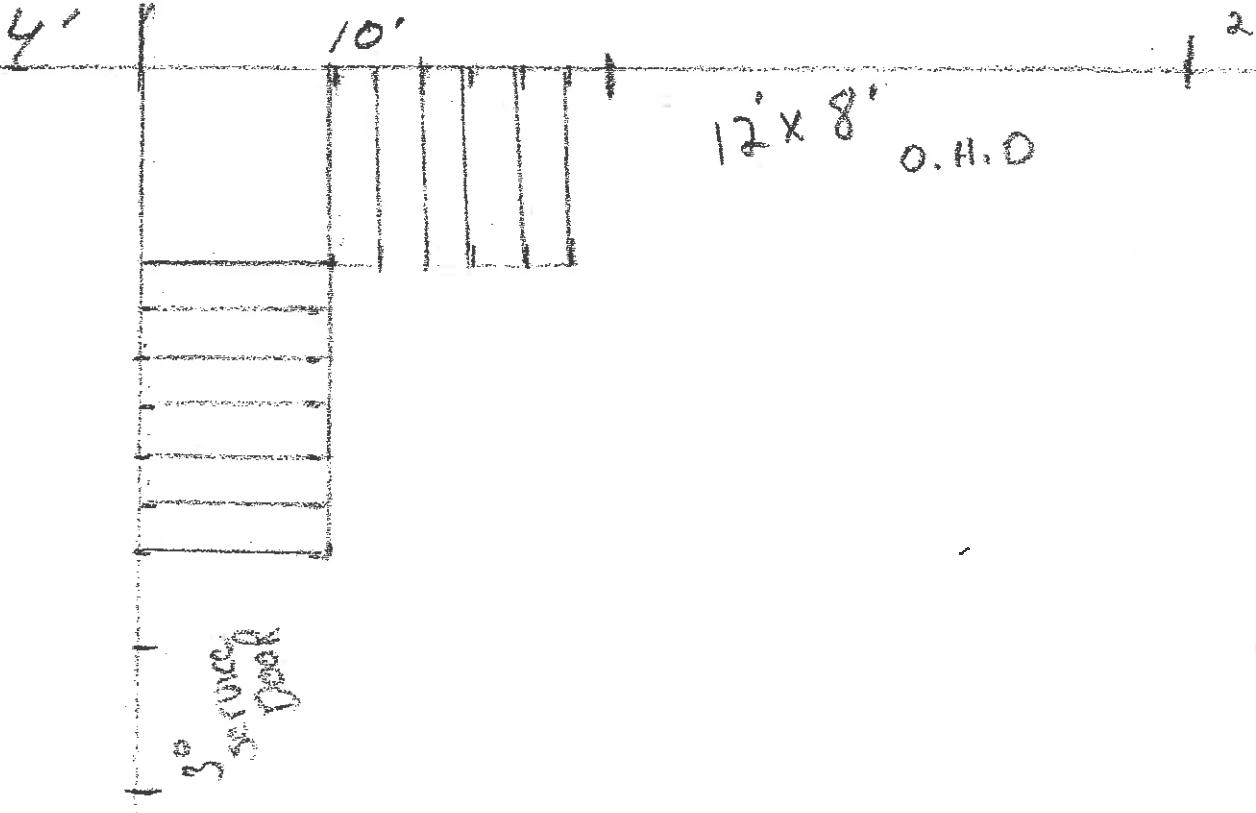


$\frac{1}{2}$ "
 $\frac{3}{8}$ "
 $\frac{5}{8}$ "
 $\frac{9}{16}$ "
 $\frac{1}{2}$ " overall height

FRONT



BACK



24 x 40
Garage

~~Patio~~
Truss
over
Hangs

9' 6" walls
2 x 6 walls

18' x 8' O.H.O
with windows

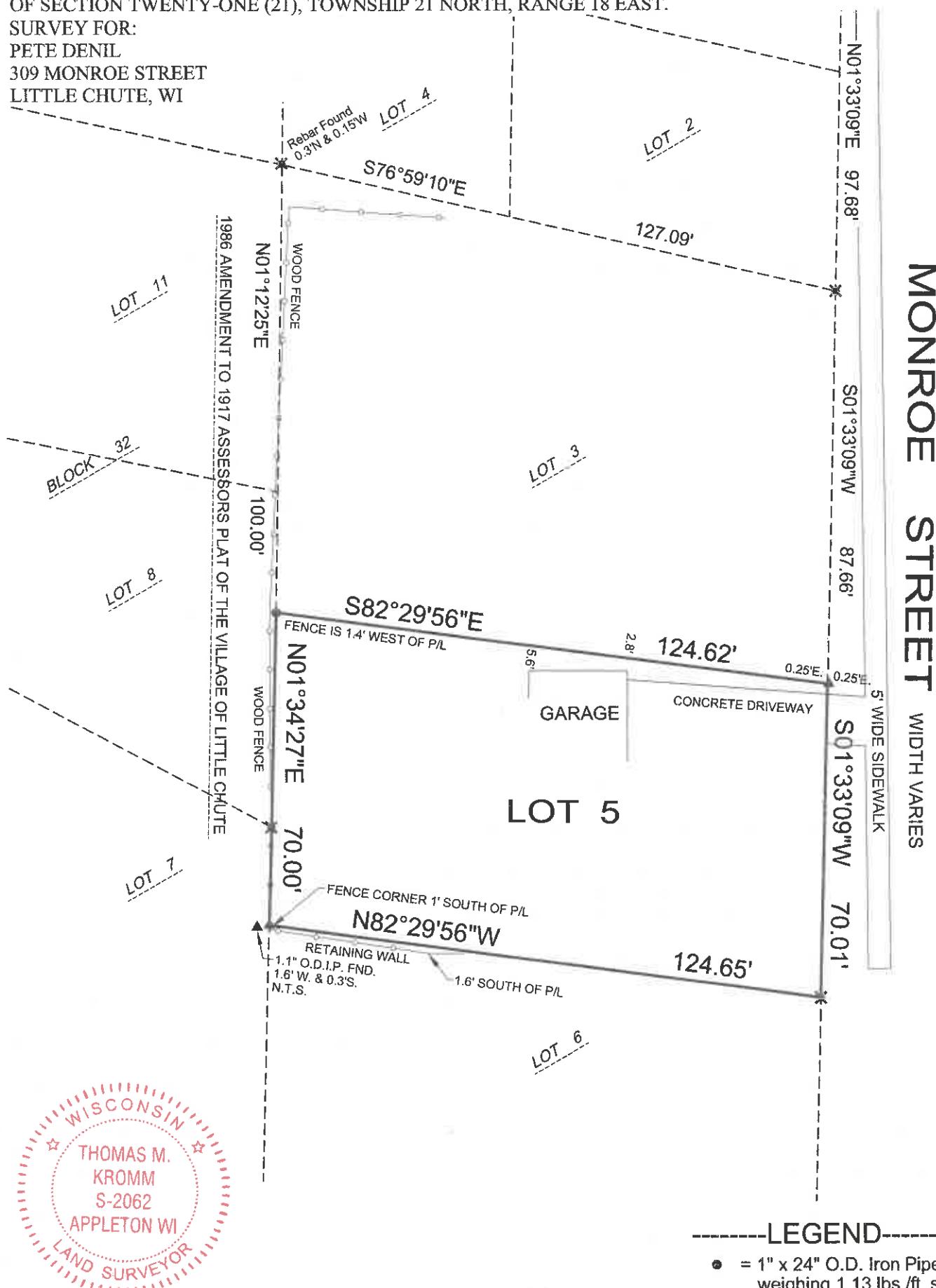


PLAT OF SURVEY

LOT FIVE (5) IN BLOCK THIRTY-TWO (32) OF THE 1986 AMENDMENT TO 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, LOCATED IN GOVERNMENT LOT ONE (1) OF SECTION TWENTY-ONE (21), TOWNSHIP 21 NORTH, RANGE 18 EAST.

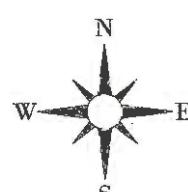
SURVEY FOR:

PETE DENIL
309 MONROE STREET
LITTLE CHUTE, WI



LEGEND

- = 1" x 24" O.D. Iron Pipe weighing 1.13 lbs./ft. set
- ✖ = 3/4" Iron Rebar Found
- ▲ = 1.3" O.D. Iron Pipe Found unless noted otherwise
- = 1 1/4" Rebar Found
- () = Measurements of Record
- ^K = Chisel Mark Set, unless noted
- N.T.S. = Not to Scale



BEARINGS ARE REFERENCED TO THE WEST LINE OF MONROE STREET, RECORDED AS N01°33'09"E

SCALE IN FEET

0 30' 60'

KROMM LAND SURVEYING LLC.

200 PROSPECTOR COURT
KAUKAUNA, WI 54130
920-996-9649
Kromm2062@gmail.com
KLS2021\Pete_Denil_0510_2021

SURVEYOR'S CERTIFICATE

THE PROPERTY SHOWN AND DESCRIBED ON THIS MAP WAS SURVEYED UNDER MY DIRECTION AND CONTROL ACCORDING TO THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER A-E7 OF MINIMUM STANDARDS FOR PROPERTY SURVEYS AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF. KROMM LAND SURVEYING LLC HAS MADE NO INVESTIGATION OF OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

Thomas M Kromm 5/10/2021

WISCONSIN PROFESSIONAL LAND SURVEYOR DATE

L-3510