



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, December 9, 2024

TIME: 5:00 p.m.

Join Zoom Meeting:

<https://us06web.zoom.us/j/89278849499>

Meeting ID: 892 7884 9499

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 November 11, 2024
2. Public Hearing – Conditional Use Request for Revolution Auto & Cycle, 2025 Buchanan Street
3. Discussion/Action – Conditional Use Request for Revolution Auto & Cycle, 2025 Buchanan 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 December 5, 2024

MINUTES OF THE PLAN COMMISSION MEETING OF NOVEMBER 11, 2024

Call to Order

The Plan Commission meeting was called to order at 5:00 PM by President Vanden Berg

Roll Call

PRESENT: President Vanden Berg

Jim Moes

Bill Van Berkel

Larry Van Lankvelt

Tom Lonsway

EXCUSED: Kent Taylor

Todd Verboomen

STAFF PRESENT: Jessica Titel

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of October 14, 2024

Moved by Commissioner Van Berkel, seconded by Commissioner Lonsway to approve the Plan Commission Meeting Minutes of October 14, 2024.

All Ayes – Motion Carried

Public Hearing – Variance Request 609 W Main Street

Moved by Commissioner Van Lankvelt, seconded by Commissioner Moes to Enter Public Hearing at 5:01pm

All Ayes – Motion Carried

Director Titel presented a request for variance for a second driveway. There is an existing curb cut/driveway apron. This would allow pavement to be extended for a driveway for one vehicle.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Exit Public Hearing at 5:16pm

All Ayes – Motion Carried

Discussion/Action – Variance Request 609 W Main Street

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Approve subject to the driveway being a minimum of 42 inches from the side lot line and only licensed motor vehicles are allowed to be parked on the second driveway, no recreational vehicles or trailers.

All Ayes – Motion Carried

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Berkel seconded by Commissioner Van Lankvelt to Adjourn Plan Commission Meeting at 5:21 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**

CONDITIONAL USE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on December 9, 2024 at 5:00 p.m. by the Plan Commission, for consideration of a conditional use under authority provided in Section 44 Village Code of Ordinance. The applicant requests a Conditional Use Permit for automobile sales, repair and service for Revolution Auto & Cycles located at 2025 Buchanan Street. The property is Zoned CH-Commercial Highway in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 2025 Buchanan Street

Parcel #: 260129717

Legal Description: CSM 5114 LOT 2 (PLATTED OUT OF PRT SE NW SEC15-21-18)

Current Owner: RVL Investments, LLC

Applicant: Phillip Scholl – Revolution Auto & Cycle

DATE OF HEARING: December 9, 2024

TIME OF HEARING: 5:00 p.m.

PLACE OF HEARING: Village Hall

Board Room

108 West Main Street

Little Chute, WI 54140

If you have any questions, please contact the Zoning Administrator at (920) 423-3870

Publish: November 27 and December 4

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



Item For Consideration Plan Commission

Plan Commission Meeting Date: 12/9/2024

Prepared On: 12/2/2024

Agenda Item Topic: Conditional Use Request – Revolution Auto & Cycles

Prepared By: Jessica Titel, Community Development

REPORT/STAFF ANALYSIS

Applicant: Phillip Scholl – Revolution Auto & Cycle

Owner: RVL Investments, LLC

Address/Parcel #: 2025 Buchanan Street, Parcel #260129717

Request: A request has been submitted for a conditional use permit for Revolution Auto & Cycle at 2025 Buchanan Street. The applicant is requesting a conditional use permit for automobile sales, service and repair, which is a special exception in the Commercial Highway District ([Sec 44-51](#)). The conditional use will apply to the entire building and parking lot.

Zoning Classification: CH Commercial Highway District

Background: The parcel is approximately 1.19 acres in area and contains a building that is approximately 5,400 square feet in size. The subject parcel is located within an area with a mix of light industrial uses. The applicant proposes to provide automobile and motorcycle service and repair. The applicant also proposes a small automobile sales and display lot, with plans to sell approximately 24 automobiles per year. The plan of operation for the proposed conditional use is attached.

The application, zoning map, aerial map, notice of hearing are all attached to this report. Letters of notice of this public hearing on this item have been mailed to all property owners within 100 feet and noticed in the paper.



Item For Consideration

Plan Commission

RECOMMENDATION/PLAN COMMISSION ACTION

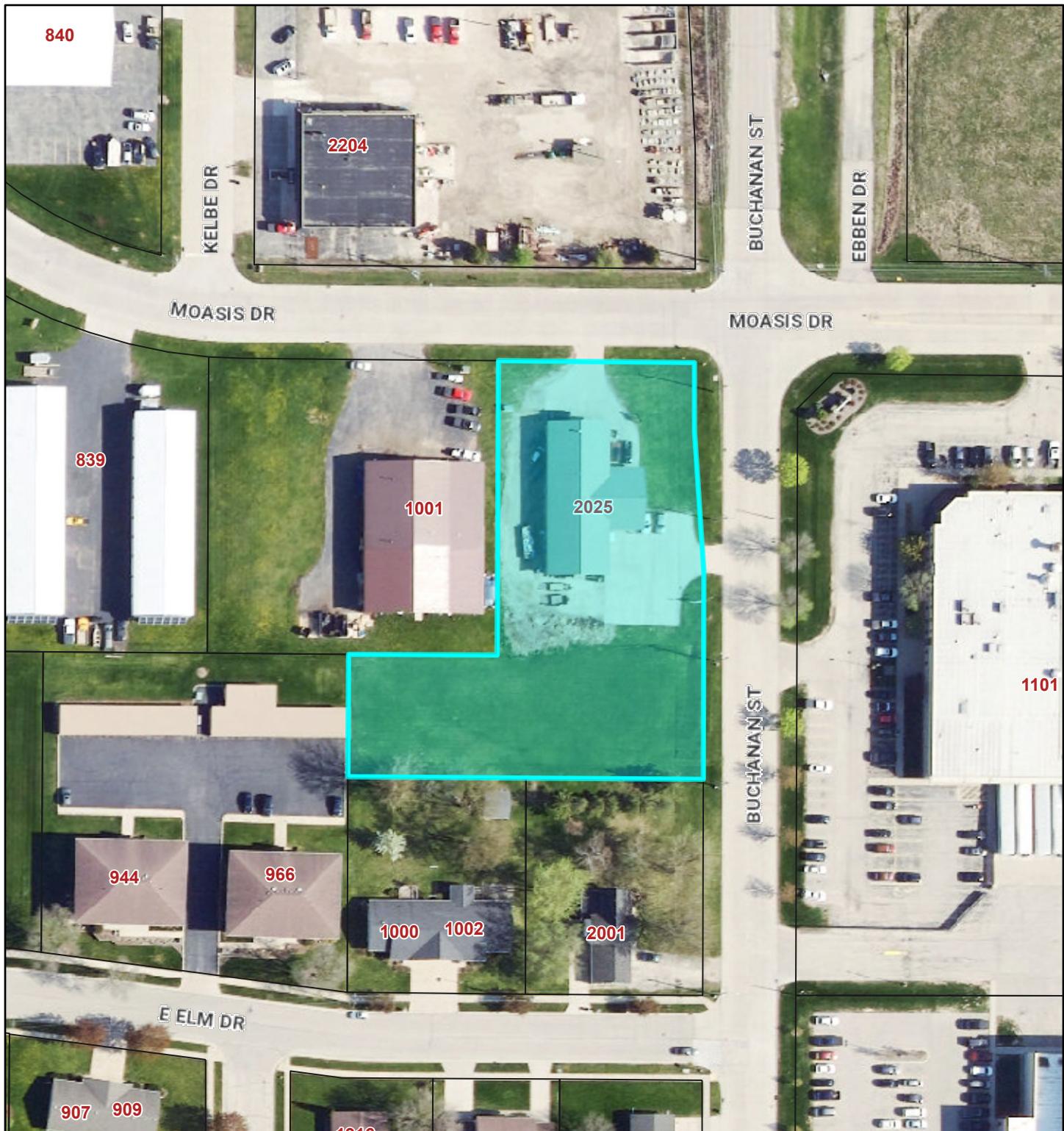
Staff is recommending approval of the Conditional Use for 2025 Buchanan Street with the following conditions:

1. Per Section 44-393 of the Zoning Code, any outside storage in commercial or industrial districts shall be located within an opaque fenced area; outside storage is not permitted in any required front yard.
2. The building must meet all applicable commercial building code requirements based upon the proposed use.
3. All applicable ordinances shall be followed.
4. Complaints submitted to the Village shall be reviewed and enforced in accordance with Section 44-124 of the Zoning Code.
5. Per Section 44-122(3) of the Zoning Code, modifications of Conditional Use Permits shall be reviewed and approved by the Plan Commission or Village Board.
6. Maintain adequate parking in compliance with Zoning Code Chapter 44. No public street shall be used for the parking of customer or employee vehicles.

Respectfully Submitted,

Jessica Titel, Community Development Director

Vicinity Map - 2025 Buchanan Street



11/14/2024, 3:31:13 PM

1:1,200

0 0.01 0.02 0.03 0.04 mi
0 0.01 0.02 0.03 0.06 km

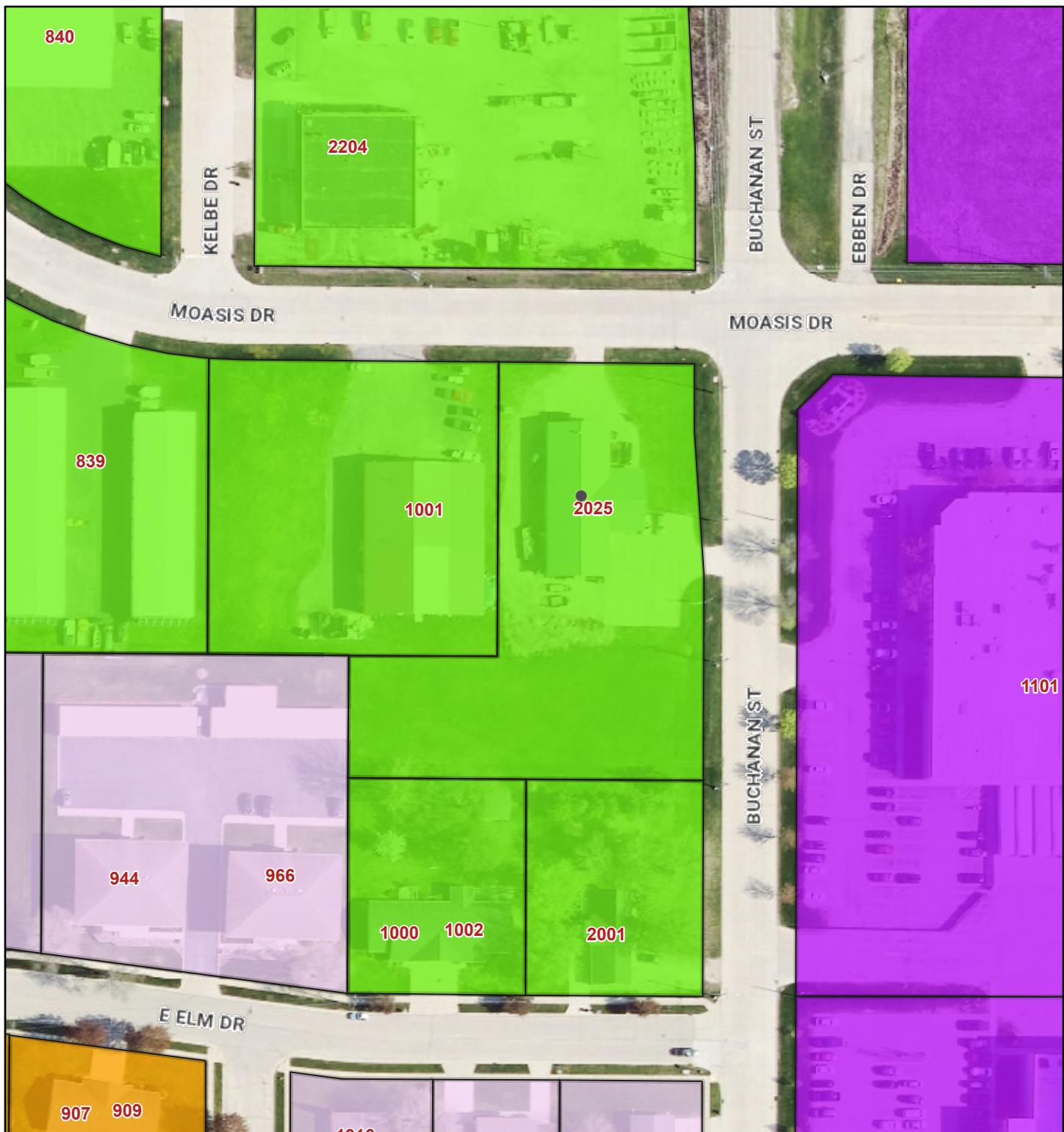
Address

Parcels

Outagamie County, Village of Little Chute, REL & Associates, Inc.

Village of Little Chute
Robert E. Lee & Associates, Inc., Outagamie County

Zoning Map - 2025 Buchanan Street



11/14/2024, 3:29:34 PM

1:1,200

Zoning

CH: Commercial Highway District

ID: Industrial District

RM: Multi-Family Residential District

RT: Two-Family Residential District

Address

Parcels

0 0.01 0.02 0.04 mi
0 0.01 0.02 0.03 0.04 0.06 km

Outagamie County, Village of Little Chute, REL & Associates, Inc.

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

Application fee \$125.00

Date filed _____

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: 2025 Buchanan

Legal Description: CSM 5114 Lot 2 C plotted out of PRT SE NW
Sec 15-21-18) 1.19 AC m/l DR DIST 1.19 AC

Current Zoning Classification: Commercial Highway District Zoning

Petitioner(s) request permission be granted for the following conditional use(s): Retail Auto and
motorcycle sales.

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

I am seeking a WI dealership licence to supplement my
repair business and serve my customers better.

My goal is that retail auto sales will make up
approximately 20-30% of my current repair sales volume. This
should translate to about 24 vehicle sales per year. I plan
to have 1-2 autos for sale at any given time.

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 community.

Owner(s) Name(s) Phillip Scholl

Owner(s) Address 403 N. Hayes St Kimberly

Phone Numbers 920 378 3362

APPLICANT(S) Signature(s) Phillip Scholl

Date Signed 22 Oct 2024

2025 Buchanan Street



12/4/2024, 2:04:47 PM

1:1,128

Tax Parcel Information

CSM Lot Number

PLSS Sections

CSM Nam

Plat Boundary Lines

Streets

 Plat Boundary

— LOCAL

Highway Labels