

Regular Board Meeting – November 18, 2009 - Agenda Item – Amending Chapter 44 of the Village of Little Chute Municipal Code – Zoning Change – 306 and 312 W. Lincoln Avenue from RC – Residential Conventional Single Family District to CB – Central Business District and a Conditional Use Approval for 316 and 320 W. Lincoln Avenue and 325 W. Main Street

Statement Read by Trustee John Elrick – It was said that this project is very personal to the Developer. Every Board member and hundreds of citizens of Little Chute know the neighborhood of West Lincoln is very personal to them. It has also been said that the Developer has listened to the concerns. Board members were told to listen to the people that elected them.

A great deal of work, effort, and money was put forth by the residents of W. Lincoln. A great deal of effort and money was put forth by the Developer to make this project come to fruition. Likewise, the Village has put forth an enormous amount of effort between staff and fellow board members. Nearly every piece of correspondence I have received has said that this project was needed. Location, for multiple reasons, is why we are all here. Mr. Van Dyn Hoven because of potential views of the river, the windmill, and downtown. The residents because of the potential that the development would disrupt the quiet friendly neighborhood they deeply care about. Because of safety concerns that all parties believe would occur.

Mr. Van Lieshout told us board members numerous things, but there are a few I would like to comment on.

Do what is right for the people of Little Chute and whether this is a good idea.

- I believe this type of project is very good for Little Chute. This type of project was identified in our Smart Growth (Comp) Plan as a need. To free up moderate priced homes, so young families can move in and utilize our great schools, tremendous parks and services our village provides.

Another comment by Dave Van Lieshout. Conditional zoning and there are a number of things that could be built if not conditionally zoned.

- The Board was briefed on conditional zoning just before this meeting and I am not sure that this would be good or bad, at this time.
- It is true a number of things could be built if this is rezoned but there are also a number of things that are not allowed to be built.
- This Board along with previous boards I have sat on have been chastised for not being pro-business, so yes, I would like to see something built on that corner.

The last comment I would like to speak on from Dave Van Lieshout is that safety should trump tax revenue.

- I agree. I think every person on this board, village staff, and residents agree. Safety, in going through my notes from last week, in reading and responding to the numerous emails, was the main reason that was stated that this project should not be located here.

With all this said, what started out as Republicans and Democrats battling our national health care in my opinion is becoming more like how things should be done. Working through the concerns of all parties involved and working together for the good of Little Chute.

Back when my mom served on this board, residents on W. Lincoln Ave requested another exit out from their neighborhood. Then the Tri-County was built which was supposed to alleviate some of the traffic. Now with traffic climbing back up, even without this project something is going to be needed to prevent future accidents.

One of the residents concerns was the type of renter that would be sought. Mr. Van Dyn Hoven provided a signed letter indicating that the renter he was after was over 50 years old. Something the neighborhood people felt more comfortable with.

The neighborhood brought in an engineer that looked at other options both at the present site as well as others in the vicinity. Together we worked with these concepts, tweaked them some and they are now with the Developer to see if they can make the modifications work. Board members, staff, and the Developer met this afternoon to discuss these changes.

There are other dynamics that will need to be worked out with this new plan, as well. The Village, the Developer, and the neighbors are working together to see if this project can become a reality.

Should common ground not be able to be reached, I feel that the Developer should be able to at least develop the corner. We need to work out safety concerns and access but for the good of Little Chute a project that would clean-up one of the main entrances to the Village needs more land zoned CB.

For this reason, I would like to see this board rezone 306 and 312 W. Lincoln Ave. This would nearly align the west property lines of Mr. Van Dyn Hoven's property and property U.S. Oil owns. I think this is good use of zoning.

At this time I cannot recommend the conditional use part of Mr. Van Dyn Hoven's request, because as I said we are working on other items that need to fall into place. Whether they ultimately do or not I feel we need to work with Jerry Van Dyn Hoven to at a minimum develop the corner and main entrance into this village. We have a developer that is willing to put conditions on the property and the Board will withhold judgment on those conditions until they are presented.

Not every (i) is dotted and (t) is crossed, but we need to work together and communicate to make this a better place to live.