

Village of

**Little Chute**

## AGENDA

### VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, July 11, 2016

TIME: 6:00 p.m.

- A. Call to order
  - B. Roll Call
  - C. Public Appearance for Items Not on the Agenda
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- 1. Approve Minutes from the Plan Commission Meeting of June 13, 2016
  - 2. Public Hearing—Comprehensive Plan 2016-2036
  - 3. Action—Adopt Resolution No. 2, Village of Little Chute Comprehensive Plan 2016-2036
  - 4. Review/Recommendation—Van Asten Annexation
  - 5. Discussion/Recommendation—Final Plat Crosswind Estates First Edition
  - 6. Discussion/Recommendation—Hartzheim/Randolph Drive
  - 7. Unfinished Business
  - 8. Items for Future Agenda
  - 9. Adjournment

**MINUTES OF THE PLAN COMMISSION MEETING – JUNE 13, 2016**

**Call to Order**

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

**Roll Call**

PRESENT: President Vanden Berg  
Larry Van Lankvelt  
Jeff Elrick  
Bill Van Berkel  
Brian Huiting  
Richard Schevers  
Todd Verboomen

ALSO PRESENT: Community Development Director Jim Moes, Finance Director Teri Matheny, Dawn Gunderson with Ehlers, Jeff Marquardt

**Public Appearance for Items Not on the Agenda**

None

**Approve Minutes from the Plan Commission Meeting from May 16, 2016**

*Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to  
Approve the Minutes of May 16, 2016*

Ayes 7, Nays 0 – Motion Carried

**Public Hearing—Tax Incremental District No. 6 Creation**

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Enter  
into Public Hearing for 515 Wilson Street*

Ayes 7, Nays 0 – Motion Carried

*Moved by Commissioner Van Berkel, seconded by Commissioner Elrick to Exit out of  
Public Hearing for 515 Wilson Street*

Ayes 7, Nays 0 – Motion Carried

*Moved by Commissioner Van Berkel, seconded by Commissioner Elrick to Enter into  
Public Hearing for Tax Incremental Distric No. 6 Creation*

Ayes 7, Nays 0 – Motion Carried

Director Moes gave an overview of the Proposed TID #6. The boundary map was displayed and it was noted that the land is currently vacant and suitable for industry. Dawn Gunderson from Ehlers noted that the area is 150 acres and that there is 1.2 million dollars of value that will be frozen. Ms. Gunderson went over the handout “Project Plan for the Creation of Tax Incremental District No. 6.” Director Matheny stated that the annexation has to be complete before this item goes to the Village Board. The expected date to go to the Board is July 20, 2016.

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Exit  
out of Public Hearing for Tax Incremental Distric No. 6 Creation*

Ayes 7, Nays 0 – Motion Carried

**Action—Adopt Resolution No. 1 Designating Proposed Boundaries and Approving a Project for Tax Incremental District No. 6, Village of Little Chute, Wisconsin**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Adopt Resolution No. 1 Designating Proposed Boundaries and Approving a Project for Tax Incremental District No. 6, for the Village of Little Chute, Wisconsin*

Ayes 7, Nays 0 – Motion Carried

**Public Hearing—515 Wilson Street**

*Moved by Commissioner Van Berkel, seconded by Commissioner Huiting to Enter into Public Hearing for 515 Wilson Street*

Ayes 7, Nays 0 – Motion Carried

Director Moes stated that this is a request for variance. The ordinance states that a structure needs to be three feet off the lot line and this variance is requesting one foot off the lot line. A petition was signed by the neighbors stating they are okay with the variance. The variance is requested so that the lot owner will have extra room to make the swing into the new garage. Questions came up concerning dead space and water drainage issues.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Exit out of Public Hearing for 515 Wilson Street*

Ayes 7, Nays 0 – Motion Carried

**Action—515 Wilson Street**

*Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to amend the motion for 515 Wilson Street to approve the garage being built with a two foot set back on each side with a maximum one foot roof overhang*

Ayes 7, Nays 0 – Motion Carried

**Discussion/Action—Zoning Change Request for W & D Krueger FLP**

Director Moes gave an overview of the request to change zoning from Commercial Highway to Industrial. The owners plan to build a warehouse for storage on the property.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve Zoning Change Request for W & D Krueger FLP*

Ayes 7, Nays 0 – Motion Carried

**Review/Recommendation—CSM Village of Little Chute**

Director Moes explained that this is to divide the property by French Pond and he recommends approval.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve CSM Village of Little Chute*

Ayes 7, Nays 0 – Motion Carried

**Review/Recommendation—Conditional Use Cherryvale Multi Family**

Director Moes recommends the conditional use for Cherryvale. All multi family use needs to go before the Village Board for final approval.

*Moved by Commissioner Huiting, seconded by Commissioner Van Lankvelt to Approve Conditional Use Cherryvale Multi Family*

Ayes 7, Nays 0 – Motion Carried

**Review—Comprehensive Plan**

Director Moes stated that there will be a public hearing at the next Plan Commission meeting

before the final adoption of the Comprehensive Plan. He asked the commission members to review the document and let him know if they recommend changes.

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Schevers, seconded by Commissioner Van Lankvelt to adjourn the Plan Commission Meeting at 6:47 p.m.*

Ayes 7, Nays 0 – Motion Carried

**VILLAGE OF LITTLE CHUTE**

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By: Michael Vanden Berg, Village President

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Attest: Laurie Decker, Village Clerk

**VILLAGE OF LITTLE CHUTE  
PLAN COMMISSION  
RESOLUTION NO. 2 , SERIES OF 2016**

**Recommending Adoption of the Village of Little Chute Comprehensive Plan 2016-2036**

**WHEREAS**, the Village of Little Chute has deemed it in its best interest and that of its citizens to develop a Comprehensive Plan that would address the needs of the Village, and;

**WHEREAS**, the Village has requested the assistance of Martenson & Eisele, Inc. in the development and finalization of the Comprehensive Plan for the Village, and;

**WHEREAS**, the Comprehensive Plan was developed with input from the Village Board, the Village Plan Commission, interested residents of the Village of Little Chute, and other interested municipalities, organizations, and agencies, and;

**WHEREAS**, copies of the Comprehensive Plan have been made available to the residents of the Village of Little Chute at the Village Hall, at the Library, and through the Village of Little Chute web site, and;

**WHEREAS**, the Comprehensive Plan addresses and complies with the nine elements identified in Section 66.1001 of the State of Wisconsin's Comprehensive Planning Legislation, and;

**WHEREAS**, the Comprehensive Plan identifies where growth should occur, makes recommendations for future development in the Village through the use of text, tables, and maps, and includes a mechanism for the review and update on the Plan on a regular basis, and;

**WHEREAS**, the Little Chute Plan Commission held a public hearing to review the plan on July 11, 2016.

**NOW, THEREFORE BE IT RESOLVED**, by the Village of Little Chute Plan Commission to recommend to the Village Board the adoption of the Comprehensive Plan 2016-2036 by ordinance.

Passed and adopted this 11th day of July, 2016.

**VILLAGE OF LITTLE CHUTE  
PLAN COMMISSION**

By: \_\_\_\_\_  
Michael R. Vanden Berg, Chairman

Attest: \_\_\_\_\_  
Laurie Decker, Clerk



SCOTT WALKER  
GOVERNOR  
SCOTT A. NEITZEL  
SECRETARY  
Municipal Boundary Review  
PO Box 1645, Madison WI 53701  
Voice (608) 264-6102 Fax (608) 264-6104  
Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
Web: <http://doa.wi.gov/municipalboundaryreview/>

June 22, 2016

PETITION FILE NO. 13951

LAURIE DECKER, CLERK  
VILLAGE OF LITTLE CHUTE  
108 W MAIN ST  
LITTLE CHUTE, WI 54140-1750

CORY SWEDBERG, CLERK  
TOWN OF VANDENBROEK  
PO BOX 947  
KAUKAUNA, WI 54130

Subject: LEROY & MARY VANASTEN ANNEXATION

The proposed annexation submitted to our office on June 02, 2016, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city..." so as unincorporated land transitions to city or village status, the resulting boundaries are rational and easy for jurisdictions and residents to follow. The subject petition is for territory that is reasonably shaped and contiguous to the **VILLAGE OF LITTLE CHUTE**.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please also include the MBR number with your ordinance as this assists with record keeping. Your MBR number is: 13951**

Mail these documents to:

Wisconsin Department of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701-1645

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

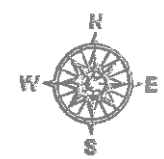
Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

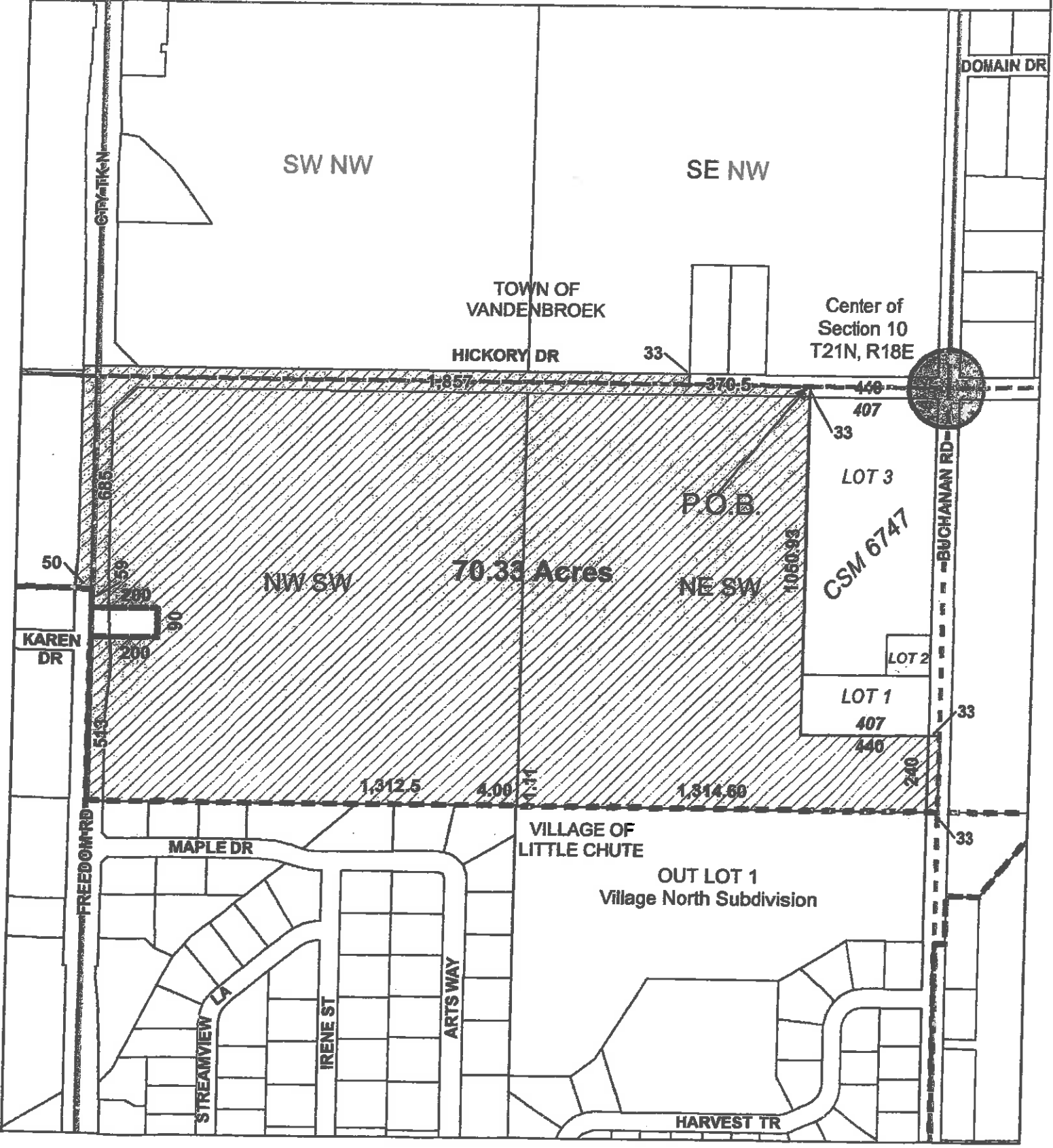
Village of Little Chute  
Leroy VanAsten  
Annexation

May 2016



1 inch = 400 feet  
0 100 200 300 400 Feet

- Proposed Annexation
- Parcel
- Municipal Boundary
- PLSS Section Boundary
- PLSS Quarter Section Boundary



# LEROY & MARY VANASTEN ANNEXATION

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES WHERE NO ELECTORS RESIDE IN TERRITORY

We, the undersigned, constituting all the owners of real property in the following territory of the Town of Vandebroek, Outagamie County, Wisconsin, lying contiguous to the Village of Little Chute, petition the Village Board of the Village of Little Chute to annex the territory described below and shown on the attached scale map to the Village of Little Chute, Outagamie County, Wisconsin:

Described as: Commencing at the Center of Section 10 T21N R18E, West along North line Southwest quarter section 440 feet to the Point of Beginning, Said Point of Beginning being 33 feet North of the Northwest corner of Lot 3 CSM #6747, South 33 feet to the Northwest corner of said Lot 3 CSM #6747, South 1050.93 feet along the West line of CSM #6747 to the Southwest corner of Lot 1 CSM #6747, East 440 feet to the East line of the Southwest quarter section 10, South 240 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of section 10, West 1314.60 feet, North 1.11 feet, West 4.00 feet, Continue West 1312.5 feet more or less to the West line of the Southwest quarter section 10, North 513 feet, East 200 feet, North 90 feet, West 200 feet, to the West line of the Southwest quarter section 10, North 59 feet, West 50 feet to the West line of CTY TK N, North 685 feet along the West line of CTY TK N, East 1857 feet along the North line of Hickory Drive, South 33 feet to the North line of the Southwest quarter section 10, East 370.5 feet to the Point of Beginning. Described area containing 70.33 Acres M/L

The current population of such territory is zero.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

\*Check each that applies.

Signature of Petitioners    Date of Signing    Owner\*    Elector\*    Address or Description of Property

Leroy Van Asten    5-27-16    YES    NO

Mary Van Asten    5-27-16    YES    NO

NW SW LESS N90FT OF S600FT OF  
W200FT & LESS HY SEC10 T21N R18E  
38.17AC M/L AND NE SW LESS N1080FT  
OF E440FT SEC10 T21N R18E 29.08AC M/L  
18197M4

MAP ON REVERSE SIDE OF PETITION



VILLAGE OF LITTLE CHUTE  
ANNEXATION ORDINANCE  
ORDINANCE NO. , SERIES OF 2016

DRAFT

AN ANNEXATION ORDINANCE ADOPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LITTLE CHUTE PURSUANT TO SECTION 66.0217 OF THE WISCONSIN STATUTES, ANNEXING TERRITORY FROM THE TOWN OF VANDENBROEK.

WHEREAS, a Petition for Direct Annexation (Outagamie County) has been presented to the Village of Little Chute under statutory authority 66.0217(2), Wisconsin Statutes as amended; and,

WHEREAS, the petition was signed by all owners of the property within the proposed area for annexation; and,

WHEREAS, said Petition for Annexation and Notice contains a legal description of the territory proposed to be annexed sufficiently accurate to determine its location, designates the area to be annexed to the Village of Little Chute and designates the area as being proposed to be detached from the Town of Vandebroek as located in Outagamie County; and,

WHEREAS, the Village of Little Chute Board of Trustees has determined that the proposed annexation is in the best interests of the Village of Little Chute and the owners of real estate in the proposed annexation area; and,

WHEREAS, the Village of Little Chute Plan Commission has reviewed and recommended in favor of the proposed annexation; and,

WHEREAS, the Wisconsin Department of Administration has reviewed the annexation petition and found it to be in the public interest; and,

WHEREAS, the Village Board has reviewed advice received from the Wisconsin Department of Administration; and,

WHEREAS, an Annexation Ordinance of the proposed territory by the Village of Little Chute requires a two-thirds vote of the governing body (Board of Trustees) of the Village of Little Chute;

NOW THEREFORE BE IT ORDAINED by the Village Board of Trustees of the Village of Little Chute as located in Outagamie County, State of Wisconsin as follows:

1. That the real estate located within the SW ¼ Section 10 T21N R18E, and NW ¼ Section 10 T21N R18E and E ½ Section 9 T21N R18E; Described as: Commencing at the Center of Section 10 T21N R18E, West along North line Southwest quarter section 440 feet to the Point of Beginning, Said Point of Beginning being 33 feet North of the Northwest corner of Lot 3 CSM #6747, South 33 feet to the Northwest corner of said Lot 3 CSM #6747, South 1050.93 feet along the West line of CSM #6747 to the Southwest corner of Lot 1 CSM #6747, East 440 feet to the East line of the Southwest quarter section 10, South 240 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of section 10, West 1314.60 feet, North 1.11 feet, West 4.00 feet, Continue West 1312.5 feet more or less to the West line of the Southwest quarter section 10, North 513 feet, East 200 feet, North 90 feet, West 200 feet, to the West line of the Southwest quarter section 10, North 59 feet, West 50 feet to the West line of CTY TK N, North 685 feet along the West line of CTY TK N, East 1857 feet along the North line of Hickory Drive, South 33 feet to the North line of the Southwest quarter section 10, East 370.5 feet to the Point of Beginning. Described area

containing 70.33 Acres M/L, which is the same real estate as set forth in the Annexation Petition, be hereby annexed to the Village of Little Chute as located in Outagamie County, State of Wisconsin.

2. The territory is annexed to the Village for zoning purposes as follows: Parcel #200019300 is zoned CH Commercial Highway District and Parcel #200019100 is zoned RM Residential Multi-family District,

3. That a scale map of the area, showing the boundaries of annexation territory and its relationship to the boundaries of the Village of Little Chute, is hereby adopted by reference.

4. The current population of the territory being annexed is zero (0) persons, determined in accordance with the definition under Section 66.0217(3), Wisconsin Statutes.

5. This Annexation Ordinance shall be effective upon its enactment by a two-thirds vote of the Village Board of Trustees of the Village of Little Chute.

6. The Village Clerk of the Village of Little Chute shall file with the Wisconsin Secretary of State a certified copy of this Annexation Ordinance and with each company providing utility services in the area annexed. One original copy of this Annexation Ordinance shall be provided to the Outagamie County Register of Deeds for recording/filing purposes, and one certified copy shall be filed with the Clerk of each affected school district and township.

7. The Finance Director of the Village shall pay to the Town Clerk the amount of \$74.35 which represents total reimbursement of town portion of the property tax of the area annexed over a five year period.

Date introduced: July 20, 2016

Approved and adopted: July 20, 2016

**VILLAGE OF LITTLE CHUTE**

By: \_\_\_\_\_  
Michael Vanden Berg, Village President

Attest: \_\_\_\_\_  
Laurie Decker, Village Clerk

NUMBER VOTED FOR: \_\_\_\_\_  
NUMBER VOTED AGAINST: \_\_\_\_\_

State of Wisconsin )  
                               ) ss  
Outagamie County )

Personally appeared before me on the \_\_\_\_ day of \_\_\_\_\_, 2016 the above named officers, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

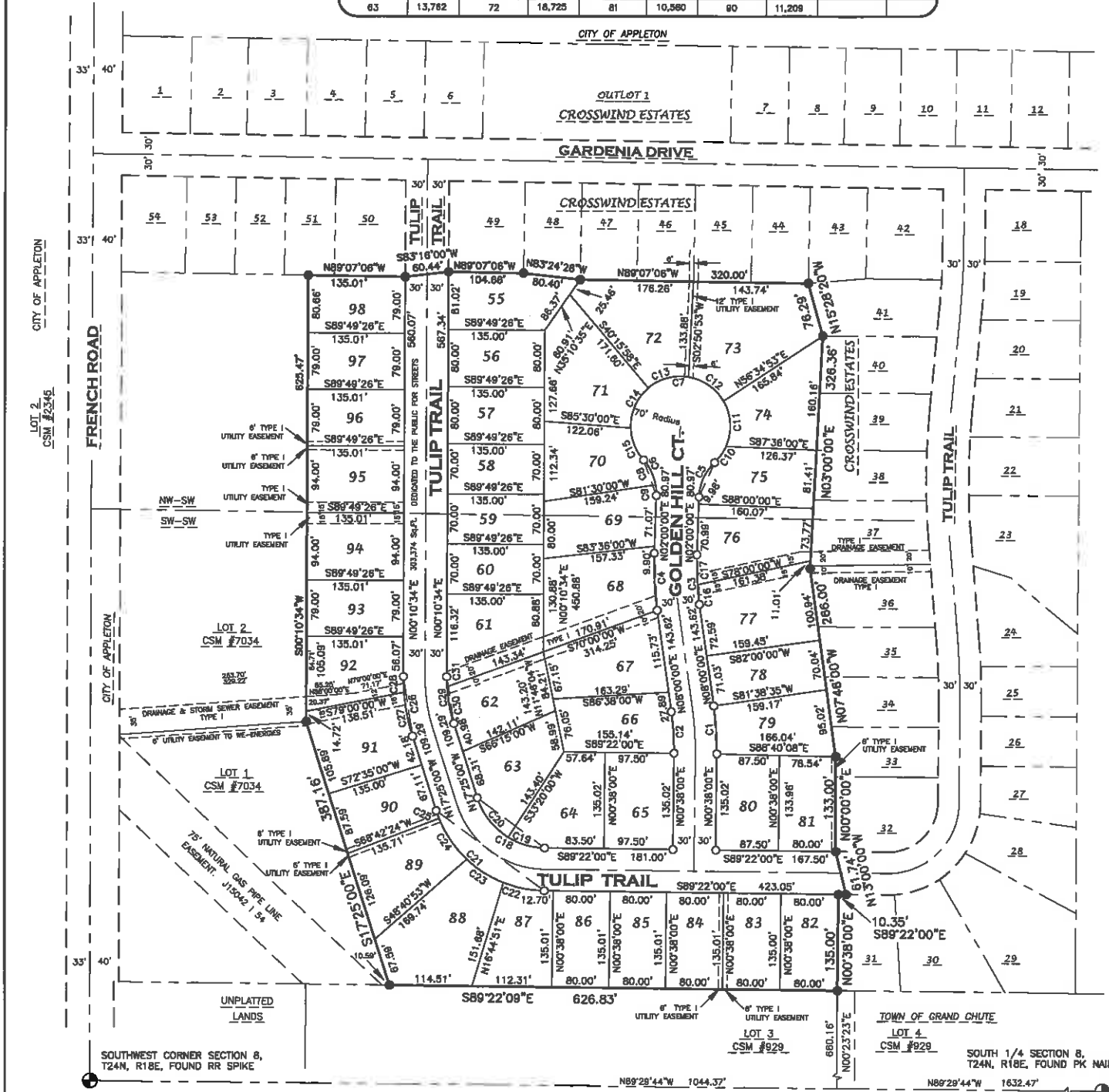
\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

# CROSSWIND ESTATES FIRST ADDITION

All of Lot 3 of Certified Survey Map Number 7034, recorded in Volume 42 of Certified Survey Maps on Page 7034, Document Number 2050018 being a part of Lot 4 of Certified Survey Map Number 6812, recorded in Volume 40 of Certified Survey Maps, Page 6812, Document Number 2015414, being a part of Southwest 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

LOT AREA TABLE									
Lot Number	Square Ft.	Lot Number	Square Ft.	Lot Number	Square Ft.	Lot Number	Square Ft.	Lot Number	Square Ft.
55	12,670	84	13,329	73	21,361	82	10,800	91	15,349
56	10,800	85	13,164	74	14,349	83	10,800	92	12,393
57	10,800	86	12,891	75	12,200	84	10,800	93	10,685
58	9,450	87	15,097	76	14,870	85	10,800	94	12,690
59	9,450	88	17,436	77	16,929	86	10,801	95	12,890
60	9,450	89	13,068	78	11,580	87	10,801	96	10,685
61	12,915	70	13,360	79	13,099	88	19,718	97	10,685
62	14,285	71	17,832	80	11,798	89	14,199	98	10,777
63	13,762	72	16,725	81	10,980	90	11,209		



**UTILITY EASEMENT PROVISIONS**

An easement for electric, natural gas, and communications service is hereby granted by **CROSSWINDS DEVELOPMENT, LLC**, Grantor, to **WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, L.L.C.**, Wisconsin corporations doing business as We Energies, Grantees, and AT&T, Grantee.

Their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Type II Utility Easement Areas" and the property designated on the plat for streets alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the right herein given, and the right to enter upon the subdivided property for all such purposes. The Grantee agrees to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Type II Utility Easement Areas" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon the heirs to the benefit of the heirs, successors and assigns of all parties hereto.

Scale: 1"=100'

Bearings are referenced to the Outagamie County Coordinate System, South line of SW1/4 of Section 8, T21N, R18E, bears N89°29'44"W.

**LEGEND**

- Existing 1"Ø Iron Pipe
- Set 2" x 24" o.d. Iron Pipe weighing 3.68 lbs./lin. ft.
- ⊙ Existing 2"Ø Iron Pipe
- ⊕ Recorded County Monument

All other corners marked with a 1.125" Outside Dia. x 18" Iron Pipe weighing 1.38 Lbs./Lin. Ft.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

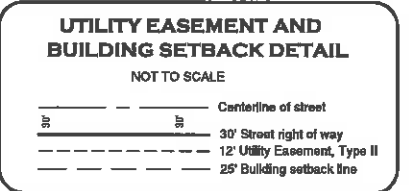
All angular measurements have been made to the nearest three seconds and computed to the nearest half second.

**EASEMENT NOTES**

Type I easements are dedicated to the Village of Little Chute for the installation, repair and maintenance of sanitary sewer, storm sewer, storm water drainage, water mains and all associated facilities. Locations of easements as shown on plat.

Type II easements are dedicated to the Village of Little Chute for public utilities and all utility providers of natural gas, electric, cable television, telephone and communication. Locations of easements are parallel to road right of ways or shown on map.

No building improvements are allowable in areas designated as Type I and Type II easements.



**CURVE DATA**

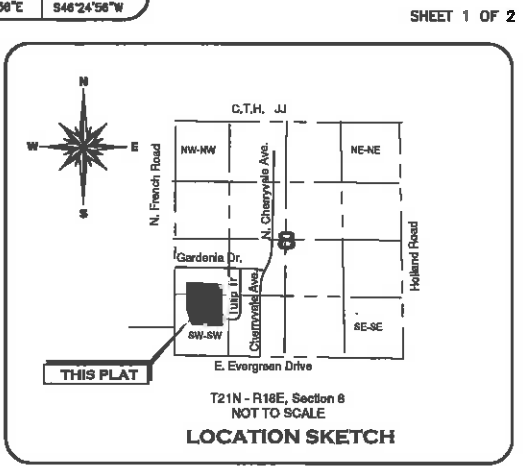
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tan. Bearing	Tan. Bearing
C1	08°38'00"	447.00'	67.35'	N03°41'00"W	67.29'		
C2	08°38'00"	387.00'	58.31'	N03°41'00"W	58.28'		
C3	10°00'00"	400.00'	69.81'	N03°00'00"W	67.72'		
C4	10°00'00"	460.00'	80.28'	N03°00'00"W	80.18'		
C5	44°24'56"	70.00'	54.28'	N24°12'28"E	52.91'	N48°24'56"E	
C6	44°24'56"	70.00'	54.28'	N24°12'28"E	52.91'	N42°24'56"W	
C7	INFINITE	70.00'	328.44'	S88°00'00"E	100.00'	S42°24'56"E	S46°24'56"W
C8	32°06'14"	70.00'	39.22'	S28°21'49"W	38.71'		
C9	12°18'42"	70.00'	15.04'	S04°09'21"E	15.01'		
C10	22°53'40"	70.00'	27.97'	N34°58'08"E	27.78'		
C11	53°52'46"	70.00'	65.83'	N03°28'07"W	63.43'		
C12	48°54'02"	70.00'	60.98'	N55°18'31"W	59.08'		
C13	50°00'24"	70.00'	61.10'	S74°44'16"W	58.17'		
C14	51°55'14"	70.00'	63.43'	S23°48'27"W	61.28'		
C15	40°13'48"	70.00'	48.15'	S22°18'03"E	48.14'		
C16	04°00'00"	400.00'	27.92'	N08°00'00"W	27.92'		
C17	06°00'00"	400.00'	41.89'	N01°00'00"W	41.87'		
C18	71°57'00"	100.00'	125.58'	N53°23'20"E	117.49'		
C19	31°04'18"	100.00'	54.22'	S73°48'52"E	53.58'		
C20	40°32'44"	100.00'	71.35'	S37°51'22"E	69.84'		
C21	71°57'00"	160.00'	200.92'	N53°23'30"E	187.88'		
C22	21°04'00"	160.00'	58.83'	N78°50'00"E	58.50'		
C23	21°47'32"	160.00'	60.88'	N57°24'14"W	60.49'		
C24	25°02'28"	160.00'	69.92'	N35°59'15"W	69.37'		
C25	04°03'02"	160.00'	11.31'	N19°28'31"W	11.31'		
C26	17°35'34"	276.80'	84.98'	N08°37'13"W	84.86'		
C27	13°00'00"	276.80'	62.80'	N10°55'00"W	62.67'		
C28	04°39'34"	276.80'	22.19'	N02°07'13"W	22.18'		
C29	17°35'34"	216.80'	68.57'	N08°37'13"W	66.31'		
C30	13°53'20"	216.80'	52.42'	N10°28'20"W	52.42'		
C31	03°42'14"	216.80'	14.01'	N01°40'33"W	14.01'		

**NOTE**

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Best Management Practices Handbook" (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, at the time of construction the Village of Little Chute has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation - related activities.

**RESTRICTIVE COVENANTS**

- The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for drainage of surface water in compliance with the approved Subdivision Storm Water Management Plan.
- Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 239.32 of the Wisconsin Statutes.



**Robert E. Lee & Associates, Inc.**

ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES

1250 CENTENNIAL CENTRE BOULEVARD  
HOBART, WI 54155  
INTERNET: www.releeinc.com

PHONE: (920) 662-9641  
FAX: (920) 662-9141

File # 553065100002040615 APPROPRIATE

# CROSSWIND ESTATES FIRST ADDITION

All of Lot 3 of Certified Survey Map Number 7034, recorded in Volume 42 of Certified Survey Maps on Page 7034, Document Number 2050018 being a part of Lot 4 of Certified Survey Map Number 6812, recorded in Volume 40 of Certified Survey Maps, Page 6812, Document Number 2015414, being a part of Southwest 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

### SURVEYOR'S CERTIFICATE

I, DENNIS E. REIM, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF JEFFREY T. MARLOW, MANAGING MEMBER OF CROSSWIND ESTATES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING:

ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 7034, RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS ON PAGE 7034, DOCUMENT NUMBER 2050018 BEING A PART OF LOT 4 OF CERTIFIED SURVEY MAP NUMBER 6812, RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGE 6812, DOCUMENT NUMBER 2015414, BEING PART OF LOTS 1 AND 2 AND VACATED STREET "A" OF CERTIFIED SURVEY MAP 6315, RECORDED IN VOLUME 37 OF CERTIFIED SURVEY MAPS, PAGE 6315, DOCUMENT NUMBER 1918298, BEING LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 699,179 SQUARE FEET OR 16.05 ACRES OF LAND MORE OR LESS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF LITTLE CHUTE AND OUTAGAMIE COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

\_\_\_\_\_  
DENNIS E. REIM, PROFESSIONAL LAND SURVEYOR #1590  
ROBERT E. LEE & ASSOCIATES, INC.

### VILLAGE BOARD RESOLUTION

RESOLVED THAT THIS PLAT WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE VILLAGE BOARD OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BE AND IS HEREBY APPROVED. I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF LITTLE CHUTE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
MICHAEL VANDEN BERG  
VILLAGE PRESIDENT

\_\_\_\_\_  
LAURIE DECKER  
VILLAGE CLERK

### LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

CROSSWIND DEVELOPMENT, LLC, A WISCONSIN 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 PLAT TO BE SURVEYED, MAPPED, DIVIDED AND DEDICATED AS REPRESENTED HEREON. CROSSWIND DEVELOPMENT, LLC DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO FOR APPROVAL OR OBJECTION:

VILLAGE OF LITTLE CHUTE  
DEPARTMENT OF ADMINISTRATION

\_\_\_\_\_  
JEFFREY T. MARLOW, MANAGING MEMBER  
CROSSWIND DEVELOPMENT, LLC

STATE OF WISCONSIN)  
COUNTY OF BROWN) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
BROWN COUNTY, WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_

### TREASURER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICES SHOW NO UNPAID TAXES, NO UNREDEEMED TAX SALES AND NO UNPAID SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN "CROSSWIND ESTATES", AS OF THE DATES LISTED BELOW.

\_\_\_\_\_  
TERI MATHENY DATE  
VILLAGE OF LITTLE CHUTE TREASURER

\_\_\_\_\_  
DINA M. MUMFORD DATE  
OUTAGAMIE COUNTY TREASURER





## MEMORANDUM

To: James Fenlon, Village of Little Chute

From: Nick Vande Hey, PE

Date: June 30, 2016

Re: Preferred Option for Hartzheim & Randolph Corridor  
Options & Infrastructure Costs

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The Village of Little Chute and adjoining landowners desire to evaluate infrastructure options and costs along the Hartzheim Drive / Randolph Drive corridor. The planning area is generally located north of I-41, east of CTH N, south of Evergreen Drive, and west of Buchanan Street. Based on information provided by the Village, the Randolph Drive pavement and utilities are deteriorated and will likely require reconstruction in the near future.

Both the Village and adjoining landowners located in the planning area are concerned about future infrastructure costs. The Village and each landowner have different concerns.

After several landowner meetings, Village staff selected a preferred option, which is depicted in the attached figure. The preferred option attempts to balance both Village and landowner goals. The anticipated costs are also attached. The opinion of probable cost includes construction, engineering, legal, and a 10% contingency fund. The opinion of probable cost excludes some landowner costs such as new concrete sidewalk costs, potential replacement costs for leaky private sanitary laterals, etc. The opinion of probable cost includes non-assessable costs to the Village for items such as streets, replacement of existing public sanitary sewer mains, etc.

The preferred option is described as follows:

- Reconstruct the street along the west portion of Randolph Drive (Evergreen Drive to Interstate-41 at the CTH N ramp) and along the east portion of Hartzheim Drive (Well #4 to Buchanan Street). These two streets are proposed to be an urban concrete street with a 37 foot back to back width. The right-of-way for the west portion of Hartzheim Drive is proposed to remain or to be preserved; however, this segment of urban concrete street is not anticipated for construction at this time. The Village's

Well #4 driveway that extends between Evergreen Drive and Hartzheim Drive will provide secondary Fire Department access to the cul-de-sac bulb. In addition, the west portion of the undeveloped Hartzheim Drive right-of-way (Randolph Drive to Well #4) will provide additional Fire Department access to the cul-de-sac bulb, however, a culvert would be needed in the east road ditch of Randolph Drive. The proposed Hartzheim Drive cul-de-sac length is similar to the Allegiance Court cul-de-sac length. The assessment rate is based on the Village's street assessment policy.

- Complete an asphalt mill and overlay along the south and east portion of Randolph Drive (Interstate-41 at the CTH N ramp to Buchanan Street). Typically, private property located on each side of a public street is assessed for street costs. Since no private property is located along the south and east sides, the landowners on one side of the street are anticipated to pay 70% of the asphalt cost for this segment of Randolph Drive and the Village pays the remaining 30%.
- The new sanitary sewer, storm sewer, and water main along Hartzheim Drive is assessed based on each parcel's frontage. The cost summary does not include storm laterals. Village policy requires storm laterals for sump pumps. The commercial and industrial properties likely do not have basements and sump pumps.
- The new storm sewer along the west portion of Randolph Drive is assessed based on each parcel's frontage, except no assessment is currently shown for the parcel areas that participated in the Hartzheim Drive storm sewer project during 2015. Though these costs are not shown in the cost summary, a smaller storm sewer assessment for new storm inlets and leads is anticipated for this segment of Randolph Drive, which will include Valentine, Vosters and the north portion of Memories Antique Mall. In addition, the cost summary does not include storm lateral costs, if any. These properties likely do not or will not have basements and sump pumps.
- Portions of the existing sanitary sewer main and water main located along Randolph Drive are anticipated for reconstruction. These costs are included in the overall cost summary, but the landowners are not assessed. Some landowners may desire to replace a leaky private sanitary lateral as part of the project. These private lateral costs are not included in the overall cost summary.

The opinion of probable cost for the preferred option is \$2.28 million. Of the \$2.28 million, the landowner portion is \$1.07 million and Village portion is \$1.21 million.



- Planning Features**
- ★ Planning Area (51.40 ac.)
  - Landowner Lot Boundary
  - Existing or Proposed Parcel Line
  - Proposed Pavement Edge
- Proposed (Assessed)**
- 8" Sanitary Sewer or Lateral
  - 12" Watermain or Lateral
  - Storm Sewer (Size Varies)
- Proposed (Main Not Assessed)**
- 8" Sanitary Sewer
  - 10" or 12" Watermain
- Existing Utilities**
- Watermain
  - Storm Sewer
  - Storm Sewer

Source: Outagamie County, 2014-15.

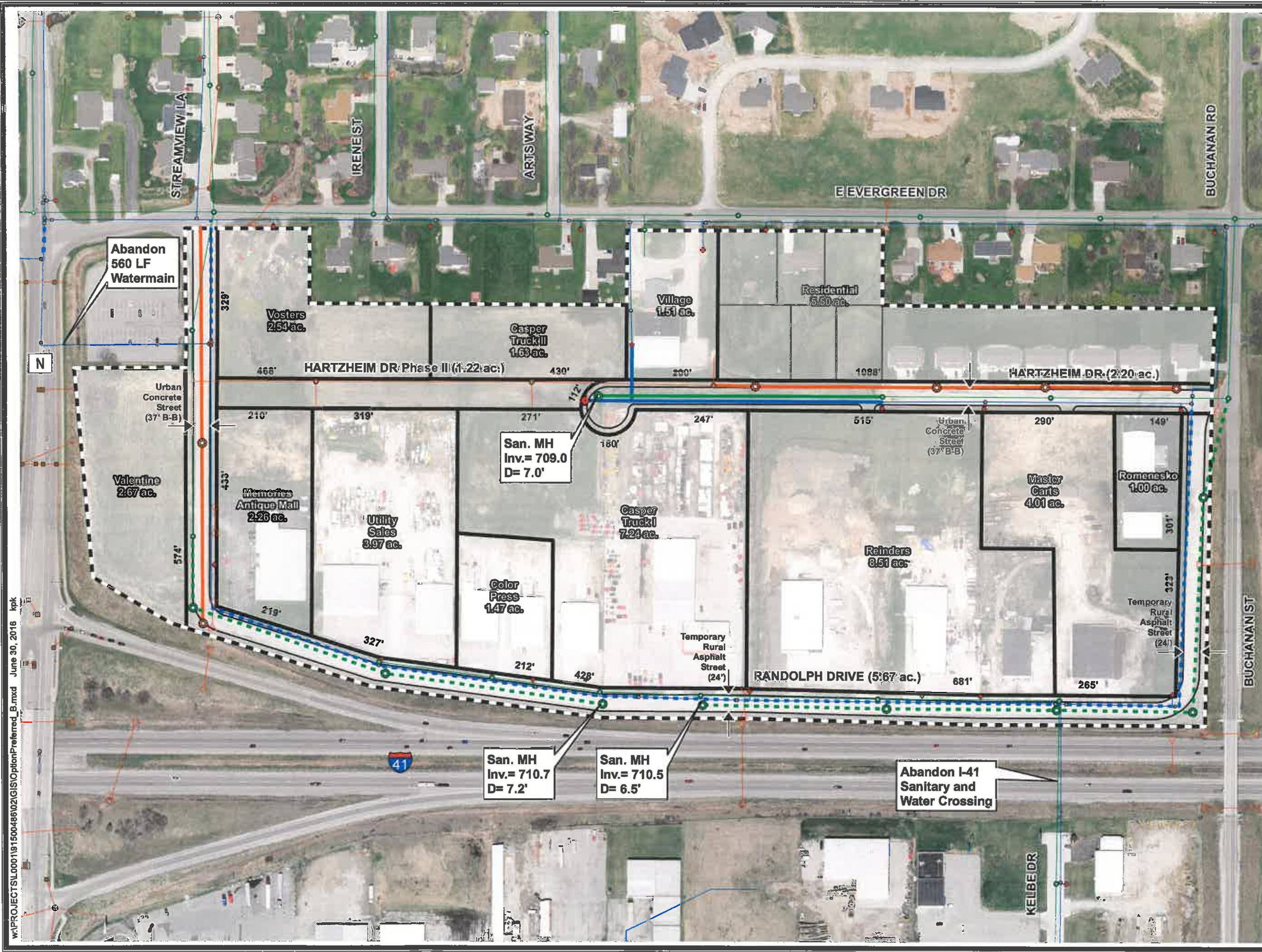
Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.



0 200 Feet

**McMAHON**  
ARCHITECTS

**PREFERRED OPTION  
STREET AND UTILITY  
PLANNING FOR  
HARTZHEIM AND  
RANDOLPH CORRIDOR  
VILLAGE OF LITTLE CHUTE  
OUTAGAMIE COUNTY,  
WISCONSIN**



w:\PROJECTS\10001181500486102\GIS\Option\Preferred\_B.mxd June 30, 2016 kpk

Owner:	Village of Little Chute, Outagamie County, WI
Project Name:	Hartzheim & Randolph Corridor - Summary
Contract No.:	L0001-9-15-00486
Date:	June 30, 2016
Project Manager:	Nick Vande Hey, McMAHON

**Preferred Option Summary**

Landowner	Parcel Area (acres)	Urban Street - Hartzheim Dr			Urban Street - Randolph Dr			Mill & Overlay - Randolph Dr			Sanitary - Hartzheim PH 1			Water - Hartzheim PH 1			Storm - Hartzheim & Randolph			Total Assess (\$)
		Parcel Frontage (LF)	Assess Rate (\$/LF)	Assess (\$)	Parcel Frontage (LF)	Assess Rate (\$/LF)	Assess (\$)	Parcel Frontage (LF)	Assess Rate (\$/LF)	Assess (\$)	Parcel Frontage (LF)	Assess Rate (\$/LF)	Assess (\$)	Parcel Frontage (LF)	Assess Rate (\$/LF)	Assess (\$)	Parcel Frontage (LF)	Assess Rate (\$/LF)	Assess (\$)	
Park & Ride Property					225	\$129	\$29,025										250	\$88	\$22,046	\$51,071
Valentine	2.67				574	\$129	\$74,046													\$74,046
Vosters	2.54				304	\$129	\$39,216													\$39,216
Memories Antique Mall	2.26				408	\$129	\$52,632	194	\$64	\$12,375							175	\$88	\$15,432	\$80,439
Utility Sales	3.97							327	\$64	\$20,859										\$20,859
Color Press	1.47							212	\$64	\$13,523										\$13,523
Casper Truck	8.87	467	\$129	\$60,243				428	\$64	\$27,301	400	\$56	\$22,318	400	\$68	\$27,205	75	\$88	\$6,614	\$143,681
Reinders	8.51	515	\$129	\$66,435				681	\$64	\$43,440	295	\$56	\$16,459	295	\$68	\$20,064	515	\$88	\$45,415	\$191,812
Master Carts	4.01	290	\$129	\$37,410				538	\$64	\$34,318							290	\$88	\$25,573	\$97,301
Romenesko	1.00	124	\$129	\$15,996				276	\$64	\$17,606							149	\$88	\$13,139	\$46,741
Village	1.51	200	\$129	\$25,800							200	\$56	\$11,159	200	\$68	\$13,603				\$50,561
Residential - Duplexes	2.78	725	\$108	\$78,300													725	\$88	\$63,933	\$142,233
Residential - Future	2.72	363	\$108	\$39,204							363	\$56	\$20,253	363	\$68	\$24,689	363	\$88	\$32,011	\$116,157
Hartzheim ROW	3.43																			
Randolph ROW	5.67																			
<b>Landowner Total</b>	<b>51.41</b>	<b>2,684</b>		<b>\$323,388</b>	<b>1,511</b>		<b>\$194,919</b>	<b>2,656</b>		<b>\$169,422</b>	<b>1,258</b>		<b>\$70,189</b>	<b>1,258</b>		<b>\$85,560</b>	<b>2,542</b>		<b>\$224,163</b>	<b>\$1,067,641</b>

Village Cost (Non-Assessable)	\$1,214,669
<b>Total Cos</b>	<b>\$2,282,309</b>

**Notes:**

- OPC is based on concrete urban streets (37' B-B) along Hartzheim Drive (Phase 1) and along Randolph Drive (Evergreen Drive to Interstate-41 at CTH N Ramp). Costs exclude sidewalk.
- OPC is based on asphalt mill & overlay rural street (24' wide) along Randolph Drive (Interstate-41 at CTH N Ramp to Buchanan Street intersection). The pavement is intended to extend the street's life by ±15 years. Assess asphalt 2 to 3 times in 50
- OPC excludes potential landowner costs associated with assessable sidewalks, private sanitary lateral replacement, assessable storm laterals, and assessable storm inlets along the urban portion of Randolph Drive.
- OPC includes the following costs to the Village: non-assessable street costs, non-assessable sanitary relay costs, non-assessable watermain relay costs, non-assessable storm sewer costs, etc.
- The preferred option is substantially different than the other options evaluated in the past few months.

**Disclaimer** - The attached opinion of probable cost was prepared for use by the Owner in planning for future costs of the project. In providing opinions of probable cost, the Owner understands that the Design Professional has no control over costs or the price of labor, equipment or materials, or over Construction Professionals' method of pricing, and that the opinions of probable costs provided herewith are made on the basis of the Design Professional's qualifications and experience. It is not intended to reflect actual costs and is subject to change with the normal rise and fall of the local area's economy. This opinion must be revised after every change made to the project or after every 30 day lapse in time from the original submittal by the Design Professional.