

Village of

# Little Chute

## AGENDA

### VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Tuesday, November 28, 2017

TIME: 5:00 p.m.

- 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 October 9, 2017
2. Public Hearing—Conditional Use Request for PODS Warehousing
3. Action—Conditional Use Request for PODS Warehousing
4. Discussion—Highway Signs
5. Recommendation—Baeten Annexation
6. Recommendation—Breed Annexation
7. Recommendation—Tessen Annexation
8. Discussion—Proposed Ordinance Sec 44-20
9. Recommendation—Bridgewater CSM
10. Unfinished Business
11. Items for Future Agenda
12. Adjournment

## MINUTES OF THE PLAN COMMISSION MEETING OCTOBER 9, 2017

### 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
	Bill Van Berkel
	Brian Huiting
	Todd Verboomen
	Richard Schevers
EXCUSED:	Jeff Elrick
ALSO PRESENT:	Administrator Fenlon, Community Development Director Jim Moes

### Public Appearance for Items Not on the Agenda

None

### Approve Minutes from the Plan Commission Meeting of September 18, 2017

*Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to Approve the Minutes of September 18, 2017*

All Ayes– Motion Carried

### Recommendation—Conditional Use for Northpointe Development

Director Jim Moes is recommending that the Plan Commission approve the Development Agreement with Northpointe Development. Representative Andy Dumke presented information on the project. Mr. Dumke advised this will be for ages 55 and older residents with one bedroom units approximately 700-750 sq. ft. and two bedrooms approximately 1000 sq. ft. Eight units will be set aside for Veterans and there also will be tax credits available for qualified low income residents. The Plan is for 40 units with 24 underground parking stalls and 30 at grade parking.

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to Approve the Conditional Use for Northpointe Development*

All Ayes – Motion Carried

### Unfinished Business

None

### Items for Future Agenda

None

### Adjournment

*Moved by Commissioner Huiting, seconded by Commissioner Van Berkel to Adjourn the Plan Commission Meeting at 6:12 p.m.*

All Ayes– 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  
NOTICE OF PUBLIC HEARING**

**CONDITIONAL USE REQUEST**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on November 28, 2017 at 5:00 p.m. by the Village Plan Commission, for consideration of the granting of conditional use under authority provided in Section 44 Village Code of Ordinance. Applicant requests a conditional use permit for storage warehouse. The property is currently zoned; CH – Commercial Highway District. The requested use falls under special exception uses 44-51 (d) Special exception uses and structures (4) Wholesale and warehouse establishments (excluding self-storage warehouses or mini warehouses).

Address: 2801 West Evergreen Drive

Parcel # 260440303

Legal Description: CSM 6442 LOT 2, 4.17AC M/L

Property Owner: KOELLER ROAD PARTNERS LLP

Applicant: Don Dralle & Andrew Mielke (PODS Warehousing)

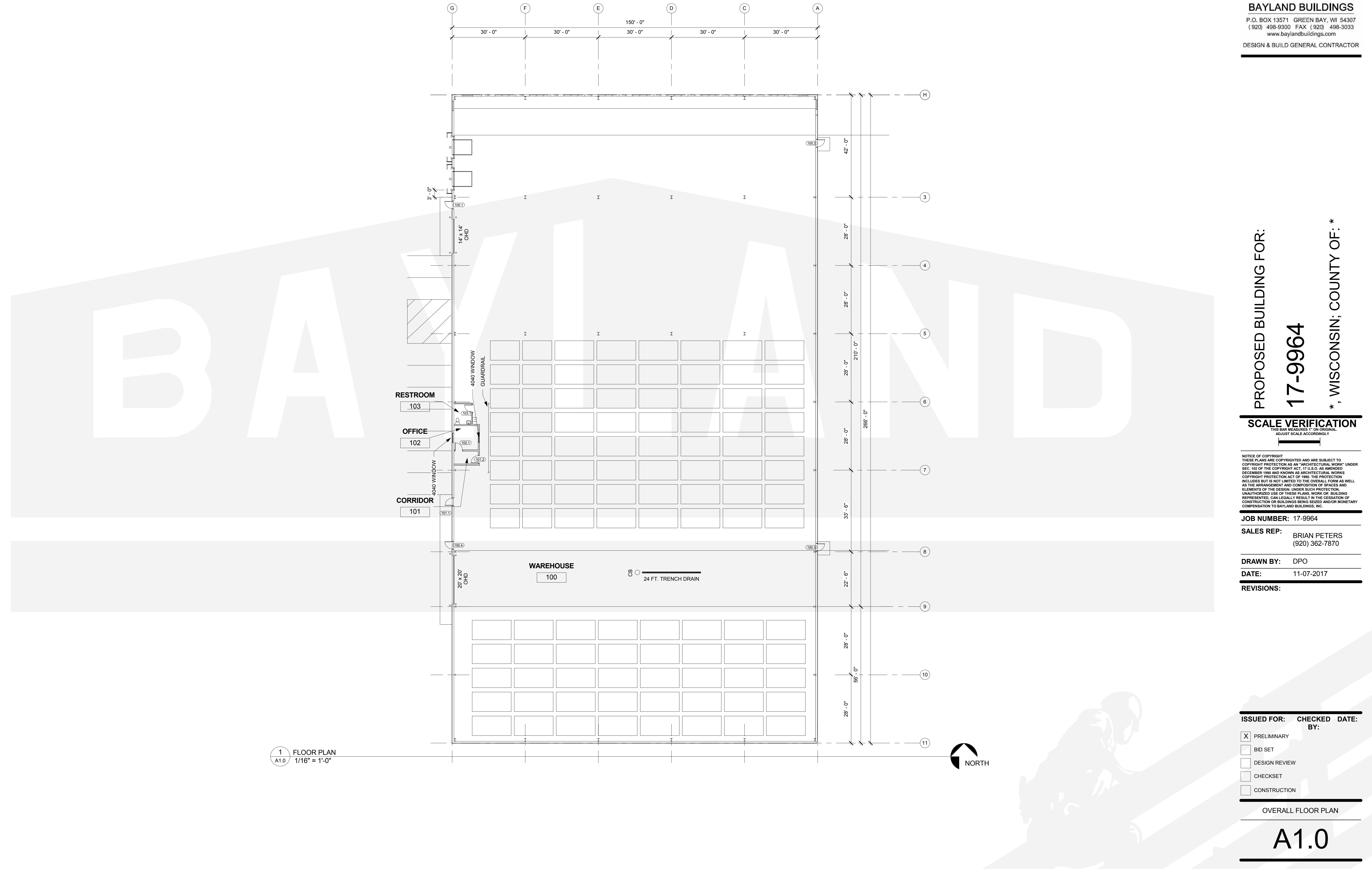
DATE OF HEARING: November 28, 2017

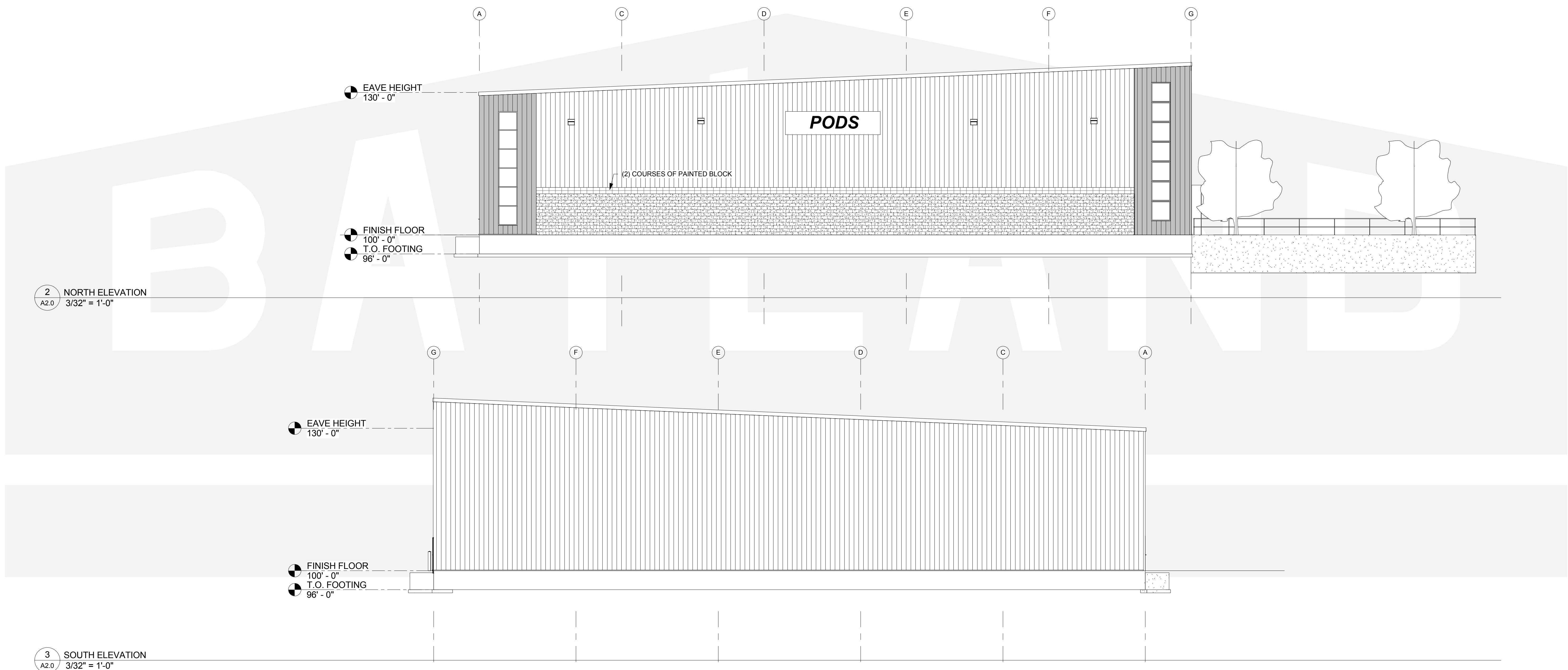
TIME OF HEARING: 5:00 p.m.

PLACE OF HEARING: Village Hall  
Board Room  
108 West Main Street  
Little Chute, WI 54140

Publish: November 22, 2017

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





PROPOSED BUILDING FOR:  
**17-9964**

, WISCONSIN; COUNTY OF: \*

**SCALE VERIFICATION**  
THE BAR MEASURES 1' ON ORIGINAL  
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT  
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO  
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER  
SEC. 107 OF THE U.S. COPYRIGHT ACT OF 1976 AS AMENDED  
DECEMBER 1990 AND KNOWN AS THE U.S. ARCHITECTURAL WORKS  
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION  
INCLUDES THE DESIGN, THE ARRANGEMENT OF SPACES AS WELL  
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND  
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION,  
UNAUTHORIZED COPIES OR ALTERATIONS OF THE BUILDING  
REPRESENTED, CAN LEGALLY RESULT IN THE CESSION OF  
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY  
COMPENSATION TO BAYLAND BUILDINGS, INC.

**JOB NUMBER:** 17-9964

**SALES REP:** BRIAN PETERS  
(920) 362-7870

**DRAWN BY:** DPO

**DATE:** 11-07-2017

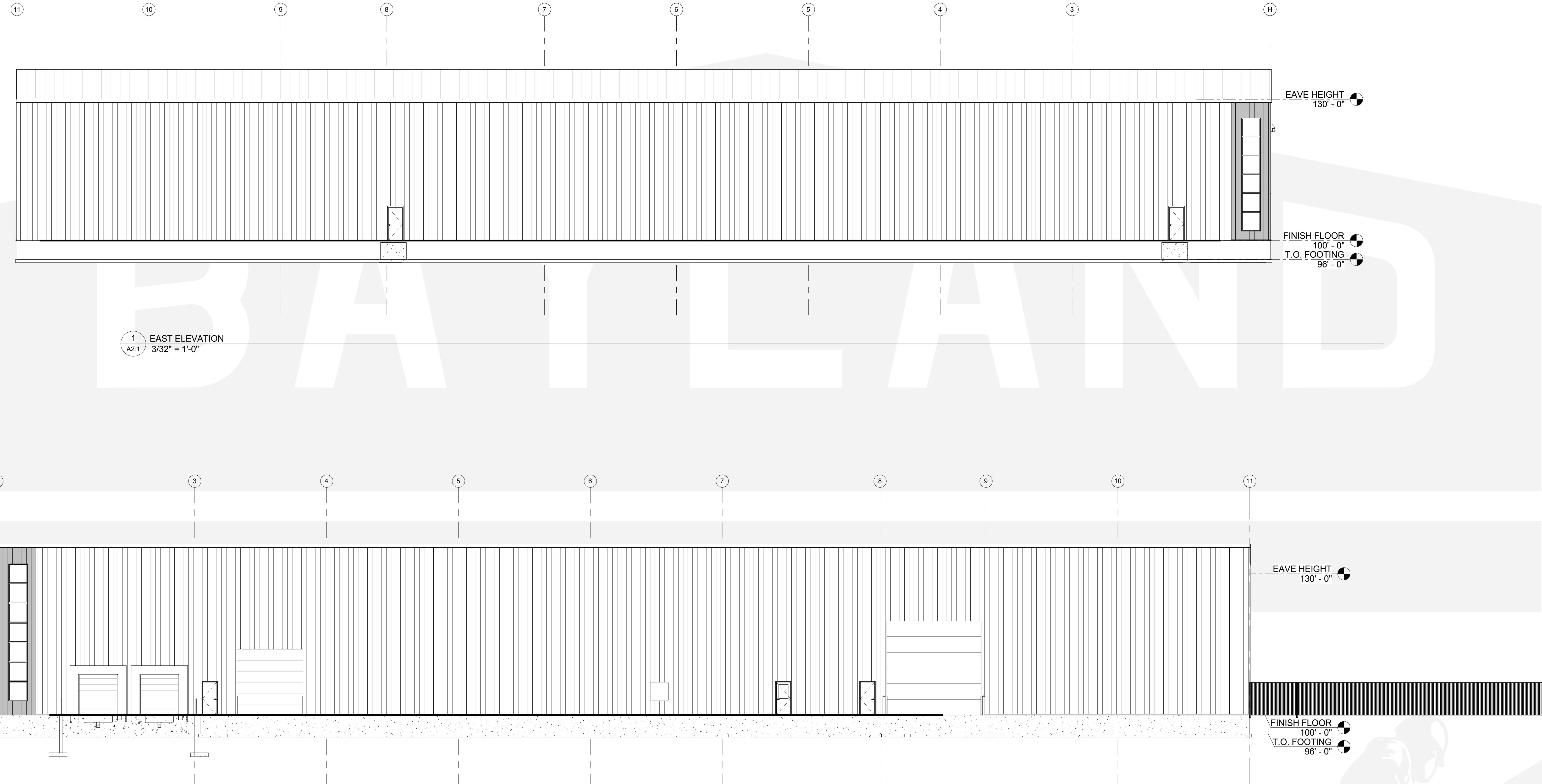
**REVISIONS:**

**ISSUED FOR:**  PRELIMINARY  
 BID SET  
 DESIGN REVIEW  
 CHECKSET  
 CONSTRUCTION  
**BY:**

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

**EXTERIOR ELEVATIONS**

**A2.0**



PROPOSED BUILDING FOR:

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INCLUDES THE DESIGN, PATTERN, PATTERNING, COLOR  
AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND  
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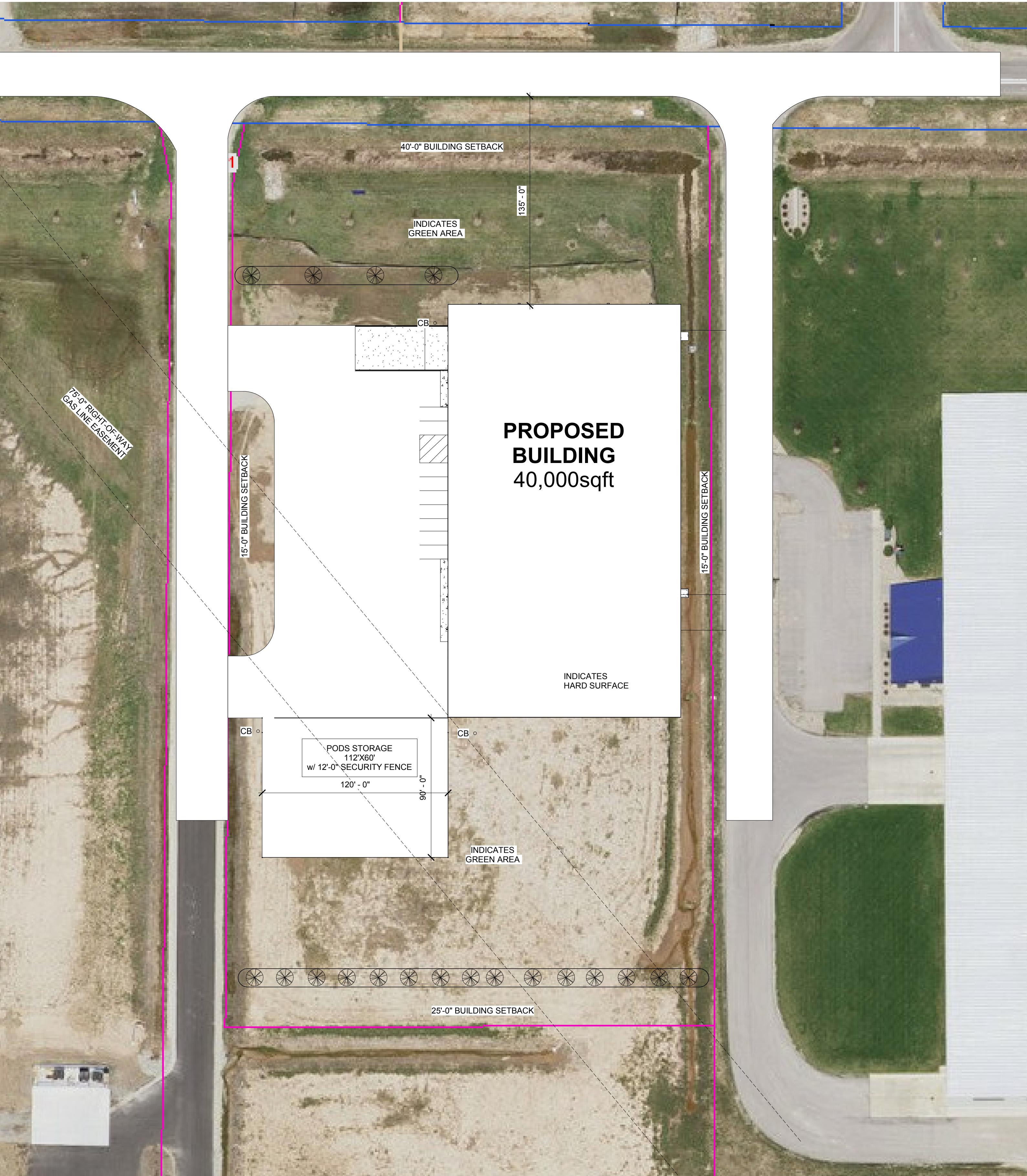
REVISIONS:

ISSUED FOR: CHECKED DATE:  
BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

EXTERIOR ELEVATIONS

A2.1



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

Application fee \$125.00

Date filed 10-24-17

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: 2801 EVERGREEN DRIVE

Legal Description: CSM ATTACHED

Current Zoning Classification: Hay Commercial

Petitioner(s) request permission be granted for the following conditional use(s):

To Allow warehousing/storage

Petitioner(s) reason(s) for requesting the above described conditional use are as follows: PODS is looking to build a building which will allow space for their operations & additional storage for warehousing, leasing thus a conditional use.

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 the community.

Owner(s) Name(s) Don Draile & Andrew Melke - PODS Warehousing

Owner(s) Address 1840 W. Spencer St. Appleton, WI 54914

Phone Numbers 920-843-1960

APPLICANT(S) Signature(s) D. J. OB DAVID O'BRIEN

Date Signed 10/24/2017

## Article IV: Conditional Uses

### Sec. 44-113. Purpose.

The development and execution of this article is based upon the division of the village into districts, within which districts the use of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use of a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district provided that due consideration is given to location, development and operation of such uses. Such uses are classified as conditional uses.

### Sec. 44-114. Authority of the plan commission and village board; requirements.

- (a) The plan commission or village board may authorize the zoning administrator to issue a conditional use permit after review and public hearings. The village board shall have sole authority to approve conditional uses for multifamily developments whenever a conditional use permit is required. The village board shall prior to holding a public hearing on a conditional use, refer the requested use to the plan commission for review and recommendation. The plan commission may authorize all other conditional uses. Prior to authorization of the zoning administrator to issue a conditional use permit, the board or commission (whichever has jurisdiction), shall hold a public hearing to review the requested use and shall determine that such conditional use and involved structure are found to be in accordance with the purpose and intent of this chapter, and are further found not to be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community. The issuance of a conditional use permit shall specify the period of time for which effective, the name of the permittee, the location and legal description of the affected premises, permitted hours and days of operation if specified, and any other restrictions or regulations imposed so that the standard of this article may be complied with. Prior to the granting of a conditional use the board or the commission shall make findings based upon evidence presented that the standards herein prescribed are being complied with.
- (b) Any development within 500 feet of the existing or proposed rights-of-way of freeways, expressways and within one-half mile of their existing or proposed interchange or turning lane rights-of-way shall be specifically reviewed by the highway agency that has jurisdiction over the traffic way. The plan commission or village board shall request such review and await the highway agency's recommendation for a period not to exceed 20 days before taking final action.
- (c) Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the plan commission or village board upon its finding that these are necessary to fulfill the purpose and intent of this chapter.
- (d) Compliance with all other provisions of this chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses.

### Sec. 44-115. Initiation of conditional use.

Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest, and which is specifically enforceable in the land for which a conditional use is sought may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.

### Sec. 44-116. Application.

- (a) *Required application materials.* An application for a conditional use shall be filed in duplicate on a form prescribed by the village. Such applications shall be forwarded to the plan commission or village board on receipt by the zoning administrator. Such applications shall include where applicable:
  - (1) A statement, in writing, by applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in section 44-119.
  - (2) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all property owners of record within 100 feet.
  - (3) Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees and the zoning district within which the subject site lies.
  - (4) Plat of survey prepared by a registered land surveyor showing all of the information required for a building permit and existing and proposed landscaping.
  - (5) Additional information as may be required by the plan commission or village board or other boards, commissions or officers of the village. The village board may require such other information as may be necessary to determine and provide for an enforcement of this chapter, including:
    - a. A plan showing contours and soil types;
    - b. High-water mark and groundwater conditions;
    - c. Bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning;
    - d. Location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping;
    - e. Plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.
  - (6) Fee receipt in the amount of \$125.00.
- (b) *Conditional use permits granted to applicant only.* All applications for conditional use permits shall be in writing and shall be signed by the real estate property owner. The conditional use permit, if and when granted, shall inure to the benefit of the real estate and any successor in title to ownership of that real estate.
- (c) *Plans.* In order to secure information upon which to base its recommendation, the plan commission or village board, in making its determination, may require the applicant to furnish, in addition to the information required for a building permit, the following information:
  - (1) A plan of the area showing contours, soil types, high-water mark, groundwater conditions, bedrock, slope and vegetation cover;
  - (2) Location of buildings, parking areas, traffic access, driveways, walkways, open spaces, landscaping, lighting;
  - (3) Plans for buildings, sewage disposal facilities, water supply systems and arrangements of operations;
  - (4) Specifications for areas of proposed filling, grading, lagooning or dredging;
  - (5) Other pertinent information necessary to determine if the proposed use meets the requirements of this chapter.

**Sec. 44-117. Hearing on application.**

All requests for conditional uses shall be to the plan commission or the village board can, on its own motion, apply conditional uses when applications for rezoning come before it. Nothing in this chapter shall prohibit the village board, on its own motion, from referring the request for conditional use to the plan commission. Upon receipt of the application and statement referred to in section 44-116, the plan commission or village board shall hold a public hearing on each application for a conditional use at such time and place as shall be established by such commission or the village board. The hearing shall be conducted and a record of the proceedings shall be preserved in such a manner and according to such procedures, as the plan commission or village board shall, by rule, prescribe from time to time.

**Sec. 44-118. Notice of hearing on application; approval by the plan commission or village board.**

Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, the zoning administrator, members of the plan commission or village board, and the owners of record as listed in the office of the village assessor who are owners of property in whole or in part situated within 100 feet of the boundaries of the properties affected, said notice to be sent at least five days prior to the date of such public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application. The notification shall include the date and time that the matter will be discussed and acted upon by the commission or village board. The plan commission or village board shall hold said hearing not later than 60 days from the date that the conditional use petition has been presented to the village. The plan commission or village board may also mail copies of the application and notice of the plan commission or village board public hearing thereon to any other interested persons as determined from time to time by the plan commission or village board.

**Sec. 44-119. Standards.**

No application for a conditional use shall be granted by the plan commission or village board on appeal unless such commission or board shall find that the following conditions are present:

- (1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (5) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- (6) That the proposed use does not violate floodplain regulations governing the site.
- (7) That, when applying the above standards to any new construction of a building or an addition to an existing building, the plan commission or village board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.
- (8) That, in addition to passing upon a conditional use permit, the plan commission or village board shall also evaluate the effect of the proposed use upon the following:
  - a. The maintenance of safe and healthful conditions.
  - b. The prevention and control of water pollution including sedimentation.
  - c. The existing topographic and drainage features and vegetative cover on the site.
  - d. The location of the site with respect to floodplain and floodways of rivers and streams.
  - e. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
  - f. The location of the site with respect to existing or future access roads.
  - g. The need of the proposed use for a shoreland location.
  - h. Its compatibility with uses on adjacent land.
  - i. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

**Sec. 44-120. Approval or denial of conditional use permit.**

(a) *Plan commission or village board action.* The plan commission or village board may approve, disapprove, or approve subject to stipulated conditions and safeguards a request for a conditional use permit. If the plan commission or village board shall disapprove of an application, it shall state fully in its record its reasons for doing so. Such reasons shall take into account the factors stated in section 44-119 or such of them as may be applicable to the action of disapproval and the particular regulations relating to the conditional use requested, if any.

(b) *Denial.* When the decision of denial of a conditional use application is made, the plan commission or village board shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons used in determining that each standard was not met.

**Sec. 44-121. Appeals.**

Any action of the plan commission or village board in granting or denying a conditional use permit may be appealed to the board of appeals, if a written request for an appeal is filed within ten days after the date of action in granting or denying the permit. Such request for appeal shall be signed by the applicant or by the owners of at least 20 percent of the land area immediately adjacent extending 100 feet therefrom or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land. The request shall be filed with the zoning administrator who shall submit it to the board of appeals at its next meeting, together with any documents and other data used by the plan commission or village board in reaching its decision. The board of appeals may consider the matter forthwith, refer the matter to a subsequent meeting or set a date for a public hearing thereon. In the event the board of appeals elects to hold a public hearing, notice thereof shall be given by mail to the known owners of the land immediately adjacent thereto and directly opposite any street frontage of the lot or parcel in question and by publication of a Class 1 notice in the official newspaper at least ten days before the date of the hearing. The board of appeals may either affirm or reverse in whole or in part the action of the plan commission or village board and may finally grant or deny the application for a conditional use permit.

**Sec. 44-122. Conditions and guarantees.**

The following provisions shall apply to all conditional uses:

(1) **Conditions.** Prior to the granting of any conditional use, the plan commission or village board may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in section 44-119. In all cases in which conditional uses are granted, the plan commission or village board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:

- a. Landscaping;
- b. Type of construction;
- c. Construction commencement and completion dates;
- d. Sureties;
- e. Lighting;
- f. Fencing;
- g. Operational control;
- h. Hours of operation;
- i. Traffic circulation;
- j. Deed restrictions;
- k. Access restrictions;
- l. Setbacks and yards;
- m. Type of shore cover;
- n. Specified sewage disposal and water supply systems;
- o. Planting screens;
- p. Piers and docks;
- q. Increased parking; or
- r. Any other requirements necessary to fulfill the purpose and intent of this chapter.

(2) **Site review.** In making their decisions, the plan commission or village board shall evaluate each application and may request assistance from any source, which can provide technical assistance. The commission or board may review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation/use.

(3) **Alteration of conditional use.** No alteration of a conditional use shall be permitted unless approved by the plan commission or village board.

(4) **Architectural treatment.** Proposed architectural treatment will be in general harmony with surrounding uses and the landscape. To this end, the plan commission or village board may require the use of certain general types of exterior construction materials and/or architectural treatment.

(5) **Sloped sites; unsuitable soils.** Where slopes exceed six percent and/or where a use is proposed to be located on areas indicated as having soils which are unsuitable or marginal for development, on-site soil tests and/or construction plans shall be provided which clearly indicate that the soil conditions are adequate to accommodate the development contemplated and/or that any inherent soil condition or slope problems will be overcome by special construction techniques. Such special construction might include, among other techniques, terracing, retaining walls, oversized foundations and footings, drain tile, etc.

(6) **Conditional uses to comply with other requirements.** Conditional uses shall comply with all other provisions of this chapter such as lot width and area, yards, height, parking and loading. No conditional use permit shall be granted where the proposed use is deemed to be inconsistent or conflicting with neighboring uses for reasons of smoke, dust, odors, noise, vibration, lighting, health hazards or possibility of accident.

**Sec. 44-123. Validity of conditional use permit.**

Where the plan commission or village board has approved or conditionally approved an application for a conditional use, such approval shall become null and void within 12 months of the date of the commission's or board's action unless the use is commenced, construction is underway or the current owner possess a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently prosecuted. Approximately 45 days prior to the automatic revocation of such permit, the zoning administrator shall notify the holder by certified mail of such revocation. The plan commission or village board may extend such permit for a period of 90 days for justifiable cause, if application is made to the village at least 30 days before the expiration of said permit.

**Sec. 44-124. Complaints regarding conditional uses.**

The plan commission or village board shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the zoning administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this Code. Upon written complaint by any citizen or official, the plan commission or village board shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in section 44-119, or a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in section 44-118. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The plan commission or village board may, in order to bring the subject conditional use into compliance with the standards set forth in section 44-119 or conditions previously imposed by the plan commission or village board modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. Additionally, the offending party may be subjected to a forfeiture as set forth in section 1-12. In the event that no reasonable modification of such conditional use can be made in order to ensure that standards in section 44-119(a) and (b) will be met, the plan commission or village board may revoke the subject conditional approval and direct the zoning administrator and the village attorney to seek elimination of the subject use. Following any such hearing, the decision of the plan commission or village board shall be furnished to the current owner of the conditional use, in writing, stating the reasons therefore. An appeal from a decision of the plan commission or village board under this section may be taken to the board of appeals.

Received for filing this 31 day of May AD. 20 12 at 10:23 o'clock a.m.

And filed in Volume 38 of Certified Survey Maps on page 6442, or number 6442.

Page 6442 (Four Pages) 8000  
Janice Stenz, Outagamie County Register of Deeds

### CERTIFIED SURVEY MAP NO. 6442

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5440 AS RECORDED IN VOLUME 31 OF CERTIFIED SURVEY MAPS ON PAGE 5440, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5880 AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS ON PAGE 5880, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

#### NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17-21-18

NORTHWEST CORNER SECTION 17-21-18 EVERGREEN DR. (66') NORTH 1/4 CORNER SECTION 17-21-18

58928'44"E 2678.63' 1139.27'  
1037.56' 58928'44"E 304.03' 1139.27'  
N102°19'47" W 40.70' 58928'44"E 304.03' 1139.27'  
N102°19'47" W 40.70' 58928'44"E 304.03' 1139.27'

55.00' 299.93' 51107.23' W 40.70' 40' BUILDING SETBACK LINE

PARCEL

"B"

1/4 OF THE NORTHEAST  
1/4 OF SECTION 17-21-18

LOT 2

161,882 SQ.FT.±  
(4.1701 ACRES±)

#### LEGEND:

- ◎ = 3/4" X 10" SOLID ROUND IRON REBAR SET, WEIGHING 1,502 LBS. PER LIN. FT.
- ◎ = 3/4" SOLID ROUND IRON REBAR FOUND
- △ = RAILROAD SPIKE FOUND
- /// = "NO ACCESS"

OUTSIDE EDGE

OF RIP-RAP

14429.37' W 56.47'

50' HIGHWAY SETBACK

1

# Discussion - Highway Signs

Jim Moes

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**From:** Barry James <BarryJ@wwcc.com>  
**Sent:** Monday, November 20, 2017 8:31 AM  
**To:** Jim Moes  
**Cc:** Chris Saladin; Mike Tourville  
**Subject:** Wisconsin Wireless Communications Corporation (WWCC)

Good morning Jim,

Last week, we had a conversation about better ways WWCC and its Enterprise Systems Group (ESG) operating division could utilize its electronic sign. All of us at WWCC fully appreciate the difficulty the Zoning Committee has in balancing safety over potential distractions. Of course, our goal is simply to better utilize the enormous potential of our powerful electronic sign along Interstate 41. Toward that end, we discussed the possibility that the Zoning Committee might allow us to post public service notices such as amber, silver or blue alerts. There is no quid pro quo in our request; it is simply an offer to help in any situation you felt we could add value.

I will be unable to attend your next meeting on November 28<sup>th</sup>, however I would greatly appreciate your reading into the record our request to help. If any action is taken that is favorable to the idea, I would be happy to meet in person or with the committee to discuss a simple method whereby you notify a contact within WWCC what you wish posted and we will simultaneously get it posted on our sign. Hopefully, a win-win for both parties.

Should you have any questions or wish to discuss this further, please do not hesitate to reach me via phone, mobile or email.

Thank you very much and best wishes for a safe and blessed Thanksgiving holiday,

Barry

**Barry P. James**  
VP of Corporate Development  
Wisconsin Wireless Communications Corp.

**Email :** [barryj@wwcc.com](mailto:barryj@wwcc.com) or [barryj@esgexperience.com](mailto:barryj@esgexperience.com)  
**Phone :** 920-687-4321  
**Fax :** 920-687-4368  
**Mobile:** 920-707-7032  
**Address:** 2305 Kelbe Drive, Little Chute, WI 54140  
**Website:** [www.ESGExperience.com](http://www.ESGExperience.com)

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WISCONSIN DEPARTMENT OF  
ADMINISTRATION

SCOTT WALKER  
GOVERNOR  
SCOTT A. NEITZEL  
SECRETARY

COPY

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/>

November 17, 2017

PETITION FILE NO. 14068

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: DALE BAETEN ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF VANDENBROEK to the VILLAGE OF LITTLE CHUTE (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of December 06, 2017. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at  
<http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

# Annexation Review Questionnaire

## Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9th Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: Dale Baeten Petition Number: 14068

1. Territory to be annexed: From TOWN OF VANDENBROEK To VILLAGE OF LITTLE CHUTE

2. Area (Acres): 2.88

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 23.62

a. Title of boundary agreement \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 118.10

b. Year adopted \_\_\_\_\_

c. Paid by:  Petitioner  City  Village

c. Participating jurisdictions \_\_\_\_\_

Other: \_\_\_\_\_

d. Statutory authority (pick one)

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: Electors: 0 Total: 0

5. Approximate present land use of territory:

Residential: \_\_\_\_\_ % Recreational: \_\_\_\_\_ % Commercial: 60 % Industrial: \_\_\_\_\_ %

Undeveloped: 40 %

6. If territory is undeveloped, what is the anticipated use?

Residential: \_\_\_\_\_ % Recreational: \_\_\_\_\_ % Commercial: 100 % Industrial: \_\_\_\_\_ %

Other: \_\_\_\_\_ %

Comments: \_\_\_\_\_

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: \_\_\_\_\_

8. What is the nature of land use adjacent to this territory in the city or village?

Commercial

In the town?: Residential, Agricultural

9. What are the basic service needs that precipitated the request for annexation?

Sanitary sewer  Water supply  Storm sewers

Police/Fire protection  EMS  Zoning

Other \_\_\_\_\_

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No

Town  Yes  No

If yes, approximate timetable for providing service:

Sanitary Sewers immediately

City/Village

Town

or, write in number of years.

—

—

Water Supply immediately

or, write in number of years.

—

—

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes  No

If yes, identify the nature of the anticipated improvements and their probable costs:

11. Planning:

a. Do you have a comprehensive plan for the City/Village/Town?  Yes  No

Is this annexation consistent with your comprehensive plan?  Yes  No

Describe: 2016 Village Camp Plan

b. Annual appropriation for planning? \$ 67,000

c. How is the annexation territory now zoned? Agricultural

d. How will the land be zoned and used if annexed? CH- Commercial Highway District

12. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by:  Town  City  Village

Name: James E. Moes

Email: Jim@littlechute.wi.org

Phone:

Date:

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

DIRECTOR OF COMMUNITY DEVELOPMENT  
ASSESSOR/ZONING ADMINISTRATOR  
108 West Main Street  
Little Chute, WI 54140

## DALE T. BAETEN 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 Vandenbroek, 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 Northwest corner of Section 16 T21N R18E, East along North line said section 736.45 feet to the Point of Beginning, Said Point being the Northwest corner of Lot 2 CSM #3271, Thence East 256.35 feet, Thence South 396.00 feet, Thence East 138.00 feet, Thence South 63.00 feet, Thence West 394.36 feet, Thence North 458.97 feet to the North Section line and the Point of Beginning. Described area containing 2.88 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

      11/14/2017            815 Miller Ln Kaukauna WI 54130  
Big D's Development, LLC

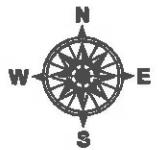
MAP ON REVERSE SIDE OF PETITION



## Annexation

W Evergreen Dr  
Parcel 200031903

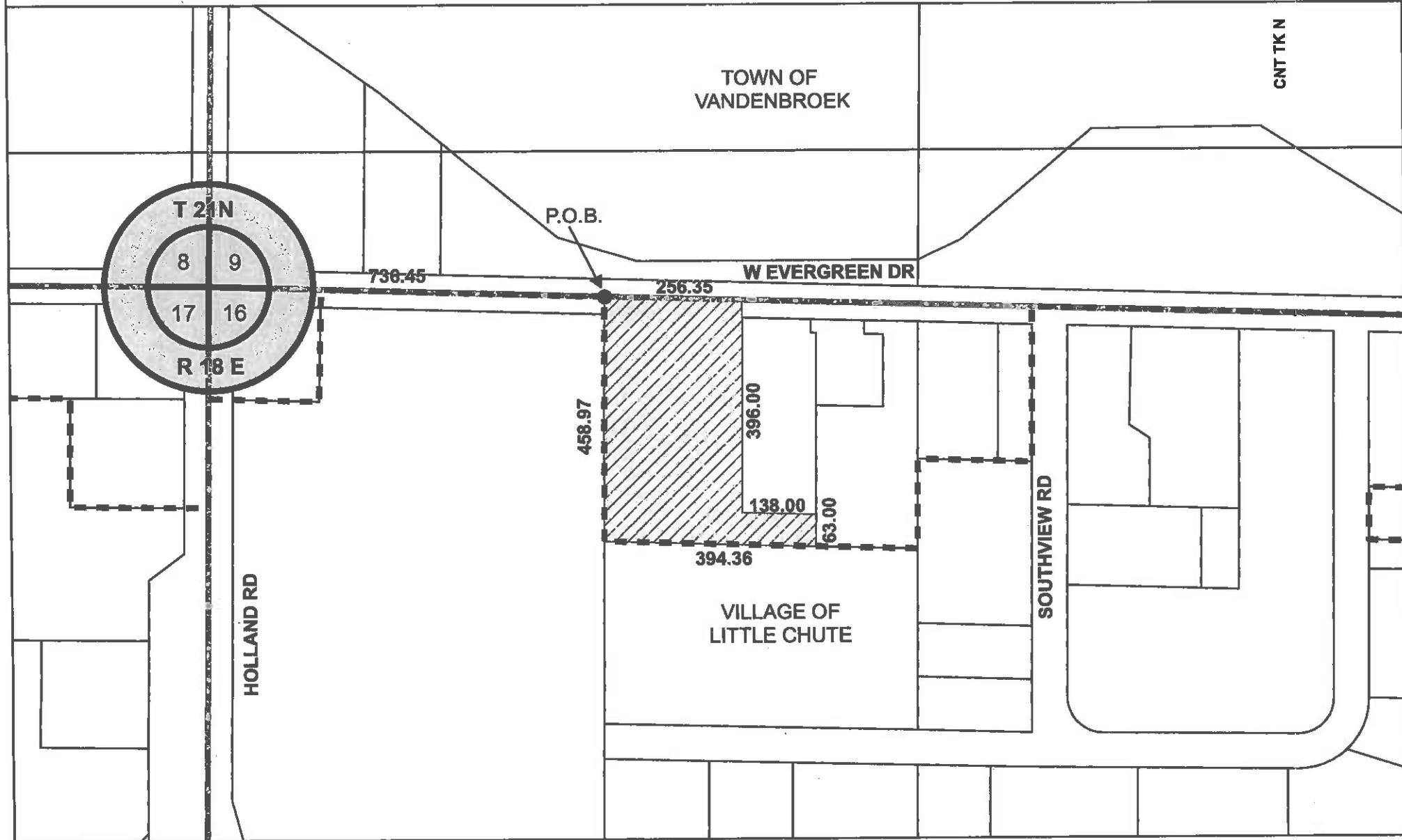
November 2017



1 inch = 250 feet

0 50 100 200 300 Feet

- Annexation
- Parcel
- Municipal Boundary
- PLSS Section Boundary



# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

## Petitioner Information

Name: **DALE T. BAETEN**

Address: **815 MILLER LANE**

**KAUKAUNA, WI 54130**

Email: **front.counter@shadetoday.com**

Office use only:

1. Town where property is located: **VANDENBROEK**

2. Petitioned City or Village: **LITTLE CHUTE**

3. County where property is located: **OUTAGAMIE**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **2.88**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **200031903**

Petitioners phone:

**920-687-3100**

Town clerk's phone:

**920-850-1848**

City/Village clerk's phone:

**920-423-3852**

## Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:  
**DIRECTOR OF COMMUNITY  
DEVELOPMENT**

**JAMES E. MOES**

**108 WEST MAIN STREET**

**LITTLECHUTE, WI 54140**

Phone: **920-423-3870**

E-mail: **JIM@LITTLECHUTEWI.ORG**

## Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of [s.66.0217 \(1\)\(c\)](#) [see attached annexation guide]
- Map meeting the requirements of [s. 66.0217 \(1\)\(g\)](#) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
  - Unanimous per [s. 66.0217 \(2\)](#), or,  
OR
  - Direct by one-half approval per [s. 66.0217 \(3\)](#)
- Check or money order covering review fee [see next page for fee calculation]

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

## Required Fees

There is an initial filing fee and a variable review fee

**\$200 Initial Filing Fee (required with the first submittal of all petitions)**

\$200 – 2 acres or less

\$350 – 2.01 acres or more

**\$600 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)**

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

**\$800 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)**

Attach check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: \_\_\_\_\_

Check Number: \_\_\_\_\_

Payee: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_

## ANNEXATION SUBMITTAL GUIDE

### **s. 66.0217 (5) THE PETITION**

State the purpose of the petition: -Direct annexation by unanimous approval; OR  
-Direct annexation by one-half approval; OR  
-Annexation by referendum.

Petition must be signed by: -All owners and electors, if by unanimous approval.  
-See [66.0217 \(3\) \(a\)](#), if by one-half approval.  
-See [66.0217 \(3\) \(b\)](#), if by referendum.

State the population of the land to be annexed.

*[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]*

**s. 66.0217 (1) (c) THE DESCRIPTION**

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by: -Aliquot part;  
-Reference to any other document (plat of survey, deed, etc.);  
-Exception or Inclusion;  
-Parcel ID or tax number.

### **s. 66.0217 (1) (g) THE MAP**

The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:  
-A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.  
-Bearings and distances along all parcel boundaries as described.  
-All adjoiners as referenced in the description.

The map must include a graphic scale.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

*[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]*

### **s. 66.0217 FILING**

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

*[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]*



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

SCOTT WALKER  
GOVERNOR  
SCOTT A. NEITZEL  
SECRETARY

**COPY**

**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/>

November 15, 2017

PETITION FILE NO. 14065

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: DAVID & KATHERINE BREED ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF VANDENBROEK to the VILLAGE OF LITTLE CHUTE (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of December 05, 2017. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9th Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: David & Katherine Breed

Petition Number: 14065

1. Territory to be annexed: From TOWN OF VANDENBROEK To VILLAGE OF LITTLE CHUTE

2. Area (Acres): 5

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 122.07

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 260.35

c. Paid by:  Petitioner  City  Village

Other: \_\_\_\_\_

s.66.0307  s.66.0225  s.66.0301

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: Electors: 4 Total: 21

5. Approximate present land use of territory:

Residential: 100 % Recreational: % Commercial: % Industrial: %

Undeveloped: %

6. If territory is undeveloped, what is the anticipated use?

Residential: % Recreational: % Commercial: % Industrial: %

Other: %

Comments: \_\_\_\_\_

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: \_\_\_\_\_

8. What is the nature of land use adjacent to this territory in the city or village?

Residential, Commercial, Institutional (Storm water Ponds)

In the town?: Residential & Agricultural

9. What are the basic service needs that precipitated the request for annexation?

Sanitary sewer  Water supply  Storm sewers

Police/Fire protection  EMS  Zoning

Other: \_\_\_\_\_

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No

Town  Yes  No

If yes, approximate timetable for providing service:

Sanitary Sewers immediately

City/Village

Town

or, write in number of years.

—

—

Water Supply immediately

or, write in number of years.

—

—

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes  No

If yes, identify the nature of the anticipated improvements and their probable costs: \_\_\_\_\_

11. Planning:

a. Do you have a comprehensive plan for the City/Village/Town?  Yes  No

Is this annexation consistent with your comprehensive plan?  Yes  No

Describe: 2016 Village Comp Plan

b. Annual appropriation for planning? \$ 67,000

c. How is the annexation territory now zoned? Residential

d. How will the land be zoned and used if annexed? Residential

12. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by:  Town  City  Village

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

DIRECTOR OF COMMUNITY DEVELOPMENT

ASSESSOR/ZONING ADMINISTRATOR

108 West Main Street

Little Chute, WI 54140

## DAVID & KATHERINE BREED ANNEXATION

### PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2) WISCONSIN STATUTES WHERE ELECTORS RESIDE IN THE TERRITORY

We, the undersigned, constituting all of the residents and owners of real property in the following territory of the Town of Vandenbroek, 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 Northeast corner of the Northwest Northeast quarter Section 16 T21N R18E, West 360 feet to the Point of Beginning, Thence South 181.5 feet to the Village limit, Thence West 120 feet to the village limit, North 181.5 feet to the North line of Section 16, Thence East along the Section line 120 feet to the Point of Beginning, Described area being part NW NE Sec16 T21N R18E, Described area containing .5 Acres M/L

The current population of such territory is four.

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

<u>David Breed</u>	<u>11-9-17</u>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W2633 Evergreen Drive
<u>Katherine Breed</u>	<u>11-9-17</u>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W2633 Evergreen Drive
<u> </u>	<u>11/09/17</u>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W2633 Evergreen Drive
<u>Dr. B</u>	<u>11/09/2017</u>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W2633 Evergreen Drive

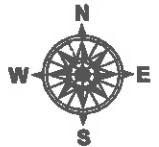
MAP ON REVERSE SIDE OF PETITION



## Annexation

W2633 W Evergreen Dr  
Parcel 200031100

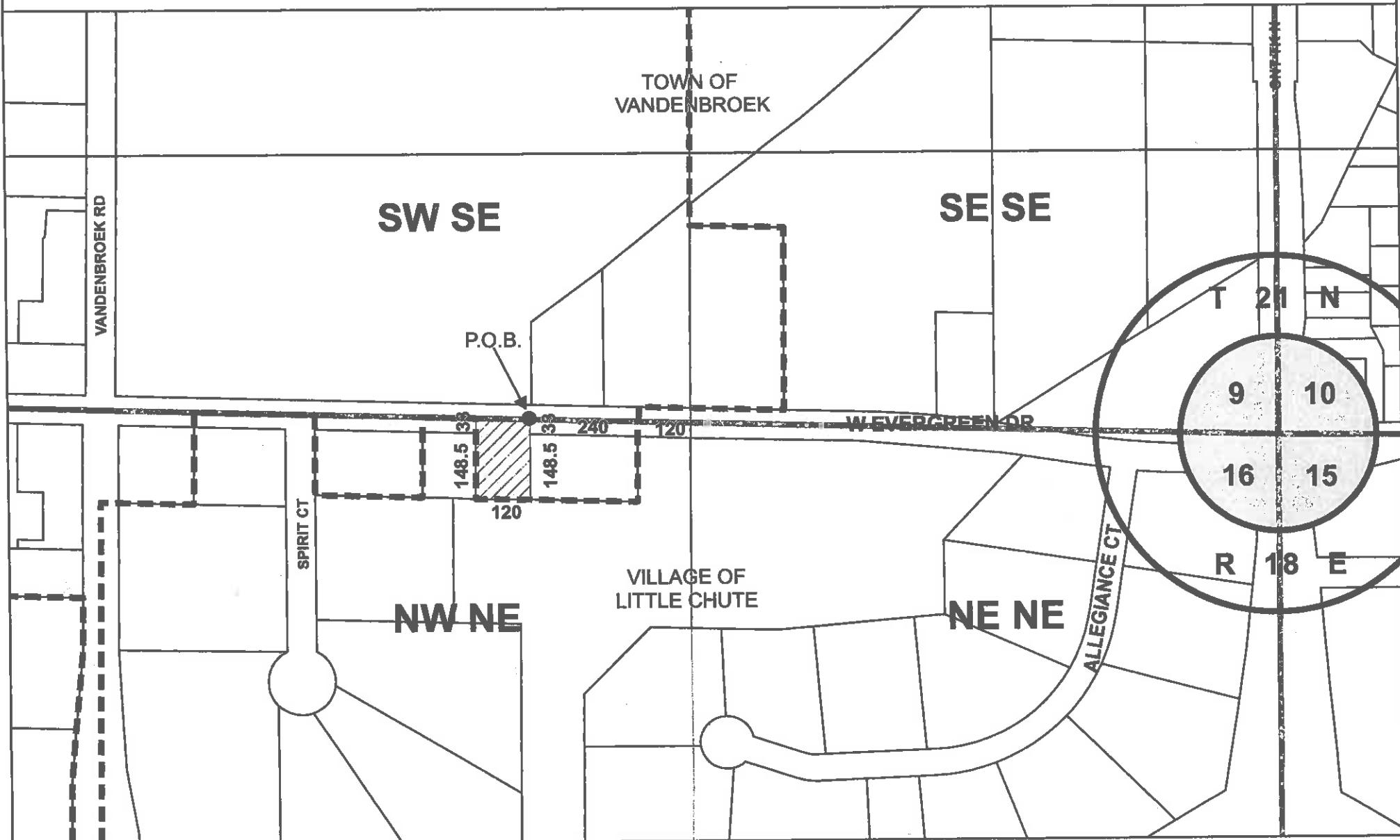
November 2017



1 inch = 300 feet

0 50 100 200 300 Feet

- Annexation
- Parcel
- Municipal Boundary
- PLSS Section Boundary



# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

## Petitioner Information

Name: **DAVID AND KATHERINE BREED**

Address: **W2633 EVERGREEN DRIVE**

**KAUKAUNA, WI 54130**

Email:

Office use only:

1. Town where property is located: **VANDENBROEK**

2. Petitioned City or Village: **LITTLE CHUTE**

3. County where property is located: **OUTAGAMIE**

4. Population of the territory to be annexed: **4**

5. Area (in acres) of the territory to be annexed: **.5**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **200031100**

Petitioners phone:

**920-788-5972**

Town clerk's phone:

**920-850-1848**

City/Village clerk's phone:

**920-423-3852**

## Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:  
**DIRECTOR OF COMMUNITY  
DEVELOPMENT**

**JAMES E. MOES**

**108 WEST MAIN STREET**

**LITTLECHUTE, WI 54140**

Phone: **920-423-3870**

E-mail: **JIM@LITTLECHUTEWI.ORG**

## Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of [s. 66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
  - Unanimous per [s. 66.0217 \(2\)](#), or,  
OR
  - Direct by one-half approval per [s. 66.0217 \(3\)](#)
- Check or money order covering review fee [see next page for fee calculation]

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

## Required Fees

There is an initial filing fee and a variable review fee

**\$200 Initial Filing Fee (required with the first submittal of all petitions)**

\$200 – 2 acres or less

\$350 – 2.01 acres or more

**\$200 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)**

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

**\$400 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)**

Attach check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: \_\_\_\_\_

Check Number: \_\_\_\_\_

Payee: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_

## ANNEXATION SUBMITTAL GUIDE

### s. 66.0217 (5) THE PETITION

State the purpose of the petition: -Direct annexation by unanimous approval; OR  
-Direct annexation by one-half approval; OR  
-Annexation by referendum.

Petition must be signed by: -All owners and electors, if by unanimous approval.  
-See [66.0217 \(3\) \(a\)](#), if by one-half approval.  
-See [66.0217 \(3\) \(b\)](#), if by referendum.

State the population of the land to be annexed.

*[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]*

### s. 66.0217 (1) (c) THE DESCRIPTION

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by: -Aliquot part;  
-Reference to any other document (plat of survey, deed, etc.);  
-Exception or Inclusion;  
-Parcel ID or tax number.

### s. 66.0217 (1) (g) THE MAP

The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:  
-A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.  
-Bearings and distances along all parcel boundaries as described.  
-All adjoiners as referenced in the description.

The map must include a graphic scale.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

*[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]*

### s. 66.0217 FILING

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

*[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]*



WISCONSIN DEPARTMENT OF  
ADMINISTRATION

SCOTT WALKER  
GOVERNOR  
SCOTT A. NEITZEL  
SECRETARY

COPY

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/>

November 15, 2017

PETITION FILE NO. 14066

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: KENNETH TESSEN ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF VANDENBROEK to the VILLAGE OF LITTLE CHUTE (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of December 05, 2017. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at  
<http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9th Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: Kenneth Tessen

Petition Number: 14066

1. Territory to be annexed: From **TOWN OF VANDENBROEK** To **VILLAGE OF LITTLE CHUTE**

2. Area (Acres): 1.0

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 166.89

a. Title of boundary agreement \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 834.45

b. Year adopted \_\_\_\_\_

c. Paid by:  Petitioner  City  Village

c. Participating jurisdictions \_\_\_\_\_

Other: \_\_\_\_\_

d. Statutory authority (pick one)

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: Electors: 1 Total: 1

5. Approximate present land use of territory:

Residential: 100 % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Undeveloped: \_\_\_\_\_ %

6. If territory is undeveloped, what is the anticipated use?

Residential: \_\_\_\_\_ % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Other: \_\_\_\_\_ %

Comments: \_\_\_\_\_

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: \_\_\_\_\_

8. What is the nature of land use adjacent to this territory in the city or village?

Residential & Institutional (Storm Water Ponds)

In the town?: Residential

9. What are the basic service needs that precipitated the request for annexation?

Sanitary sewer  Water supply  Storm sewers

Police/Fire protection  EMS  Zoning

Other \_\_\_\_\_

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No

Town  Yes  No

If yes, approximate timetable for providing service:

Sanitary Sewers immediately

City/Village

Town

or, write in number of years.

—

—

Water Supply immediately

or, write in number of years.

—

—

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes  No

If yes, identify the nature of the anticipated improvements and their probable costs:

11. Planning:

a. Do you have a comprehensive plan for the City/Village/Town?

Yes  No

Is this annexation consistent with your comprehensive plan?

Yes  No

Describe: 2016 Village Comp Plan.

b. Annual appropriation for planning? \$ 67,000

c. How is the annexation territory now zoned? Residential

d. How will the land be zoned and used if annexed? Residential

12. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by:  Town  City  Village

Name: James E. Moes

Email: Jim @ littlechutewi.org

Phone: 920 423-3870

Date: 11-12-17

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

DIRECTOR OF COMMUNITY DEVELOPMENT  
ASSESSOR/ZONING ADMINISTRATOR  
108 West Main Street  
Little Chute, WI 54140

## KENNETH TESSEN ANNEXATION

### PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2) WISCONSIN STATUTES WHERE ELECTORS RESIDE IN THE TERRITORY

We, the undersigned, constituting all of the residents and owners of real property in the following territory of the Town of Vandenbroek, 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 Northeast corner of the Northwest Northeast quarter Section 16 T21N R18E, West 120 feet to the Point of Beginning, Thence South 181.5 feet to the Village limit, Thence West 240 feet, Thence North 181.5 feet to the North line of Section 16, Thence East along the Section line 240 feet to the Point of Beginning, Described area being part NW NE Sec16 T21N R18E, Described area containing 1.0 Acres M/L

The current population of such territory is one.

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

Kenneth Tessen   11/13/17   X   \_\_\_\_\_   W2621 Evergreen Drive

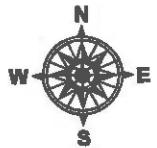
*MAP ON REVERSE SIDE OF PETITION*



## Annexation

W2621 W Evergreen Dr  
Parcel 200031000

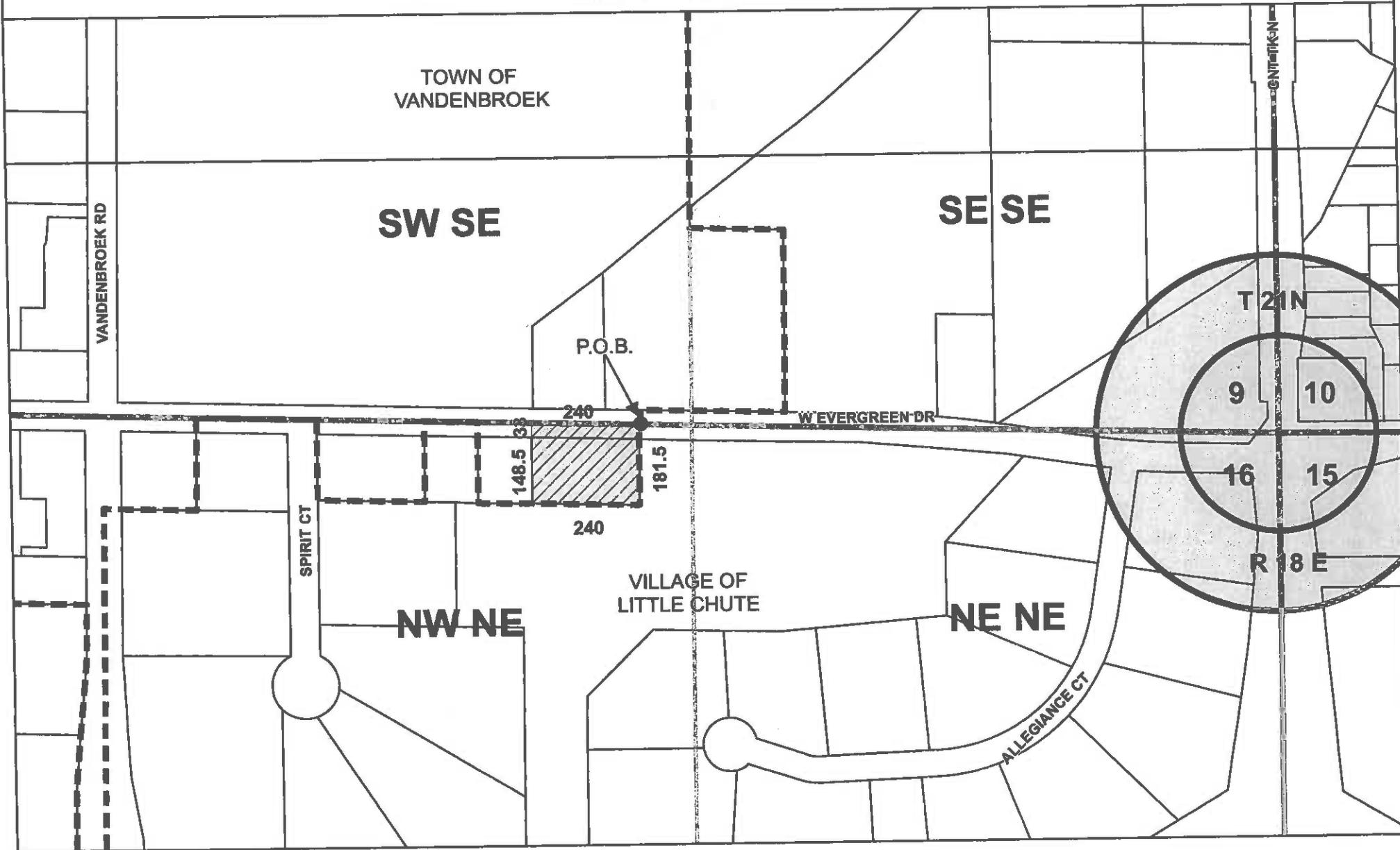
November 2017



1 inch = 300 feet

0 50 100 200 300 Feet

- Annexation
- Parcel
- Municipal Boundary
- PLSS Section Boundary



# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

## Petitioner Information

Name: **KENNETH TESSEN**

Address: **W2621 EVERGREEN DRIVE**

**KAUKAUNA, WI 54130**

Email:

Office use only:

1. Town where property is located: **VANDENBROEK**

2. Petitioned City or Village: **LITTLE CHUTE**

3. County where property is located: **OUTAGAMIE**

4. Population of the territory to be annexed: **1**

5. Area (in acres) of the territory to be annexed: **1**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **200031000**

Petitioners phone:

**920-788-2662**

Town clerk's phone:

**920-850-1848**

City/Village clerk's phone:

**920-423-3852**

## Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:  
**DIRECTOR OF COMMUNITY  
DEVELOPMENT**

**JAMES E. MOES**

**108 WEST MAIN STREET**

**LITTLECHUTE, WI 54140**

Phone: **920-423-3870**

E-mail: **JIM@LITTLECHUTEWI.ORG**

## Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of [s.66.0217 \(1\)\(c\)](#) [see attached annexation guide]
- Map meeting the requirements of [s. 66.0217 \(1\)\(g\)](#) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
  - Unanimous per [s. 66.0217 \(2\)](#), or,  
OR
  - Direct by one-half approval per [s. 66.0217 \(3\)](#)
- Check or money order covering review fee [see next page for fee calculation]

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

## Required Fees

There is an initial filing fee and a variable review fee

**\$200 Initial Filing Fee (required with the first submittal of all petitions)**

\$200 – 2 acres or less

\$350 – 2.01 acres or more

**\$200 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)**

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

**\$400 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)**

Attach check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: \_\_\_\_\_

Check Number: \_\_\_\_\_

Payee: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_

## ANNEXATION SUBMITTAL GUIDE

### s. 66.0217 (5) THE PETITION

State the purpose of the petition: 

- Direct annexation by unanimous approval; OR
- Direct annexation by one-half approval; OR
- Annexation by referendum.

Petition must be signed by: 

- All owners and electors, if by unanimous approval.
- See [66.0217 \(3\) \(a\)](#), if by one-half approval.
- See [66.0217 \(3\) \(b\)](#), if by referendum.

State the population of the land to be annexed.

*[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]*

### s. 66.0217 (1) (c) THE DESCRIPTION

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by: -Aliquot part;

- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

### s. 66.0217 (1) (g) THE MAP

The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoiners as referenced in the description.

The map must include a graphic scale.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

*[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]*

### s. 66.0217 FILING

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

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*[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]*

**Sec. 44-20. – Regulation of private deed restrictions within business districts.**

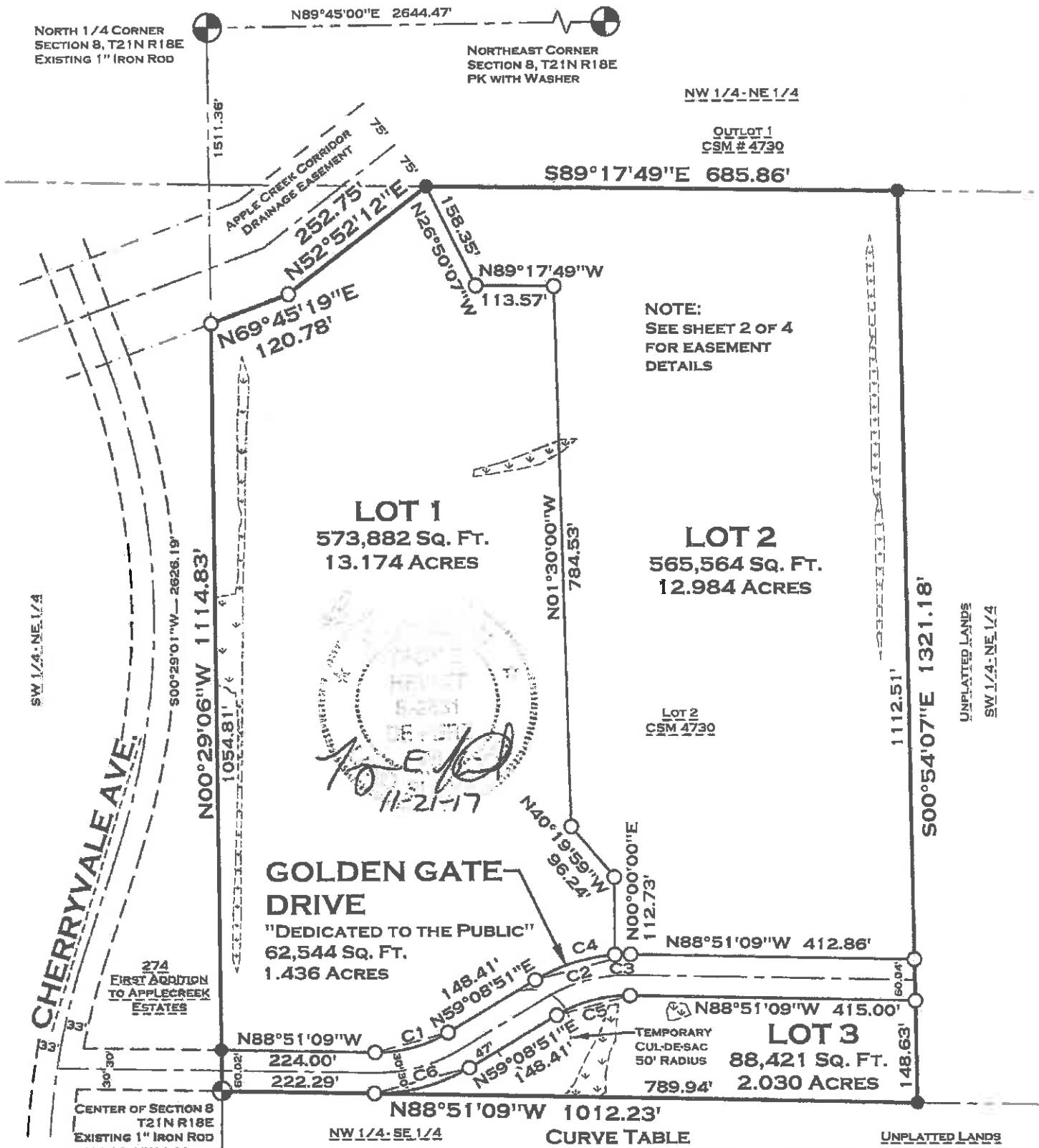
The Village finds that private covenants and restrictions may cause deleterious effects when applied to properties within certain business districts by preventing legal uses under the Zoning Code. Such private restrictions may prevent or obstruct highest and best uses of the restricted property. The village has observed that vacancies and/or decreases in property values often occur when certain private regulations restrict legal highest and best uses in communities in which such are allowed to be established without municipal review and regulation.

It is intended by this chapter to protect property values and zoning controls by preventing establishment without prior Village Board approval recording or enforcing of certain covenants, deed restrictions, agreements, contracts or rules within certain districts.

- (a) If any section, clause, provision or portion of this chapter is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected thereby.
- (b) If any application of this chapter to a particular use of land is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other land not specifically included in such judgment.
- (c) Prior approval, denial or amendment of private covenants or restrictions shall be made by the Village Board thru adoption of resolutions regarding such applications.
- (d) This code section regulating private restrictions will be applicable in the following Zoning Districts:
  - (1) CB central business district.
  - (2) CH commercial highway district.
  - (3) CS commercial shopping center district.
  - (4) ID industrial district.
- (e) Applications for review of proposed private property restrictions shall be made upon forms supplied by and submitted to the Zoning Administrator. The Zoning Administrator shall forward applications to the Plan Commission within sixty days of receipt. The Plan Commission shall make recommendation to the Village Board within sixty days of review. The Village Board will approve deny or recommend amendment by resolution within sixty days of receipt of recommendation by the Commission.
- (f) Appeals shall be regulated under ARTICLE XIV. - APPEALS
- (g) Enforcement of this section will be made under ARTICLE XII. – ADMINISTRATION
- (h) This section shall be effective January, 1 2018

# CERTIFIED SURVEY MAP NO.

ALL OF LOT 2 OF VOLUME 26 OF CERTIFIED SURVEY MAPS, PAGE 4730, MAP NO. 4730, DOCUMENT NO. 1594576, BEING PART OF CERTIFIED SURVEY MAP NUMBER 2948, VOLUME 16 OF CERTIFIED SURVEY MAPS, PAGE 2948, DOCUMENT NUMBER 1238751, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



## LEGEND

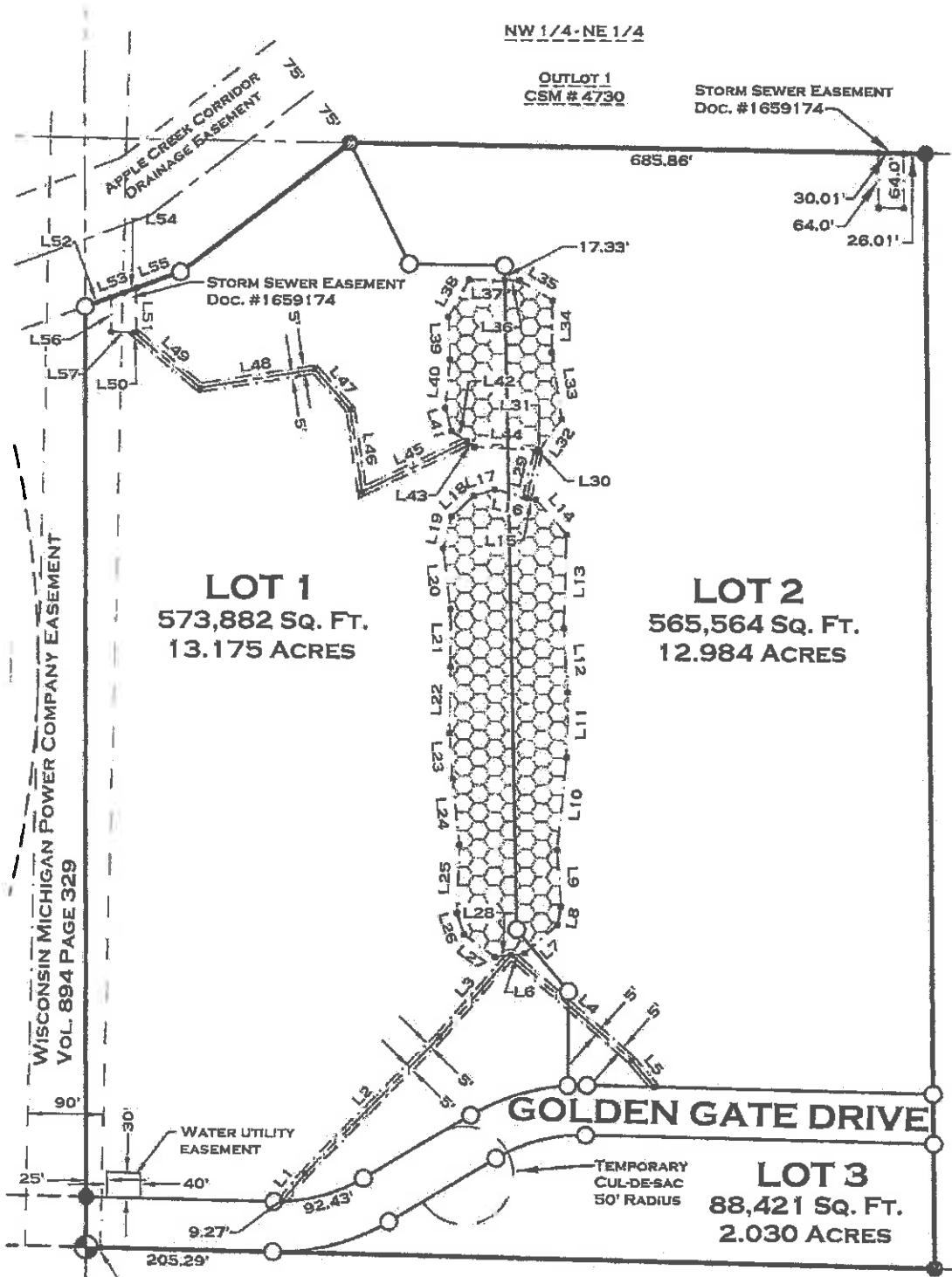
- SET 1" X 18" IRON PIPE WITH CAP WEIGHING 1.38 LBS./LIN. FT.
- EXISTING 1" DIA. IRON PIPE
- RECORDED COUNTY MONUMENT

WETLANDS DELINEATED BY NES  
ECOLOGICAL SERVICES ON  
10/11/16

**SHEET 1 OF 4**

**BEARINGS ARE REFERENCED TO  
THE NORTH LINE OF THE NE1/4  
OF SECTION 8, T21N, R18E,  
RECORDED AS N89°45'00"E.**

# CERTIFIED SURVEY MAP EASEMENT DETAIL



EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	43.72'	N39°16'51"E
L2	229.25'	N44°08'17"E
L3	129.52'	N40°47'44"E
L4	191.56'	S49°10'24"E
L5	41.64'	S40°22'54"E
L6	16.21'	N83°13'59"E
L7	51.63'	N48°36'42"E
L8	22.05'	N11°15'00"E
L9	66.33'	N04°30'52"W
L10	110.78'	N05°28'36"E
L11	77.08'	N00°34'46"E
L12	76.27'	N04°01'02"W
L13	109.30'	N01°22'17"E
L14	54.98'	N42°19'36"W
L15	11.29'	N77°10'19"W
L16	39.74'	N77°10'19"W
L17	25.79'	S73°51'52"W
L18	35.78'	S47°04'59"W
L19	38.21'	S14°25'25"W
L20	71.77'	S07°26'05"E
L21	67.44'	S00°28'05"E
L22	79.30'	S00°27'20"W
L23	54.73'	S04°04'35"E
L24	78.51'	S06°31'44"E
L25	80.42'	S01°41'19"W
L26	26.91'	S18°57'22"E
L27	45.13'	S54°56'43"E
L28	19.52'	N83°13'59"E
L29	54.84'	N13°32'56"E
L30	3.18'	N18°56'59"W
L31	2.98'	S87°35'38"E
L32	45.02'	N35°20'18"E
L33	80.12'	N08°37'55"W
L34	61.95'	N00°00'32"E
L35	45.64'	N59°20'58"W
L36	17.82'	N89°29'18"W
L37	42.38'	N89°29'18"W
L38	50.45'	S28°59'45"W
L39	50.90'	S02°49'09"E
L40	57.58'	S05°48'42"W
L41	29.06'	S18°23'02"E
L42	21.91'	S56°04'18"E
L43	10.87'	S56°04'18"E
L44	74.92'	S87°35'38"E
L45	138.46'	S64°14'10"W
L46	98.39'	N08°28'24"W
L47	63.51'	N42°00'03"W
L48	139.15'	S80°45'40"W
L49	102.20'	N50°20'57"W
L50	2.45'	S89°17'49"E
L51	52.89'	N00°29'06"W
L52	32.94'	N69°45'19"E
L53	14.78'	N69°45'19"E
L54	17.10'	N69°45'19"E
L55	55.96'	N69°45'19"E
L56	41.49'	S00°29'06"E
L57	27.56'	S89°17'49"E

## LEGEND

- WET DETENTION POND, ACCESS AND MAINTENANCE EASEMENT
- 10' STORM SEWER EASEMENT



HEMMI  
S-468  
RE SURVEY  
10/11/17

# CERTIFIED SURVEY MAP

## SURVEYOR'S CERTIFICATE:

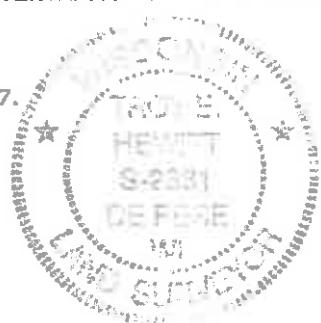
I, TROY E. HEWITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF THE OWNER LISTED HEREON, I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 2 OF VOLUME 26 OF CERTIFIED SURVEY MAPS, PAGE 4730, MAP NO. 4730, DOCUMENT NO. 1594576, BEING PART OF CERTIFIED SURVEY MAP NUMBER 2948, VOLUME 16 OF CERTIFIED SURVEY MAPS, PAGE 2948, DOCUMENT NUMBER 1238751, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 1,290,411 SQUARE FEET (29.624 ACRES) OF LAND MORE OR LESS.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS 21<sup>st</sup> DAY OF NOVEMBER, 2017.

Troy E. Hewitt  
TROY E. HEWITT PLS #2831  
ROBERT E. LEE & ASSOCIATES, INC.



## PROPERTY NOTES:

1. THIS CSM IS ALL OF TAX PARCEL: 260 446900
2. THE PROPERTY OWNER OF RECORD IS: BRIDGEWATER TRAILS LLC
3. THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS: DOCUMENT NO. 2098519

## OWNER'S CERTIFICATE:

AS OWNER'S, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, MAPPED, DIVIDED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S-236.10 OR S236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF LITTLE CHUTE

BRIDGEWATER TRAILS LLC

DATE

PRINT NAME AND TITLE ABOVE

STATE OF WISCONSIN)

COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT NAME)

MY COMMISSION EXPIRES:



**ROBERT E. LEE & ASSOCIATES, INC.**  
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
1250 CENTENNIAL CENTRE BOULEVARD  
HOBART, WI 54155 PHONE: (920) 662-9641  
INTERNET: [WWW.RELEEINC.COM](http://WWW.RELEEINC.COM) FAX: (920) 662-9141  
R:\4300\4329\4329087\DWG\4329087CSM\_REVISED.DWG

# CERTIFIED SURVEY MAP

## VILLAGE BOARD APPROVAL CERTIFICATE:

APPROVED BY THE VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN BY THE VILLAGE BOARD ON THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MICHAEL VANDEN BERG, VILLAGE PRESIDENT

LAURIE DECKER, VILLAGE CLERK

## TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THE CERTIFIED SURVEY MAP.

VILLAGE OF LITTLE CHUTE TREASURER DATE

OUTAGAMIE COUNTY TREASURER DATE



SHEET 4 OF 4



**ROBERT E. LEE & ASSOCIATES, INC.**  
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
1250 CENTENNIAL CENTRE BOULEVARD  
HOBART, WI 54155 PHONE: (920) 662-9641  
INTERNET: [WWW.RELEEINC.COM](http://WWW.RELEEINC.COM) FAX: (920) 662-9141  
R:\4300\4329\4329087\DWG\4329087CSM\_REVISED.DWG