



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, May 13, 2024

TIME: 6:00 p.m.

Virtually attend the May 13th, Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting: <https://us06web.zoom.us/j/87348235856>

Meeting ID: 873 4823 5856

Dial by your location: +1 312 626 6799 US (Chicago)

A. Call to Order

B. Roll Call

C. Public Appearance for Items Not on the Agenda

1. Approval of Minutes from the Plan Commission Meeting of April 22, 2024
2. Public Hearing - Preliminary Plat for Mazzanti Estates
3. Discussion/Recommendation – Preliminary Plat for Mazzanti Estates
4. Discussion/Recommendation – Annexation request for parcel 200017604
5. Items for Future Agenda
6. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852 May 9, 2024

MINUTES OF THE PLAN COMMISSION MEETING OF APRIL 22, 2024

Call to Order

The Plan Commission meeting was called to order at 6:00 PM by J. Moes

Roll Call

PRESENT: Jim Moes
Bill Van Berkel
Larry Van Lankvelt
Tom Lonsway
Todd Verboomen
Kent Taylor

EXCUSED: President Vanden Berg

STAFF PRESENT: Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of March 11, 2024

Moved by Commissioner L. Van Lankvelt, seconded by Commissioner Van Berkel to approve the Plan Commission Meeting Minutes of March 11, 2024.

All Ayes – Motion Carried

Public Hearing – Variance Request, 309 Monroe Street

Moved by Commissioner L. Van Lankvelt, seconded by Commissioner Van Berkel to enter Public Hearing at 6:00 PM

All Ayes – Motion Carried

Moved by Commissioner L. Van Lankvelt, seconded by Commissioner Taylor to exit Public Hearing at 6:01 PM

All Ayes – Motion Carried

Discussion/Action – Variance Request, 309 Monroe Street

Moved by Commissioner Moes, seconded by Commissioner L. Van Lankvelt to approve the request and allow construction as designed.

All Ayes – Motion Carried

Items for Future Agenda

Annexation Requests (3)

Adjournment

Moved by Commissioner Van Lankvelt seconded by Commissioner Van Berkel to Adjourn Plan Commission Meeting at 6:03 PM

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: _____
Michael Vanden Berg, Village President

Attest: _____
Laurie Decker, Village Clerk

VILLAGE OF LITTLE CHUTE Notice of Public Hearing

The Village of Little Chute Plan Commission will conduct a public hearing at the Little Chute Village Hall on Monday, May 13, 2024 at 6:00 p.m. to hear comments from the public about a proposed Preliminary Plat for Mazzanti Estates.

This hearing is to collect public input about concerns for this new Residential Two-family subdivision. The Name of the Plat is Mazzanti Estates and is located off Golden Gate Drive in the Village of Little Chute. More specifically: Lots 260446903, 260446904, 260446908.

A copy of the Preliminary Plat is available in the Clerks office at Village Hall

Notice is further given that the said meeting is open to the public and that all persons wishing to be heard are requested to be present at this public hearing.

DATE OF HEARING:	May 13th 2024
TIME OF HEARING:	6:00 P.M.
PLACE OF HEARING:	Village Hall Board Room 108 West Main Street Little Chute, WI 54140

Beau Bernhoft
Village Administrator

If you have any questions, please contact the Village Administrator at (920) 423-3850

Run: May 8, 2024

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Village Clerk, 108 W. Main St., Little Chute, (920) 788-7380, at least 48 hours prior to the meeting so that arrangements can be made.

PRELIMINARY PLAT MAZZANTI ESTATES

ALL OF OUTLOT 1, VOLUME 45 OF CERTIFIED SURVEY MAPS, PAGE 7483, MAP NUMBER 7483, DOCUMENT NUMBER 2124292, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

OWNERS

Lexington Homes, Inc.
1256 Centennial Centre Boulevard
Hobart, WI 54155

Evantra, LLC
1256 Centennial Centre Boulevard
Hobart, WI 54155

Village of Little Chute
108 W. Main Street
Little Chute, WI 54140

SURVEYOR

Troy E. Hewitt
Professional Land Surveyor #2831
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Boulevard
Hobart, WI 54155

PARCEL ID

260446903 (Village of Little Chute)
260446904 (Lexington Homes, Inc.)
260446908 (Evantra, LLC)

PROPOSED LOT USE

Lots 1 through 31 - Single Family Residential
Lots 32 and 33 - Multi-Family Residential

NUMBER OF LOTS

33 Lots
1 Outlot

PLATTED AREA

2,245,443 Square Feet
51.548 Acres

PLATTED AREA DEDICATED TO THE PUBLIC

144,461 Square Feet
3.316 Acres

MINIMUM LOT AREA AS PLATTED

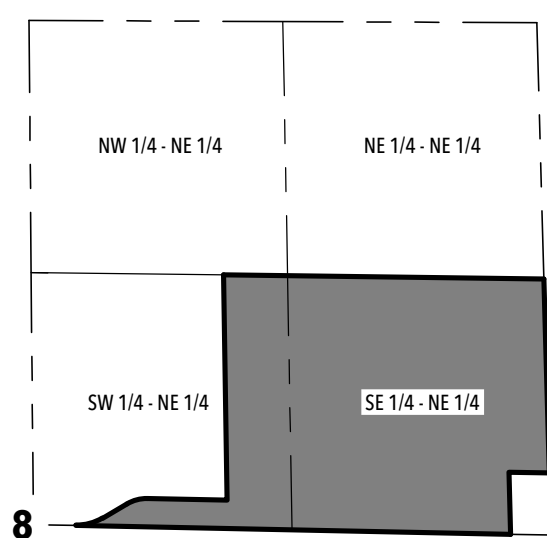
Lot 7
7,489 Sq. Ft.
0.172 Acres

APPROVING & OBJECTING AUTHORITIES

Village of Little Chute
Department of Administration
Outagamie County

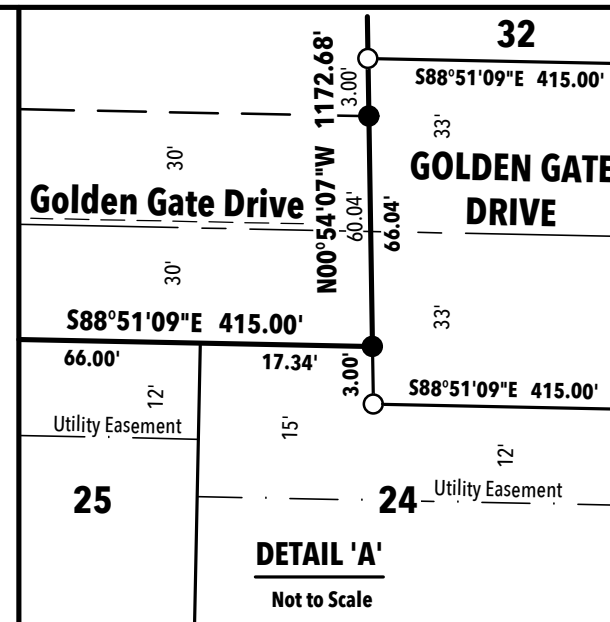
ZONING

Residential Multi-Family (260446903 - Village of Little Chute)
Residential Single-Family (260446904 - Lexington Homes, Inc.)
Commercial Highway District (260446908 - Evantra, LLC)



LOCATION SKETCH

Northeast 1/4
Section 8
T21N-R18E
Outagamie County, Wisconsin
Not to Scale



DETAIL 'A'

Not to Scale

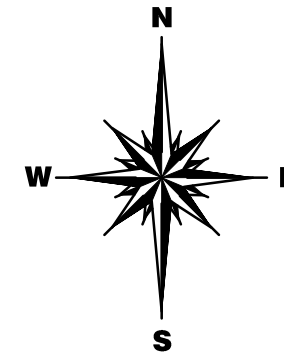
LEGEND

- Set 2.375" outside diameter x 30" iron pipe min. wt. 3.65 lb./lin. ft.
- Existing 1" iron pipe
- Existing 3/4" iron rod
- PLSS monument as noted
- Municipal Boundary
- Sanitary Sewer Manhole
- Fire Hydrant

All other lot and outlot corners marked with a 1.125" outside dia x 18" iron pipe weighing 1.13 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.



SCALE: 1" = 100'

Bearings are based on the Outagamie County Coordinate System. The east line of the Northeast 1/4 of Section 8, T21N-R18E, bears S01°35'23"E.

North 1/4 Corner of Section 8
T21N-R18E
Found 3/4" Iron Rod

S89°45'03"E 2644.41'

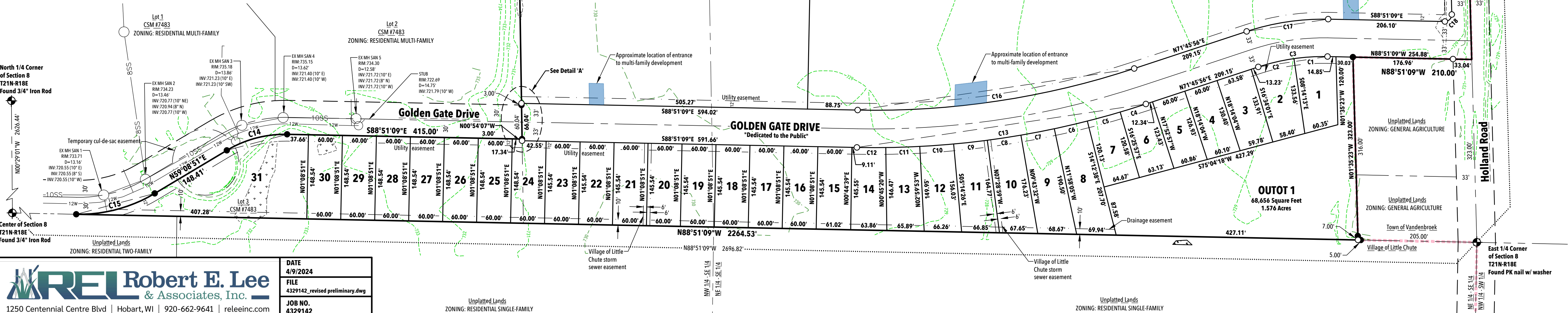
Northeast Corner of Section 8
T21N-R18E
Found PK nail w/ washer



Parcel #	Square Feet	Acres
1	8,537	0.196
2	9,176	0.211
3	8,146	0.187
4	7,720	0.177
5	7,559	0.174
6	7,497	0.172
7	7,489	0.172
8	12,706	0.292
9	11,644	0.267
10	10,784	0.248
11	10,113	0.232
12	9,623	0.221
13	9,308	0.214
14	9,031	0.207
15	8,807	0.202
16	8,733	0.200
17	8,733	0.200
18	8,733	0.200
19	8,733	0.200
20	8,733	0.200
21	8,733	0.200
22	8,733	0.200
23	8,733	0.200
24	8,785	0.202
25	8,913	0.205
26	8,913	0.205
27	8,913	0.205
28	8,913	0.205
29	8,913	0.205
30	8,913	0.205
31	31,975	0.734

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	9°16'55"	367.00'	59.45'	S86°30'23.5"W	59.39'	N88°51'09"W	S81°51'56"W
C2	10°06'00"	367.00'	64.70'	S76°48'56"W	64.61'	S81°51'56"W	S71°45'56"W
C3	19°22'55"	367.00'	124.15'	S81°27'23.5"W	123.56'	N88°51'09"W	S71°45'56"W
C4	1°46'53"	1533.00'	47.66'	N72°39'22.5"E	47.66'	N73°32'49"E	N71°45'56"E
C5	2°14'33"	1533.00'	60.00'	N74°40'05.5"E	60.00'	N75°47'22"E	N73°32'49"E
C6	2°14'33"	1533.00'	60.00'	N76°54'38.5"E	60.00'	N78°01'55"E	N75°47'22"E
C7	2°14'33"	1533.00'	60.00'	N79°09'11.5"E	60.00'	N80°16'28"E	N78°01'55"E
C8	2°14'33"	1533.00'	60.00'	N81°23'44.5"E	60.00'	N82°31'01"E	N80°16'28"E
C9	2°14'33"	1533.00'	60.00'	N83°38'17.5"E	60.00'	N84°45'34"E	N82°31'01"E
C10	2°14'33"	1533.00'	60.00'	N85°52'50.5"E	60.00'	N87°00'07"E	N84°45'34"E
C11	2°14'33"	1533.00'	60.00'	N88°07'23.5"E	60.00'	N89°14'40"E	N87°00'07"E
C12	1°54'11"	1533.00'	50.92'	S89°48'14.5"E	50.92'	S88°51'09"E	N89°14'40"E
C13	19°22'55"	1533.00'	518.58'	N81°27'23.5"E	516.12'	S88°51'09"E	N71°45'56"E
C14	32°00'00"	200.00'	111.70'	S75°08'51"W	110.25'	N88°51'09"W	S59°08'51"W
C15	32°00'00"	260.00'	145.21'	N75°08'51"E	143.33'	S88°51'09"E	N59°08'51"E
C16	19°22'55"	1467.00'	496.26'	N81°27'23.5"E	493.89'	S88°51'09"E	N71°45'56"E
C17	19°22'55"	433.00'	146.48'	S81°27'23.5"W	145.78'	N88°51'09"W	S71°45'56"W
C18	92°44'14"	12.00'	19.42'	N44°46'44"E	17.37'	S88°51'09"E	N01°35'23"W



REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

DATE
4/9/2024
FILE
4329142_revised preliminary.dwg
JOB NO.
4329142

RECEIVED
MAR 11 2024

Petition for Annexation

BY: AD

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Vandebroek, Outagamie County, Wisconsin, lying contiguous to the Village of Little Chute, petition the Village of Little Chute Board to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the Village of Little Chute, Outagamie County, Wisconsin.

A parcel of land located in the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ in Section 9 township 21 North, Range 18 east, in the town of Vandebroek, Outagamie County, Wisconsin, known as lot 2 of CSM 7154 more fully described as follows:

Commencing at the southeast corner of said section 9: thence north 88 degrees 30 minutes 02 seconds west 1,318.61 feet, along the south line of the Southeast 1/4 of said Section 9; thence north 00 degrees 30 minutes 58 seconds east 33 feet along the east line of the southwest $\frac{1}{4}$ and the northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 9, to the point of beginning; thence north 00 degrees 30 minutes 58 seconds east 410 feet along the east line of the southwest $\frac{1}{4}$ and the northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 9; thence south 88 degrees 30 minutes 02 seconds east 210.00 feet; thence south 00 degrees 30 minutes 58 seconds west 410.00 feet; thence north 88 degrees 30 minutes 02 seconds west 210 feet to the point of beginning.

Said parcel contains 86,086 square feet (1.976 acres)

There are 3 persons residing in this territory.

Dated the 8 day of March 2024

[Signature]

Name: Aaron

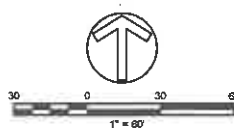
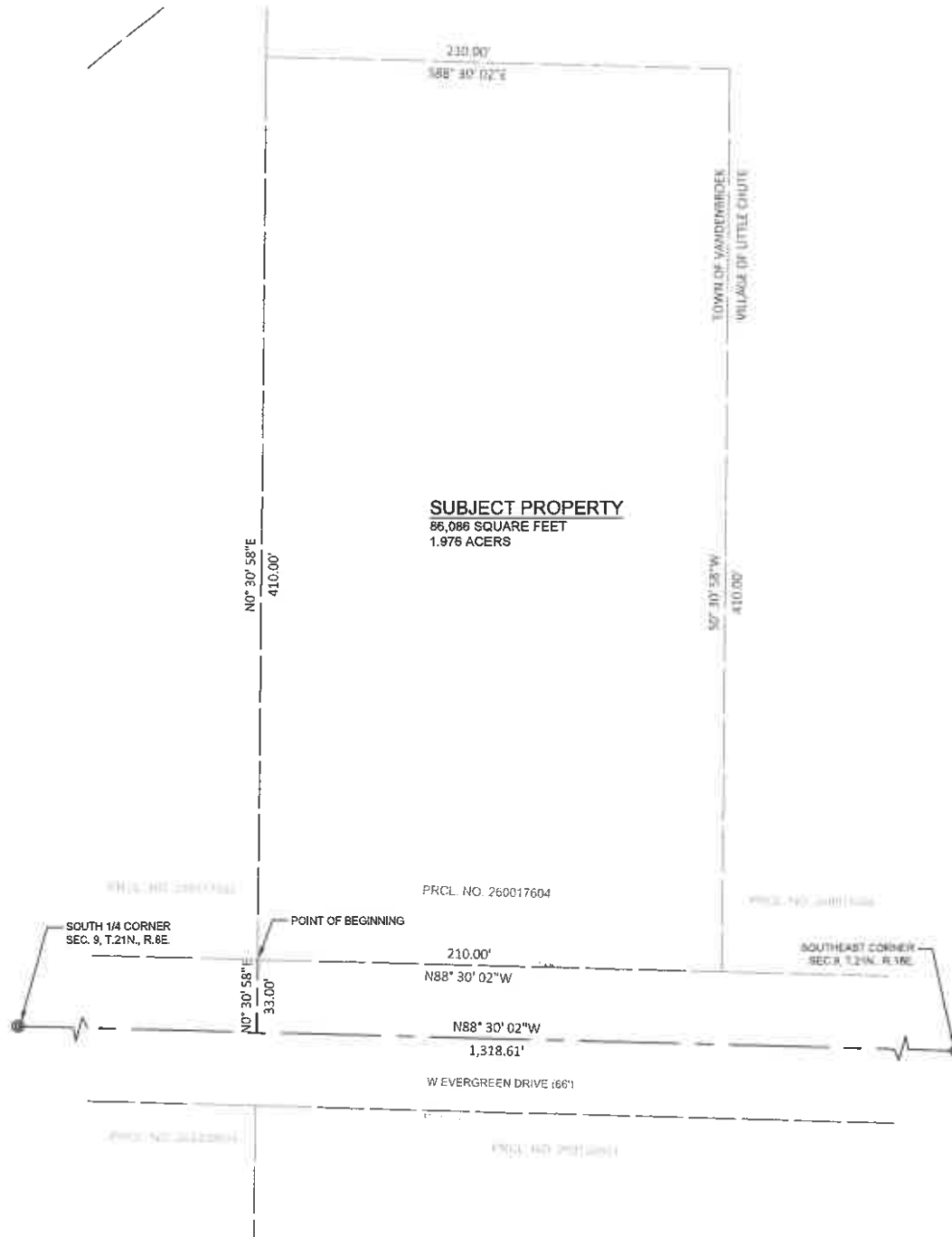
[Signature]

Name: Andy

[Signature]

Name: Ron

PROPOSED ANNEXATION TO THE VILLAGE OF LITTLE CHUTE
A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF THE
SOUTHEAST ¼, IN SECTION 9 TOWNSHIP 21 NORTH, RANGE
18 EAST, IN THE TOWN OF VANDENBROEK, OUTAGAMIE COUNTY
WISCONSIN



108 West Main Street Little Chute, Wisconsin 54140
920-423-3865 - www.littlechutewi.org

VILLAGE OF LITTLE CHUTE
W EVERGREEN DR
PETITION FOR ANNEXATION

	Date	File No.
Designed		EXHIBIT B.dwg
Drawn	DEM 3/11/24	Drawing No.
Checked	DJK 3/11/24	EX
Approved		Job Class
		Sheet 1 of 1

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102

wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.

Petitioner Information

Name:

Caron Vande Heuvel

Phone:

920-284-6171

Email:

ahave14@yahoo.com

Contact Information if different than petitioner:

Representative's Name:

Don Vandenberg

Phone:

920 915-5518

E-mail:

N/A

1. Town(s) where property is located: **Town of Vandebroek**

2. Petitioned City or Village: **Village of Little Chute**

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

4. Population of the territory to be annexed: **3**

5. Area (in acres) of the territory to be annexed: **2.13**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
200017604

Include these required items with this form:

- ☐ 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 [see attached annexation guide]
- ☐ Check or money order covering review fee [see next page for fee calculation]

(November 2022)

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 adjoining 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 \(4\)](#).