



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, October 13, 2025

TIME: 5:00 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/84322781564>

Meeting ID: 843 2278 1564

One tap mobile

+16469313860,,84322781564# US

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 September 8, 2025
2. Discussion/Action – Certified Survey Map, Peeters (310 Rainbow Lane)
3. Discussion/Action – Certified Survey Map, Donato (524/526 Founders Way)
4. Discussion/Action – Arts Property/Duquaine Development Company Annexation
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 October 9, 2025

MINUTES OF THE PLAN COMMISSION MEETING OF SEPTEMBER 8, 2025

Call to Order

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

Roll Call

PRESENT: President Vanden Berg
Jim Moes
Bill Van Berkel
Larry Van Lankvelt
Tom Lonsway

STAFF PRESENT: Jessical Titel
Beau Bernhoft
Robert Givens

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of August 11, 2025

Moved by Commissioner Van Berkel, seconded by Commissioner Moes to approve the Plan Commission Meeting Minutes of August 11, 2025 as presented.

All Ayes – Motion Carried

Discussion/Action—Site Plan Vosters Electric Light Industrial Flex Building

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to approve the Site Plan as presented.

All Ayes – Motion Carried

Discussion/Action – Certified Survey Map, Pine Street Parking Lot

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to approve the Pine Street Parking Lot CSM as presented.

All Ayes – Motion Carried

Discussion/Action – Certified Survey Map, Beardsley/Kadonsky

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to approve the CSM as presented.

All Ayes – Motion Carried

Discussion/Action – Rezoning, Little Chute Fire Station

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to approve the rezoning of the Fire Station as presented.

All Ayes – Motion Carried

Discussion/Action – Site Plan, Little Chute Fire Station

Moved by Commissioner Van Lankvelt, seconded by Commissioner Givens to approve the Site Plan for the Fire Station

Items for Future Agenda

None

Adjournment

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Givens to Adjourn the Plan
Commission Meeting at 5:13 p.m.*

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: _____
Michael Vanden Berg, Village President

Attest: _____
Laurie Decker, Village Clerk



Item For Consideration Plan Commission

Plan Commission Meeting Date: 10/13/25

Prepared On: 10/7/25

Agenda Item Topic: CSM – Peeters 310 Rainbow Lane

Prepared By: Jessica Titel, Community Development Department

Applicant: Jim Sehloff – TNT Professional Land Surveyors

Owner: Kim and Charles Peeters

Address/Parcel #: 310 Rainbow Lane / Parcel #s: 260312600, 260312700 & 260312800

Request: A CSM to combine three existing parcels owned by Kim & Charles Peeters was recently submitted to the Village. The proposed CSM would combine the three existing parcels resulting in one lot that is 1.32 acres in size. This CSM has been reviewed by staff and follows requirements in Sec 42-64. After Plan Commission review, this CSM will move to the Village Board on October 15 for final action. The CSM is attached to this report for Plan Commission review.

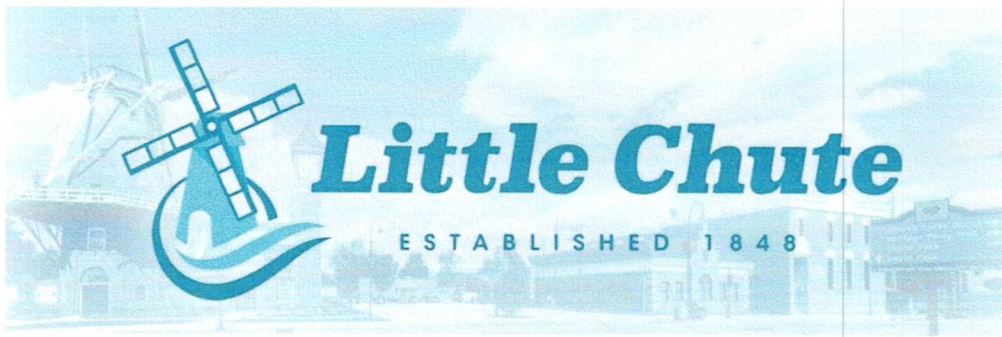
Zoning Classification: RC Conventional Single-Family Residential

Background: Proposed Lot 1 will be 1.32 (57,645 square feet) in area. The lot is currently used for residential and is being combined to accommodate potential construction of a swimming pool.

Recommendation/Board Action: Staff is recommending approval of this CSM to the Village Board

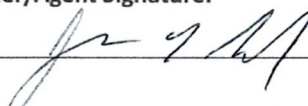
Respectfully Submitted,

Jessica Titel, Community Development Director



FOR OFFICE USE	
Application #	
Permit fee	\$150
Receipt #	
Account #	4-402
Date Received	

Certified Survey Map Application (4 lots or less)

PROPERTY OWNER		SURVEYOR/APPLICANT			
Name: Charles & Kim Peeters		Name: James R Sehloff			
Mailing Address: 310 Rainbow Lane		Company: TNT Professional Land Surveyors Inc			
City/State/Zip: Little Chute WI 54911		Address: 2165 S. Broadway 54304			
Phone: 920-850-4009		City/State/Zip: Green Bay WI 54304			
Email: Chuckpeeters03@gmail.com		Phone: 920-660-2713			
		Email: jsehloff@tntsurveyors.com			
PROPERTY & PROJECT INFORMATION					
Parcel Number: 06312600; 260312700 & 260312800					
Site Address/Location: 310 Rainbow Lane					
Current Zoning: RC- Residential Single Fam		Proposed Zoning: No Change			
Number of lots/outlots: 1		Total acreage/square feet: 57645 SF			
Reason for proposed certified survey map: Existing house is over the line property line and a proposed pool will be placed west of the home.					
SUBMITTAL INCLUDES					
1. Completed application form and fee (check made payable to Village of Little Chute) 2. Digital copy of the proposed certified survey map in pdf format 3. Drainage plan (if applicable) submitted in pdf format					
APPLICANT STATEMENT					
I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinance of the Village of Little Chute, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the Village of Little Chute.					
Owner/Agent Signature: 		Date: 10/07/2025			

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

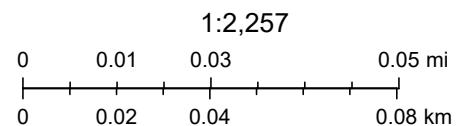
Community Development Department
PH: (920) 423-3870
Email: jessica@littlechutewi.org

Vicinity Map - Peeters CSM



10/7/2025, 3:33:42 PM

- | | |
|-----------------------------|-----------------------|
| Tax Parcel Information | Plat Boundary Lines |
| PLSS Sections | Plat Boundary |
| Monuments | Streets |
| Meander Monument | LOCAL |
| Display Parcel Lines | STH |
| Meander Line | Highway Labels |



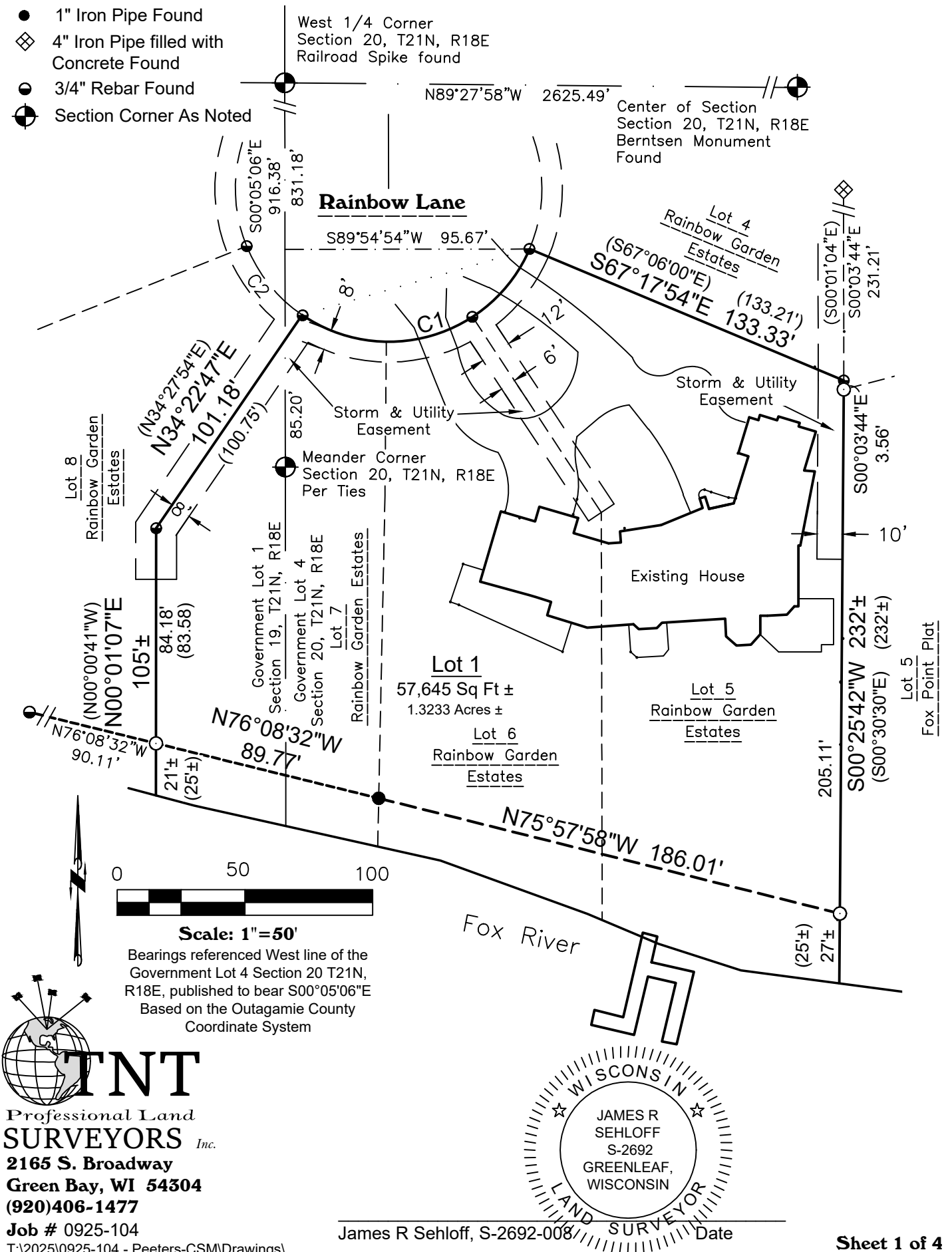
CERTIFIED SURVEY MAP

All of Lot 5, 6 and 7, Rainbow Garden Estates, located in Government Lot 1 of Section 19 and Government Lot 4 Section 20, all in Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

LEGEND

- 1.3" OD x18" Iron Pipe @ 1.68 lbs/LF Set
- 1" Iron Pipe Found
- ◇ 4" Iron Pipe filled with Concrete Found
- 3/4" Rebar Found
- ⊙ Section Corner As Noted

Prepared for:
Charles Peeters
310 Rainbow Lane
Appleton, WI 54911





TNT

Professional Land SURVEYORS Inc.

2165 S. Broadway

Green Bay, WI 54304

(920)406-1477

Job # 0925-104

T:\2025\0925-104 - Peeters-CSM\Drawings\

WISCONSIN

JAMES R SEHLOFF

S-2692

GREENLEAF, WISCONSIN

LAND SURVEYOR

James R Sehloff, S-2692-008

Date

CERTIFIED SURVEY MAP

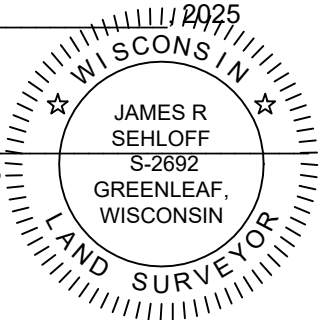
All of Lot 5, 6 and 7, Rainbow Garden Estates, located in Government Lot 1 of Section 19 and Government Lot 4 of Section 20, all in Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, James R Sehloff, Professional Land Surveyor S-2692, do hereby certify: that in full compliance with the provisions of Chapter 236.34 of Wisconsin Statutes, subdivision regulations of the Village of Little Chute; under the direction of Charles E. Peeters Revocable Trust and Kim M. Peeters, the property owners of subject parcel, I have surveyed, combined and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the combination of the lands surveyed; and that this land is all of Lot 5, 6 and 7, Rainbow Garden Estates, located in Government Lot 1 of Section 19 and Government Lot 4 of Section 20, all in Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 57,645 Square Feet (1.3233 Acres) more or less including all lands between the mapped meander line and Ordinary high water mark of the Fox River, subject to all easements and restrictions of record.

Dated this _____ day of _____, 2025

James R. Sehloff, S-2692-008



WNER'S CERTIFICATE:

As trustee of Charles E. Peeters Revocable Trust dated November 19, 2024, I hereby certify that I caused the land described herein to be surveyed, mapped and combined as represented on this Certified Survey Map. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Little Chute

Charles E. Peeters, Trustee

Date

STATE OF WISCONSIN)

COUNTY OF _____) ss

Personally came before me this _____ day of _____, 20____, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires _____

CERTIFIED SURVEY MAP

All of Lot 5, 6 and 7, Rainbow Garden Estates, located in Government Lot 1 of Section 19 and Government Lot 4 of Section 20, all in Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

OWNER'S CERTIFICATE:

As property owners, I hereby certify that we caused the land described herein to be surveyed, mapped and combined as represented on this Certified Survey Map. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Little Chute

Kim M. Peeters Date

STATE OF WISCONSIN)

COUNTY OF _____) ss

Personally came before me this _____ day of _____ 20____, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires_____

CERTIFIED SURVEY MAP

All of Lot 5, 6 and 7, Rainbow Garden Estates, located in Government Lot 1 of Section 19 and Government Lot 4 of Section 20, all in Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Village of Little Chute Approval:

Approved by the Village of Little Chute Board on this _____ day of _____, 20____.

Michael Vanden Berg, Village President

Laurie Decker, Village Clerk

Treasurers' Certificate:

We, being duly elected, qualified and acting Treasurers' of the Village of Little Chute and Outagamie County, do hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Lisa Remiker-Dewall, Date
V. Little Chute Finance Director

Rochelle Oskey Date
Outagamie County Treasure

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

Property Owner of Record	Recording Information	Parcel Number(s)		
Charles E. Peeters Revocable Trust	Doc 2327814	260312600	Lot 5	Undivided 1/2 Interest
		260312700	Lot 6	Undivided 1/2 Interest
		260312800	Lot 7	Undivided 1/2 Interest
Kim M. Peeters	Doc 2327813	260312600	Lot 5	Undivided 1/2 Interest
	Doc 1792068	260312700	Lot 6	Undivided 1/2 Interest
	Doc 2314425	260312800	Lot 7	Undivided 1/2 Interest



TNT

Professional Land

SURVEYORS Inc.

2165 S. Broadway

Green Bay, WI 54304

(920)406-1477

Job # 0925-104

T:\2025\0925-104 - Peeters-CSM\Drawings\

WISCONSIN

JAMES R SEHLOFF

S-2692

GREENLEAF, WISCONSIN

LAND SURVEYOR

James R Sehloff, S-2692-008 Date



Item For Consideration Plan Commission

Plan Commission Meeting Date: 10/13/25

Prepared On: 10/8/25

Agenda Item Topic: Zero Lot-Line CSM – 524/526 Founders Way

Prepared By: Jessica Titel, Community Development Department

Applicant: Scott Anderson, Davel Engineering & Environmental, Inc.

Owner: Jeff Donato

Address/Parcel #: 524/526 Founders Way / Parcel #260446403

Request: A request for a two-lot, zero lot line CSM was recently submitted to the Village. This CSM has been reviewed by staff and follows requirements in Sec 42-64 and Section 44-47. After Plan Commission review, this CSM will move to the Village Board on October 15 for final action. The CSM is attached to this report for Plan Commission review.

Zoning Classification: RT Two-Family Residential District with Cluster Subdivision Overlay

Background: The proposed CSM would split an existing duplex located on a single parcel into two lots, resulting in a zero lot line duplex. Proposed Lot 1 will be 4,809 square feet and proposed Lot 2 will be 4,826 square feet. The subject property is located within the newly platted Founders Way Subdivision. The lot currently contains a duplex. The lot is being split so each duplex side is on individual lots.

Recommendation/Board Action: Staff is recommending approval of this CSM to the Village Board, subject to the following conditions:

1. Satisfaction of all staff technical review comments.
2. Compliance with Uniform Dwelling Code standards for zero lot line residential structures.
3. The following requirements per Zoning Code Section 44-47(e)(4)3 are met:
 - a. Easements shall be provided upon each lot as may be necessary for water, sewer and all other utility services. Provide location of private laterals to confirm all



Item For Consideration Plan Commission

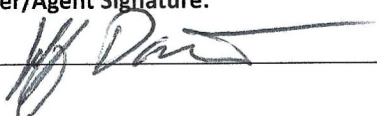
- storm, sanitary and water laterals are located within the proposed “10’ Public Service Connection Easement.”
- b. Foundation drains shall have a separate sump and pump located in each dwelling unit.
 - c. Restrictive covenants shall be recorded at the county register of deeds, providing declarations and/or bylaws similar to those typically recorded on a declaration of condominium. Said covenants shall provide for mediation of any and all disputes between owners of each unit and any third party with regard to construction, use, and maintenance of the real property. Furthermore, said covenants shall specifically state that the village and all approving authorities shall not be held responsible for same, and that said covenants shall inure to all heirs and assigns.

Respectfully Submitted,
Jessica Titel, Community Development Director



FOR OFFICE USE	
Application #	
Permit fee	\$150
Receipt #	
Account #	101-34102
Date Received	

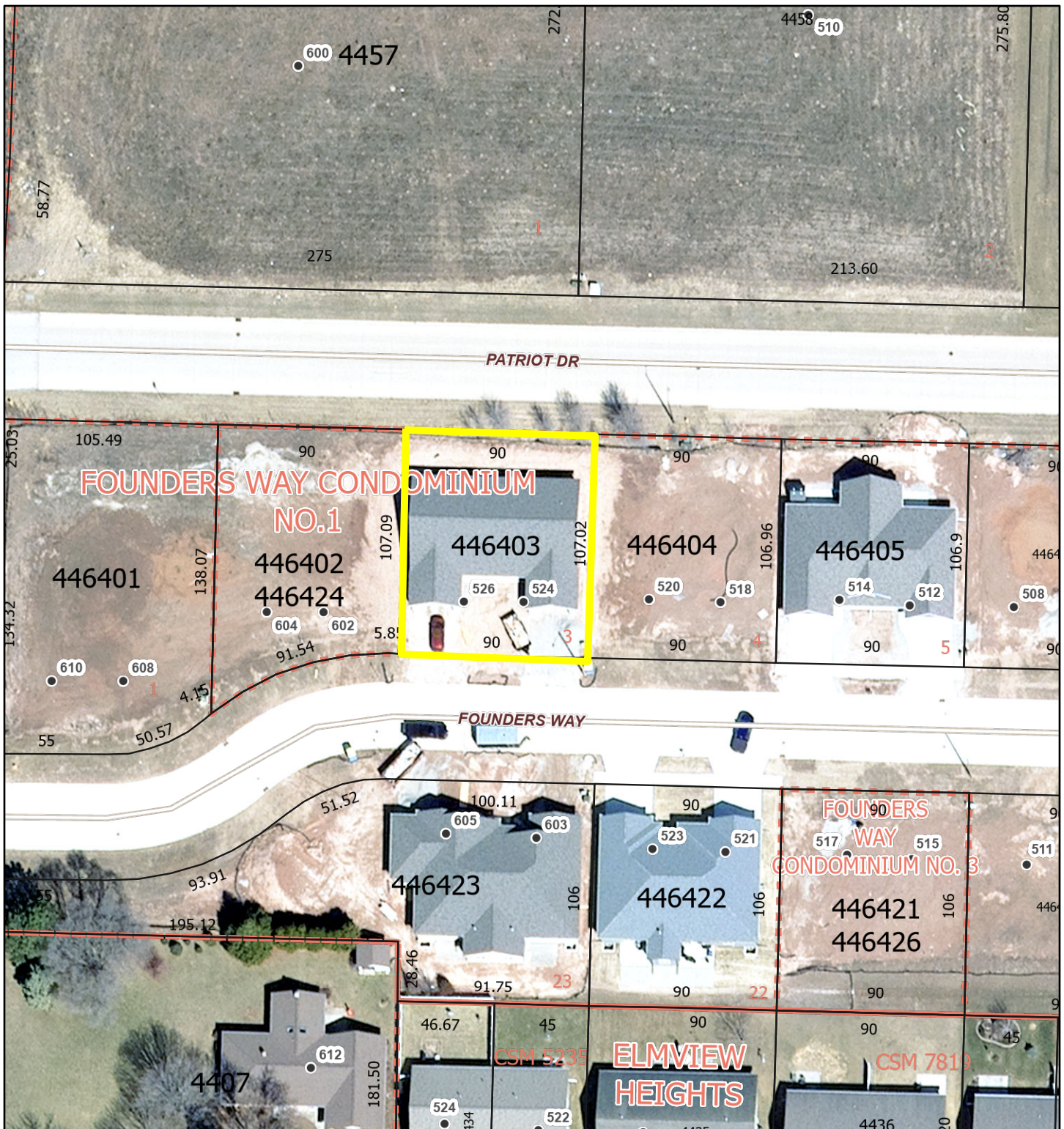
Certified Survey Map Application (4 lots or less)

PROPERTY OWNER		SURVEYOR/APPLICANT	
Name: Jeff Donato		Name: Scott Andersen	
Mailing Address: 1720 Elk Trail Dr.		Company: Davel Engineering & Environmental Inc.	
City/State/Zip: Neenah, WI 54956		Address: 1164 Province Terrace	
Phone: (920) 585-2481		City/State/Zip:	
Email: jdonato@new.rr.com		Phone: (920) 560-6569	
		Email: scott@davel.pro	
PROPERTY & PROJECT INFORMATION			
Parcel Number: 260446403			
Site Address/Location: 524/526 Founders Way Little Chute 54140			
Current Zoning: Single Family		Proposed Zoning: Single Family	
Number of lots/outlots: 2		Total acreage/square feet: .22 Acres	
Reason for proposed certified survey map: Split duplex lot into 2 separate lots			
SUBMITTAL INCLUDES			
1. Completed application form and fee (check made payable to Village of Little Chute) 2. Digital copy of the proposed certified survey map in pdf format 3. Drainage plan (if applicable) submitted in pdf format			
APPLICANT STATEMENT			
I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinance of the Village of Little Chute, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the Village of Little Chute.			
Owner/Agent Signature:		Date:	
		9/22/2025	

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

Community Development Department
PH: (920) 423-3870
Email: jessica@littlechutewi.org

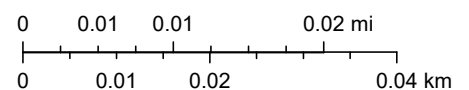
Vicinity Map - Donato CSM



10/8/2025, 4:11:09 PM

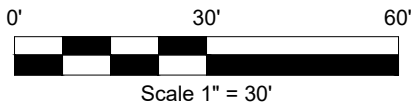
1:1,128

- Tax Parcel Information
- Property Address
- PLSS Sections
- Plat Boundary Lines
- Plat Boundary
- Streets
- LOCAL
- Highway Labels



Certified Survey Map No. _____

All of Lot 3 of Founder's Estates, located in Part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin



Bearings are referenced to the West line of the Northeast 1/4, Section 16, T21N, R18E, assumed to bear N00°30'10"E, base on the Outagamie County Coordinate System.

Survey for:
Jeff Donato
1720 Elk Trail Dr.
Neenah, WI 54956

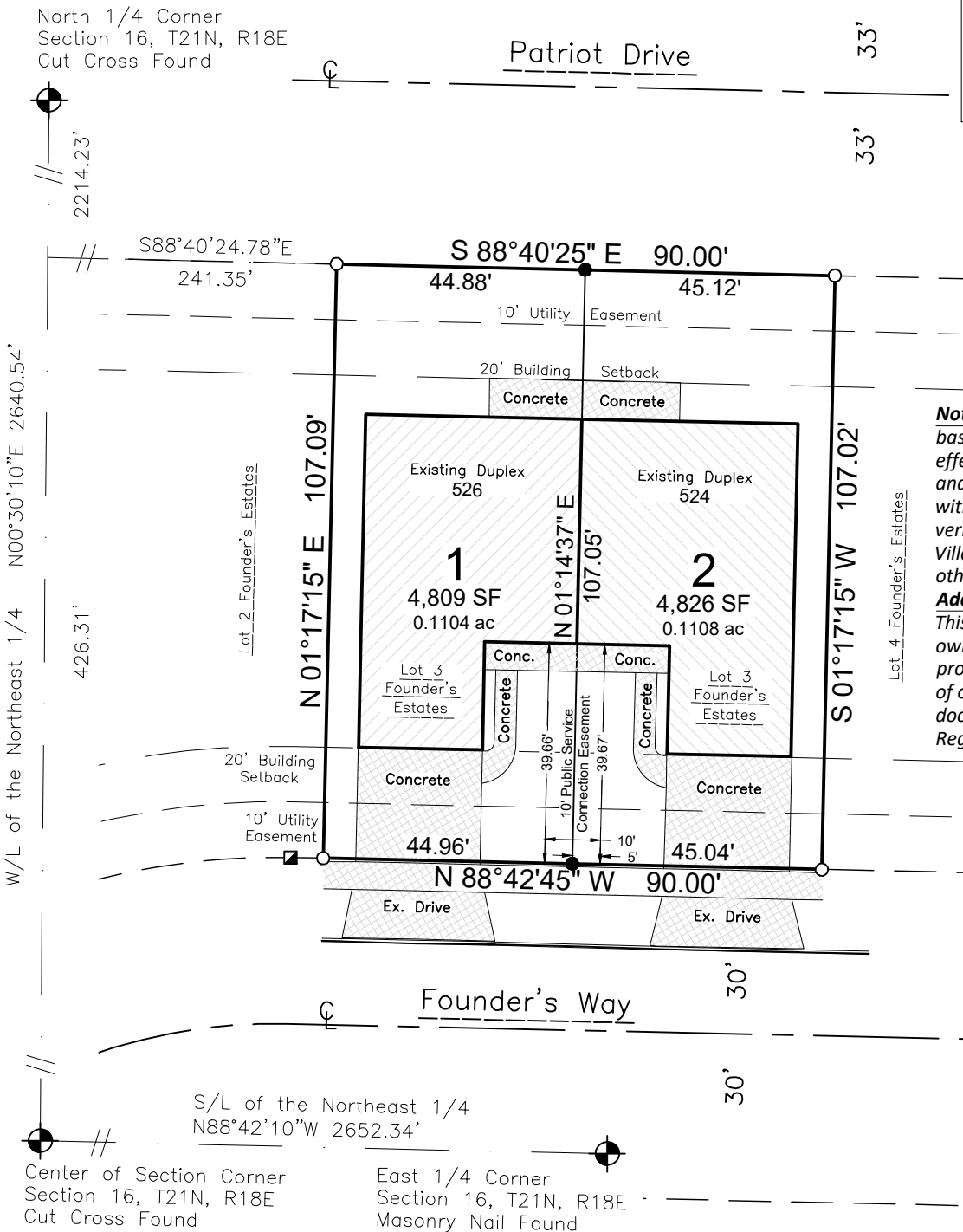
LEGEND

3/4" x 18" Steel Rebar
@ 1.50lbs/LF SET

3/4" Rebar Found

2" Iron Pipe Found

Government Corner



DAVEL ENGINEERING &
ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date
File: 8533CSM.dwg
Date: 09/21/2025
Drafted By: scott
Sheet: 1 of 3

Certified Survey Map No. _____

All of Lot 3 of Founder's Estates, located in Part of the Southwest 1/4
of the Northeast 1/4 of Section 16, Township 21 North, Range 18 East,
Village of Little Chute, Outagamie County, Wisconsin

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Little Chute and Outagamie County, and under the direction of Jeff Donato, the property owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 3 of Founder's Estates (Doc. 2300715), located in part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 9,635 Square Feet (0.2212 Acres) of land described as follows:

Given under my hand this _____ day of _____, 2025.

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Little Chute

Dated this _____ day of _____, 20____

Jeff Donato, Owner

State of Wisconsin)
)SS
_____County)

Personally came before me on the _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____

Notary Public, Wisconsin

10' Public Service Connection Easement Defined

An unobstructed easement for the maintenance of an existing Sanitary, Storm and Water Service Laterals which run to each side of the duplex on this Certified Survey Map. This easement shall have no permanent obstructions (fences, trees, shrubs, or other obstacles) that interfere with the maintenance of said utility systems. Each side of the duplex have separate service lines but this easement shall serve as an ease to the contractor and owner to assure access their lines that may need servicing. Said Easement is defined as 10' Public Service Connection Easement which runs 5ft on both side of the common line between Lots 1 and 2 of This CSM for the benefit of Lot 1 and 2 of This CSM. Should work be done within this easement, the owner that contracted the work shall be responsible in returning all damaged areas to the condition it was prior to excavation at their own cost. This easement is subject to all existing easements, and restrictions of record and shall run with the land.

File: 8533CSM.dwg
Date: 09/21/2025
Drafted By: scott
Sheet: 2 of 3

Certified Survey Map No. _____

All of Lot 3 of Founder's Estates, located in Part of the Southwest 1/4
of the Northeast 1/4 of Section 16, Township 21 North, Range 18 East,
Village of Little Chute, Outagamie County, Wisconsin

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Little Chute, Outagamie County, Jeff Donato, the
property owner, is hereby approved by the Village Board of the Village of Little Chute.

_____	_____	_____
Chairperson	Print Name	Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Little
Chute.

_____	_____	_____
Village Clerk	Print Name	Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Village of Little Chute and Outagamie County,
do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid
taxes, or special assessments on and of the land included in this certified survey map.

_____	_____	_____
Village Treasurer	Print Name	Date

_____	_____	_____
County Treasurer	Print Name	Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Number(s):
Jeff Donato	Doc. 2318031	260446403

_____	_____
Scott R. Andersen	Date
Professional Land Surveyor	
No. S-3169	



Item For Consideration Plan Commission

Plan Commission Meeting Date: 10/13/25

Prepared On: 10/9/25

Agenda Item Topic: Arts/Duquaine Development Annexation

Prepared By: Jessica Titel, Community Development

Owners: James Arts – Land of the Fine Arts, LLC

Applicants: James Arts & Matthew Musbach – Duquaine Development Company

Address/Parcel #: Holland Road – North of Evergreen Drive (Town of Vandebroek) / Parcel #s: 200016200 and part of 200016400

Request: Annexation of the subject property into the Village of Little Chute.

Background: The subject property to be annexed is 30.09 acres in size and is currently being used for agricultural purposes. No structures exist on the property. The applicant is requesting annexation for a potential multi-family development. Water, sanitary and storm mains are available and located in Holland Road to serve future development. The annexation petition and supporting documentation were submitted to WI Department of Administration for review on September 26, 2025. The state has 20 days from date of receipt to provide a response, which would be October 16, 2025. The annexation ordinance will be presented to the Village Board after the WI DOA review is complete.

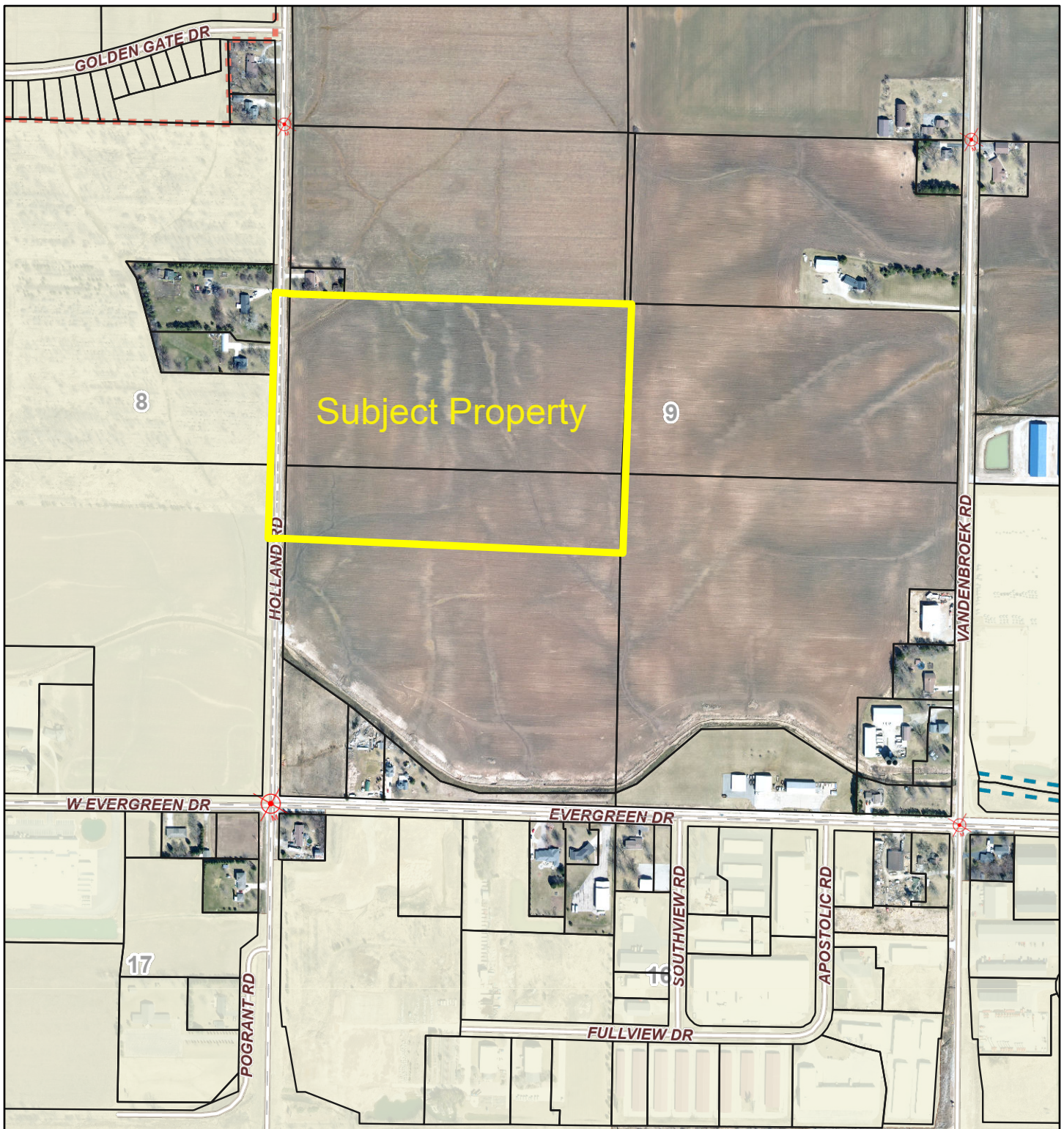
Proposed Zoning: RM Multi-Family Residential District. Section 44-43(b) states that annexations shall be placed in the RC, conventional single-family district, unless the annexation ordinance places the land in another district. The RM district supports the proposed use of the property after annexation.

Recommendation/Board Action: Staff is recommending approval of the proposed annexation to the Village Board. An annexation ordinance will be prepared for adoption.

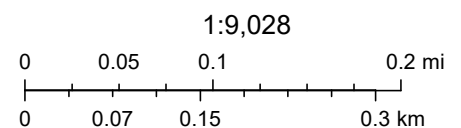
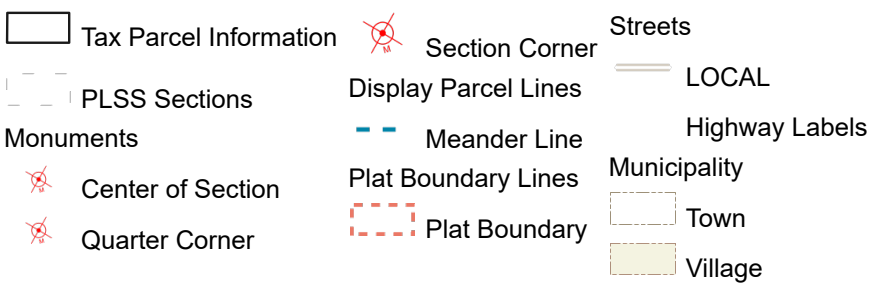
Respectfully Submitted,

Jessica Titel, Community Development Director

Vicinity Map - Arts/Duquaine Development Annexation



10/9/2025, 9:16:37 AM



Petition for Annexation

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Vandenbroek, 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.

Part of the Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 9, T21N-R18E, Town of VandenBroek, Outagamie County, Wisconsin, described as follows:

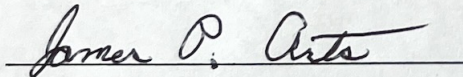
Commencing at the Southwest corner of Section 9, T21N-R18E; thence N01°02'23"E, 959.32 feet along the West line of the Southwest 1/4 of said section to the point of beginning; thence continuing N01°02'23"E, 987.81 feet along said line; thence S88°43'41"E, 1338.12 feet along the North line of the South half of the Northwest 1/4 of the Southwest 1/4 of said section and the North line of Document #2266418, Outagamie County Records; thence S02°45'17"W, 651.82 feet along said document; thence S00°56'34"W, 338.77 feet along the East line of the Southwest 1/4 of the Southwest 1/4 of said section; thence N88°37'00"W, 1319.20 feet to the point of beginning.

Parcel contains 1,310,670 square feet/ 30.09 acres, more or less.

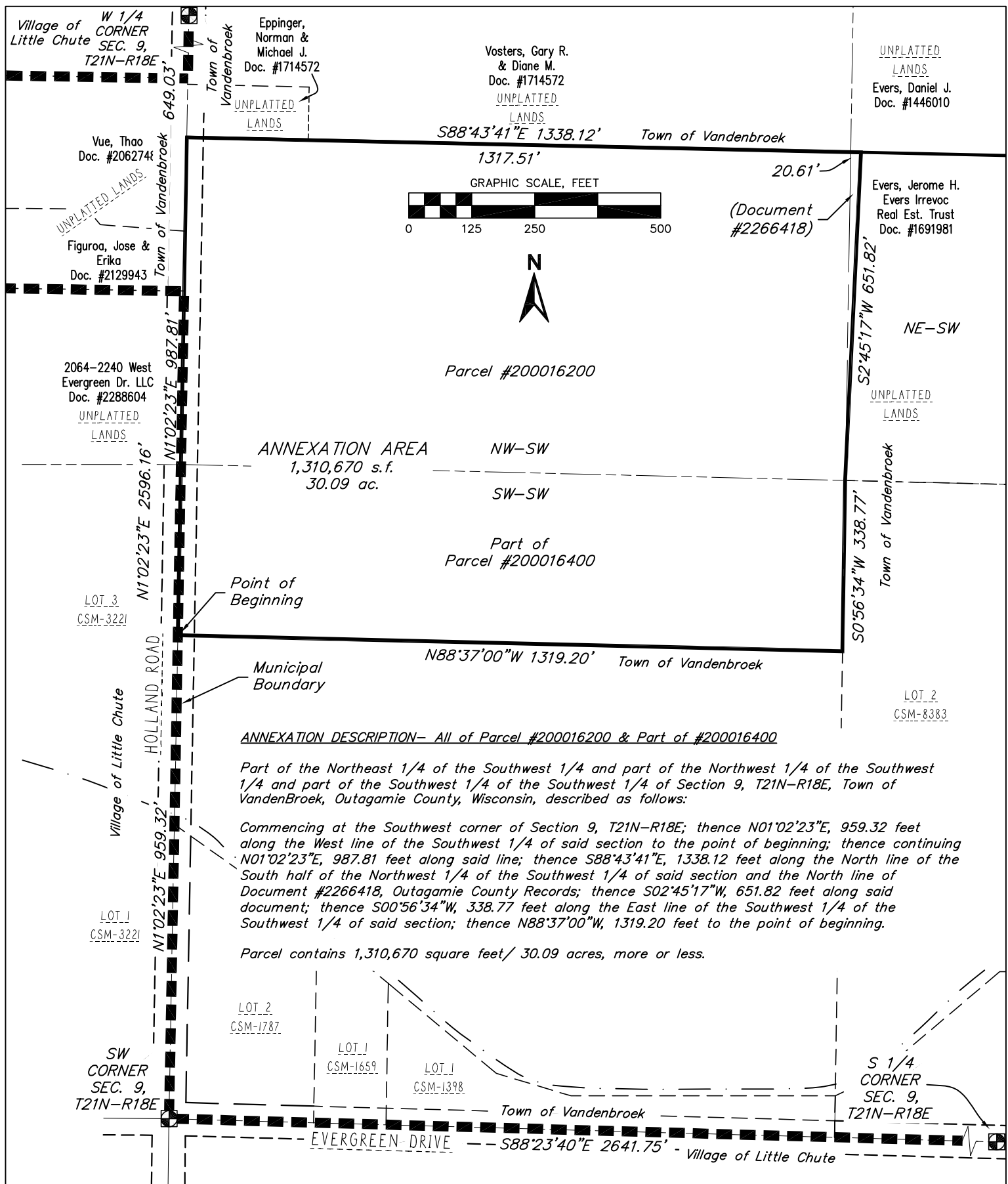
Parcel Numbers: all of parcel #200016200 & part of parcel #200016400

There are 0 persons residing in this territory.

Dated this 23 day of September 2025



James P. Arts (Owner)
Land of the Fine Arts, LLC



ANNEXATION EXHIBIT Drawing #:X-2241

TOWN OF VANDENBROEK/VILLAGE OF LITTLE CHUTE
AUGUST 25, 2025 Project #250742

vierbicher
planners | engineers | advisors



Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Land of the Fine Arts LLC**

Petition Number: **14805**

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

2. Area (Acres): 30.09

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Paid by: ☐ Petitioner ☐ City ☒ Village

☐ Other: _____

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

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: _____% Industrial: _____%

Undeveloped: 100% %

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

Residential: 100% % 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?

Undeveloped with agriculture use.

In the town?: Single family and agriculture

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
or, write in number of years. _____

City/Village Town

☒ ☐

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 & Zoning:

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

Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

b. How is the annexation territory now zoned? _____

c. How will the land be zoned and used if annexed? RM Multi-Family Residential

12. Elections: ☒ New ward or ☐ Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

Prepared by: ☐ Town ☐ City ☒ Village

Name: Jessica Titel, Community Development Director

Email: jessica@littlechutewi.org

Phone: 920-423-3870

Date: 10/9/25

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104