



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, March 12, 2018

TIME: 6:00 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 February 12, 2018
 - 2. Review/Recommendation—Feller Annexation
 - 3. Review/Recommendation—Altergott CSM
 - 4. Recommendation—Intergovernmental Agreement with the Town of Grand Chute
 - 5. Unfinished Business
 - 6. Items for Future Agenda
 - 7. 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 February 08, 2018

MINUTES OF THE PLAN COMMISSION MEETING FEBRUARY 12, 2018

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
Richard Schevers
Todd Verboomen

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 November 28, 2017

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Minutes of November 28, 2017

All Ayes— Motion Carried

Recommendation—PDP Partnership Annexation

Director Moes advised that staff is recommending the Plan Commission approve and send the recommendation to the Village Board for 35 acres be annexed and zoned industrial district

Moved by Commissioner Van Lankvelt, seconded by Commissioner Huiting to Approve the Recommendation on the PDP Partnership Annexation as presented

All Ayes – Motion Carried

Recommendation—Van Groll Family Annexation

Director Moes advised that staff is recommending Plan Commission approve and send the recommendation to the Village Board for 160 acres to be annexed zoning the south 440 feet as commercial highway district and remainder as residential

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Recommendation for the Van Groll Family Annexation as presented

All Ayes – Motion Carried

Recommendation—Craig Drissen CSM

Moved by Commissioner Van Berkel, seconded by Commissioner Huiting to Approve the Recommendation for the Craig Drissen CSM

All Ayes – Motion Carried

Recommendation—The Main Connection CSM

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Recommendation for The Main Connection CSM as presented

All Ayes – Motion Carried

Recommendation—Way Finding

Director Breest presented information that the Park Planning Committee recommends the Plan Commission approve and send to the Village Board for new signage in the Village of Little Chute. Commissioner Van Lankvelt questioned the West end of town not having any signage and Director Breest advised the Park Planning looked at all spots and picked out the most favorable. The Plan Commission recommends removing N/96 from consideration and adds 00/96 East, West signage.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve the Way Finding Study Recommendation to the Village Board with the exception to remove from consideration the changing of the Walgreens sign and add the 96/00 sign

All Ayes – Motion Carried

Recommendation—Draft Zoning Deed Restrictions Ordinance

Director Moes presented information to the Plan Commission to approve the recommend to the Village Board to hold a public hearing for Draft Zoning Deed Restrictions Ordinance as presented.

Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to recommend to the Village Board to hold a Public Hearing and Draft Zoning Deed Restrictions Ordinance as presented

All Ayes – Motion Carried

Recommendation—Bridgewater Site Plan Update

Director Moes presented information to the Plan Commission to approve this site plan as presented with the additional two hydrants added.

Moved by Commissioner Verboomen, seconded by Commissioner Schevers to update the Bridgewater Site Plan as presented

All Ayes – Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Huiting, seconded by Commissioner Van Lankvelt to Adjourn the Plan Commission Meeting at 6:40 p.m.

All Ayes– Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

FELLER ETAL 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 Vandebrook, 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 Southeast corner of Section 9 T21N R18E, North 1975 feet to the South line of the North one half of the Northeast quarter of the Southeast quarter said section 9, Thence West 62 feet to the West line of Freedom Road and the Point of Beginning, Thence West 1258 feet to the Southwest corner of the North one half of the Northeast quarter of the Southeast quarter said section 9, Thence continuing West 132 feet, Thence North 660 feet, Thence East 132 feet to the Southwest corner of the Southeast quarter of the Northeast quarter said section 9, thence North 1320 feet to the Northwest corner of the Southeast quarter of the Northeast quarter said section 9, Thence East 480 feet to the Northwest corner of the East 25 acres of the Southeast quarter of the Northeast quarter said section 9, Thence South 1304 feet, Thence East 778 feet to the West line of Freedom Road, Thence South 16 feet to the North line of the Northeast quarter of the Southeast quarter said section 9, Thence South 660 feet to the South line of the North one half of the Northeast quarter of the Southeast quarter said section 9 and the Point of Beginning. Described area being part the Southeast and Northeast quarters of said Section 9 T21N R18E, Described area containing 36.06 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.

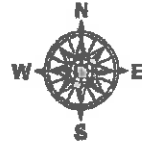
Signature of Petitioners	Date of Signing	Owner*	Elector*	Address
<u>Diane Feller</u>	<u>2/28/18</u>	<u>X</u>	<u>---</u>	<u>N2421 Vandebrook Rd, Vandebrook 54131</u>
<u>Chr Van Gul</u>	<u>3/1/18</u>	<u>X</u>	<u>---</u>	<u>N3572 scenic Ln Freedom 54913</u>
<u>Michael V. Hard</u>	<u>3-2-18</u>	<u>X</u>	<u>---</u>	<u>W3717 Lone Oak Dr Appleton 54913</u>
<u>Lisa M. Whelan</u>	<u>3-2-18</u>	<u>X</u>	<u>---</u>	<u>N3470 Hwy 65 Freedom 54130</u>
<u>Amy L. Watts</u>	<u>3-2-18</u>	<u>X</u>	<u>---</u>	<u>W4789 Cedar Rd Bonduel, WI 54110</u>
<u>Nancy L. Foshee</u>	<u>3-4-18</u>	<u>X</u>	<u>---</u>	<u>W483 Cty X New Holstein 53061</u>
<u>Mug Van Harold</u>	<u>3-5-18</u>	<u>X</u>	<u>---</u>	<u>N1974 cty R.D. N Appleton 54913</u>
<u>Jean Van Harold</u>	<u>3-5-18</u>	<u>X</u>	<u>---</u>	<u>N1974 Cty. Rd. N Appleton 54913</u>
<u>_____</u>	<u>_____</u>	<u>X</u>	<u>---</u>	<u>_____</u>

MAP ON REVERSE SIDE OF PETITION







Village of Little Chute
**Feller
 Annexation**

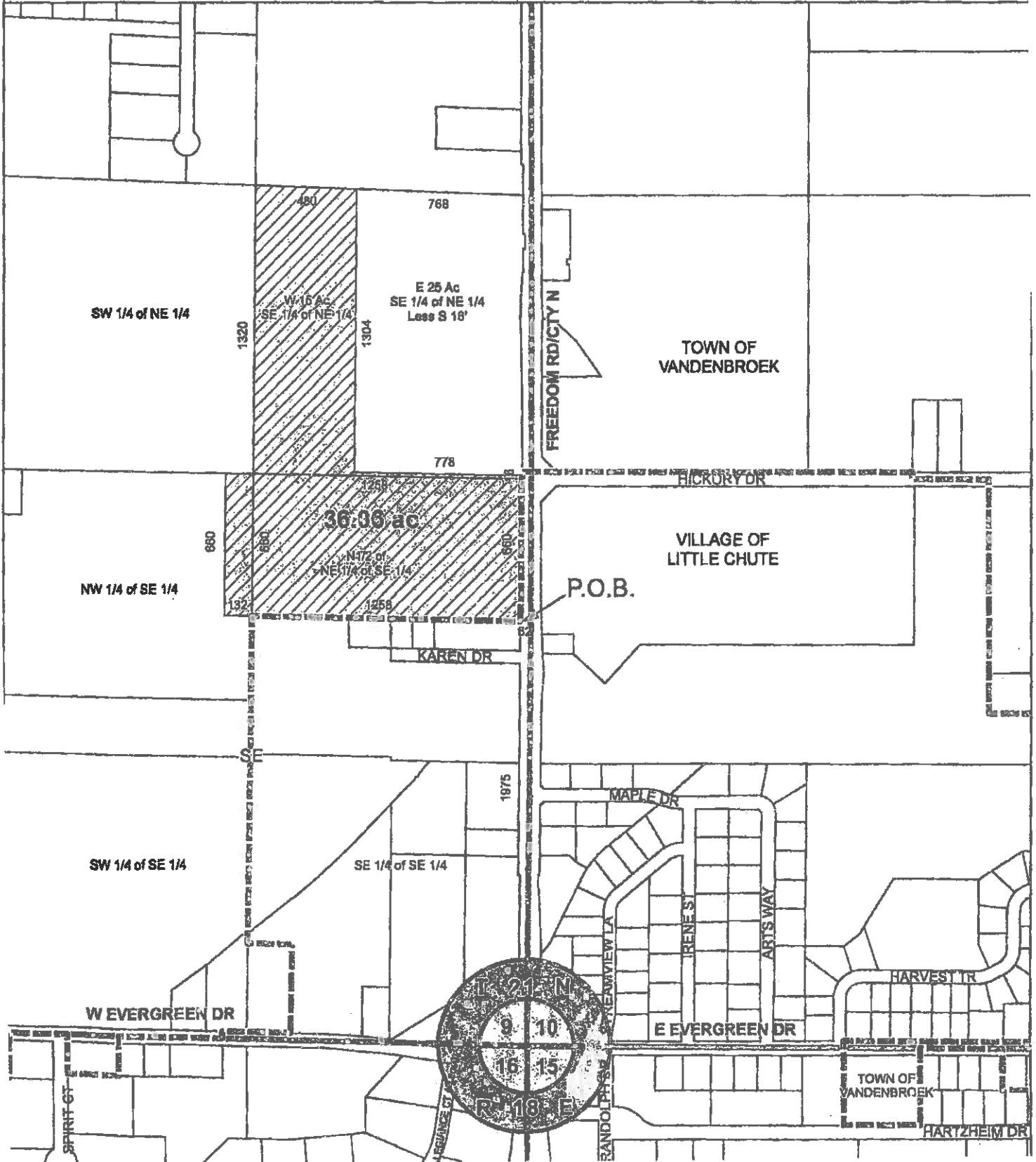
February 2018



1 inch = 600 feet



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



Request for Annexation Review

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 Information

Name: **VANGROLL FAMILY IRREV TRUST**

Address: **W2964 EVERGREEN DRIVE**

KAUKAUNA, WI 54130

Email: **N/A**

Office use only:

Petitioners phone:

920-213-2642

Town clerk's phone:

920-850-1848

City/Village clerk's phone:

920-423-3852

1. Town where property is located: **VANDEN BROEK**

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: **36.06**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **200016600
200017200 200015300**

Contact Information if different than petitioner:

Representative's Name and Address:

DIANE FELLER

N2421 VANDENBROECK ROAD

KAUKAUNA, WI 54130

Phone: **920-213-2642**

E-mail:

Surveyor or Engineering Firm's Name & Address:

JAMES E. MOES

**DIRECTOR OF COMMUNITY
DEVELOPMENT**

108 W. MAIN STREET

LITTLE CHUTE, 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

\$350 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$800 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

\$1150 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: _____

Payee: _____ Check Number: _____

Check Date: _____

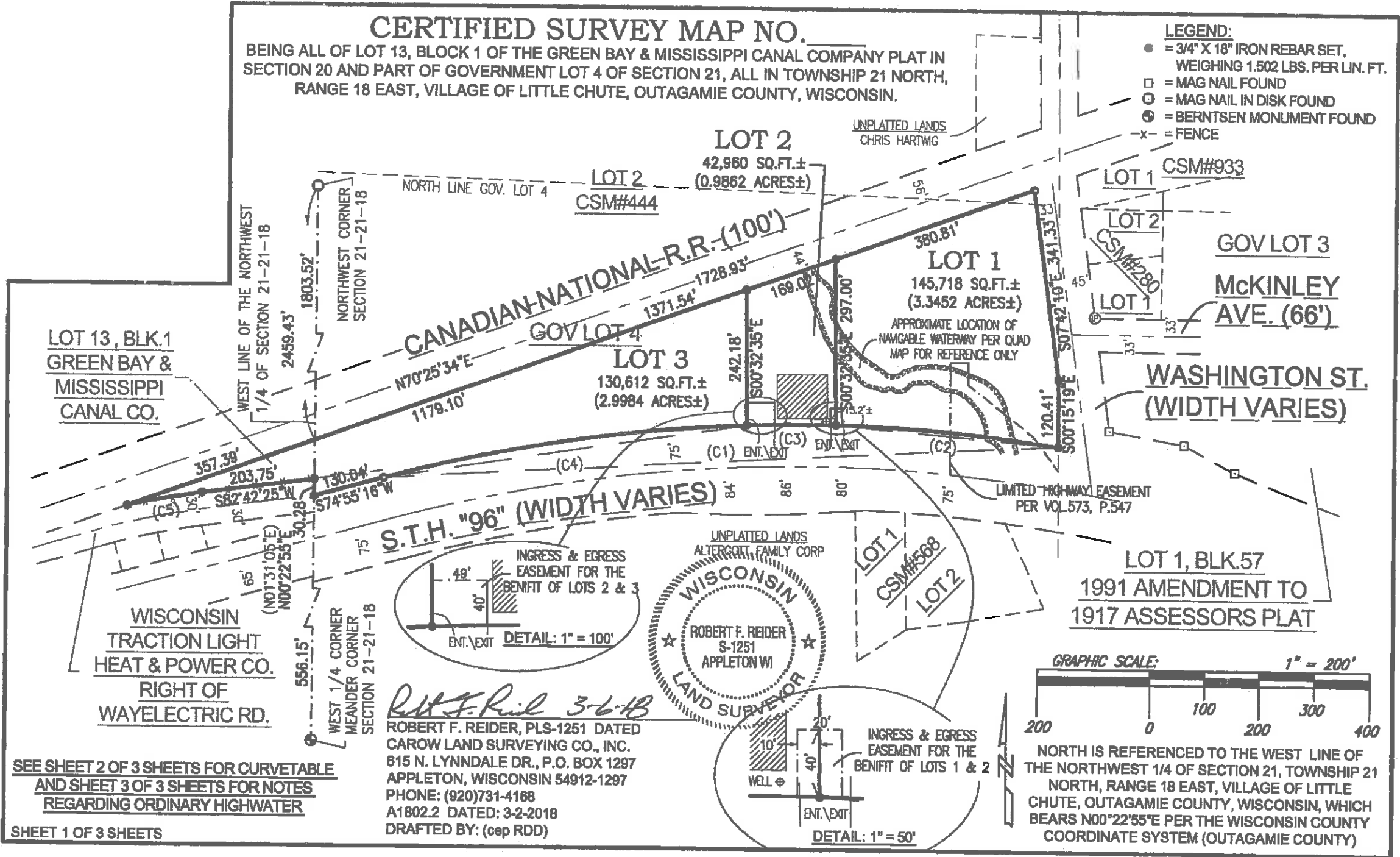
Amount: _____

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 13, BLOCK 1 OF THE GREEN BAY & MISSISSIPPI CANAL COMPANY PLAT IN SECTION 20 AND PART OF GOVERNMENT LOT 4 OF SECTION 21, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

LEGEND:

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- = MAG NAIL FOUND
- ⊙ = MAG NAIL IN DISK FOUND
- ⊕ = BERNTSEN MONUMENT FOUND
- x- = FENCE



SEE SHEET 2 OF 3 SHEETS FOR CURVETABLE AND SHEET 3 OF 3 SHEETS FOR NOTES REGARDING ORDINARY HIGHWATER

SHEET 1 OF 3 SHEETS

Robert F. Reider 3-6-18
ROBERT F. REIDER, PLS-1251 DATED CAROW LAND SURVEYING CO., INC. 815 N. LYNNDALE DR., P.O. BOX 1297 APPLETON, WISCONSIN 54912-1297 PHONE: (920)731-4168 A1802.2 DATED: 3-2-2018 DRAFTED BY: (cap RDD)

CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 13, BLOCK 1 OF THE GREEN BAY & MISSISSIPPI CANAL COMPANY PLAT IN SECTION 20 AND PART OF GOVERNMENT LOT 4 OF SECTION 21, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 13, BLOCK 1 OF THE GREEN BAY & MISSISSIPPI CANAL COMPANY PLAT IN SECTION 20 AND PART OF GOVERNMENT LOT 4 OF SECTION 21, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 21; THENCE S00°22'55"W, 1873.00 FEET ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 21 TO THE SOUTH RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD AND THE POINT OF BEGINNING, THENCE N70°25'34"E, 1371.54 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE S07°42'10"E, 341.33 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S00°15'19"E, 120.41 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT OF WAY LINE OF S.T.H. "96; THENCE WESTERLY, 1224.32 FEET ALONG THE ARC OF A 2939.93 FOOT RADIUS CURVE OF SAID NORTH RIGHT OF WAY LINE TO THE LEFT, HAVING A CHORD WHICH BEARS S86°51'05"W AND IS 1215.50 FEET IN LENGTH; THENCE S74°55'16"W, 130.04 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 21; THENCE N00°22'55"E, 30.28 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 13, BLOCK 1 OF THE GREEN BAY & MISSISSIPPI CANAL COMPANY PLAT; THENCE S82°42'25"W, 203.75 FEET ALONG SAID SOUTH LINE; THENCE WESTERLY, 136.44 FEET ALONG THE ARC OF A 1299.00 FOOT RADIUS CURVE OF SAID SOUTH LINE TO THE LEFT, HAVING A CHORD WHICH BEARS S79°41'52"W AND IS 136.38 FEET IN LENGTH, TO THE SOUTH RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE N70°25'34"E, 357.39 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF HARRY ALTERGOTT JR., 1025 W. MAIN STREET, APPLETON, WISCONSIN 54911.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF LITTLE CHUTE.



Robert F. Reider 3-6-18
 ROBERT F. REIDER, PLS-1251 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDALE DRIVE, P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A1802.2 (RFR) 3-5-2018

VILLAGE BOARD APPROVAL:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF LITTLE CHUTE ON THIS _____ DAY OF _____, 20____.

 PRESIDENT DATED CLERK DATED

TREASURER'S CERTIFICATE:

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

 VILLAGE TREASURER DATED COUNTY TREASURER DATED

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	2939.93	23°51'38"	1224.32	S86°51'05"W	1215.50	N81°13'06"W S74°55'16"W
C2	2939.93	07°52'26"	404.03	N85°09'19"W	403.71	N81°13'06"W N89°05'32"W
C3	2939.93	03°06'52"	159.80	S89°21'02"W	159.78	N89°05'32"W S87°47'36"W
C4	2939.93	12°52'20"	660.49	S81°21'26"W	659.10	S87°47'36"W S74°55'16"W
C5	1299.00	06°01'06"	136.44	S79°41'52"W	136.38	S82°42'25"W S76°41'19"W

**INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN
VILLAGE OF LITTLE CHUTE AND TOWN OF GRAND CHUTE**

The Parties to this Intergovernmental Cooperation Agreement (hereinafter "Agreement") are the Village of Little Chute (hereinafter the "Village") and the Town of Grand Chute (hereinafter the "Town"). The Village and town may be referred to herein individually as "party" or collectively as "parties".

RECITALS

WHEREAS, a portion of the boundary between the Village and Town consists of a public road known as Evergreen Drive which is located partially in both communities, within Sections 8 & 17 T21N R18E, approximately the north one-half in the Town and the south one-half in the Village; and

WHEREAS, the Village and Town find it to be in their mutual interests to make this Agreement regarding repairs, maintenance, and reconstruction of that portion of Evergreen Drive located between Holland Road on the east and French Road on the west ("Road");

NOW THEREFORE, the Village and the Town hereby enter into an Intergovernmental Cooperation Agreement pursuant to the authority granted to them by Wisconsin Statutes §66.0301, on the following terms:

1. **Term of Agreement.** The Term of this Agreement begins when signed on behalf of the last of either the Town or Village, and shall continue for an indefinite time period until either the Town or the Village gives at least 24 months advance written notice to the other party of the date of termination of this Agreement, at which time the Agreement shall terminate.

2. **Maintenance, Repair, and Reconstruction.** The Village is granted exclusive authority to determine when maintenance, repair, or reconstruction of this entire road shall take place, and the Village is granted exclusive responsibility to maintain, repair, or reconstruct this entire Road at Village expense. Maintenance includes, but is not limited to snow plowing, ditch maintenance, driveway access control and other usual and customary procedures and methods to keep the Road in good condition for vehicular travel. Reconstruction of the Road will be substantially consistent with preliminary plans presented by the Village to the Town. The Village shall obtain all permits required for such work.

3. **Use of the Road right of way.** The Village is granted exclusive authority to permit use of the Road right of way for installation and maintenance of above and below ground utilities.

4. **Traffic control of the Road.** The Village is granted exclusive authority to control traffic speeds, weight limits and signage on the Road.

5. **Assessments by Village.** The Village will not make assessments to Town of Grand Chute land owners abutting the Road for the initial road reconstruction and any initial water, sanitary sewer, or storm sewer work done in connection with the initial reconstruction of the Road. This provision does not apply to, or cancel, current outstanding deferred assessments for existing water, sanitary sewer, and storm sewer utilities.

6. **Complete Agreement.** This constitutes the complete agreement between the parties and there have been no other oral or written representations, warranties, or agreements upon which any party hereto has relied.

7. **Described segment of Road.** The road and road right-of-way affected by this Agreement begins where the road intersects at a point 285.3 feet West of the West line of Cherryvale Avenue and continues Westerly approximately 1340 feet to the West line of Section 8 T21N R18E.

8. **Signatures.** Fax or email copies of this document, and copies of signatures transmitted by fax or email, and counterpart signature pages of this document shall be deemed as binding and valid as originals.

Dated this ____ day of _____, 2018.

VILLAGE OF LITTLE CHUTE
BY: _____
Michael Vanden Berg, Village President

Dated this ____ day of _____, 2018.

TOWN OF GRAND CHUTE
BY: _____
David A. Schowalter, Town Chairman