

VILLAGE OF LITTLE CHUTE

ORDINANCE NO. 9, SERIES OF 2025

ARTS ANNEXATION ORDINANCE

AN ANNEXATION ORDINANCE ADOPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LITTLE CHUTE BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217 (2) OF THE WISCONSIN STATUTES, ANNEXING TERRITORY FROM THE TOWN OF VANDENBROEK WHERE NO ELECTORS RESIDE IN THE TERRITORY.

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

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

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

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

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

WHEREAS, the Wisconsin Department of Administration has reviewed annexation petition #14805 and,

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

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

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

1. That the real estate described as: 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 Vandebroek, 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 includes the adjacent one-half Holland Road right-of-way and contains 1,310,670 square



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

October 16, 2025

PETITION FILE NO. 14805

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

CORY SWEDBERG, CLERK
TOWN OF VANDENBROEK
W2030 COUNTY ROAD JJ
KAUKAUNA, WI 54130-9419

Subject: LAND OF THE FINE ARTS LLC ANNEXATION

The proposed annexation submitted to our office on September 26, 2025, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the Village of Little Chute, which is able to provide needed municipal services.

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

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

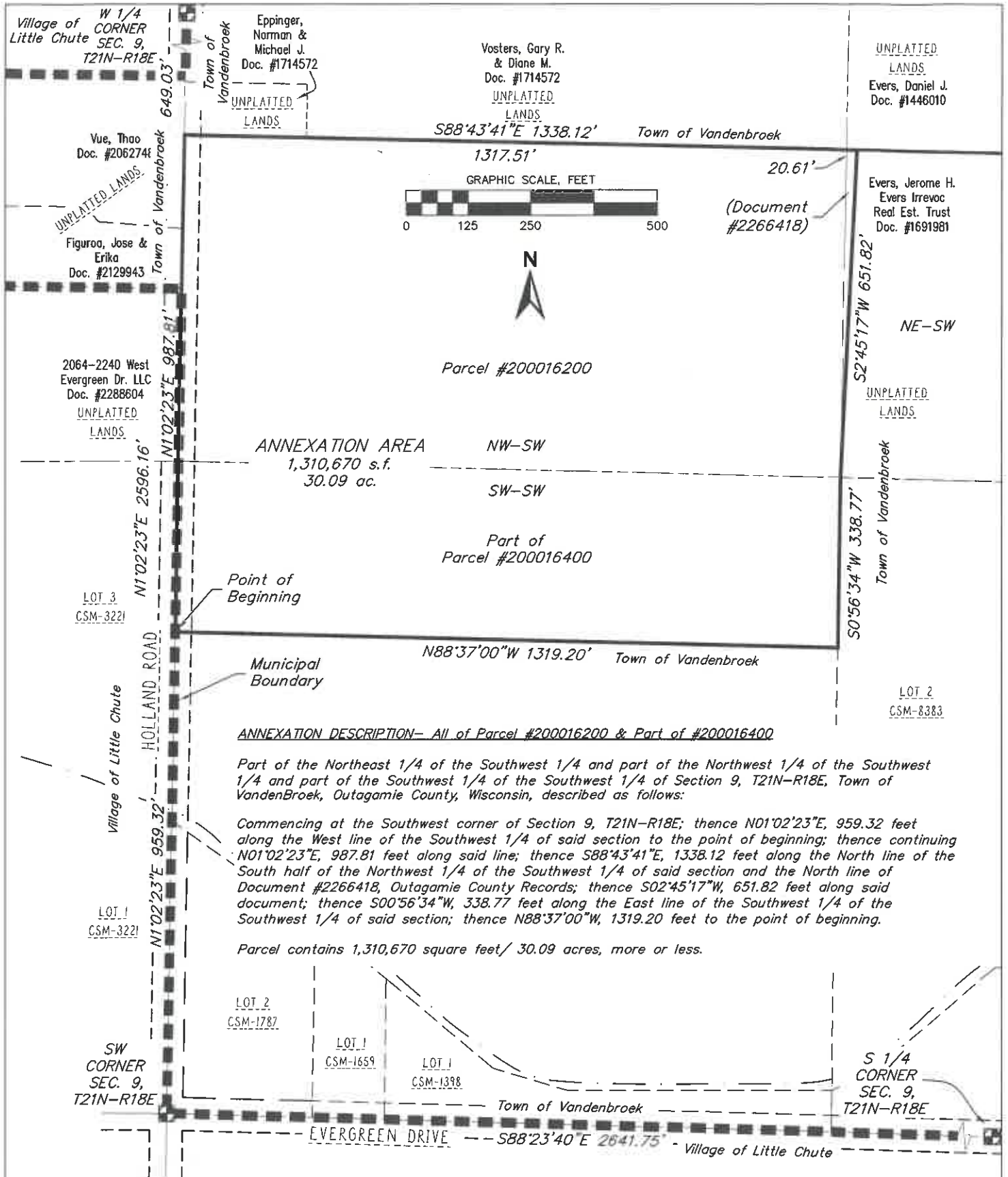
State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14805 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2879>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner



ANNEXATION EXHIBIT Drawing #:X-2241

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

vierbicher
 planners | engineers | advisors



feet/ 30.09 acres, more or less.

2. The territory is annexed to the Village for zoning purposes as follows: RM Multi-Family District,
3. The territory is annexed to the Village for voting purposes is designated to new WARD 13,
4. A scale map of the area, showing the boundaries of annexation territory and its relationship to the boundaries of the Village of Little Chute, is hereby adopted by reference.
5. The current population of the territory being annexed is zero (0) persons, determined in accordance with the definition under Section 66.0217(5), Wisconsin Statutes.
6. This Annexation Ordinance shall be effective upon its enactment by a two-thirds vote of the Village Board of Trustees of the Village of Little Chute.
7. The Village Clerk of the Village of Little Chute shall file with the Wisconsin Secretary of Administration a certified copy of this Annexation Ordinance and with each company providing utility services in the area annexed. One original copy of this Annexation Ordinance shall be provided to the Outagamie County Register of Deeds for recording/filing purposes, and one certified copy shall be filed with the Clerk of each affected school district and township.
8. The Parcel numbers are: All of Parcel #200016200 & Part of #200016400.
9. The Finance Director of the Village shall pay to the Town Clerk the amount of \$57.06 which represents total reimbursement of town portion of the property tax of the area annexed over a five year period based upon the 2024 levy.

Date introduced, approved and adopted: November 5, 2025

VILLAGE OF LITTLE CHUTE

By: Michael Vandenberg
Michael Vandenberg, Village President

Attest: Beau Bernhoft
Beau Bernhoft, Interim Village Clerk

NUMBER VOTED FOR:
NUMBER VOTED AGAINST:

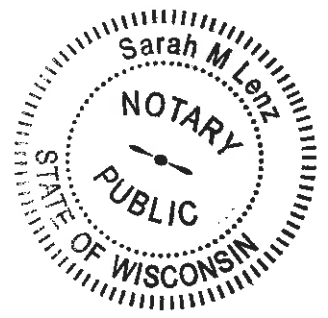
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STATE OF WISCONSIN)
) ss.
OUTAGAMIE COUNTY)

Personally came before me this 10 day of November, 2025, the above named, Michael Vandenberg, to me known to be the President of the Village of Little Chute, Wisconsin and the person who executed the foregoing instrument and acknowledged the same on behalf of the Village.

Sarah M Lenz
Notary Public, State of Wisconsin

My Commission Expires: June 12, 2029



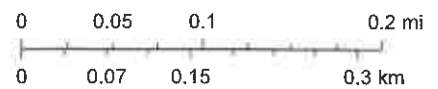
Vicinity Map - Arts/Duquaine Development Annexation



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

1:9,028

- | | | |
|------------------------|----------------------|---------------------|
| Tax Parcel Information | Section Corner | Streets |
| PLSS Sections | Display Parcel Lines | LOCAL |
| Monuments | Meander Line | Highway Labels |
| Center of Section | Plat Boundary Lines | Municipality |
| Quarter Corner | Plat Boundary | Town |
| | | Village |





Item For Consideration

Village Board Meeting Date: 11/5/25

Prepared On: 10/28/25

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 WI Department of Administration has reviewed the petition and has recommended in favor of the annexation.

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 adoption of the annexation ordinance.

Respectfully Submitted,

Jessica Titel, Community Development Director