

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:

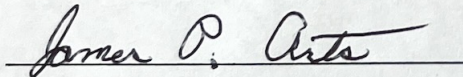
Commencing at the Southwest corner of Section 9, T21N-R18E; thence N01°02'23"E, 959.32 feet along the West line of the Southwest 1/4 of said section to the point of beginning; thence continuing N01°02'23"E, 987.81 feet along said line; thence S88°43'41"E, 1338.12 feet along the North line of the South 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 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: City/Village Town

Sanitary Sewers immediately ☒ ☐
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 & 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

Annexation Review Questionnaire

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2. Area (Acres): 30.09

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 11.41

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 57.06

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☒ City ☐ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

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: _____% 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?

In the town?: 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: City/Village Town

Sanitary Sewers immediately ☐ ☐
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 & 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? General Ag _____

c. How will the land be zoned and used if annexed? _____

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: Cory Swedberg

Email: clerk@vandenbroekwi.gov

Phone: 920-850-1848

Date: 09/29/25

(March 2018)

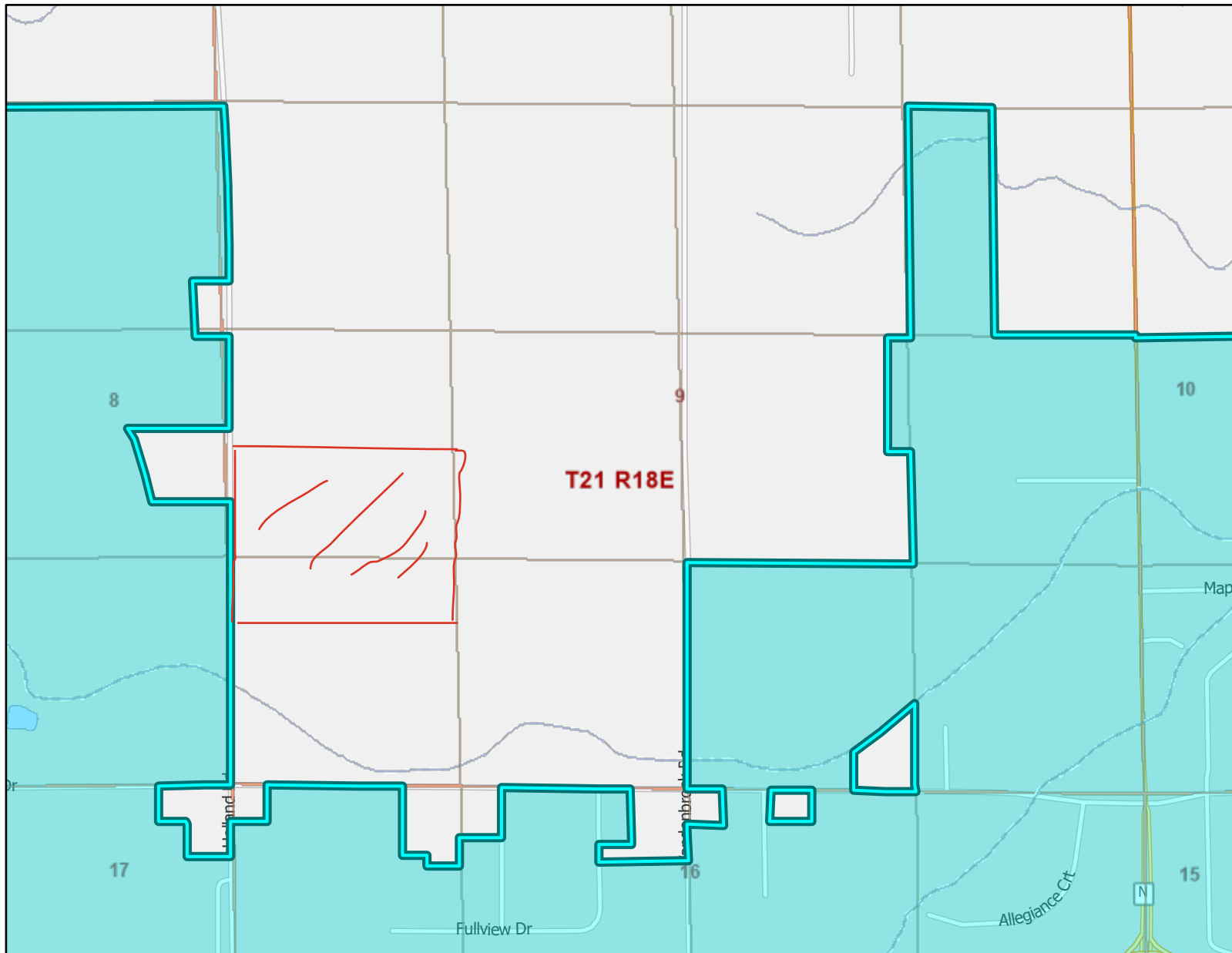
Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town

Notes:



Map: 0 780 1,560 Feet
0 230 460 Meters

Service Layer Credits:
DNR Basic Feature Vector Tile Layer WTM: , Cadastral: , Surface Water (Cached): WiDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 10/16/2025 8:06 AM

Township N^o 21 N, Range N^o 18 East, 4th Mer.



Meanders of Fox River.								
Posts	Courses	Chs Lks	Posts	Courses	Chs Lks	Posts	Courses	Chs Lks
Left bank, down stream.								
				S 53 1/2 E	4.00			
1	N 73 E	3.50		N 74 1/2 E	3.00			
	S 68 E	6.00	23	N 26 1/2 E	1.95			
	S 88 E	4.50						
	N 88 1/2 E	7.50		N 26 1/2 E	2.05			
	N 72 E	6.50		N 9 1/2 E	5.50			
	N 49 E	2.00		N 3 E	10.50			
	N 44 E	7.50		N 54 E	5.00			
	N 33 E	4.50	6	S 57 1/2 E	3.30			
	N 22 E	4.50						
2	N 32 E	4.00		S 84 E	5.00			
				N 88 E	4.50			
	N 38 E	4.50		N 55 E	11.50			
	N 39 1/2 E	9.00		N 70 E	5.00			
	N 83 1/2 E	1.50		N 51 E	6.00			
	N 30 E	4.00		N 47 1/2 E	8.00			
	N 8 E	4.50		N 42 1/2 E	7.00			
	N 34 E	3.50		N 49 1/2 E	11.50			
	N 50 E	9.00		N 62 E	12.50			
	N 68 E	5.00		N 52 1/2 E	4.50			
	N 81 E	6.00		N 62 1/2 E	6.50			
	S 66 1/2 E	8.00		N 87 E	3.50			
3	S 59 1/2 E	4.50		S 63 1/2 E	7.00			
			7	S 75 E	2.61			
	S 72 E	4.89						
	S 73 1/2 E	4.50		S 67 1/2 E	4.50			
	S 83 1/2 E	9.50		S 54 E	7.50			
	N 35 E	8.00		S 64 E	6.50			
	N 51 1/2 E	3.00	8	S 59 E	8.94			
	N 83 1/2 E	6.00						
	S 74 1/2 E	9.50						
	N 78 E	7.00						
	N 56 E	5.00						
	N 52 E	9.50						
	N 70 E	6.50						
	N 86 E	3.00						
	N 73 1/2 E	9.50						
4	S 56 1/2 E	3.50						
	S 73 1/2 E	8.50						
	N 72 E	7.00						
	N 45 E	10.00						
	N 78 E	4.00						
	S 74 1/2 E	5.50						
	S 64 E	2.50						
	N 82 E	3.50						
	S 47 E	14.00						
	S 34 E	6.21						
	S 68 E	5.50						
	S 44 E	5.50						
	S 22 E	6.50						
	S 70 E	7.00						
	N 86 1/2 E	4.50						
5	S 64 E	8.00						
	S 63 E	12.00						
	East	4.00						
	N 71 E	7.50						
	N 80 E	8.50						
	S 82 E	3.00						
	S 68 E	6.00						
	N 78 E	3.50						
	N 76 1/2 E	4.00						
	S 89 E	6.00						
	S 69 1/2 E	6.00						
	S 28 E	6.50						
24	S 24 E	5.50						

Total number of Acres 11,343.74					
Surveys Designated.	By Whom Surveyed.	Date of Contract.	Amount of Surveys. M. Ch ^s Lk ^s	When Surveyed.	When Charged in the Sur ^t Gen ^l 's acc ^t .
Township lines.	A. G. Ellis	May 13, 1843	13. 77. 32	June 1843	1 st Qr. 1844
Subdivisions.	John Baunister	August 10 th 1843	38. 72. 54	4 th Qr. 1843	4 th Qr. 1844

The above Map of Township N^o 21 North, of Range N^o 18 East of the 4th Principal Meridian, Wisconsin Territory is strictly conformable to the field notes of the survey thereupon filed in this Office, which have been examined and approved.

Surveyor General's Office, *Geo. H. Jones* Sur^t Gen^l.

Dubuque July 29th 1847.



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