



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, June 16, 2025

TIME: 5:00 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/81294065903>

Meeting ID: 812 9406 5903

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 May 12, 2025
2. Discussion/Action – Certified Survey Map, Evantra Apartments Phase 2 & 3 Two-Lot CSM
3. Discussion/Action—Site Plan, Evantra Apartments Phase 2 & 3
4. Discussion/Action – Site Plan, Scheske Family Dental Expansion
5. Discussion/Action – Certified Survey Map, Scheske Family Dental One-Lot CSM
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 June 12, 2025

MINUTES OF THE PLAN COMMISSION MEETING OF MAY 12, 2025

Call to Order

The Plan Commission meeting was called to order at 5:03 PM by President Vanden Berg

Roll Call

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

STAFF PRESENT: Jessical Titel
Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of April 14, 2025

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to approve the Plan Commission Meeting Minutes of April 14, 2025

All Ayes – Motion Carried

Public Hearing – Variance Request—Little Chute Elementary School Sign, 901 Grand Ave.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Enter Public Hearing at 5:04 p.m.

All Ayes – Motion Carried

Applicant is requesting a variance from Section 44-127(a), which prohibits illuminated signs in residential zoning districts. The subject parcel is zoned RC Conventional Single-Family District. The applicant is requesting a variance to replace the existing sign with an illuminated sign that includes an electronic message board.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Exit Public Hearing at 5:10 p.m.

All Ayes – Motion Carried

Discussion/Action—Variance Request—Little Chute Elementary School Sign, 901 Grand Ave.

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Approve the Conditional Use Request as presented. The Commission will approve with the condition there are no moving lights, and the sign is shut off/dimmed to 50% after hours.

All Ayes – Motion Carried

Discussion/Action—Duplex Condo Plat (602/604 Founders Way, 515/517 Founders Way and 503/505 Founders Way

The applicant has submitted a condo plat for three lots within the Founders Estate Subdivision. The condo plat will create two separate ownership/condo units over each of the three subject parcels. The applicant is planning to construct duplexes on those lots. The Final Plat for Founders Estate Subdivision was approved by the Village Board on September 6, 2023. The site development review was completed with the subdivision review. This Condo Plat has been reviewed by staff and follows the requirements in Sec 42-8. After Plan Commission review, this Condo Plat will move to the Village Board on May 21 for final action.

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Approve the Duplex Condo Plat as presented.

All Ayes – Motion Carried

Discussion—Enriquez Annexation (W2793 Evergreen Drive, Town of Vandenbroek

The subject properties are 1.25 acres in size and contain an existing single-family home and detached garage. The applicant is requesting annexation to connect to Village water. Water and sanitary mains are available and located in Evergreen Drive. The annexation petition and supporting documentation have been sent to WI Department of Administration for review. The state has 20 days from date of receipt to provide a response.

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner L. Van Lankvelt to Adjourn the Plan Commission Meeting at 5:17 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: 6/16/25

Prepared On: 6/11/25

Agenda Item Topic: CSM – Evantra Apartments Phase 2 & 3

Prepared By: Jessica Titel, Community Development Department

Applicant: Troy Hewitt, Robert E. Lee & Associates

Owner: Evantra, LLC

Address/Parcel #: Golden Gate Drive (Lot 33 of Mazzanti Estates) / Parcel # 260446938

Request: An application for a two-lot CSM was recently submitted for review. The CSM proposes to split Lot 33, of the recently approved Mazzanti Estates Subdivision, into two separate parcels. This CSM has been reviewed by staff and follows the requirements in Sec 42-64. After Plan Commission review this CSM will move to the Village Board on June 18 for final action. The CSM is attached to this report for Plan Commission review.

Zoning Classification: RM Multi-Family Residential

Background: This split will accommodate Phase 2 & 3 of the Evantra Apartments. Proposed Lot 1 will be 11.349 acres and proposed Lot 2 will be 15.012 acres. The land is currently vacant. A Site Plan application for Evantra Apartments Phase 2 & 3 has also been submitted for the subject property.

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

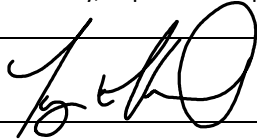
Respectfully Submitted,

Jessica Titel, Community Development Director



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

Certified Survey Map Application (4 lots or less)

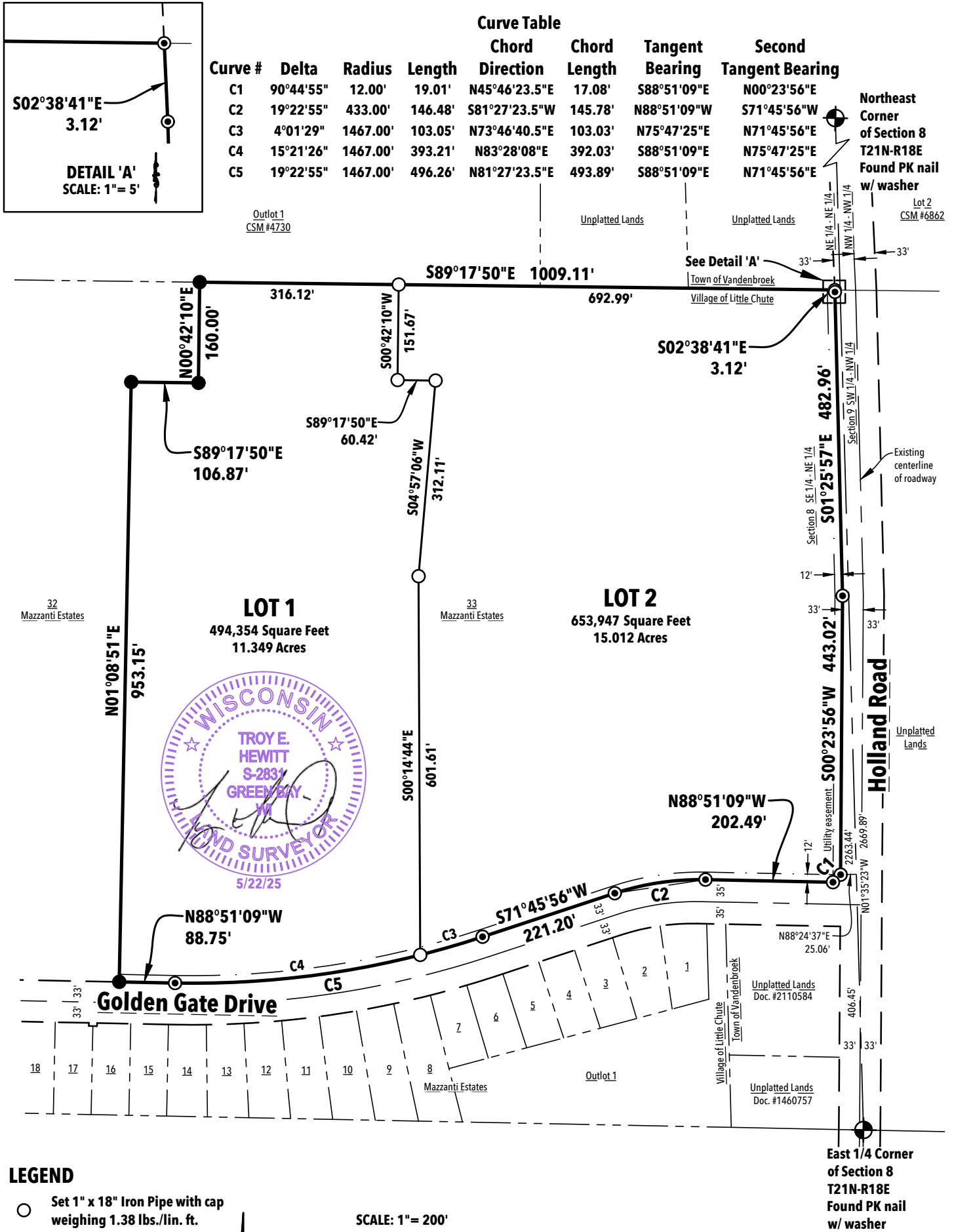
PROPERTY OWNER		SURVEYOR/APPLICANT			
Name: EVANTRA, LLC		Name: TROY HEWITT			
Mailing Address: 1256 CENTENNIAL CENTRE BLV		Company: REL & ASSOC. INC.			
City/State/Zip: HOBART, WI 54155		Address: 1250 CENTENNIAL CENTRE BLVD			
Phone: (920) 662-1611		City/State/Zip: HOBART, WI 54155			
Email: jmarlow@lexingtonneighborhoods.com		Phone: 920-662-9641			
		Email: thewitt@releeinc.com			
PROPERTY & PROJECT INFORMATION					
Parcel Number: PARENT PARCEL 446905					
Site Address/Location: GOLDEN GATE DRIVE					
Current Zoning: MULTI-FAMILY RESIDENTIAL		Proposed Zoning: MULTI-FAMILY RESIDENTIAL			
Number of lots/outlots: 2		Total acreage/square feet: 26.361			
Reason for proposed certified survey map: TO ACCOMODATE FOR THE NEXT PHASE IN THE MULTI-FAMILY DEVELOPMENT.					
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: 5/27/2025			

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

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

CERTIFIED SURVEY MAP

**ALL OF LOT 33, MAZZANTI ESTATES, DOCUMENT NUMBER 2335999, BEING PART OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL LOCATED IN SECTION 8, TOWNSHIP 21 NORTH,
RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN**



LEGEND

- ☐ Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- ☒ Existing 1" Iron Pipe
- ☐ Existing 2" Iron Pipe
- ☒ Recorded County Monument

SCALE: 1" = 200'



Bearings are based on the Outagamie County Coordinate System. The east line of the Northeast 1/4 of Section 8, T21N-R18E, bears N01°35'23"W.



1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releecinc.com

R:\4300\4329\4329174\dwg\4329174_csm.dwg Drafted by: Troy E. Hewitt 5/22/25

CERTIFIED SURVEY MAP

ALL OF LOT 33, MAZZANTI ESTATES, DOCUMENT NUMBER 2335999, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,
ALL LOCATED IN SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

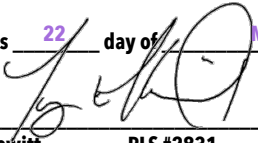
SURVEYOR'S CERTIFICATE:

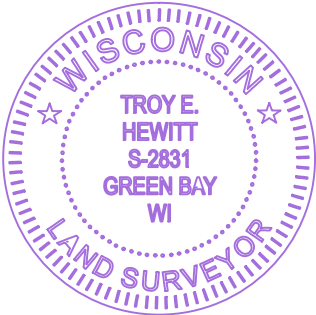
I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Lot 33, Mazzanti Estates, Document Number 2335999, being part of the Southeast 1/4 of the Northeast 1/4, all located in Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Said parcel contains 1,148,301 square feet (26.361 acres) of land more or less subject to easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the surveying, mapping and dividing of the same.

Dated this 22 day of May, 2025.


Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.



This certified survey map is contained wholly within the property described in the following recorded instrument.

Owner of Record	Recording Information	Tax Parcel ID Number
Evantra, LLC	Document Number 2256932	260446905 (Parent Parcel)

CERTIFIED SURVEY MAP

ALL OF LOT 33, MAZZANTI ESTATES, DOCUMENT NUMBER 2335999, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,
ALL LOCATED IN SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

Evantra, LLC, a limited liability corporation duly organized and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability corporation caused the land described on this Certified Survey Map to be surveyed, mapped and divided as represented on this map. I also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: VILLAGE OF LITTLE CHUTE

Evantra, LLC Date

Print name and title

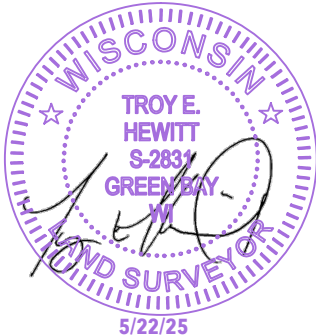
STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this day of , 2025, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print name)

My commission expires:



1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

CERTIFIED SURVEY MAP

ALL OF LOT 33, MAZZANTI ESTATES, DOCUMENT NUMBER 2335999, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,
ALL LOCATED IN SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

VILLAGE OF LITTLE CHUTE BOARD APPROVAL CERTIFICATE:

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board on the _____ day of _____, 2025.

Michael Vanden Berg
Village President

Laurie Decker
Village Clerk

VILLAGE FINANCE DIRECTOR CERTIFICATE:

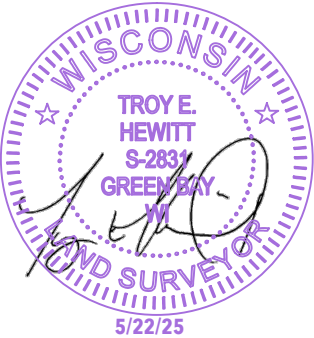
As duly appointed Finance Director, I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

Lisa Remiker-Dewall
Village Finance Director

COUNTY TREASURER CERTIFICATE:

As duly elected Outagamie County Treasurer, I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

Rochelle Oskey
Outagamie County Treasurer





Item For Consideration Plan Commission

Plan Commission Meeting Date: 6/16/25

Prepared On: 6/10/25

Agenda Item Topic: **Site Plan – Evantra Apartments (Phase 2 & 3)**

Prepared By: Jessica Titel, Community Development Department

Applicant: Aaron Breitenfeldt – Robert E. Lee & Associates

Owner: Evantra, LLC

Address/Parcel #: Golden Gate Drive (Lot 33 of Mazzanti Estates), Parcel # 260446938

Request: An application for Site Plan review has been submitted for the construction of 280 multi-family residential units, which will include the following building types:

Phase 2: (7) 14-unit buildings and (3) 10-unit buildings

Phase 3: (7) 14-unit buildings and (5) 10-unit buildings

Zoning Classification: RM Multi-Family Residential

Project Summary/Background: Phase 2 & 3 of the proposed Evantra multi-family development will occur on Lot 33 within the recently approved Mazzanti Estates Subdivision and is currently 26.361 acres in size. The two story, 10-unit buildings will be approximately 17,330 square feet in area and the two story, 14-unit buildings will be approximately 23,770 square feet in area. The development includes attached garages and surface parking which exceeds minimum zoning code requirements. Cross access easements and connections are provided to accommodate traffic circulation for the entire development. There will be three access points off Golden Gate Drive for Phases 2 & 3. The applicant has also submitted an application for a two-lot Certified Survey Map in conjunction with this project. Phase 2 will be on proposed Lot 1 and Phase 3 will be on proposed Lot 2.

Previous Action:

- May 13, 2024 – Plan Commission recommended approval of the Preliminary Plat for Mazzanti Estates. A public hearing was also held regarding this item.



Item For Consideration Plan Commission

- June 5, 2024 – Village Board adopted Resolution No. 9, Series of 2024 approving the Mazzanti Estates preliminary plat.
- June 10, 2024 – Plan Commission recommended approval of the proposed rezoning and Comprehensive Plan Future Land Use Map amendment for subject properties. A public hearing was also held regarding these items.
- July 17, 2024 – Village Board approved and adopted ordinances for the rezoning and Comprehensive Plan Future Land Use Map amendment for subject properties. A public hearing was also held regarding these items.
- September 9, 2024 – Plan Commission recommended approval of the final plat and the Site Plan for Evantra Apartments Phase 1.
- September 18, 2024 – Village Board adopted Resolution No. 15 Series 2024 approving the Mazzanti Estates final plat and approved Site Plan for Evantra Apartments Phase 1.
- February 5, 2025 – Village Board approved the Development Agreement for Mazzanti Estates.

Recommendation/Board Action: Staff is recommending approval of the Site Plan for Phase 2 & 3 of the Evantra multi-family development to the Village Board, subject to the satisfaction of all staff comments.

Respectfully Submitted,
Jessica Titel, Community Development Director



FOR OFFICE USE	
Application #	
Permit fee	\$600
Receipt #	
Account #	101-34110
Date Received	

Site Plan Review Application (new construction, additions > 10,000 square feet)

PROPERTY OWNER		APPLICANT			
Name: Evantra, LLC		Name: Aaron Breitenfeldt, P.E.			
Mailing Address: 1256 Centennial Centre Blvd		Company: Robert E. Lee & Associates, Inc.			
City/State/Zip: Hobart, WI 54155		Address: 1250 Centennial Centre Blvd			
Phone: (920) 662-1611		City/State/Zip: Hobart, WI 54155			
Email: jmarlow@lexingtonneighborhoods.com		Phone: (920) 662-9641			
		Email: abreitenfeldt@releeinc.com			
PROPERTY & PROJECT INFORMATION					
Parcel Number: 260446905					
Site Address/Location: NW Corner of future Golden Gate Drive / Holland Road Intersection					
Current Zoning: RM - Residential Multi-Family		Proposed Zoning: RM - Residential Multi-Family			
Current Use: vacant		Proposed Use: Multi-Family			
Current number of employees: 0		Proposed number of employees: n/a			
Existing building floor area: 0		Proposed building floor area: 209,630 sf			
Existing number of parking stalls: 0		Proposed number of parking stalls: 810			
Percent of existing impervious surface: 0		Percent of proposed impervious surface: 50.9%			
Describe the proposed project: The proposed project includes the construction of 22 multi-family buildings, including a mix of 10-unit and 14-unit buildings. The ultimate development will include up to 146 units. The project also includes the construction of a new office/mail room in the southeast corner of the site.					
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.					
Applicant/Owner Signature:		Date: 5/27/2025			

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

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

EVANTRA PHASE II & III - A MULTI-FAMILY DEVELOPMENT
FOR LEXINGTON HOMES, INC.
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN



05/27/2025

Aaron Breitenfeldt

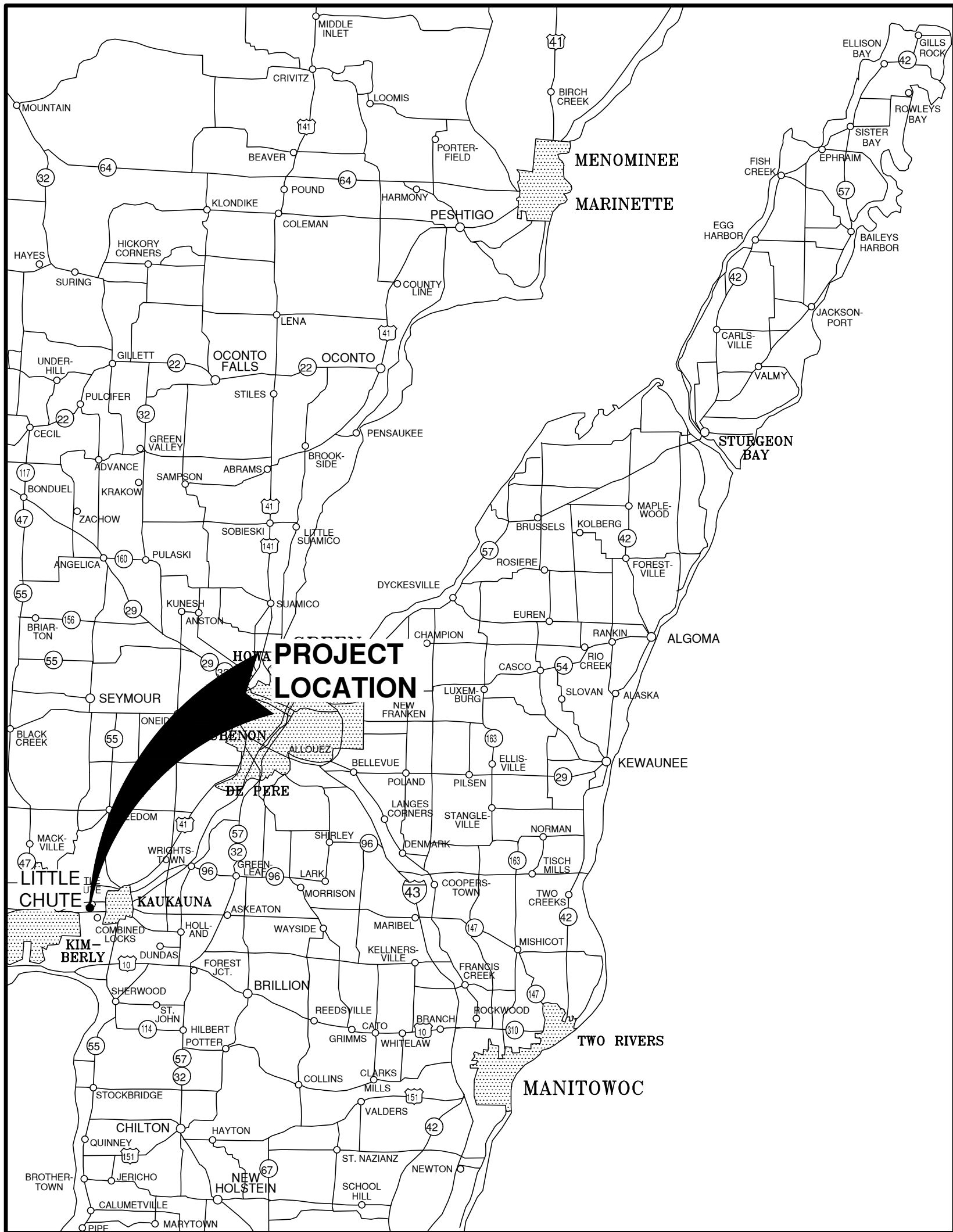
NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.

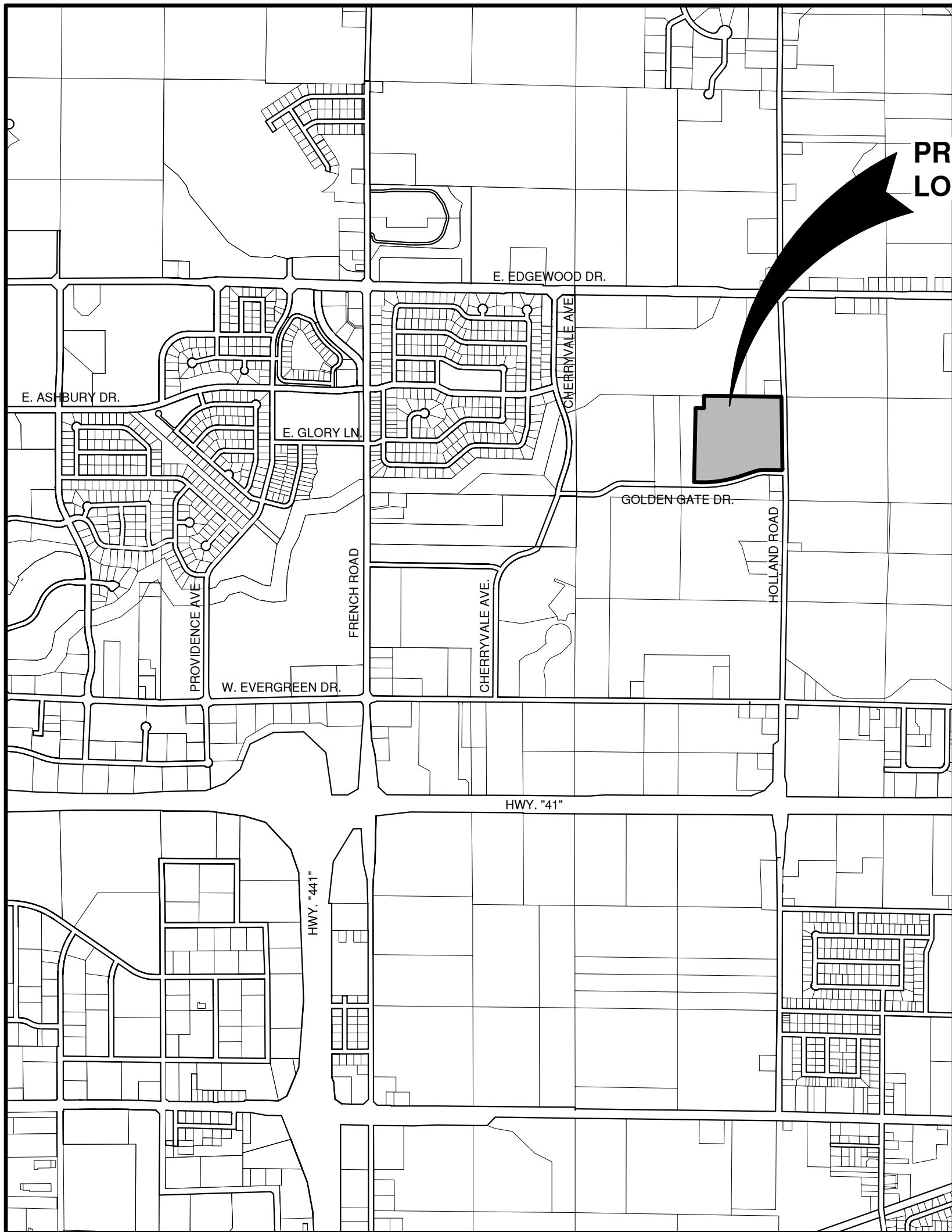
NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	OVERALL SITE PLAN
4	SOUTHWEST SITE PLAN
5	SOUTHEAST SITE PLAN
6	NORTHWEST SITE PLAN
7	NORTHEAST SITE PLAN
8	OVERALL UTILITY PLAN
9	SOUTHWEST UTILITY PLAN
10	SOUTHEAST UTILITY PLAN
11	NORTHWEST UTILITY PLAN
12	NORTHEAST UTILITY PLAN
13	OVERALL GRADING AND EROSION CONTROL PLAN
14	SOUTHWEST GRADING PLAN
15	SOUTHEAST GRADING PLAN
16	NORTHWEST GRADING PLAN
17	NORTHEAST GRADING PLAN
18	POND PLAN AND DETAILS
19	POND SECTIONS
20	MISCELLANEOUS DETAILS
21	MISCELLANEOUS DETAILS
22	MISCELLANEOUS DETAILS
23	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
24	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
25	EROSION CONTROL - DITCH CHECK DETAILS
26	EROSION CONTROL - SHEET FLOW DETAILS
27	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
28	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
29	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS
30	METER ROOM - PLAN, SECTION AND DETAILS
31	METER ROOM - SCHEMATIC DRAWING OF MASTER METER
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS

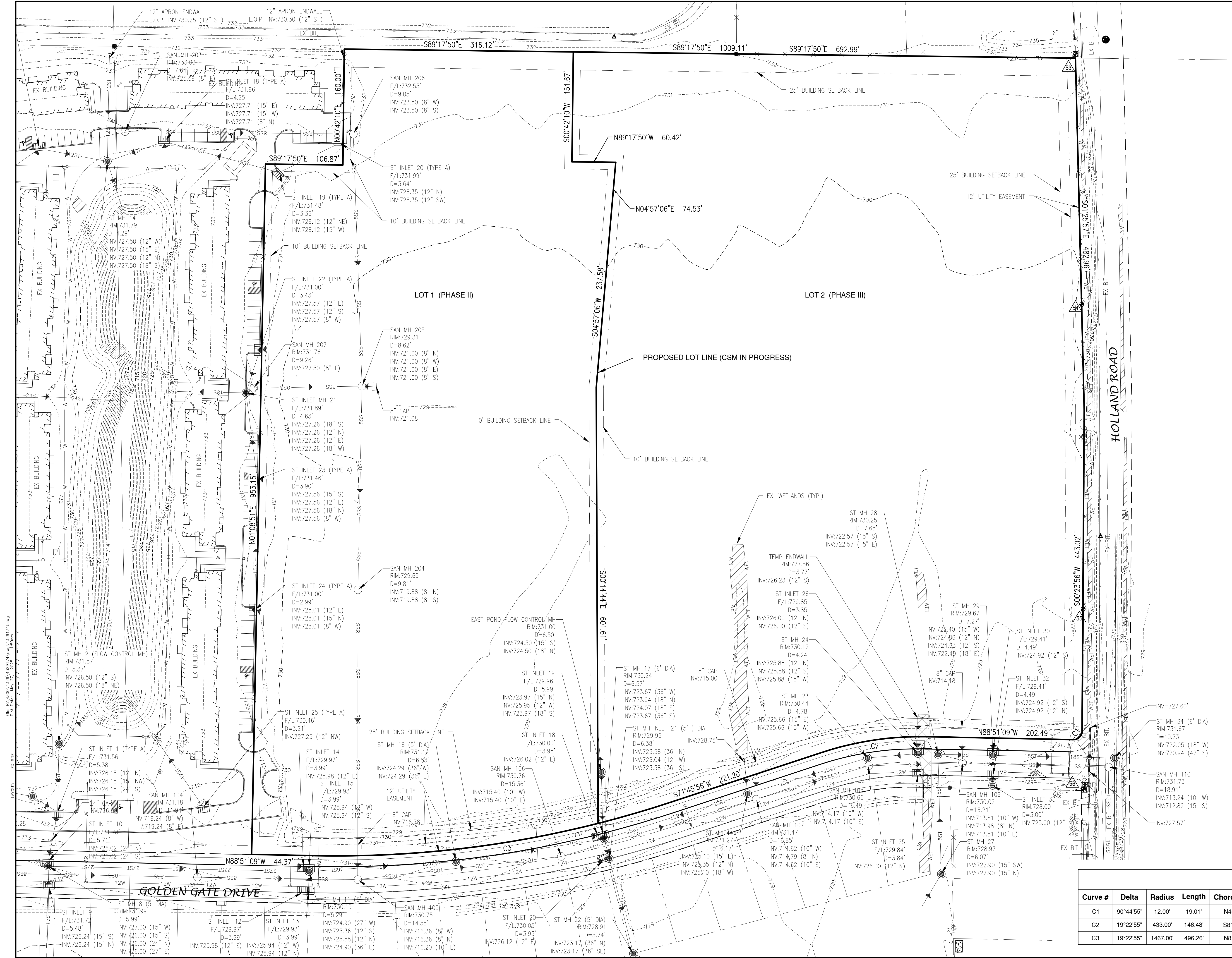


VICINITY MAP

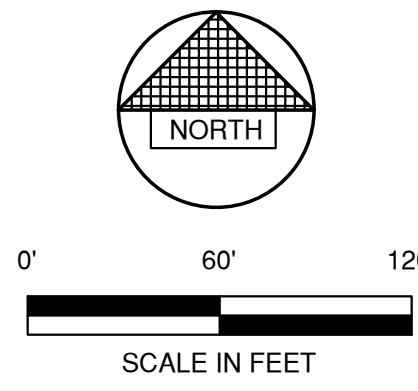


LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	EVANTRA PHASE II & III - A MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES, INC VILLAGE OF LITTLE CHUTE OUTAGAMIE COUNTY, WISCONSIN	LOCATION MAPS	DATE 05/2025 FILE 4329174C JOB NO. 4329174	SHEET NO. C
								CHECKED				
								DESIGNED				
								AJB				



BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
53	NAIL IN POWER POLE #20-10113	733.69
54	NAIL IN POWER POLE #20-10111	730.88
55	NAIL IN POWER POLE #20-10107	729.93
56	NAIL IN POWER POLE #20-10126	731.08



Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing
C1	90°44'55"	12.00'	19.01'	N45°46'23"E	17.08'	S88°51'09"E
C2	19°22'55"	433.00'	146.48'	S81°27'23"W	145.78'	N88°51'09"W
C3	19°22'55"	1467.00'	496.26'	N81°27'23"E	493.89'	S88°51'09"E

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

EVANTRA PHASE II & III - A MULTI-FAMILY DEVELOPMENT
FOR LEXINGTON HOMES, INC.
VILLAGE OF LITTLE CHUTE
OUTAGAMIE COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 04/2024
FILE 4329174T
JOB NO. 4329174

**Robert E. Lee**
& Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | rel@inc.com



LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BREAKER RUN
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- HANDICAPPED ACCESSIBLE ROUTE
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS
- WALL PACK

NOTE

- ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
- NO HAZARDOUS MATERIALS SHALL BE STORED ON SITE.
- ANY EXISTING SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS A PART OF THIS PROJECT.

PARKING DATA - LOT 1

TOTAL PARKING STALLS PROVIDED = 367 (165 SURFACE AND 202 ENCLOSED)
HANDICAP ACCESSIBLE PARKING STALLS = 10
TOTAL PARKING STALLS REQUIRED = 248 (3 STALLS / 2 UNITS)

SITE DATA - LOT 1

TOTAL AREA = 11.35 ACRES, 494,354 S.F.
BUILDING AREA = 2.57 ACRES, 112,109 S.F. (22.7%)
SIDEWALK/PARKING LOT AREA = 3.52 ACRES, 153,265 S.F. (31.0%)
GREEN SPACE = 5.26 ACRES, 228,980 S.F. (46.3%)
(7) 14-UNIT BUILDINGS = 98 UNITS
(3) 10-UNIT BUILDINGS = 30 UNITS
TOTAL UNITS = 128 UNITS
DENSITY = 11.31 UNITS / ACRE

PARKING DATA - LOT 2

TOTAL PARKING STALLS PROVIDED = 443 (209 SURFACE AND 234 ENCLOSED)
HANDICAP ACCESSIBLE PARKING STALLS = 13
TOTAL PARKING STALLS REQUIRED = 222 (3 STALLS / 2 UNITS)

SITE DATA - LOT 2

TOTAL AREA = 15.01 ACRES, 653,947 S.F.
BUILDING AREA = 2.24 ACRES, 97,521 S.F. (14.9%)
SIDEWALK/PARKING LOT AREA = 5.10 ACRES, 222,183 S.F. (34.0%)
GREEN SPACE = 7.67 ACRES, 334,243 S.F. (51.1%)
(7) 14-UNIT BUILDINGS = 98 UNITS
(5) 10-UNIT BUILDINGS = 50 UNITS
TOTAL UNITS = 148 UNITS (152 UNITS IF WETLAND PERMIT OBTAINED)
DENSITY = 9.86 UNITS / ACRE (10.13 UNITS/ACRE IF WETLAND PERMIT OBTAINED)

ZONING

RM - RESIDENTIAL MULTI-FAMILY

PARCEL NO.

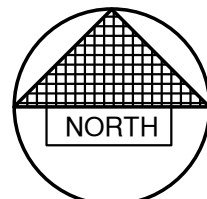
20446905

CONSTRUCTION CLASSIFICATION

TYPE V

CROSS ACCESS EASEMENTS

CROSS ACCESS EASEMENT IN PLACE BETWEEN ALL PHASES OF EVANTRA DEVELOPMENT, SEE MAZZANTI ESTATES PLAT FOR ADDITIONAL DETAILS



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								LLP
								CHECKED
								DESIGNED
								AJB

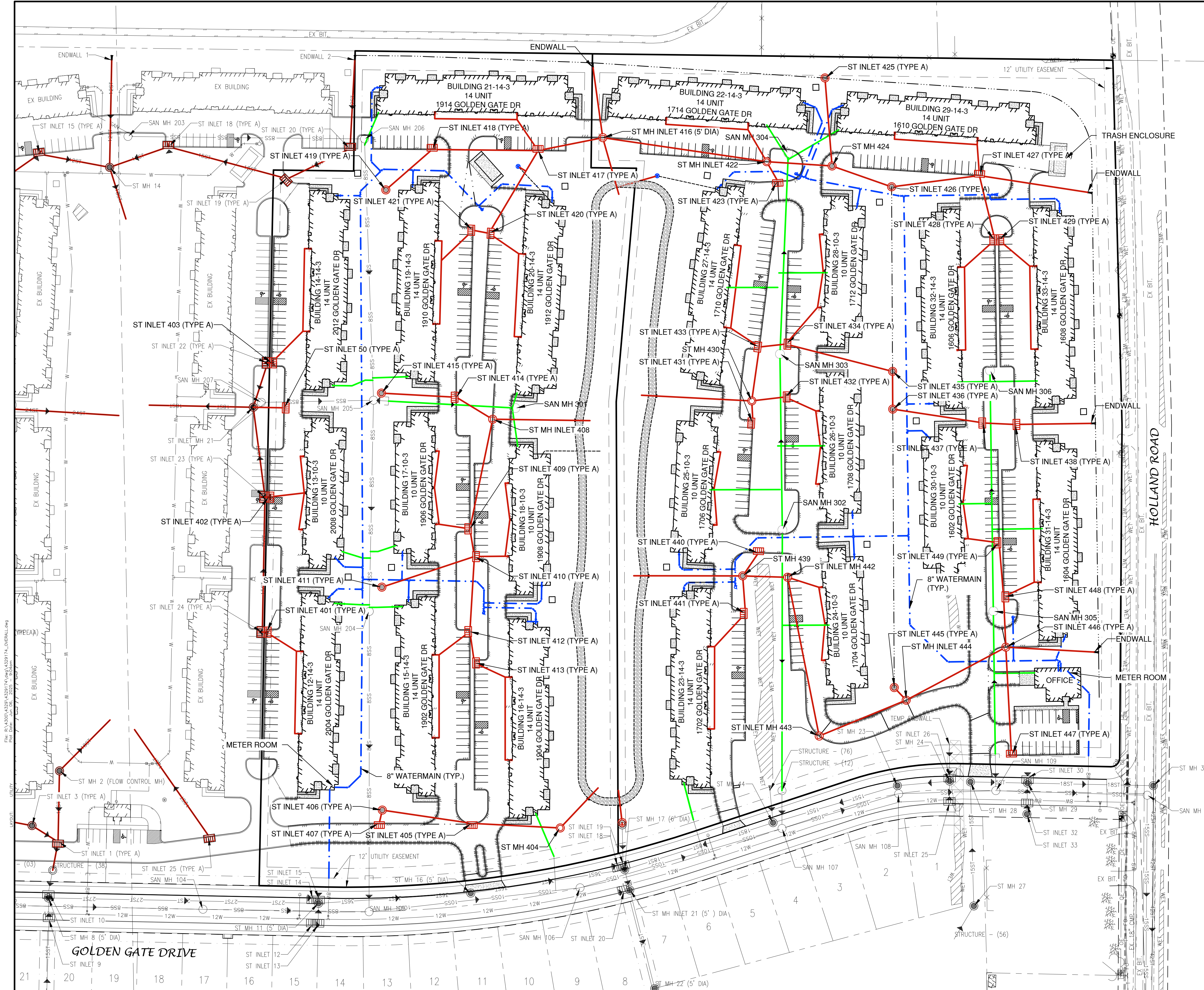
EVANTRA PHASE II & III - A MULTI-FAMILY DEVELOPMENT
FOR LEXINGTON HOMES, INC.
VILLAGE OF LITTLE CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE	04/2025
FILE	4329174_OVERALL
JOB NO.	4329174

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

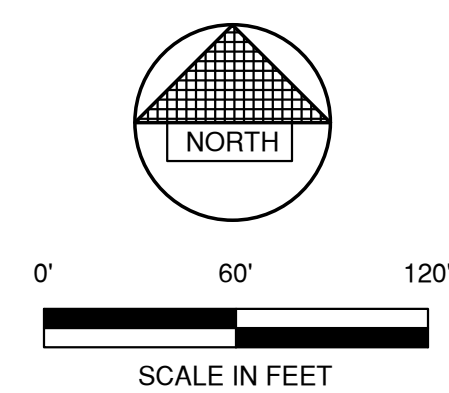
SHEET NO.
3



- LEGEND**
- PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER (SIZE NOTED)
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER (SIZE NOTED)
 - PROPOSED WATERMAIN
 - EXISTING WATERMAIN (SIZE NOTED)

- PROPOSED
- EXISTING
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- LIFT STATION
- TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- STORM MANHOLE
- STORM INLET (NOT IN CURB AND GUTTER)
- STORM INLET (IN CURB AND GUTTER)
- STORM INLET MANHOLE
- YARD DRAIN
- STANDPIPE
- ROOF DOWNSPOUT
- DISCHARGE STRUCTURE

- NOTE**
- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
 - SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
 - ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
 - EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
 - ALL UTILITIES WITHIN PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR BACKFILL.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

EVANTRA PHASE II & III - A MULTI-FAMILY DEVELOPMENT
FOR LEXINGTON HOMES, INC.
VILLAGE OF LITTLE CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL UTILITY PLAN

DATE
04/2025
FILE
4329174 OVERALL
JOB NO.
4329174

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

SHEET NO.
8



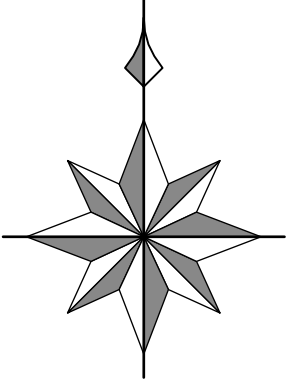
Village of Little Chute Landscaping Standards:

Lot Line Landscaping: Lot line landscaping strips in RM zoning districts shall be planted with a minimum of one shade tree and six shrubs per 40 lineal feet of road rights-of-way. A minimum ten-foot strip along all other lot lines shall be planted with one shade tree and six shrubs per 40 lineal feet of frontage.

North ROW	=	1,009'	/	40	=	25 Trees Required & 151 Shrubs Required 25 Trees Provided & 151 Shrubs Provided
East ROW	=	929'	/	40	=	23 Trees Required & 139 Shrubs Required 23 Trees Provided & 140 Shrubs Provided
South Frontage	=	1,174'	/	40	=	29 Trees Required & 176 Shrubs Required 29 Trees Provided & 176 Shrubs Provided

Interior Landscaping: One tree shall be planted in each island or peninsula, or within ten feet of the periphery of the parking area

24 Interior Parking Trees Provided



1" = 100'

Plant List - Types with Images				
	Qty	Common Name	Botanical Name	Scheduled Size
	8	Colorado Spruce	Picea pungens	6' BB
	37	Hetz Columnar Juniper	Juniperus chinensis 'Hetzl Columnar'	8' BB
	338	Strawberry Candy Daylily	Heemerocallis x 'Strawberry Candy'	#1
	257	Goldflame Spirea	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 18"
	840	Green Velvet Boxwood	Buxus 'Green Velvet'	#5 - 18"
	440	Little Lime® Hardy Hydrangea	Hydrangea paniculata 'Lime' USPP 22330	#5 - 18"
	57	Autumn Blaze Maple	Acer x freemanii 'Jeffersred' Autumn Blaze	2.5" Cal
	26	Northern Red Oak	Quercus rubra	2.5" Cal
	20	White Oak	Quercus alba	2.5" Cal
	220		Calamagrostis x scouffera 'Karl Foerster'	#1

Landscape Installation Notes:

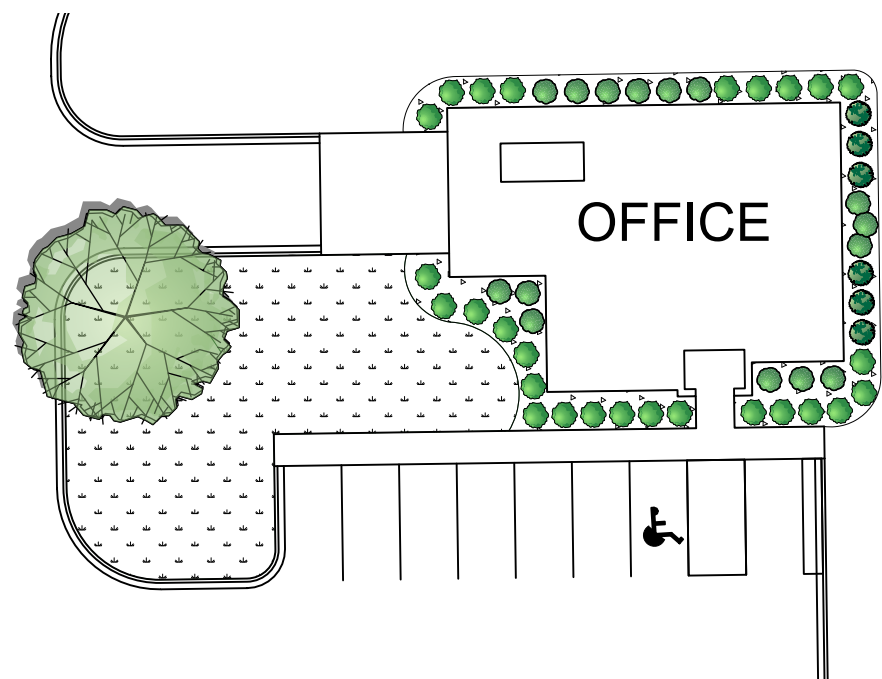
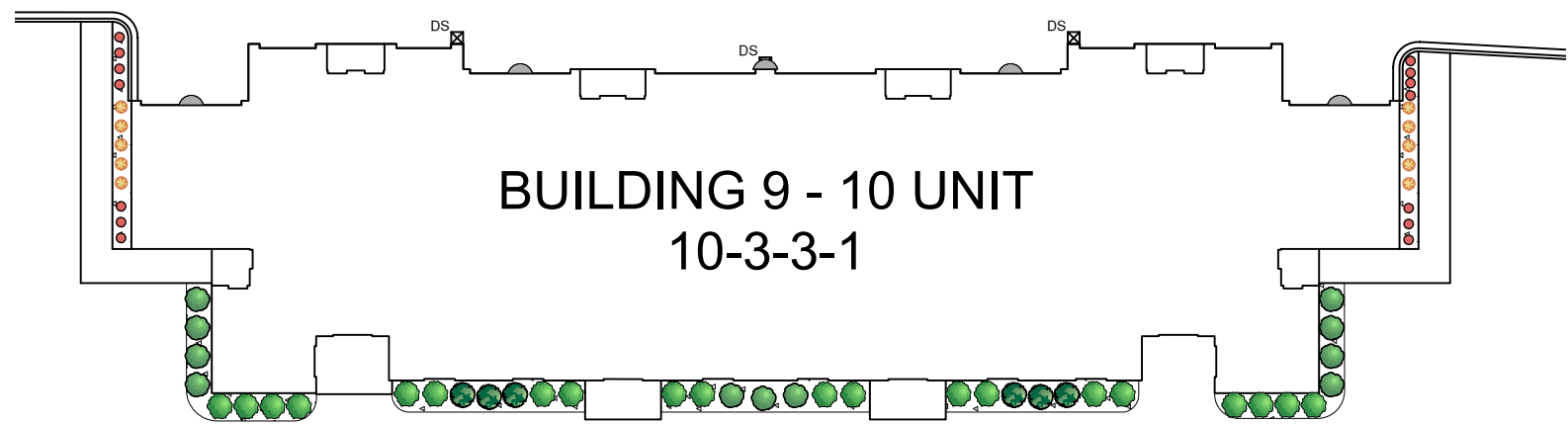
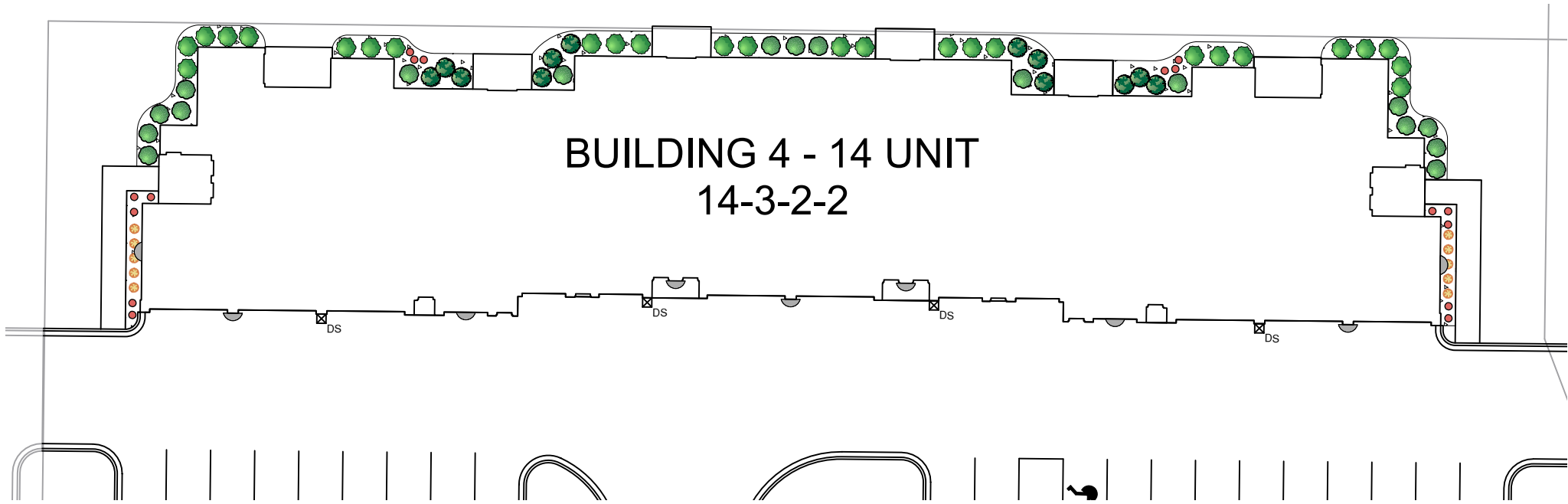
GENERAL:

- Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
- Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.
- All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.
- Quantities of material shown on plan take precedence over the specification list or legend.
- If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.
- Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.
- This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

PLANTING:

- When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.
- All plant tags should be removed from material by Landscape Contractor.
- All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.
- Edge all beds with a spade cut edge unless otherwise noted.
- All backfill around plant material should be removed during planting.
- All wire baskets and stakes should be removed during planting.
- Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.
- All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.
- Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

No.	Date	By	Revision Notes
Project Address		Evantra - A Multifamily Development For Lexington Homes, Inc. Golden Gate Drive Village of Little Chute, Wisconsin 54913	
Design Firm		Elevate Outdoor LLC. 1112 Bryan Road O'Fallon, Missouri 63366	
Consultant		Mark Gawriluk	
Project Title		Evantra Phase II	
Sheet Title		Landscape Master Plan	
Project Manager		Project ID	
Drawn By MVG		Scale 1" = 100'	
Reviewed By		Sheet No.	
Date 5/27/2025		L-1 _____ of _____ 3	



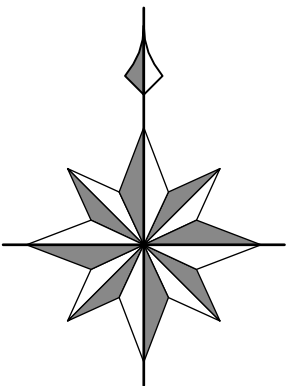
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North ROW	=	1,009'	/	40	=	25 Trees Required & 151 Shrubs Required 25 Trees Provided & 151 Shrubs Provided
East ROW	=	929'	/	40	=	23 Trees Required & 139 Shrubs Required 23 Trees Provided & 140 Shrubs Provided
South Frontage	=	1,174'	/	40	=	29 Trees Required & 176 Shrubs Required 29 Trees Provided & 176 Shrubs Provided

Interior Landscaping: One tree shall be planted in each island or peninsula, or within ten feet of the periphery of the parking area

24 Interior Parking Trees Provided



1" = 30'

Plant List - Types with Images				
	Qty	Common Name	Botanical Name	Scheduled Size
Conifers				
	8	Colorado Spruce	Picea pungens	6' BB
	37	Hetz Columnar Juniper	Juniperus chinensis 'Hetzl Columnaris'	8' BB
Perennials				
	338	Strawberry Candy Daylily	Heemerocallis x 'Strawberry Candy'	#1
Shrubs				
	237	Goldflame Spirea	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 18"
	840	Green Velvet Boxwood	Buxus 'Green Velvet'	#5 - 18"
	440	Little Lime® Hardy Hydrangea	Hydrangea paniculata 'Lime' USPP 22330	#5 - 18"
Trees				
	57	Autumn Blaze Maple	Acer x freemanii 'Jeffersred' Autumn Blaze	2.5" Cal
	26	Northern Red Oak	Quercus rubra	2.5" Cal
	20	White Oak	Quercus alba	2.5" Cal
Ornamental Grasses				
	220	Calamagrostis x scouffera 'Karl Foerster'		#1

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

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-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-Edge all beds with a spade cut edge unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

No.	Date	By	Revision Notes
Project Address		Evantra - A Multifamily Development For Lexington Homes, Inc. Golden Gate Drive Village of Little Chute, Wisconsin 54913	
			
Design Firm		Elevate Outdoor LLC. 1112 Bryan Road O'Fallon, Missouri 63366	
Consultant		Mark Gawriluk 	
Project Title		Evantra Phase II	
Sheet Title		Building Detail	
Project Manager		Project ID	
Drawn By MVG		Scale 1" = 30'	
Reviewed By		Sheet No.	
Date 5/27/2025		L-2 _____ of _____ 3	



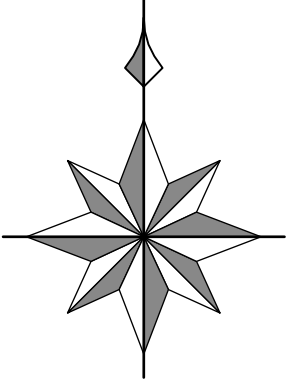
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Plant List - Types with Images				
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	257	Goldflame Spirea	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 18"
	810	Green Velvet Boxwood	Buxus 'Green Velvet'	#5 - 18"
	450	Little Lime® Hardy Hydrangea	Hydrangea paniculata 'Lime' USPP 22330	#5 - 18"
	57	Autumn Blaze Maple	Acer x freemanii 'Jeffersred' Autumn Blaze	2.5" Cal
	26	Northern Red Oak	Quercus rubra	2.5" Cal
	20	White Oak	Quercus alba	2.5" Cal
	220		Calamagrostis x scouffera 'Karl Foerster'	#1

Landscape Installation Notes:

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- Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
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No.	Date	By	Revision Notes
Project Address		Evantra - A Multifamily Development For Lexington Homes, Inc. Golden Gate Drive Village of Little Chute, Wisconsin 54913	
Design Firm		Elevate Outdoor LLC. 1112 Bryan Road O'Fallon, Missouri 63366	
Consultant		Mark Gawriluk	
Project Title		Evantra Phase II	
Sheet Title		Shrub Planting	
Project Manager		Project ID	
Drawn By MVG		Scale 1" = 30'	
Reviewed By		Sheet No.	
Date 5/27/2025		L-3 _____ of _____ 3	

10-3.3.1 AREA DATA						
UNIT NUMBER	SQUARE FOOTAGE	GARAGE FOOTAGE	FLOOR	NOTES		BEDROOM / BATHS
1	965 + 706 = 1,671	425	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.7.2		3 BED / 3 1/2 BATH
2	152 + 1187 = 1,339	280	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 BATH
3	152 + 1065 = 1,217	280	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		1 BED / 1 1/2 BATH
4	76 + 1192 = 1,268	427	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 1/2 BATH
5	1,591	418	FIRST	TYPE "A" OR "B" ACCESSIBLE		3 BED / 2 BATH
6	991	418	FIRST	TYPE "A" OR "B" ACCESSIBLE		1 BED / 1 1/2 BATH
7	76 + 1192 = 1,268	427	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 1/2 BATH
8	152 + 1065 = 1,217	280	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		1 BED / 1 1/2 BATH
9	152 + 1187 = 1,339	280	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 BATH
10	965 + 706 = 1,671	425	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.7.2		3 BED / 3 1/2 BATH
COMMON	95	2				
TOTALS	WITHIN DWELLING UNITS	COMMON SPACE	HEATED TOTAL	GARAGE UTILITY	TOTAL	
FIRST	5,212	95	5,217	3,662	9,029	
SECOND	8,300	0	8,300	0	8,300	
TOTAL	13,512	95	13,667	3,662	17,329	

COMMON
90 S.F.

1
965

5
1591
1291

6
991
1291

10
965

DWELLING
5,277 S.F.

1
425

2
280

2
152

3
152

3
280

4
427

4
76

5
418

6
418

7
76

7
427

8
280

8
152

9
152

9
280

10
425

GARAGE
3,662 S.F.

10-3.3.1

10-33.1 - # 461493 ©

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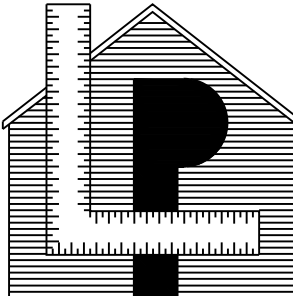
LEXINGTON
HOMES

LEXINGTON -HOMES-

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Direct: (920) 655-1961

EMAIL:
cambrosius@lexingtonneighborhoods.com

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GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769

EMAIL:
laplantarchitecture@yahoo.com

REVISION	DATE
X	XX

DATE 8/6/2024
PROJECT NO. 461493
SHEET
T
1.3

SCALE: 1/8" = 1'-0"



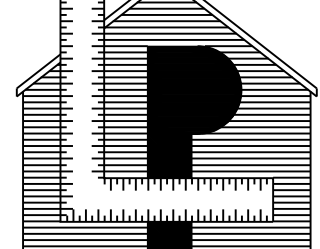
10-3.3.1 BUILDING DATA
(3) 1 BEDROOM / 1 ½ BATH
(2) 2 BEDROOM / 2 BATH
(2) 2 BEDROOM / 2 ½ BATH
(1) 3 BEDROOM / 2 BATH
(2) 3 BEDROOM / 3 ½ BATH



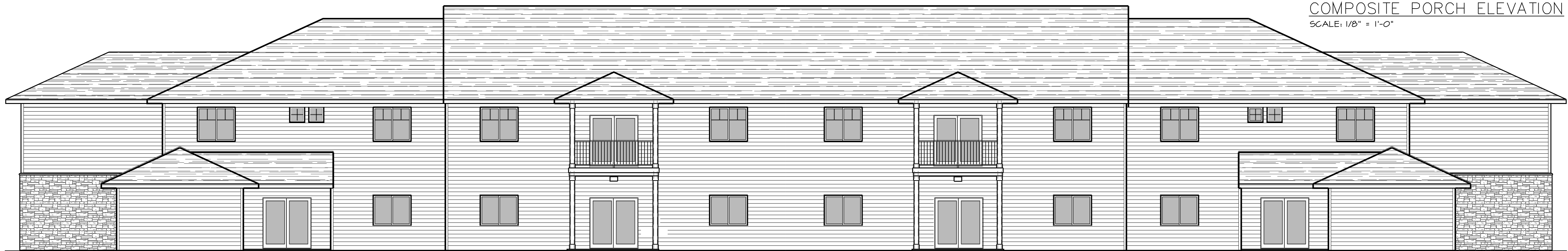
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA	
STONE	422	44.5	Casa di Sassi
SIDING	632	30.5	Herringbone
ROOF	221	10.5	Maire Black
SHAKE	289	14.5	Smoky Gray
TOTAL	2,064	100	

SCALE: 1/4" = 1'-0"

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LXINGTON -HOMES-	<table border="1"> <thead> <tr> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>8/6/2024</td> </tr> </tbody> </table>	DATE	8/6/2024													
DATE																
8/6/2024																
OFFICE: 1256 Centennial Center Centre Blvd HOBBART, WISCONSIN 54155	<table border="1"> <thead> <tr> <th>PROJECT NO.</th> </tr> </thead> <tbody> <tr> <td>461493</td> </tr> </tbody> </table>	PROJECT NO.	461493													
PROJECT NO.																
461493																
Telephone: (920) 662-1611	SHEET															
Direct: (920) 655-1961	A															
EMAIL: camtrostus@lexingtonneighborhoods.com	1.1															
WEB: lexingtonneighborhoods.com	©LaPlant Architecture LLC 2024															

PRELIMINARY
 NOT FOR CONSTRUCTION



COMPOSITE PORCH ELEVATION
SCALE: 1/8" = 1'-0"



WINDOW NOT SEEN IN
2D ELEVATION

LOCATION OF PTAC
ON BLDG 3.3.1

DETAILED
PORCH ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING MATERIAL
AREA DATA

MATERIAL			
STONE	245	8	Casa di Sassi
SIDING	2650	89	Herringbone
ROOF	83	3	Moire Black
SHAKE	0	0	Smokey Gray
TOTAL	2978	100	



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

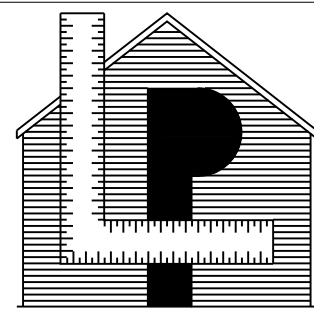
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LEXINGTON
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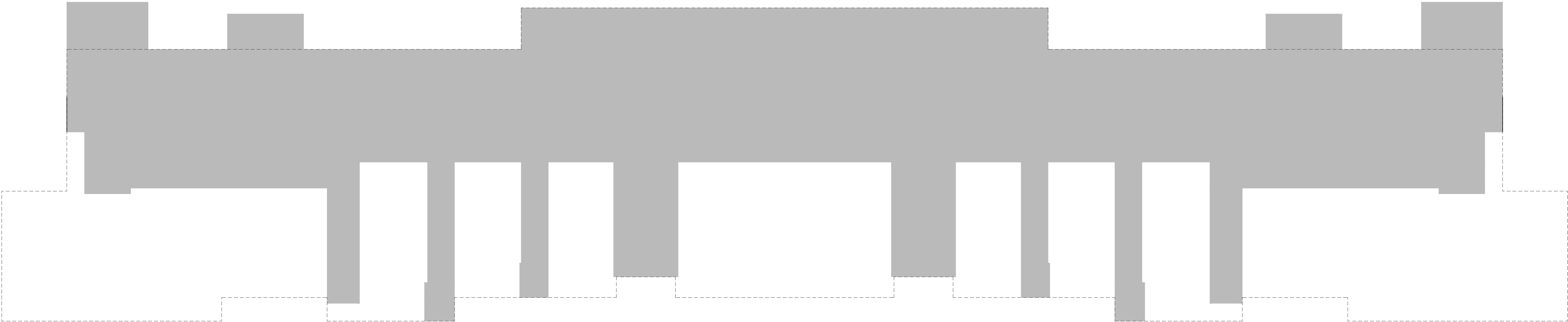
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REVISION	DATE
X	XX

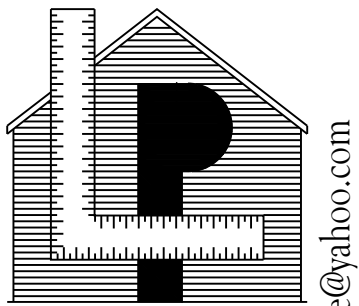
DATE 8/8/2024
PROJECT NO. 461493
SHEET A 1.2

PRELIMINARY
NOT FOR CONSTRUCTION



14-3.2.2 AREA DATA						
UNIT NUMBER	SQUARE FOOTAGE	GARAGE FOOTAGE	FLOOR	NOTES		BEDROOM / BATHROOM
1	70 + 1261 = 1,331	380	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 1/2 BATH
2	1034 + 760 = 1,794	395	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.1.2		3 BED / 3 1/2 BATH
3	855 + 703 =1,558	393	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.1.2		2 BED / 2 1/2 BATH
4	50 + 931 = 981	323	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		1 BED / 1 1/2 BATH
5	47 + 958 = 1,005	273	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		1 BED / 1 1/2 BATH
6	61 + 1188 = 1,249	270	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 1/2 BATH
7	1,300	402	FIRST	TYPE "B" ACCESSIBLE		2 BED / 2 1/2 BATH
8	1,300	402	FIRST	TYPE "A" OR "B" ACCESSIBLE		2 BED / 2 1/2 BATH
9	61 + 1188 = 1,249	270	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 1/2 BATH
10	47 + 958 = 1,005	273	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		1 BED / 1 1/2 BATH
11	50 + 931 = 981	323	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		1 BED / 1 1/2 BATH
12	855 + 703 =1,558	393	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.1.2		2 BED / 2 1/2 BATH
13	1034 + 760 = 1,794	395	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.1.2		3 BED / 3 1/2 BATH
14	70 + 1261 = 1,331	380	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 1/2 BATH
COMMON	393	47				
TOTALS	WITHIN DWELLING UNITS	COMMON SPACE	HEATED TOTAL	GARAGE UTILITY	TOTAL	
FIRST	6,834	304	7,138	5,008	12,146	
SECOND	11,626	0	11,626	0	11,626	
TOTAL	18,460	304	18,764	5,008	23,772	

14-3.3.1 AREA DATA						
UNIT NUMBER	SQUARE FOOTAGE	GARAGE FOOTAGE	FLOOR	NOTES		BEDROOM / BATHROOM
1	70 + 1261 = 1,331	380	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 1/2 BATH
2	1034 + 760 = 1,794	395	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.1.2		3 BED / 3 1/2 BATH
3	855 + 703 =1,558	393	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.1.2		2 BED / 2 1/2 BATH
4	50 + 931 = 981	323	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		1 BED / 1 1/2 BATH
5	47 + 958 = 1,005	273	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		1 BED / 1 1/2 BATH
6	61 + 1188 = 1,249	270	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 1/2 BATH
7	1,600	402	FIRST	TYPE "A" OR "B" ACCESSIBLE		3 BED / 2 BATH
8	1,000	402	FIRST	TYPE "A" OR "B" ACCESSIBLE		1 BED / 1 1/2 BATH
9	61 + 1188 = 1,249	270	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 1/2 BATH
10	47 + 958 = 1,005	273	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		1 BED / 1 1/2 BATH
11	50 + 931 = 981	323	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		1 BED / 1 1/2 BATH
12	855 + 703 =1,558	393	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.1.2		2 BED / 2 1/2 BATH
13	1034 + 760 = 1,794	395	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.1.2		3 BED / 3 1/2 BATH
14	70 + 1261 = 1,331	380	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY		2 BED / 2 1/2 BATH
COMMON	393	47				
TOTALS	WITHIN DWELLING UNITS	COMMON SPACE	HEATED TOTAL	GARAGE UTILITY	TOTAL	
FIRST	6,834	304	7,138	5,008	12,146	
SECOND	11,626	0	11,626	0	11,626	
TOTAL	18,460	304	18,764	5,008	23,772	



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LEXINGTON
-HOMES-

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Center Centre Blvd
HOBART, WISCONSIN 54155
Telephone: (920) 662-1611
Direct: (920) 655-1961
EMAIL: camhrosias@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

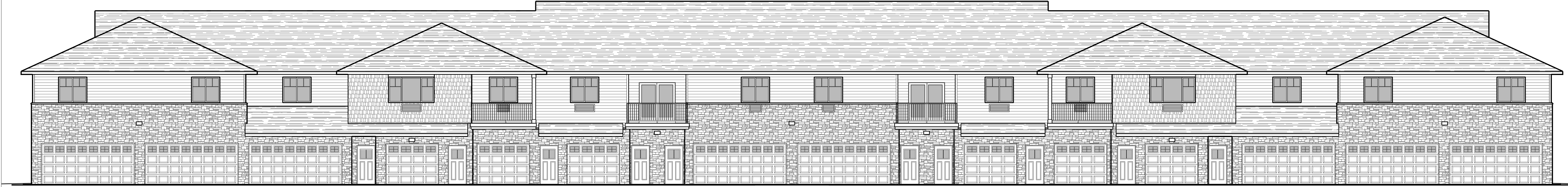
14-3 - # 461493 ©
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Date, 2024

14-3
Townhome with Attached Garages

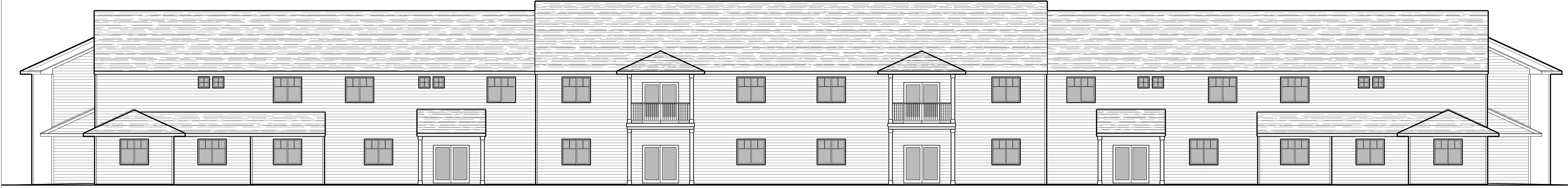
REVISION	DATE

DATE 7/16/2024
PROJECT NO. 461493
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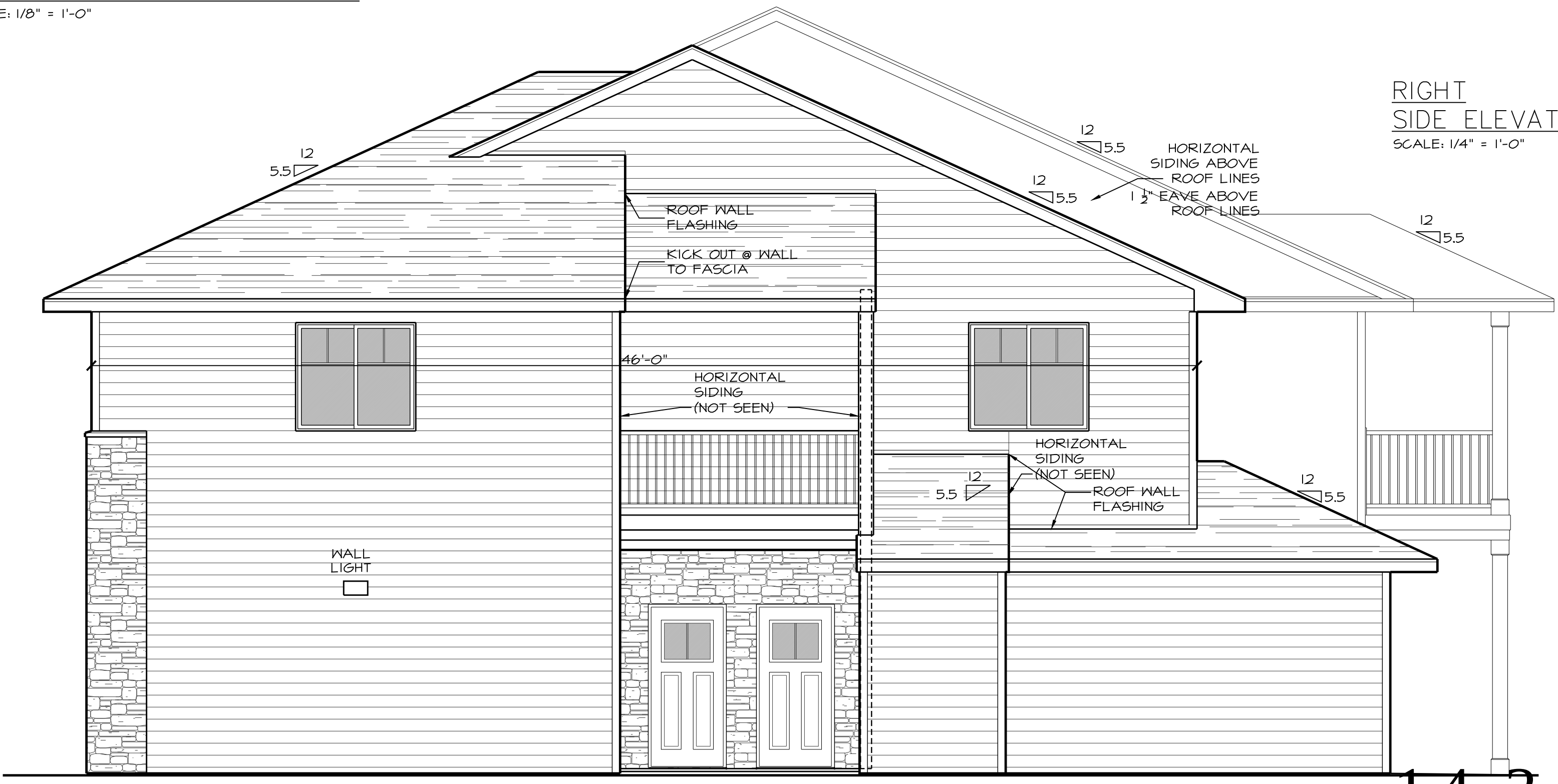
COMPOSITE DRIVE ELEVATION
SCALE: 1/8" = 1'-0"



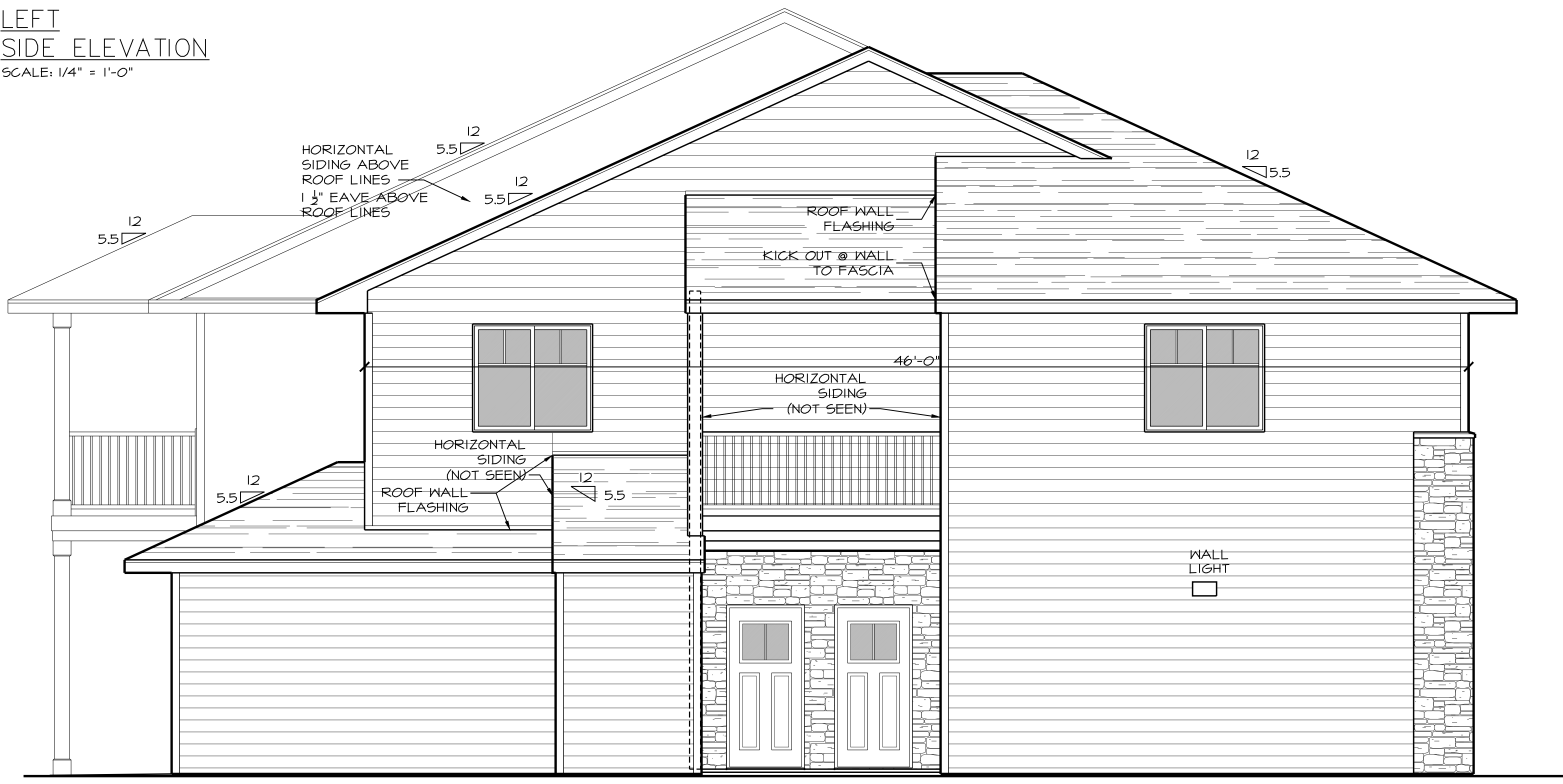
COMPOSITE PORCH ELEVATION
SCALE: 1/8" = 1'-0"



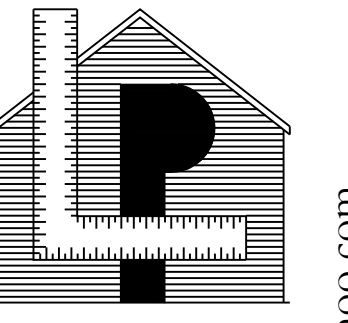
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



14-3



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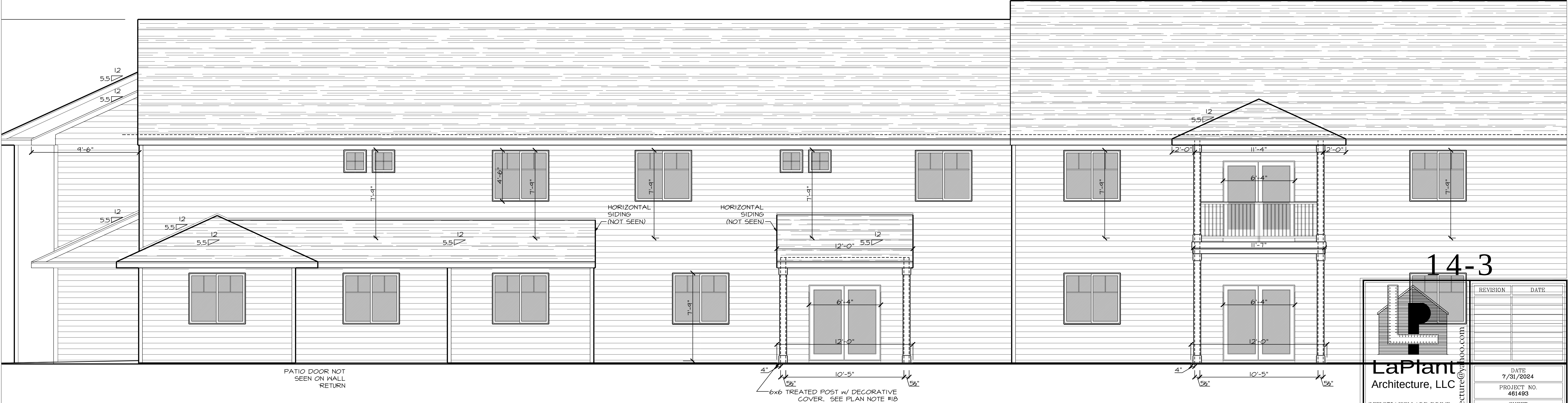
DETAILED
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING MATERIAL AREA DATA			
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA	
STONE	1,300	44.5	Casa di Sassi
SIDING	968	33	Herringbone
ROOF	300	10	Moire Black
SHAKE	364	12.5	Smokey Gray
TOTAL	2,932	100	

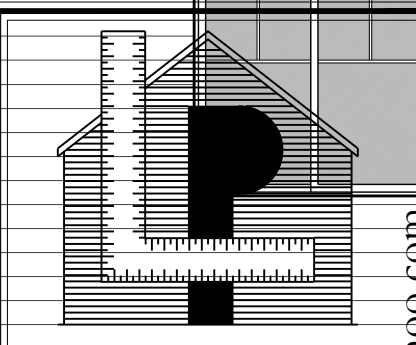
14-3.2.2 BUILDING DATA
(4) 1 BEDROOM / 1 1/2 BATH
(8) 2 BEDROOM / 2 1/2 BATH
(2) 3 BEDROOM / 3 1/2 BATH

14-3.3.1 BUILDING DATA
(5) 1 BEDROOM / 1 1/2 BATH
(6) 2 BEDROOM / 2 1/2 BATH
(1) 3 BEDROOM / 2 BATH
(2) 3 BEDROOM / 3 1/2 BATH

DETAILED
PORCH ELEVATION
SCALE: 1/4" = 1'-0"



14-3



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REVISION	DATE

DATE
7/31/2024

PROJECT NO.
461493

SHEET
A
1.2



Item For Consideration Plan Commission

Plan Commission Meeting Date: 6/16/25

Prepared On: 6/11/25

Agenda Item Topic: **Site Plan – Scheske Family Dental Addition**

Prepared By: Jessica Titel, Community Development Department

Applicant: Paul Phillips – JSD Professional Services

Owner: LC Dental Building, LLC

Address/Parcel #: 607 Wilson Street and 201 E. Main Street / Parcel #s: 260035100 & 260036600

Request: An application for Site Plan review has been submitted for the construction of a building addition located at 607 Wilson Street

Zoning Classification: CB Central Business District

Project Summary/Background: The project includes the demolition of the existing bank building and parking lot at 201 E. Main Street to accommodate a 3,696 square foot expansion to Scheske Family Dental. This project also includes the addition of 17 parking stalls. The new building will be approximately 7,140 square feet in area and the site will provide 34 parking spaces. New parking lot buffer landscaping will also be added. Access to the site will be via Vandenbroek Street and Wilson Street. The Design Review Board has reviewed and approved the proposed renderings and architecture. The applicant has also submitted an application for a one-lot Certified Survey Map to combined the two existing parcels.

Recommendation/Board Action: Staff is recommending Plan Commission approval of the Site Plan for the expansion of Scheske Family Dental to the Village Board, subject to the satisfaction of all staff comments.

Respectfully Submitted,
Jessica Titel, Community Development Director



FOR OFFICE USE	
Application #	
Permit fee	\$600
Receipt #	
Account #	4-407
Date Received	

Site Plan Review Application (new construction, additions > 10,000 square feet)

PROPERTY OWNER		APPLICANT			
Name: LC Dental Building LLC		Name: Paul Phillips			
Mailing Address: 607 Wilson Strett		Company: JSD Professional Services			
City/State/Zip: Little Chute, WI 54140		Address: 3215 W Lawrence Street, Suite 6			
Phone: 920-788-3542		City/State/Zip: Appleton, WI 54914			
Email: matthew.scheske@gmail.com		Phone: 920-733-2800			
		Email: paul.phillips@jsdinc.com			
PROPERTY & PROJECT INFORMATION					
Parcel Number: 260035100					
Site Address/Location: 607 Wilson Street, Little Chute, WI 54140					
Current Zoning: Central Business		Proposed Zoning: N/A			
Current Use: Dental Business		Proposed Use: Dental Business Expansion			
Current number of employees: 13		Proposed number of employees: 19			
Existing building floor area: 3,446		Proposed building floor area: 7,141			
Existing number of parking stalls: 17		Proposed number of parking stalls: 34			
Percent of existing impervious surface: .75		Percent of proposed impervious surface: .74			
Describe the proposed project: This project includes the demolition of the existing bank building and parking lot located at 201 E Main St. to accommodate a 3,696 sf expansion to Scheske Family Dental. This expansion includes the addition of 17 parking stalls and landscape improvements.					
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.					
Applicant/Owner Signature: <i>Paul Phillips</i>		Date: 5/23/25			

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

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

SCHESKE FAMILY DENTAL

VILLAGE OF LITTLE CHUTE, WISCONSIN

SW 1/4, NW 1/4, SECTION 22 AND SE 1/4, NE 1/4, SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST



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PROPOSED FOR:

SCHESKE FAMILY DENTAL

607 WILSON STREET
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PROJECT MANAGER:

B. POCH

DESIGNER:

S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:

KJM

REVIEWED BY:

APM

APPROVED BY:

PMP

PRELIMINARY NO:

P25048

CONTRACT NO:

DATE:

5/5/2025

SHEET:

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PROJECT INFORMATION

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bpoch@kellerbuilds.com

OWNER
SCHESKE FAMILY DENTAL
CONTACT: DR. MATHEW SCHESKE
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LITTLE CHUTE, WI 54140
P: 920-788-3542
matthew.scheske@gmail.com

CIVIL CONSULTANT
JSD PROFESSIONAL SERVICES, INC.
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LITTLE CHUTE, WI 54140

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E: jessica@littlechutewi.org

VILLAGE OF LITTLE CHUTE
CONTACT: KENT TAYLOR
P: 920-423-3887
E: kent@littlechutewi.org

UTILITY CONTACTS

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WE ENERGIES
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APPLETON, WI 54914
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COMMUNICATIONS
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CONTACT: TOM ADAMS
220 WISCONSIN AVENUE
WAUKESHA, WI 53186
ta1863@att.com



PROJECT AREA
NOT TO SCALE



PROPOSED FOR:

SCHESKE FAMILY DENTAL

607 WILSON STREET
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CONTRACT NO:

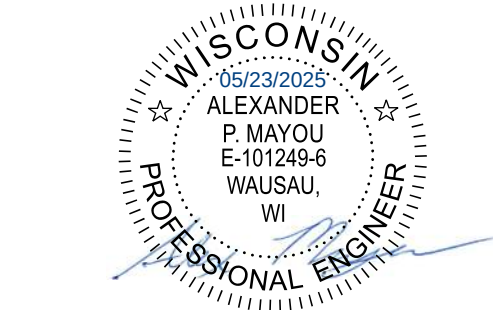
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5/5/2025

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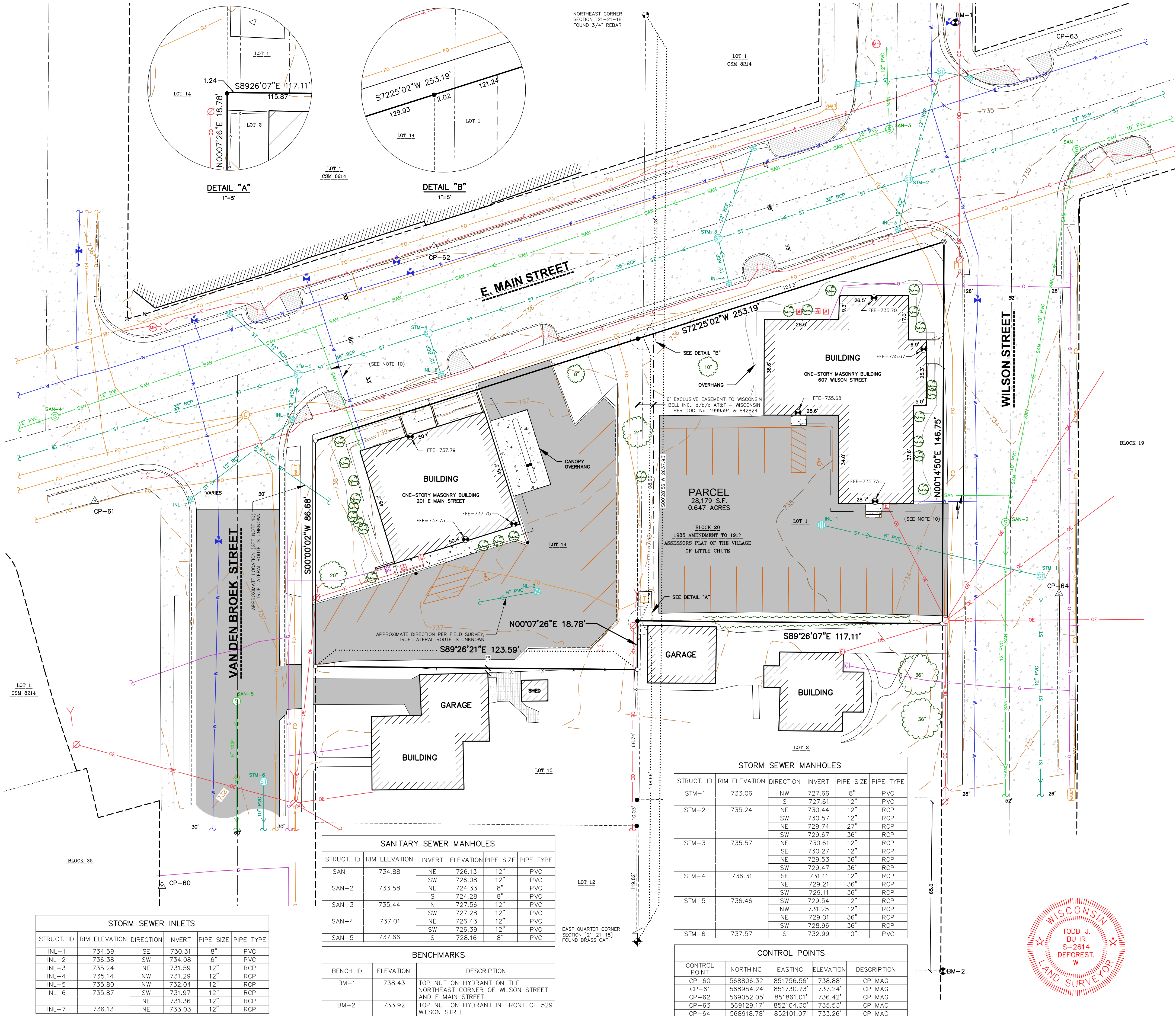


TITLE SHEET



EXISTING CONDITIONS SURVEY

LOT 1 AND LOT 14, BLOCK 20, 1985 AMENDMENT TO 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, RECORDED IN CABINET E ON PAGES 31-34 AS DOCUMENT No. 912267, PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



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jsdinc.com

IDAHO REGIONAL OFFICE
418 EAST LAKE SIDE AVENUE
COEUR D'ALENE, ID 83814
P. 847.682.9420

CLIENT:

KELLER, INC.

CLIENT ADDRESS:

711 LOIS DRIVE
SUN PRARIE, WI 53590

PROJECT:

SCHESKE FAMILY DENTAL

PROJECT LOCATION:

607 WILSON STREET
LITTLE CHUTE
WI, 54140

MODIFICATIONS:

#	Date:	Description:
1	05-12-2025	REVISED STORM TABLE
2		
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Prepared By:

CSM 04/22/25
CMD 04/25/25

SHEET TITLE:

EXISTING CONDITIONS
SURVEY

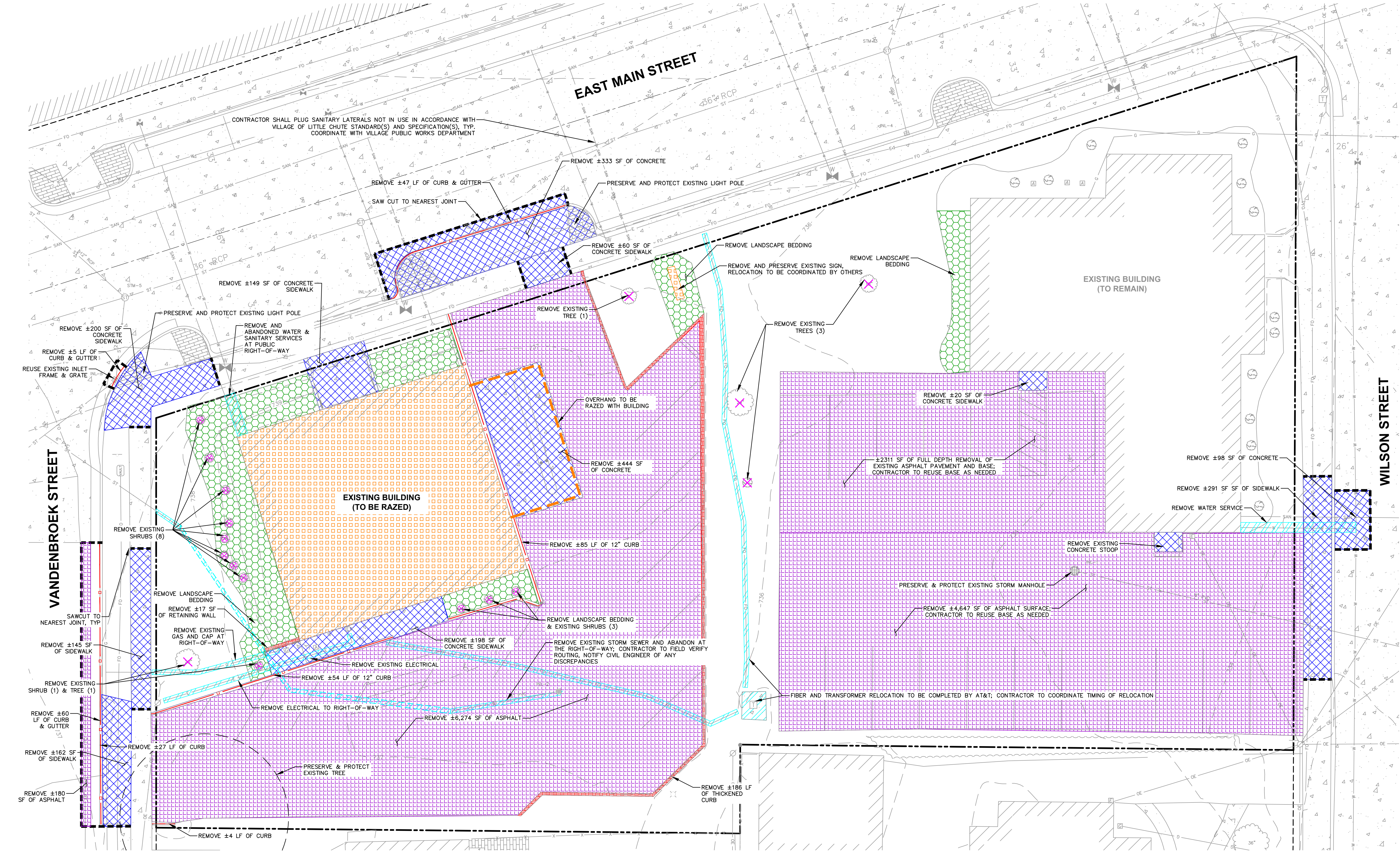
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1 OF 1

PROJECT NO:

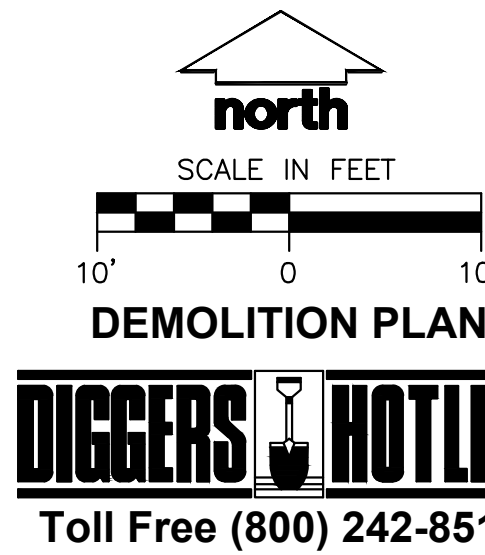
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LEGEND			
	PROPERTY LINE		TREE REMOVAL
	RIGHT-OF-WAY		SHRUB REMOVAL
	EASEMENT LINE		PROTECT EXISTING TREE
	DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE		SAWCUT EXISTING PAVEMENT
	DEMOLITION – REMOVAL OF THICKENED CURB		
	DEMOLITION – REMOVAL OF ASPHALT SURFACES		
	DEMOLITION – REMOVAL OF CONCRETE SURFACES		
	DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES		
	DEMOLITION – REMOVAL OF UTILITIES		
	DEMOLITION – REMOVAL OF LANDSCAPE BEDDING		

NOTE:
ALL CONCRETE/PAVEMENT REMOVAL IN THE PUBLIC RIGHT OF WAY SHALL BE REMOVED TO THE NEAREST JOINT; REPORT ANY DISCREPANCIES TO CIVIL ENGINEER





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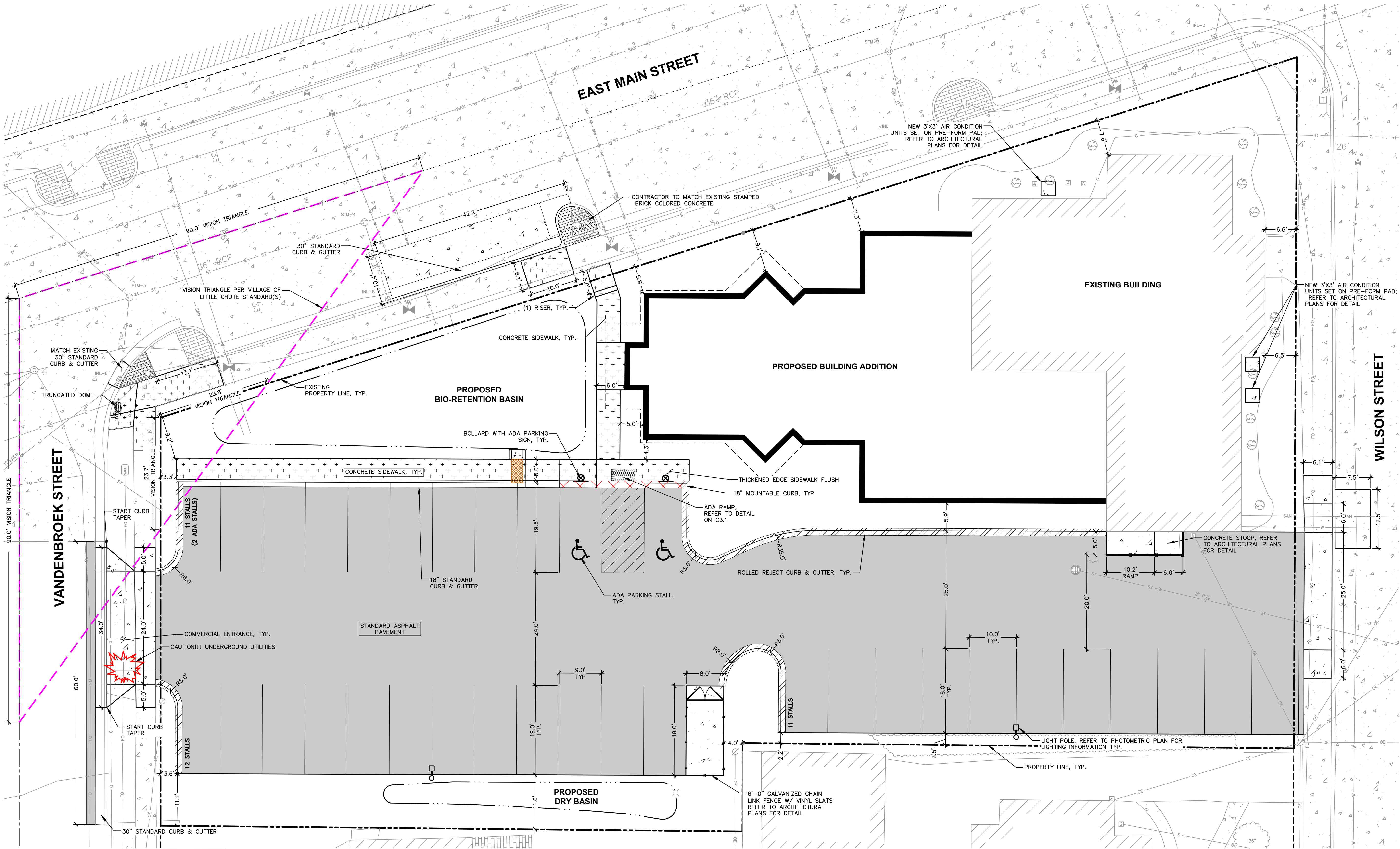
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PROJECT MANAGER:	B. POCH
DESIGNER:	S. KLESSIG
INTERIOR DESIGNER:	-----
DRAWN BY:	KJM
REVIEWED BY:	APM
APPROVED BY:	PMP
PRELIMINARY NO:	P25048
CONTRACT NO:	-----
DATE:	5/5/2025
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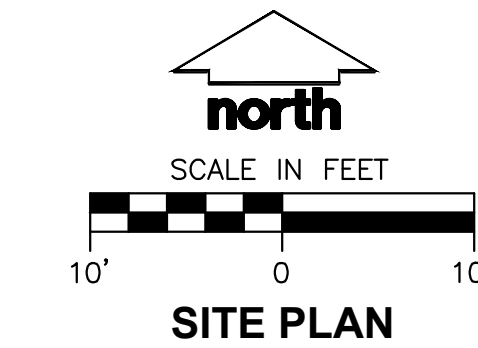
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---	RIGHT-OF-WAY	---	CONCRETE PAVEMENT
---	EASEMENT LINE	---	CONCRETE SIDEWALK
---	BUILDING OUTLINE	---	STORMWATER MANAGEMENT AREA
---	BUILDING OVERHANG	---	RAILING
---	BUILDING SETBACK LINE	---	FENCE
---	PAVEMENT SETBACK LINE	---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	EDGE OF PAVEMENT	---	BOLLARD WITH ADA PARKING SIGN
---	STANDARD CURB AND GUTTER		
---	VALLEY CURB AND GUTTER		
---	ROLLED REJECT CURB AND GUTTER		

SITE INFORMATION BLOCK

SITE ADDRESS	607 WILSON STREET	EXISTING VS. PROPOSED SITE COVERAGE	
PROPERTY ACREAGE	0.647 ACRES	EXISTING IMPERVIOUS SURFACE AREA	21,217 SF
		EXISTING PERVIOUS SURFACE AREA	6,962 SF
NUMBER OF BUILDING STORIES	1	EXISTING IMPERVIOUS SURFACE AREA RATIO	0.75
EXISTING BUILDING SQUARE FOOTAGE	3,446		
PROPOSED BUILDING SQUARE FOOTAGE	3,696	PROPOSED IMPERVIOUS SURFACE AREA	20,766 SF
TOTAL BUILDING SQUARE FOOTAGE	7,142	PROPOSED PERVIOUS SURFACE AREA	7,413 SF
		PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.74
NUMBER OF PARKING STALLS			
SURFACE			
LARGE	32		
ACCESSIBLE	2		
TOTAL SURFACE	34		

NOTE:

ALL CONCRETE/PAVEMENT REPLACEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE REPLACED IN KIND TO THE NEAREST JOINT IN ACCORDANCE TO THE VILLAGE OF LITTLE CHUTE STANDARD(S) AND SPECIFICATION(S). CONTRACTOR SHALL VERIFY ELEVATIONS MATCH EXISTING UNLESS OTHERWISE NOTED ON PLANS; REPORT ANY DISCREPANCIES TO CIVIL ENGINEER



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PROJECT MANAGER:

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DESIGNER:

S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:

KJM

REVIEWED BY:

APM

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DATE:

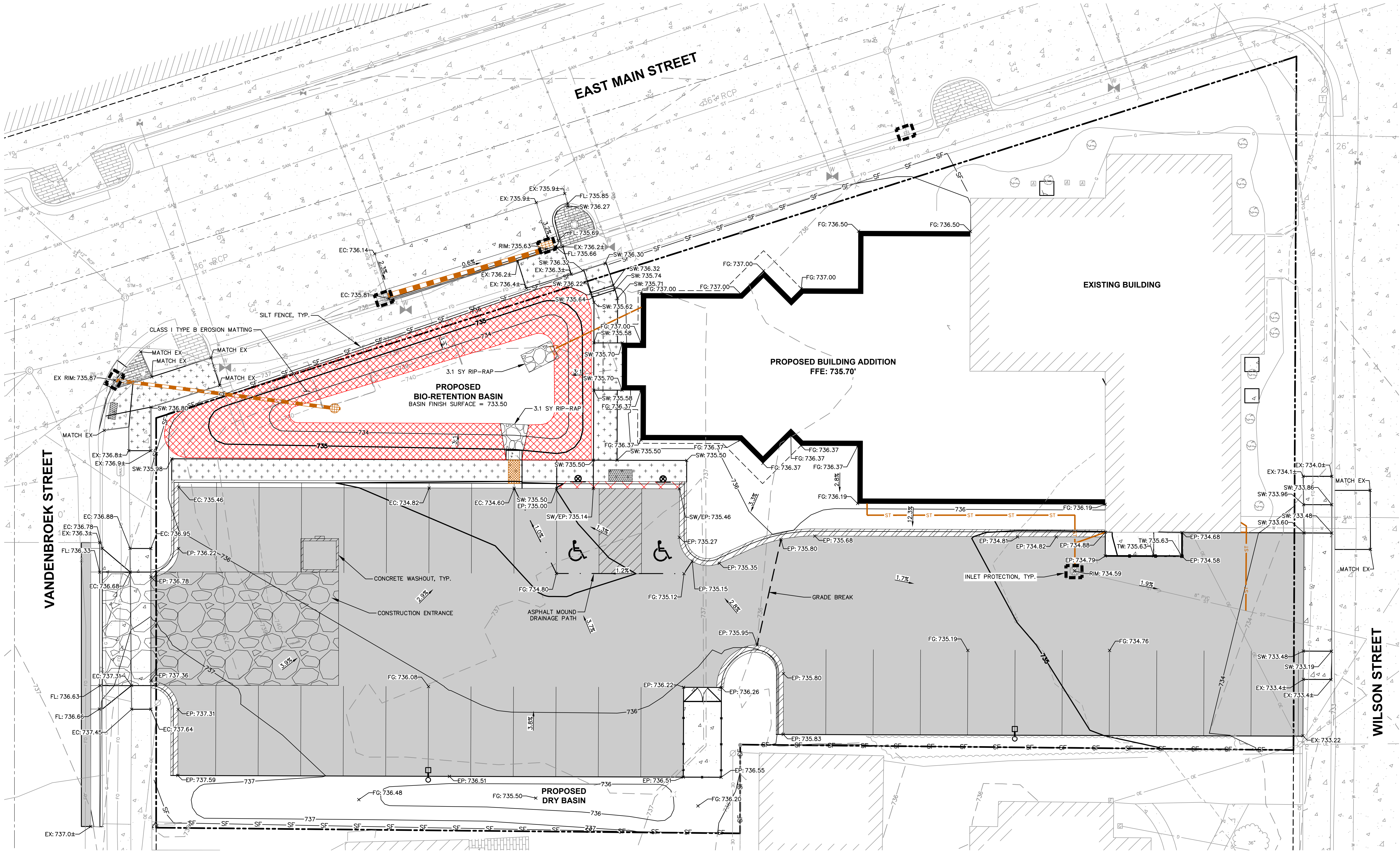
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File: USIN\Cuppi\projects\PROJECTS\2025\251526\DWG\Civil Sheets\251526 Con Docs.dwg Layout: C3.0 - EROSION CONTROL & GRADING PLAN User: kalmichugh Plotted: May 22, 2025 9:14am Xref's:

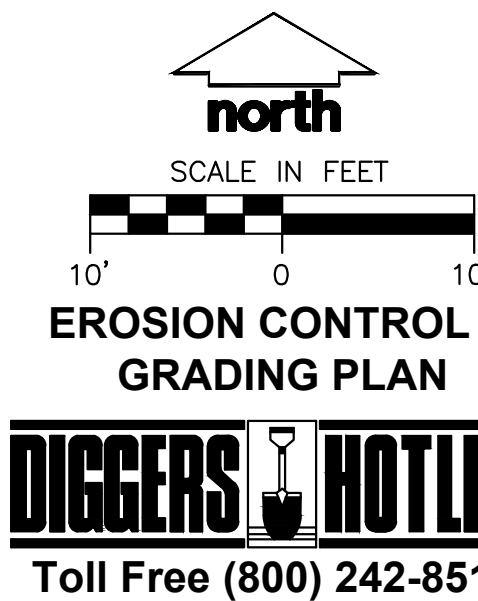


LEGEND

---	PROPERTY LINE		ASPHALT PAVEMENT	---	STORMWATER MANAGEMENT AREA		SPOT ELEVATION
---	RIGHT-OF-WAY		CONCRETE PAVEMENT	---	RAILING		EP - EDGE OF PAVEMENT
---	EASEMENT LINE		CONCRETE SIDEWALK	---	SILT FENCE		FG - FINISH GRADE
---	BUILDING OUTLINE		PROPOSED 1 FOOT CONTOUR	---	RIP-RAP		EC - EDGE OF CONCRETE
---	BUILDING OVERHANG		PROPOSED 5 FOOT CONTOUR		CONSTRUCTION ENTRANCE		EX - MATCH EXISTING GRADE
---	BUILDING SETBACK LINE		EXISTING 1 FOOT CONTOUR		EROSION MATTING		HP - HIGH POINT
---	PAVEMENT SETBACK LINE		EXISTING 5 FOOT CONTOUR				SW - SIDEWALK
---	EDGE OF PAVEMENT						
---	STANDARD CURB AND GUTTER						
---	VALLEY CURB AND GUTTER						
---	ROLLED REJECT CURB AND GUTTER						

NOTE:

ALL CONCRETE/PAVEMENT REPLACEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE REPLACED IN KIND TO THE NEAREST JOINT IN ACCORDANCE TO THE VILLAGE OF LITTLE CHUTE STANDARD(S) AND SPECIFICATION(S). CONTRACTOR SHALL VERIFY ELEVATIONS MATCH EXISTING UNLESS OTHERWISE NOTED ON PLANS; REPORT ANY DISCREPANCIES TO CIVIL ENGINEER



PROPOSED FOR:

SCHESKE FAMILY DENTAL

607 WILSON STREET
LITTLE CHUTE, WISCONSIN 54140

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REVISIONS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
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PROJECT MANAGER:

B. POCH

DESIGNER:

S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:

KJM

REVIEWED BY:

APM

APPROVED BY:

PMP

PRELIMINARY NO:

P25048

CONTRACT NO:

DATE:

5/5/2025

SHEET:

C3.0

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1-800-236-2534
FAX (920) 766-5004

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711 Lela Dr.
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PHONE (608) 318-2336
FAX (608) 318-2337

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1-800-236-2534
FAX (262) 250-9740

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File: \\USIN\Cuppi_projects\PROJECTS\2025\251526\DWG\Civil Sheets\251526 Con Docs.dwg Layout: C4.0 - UTILITY PLAN User: kalmuchugh Plotted: May 22, 2025 - 12:51pm Xref's:

- LEGEND**
- | | | | | | |
|-------|------------------|--|----------------------------|--|----------------|
| --- | PROPERTY LINE | | ASPHALT PAVEMENT | | SANITARY SEWER |
| - - - | RIGHT-OF-WAY | | CONCRETE PAVEMENT | | WATERMAIN |
| - . - | EASEMENT LINE | | CONCRETE SIDEWALK | | STORM SEWER |
| --- | BUILDING OUTLINE | | STORMWATER MANAGEMENT AREA | | |


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Wausau, WI 54401
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5	-	-	-
6	-	-	-

PROJECT MANAGER:
B. POCH

DESIGNER:
S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:
KJM

REVIEWED BY:
APM

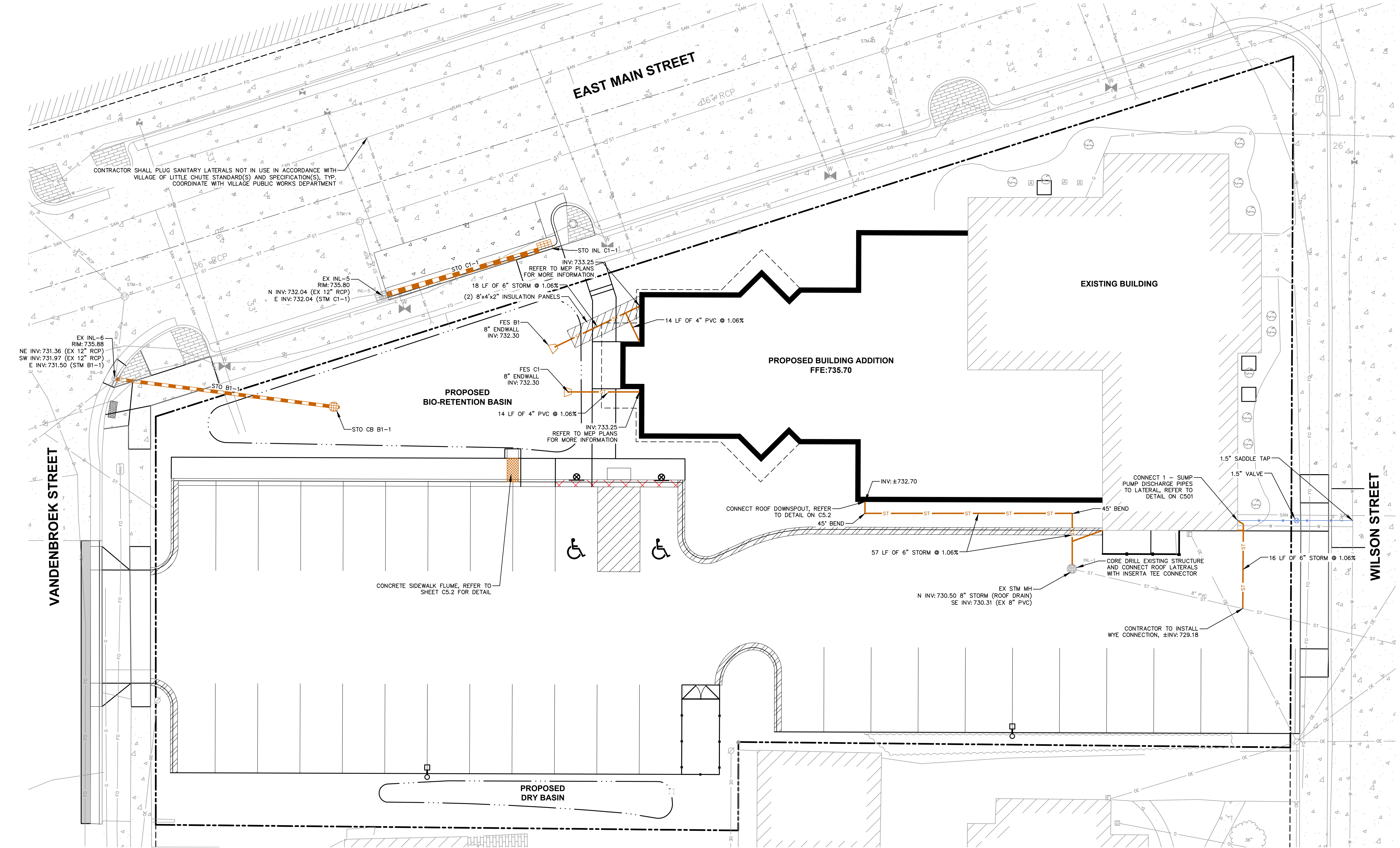
APPROVED BY:
PMP

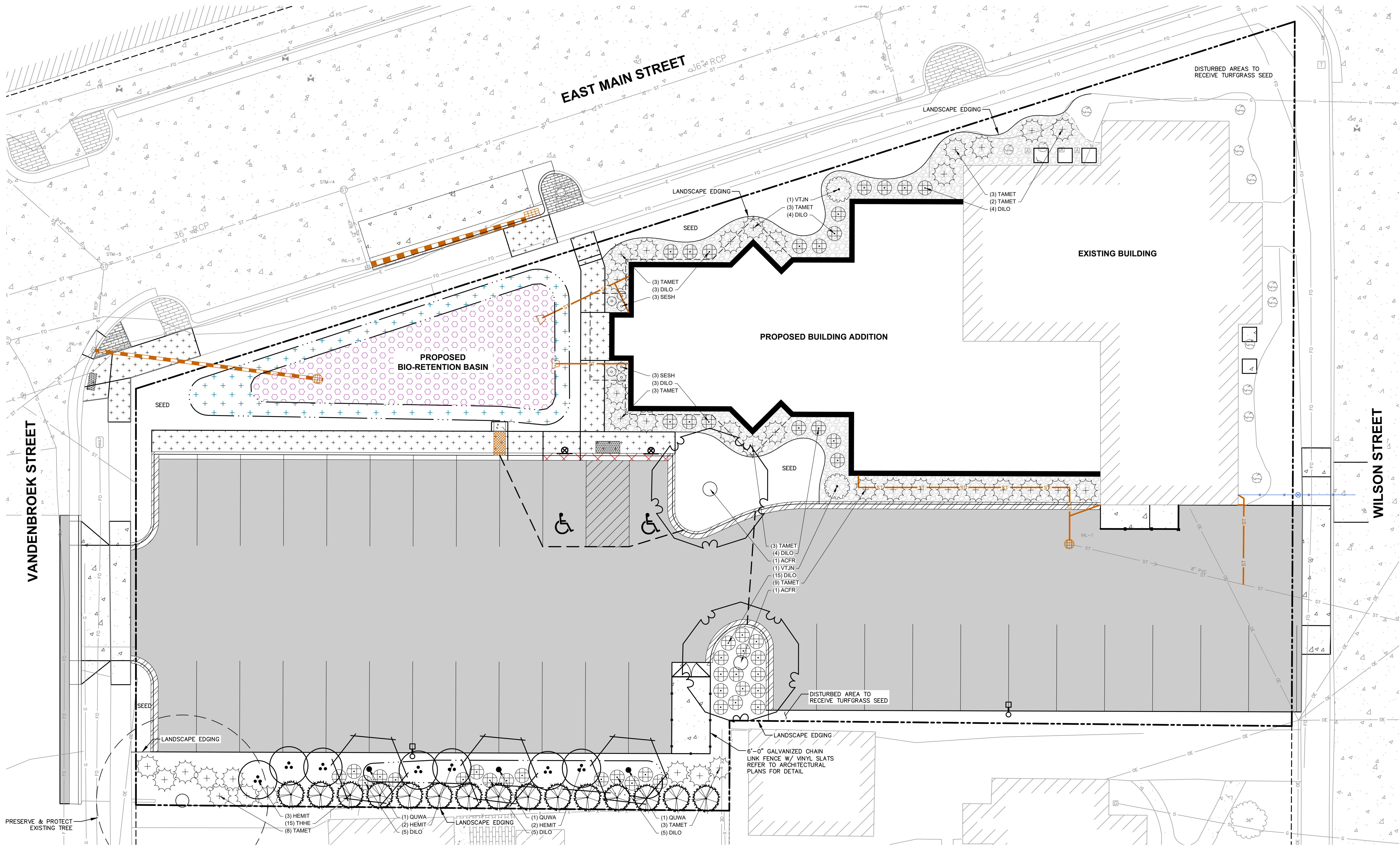
PRELIMINARY NO:
P25048

CONTRACT NO:

DATE:
5/5/2025

SHEET:
C4.0





GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

LEGEND

	PROPERTY LINE		FENCE
	RIGHT-OF-WAY		LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	NEW BUILDING ADDITION		BOLLARD WITH ADA PARKING SIGN
	BUILDING OVERHANG		LANDSCAPE EDGING
	EDGE OF PAVEMENT		DECORATIVE STONE MULCH
	STANDARD CURB AND GUTTER		NATIVE VEGETATIVE MAT OR PLUG PLANTING ALTERNATIVE
	MOUNTABLE CURB AND GUTTER		RAINWATER RENEWAL SEED MIX
	ASPHALT PAVEMENT		PRESERVE & PROTECT EXISTING TREE
	CONCRETE PAVEMENT		
	CONCRETE WALK		
	STORMWATER MANAGEMENT AREA		
	STORM SEWER		
	EXISTING STORM SEWER		

PLANT SCHEDULE

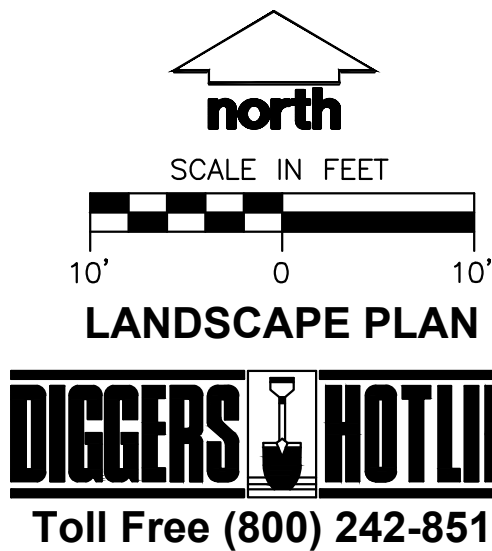
(SEE SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE)

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	THHE	<i>Thuja occidentalis</i> 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae
ORNAMENTAL TREES		
	HEMIT	<i>Heptacodium miconioides</i> 'SMNHMRF' / Temple of Bloom® Seven Son Flower
OVERSTORY DECIDUOUS TREES		
	ACFR	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple
	QUWA	<i>Quercus x warei</i> 'Regal Prince' / Regal Prince Oak

PLANT SCHEDULE

(SEE SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE)

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	DILO	<i>Diervilla lonicera</i> / Bush Honeysuckle
	VTJN	<i>Viburnum trilobum</i> 'J.N. Select' / Redwing® American Cranberrybush
EVERGREEN SHRUBS		
	TAMET	<i>Taxus x media</i> 'Tauntanii' / Tauntan's Anglo-Japanese Yew
PERENNIALS & GRASSES		
	SESH	<i>Sedum spectabile</i> 'Herbstfreude' / Autumn Joy Stonecrop



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PROPOSED FOR:

SCHEske FAMILY DENTAL

607 WILSON STREET
LITTLE CHUTE,
WISCONSIN 54140

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REVISIONS		
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5	-	-
6	-	-

PROJECT MANAGER:	B. POCH
DESIGNER:	S. KLESSIG
INTERIOR DESIGNER:	-----
DRAWN BY:	HMB
REVIEWED BY:	JLD
APPROVED BY:	PMP
PRELIMINARY NO:	P25048
CONTRACT NO:	-----
DATE:	5/5/2025
SHEET:	L1.0

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REVISIONS

1	04/07/2025	KRW
2		
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6		

PROJECT MANAGER:

B. POCH

DESIGNER:

S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:

KRW

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P25048

CONTRACT NO:

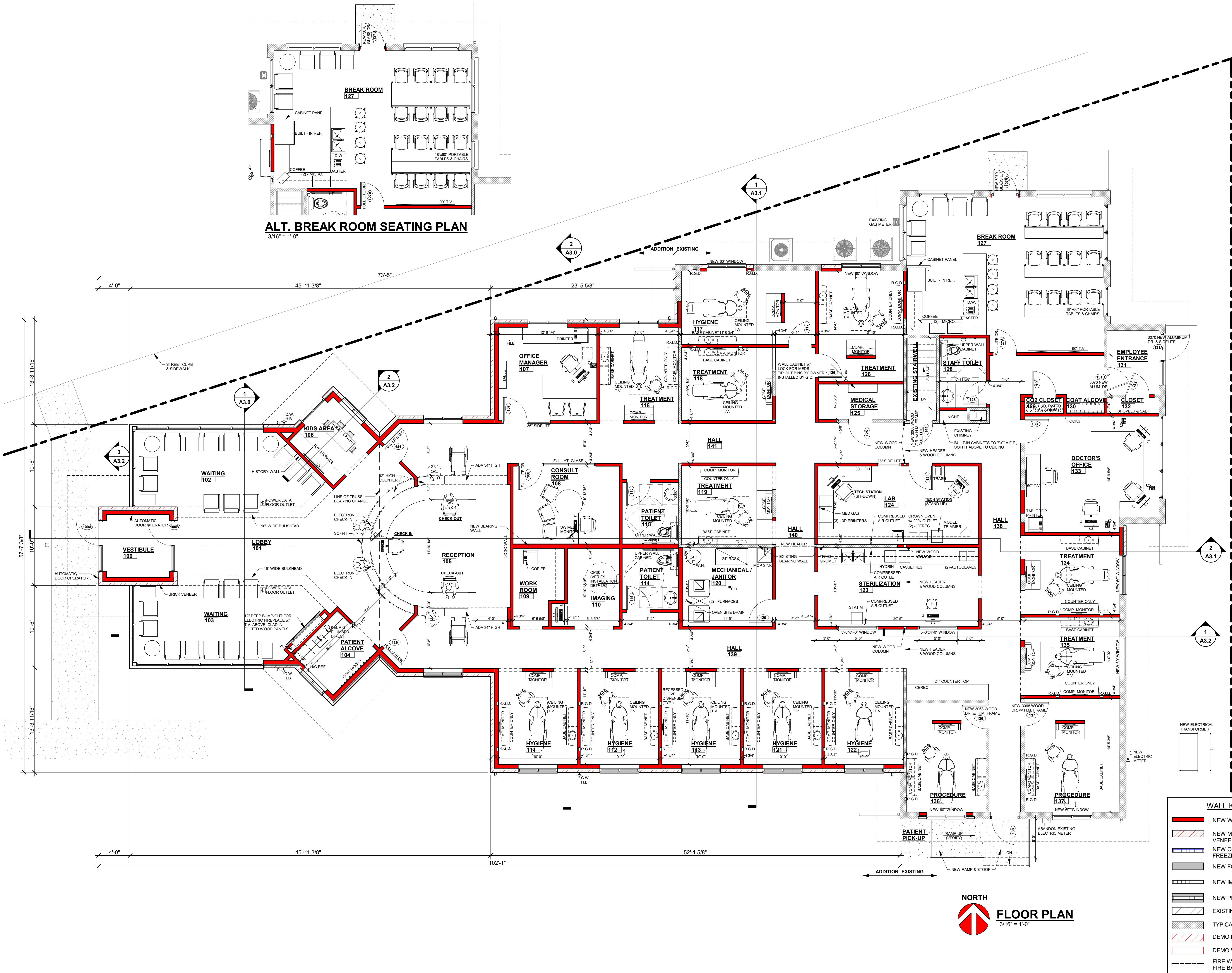
DATE:

02/26/2025

SHEET:

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WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/VENEER WALL
- NEW COOLER/FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

NORTH



FLOOR PLAN

3/16" = 1'-0"



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KRW

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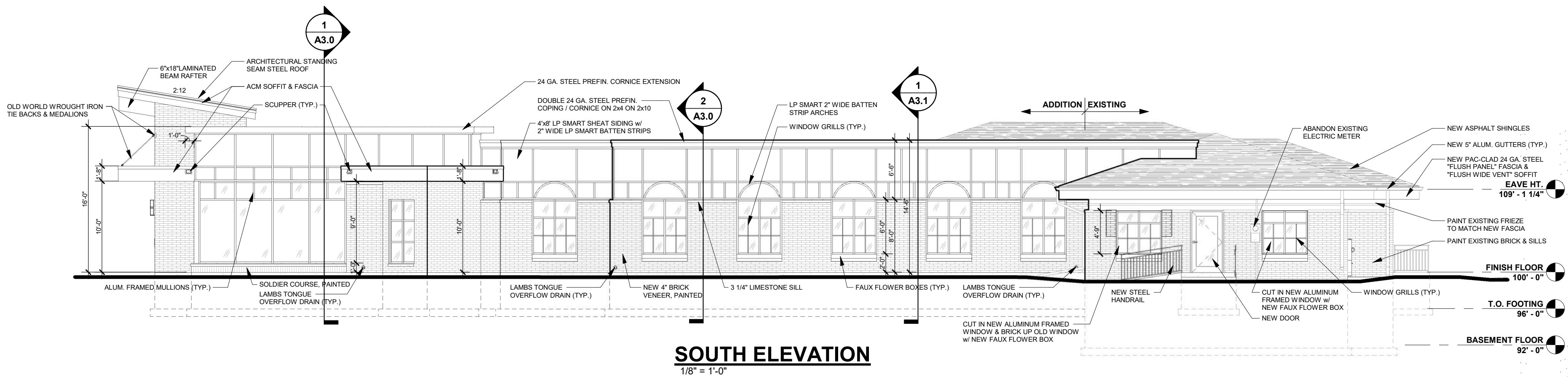
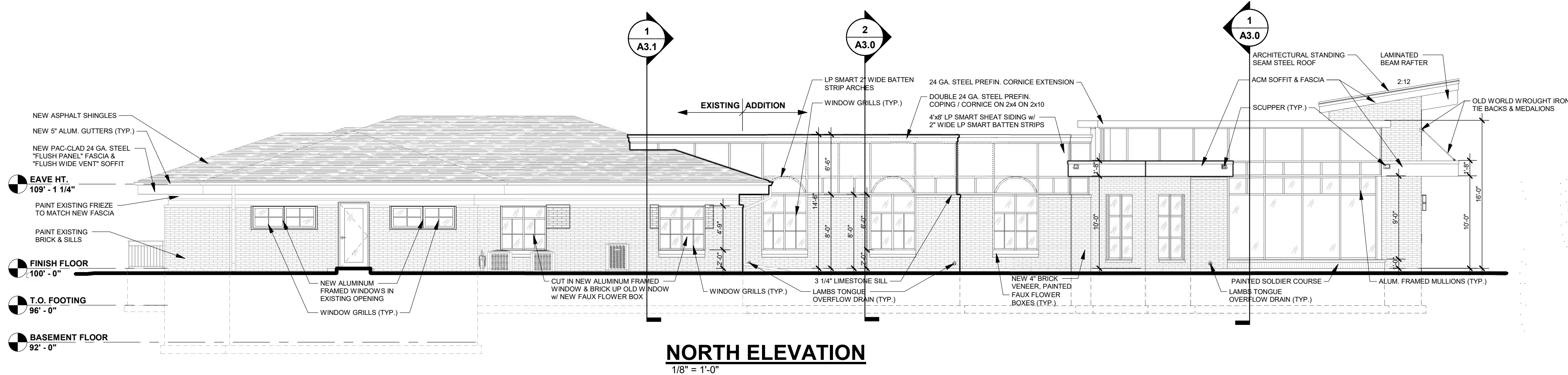
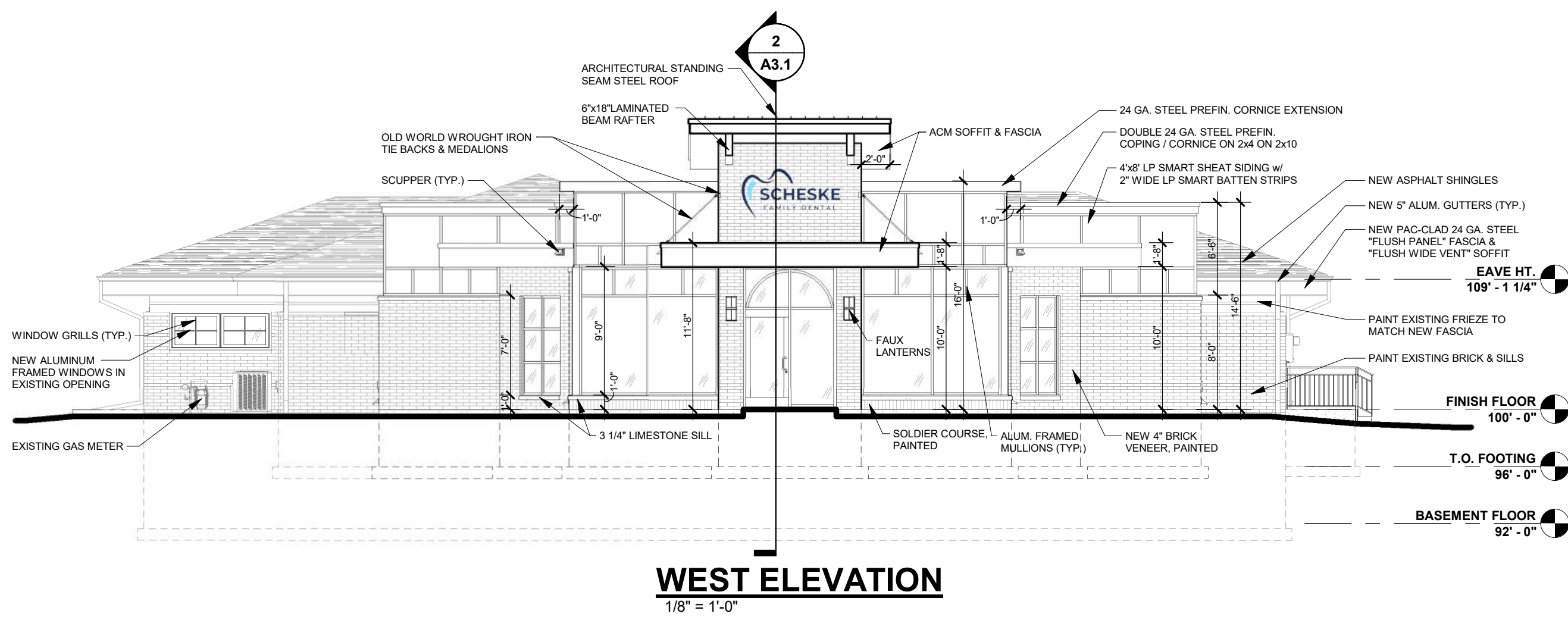
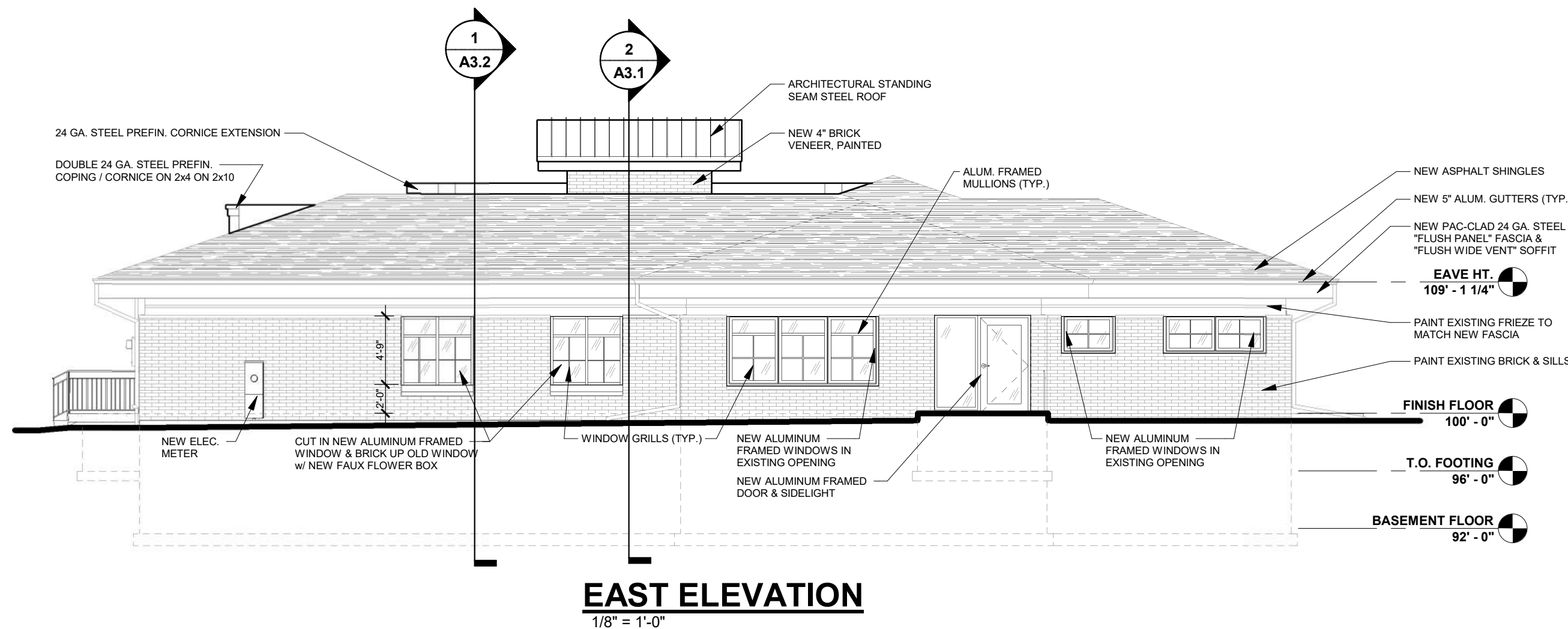
CONTRACT NO:

DATE:

02/26/2025

SHEET:

A2.0



DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.00
	SHGC	0.00
	VT	0.00
DOORS:	U VALUE	0.38
(SWINGING)		
O.H. DOORS:	U VALUE	0.11
(NON-SWINGING)		
DOORS:	U VALUE	0.00
(90% GLAZING)	SHGC	0.00
	VT	0.00



SCHESKE FAMILY DENTAL

LITTLE CHUTE,

WISCONSIN





SCHESKE FAMILY DENTAL

LITTLE CHUTE,

WISCONSIN





SCHESKE FAMILY DENTAL

LITTLE CHUTE,

WISCONSIN





SCHESKE FAMILY DENTAL

LITTLE CHUTE,

WISCONSIN







Item For Consideration Plan Commission

Plan Commission Meeting Date: 6/16/25

Prepared On: 6/11/25

Agenda Item Topic: CSM – Scheske Family Dental

Prepared By: Jessica Titel, Community Development Department

Applicant: Todd Buhr, JSD Professional Services

Owner: LC Dental Building, LLC

Address/Parcel #: 607 Wilson Street and 201 E. Main Street / Parcel #260036600 and #260035100

Request: A CSM to combine two parcels owned by LC Dental Building, LLC was recently submitted to the Village. The proposed CSM would combine Parcel #260036600 and #260035100 into one lot. This CSM has been reviewed by staff and follows the requirements in Sec 42-64. After Plan Commission review, this CSM will move to the Village Board on June 18 for final action. The CSM is attached to this report for Plan Commission review.

Zoning Classification: CB Central Business District

Background: The combined parcels will be 28,179 square feet in area. The existing bank at 201 E. Main Street will be razed. The newly created lot is planned to accommodate an expansion at Scheske Family Dental. A Site Plan application for the Scheske Family Dental expansion has also been submitted for the subject property.

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: LC DENTAL BUILDING LLC		Name: Todd J. Buhr	
Mailing Address: 607 W WILSON ST		Company: JSD Professional Services	
City/State/Zip: LITTLE CHUTE, WI 54140		Address: 507 W. Verona Ave	
Phone: 920-788-3542		City/State/Zip: Verona, WI 53593	
Email: matthew.scheske@gmail.com		Phone: 608-893-0077	
		Email: todd.buhr@jsdinc.com	
PROPERTY & PROJECT INFORMATION			
Parcel Number: 260036600 & 260035100			
Site Address/Location: 201 E MAIN ST & 607 WILSON ST LITTLE CHUTE, WI 54140			
Current Zoning: CB - Central Business		Proposed Zoning:	
Number of lots/outlots: 2		Total acreage/square feet: 28,179/0.647	
Reason for proposed certified survey map: Combine the two lots into one in support of building expansion for Scheske Family Dental.			
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: 5-27-25	

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

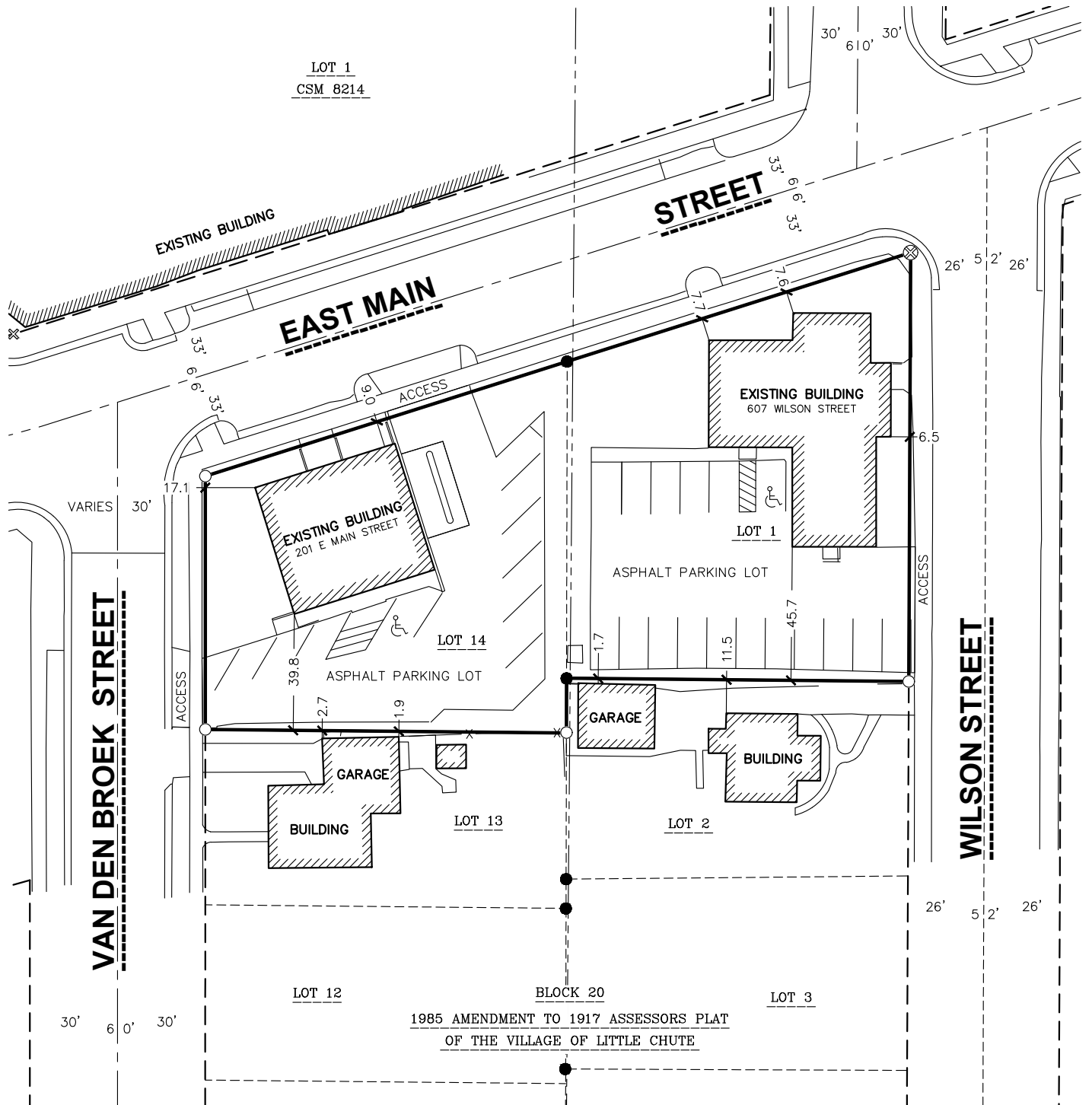
Community Development Department
PH: (920) 423-3870
Email: jessica@littlechutewi.org

CERTIFIED SURVEY MAP NO.

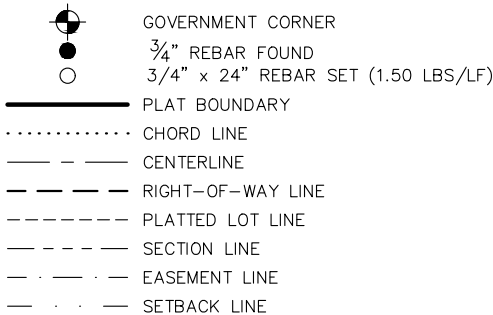
CERTIFIED SURVEY MAP NO.

LOT 1 AND LOT 14, BLOCK 20, 1985 AMENDMENT TO 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, RECORDED IN CABINET E ON PAGES 31-34 AS DOCUMENT No. 912267, PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS

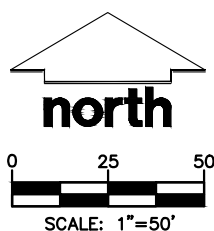


LEGEND



NOTES

1. BUILDINGS TO BE RAZED.



SURVEYED BY:



FOX VALLEY REGIONAL OFFICE
3215 W. LAWRENCE ST. SUITE 6
APPLETON, WISCONSIN 54914
P. 920.733.8200

SURVEYED FOR:

LC DENTAL BUILDING
LLC

407 W WILSON & 201 E
MAIN ST, LITTLE CHUTE, W

PROJECT NO:

25-15236

FIELDBOOK/PG:

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SHEET NO:

2 OF 6

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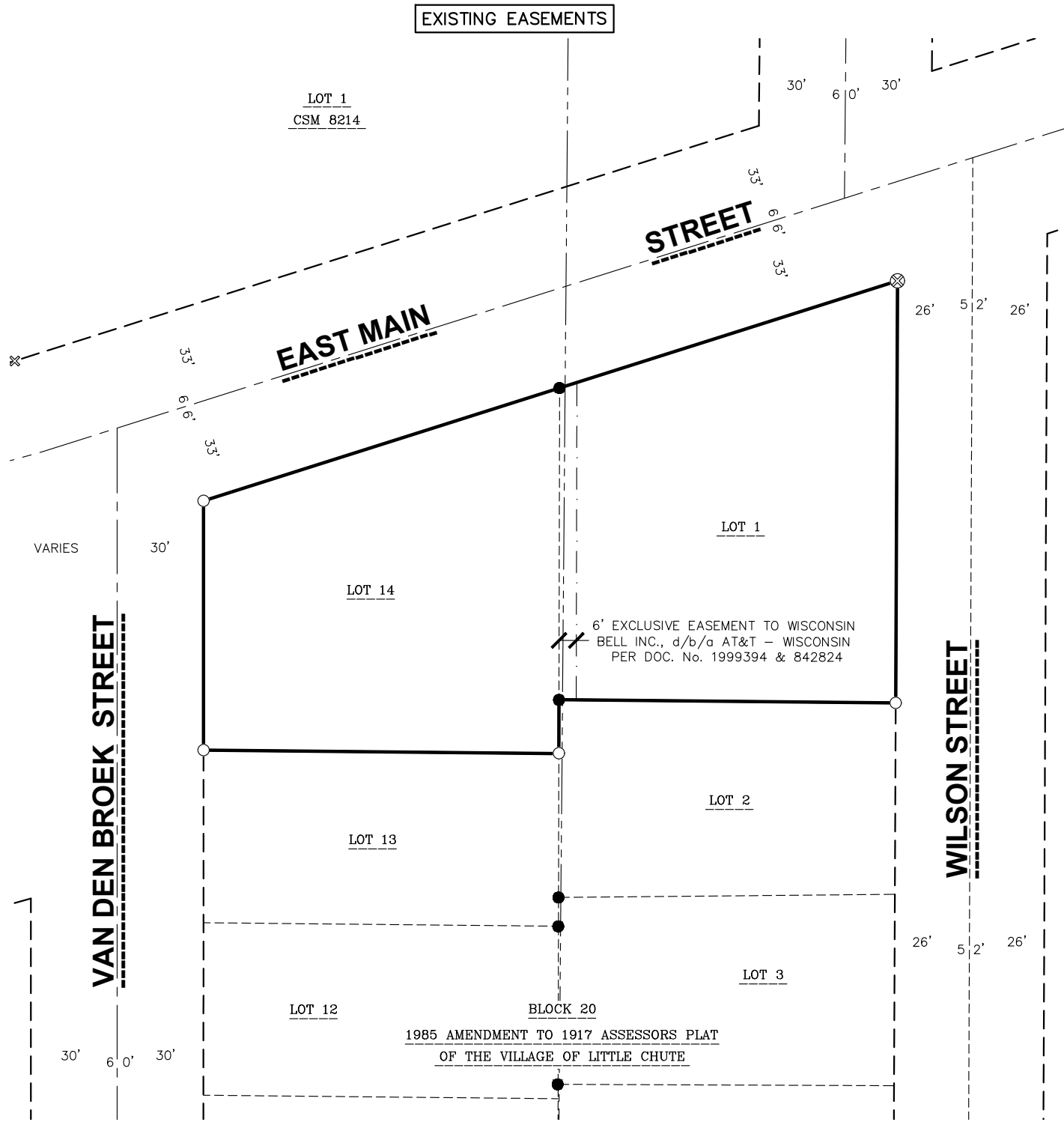
C.S.M. NO. _____

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

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LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE



SURVEYED BY:



SURVEYED FOR:

LC DENTAL BUILDING
LLC
407 W WILSON & 201 E
MAIN ST, LITTLE CHUTE, WI

PROJECT NO:

25-15236

FIELDBOOK/PG:

-

SHEET NO:

3 OF 6

SURVEYED BY:

NTS

DRAWN BY:

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PRELIMINARY

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LEGAL DESCRIPTION

LOT 1 AND LOT 14, BLOCK 20, 1985 AMENDMENT TO 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, RECORDED IN CABINET E ON PAGES 31–34 AS DOCUMENT No. 912267, PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, AFORESAID; THENCE S00°28'56"W, ALONG THE EAST LINE OF NORTHEAST QUARTER OF SECTION 21, AFORESAID, 2330.28 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE S72°25'02"W ALONG SAID RIGHT-OF-WAY LINE, 2.02 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 20, AFORESAID, AND BEING THE POINT OF BEGINNING; THENCE N72°25'02"E, CONTINUING ALONG SAID RIGHT-OF-WAY, 123.33 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF WILSON STREET; THENCE S00°14'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 146.75 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID BLOCK 20; THENCE N89°26'07"W ALONG NORTH LINE OF LOT 2, AFORESAID, 117.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S00°07'26"W ALONG THE WEST LINE OF LOT 2, AFORESAID, 18.78 FEET THE NORTHEAST CORNER OF LOT 13 IN SAID BLOCK 20; THENCE N89°26'21"W ALONG THE NORTH LINE OF SAID LOT 13, 123.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VAN DEN BROOK STREET, ALSO BEING THE NORTHWEST CORNER OF LOT 13, AFORESAID; THENCE N00°00'02"E ALONG SAID EASTERLY RIGHT OF WAY 86.68 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE N72°25'02"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 253.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 28,179 SQUARE FEET OR 0.647 ACRES.

SURVEYOR’S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF LC DENTAL BUILDING LLC, I HAVE SURVEYED, DIVIDED, MAPPED, THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF LITTLE CHUTE, DANE COUNTY, WISCONSIN.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE _____



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SURVEYED BY:  FOX VALLEY REGIONAL OFFICE 3215 W. LAWRENCE ST. SUITE 6 APPLETON, WISCONSIN 54914 P.920.733.8200	SURVEYED FOR:	PROJECT NO:	SURVEYED BY:
	LC DENTAL BUILDING	25-15236	NTS
	LLC	FIELDBOOK/PG:	DRAWN BY:
	407 W WILSON & 201 E MAIN ST, LITTLE CHUTE, WI	- 4 OF 6	CMD

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DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 1 AND LOT 14, BLOCK 20, 1985 AMENDMENT TO 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, RECORDED IN CABINET E ON PAGES 31–34 AS DOCUMENT No. 912267, PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

CORPORATE OWNER’S CERTIFICATE

LC DENTAL BUILDING LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF LITTLE CHUTE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID LC DENTAL BUILDING LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

LC DENTAL BUILDING LLC

[PROVIDE NAME], MANAGING MEMBER

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [NAME] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, OUTAGAMIE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

[PROVIDE BANK NAME IF PROPERTY HAS MORTGAGE], A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S–2614, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF LC DENTAL BUILDING LLC, OWNER.

WITNESS THE HAND AND SEAL OF [BANK NAME], MORTGAGEE, THIS _____ DAY OF _____, 2025.

[PROVIDE NAME], VICE PRESIDENT

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [NAME] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, OUTAGAMIE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____



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SURVEYED BY:		SURVEYED FOR:		PROJECT NO: 25-15236		SURVEYED BY: NTS	
 FOX VALLEY REGIONAL OFFICE 3215 W. LAWRENCE ST. SUITE 6 APPLETON, WISCONSIN 54914 P.920.733.8200		LC DENTAL BUILDING		FIELDBOOK/PG: -		DRAWN BY: CMD	
		LLC					
		407 W WILSON & 201 E		SHEET NO: 5 OF 6			
		MAIN ST, LITTLE CHUTE, WI					

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C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO. _____

LOT 1 AND LOT 14, BLOCK 20, 1985 AMENDMENT TO 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, RECORDED IN CABINET E ON PAGES 31–34 AS DOCUMENT No. 912267, PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

VILLAGE OF LITTLE CHUTE BOARD APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF LITTLE CHUTE BOARD ACTION ON THE _____, DAY OF _____, 2025.

VILLAGE PRESIDENT,
MICHAEL VANDEN BERG

DATE

VILLAGE FINANCE DIRECTOR,
LISA REMIKER–DEWALL

DATE

VILLAGE OF LITTLE CHUTE TREASURERS CERTIFICATE

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UN–PAID TAXES OR UN–PAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

TRENTEN WOELFEL, TREASURER
VILLAGE OF LITTLE CHUTE

DATE

VILLAGE FINANCE DIRECTOR,
LISA REMIKER–DEWALL

DATE



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20__ AT _____ O’CLOCK __M

AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

SURVEYED BY:  FOX VALLEY REGIONAL OFFICE 3215 W. LAWRENCE ST. SUITE 6 APPLETON, WISCONSIN 54914 P.920.733.8200	SURVEYED FOR: LC DENTAL BUILDING LLC 407 W WILSON & 201 E MAIN ST, LITTLE CHUTE, WI	PROJECT NO: 25–15236	SURVEYED BY: NTS
		FB/PG: –	DRAWN BY: CMD
		SHEET NO: 6 OF 6	