



## AGENDA

### VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, August 11, 2025

TIME: 5:00 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/89282435746>

Meeting ID: 892 8243 5746

+13126266799,89282435746# 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 July 14, 2025
2. Discussion/Action – Certified Survey Map, Little Chute Fire Station Two-Lot CSM
3. Items for Future Agenda
4. 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 August 7, 2025

## MINUTES OF THE PLAN COMMISSION MEETING OF JULY 14, 2025

### Call to Order

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

### Roll Call

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

STAFF PRESENT: Jessica Titel  
Beau Bernhoft  
Robert Givens

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of June 16, 2025

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to approve the Plan Commission Meeting Minutes of June 16, 2025 as amended to remove Kent Taylor.*

All Ayes – Motion Carried

### Discussion/Action—Certified Survey Map, Bayland Builders Two-Lot CSM

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to approve the CSM for Bayland Builders Two-Lot CSM.*

All Ayes – Motion Carried

### Discussion/Action—Site Plan, Quella—Patriot Drive Multi-Tenant Buildings

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to approve the Quella Site Plan as presented.*

All Ayes – Motion Carried

### Discussion/Possible Action—Updates to Chapter 8 Building Code

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to approve Chapter 8 Building Codes and Directed to Set Public Hearing to Village Board.*

All Ayes – Motion Carried

### Items for Future Agenda

None

### Adjournment

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Adjourn the Plan Commission Meeting at 5:18 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: 8/11/25

Prepared On: 8/6/25

Agenda Item Topic: CSM – Little Chute Fire Station

Prepared By: Jessica Titel, Community Development Department

**Applicant:** David Yurk, raSmith

**Owner:** Village of Little Chute

**Address/Parcel #:** Grand Avenue, Depot Street, Hans Parkway / Parcel #s: 260085800, 260086100, 260086200, 26086500, 260087001, 260087200, 260087100, 260086800, 260086700, 260086600, 260086000, 260086300, 260085900, 260087400, 260087500, 260087600

**Request:** An application for a two-lot CSM was recently submitted to the Village. The proposed CSM would combine the existing thirteen lots south of Hans Parkway into one lot and the three existing parcels north of Hans Parkway into a second 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 August 20 for final action. The CSM is attached to this report for Plan Commission review.

**Zoning Classification:** RC Conventional Single-Family District.

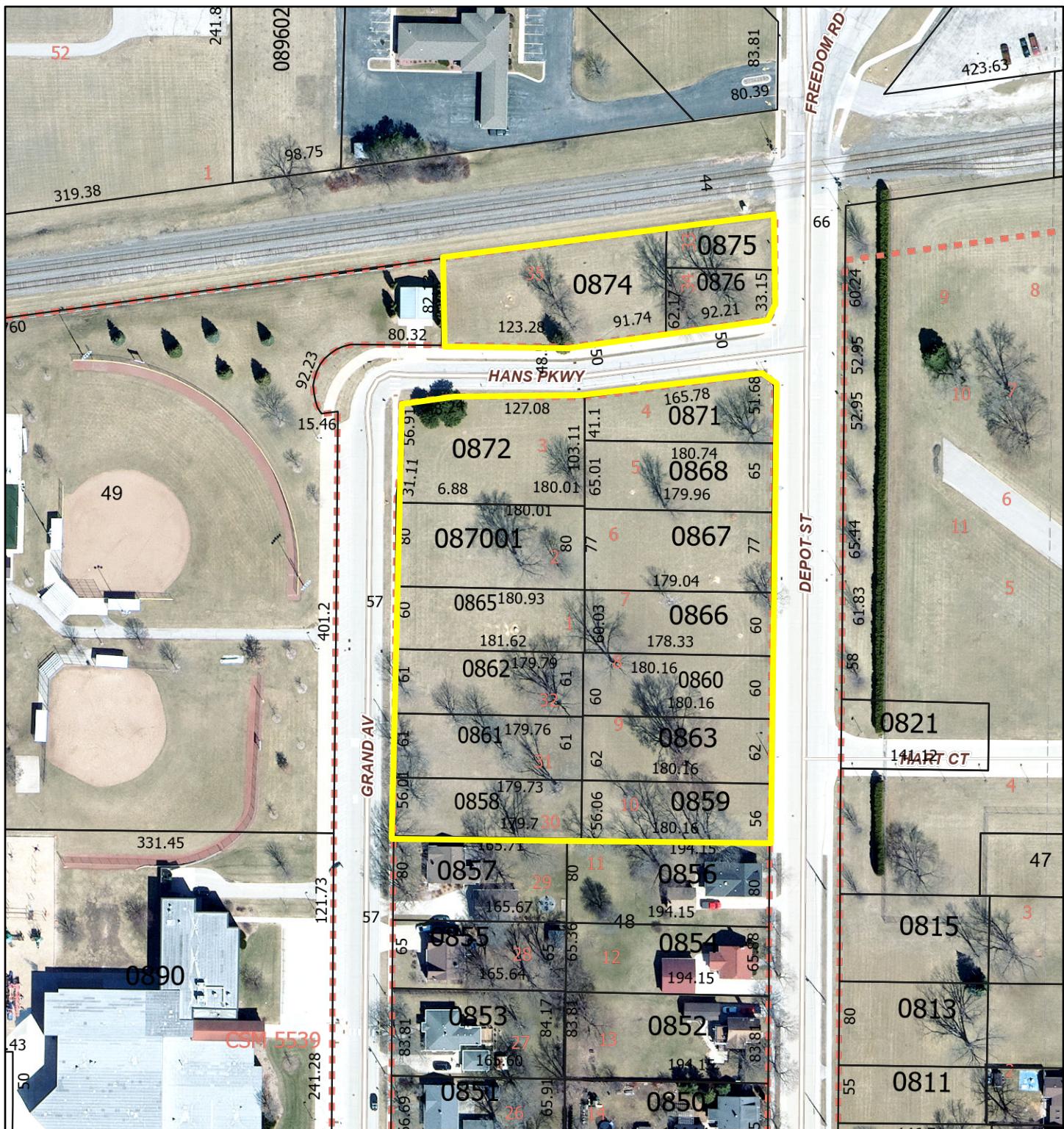
**Background:** Proposed Lot 1 will be 0.703 acres in area and proposed Lot 2 will be 3.521 acres in area. The land is currently vacant. Proposed Lot 2 will be the location of the future Little Chute Fire Station. Site Plan review will be required for the new fire station.

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

Respectfully Submitted,

Jessica Titel, Community Development Director

## Vicinity Map - Little Chute Fire Station



8/6/2025, 12:58:42 PM

1·2 257

Tax Parcel Information Streets

## PLSS Sections

## LOCAL

### Plot Boundary Lines

## Flat Boundary Effects

— PVT



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: Village of Little Chute	Name: Dave Yurk
Mailing Address: 108 W. Main St.	Company: raSmith
City/State/Zip: Little Chute, WI 54140	Address: 100 W. Lawrence St. Suite 412
Phone:	City/State/Zip: Appleton, WI 54911
Email:	Phone: 920-213-5523
	Email: david.yurk@rasmith.com

### PROPERTY & PROJECT INFORMATION

Parcel Number: See attached page

Site Address/Location: Grand Ave, Depot St., Hans Parkway

Current Zoning: Residential Single Family	Proposed Zoning: No change
Number of lots/outlots: 2	Total acreage/square feet: 4.224 acres 183,995 sft

Reason for proposed certified survey map:

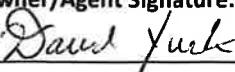
Combining of parcels to build a fire station.

### SUBMITTAL INCLUDES

- Completed application form and fee (check made payable to Village of Little Chute)
- Digital copy of the proposed certified survey map in pdf format
- 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: 7-17-2025
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**CERTIFIED SURVEY MAP NO.**

Part of Lots 3, 4, 34, and 35, and All of Lots 1, 2, 5-10, and 30-33, Block 49, of the 1990 Amendment to the 1917 Assessors Plat of the Village of Little Chute, Being Part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

- INDICATES FOUND 3/4" IRON REBAR
- INDICATES FOUND 1" O.D. IRON PIPE
- ✗ INDICATES SET CHISELED CROSS
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- OUTAGAMIE COUNTY CORNER MONUMENT RECORD

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 21, T21N, R18E, WHICH BEARS S00°28'56"W PER THE OUTAGAMIE COUNTY COORDINATE SYSTEM.

**raSmith**  
CREATIVITY BEYOND ENGINEERING

CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
**rasmith.com**

J. SCHMIDT  
DOC. #1618368

— — —

G. VANHANDEL  
DOC. #992180

SURVEY PREPARED  
FOR THE VILLAGE  
OF LITTLE CHUTE  
108 W. MAIN ST.  
LITTLE CHUTE WI, 54140

S:\5169553\dwg\ 169553 CS10.dwg \ CSM (L) SHEET 1

Sheet 1 of 4

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Lots 3, 4, 34, and 35, and All of Lots 1, 2, 5-10, and 30-33, Block 49, of the 1990 Amendment to the 1917 Assessors Plat of the Village of Little Chute, Being Part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Curve Table							Line Table				
Curve	Length	Radius	Central Angle	Chord Bearing	Chord	Rec. Chord Bearing	Line #	Bearing	Distance	Rec. Dist.	Rec. Bearing
C1	25.72	15.00	098°13'32"	S48°47'10"E	22.68	(S48°26'25"E)	L1	N07°40'59"E	31.12	(31.11)	(N08°01'36"E)
C2	21.41	15.00	081°47'20"	S41°12'50"W	19.64	(S41°33'35"W)	L2	N00°18'15"E	56.75	(56.91)	(N00°39'00"E)
							L3	N82°05'45"E	48.24	—	(N82°26'30"E)

THIS CSM IS ALL OF TAX PARCEL NO'S LISTED BELOW AND OWNED BY THE VILLAGE OF LITTLE CHUTE

LOT 1  
260086500, 260087001, 260087200, 260087100, 260086800,  
260086700, 260086600, 260086000, 260086300, 260085900,

260085800, 260086100, 260086200

LOT 2  
260087500, 260087600, 260087400

ZONING: RESIDENTIAL—SINGLE FAMILY

### SURVEYOR'S CERTIFICATE



I, TIFFANY HEISEL, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, combined, and mapped as ordered by the Village of Little Chute, owner of said lands contained in part of Lots 3, 4, 34, and 35, and all of Lots 1, 2, 5-10, and 30-33, Block 49 of the 1990 Amendment to the 1917 Assessors Plat of the Village of Little Chute, Being part of the Northeast 1/4 of the Northeast 1/4 of Section 21, T21N, R18E, Village of Little Chute, Outagamie County, Wisconsin more fully described as follows:

#### Lot 1

Commencing at the Northeast corner of Section 21, T21N, R18E, thence S00°28'56"W along the East line of the Northeast 1/4 a distance of 323.60 feet; thence S82°10'19"W to the West Right of Way line of Depot St. and the South Right of Way line of the Canadian National Railroad a distance of 267.23 feet; thence S00°19'55"W along the said West Right of Way line and its extension to the end of an arc being on the South Right of Way line of Hans Parkway described in Certified Survey Map #2776, a distance of 167.59 feet to the *Point of Beginning* of Lot 1.

Thence S00°19'55"W along the West Right of Way line of Depot Street to the Northeast Corner of Lot 11 of the 1990 Amendment to the 1917 Assessors Plat of the Village of Little Chute, a distance of 431.53 feet; thence N89°07'17"W along the North line of said assessors plat to the Northeast corner of Lot 29 a distance of 194.19 feet; thence N89°09'12"W along the North line of Lot 29 to the Northwest corner of said lot and the East Right of Way line of Grand Avenue a distance of 165.66 feet; thence N00°18'15"E along the said East Right of Way line to the Southeast corner of Certified Survey Map #2776 a distance of 324.89 feet; thence N07°40'59"E along the said East Right of Way line, a distance of 31.12 feet; thence N00°18'15"E along said East Right of Way line to the South Right of Way Line of Hans Parkway, a distance of 56.75 feet; thence N82°05'45"E along the South Right of Way line of Hans Parkway, a distance of 48.24 feet; thence S89°36'40"E along said South Right of Way line a distance of 127.08 feet; thence N82°05'45"E along the said South Right of Way line, to the beginning of a curve, a distance of 165.78 feet; thence 25.72 feet along the arc of said curve, with a radius of 15.00 feet, having a chord bearing S48°47'10"E and distance of 22.68 feet to the *Point of Beginning*.

Said parcel of land contains 153,353 square feet (3.521 acres) more or less, and is together with and subject to any easements, covenants, and restrictions of record.

Continued on Page 3

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## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Lots 3, 4, 34, and 35, and All of Lots 1, 2, 5-10, and 30-33, Block 49, of the 1990 Amendment to the 1917 Assessors Plat of the Village of Little Chute, Being Part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

### Lot 2

Commencing at the Northeast corner of Section 21, T21N, R18E, thence S00°28'56"W along the East line of the Northeast 1/4 a distance of 323.60 feet; thence S82°10'19"W to the West Right of Way line of Depot Street and the South Right of Way line of the Canadian National Railroad a distance of 267.23 feet to the *Point of Beginning* of Lot 2.

Thence S00°19'55"W along said West right of Way line to the North Right of Way line of Hans Parkway described in Certified Survey Map #2776 and the beginning of a curve, a distance of 86.76 feet; thence 21.41 feet along the arc of said curve with a radius of 15.00 feet, having a chord bearing S41°12'50"W and distance of 19.64 feet; thence S82°05'45"W along said North Right of Way line, a distance of 183.95 feet; thence N89°36'40"W along said North Right of Way line to a found iron rebar marking the corner of Lot 1 of Certified Survey Map #7304, a distance of 123.28 feet; thence N00°43'55"E along the East line of said certified survey map to the Northeast Corner of said lot 1 and the South Right of Way line of the Canadian National Railroad, a distance of 82.30 feet; thence N82°10'19"E along the said South Right of Way line a distance of 320.86 feet to the *Point of Beginning*.

Said parcel of land contains 30,642 square feet (0.703 acres) more or less, and is together with and subject to any easements, covenants, and restrictions of record.

THAT I have made the survey, land division, and map by the direction of the Village of Little Chute,

THAT the map is a correct representation of all the exterior boundaries of the land surveyed to the best of my knowledge,

THAT I have fully complied with Chapter 236.34 of the Wisconsin Statutes, and Chapter 42 of the Subdivision Regulations of the Village of Little Chute in surveying, combining, and mapping of the same.

Tiffany N. Heisel  
TIFFANY HEISEL  
PROFESSIONAL LAND SURVEYOR S-3272  
DATE: 7/11/2025



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## VILLAGE BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IN THE VILLAGE OF LITTLE CHUTE, IS HEREBY APPROVED AS  
SURVEYED AND MAPPED, BY THE VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.  
DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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VILLAGE PRESIDENT DATE

DATE

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**VILLAGE CLERK** **DATE**

DATE

### TREASURER'S CERTIFICATE:

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURERS' OF THE VILLAGE OF LITTLE CHUTE AND OUTAGAMIE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS, THERE ARE NO UNREDEEMED TAX SALES AND UNPAID TAXES, OR SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

**VILLAGE OF LITTLE CHUTE** **DATE**

DATE

---

**OUTAGAMIE COUNTY TREASURER**      **DATE**

DATE

A circular seal for a Wisconsin Land Surveyor. The outer ring is red with white dashed lines and the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom. The inner circle is white with red dotted lines and contains the name "TIFFANY N. HEISEL" in the center, with "S-3272" and "POUND WI" below it. There are two red stars, one on each side of the inner circle.

**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
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