

# Purpose of the Comprehensive Plan

## Why Plan?

Planning is being prepared for what will likely happen “tomorrow,” and being ready with an alternate strategy if something else happens instead. Planning is laying out shorts and a T-shirt to wear tomorrow, but having a sweater and raincoat handy in case the weather guy is wrong.

Planning is knowing what you have today before deciding on what to do tomorrow. Planning is knowing you make minimum wage and need to replace the '76 rust bucket before booking the cruise through the Greek Isles.

Planning is knowing the big picture for your future, so you don't make rash decisions when a new idea comes along. Planning is already knowing you want to be a spouse and a parent when your friend says, “Let's start an African safari business.”

We all do a little planning each day, each month, each year. If we didn't, our lives would likely be chaos. We plan in groups, too – at home, at work, at church, at Village Hall.

When we plan at Village Hall we're deciding how we want our community to look, function, and feel. We create a “Comprehensive Plan,” but this is not just the title of a document, it's the description of a process, too. This plan is really little more than the documentation of the **planning process**. During that process, Village of Little Chute officials, with aid from the consultant and input from residents, took a **comprehensive look** at the village in order to create a vision and work plan for the future.

“Comprehensive” means complete, wide-ranging, and thorough. A community has many aspects that contribute to its success as a place to live and play and work and run a business. Individual persons or groups will be aware of, or consider important, some aspects more than others. The role of the planning process is to consider all the various aspects and issues of the community, facilitate agreement on common goals, and lay out a path to achieve them.

So, the “**Comprehensive Plan**” records facts, documents a vision for the future, and aids in the allocation of financial and human resources; but “**comprehensive planning**” brings people together to talk about what responsible growth looks and feels like. It encourages discussion among citizens, agencies, and governments. It is an opportunity to discuss options and develop common goals. It provides a focus for finding and discussing innovative ways to meet diverse community needs.

This plan is not the end of a process but the beginning of a new one. It is the starting point for implementation, a guide for change. It cannot be viewed strictly as “law,” but, rather, as a reference for decision-making. This Plan is a tool, not just a product.

*Martenson & Eisele, Inc.*  
*2005*

## Comprehensive Planning Legislation

The most complete planning legislation in Wisconsin's history was included in the State of Wisconsin Biennial Budget for 1999-2001 and was revised in May 2000 for technical changes. The planning legislation found in State Statute 66.1001 provides local governmental units with the framework to develop comprehensive plans and assists the community in making informed land use decisions. The framework includes nine specific elements:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

By January 1, 2010, all communities in Wisconsin that make land use decisions will need to base those decisions on an adopted comprehensive plan based on the legislation.

## Planning in the Village of Little Chute

Little Chute is an incorporated community of approximately 10,800 residents. The Village is located within the southeastern portion of Outagamie County. Little Chute is situated within the heart of the Fox Cities, an urban area along the Fox River from Kaukauna to Neenah. Portions of the Fox Cities are in three counties – Calumet, Outagamie, and Winnebago.

Surrounding the Village of Little Chute are several urban and rural communities. The Cities of Appleton and Kaukauna border the village on the west and east, respectively. The Villages of Combined Locks and Kimberly are south of the village, across the Fox River. To the north is the Town of Vandenbroek.

The major transportation feature in the village is USH 41, which runs east-west in the northern portion of the village. In recent years, development has moved north, across USH 41 to the point where travelers will soon be driving through the Village of Little Chute versus driving by it.

The Village of Little Chute's first community development plan was prepared and adopted in November 1980 and updated in 1987. In 2003, the Village of Little Chute retained Martenson & Eisele, Inc. to amend the 1987 Plan so that the village could make an application to the East Central Wisconsin Regional Planning Commission for a Sewer Service Boundary Line amendment. Martenson & Eisele was also retained to work with the Village of Little Plan Commission, the Village Board, Village staff, and the residents of the community in preparing a Comprehensive Plan to meet the requirements of Wisconsin's comprehensive planning legislation.

## Future Land Use Plan

### Major Findings and Recommendations

- ❖ In general, the change in land use in the Village of Little Chute is characteristic of a growing community. The amount of agricultural and vacant land has decreased as residential, commercial, and industrial development has occurred. The growth has been skewed to a proportionately larger share of residential land than surrounding communities.
- ❖ The intensity of development in the village is moderate to low. Single family residential density is typical of urban communities.
- ❖ Building permit information indicates the market for single family residential development has slowed over the past five years. One reason for this is potential residential land is in the Kaukauna Area School District.
- ❖ There appears to be a good balance between the supply, demand and price of commercial and industrial land in the Village of Little Chute.
- ❖ The major land use conflict is the presence of the Outagamie County Landfill, located on the northwest boundary of the village.
- ❖ The Village is working toward agreements with the City of Kaukauna and Town of Vandenbroek on the boundary between the two jurisdictions.
- ❖ With the exception of a small area east of Rose Hill Road south of USH 41, future residential subdivision growth will occur north of USH 41.
- ❖ Additional land must be annexed and properly zoned to accommodate future single-family, two-family and multi-family housing units in the village. Presently, there is limited land available in the village zoned for single-family housing units and served by public utilities. Likewise, land is quite limited to accommodate multi-family housing.
- ❖ The on-going redevelopment of the downtown should be helped with the construction of the windmill and the visitor center on the northeast corner of Main Street and Monroe Street.
- ❖ The strongest opportunities for commercial development are on both sides of USH 41.
- ❖ While the near term focus of industrial development opportunities should continue to be the Village's industrial park, future industrial development efforts should focus on the property on the south side of North Avenue (CTH "OO"), across from the Outagamie County Landfill.
- ❖ There are relatively few limitations placed on development in the Village of Little Chute by natural resources.

- ❖ Ongoing improvements and additions to the community's utilities and facilities should be adequate to accommodate the projected growth of the Village of Little Chute.
- ❖ Based on historical ratios of the number of residents per acre of a specific land use, by 2025 the Village of Little Chute will need an additional 592 acres for residential development, 45 acres for commercial development, and 50 acres for industrial development.
- ❖ Because of its location along USH 41 in the Fox Cities, and the recent development of commercial land uses on both sides, the visibility of the community has greatly increased. The commercial and industrial projections based on historical ratios are conservative as a result.

## Land Use Goals, Objectives, and Policies

### Goal

To encourage a pattern of community growth and development that will provide a quality living environment throughout the community.

### Objectives

#### *From the Agricultural, Natural, and Cultural Resources Element*

1. Ensure that the environmental and aesthetic qualities of the community are considered when planning for future development.
2. Protect environmentally sensitive areas such as floodplains, drainageways, wetlands, and wooded areas from urban development.
3. Reinforce the community's heritage and cultural values by encouraging complementary development in the Downtown Business District.
4. Maps of environmentally sensitive areas and wildlife habitat areas should be consulted during the review of proposed developments.
5. Maintain and improve the visual quality and physical design of the Village of Little Chute through the Village's Site Plan Review process.

#### *From the Transportation Element*

6. Provide a transportation system that allows for safe and efficient movement of motor vehicle, bicycle, and pedestrian traffic within the community.
7. Provide and maintain adequate and convenient public parking facilities.
8. Encourage the development of a trails system that pedestrians and bicyclists can use to travel to all parts of the village.

9. Coordinate transportation improvements with the Towns of Grand Chute and Vandebroek, the Village of Kimberly, the Cities of Appleton and Kaukauna, Outagamie County, East Central Wisconsin Regional Planning Commission, and the Wisconsin Department of Transportation.
10. Consider adopting Official Mapping powers in order to reserve adequate right-of-way for future constructed or reconstructed streets and pedestrian and biking trails.
11. Minimize the impact of new transportation improvements on existing development and the community's natural resources.

*From the Housing Element*

12. Protect existing residential neighborhoods from intrusion by incompatible or undesirable land use activities.
13. Encourage future residential use in the areas that can be served conveniently and economically with public utilities and community facilities and services.

*From the Utilities and Community Facilities Element*

14. Provide parks, open space and recreational facilities to serve all existing and future residential areas.
15. Use official mapping powers and the zoning ordinance to preserve areas designated for future parks and recreation use.
16. The Village of Little Chute and the Little Chute School District should continue to cooperate in developing and providing adequate parks and recreation facilities.
17. Encourage the development of neighborhood parks in newly platted residential areas.

*From the Economic Development Element*

18. Continue the development of the Village of Little Chute Industrial Park by aggressively marketing the park and attracting new industry with an emphasis on non-durable goods manufacturing.
19. Encourage industrial development in areas that are compatible with adjacent land uses.
20. Continue to maintain the Downtown Business District and the East Main Street District through revitalization efforts, facade improvements and building restoration projects.

*From the Land Use Element*

21. Meet with Outagamie County to discuss issues associated with the landfill.
22. Consider requests for annexation of land for future development.

23. Continue to support the private sector in the redevelopment of the downtown and East Main Street.
24. Pursue the development of a new industrial park south of the Outagamie County Landfill
25. Improve the visual quality of and physical design of the Village of Little Chute by developing and continuing to enforce a site plan review process that addresses signage, landscaping, property maintenance, building design, parking and loading, and outdoor storage regulations.
26. Strongly encourage commercial growth to achieve a better balance between residential, commercial, and industrial land uses.

## **Policies**

### *From the Agricultural, Natural, and Cultural Resources Element*

1. The Village of Little Chute shall enforce zoning, shoreland-wetland, and floodplain ordinances to minimize the impact of development.

### *From the Housing Element*

2. The Village shall use the zoning ordinance to maintain the character of existing residential neighborhoods and allow an adequate supply of land for new residential developments.

### *From the Economic Development Element*

3. The Village should ensure an adequate supply of land is zoned for industrial and commercial uses.

### *From the Land Use Element*

4. The Village of Little Chute shall require all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan.
5. The Village of Little Chute shall encourage the development of vacant and under-utilized land within the Sewer Service Area that can be served by existing municipal services and facilities and transportation systems.
6. The Village of Little Chute shall use the Site Plan Review Process to review all multi-family residential, commercial, and industrial developments.
7. The Village of Little Chute shall communicate annually with the appropriate officials from adjacent municipalities on land use issues.

## Development and Redevelopment Opportunities

### Residential

Opportunities for single-family residential south of USH 41 are limited primarily to the development of scattered vacant lots in existing subdivisions and residential areas. The best opportunity for future single-family residential development is north of USH 41. The two primary areas are on the north side of Evergreen Drive near the City of Appleton and an area east of Rose Hill Road. Two-family should continue to be part of the housing mix in the Village of Little Chute. Developers should be encouraged to provide this type of housing when they present plans to the Village for residential development. Multi-family housing serves a wide market ranging from entry level for the young adult to assisted living for the elderly. It also serves as a transition use between the more intensive uses of commercial and industrial and the less intensive uses of single-family and two-family uses. Senior citizen multi-family housing provides both residential and economic opportunities.

### Commercial

Existing commercial development patterns reflect the transportation systems that were here when the village was first founded and were constructed throughout the years. The oldest commercial area is the downtown, which is located near the Fox River. Additional commercial growth occurred along Main Street as the community grew. As the parallel streets and highways of North Avenue and USH 41 were built, commercial development followed.

#### *Downtown*

In 2003, the downtown received a facelift with the reconstruction of STH 96 or Main Street. As part of the project, new decorative street lights and stamped, colored concrete walkways and bump outs were constructed. This revitalization effort will be receiving a major boost with the construction of a 100 foot tall windmill on the northeast corner of Main Street and Monroe Street. A local not-for-profit group, Little Chute Windmill, Inc. is leading the effort. In addition to the authentic, 10 story windmill that is being designed by Verbij Windmill Design and Construction of Holland, the project will also include a Visitors Center that will serve as a home for a Historical Society Museum. Demolition of existing buildings on the site has begun and will be completed in 2005. Construction of the \$2.5 million project is expected to begin in 2006. The windmill project may serve as the impetus for the redevelopment of vacant land and buildings on the south side of Main Street, across from the windmill. The first step in this redevelopment area has been taken with the announcement of a Walgreen's on the southeast corner of Main Street and Madison Street.

#### *Main Street/East End*

There are several areas along Main Street east of the downtown to the Village limits, where properties that are currently vacant or residential may be developed or redeveloped for commercial purposes.

#### *North Avenue*

Currently there is a mixture of commercial, residential and vacant land uses along the south side of North Avenue west of Madison Street to the property where Kraft Food/Jack's Pizza is located. This area is projected to become commercial in the future.

***South side of USH 41***

In the last several years, there has been significant commercial development on the south side of USH 41. Yellow Truck constructed a truck terminal facility at the southeast corner of USH 41 and Holland Road. Additional land in this area is available for development. Immediately to the east of this area is an area in the Town of Vandebroek that is a combination of industrial, residential, and vacant land uses. The vacant area is projected to develop for commercial purposes. Continuing east along USH 41 is an area that has been developed by the Village as a storm water management facility. A new privately owned business park, HJT Business Park, has been developed east of the storm water management facility and has lots available for commercial businesses. Land west of the HJT Business Park and east of Holland Road (CTH "N") has also been developed for commercial purposes. There are several parcels of land available for commercial development east of Freedom Road and north of Moasis Drive.

***North side of USH 41***

There are several areas north of USH 41 that provide commercial development opportunities. Infill development is projected to occur in the area along Hartzheim Drive north of USH 41 and east of CTH "N" that is not already developed with commercial land uses. Development has already taken place in the land area north of USH 41, west of CTH "N" and south of W. Evergreen Drive. The Village has constructed storm water management facilities in a portion of the area, with the remaining portion scheduled for commercial development. Further west along Evergreen Drive and west of Vandebroek Road is an area that is a mix of existing commercial uses and vacant parcels that are projected to develop with commercial uses. Continuing west along Evergreen Drive is the final large land area that is projected to develop commercially.

***Freedom Road/CTN "N"***

Commercial development is expected to continue to occur on either side of Freedom Road (CTH "N") from Florida Avenue on the south out to CTH "JJ" on the north.

**Industrial**

The Village of Little Chute Industrial Park will be the focus of the Village's industrial development efforts in the short-term. The long term focus will be the area south of North Avenue (CTH "00") on the west end of the Village. While the topography of the this area is attractive for residential development, the presence of the Outagamie County Landfill to the north and the railroad tracks to the south, suggest the highest and best use is industrial. The Village has no plans for the development of a second municipally owned industrial park.

**Rural Preservation**

One of the primary principles of "Smart Growth" planning is to encourage growth in areas where urban services like sewer and water are available or will be available within a specified period of time. Areas that are not anticipated to develop with the twenty-year timeframe of this plan, but are within the Sewer Service Area Planning Boundary, are shown as rural preservation. These areas are to remain in their existing land use of agricultural, vacant and open space until they can be provided with urban services.

*Insert Map 1 Future Land Use Map here*

*Back side of Map 1 Future Land Use Plan Map*

## SUMMARY OF THE PLANNING PROCESS

### The Vision for the Village of Little Chute

On October 23, 2003 a group of citizens and elected officials from the Village of Little Chute gathered at the Village Hall to work on the creation of a vision statement for the Village of Little Chute. The participants were asked to respond to statements or answer a number of questions in the following areas:

- ❖ What do you want to preserve in the Village of Little Chute?
- ❖ What do you want to change in the Village of Little Chute?
- ❖ What do you want to create in the Village of Little Chute?

The Plan Commission reviewed a draft of the vision statement created at the visioning workshop. The final vision statement is:

*In 2025, the Village of Little Chute, located along the shores of the Fox River, prides itself on its heritage of strong family values, self-sufficiency, small-town living, and community involvement. The village, as it did in 2005, provides a stable, safe, and secure environment, nestled in a larger urban area in which its residents live, work, and play.*

*Community events, church and school activities and family gatherings keep the cultural values of the community alive. A wide range of housing is available, reflecting the diversity of the population, from young singles, to families, to retired citizens. The Fox River, once again a focal point in the community, is where the village's park system begins and extends throughout the community, offering the village's residents outstanding recreational opportunities. The parks, which are connected by a sidewalk and walking trail system, are also home to the community's festivals, which attract residents and tourists alike.*

*The downtown continues to be a focal point of the community, reinforcing the heritage and values of the community through its attractive, old-world physical appearance as exemplified by the Windmill, and the presence of locally owned retail and professional service businesses. The strong, diversified industrial and commercial economic base of the village, combined with the opportunities made possible by the village's central location along USH 41 and STH 441 in the Fox River Valley, ensures a high quality of life.*

*Active participation by the village's residents in the decision making process ensures development is well planned and governmental services are provided efficiently.*

## Major Findings and Recommendations

### Issues and Opportunities

- ❖ The participants at the Issues and Opportunities Identification Workshop felt that the most important strength of the Village of Little Chute was that it is a safe community with a low crime rate. Other significant strengths include the community is clean in the appearance of its street and neighborhoods, and has an excellent school system and facilities.
- ❖ Areas where the Village of Little Chute could improve are the odor problems with the Outagamie County Landfill, the continued development of parks and green space, and more public interest and involvement in local government.
- ❖ Here are the major findings from the Community Survey.
  - ❖ While the respondents to the survey said the village is growing, there was a strong emphasis on the need for additional job opportunities and the need for new industrial, commercial and retail businesses. A factor is the availability of job opportunities and shopping opportunities in the Fox Cities and Green Bay. The commuting preferences of the respondents indicate that they are willing to drive throughout the Fox Cities and to Green Bay for employment and shopping.
  - ❖ Not everyone agreed with the need for growth. One in four of the respondents agreed with the statement, *"We must severely limit growth to preserve the qualities that make Little Chute special."*
  - ❖ The type of housing needed generated no strong opinions one way or the other. Large lot and small lot residential development received about the same level of support. While single-family is the preferred choice of housing type, multi-family residential development does not appear to be an issue. Senior housing options are needed.
  - ❖ The need for education on economic development and natural resource issues is evidenced by the higher than usual percentage of "No Opinion" and "Not Sure" responses to questions in these areas.
  - ❖ Relatively few questions resulted in strong feelings, for or against. This lack of clear direction will be a challenge for the Plan Commission as they make their recommendations.
  - ❖ Overall, Village services appear to be good to excellent.
- ❖ The change in the population of the Village of Little Chute and adjacent municipalities is very similar to each other except for the Town of Grand Chute.
- ❖ While most communities see a decrease in the number of people in the 10-19 age group from 1990 as it becomes the 20-29 age group in 2000, Little Chute did not.
- ❖ The Village of Little Chute and Outagamie have income levels that are similar and are higher than the State's.

- ❖ The percent of persons and families below poverty increased in Little Chute and decreased in Outagamie County and Wisconsin.
- ❖ Both the Village of Little Chute and Outagamie County experienced an increase in the level of educational attainment.
- ❖ The Village of Little Chute's population is expected to grow faster than the Village of Kimberly but slower than the City of Kaukauna, the Town of Grand Chute, and Outagamie County.
- ❖ A projected decrease in household size means more housing units will be needed than if the household size had stayed the same.

## Agricultural, Natural, and Cultural Resources

- ❖ Agricultural land within and near the Village of Little Chute will eventually be converted to a more intensive use such as residential, commercial, or industrial.
- ❖ Water is a very important resource for the Village of Little Chute. The Fox River is the dominant surface water feature, and could provide both additional recreational opportunities as well as a visual focal point for the community.
- ❖ Surface water, stream corridors, floodplains, and wetlands are highly regulated resources. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources.
- ❖ Groundwater is the source of water for the residents and businesses in the Village of Little Chute.
- ❖ Addressing water quality through the management of storm water is a priority of federal and state regulators. The Village of Little Chute has successfully submitted an application to the State of Wisconsin for a grant to assist them in developing a storm water management plan. The development of the infrastructure is the next step.
- ❖ Soils and geology in the Village of Little Chute do not present serious obstacles to development.
- ❖ Woodlands, while not plentiful in the Village of Little Chute, provide both aesthetic and practical benefits and should be preserved whenever possible.
- ❖ Environmentally sensitive areas, which are mapped by the East Central Wisconsin Regional Planning Commission as part of the sewer service area planning process, should be preserved from development.
- ❖ Federal and state records provide general information on wildlife habitat and threatened and endangered species, and should be consulted as part of the review process for new development projects.

- ❖ The Village of Little Chute's government and business leaders should be active in maintaining and improving the quality of the air, and in the political process in which counties are designated as attainment or non-attainment.
- ❖ The Village of Little Chute should be proactive in helping to preserve the properties that are listed in the State and National Register of Historic Places, and in the Architecture & History Inventory.
- ❖ The Village of Little Chute should use Site Plan Review to encourage development that is compatible and supportive of the culture of the area.

## Transportation

- ❖ The Wisconsin Department of Transportation (DOT) classifies streets and roads based primarily on the number of vehicles that use the street or road. The Village of Little Chute should communicate on an annual basis with the DOT to learn where traffic counts will be taken and where additional counts desired by the Village may be possible.
- ❖ The construction of STH 441 has significantly reduced the amount of traffic going through the Village of Little Chute. This has resulted in a lessening of the need for capacity improvements. It has also resulted in a reduction of potential consumers for businesses located in the village.
- ❖ Official mapping of future streets should be undertaken to provide for a local arterial and collector system.
- ❖ Official mapping of trails should be undertaken so property owners and developers are made aware of the possible need for a trail.
- ❖ The Village of Little Chute should continue to use PASER and the Capital Improvement Program to help prioritize improvements to the existing street system.
- ❖ The Village of Little Chute should consult the Official Map when development proposals are submitted to the Village for review and approval.

## Housing

- ❖ The fastest period of housing growth in the Village of Little Chute was during the 1990s, the same decade during which the Fox Cities experienced tremendous economic growth.
- ❖ Single family housing units maintained its share of the total number of housing units from 1990 to 2000 but multi-family housing increased its share.
- ❖ The increase in multi-family housing is reflected in the increase of rental units as a percentage of all housing units.
- ❖ The owner-occupied vacancy rate stayed the same from 1990 to 2000 while the renter-occupied increased nearly one percentage point.

- ❖ The significant amount of single-family home construction in the 1990s resulted in a significant increase in the median housing value. There were no homes valued over \$200,000 in 1990; there were 131 homes valued at over \$200,000 in 2000, 24 of which were valued at over \$300,000.
- ❖ Little Chute experienced the national trend in the change in household types of fewer traditional families and more single parent and nonfamily households.
- ❖ Little Chute also experienced the national trend of fewer people per household. This would correspond with the increase in multi-family units and the age group shift increase.
- ❖ The strong economy of the 1990s and the significant increase in the value and corresponding mortgage for single family homes may be one reason for the increase in the percentage of homeowners who spent more than 30% of their household income on housing costs. In contrast, the percentage of renters who spent more than 30% of their household income on housing costs declined.
- ❖ The Village should consider developing a housing rehabilitation program to upgrade older dwelling units. In particular, owner occupied and rental units surrounding the Downtown Business District are in need of repair or replacement.
- ❖ The Village should review the issues and solutions outlined in, "Overcoming Barriers to Affordable Housing in the East Central Region" and identify steps that may be taken by the Village.
- ❖ Once the village's population exceeds 12,500 people, the Village must adopt a Traditional Neighborhood Development Ordinance as required by Wisconsin State Statute 66.1027(3)(b).
- ❖ Little Chute should continue to enforce the Zoning Ordinance to ensure that residential neighborhoods are properly protected from encroachment of incompatible land uses.

## Utilities and Community Facilities

- ❖ The water pumping and treatment system in the Village of Little Chute has the capacity to meet the projected growth in the community. Storage should be increased to have a two days supply of water.
- ❖ The Heart of the Valley Metropolitan Sewerage District is in the process of planning the upgrades that will be needed to the wastewater treatment system and to the collection system. Daily usage of the wastewater treatment plant is near, and occasionally exceeds, the design flow.
- ❖ The Village of Little Chute has committed to reducing the amount of infiltration and inflow of storm water into the sanitary sewer system.
- ❖ The Village has aggressively addressed storm water management through the construction of active treatment retention and detention ponds.

- ❖ The Tri-County Landfill Agreement between the counties of Brown, Outagamie and Winnebago should provide the capacity needed for solid waste and recycling materials.
- ❖ The presence of the Outagamie County Landfill immediately adjacent to the Village of Little Chute does create negative impacts.
- ❖ The deregulation of the telecommunications industry has resulted in strong competition. Services appear to be adequate for the Village of Little Chute.
- ❖ The current generation, transmission and distribution systems should provide the Village of Little Chute with adequate energy from electricity and natural gas.
- ❖ The Police Department and Fire Department's facilities and equipment should be adequate for some time into the future.
- ❖ Ambulance services are adequate.
- ❖ The Village of Little Chute should meet with the Little Chute School District, the Appleton Area School District, and the Kaukauna Area School District to discuss the current school district boundaries and whether or not a change in the boundaries would be beneficial to both the Village and the districts.
- ❖ While the park system is currently adequate to meet the demands of the current population, the Village will need to develop more parks to accommodate the projected growth in the number of residents in the next twenty years.
- ❖ The Village should complete an Open Space and Recreation Plan.
- ❖ There does not appear to be any significant concerns with respect to civic clubs and organizations, churches, cemeteries, child care, and health care.

## Economic Development

- ❖ The labor force shortages faced by many employers in Outagamie County and the State of Wisconsin in the 1990s will occur again as the "Baby Boomer" generation retires. As people respond to the labor shortage by moving to where the jobs are, Little Chute offers an attractive environment in which to live, particularly to those that are seeking a family-friendly, small town atmosphere.
- ❖ The importance of manufacturing in the Fox Cities area economy will decrease as the exporting of jobs that are labor cost sensitive will be relocated to low wage areas. Business development efforts will need to focus on the sectors that are projected to grow more rapidly than manufacturing.
- ❖ While the Village of Little Chute would like to have a balance between residential, commercial, and industrial growth, its geographic location and attractive environment are assets that can be used to encourage people to live here even if they work elsewhere from Oshkosh to Green Bay.

- ❖ The combination of an attractive environment created by the Fox River, and its location in the middle of the Fox Cities and the urban areas to the north and south, provides the Village of Little Chute with a strong package to market to businesses.
- ❖ The emergence of sectors other than manufacturing as offering high paying positions should be considered by the Village of Little Chute as it targets businesses to start up and expand in, or relocate to, the community.
- ❖ The Village should continue to encourage the private sector to continue to invest and expand the mixture of retail, professional and service-oriented businesses for the Little Chute Downtown Business District.
- ❖ The Village of Little Chute should encourage the further development and redevelopment of the Foxdale Plaza and the East Main Street Commercial area.
- ❖ The Village of Little Chute should promote the development of commercial uses along USH 41 and Freedom Road (CTH "N").
- ❖ The Village of Little Chute should cooperate and work with the private sector to develop future industrial areas in the community. This includes the property located on the south side of CTH "OO" across from the Outagamie County Landfill.
- ❖ Continued use should be made of the Community Development Authority, tax increment financing, and the revolving loan fund to encourage and attract economic development.
- ❖ Strong economic development programs are characterized by partnerships. The Village of Little Chute is fortunate to have, or have access to, many other organizations that are or may be part of its economic development efforts including the Fox Cities Chamber of Commerce, the Heart of the Valley Chamber of Commerce, the Fox Cities Economic Development Partnership, Outagamie County, East Central Wisconsin Regional Planning Commission, the Wisconsin Department of Commerce, the Wisconsin Small Business Development Center, Forward Wisconsin, and more.

## Intergovernmental Cooperation

- ❖ The Village of Little Chute has demonstrated that intergovernmental cooperation helps to better serve the residents of the community.
- ❖ Discussions should be held with Little Chute School District on boundary concerns.
- ❖ The Village of Little Chute should continue to work on boundary agreements with the City of Kaukauna and Town of Vandenbroek.
- ❖ The Village of Little Chute should continue to meet with Outagamie County on the landfill issue.

## Goals, Objectives and Policies

In this section, the goals, objectives, and policies for each of the Comprehensive Plan's nine major elements are presented. Definitions for goals, objective and policies are given below.

**Goal:** An **ideal future condition** to which the community aspires. It is usually expressed in general terms and is not quantifiable.

**Objective:** An **intermediate step** toward attaining a goal that is measurable and attainable.

**Policies: Principles of land use design and management of development** derived from the goals and aimed specifically at what the Village of Little Chute can do to attain the goals. Policies typically use "shall" and "should" in describing actions and are often expressed as specific standards.

Goals, objectives, and policies are intended to serve as guides for preparing and implementing the recommendations presented in the nine elements of the Comprehensive Plan.

The development of goals, objectives, and policies is a key element of the comprehensive community planning process. The goals and objectives are intended to express the basic values, desires and needs of the community with respect to physical development and redevelopment. Further, they contribute to the successful implementation of the Plan after it is adopted by providing guidelines for reviewing new development proposals. Essentially, they define the village's vision for the future and provide guidance for realizing that vision. The policies give community leaders specific direction on guiding, encouraging and regulating development.

## Agricultural, Natural, and Cultural Resources

### Goal

To conserve, protect, and improve the natural and cultural resources of the Village of Little Chute and the surrounding area.

### Objectives

1. Ensure that the environmental and aesthetic qualities of the community are considered when planning for future development.
2. Protect groundwater and environmentally sensitive areas such as floodplains, drainageways, wetlands, and wooded areas through the enforcement of standards and regulations developed by the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
3. Implement the Village's storm water management plan.
4. Maps of environmentally sensitive areas and wildlife habitat areas should be consulted during the review of proposed developments.

5. Be actively involved with the other communities in the Fox Cities and with Outagamie County in maintaining the attainment designation for air quality.
6. Monitor activity associated with the operation of existing and proposed non-metallic mining sites in the area.
7. Be proactive in the preservation and restoration of historically significant structures and buildings.
8. Reinforce the community's heritage and cultural values by encouraging complementary development in the downtown and all business districts.
9. Maintain and improve the visual quality and physical design of the Village of Little Chute through the Village's Site Plan Review process.

### **Policies**

1. The Village of Little Chute shall use the zoning, shoreland-wetland, and floodplain ordinances and official mapping to protect environmentally sensitive areas from urban development.
2. The Village of Little Chute shall use the floodplain ordinance in conjunction with HUD's Flood Insurance Program to guide development in flood hazard areas.
3. The Village of Little Chute shall use the Site Plan Review process to review the impact of development on the natural and cultural resources of the community.

## **Transportation**

### **Goal**

To achieve a safe, efficient, and environmentally sound transportation system that provides personal mobility to all segments of the population, and supports the economy of the Village of Little Chute and the region.

### **Objectives**

1. Develop a five-year transportation improvements program that is integrated with the other elements of the Village's Comprehensive Plan.
2. Continue to use the PASER program to help prioritize needed street improvements.
3. Provide adequate accessibility for local industries to major arterials entering and leaving the village.
4. Provide a transportation system that allows for safe and efficient movement of motor vehicle, bicycle, and pedestrian traffic within the community.
5. Provide and maintain adequate and convenient public parking facilities.

6. Encourage the development of a trails system that pedestrians and bicyclists can use to travel to all parts of the village.
7. Invite the ad hoc Park Planning Committee to be involved in trail planning.
8. Continue to work with the providers of transportation for the elderly and disabled residents of the Village of Little Chute.
9. Coordinate transportation improvements with the towns of Grand Chute and Vandenbroek, the Village of Kimberly, the cities of Appleton and Kaukauna, Outagamie County, East Central Wisconsin Regional Planning Commission, and the Wisconsin Department of Transportation.
10. Consider adopting Official Mapping powers in order to reserve adequate right-of-way for future constructed or reconstructed streets and pedestrian and biking trails.
11. Minimize the impact of new transportation improvements on existing development and the community's natural resources.
12. Review existing Village ordinances and standards as needed to implement the recommendations of this plan.

### **Policies**

1. The Village of Little Chute shall review, revise and adopt a five-year transportation improvement program that is consistent with this Plan.
2. The Village shall continue implementing and enforcing its sidewalk improvement program and policy.
3. The Village shall communicate annually with the appropriate officials of adjoining jurisdictions, Outagamie County, East Central Wisconsin Regional Planning Commission, and the Wisconsin Department of Transportation on transportation issues.
4. The Village should use effective traffic regulatory devices to ensure the smooth flow of traffic at all major intersections in the Village.

## **Housing**

### **Goal**

To maintain and preserve the quality of existing residential neighborhoods and encourage the provision of an adequate supply and choice of housing for all residents.

### **Objectives**

1. Protect existing residential neighborhoods from intrusion by incompatible or undesirable land use activities.

2. Provide decent, safe, and sanitary housing for elderly and handicapped residents of the community.
3. Promote the rehabilitation of substandard homes in the community in order to provide a decent and safe living environment for all residents.
4. Adopt a Traditional Neighborhood Development Ordinance when the population of the village exceeds 12,500 people as required by Wisconsin State Statute 66.1027(3)(b).
5. Encourage future residential use in the areas that can be served conveniently and economically with public utilities and community facilities and services.

### **Policies**

1. The Village of Little Chute shall continue to use effective building and housing codes to maintain and ensure the quality and safety of existing and new housing units.
2. The Village shall use the zoning ordinance to maintain the character of existing residential neighborhoods and allow an adequate supply of land for new residential developments.
3. The Village shall use the subdivision ordinance to ensure that new residential areas have adequate public utilities, improved streets, gutters, curbs and sidewalks.

## **Utilities and Community Facilities**

### **Goals**

1. To provide utilities and community facilities and services in a manner that will promote efficient and orderly growth, and make Little Chute a more attractive community in which to live and work.
2. To ensure that adequate open space and recreation facilities are provided for, and are accessible to, all village residents.

### **Objectives**

1. Provide a full range of governmental and social services to the citizens of the community.
2. Provide adequate police and fire protection to all areas of the community.
3. Provide water, sanitary sewer, and storm sewer facilities to existing and future development in the Little Chute area.
4. Promote the fair and equitable distribution of benefits and costs for future public utility extensions.
5. Use the capital improvements program as a guide to providing needed community facilities and expanding public utilities.

6. Village leaders should initiate discussions with the Appleton, Little Chute, and Kaukauna school districts on the potential for amending the boundaries of the three school districts to better reflect the community orientation of the neighborhoods served by the school districts.
7. Provide parks, open space and recreational facilities to serve all existing and future residential areas.
8. Use official mapping powers and the zoning ordinance to preserve areas designated for future parks and recreation use.
9. The Village of Little Chute and the Little Chute School District should continue to cooperate in developing and providing adequate parks and recreation facilities.
10. Encourage the development of neighborhood parks in newly platted residential areas.

### **Policies**

1. The Village should continue to use its capital improvements program to maintain, and when necessary, expand the Village's public utility systems and other community facilities.
2. The Village should continue to cooperate with officials of the Little Chute, Appleton, and Kaukauna school districts to ensure that adequate educational facilities and services continue to be made available in Little Chute.
3. The Village shall continue to require land developers to pay all improvement costs associated with the development of new subdivisions.
4. The Village shall require developers to dedicate land or pay a fee-in-lieu sufficient to provide residents of the community with ample parks and recreational facilities.

## **Economic Development**

### **Goals**

1. Encourage the development of a diversified economic base for Little Chute that expands commercial, industrial, tourism, recreational, and employment opportunities in the community.
2. To encourage and promote commercial and industrial development in a manner that will maintain a quality living environment in Little Chute.

### **Objectives**

1. Promote the retention and expansion of existing business and industry in the community.
2. Complete the development of the Village of Little Chute Industrial Park by aggressively marketing the park and attracting new industry.
3. Expand the commercial and industrial base of the community and diversify employment opportunities.

4. Provide effective communication between business and local governmental leaders to enhance economic development efforts in the community.
5. Encourage community support and leadership in coordinating and promoting balanced economic development.
6. Encourage the location of services as well as manufacturing industries in Little Chute.
7. Encourage economic development in areas that are compatible with adjacent land uses.
8. Maintain and improve the appearance and quality of existing businesses in the community.
9. Continue to maintain the Downtown Business District through revitalization efforts, facade improvements and building restoration projects.

### **Policies**

1. The Village should continue to offer financial incentive packages to help existing businesses expand and to attract new businesses to Little Chute.
2. The Village's zoning ordinance should continue to be used to maintain the character of the Downtown Business District.
3. The Village should plan for future downtown improvements in cooperation with the private sector.
4. The Village should direct industry to its industrial park and privately owned areas suitable for such use.
5. The Village should ensure that an adequate supply of land is zoned for industrial and commercial uses.

## **Intergovernmental Cooperation**

### **Goal**

To promote the provision of governmental services in a cooperative, efficient, environmentally sound and socially responsible manner.

### **Objectives**

1. Foster cooperation and coordination in the provision of services where efficiency, equity, and economies of scale can be obtained with other entities.
2. Provide efficient and economical public facilities and services.
3. Coordinate the Village's Comprehensive Plan with adjacent jurisdictions, Outagamie County, and East Central Wisconsin Regional Planning Commission.

**Policies**

1. The Village of Little Chute shall encourage involvement with adjacent units of government in order to minimize land use and policy conflicts, and to achieve economies of scale.
2. The Village shall appoint people to act as liaisons with adjacent units of government.

# Plan Implementation

## Introduction

The most important action needed for the implementation of the Comprehensive Plan was taken by the Village of Little Chute when they adopted the Comprehensive Plan by ordinance on December 21, 2005.

A key difference between the old style of comprehensive plans and the comprehensive plan prepared to comply with chapter 66.1001 of the Wisconsin State Statutes is the fact that the municipality's governing body adopts a 66.1001 comprehensive plan by ordinance instead of by resolution. This means that decisions affecting the development of land in the Village of Little Chute must be consistent with the Village's adopted comprehensive plan.

The Comprehensive Plan is intended to guide all decisions related to community development in the Village of Little Chute. All public and private sector community development related decisions should be made in the context of the Comprehensive Plan's goals, objectives, policies and recommendations.

Specifically, the Comprehensive Plan should be used as a guide when site plans are reviewed, the rezoning of land is proposed, conditional use requests are considered, subdivision plats are reviewed and public utility improvements or extensions are proposed. The Comprehensive Plan should be used to evaluate the impact of proposed development projects on existing land uses, transportation system facilities, utility systems, park and recreation facilities and other municipal services and facilities prior to issuing permits to, for example, commence construction, divide land, and occupy buildings.

## Integration and Consistency

During the planning process, care was taken to ensure integration of, and consistency between, the goals, objectives, policies, and recommendations contained in each element of the Comprehensive Plan. The Village of Little Chute Plan Commission will be responsible for comparing proposals for development that come before it with each element of the Comprehensive Plan. If the review of the development proposal uncovers inconsistencies between the elements, the Plan Commission should consider how the inconsistencies may be resolved.

The State of Wisconsin's comprehensive planning legislation requires that a municipality's comprehensive plan be consistent with the municipality's zoning ordinance and map, subdivision ordinance, and official map.

Of particular importance is consistency between the Future Land Use Plan (Map 1) and the Zoning Map (Map 2). Because zoning reflects the current situation and a future land use plan reflects where the land use is expected to change, the two maps at the time of the adoption of

the Comprehensive Plan will not be consistent. The two maps were analyzed, and the areas where there are inconsistencies are described below. These are the areas where the Village of Little Chute should consider amending either the Zoning Map or the Future Land Use Plan.

**Comparison of Current Zoning and Future Land Use Plan**

Area	Current Zoning	Future Land Use Plan
North of Evergreen Drive and east of French Road	RC - Residential Single Family	Future Commercial
West of Freedom Road (CTH "N") and north of Evergreen Drive	RC - Residential Single Family	Future Commercial
West of Vandenbroek Road between W. North Avenue and W. Florida Avenue	RM - Residential Multi-Family	Future Residential
South of W. North Avenue between French Road and Holland Road	RC - Residential Single Family	Future Industrial
Northeast corner of W. Main Street and Washington Street	RT – Residential Two-Family	Existing Public/Institutional
North of W. Main Street between Washington Street and Adams Street	RT – Residential Two-Family	Existing Multiple Family
South of the Canadian National Railroad tracks between Madison Street and Grand Avenue	ID – Industrial District	Existing Recreational
West of Taylor Street between Coolidge Avenue and Beechwood Avenue	RC - Residential Single Family and RT - Residential Two Family	Existing Industrial
North of E. Main Street between Buchanan Street and Hietpas Street	RC - Residential Single Family	Future Commercial
North of E. Main Street between Fillmore Street and Hayes Street	ID – Industrial District	Future Industrial

Source: Martenson & Eisele, Inc.

## Measurement of Progress

The Village of Little Chute Plan Commission will provide a written report to the Village Board on an annual basis on the progress made in implementing the programs and actions described in the Implementation Element of the Comprehensive Plan.

## Plan Update Process

Because the environment in which the Comprehensive Plan is to be implemented is dynamic, it is expected that amendments to the Comprehensive Plan will be needed to address changing conditions and attitudes. For example, a development proposal for a specific property in the Village of Little Chute may come before the Plan Commission that is inconsistent with the land use shown on the Future Land Use Plan. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency. The process for amending the comprehensive plan is the same as that originally used for the adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the Village Board on the amendment. The Village Board will need to hold a public hearing on the recommended amendment, and adopt the amendment to the ordinance established with the adoption of the original plan. A Class 1 notice for a public hearing on amending the Comprehensive Plan must be published at least thirty (30) days prior to the hearing.

A rezoning request should be reviewed by the Village of Little Chute to determine if it is **consistent or inconsistent** with the Future Land Use Plan in the Comprehensive Plan. If the rezoning is **consistent**, an application to rezone the property can be submitted to the Village and acted on by the Plan Commission and the Village Board. If the rezoning is **inconsistent**, the Village should offer the following options to the property owner:

**Option 1 - Do Nothing**

Based on the rezoning being inconsistent with the Future Land Use Plan, the property owner may decide not to submit a rezoning application.

**Option 2 - Amend, then Rezone**

The property owner could submit an application to amend the Future Land Use Plan so it would be consistent with the zoning district being requested in the rezoning. The amendment process would require a public hearing before the Plan Commission or Village Board. The comments made at the public hearing would give the property owner the information needed to determine whether or not to pursue the rezoning. If the comments received at the public hearing are supportive of the rezoning, the property owner would probably want to pursue the amendment of the Future Land Use Plan and the rezoning. If the comments are not supportive, the property owner may decide not to submit the rezoning application.

If the property owner decides to pursue the rezoning after the public hearing for the amendment, the applications for the amendment and the rezoning, and the public hearing for the rezoning, should be on the same Plan Commission meeting agenda. The Plan Commission would take action on recommendations to the Village Board for both applications.

*This option will take more time than **Option 3**, but the cost of the rezoning would only be incurred if the property owner decides to go ahead with the request for the rezoning after hearing the comments made at the public hearing.*

**Option 3 - Rezone and Amend**

The property owner could simultaneously submit a rezoning request and a request to amend the Future Land Use Plan. The public hearings for the rezoning and the amendment would be held by the Plan Commission at the same meeting. The Plan Commission would take action on a recommendation on the applications at the same meeting at which the public hearings are held, or it could take action at a later meeting. The Village Board will make the final decision on both the amendment and the rezoning.

*This option will take less time than **Option 2** but the costs of both the rezoning and the amendment would be paid at the same time.*

The Class 1 notice for a public hearing on amending the Comprehensive Plan must be published at least thirty (30) days prior to the hearing. We recommend that the Village of Little Chute take action to adopt a fee for a Comprehensive Plan amendment. The costs involved with the public hearing can be recovered through the fee that would be paid by the property owner.

## Programs and Actions

To assist the Village of Little Chute in implementing the Comprehensive Plan, the objectives and the policies were reviewed to determine the following:

**What** is the program or action? The objectives and policies from the Comprehensive Plan formed the basis for the programs and actions.

**Who** is responsible for developing the program or taking the action needed to implement the objectives and policies? In some cases, it may be an individual who is responsible for the program or action. In other cases, it may be a joint effort between several different public sector organizations or between the public and private sectors. The list includes but is not limited to the Village Board, the Plan Commission, the Community Development Authority, Village Departments, the Village Administrator, and Department Heads.

**When** should the program be started or action taken? Some programs and actions can be completed within a specific time period. For these programs and actions, a year is shown, or if a multi-year project, several years are shown. Other programs and actions must be addressed on a continuous or periodic basis. The "When" for these programs and actions is shown as ongoing.

On the following pages are the What, the Who, and the When for each of the elements of the Comprehensive Plan.

## Agricultural, Natural, and Cultural Resources

<b>What</b>	<b>Who</b>	<b>When</b>
Ensure that the environmental and aesthetic qualities of the community are considered when planning for future development.	Plan Commission and Village Board	Ongoing
Protect groundwater and environmentally sensitive areas such as floodplains, drainageways, wetlands, and wooded areas through the enforcement of standards and regulations developed by the Wisconsin Department of Natural Resources and the Army Corps of Engineers.	Plan Commission and Village Board	Ongoing
Implement the Village's storm water management plan.	Department of Public Works and Village Board	Ongoing
Mapping of environmentally sensitive areas and wildlife habitat areas should be consulted during the review of proposed developments.	Plan Commission and Village Board	Ongoing
Be actively involved with the other communities in the Fox Cities and with Outagamie County in maintaining the attainment designation for air quality.	Village Administrator and Village Board	Ongoing
Monitor activity associated with the operation of existing and proposed non-metallic mining sites in the area.	Plan Commission and Village Board	Ongoing
Be proactive in the preservation and restoration of historically significant structures and buildings.	Plan Commission and Village Board	Ongoing
Reinforce the community's heritage and cultural values by encouraging complementary development in the downtown and all business districts.	Plan Commission and Village Board	Ongoing
Maintain and improve the visual quality and physical design of the Village of Little Chute through the Village's Site Plan Review process.	Plan Commission and Village Board	Ongoing

## Transportation

<b>What</b>	<b>Who</b>	<b>When</b>
Develop a five-year transportation improvements program that is integrated with the other elements of the Village's Comprehensive Plan.	Department of Public Works and Village Board	Annually
Continue to use the PASER program to help prioritize needed street improvements.	Department of Public Works and Village Board	Annually
Provide adequate accessibility for local industries to major arterials entering and leaving the village.	Plan Commission and Village Board	Ongoing
Provide a transportation system that allows for safe and efficient movement of motor vehicle, bicycle, and pedestrian traffic within the community.	Plan Commission and Village Board	Ongoing
Provide and maintain adequate and convenient public parking facilities.	Plan Commission and Village Board	Ongoing
Encourage the development of a trails system that pedestrians and bicyclists can use to travel to all parts of the village.	Plan Commission and Village Board	Ongoing
Invite the ad hoc Park Planning Committee to be involved in trail planning.	Plan Commission and Village Board	Ongoing
Continue to work with the providers of transportation for the elderly and disabled residents of the Village of Little Chute.	Village Administrator	Ongoing
Coordinate transportation improvements with the towns of Grand Chute and Vandebroek, the Village of Kimberly, the cities of Appleton and Kaukauna, Outagamie County, East Central Wisconsin Regional Planning Commission, and the Wisconsin Department of Transportation.	Department of Public Works and Village Board	Ongoing
Consider adopting Official Mapping powers in order to reserve adequate right-of-way for future constructed or reconstructed streets and pedestrian and biking trails.	Plan Commission and Village Board	2006
Minimize the impact of new transportation improvements on existing development and the community's natural resources.	Department of Public Works and Village Board	Ongoing
Review existing Village ordinances and standards as needed to implement the recommendations of this plan.	Village Administrator and Department Heads	2006

## Housing

What	Who	When
Protect existing residential neighborhoods from intrusion by incompatible or undesirable land use activities.	Plan Commission and Village Board	Ongoing
Provide decent, safe, and sanitary housing for elderly and handicapped residents of the community.	Plan Commission and Village Board	Ongoing
Promote the rehabilitation of substandard homes in the community in order to provide a decent and safe living environment for all residents.	Plan Commission and Village Board	Ongoing
Adopt a Traditional Neighborhood Development Ordinance when the population of the village exceeds 12,500 people as required by Wisconsin State Statute 66.1027(3)(b).	Plan Commission and Village Board	As Needed
Encourage future residential use in the areas that can be served conveniently and economically with public utilities and community facilities and services.	Plan Commission and Village Board	Ongoing

## Utilities and Community Facilities

What	Who	When
Provide a full range of governmental and social services to the citizens of the community.	Village Board	Ongoing
Provide adequate police and fire protection to all areas of the community.	Village Board, Fire Department, and Fox Valley Metropolitan Police Department	Ongoing
Provide water, sanitary sewer, and storm sewer facilities to existing and future development in the Little Chute area.	Village Board and Department of Public Works	Ongoing
Promote the fair and equitable distribution of benefits and costs for future public utility extensions.	Village Board	Ongoing
Use the capital improvements program as a guide to providing needed community facilities and expanding public utilities.	Village Board	Annually
Village leaders should initiate discussions with the Appleton, Little Chute, and Kaukauna school districts on the potential for amending the boundaries of the three school districts to better reflect the community orientation of the neighborhoods served by the school districts.	Village Administrator, Director of Community Development, and Village Board	2006
Provide parks, open space and recreational facilities to serve all existing and future residential areas.	Parks Department	Ongoing
Use official mapping powers and the zoning ordinance to preserve areas designated for future parks and recreation use.	Plan Commission and Village Board	2007
The Village of Little Chute and the Little Chute School District should continue to cooperate in developing and providing adequate parks and recreation facilities.	Village Administrator and Director of Community Development	Ongoing
Encourage the development of neighborhood parks in newly platted residential areas.	Parks Department	Ongoing

## Economic Development

What	Who	When
Promote the retention and expansion of existing business and industry in the community.	Village Administrator, Director of Community Development, Community Development Authority, and Village Board	Ongoing
Complete the development of the Village of Little Chute Industrial Park by aggressively marketing the park and attracting new industry.	Village Administrator, Director of Community Development, Community Development Authority, and Village Board	Ongoing
Expand the commercial and industrial base of the community and diversify employment opportunities.	Village Administrator, Director of Community Development, Community Development Authority, and Village Board	Ongoing
Provide effective communication between business and local government leaders to enhance economic development efforts in the community.	Village Administrator, Director of Community Development, Community Development Authority, and Village Board	Ongoing
Encourage community support and leadership in coordinating and promoting balanced economic development.	Village Administrator, Director of Community Development, Community Development Authority, and Village Board	Ongoing
Encourage the location of services as well as manufacturing industries in Little Chute.	Village Administrator, Director of Community Development, Community Development Authority, and Village Board	Ongoing
Encourage economic development in areas that are compatible with adjacent land uses.	Village Administrator, Director of Community Development, Community Development Authority, and Village Board	Ongoing
Maintain and improve the appearance and quality of existing businesses in the community.	Village Administrator, Director of Community Development, Community Development Authority, and Village Board	Ongoing
Continue to maintain the Downtown Business District through revitalization efforts, facade improvements and building restoration projects.	Village Administrator, Director of Community Development, Community Development Authority, and Village Board	Ongoing

## Land Use

What	Who	When
<i>From the Agricultural, Natural, and Cultural Resources Element</i>		
Ensure that the environmental and aesthetic qualities of the community are considered when planning for future development.	Plan Commission and Village Board	Ongoing
Protect groundwater and environmentally sensitive areas such as floodplains, drainageways, wetlands, and wooded areas through the enforcement of standards and regulations developed by the Wisconsin Department of Natural Resources and the Army Corps of Engineers.	Plan Commission and Village Board	Ongoing
Mapping of environmentally sensitive areas and wildlife habitat areas should be consulted during the review of proposed developments.	Plan Commission and Village Board	Ongoing
Monitor activity associated with the operation of existing and proposed non-metallic mining sites in the area.	Plan Commission and Village Board	Ongoing
Reinforce the community's heritage and cultural values by encouraging complimentary development in the downtown and all business districts.	Plan Commission and Village Board	Ongoing
Maintain and improve the visual quality and physical design of the Village of Little Chute through the Village's Site Plan Review process.	Plan Commission and Village Board	Ongoing
<i>From the Transportation Element</i>		
Provide a transportation system that allows for safe and efficient movement of motor vehicle, bicycle, and pedestrian traffic within the community.	Plan Commission and Village Board	Ongoing
Provide and maintain adequate and convenient public parking facilities.	Plan Commission and Village Board	Ongoing
Encourage the development of a trails system that pedestrians and bicyclists can use to travel to all parts of the village.	Plan Commission and Village Board	Ongoing

Coordinate transportation improvements with the towns of Grand Chute and Vandebroek, the Village of Kimberly, the cities of Appleton and Kaukauna, Outagamie County; East Central Wisconsin Regional Planning Commission; and the Wisconsin Department of Transportation.	Plan Commission and Village Board	Ongoing
Consider adopting Official Mapping powers in order to reserve adequate right-of-way for future constructed or reconstructed streets and pedestrian and biking trails.	Plan Commission and Village Board	2005
Minimize the impact of new transportation improvements on existing development and the community's natural resources.	Plan Commission and Village Board	Ongoing
<i>From the Housing Element</i>		
Protect existing residential neighborhoods from intrusion by incompatible or undesirable land use activities.	Plan Commission and Village Board	Ongoing
Encourage future residential use in the areas that can be served conveniently and economically with public utilities and community facilities and services.	Plan Commission and Village Board	Ongoing
<i>From the Utilities and Community Facilities Element</i>		
Provide parks, open space and recreational facilities to serve all existing and future residential areas.	Plan Commission and Village Board	Ongoing
Use official mapping powers and the zoning ordinance to preserve areas designated for future parks and recreation use.	Plan Commission and Village Board	Ongoing
The Village of Little Chute and the Little Chute School District should continue to cooperate in developing and providing adequate parks and recreation facilities.	Plan Commission and Village Board	Ongoing
Encourage the development of neighborhood parks in newly platted residential areas.	Plan Commission and Village Board	Ongoing
<i>From the Economic Development Element</i>		
Complete the development of the Village of Little Chute Industrial Park by aggressively marketing the park and attracting new industry with an emphasis on non-durable goods manufacturing.	Plan Commission and Village Board	Ongoing
Encourage industrial development in areas that are compatible with adjacent land uses.	Plan Commission and Village Board	Ongoing
Continue to maintain the Downtown Business District through revitalization efforts, facade improvements and building restoration projects.	Plan Commission and Village Board	Ongoing
<i>From the Land Use Element</i>		
Meet with Outagamie County to discuss issues associated with the Landfill.	Plan Commission and Village Board	Ongoing
Consider requests for annexation of land for future development	Plan Commission and Village Board	Ongoing
Continue to support the private sector in the redevelopment of the downtown.	Plan Commission and Village Board	Ongoing
Pursue the development of a new industrial park south of the Outagamie County Landfill	Plan Commission and Village Board	Ongoing
Improve the visual quality of and physical design of the Village of Little Chute by developing and continuing to enforce a site plan review process that addresses signage, landscaping, property maintenance, building design, parking and loading, and outdoor storage regulations.	Plan Commission and Village Board	Ongoing
Strongly encourage commercial growth to achieve a better balance between commercial and industrial land.	Plan Commission and Village Board	Ongoing

## Intergovernmental Cooperation

What	Who	When
Foster cooperation and coordination in the provision of services where efficiency, equity, and economies of scale can be obtained with other entities.	Village Administrator and Village Board	Ongoing
Provide efficient and economical public facilities and services.	Village Board	Ongoing
Coordinate the Village's Comprehensive Plan with adjacent municipalities and Outagamie County.	Village Administrator, Department Heads, and Village Board	Ongoing

# Public Participation

## Public Participation Plan

### Village of Little Chute Comprehensive Plan

Wisconsin's Comprehensive Planning law requires public participation throughout the comprehensive planning process. Specifically, Wisconsin Statutes 66.1001(4)(a) states:

"The governing body of a local government shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

The Village of Little Chute will utilize a variety of methods to involve citizens at differing levels – from passive to active. These levels were developed by the Citizen Participation Team, Community, Natural Resource and Economic Development Program Area of the University of Wisconsin-Extension.

**Public awareness** of the comprehensive planning process and opportunities to participate in the process will be generated through the use of news releases and mass media.

**Public education** will provide citizens with balanced and objective information to assist them in understanding issues and alternatives for addressing them. Public meetings will be held as one approach to providing education.

**Public input** is an important part of participatory efforts. Feedback at public meetings will be critical in assessing needs and providing input on alternatives developed to address them.

**Public interaction** provides a higher level of participation. Through a community visioning process, public concerns and issues will be directly reflected in the alternatives developed to address them, and feedback will be given on how the input affected decision-making.

The Village of Little Chute has designated the Plan Commission to lead the comprehensive planning effort and public involvement in it. The following activities have been developed to encourage public participation. It is possible that additional opportunities for public participation may be identified and made available during the planning process.

## Visioning Workshop

The Plan Commission will hold a visioning workshop at which a broad-based group of residents of the Village of Little Chute will create a vision for the future of the city. In a facilitated four-hour session, the group will be asked what they want to preserve, change, or create in the Village of Little Chute. The answers to the three questions will provide the group with the background information needed to draft a vision statement for the Village of Little Chute.

## Community Survey

A random sample survey of the residents of the Village of Little Chute will be conducted to gain their input on the issues and opportunities that should be addressed by the comprehensive planning process. A survey will be developed that is tailored to the community to ensure the right questions are asked to generate the information that will be useful in the planning process. The results will be analyzed and presented in a written report and a PowerPoint presentation.

## Issues and Opportunities Workshop

In 1994, the Village, with the cooperation of University of Wisconsin-Extension (UWEX)-Outagamie County, held a workshop with community leaders to identify the issues and opportunities in the Village of Little Chute. The workshop will be repeated in 2003. As in 1994, Outagamie County UWEX will facilitate the process.

## Village of Little Chute Web Site

A comprehensive plan section will be added to the Village of Little Chute's web site that will provide information on the status of the planning process. Drafts of completed elements will be made available on the site for residents to read. An email link will be provided for residents to submit their comments to the Plan Commission. Dates of the Plan Commission meetings will be posted on the web site.

## Village of Little Chute Newsletter

The Village of Little Chute will include information on the status of the comprehensive planning process in the Village's quarterly newsletter.

## Public Relations Program

Representatives from the Village of Little Chute will meet with the staff of the local newspapers on a regular basis to update them on the status of the comprehensive planning process. Representatives from the Village of Little Chute will also make themselves available for presentations to local civic organizations over the course of the planning process to gain their feedback on the analysis and recommendations in the comprehensive plan.

## Public Comment at Meetings

The meetings of the Plan Commission will be open to the residents of the Village of Little Chute and duly posted pursuant to Wisconsin State Statutes 985.02(2). Time will be set aside at each of the meetings to allow for public comment on the topic being discussed with the Plan Commission at that meeting. Residents and other interested individuals may present comments verbally or in writing. Copies of the material being presented to the Plan Commission will be available at the Village Hall for residents to read and review prior to the meeting. In addition, the materials will also be available for viewing and downloading on the Village of Little Chute's web site.

## Plan Commission Recommendation

Upon completion of the final draft of the comprehensive plan, the Plan Commission will take action on recommending the comprehensive plan to the Village Board for adoption by ordinance.

## Public Hearing – Village Board Adoption of the Plan by Ordinance

After the Plan Commission has made their recommendation to the Village Board for adoption of the comprehensive plan by ordinance, the Village Board shall hold a public hearing on the final comprehensive plan. The date and time of the hearing will be published as a Class 1 notice thirty days in advance of the meeting pursuant to State Statutes 985.02(1). It will also note where a copy of the comprehensive plan may be viewed prior to the hearing, how a copy may be obtained, and who may be contacted for additional information on the plan. Residents and other interested individuals may present comments verbally or in writing. After the public hearing is completed, the Village Board will take action on adopting the comprehensive plan by ordinance. Future amendments to the Village of Little Chute Comprehensive Plan will follow the same procedure.

## Plan Distribution

In accordance with State Statute 66.1001(4), one copy of the adopted plan (or future amendments to the plan) shall be sent to the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village of Little Chute.
2. The clerk of every governmental unit that is adjacent to the Village of Little Chute.
3. The Wisconsin Land Council.
4. The Wisconsin Department of Administration.
5. The East Central Wisconsin Regional Planning Commission.
6. The Village of Little Chute Public Library.

The public participation activities in the Village of Little Chute Public Participation Plan are summarized in the following chart:

<b>Method</b>	<b>Public Awareness</b>	<b>Public Education</b>	<b>Public Input</b>	<b>Public Interaction</b>
<b>Visioning Workshop</b>	-	-	<b>High</b>	<b>High</b>
<b>Community Survey</b>	<b>High</b>	-	<b>High</b>	-
<b>Issues and Opportunities Workshop</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>High</b>
<b>Village of Little Chute Web Site</b>	<b>Moderate</b>	<b>High</b>	<b>Possible</b>	-
<b>Village of Little Chute Newsletter</b>	<b>Moderate</b>	<b>High</b>	<b>Possible</b>	-
<b>Public Relations Program</b>	<b>Moderate</b>	<b>High</b>	-	-
<b>Public Comments at Meetings</b>	-	<b>Moderate</b>	<b>High</b>	<b>Moderate</b>
<b>Public Hearings</b>	-	<b>Moderate</b>	<b>High</b>	-

The chart was based on a similar chart developed by the Citizen Participation Team, Community, Natural Resource and Economic Development Program Area of the University of Wisconsin-Extension.

## Public Hearing

A public hearing was held on the comprehensive plan at a Village Board meeting on October 19, 2005. Martenson & Eisele, Inc. made a brief presentation on Wisconsin's comprehensive planning legislation and on the most recent changes made to the draft of the final plan.

Trustee Verstegen asked the recommendations included in the recent changes be supported by objectives in the final plan. The Plan Commission will review the recommendations at a future meeting prior to the Village Board adopting the Comprehensive Plan by ordinance.

Interim Administrator/Finance Director Dale Haug read into the record a letter from Mary Janssen supporting efforts to have the borders of the Little Chute School District match the Village's.

# Issues and Opportunities

## Community History

Source: Village of Little Chute web site and A Century of Progress 1899 to 1999, published by the Village of Little Chute Centennial Committee.

The Fox River forms a wonderfully scenic backdrop for Little Chute, and has played a key role in the Village's development. La Petite Chute, French for Little Falls, is the original name for the area of rapids in the Fox River where Little Chute is today.

In 1832, Father Theodore van den Broek, a Catholic priest from North Brabant, Holland, was sent to Wisconsin as a missionary. He established St. John Nepomucene Parish near the rapids of Little Chute in 1836. One of the earliest groups to immigrate to Wisconsin were natives of North Brabant, Zeeland and Limburg in the Netherlands. Fueled by the hope of economic opportunity, land ownership and the chance to be "free and equal before the law" regardless of one's religious affiliation, Catholic Dutch immigrants began arriving on the lower Fox River region in 1848.

In 1898, residents of La Petit Chute petitioned for incorporation as the Village of Little Chute, which was formally granted on March 8, 1899.

Planning began immediately. In "The History of Outagamie County – 1911", it states that the newly elected officials, ". . . at once set about to make public improvements and as a results can probably show more miles of good sidewalks and good roads than any other village in the county. The Village has a good engine house and council rooms, an outfit of fire fighting appliances and a good school building."

In 1923, a water works system was installed and a deep well was dug. A second well was added in 1966, a third in 1974 and a fourth in 1999. The community grew in fifty years to a population of just over 5000 and more than doubled again in the last half of the 1900s. Up until the 1970s, Little Chute was primarily a bedroom community. That changed with the establishment of the Village's first industrial park in 1971. Intergovernmental cooperation was evident with the establishment of the Heart of the Valley Sewerage District in 1975. The need for the professional management of the Village was recognized with the addition of a full time recreational director in 1971, a village administrator in 1986, a public works director in 1988, and a finance director in 1988.

The 1990's was the decade of intergovernmental cooperation with the consolidation of the Little Chute Police Department with the Village of Kimberly's, the consolidation of the Little Chute and Kimberly libraries, the consolidation of custodial services with Kimberly, and the Village's first municipal boundary agreement, which was with the City of Appleton. Utility and community facility improvements included a large deep interceptor sewer across USH 41 to serve several thousand acres of future expansion, a new 20 acre park in the northwest area of the village, the expansion of Legion Park, the expansion of the Industrial Park, the replacement of the old elementary school with a new school, and the construction of storm water detention facilities near the Industrial Park. The Village's first Tax Increment District was created, Jack's Pizza expanded into a new plant and was sold to Kraft, a recycling program was established with the

county, the village was mapped on a CAD system establishing a computerized base map, and the position of Community Development Director was added to the Village's administrative team. In 1999 the Village celebrated its centennial.

In the last five years, the Village constructed a new well, treatment plant, and water tower. Two more tax increment districts were created for industrial and business development near USH 41. St. John's Church expanded and remodeled. A new public middle school was constructed as an addition to the public high school, along with its remodeling and expansion. The old middle school was razed and the land sold to St. John's for use a playground area for its elementary school. Public and private development efforts came together with the construction of approximately 200 acres of privately-owned business park land and publicly-owned storm water treatment ponds along USH 41. The Village formed a storm water utility and implemented automated refuse collection. In 2003 Main Street was reconstructed and opened with a celebratory street party. The Main Street design won an award from the National Concrete Pavers Association. In 2004 the operations of the water utility were contracted to a private operator under the direction of the Water Commission.

## Issues and Opportunities Identification Workshop

On November 6, 2003, approximately thirty-five Little Chute residents gathered to provide their thoughts on the issues and opportunities that are facing the Village of Little Chute as it prepares the Comprehensive Plan. UW-Extension Community Development Educator Dave Muench, assisted by his counterpart from Calumet County, Mary Kohrell, facilitated the session. Mr. Muench had conducted the same session with Little Chute in 1994.

Participants were asked two questions:

- ❖ What are Little Chute's strengths?
- ❖ What are ways to improve Little Chute?

The answers to the questions were written down on cards. The facilitators divided the "strengths" cards into nine categories – public facilities, public safety, village government, business and economic development, location, people value, history and heritage, infrastructure, and other. When the "improvements" cards were collected, they were divided into twelve categories – attitudes, youth activities, parks, history, government services, senior programs, landfill, river, government participation, intergovernmental cooperation, downtown, and business and economic development.

The residents were asked to prioritize the cards within each category, writing a "1" on the card with the issue they felt was most important; a "2" on the card which they felt was second in importance; and a "3" by the third most important. The cards that received a 1, 2, or 3 were collected and given a weighted value. The cards with a "1" received five points, the cards with a "2" received three points, and the cards with a "3" received one point. The cards for each category were then ranked in order of points received, including those not receiving points. A complete listing of the responses and their points may be found in the Public Participation Element.

### Strengths

The residents of Little Chute again rated their "safe community, with a low crime rate" as their highest strength, as they did in 1994 (see Table 1). But instead of their quality school system being second, this time they rated their community's clean neighborhoods and streets second and the quality school system third. Also rating high, in order, were the new and expanding commercial growth; pride in the upkeep of their homes; the Fox River; and the location/access to Highway 41. Looking at all the issues, quality of life factors such as community appearance and safety rate very high among the residents' thoughts about their community.

### Ways to Improve Little Chute

First and foremost, the item most needing improvement for Little Chute is the odor coming from the neighboring county landfill. There was no mention of this issue in 1994. Rating a distant second was the need to continue to develop parks and green space, followed by more public interest/involvement/input in the local government. Rounding out the top issues varied, including more activities for youth (tweeners and teenagers), better maintenance of a historic marker, more activities for seniors, working to align school and village boundaries, and another historic one – reopen the lock keeper's house into a museum. Overall, there seems to be a

switch from an emphasis on appearance in 1994 to more quality of life concerns, like the odor from the landfill and more park space, things for youth and seniors to do, and also getting the community involved in government.

**Table 1**  
**Village of Little Chute Strengths**

<b>Strengths</b>	<b>Weighted Score</b>
Safe community, low crime rate	87
Clean community, neighborhoods, streets	70
Excellent schools, teachers, Board, class size	59
New and expanding commercial growth	47
Pride in upkeep of homes	46
River	44
Location/access to Highway 41	41
Central location in the Fox Valley	31
Strong family ties (heritage)	30
Nice parks	28
Strong emphasis on maintaining quality infrastructure	28
High quality streets	27

Source: Village of Little Chute Issues and Opportunities Workshop – November 6, 2003

**Table 2**  
**Village of Little Chute Improvements**

<b>Improvements</b>	<b>Weighted Score</b>
Work to improve the smell from landfill	82
Continue development of parks and green space	53
More public interest/involvement/input in (village) government	50
More activities for youth – tweens and teenagers	48
Better maintenance of historical marker	46
More programs for seniors	41
Work to align school and village boundaries	39
Retail businesses that attract attention and dollars from non-residents	39
Reopen lock keeper's house into historical house/museum	38
More diverse 21 <sup>st</sup> century business base	35

Source: Village of Little Chute Issues and Opportunities Workshop – November 6, 2003

## Community Survey

A ten-page survey was mailed out to 500 residents of the Village of Little Chute in November 2003. The residents were randomly selected from the Village's Water Department's billing list. The survey was returned by 150 of the residents for an excellent 30% response rate. A summary of the results for each of the nine sections of the survey begins below.

### ❖ Issue and Opportunities

Over 90% of the residents who responded to the survey rated the quality of life in the Village of Little Chute as good or excellent, with 25% indicating it was excellent. Twenty-five percent of the respondents expect the quality of life to improve in the next five years, while 66% felt it would stay the same. About 7% of the respondents felt the quality of life would worsen.

The respondents were asked if aspects of life in the village need a lot of improvement, a little improvement or no improvement. Job opportunities were identified by 73% of the respondents as the aspect most in need of improvement. Aspects ranked second and third were streets to handle current and planned development (55%) and drinking water (51%).

Fire protection (71%), electric power (68%), and police services (63%) were the top three aspects that the respondents indicated did not need any improvement.

### ❖ Planning for Growth

In planning for growth, it is helpful for the Village to have an understanding of what type of growth the residents would like to see occur. Those receiving the strongest support include encouraging new businesses to locate in Little Chute (96% strongly and somewhat support), more housing options for seniors (81%), and locating new retail shopping in the village (77%). There wasn't a type of growth that was opposed somewhat or strongly by a majority of the respondents. The closest any type came was new residential development that includes apartments with 44%. Road construction ranked second and third, with expanding existing roadways (40%) and building new roadways (37%) somewhat or strongly opposed by the respondents.

The residents were asked which of three statements best described their point of view. A majority of the respondents (58%) felt that, *"Growth is necessary for the economy, and current regulations are satisfactory."* The statement, *"We must severely limit growth to preserve the qualities that make Little Chute special."* best described the point of view for twenty-six percent of the respondents. Fifteen percent of the respondents had no opinion one way or another.

Fifty percent of the respondents felt that Little Chute experienced some growth, but not a lot, over the past five years, while 40% felt the village experienced a great deal of growth.

Growth can affect a community in many different ways. The building of new roads or widening of existing ones was selected by 74% of the respondents as one way growth has affected the community. The second and third-highest ranked effects are more wear and tear on the roads (62%) and more parks and green space (55%). The only other effect selected by more than fifty percent of the respondents was that the village has experienced increased traffic congestion (52%). Effects that the village has not experienced include new retail stores opening (63%), more job opportunities (52%), and overcrowding in public schools (50%).

## ❖ Housing

The residents were asked to rate the supply of housing in the Village of Little Chute. The only type of housing that was rated by more than fifty percent of the respondents was moderately priced housing, with 51% stating the village need a little more. Assisted living for seniors is also needed, with 23% stating the village needs a lot more and 46% stating the village needs a little more.

The top three types of housing viewed as not being needed are townhouses and duplexes (64%), higher-priced homes (61%), and condominiums (57%).

The respondents were evenly split on lot sizes, sidewalks, and playgrounds and parks. Fifty-one percent said, *"We should plan new neighborhoods with smaller lots, sidewalks, and playgrounds within walking distance."* best reflects their opinion, while 49% said, *"We should plan new neighborhoods with larger lots, no sidewalks, and parks that serve several neighborhoods."* best reflects their opinion.

The residents were asked to select two factors that would have the greatest effect on their decision to rent or buy a home. Proximity to work (54%) was the most important factor, with having a large yard (41%) and proximity to schools (38%) the second and third most important factors. Proximity to shopping was fourth at 34%. Proximity to parks and to bike paths and nature walks were the least most important factors.

## ❖ Transportation

Proximity was defined more explicitly in this section of the survey. Residents were asked what would be the farthest they would be willing to live from work, shopping, schools, and health care clinics. Forty-one percent said the farthest they would be willing to live from work is between 10 and 20 minutes, while 35% said it is 20 to 30 minutes. People want to live closer to shopping than to work, with 17% wanting to be within 10 minutes compared to 7% for work. Fifty-three percent want to be no more than 10 to 20 minutes away from shopping, and 25% are willing to be 20 to 30 minutes away. Schools should be closer than work or shopping. Forty-eight percent do not want to live more than ten minutes away, and 29% want to be no more than 20 minutes away. It was surprising that the factor that people want to be closest to is health care clinics, with 22% wanting to be less than ten minutes away and 60% less than 20 minutes away.

According to the respondents to the survey, transportation improvements that would benefit the Village of Little Chute the most are improved streets and highways (53%) and new hiking or biking trails (49%). Improvements that would be of the least benefit are more public transportation (48%) and new streets and highways (42%).

Traffic in the Village of Little Chute is characterized as moderate by 76% of the respondents. Fifty-three percent feel the traffic volume has increased over the past five years and 17% think it has gotten much heavier. No one said it has gotten lighter.

The respondents were asked to select a statement that best describes their opinion about new street construction and existing street reconstruction. Forty-six percent said the statement, *"All non-residential streets to be paved with concrete but allow residential streets be paved with asphalt."* best reflects their opinion. The statement, *"All streets to be paved with concrete."* best

reflected the opinion of 26% of the respondents. When asked if they would be willing to pay more for a concrete street that lasts longer than an asphalt street, the results were evenly divided. Forty-two percent said they would; an equal percentage said they wouldn't. Sixteen percent had no opinion on the question.

### ❖ **Natural Resources**

The respondents rated the air and water quality in the Village of Little Chute as excellent (10%) or good (54%), while 27% percent rated it as fair. Forty-nine percent of the respondents said that current environmental laws are doing a good job of protecting the environment in Little Chute, while 33% said they were doing a fair job. Sixteen percent of the respondents said there are problems with groundwater quality, while 32% said there were not and 52% were not sure.

The residents were asked what would be the most important steps the Village should take in protecting or improving the quality of the natural environment. The answer receiving the largest number of responses was "Not Sure" with 58%. Preserving existing woodlands, preserving river corridors, and investing more in the existing parks and opens spaces were selected by 50%, 45%, and 37%, respectively.

The residents were also asked if they would support or oppose increases in taxes for steps to improve the natural environment. Caution was noted here as the response to "Not Sure" was higher than in other questions where that response was a choice. Areas where more than 50% of the respondents would be willing to support an increase in taxes include maintaining existing parks and open spaces (63%), preserving existing woodlands (58%), stricter water quality regulations (55%), and preserving river corridors (53%). The only area where an increase in taxes would be opposed by more than 50% of the respondents was investing more in creating new parks and open spaces (61%).

### ❖ **Economic Development**

Twenty-five percent of the survey respondents said Little Chute faces a serious job shortage, while 40% feel there is a minor job shortage. One-fourth of the respondents had no opinion on the job situation.

The residents were also asked how they think Little Chute ranks in seven services or qualities that businesses consider in deciding where to locate a facility. Safe neighborhoods (85%) and a good public school system (73%) were the two top ranked services or qualities. The respondents also felt Little Chute has enough workers to fill the jobs offered by employers (61%) and that the workers have the skills needed (51%). Only two of the services or qualities listed in the survey were not viewed as strengths by the respondents - providing tax incentives to businesses to locate and grow here and offering an adequate supply of housing workers can afford. Education on the services or qualities is needed as 20% or more of the respondents selected "No Opinion" for five of the seven.

### ❖ **Utilities and Community Facilities**

Twenty-eight percent of the respondents said the quality of education in the public school system was excellent, with 53% stating it was good. Only two respondents felt it was below average and no one said it was poor.

The residents were given a list of utilities and community facilities and asked if they needed a great deal of improvement, a little improvement, or no improvement. There were only three areas in which the percentage of respondents who felt a great deal of improvement was needed was ten percent or more. Those areas are cable television (17%), Internet service providers (16%), and the Water Department (10%). The Water Department received the highest percentage of responses for where a little improvement is needed with 36%. There were three areas where 30% of the respondents indicated a little improvement was needed – sanitary sewer, storm sewer, and storm water management. Areas where 50% or more of the respondents said no improvement is needed include parks (81%), fire (73%), electricity (72%), library services (70%), police (68%), telephone (62%), Internet service providers (60%), ambulance and paramedic services (51%), health care clinics (51%), and hospitals (50%).

#### ❖ Land Use and Implementation

The emphasis on job creation was expressed again in this section of the survey. The residents were asked if they strongly agreed, agreed somewhat, disagreed somewhat, disagreed strongly, or had no opinion on nine statements. Eighty-seven percent of the respondents strongly or somewhat agreed with the statement, *"It is very important to attract new businesses and new jobs to this area to make our economy stronger."* Seventy percent strongly or somewhat agreed with the statement, *"We should encourage new businesses by offering tax incentives."* The only other statement to which more than 50% of the respondents strongly or somewhat agreed with was, *"We need to plan to make sure that new housing developments in our area include parks and green space even if it means that houses will cost more to buy."*

The three statements with which more than 50% of the respondents disagreed somewhat or strongly were transportation related, including investing in public transportation, widening streets to ease traffic congestion, and more parking.

Eighty percent of the respondents agreed with a statement, *"The quality of our local environment is very good, and we don't need to spend more on the environment."*

The last question in this section was a draw. Fifty-one percent want to see housing and business development in the downtown area rather than the outskirts, while 49% think new businesses and housing are best located on the outskirts.

#### ❖ Tell Us About Yourself

The demographics of the survey respondents were compared with data from the 2000 U.S. Census. All but one of the respondents was over the age of 20. The percentage each respondent age group represented was compared to the percentage each age group represents of the residents in the Village of Little Chute over the age of 20. Respondents who are between the ages of 20 and 40 were 27% of the total. This age group was under-represented in the survey, as 45% of the residents in Little Chute are between 20 and 40. The 40 to 49 age group and the 70+ age group were evenly represented. The 50 to 70 age group was over-represented. Thirty-six percent of the respondents are in this group compared to 22% of all the residents of the village.

Eighty percent of the respondents live in single-family homes and 14% live in duplexes. This was expected due to the use of a mailing list from the Village of Little Chute Water Department. Residents of rental housing were probably under-represented in this survey. Nearly 60% of the

respondents have lived in the Village of Little Chute for more than twenty years. About 18% have lived in Little Chute for less than five years. Fifty-two percent of the respondents were female and 48% were male. The percentages for each income range for the respondents are similar to those for all of the residents of the Village of Little Chute based on the 2000 Census.

Overall, the demographics of the survey respondents compare favorably with the demographics of the community.

## Population Characteristics

The Village's population in 2000 was 10,476, which is an increase of more than 152% since 1950. Growth in each of the last two decades has averaged about 15 percent. In the last fifty years, the greatest period of village growth occurred between 1970 and 1980, when Little Chute increased by 2,385 people.

Table 3 also shows population changes in surrounding communities. Each community has its own unique growth pattern, with some communities showing historical decline in their population (Kimberly, from 1970 to 1990), and others having very small increases (Kaukauna, 1990-2000). The Town of Grand Chute has had very large increases in multiple decades. Outagamie County as a whole has also seen a doubling in its population in the last fifty years. It is interesting to note that the largest growth spurt in Little Chute (1970 to 1980) was the decade where the county had its smallest increase.

**Table 3**  
**Population Change**

	Village of Little Chute	Village of Kimberly	Town of Grand Chute	City of Kaukauna	Outagamie County
1950	4,152	3,179	5,948	8,337	81,722
1960	5,099	5,322	5,035	10,096	101,794
1970	5,522	6,131	7,089	11,308	119,398
1980	7,907	5,881	9,529	11,310	128,730
1990	9,207	5,406	14,490	11,982	140,510
2000	10,476	6,146	18,392	12,983	160,971
2004*	10,775	6,362	19,723	13,926	168,840
<b>% Change</b>					
1950 to 1960	22.8%	67.4%	-15.3%	21.1%	24.6%
1960 to 1970	8.3%	15.2%	40.8%	12.0%	17.3%
1970 to 1980	43.2%	-4.1%	34.4%	.02%	7.8%
1980 to 1990	16.4%	-8.1%	52.1%	5.9%	9.2%
1990 to 2000	13.8%	13.7%	26.9%	.02%	14.6%

Source: U.S. Census, compiled by ECWRPC

\*Wisconsin Department of Administration Estimated Population

The Village of Little Chute, Outagamie County, and the State of Wisconsin all experienced an increase in the diversity of race and ethnicity between 1990 and 2000 (see Table 4). The increase in the village was seen in each of the race and ethnic categories. The "Other Race" and "Asian or Pacific Islander" categories led the way from less than ten in each category in 1990 to 89 and 84, respectively, in 2000. In the 2000 Census, the "Two or More Races" category was added and 78 residents selected this category.

Wisconsin's and the Fox Valley's strong economy in the 1990s was a strong factor in the increase in population, and specifically in the increase in people whose race and ethnicity was different from that previously characteristic of the area.

**Table 4**  
**Population Race and Ethnicity**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	9,161	99.5	10,158	97.0	136,043	96.8	151,101	93.9	4,512,523	92.2	4,769,857	88.9
African American	5	0.1	10	0.1	206	0.1	867	0.5	244,539	5.0	304,460	5.7
American Indian - Alaskan Native	26	0.3	57	0.5	1,965	1.4	2,471	1.5	39,387	0.8	47,228	0.9
Asian or Pacific Islander	7	0.1	84	0.8	1,904	1.4	3,651	2.3	53,583	1.1	90,393	1.7
Other Race	8	0.1	89	0.8	392	0.3	1,311	0.8	41,737	0.9	84,842	1.6
Two or More Races	--	--	78	0.7	--	--	1,570	1.0	--	--	66,895	1.2
Total Persons	9,207	100.0	10,476	100.0	140,510	100.0	160,971	100.0	4,891,769	100.0	5,363,675	100.0
Hispanic or Latino	--	--	175	1.7	--	--	3,207	2.0	--	--	192,921	3.6

Source: U.S. Census

The first step in analyzing the age distribution of a community (see Table 5) is to look at the similarities and differences in the same age group in 1990 and 2000. Little Chute, Outagamie County, and Wisconsin all experienced the same increases and decreases in each age group. In looking at the percentage each age group represents of the total, the village's residents are younger than those in the county or the state. The village's residents who are less than ten years old make up 15.3% of the total population, compared to 14.7% at the county level and 13.5% at the state level. The reverse is true at the 80 to 84 age group and the greater than 85 years old age groups, where the village's percentage is lower than the county or the state.

**Table 5**  
**Age Distribution**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10 years old	1,733	18.8	1,607	15.3	23,107	16.4	23,691	14.7	737,033	15.1	721,824	13.5
10 - 19	1,385	15.0	1,715	16.4	20,723	14.7	25,313	15.7	700,876	14.3	810,269	15.1
20 - 29	1,590	17.3	1,425	13.6	22,783	16.2	20,434	12.7	764,744	15.6	691,205	12.9
30 - 39	1,646	17.9	1,757	16.8	24,364	17.3	27,049	16.8	810,378	16.6	807,510	15.1
40 - 49	1,038	11.3	1,561	14.9	17,112	12.2	25,227	15.7	595,613	12.2	837,960	15.6
50 - 59	625	6.8	994	9.5	11,429	8.1	16,391	10.2	423,025	8.6	587,355	11.0
60 - 69	584	6.3	595	5.7	10,100	7.2	9,805	6.1	404,188	8.3	387,118	7.2
70 - 79	402	4.4	535	5.1	7,012	5.0	8,074	5.0	294,406	6.0	319,863	6.0
80 - 84	109	1.2	149	1.4	2,127	1.5	2,625	1.6	87,213	1.8	104,946	2.0
> 85 years old	95	1.0	138	1.3	1,753	1.2	2,362	1.5	74,293	1.5	95,625	1.8
Total Population	9,207		10,476		140,510		160,971		4,891,769		5,363,675	
Median Age	29.4		32.9		31.4		34.4		n.a.		36.0	

Source: U.S. Census

The second step in analyzing the age distribution of a community is to follow an age group from 1990 to 2000. Typically there is a decrease in the 10 to 19 age group as it becomes the 20 to 29 age group. The reasons for this include moving away to college or to larger communities in Wisconsin or to other states for career opportunities. This decrease was true for Outagamie

County and Wisconsin but not for the Village of Little Chute. A possible explanation for this can be seen in Table 10 Educational Attainment (see page 50). Fewer residents of the village pursue educational opportunities beyond high school, compared to the county and the state. As noted earlier, the pursuit of higher education typically results in people moving away temporarily or permanently.

The median age of Little Chute residents reveals significant aging of the population in the last twenty years. Table 5 shows the median age rose 3.5 years from 1990 to 2000. This same trend is evident throughout Wisconsin and the United States due to the aging of the "Baby Boomers." The percentage of the population older than 65 is steadily increasing, and has not yet peaked, although Little Chute's elderly numbers decreased in actual number from 1990 to 2000. As the elderly population ages, there will be a growing need for housing, services, and facilities that meet their needs.

Both Little Chute and Outagamie County have seen a decrease in the birth rate between 1990 and 2000. Any affect this may have on the Little Chute School District, however, may be tempered with young families moving into older neighborhoods as the elderly generation vacates their homes to move to retirement centers. Also, any new homes in developing subdivisions will attract families that may be moving in from the outside.

Table 6 shows the growth of the village in physical size, and how that growth relates to the number of people per square mile. Typically, the trend has been larger homes on larger residential lots. From 1990 to 2000, the persons per square mile decreased slightly from 2,631 to 2,590 people per square mile. This can also be attributed to undeveloped land that was annexed to the Village in the 1990's, and remained undeveloped when the 2000 Census information was collected.

**Table 6**  
**Village of Little Chute Population Density**

	Population	Square Miles In Village	Persons Per Square Mile	Percent Change
1990	9,207	3.50	2,631	
2000	10,476	4.13	2,590	-1.6%

Source: U.S. Census and Village of Little Chute

## Income Characteristics

The percentage increase in median household income in Outagamie County and Wisconsin was higher than for the Village of Little Chute (see Table 7). While the county has the highest median household income, the village is close in actual dollars, with only \$113 separating the two. The village had the highest percentage increase in median family income, but in terms of actual dollars is several hundred less than the county's figure. Both the village and the county are \$5,000 to \$6,000 higher than the state.

The Village of Little Chute has fewer households in the lower and higher income ranges than the county or the state, but more households in the \$25,000 to \$74,999 ranges (see Table 8). This is typical of communities that are characterized by family households versus single or elderly households.

**Table 7**  
**Median Income**

	Village of Little Chute		Outagamie County		State of Wisconsin	
	1989	1999	1989	1999	1989	1999
Median Household Income	\$33,964	\$49,500	\$33,770	\$49,613	\$29,442	\$43,791
% Change		45.7%		46.9%		48.7%
Median Family Income	\$37,226	\$57,090	\$38,286	\$57,464	\$35,082	\$52,911
% Change		53.4%		50.1%		50.8%

Source: U.S Census

**Table 8**  
**Household Income**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1989		1999		1989		1999		1989		1999	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< \$10,000	295	9.4	133	3.4	4,883	9.6	2,774	4.6	255,413	14.0	148,964	7.1
\$10,000 to \$14,999	263	8.4	180	4.7	3,777	7.5	2,713	4.5	170,828	9.4	121,366	5.8
\$15,000 to \$24,999	463	14.8	385	10.0	8,438	16.7	6,272	10.4	341,433	18.7	264,897	12.7
\$25,000 to \$34,999	598	19.2	519	13.5	9,303	18.4	7,327	12.1	317,699	17.4	276,033	13.2
\$35,000 to \$49,999	913	29.2	727	18.9	12,323	24.3	11,464	18.9	368,148	20.2	377,749	18.1
\$50,000 to \$74,999	465	14.9	1,114	28.9	8,584	17.0	16,298	26.9	257,090	14.1	474,299	22.7
\$75,000 to \$99,999	87	2.8	470	12.2	1,963	3.9	7,728	12.8	65,362	3.6	226,374	10.9
\$100,000 to \$149,999	38	1.2	221	5.7	861	1.7	4,191	6.9	30,544	1.7	133,719	6.4
\$150,000 or more	0	0.0	107	2.8	483	1.0	1,811	3.0	17,735	1.0	62,903	3.0

Source: U.S Census

In 1990, the percentage of *persons* below the poverty level was lower in Little Chute than in the county and the state, but the county had a lower percentage of *families* below poverty than the village or the state (see Table 9). In 2000, the county was much lower in both persons and families below poverty, as compared to the Village of Little Chute and Wisconsin. The village was the only one to have an increase in the percentage of persons below poverty.

**Table 9**  
**Poverty Status**

	Village of Little Chute		Outagamie County		State of Wisconsin	
	1989	1999	1989	1999	1989	1999
Total Persons	9,106	10,344	137,496	157,981	4,754,103	5,211,603
Total Persons Below Poverty	423	625	8,528	7,417	508,545	451,538
% Below Poverty	4.6%	6.0%	6.2%	4.7%	10.7%	8.7%
Total Families	2,436	2,800	37,454	42,489	1,284,297	1,395,037
Total Families Below Poverty	120	139	1,715	1,215	97,466	78,188
% Below Poverty	4.9%	5.0%	4.6%	2.9%	7.6%	5.6%

Source: U.S Census

## Education Characteristics

Table 10 shows the differences in educational attainment in both 1990 and 2000 for the Village of Little Chute and Outagamie County. Between 1990 and 2000, both the village and the county had fewer people having only a grade school education and more people having some kind of college degree. The Village of Little Chute had over 7% more of its residents graduate from high school as compared to the County in both 1990 and 2000. However, the county as a whole has a higher percentage of residents with some type of college degree as opposed to the village.

**Table 10**  
**Educational Attainment**

	Village of Little Chute				Outagamie County			
	1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%
Less than 9 <sup>th</sup> Grade	571	10.6	321	4.9	7,874	9.1	4,834	4.7
Grades 9 -12, No Diploma	594	11.0	401	6.2	8,135	9.4	7,296	7.1
High School Graduate	2,654	49.0	2,926	45.1	37,028	42.7	38,594	37.8
Some College, No Degree	644	11.9	1,255	19.3	12,103	14.0	19,516	19.1
Associate degree	414	7.6	562	8.7	7,077	8.2	8,962	8.8
Bachelor's degree	453	8.4	853	13.1	10,690	12.3	17,065	16.7
Graduate or Prof. Degree	86	1.6	172	2.7	3,782	4.4	5,951	5.8
<b>Total</b>	5,416	100.0	6,490	100.0	86,689	100.0	102,218	100.0

Source: U.S Census

## Population and Household Projections

The process to prepare population projections begins at the national level where the population of the entire United States is projected. That total is then used to determine what portion of the projected population should be allocated to each of the fifty states. The states, in turn, allocate the state's projected population among the counties in the state. In Wisconsin, the regional planning commissions prepare population projections for the cities, villages, and towns in each of the counties in their regions, based on the projected population for the county that has been provided by the state. The process becomes more difficult and the accuracy becomes less reliable as it moves from the macro (the entire United States) to the micro (a city, village, or town).

**Table 11**  
**Population Projections**

	Village of Little Chute	Village of Kimberly	Town of Grand Chute	City of Kaukauna	Outagamie County
2000 Actual	10,476	6,146	18,392	12,983	161,091
2005	10,952	6,436	20,228	14,196	171,854
2010	11,467	6,576	22,136	15,081	181,224
2015	11,972	6,694	24,124	15,975	190,570
2020	12,475	6,794	26,208	16,890	200,012
2025	12,922	6,846	28,272	17,750	208,688
2030	13,331	6,863	30,344	18,576	216,874
<b>% Change</b>					
2000 to 2005	5.0%	3.5%	10.0%	5.9%	5.9%
2005 to 2010	4.7%	2.2%	9.4%	6.2%	5.5%
2010 to 2015	4.4%	1.8%	9.0%	5.9%	5.2%
2015 to 2020	4.2%	1.5%	8.6%	5.7%	5.0%
2020 to 2025	3.6%	0.8%	7.9%	5.1%	4.3%
2025 to 2030	3.2%	0.2%	7.3%	4.7%	3.9%

Sources: U.S. Census; Wisconsin Department of Administration, East Central Wisconsin Regional Planning Commission, and Martenson & Eisele, Inc.

The Village of Little Chute's population is predicted to see increases at a single-digit rate over a ten year period (see Table 11), considerably slower than the double-digit increases the village has experienced during four of the last five decades (see Table 3). This rate of growth may increase when the developable land north of USH 41 becomes available and popular to future homebuyers because of easy access to the freeway system.

The Village of Kimberly, which is surrounded by urban development, is projected to grow slower than Little Chute while the City of Kaukauna and Outagamie County are projected to grow slightly faster. The Town of Grand Chute is projected to continue to grow at a percentage rate double that of the Village of Little Chute.

A key factor in planning for the future growth of a community is household projections. The projections are an important part of determining the amount of land needed for future residential development. Table 12 shows while the number of households is projected to increase to accommodate the projected increase in population, the number of persons per

household is expected to decrease. What this means is that more single, two-family, or multi-family housing units will be needed to accommodate the projected growth in population than if the number of persons per household would stay the same or increase over the same period of time.

The projections show a steady increase in the Village of Little Chute ranging from 232 to 299 households in each of the 5-year increments. The projections over a thirty-year period would average about 54 new households per year. The estimated increase in households is significantly less than the 74 housing units issued permits (31-single, 24-two family, 19-apartment units) on an annual basis over the past fifteen years (see Table 37).

**Table 12**  
**Household Projections**

	Village of Little Chute	Village of Kimberly	Town of Grand Chute	City of Kaukauna	Outagamie County
<b>No. of Households</b>					
2000 Actual	3,878	2,507	7,586	4,971	60,530
2005	4,110	2,670	8,503	5,519	65,423
2010	4,409	2,814	9,557	5,997	70,321
2015	4,698	2,945	10,651	6,473	75,104
2020	4,986	3,069	11,800	6,958	79,872
2025	5,234	3,162	12,910	7,398	84,030
2030	5,482	3,248	14,069	7,846	88,186
<b>Persons per Household</b>					
2000 Actual	2.68	2.45	2.38	2.57	2.61
2005	2.64	2.41	2.34	2.53	2.57
2010	2.58	2.33	2.28	2.49	2.52
2015	2.53	2.27	2.23	2.45	2.48
2020	2.48	2.21	2.18	2.42	2.45
2025	2.45	2.16	2.15	2.40	2.43
2030	2.41	2.11	2.12	2.37	2.32

Sources: U.S. Census; Wisconsin Department of Administration; East Central Wisconsin Regional Planning Commission; and Martenson & Eisele, Inc.

## Major Findings

- ❖ The participants at the Issues and Opportunities Identification Workshop felt that the most important strength of the Village of Little Chute was that it is a safe community with a low crime rate. Other significant strengths include that the community is clean in the appearance of its street and neighborhoods, and the excellent school system and facilities.
- ❖ Areas where the Village of Little Chute could improve are the odor problems with the Outagamie County Landfill, the continued development of parks and green space, and more public interest and involvement in local government.
- ❖ Here are the major findings from the Community Survey.
  - ❖ While the respondents to the survey said the village is growing, there was a strong emphasis on the need for additional job opportunities and the need for new industrial, commercial and retail businesses. A factor is the availability of job opportunities and shopping opportunities in the Fox Cities and Green Bay. The commuting preferences of the respondents indicate that they are willing to drive throughout the Fox Cities and to Green Bay for employment and shopping.
  - ❖ Not everyone agreed with the need for growth. One in four of the respondents agreed with the statement, *"We must severely limit growth to preserve the qualities that make Little Chute special."*
  - ❖ The type of housing needed generated no strong opinions one way or the other. Large lot and small lot residential development received about the same level of support. While single-family is the preferred choice of housing type, multi-family residential development does not appear to be an issue. Senior housing options are needed.
  - ❖ The need for education on economic development and natural resource issues is evidenced by the higher than usual percentage of "No Opinion" and "Not Sure" responses to questions in these areas.
  - ❖ Relatively few questions resulted in strong feelings, for or against. This lack of clear direction will be a challenge for the Plan Commission as they make their recommendations.
  - ❖ Overall, Village services appear to be good to excellent.
- ❖ The change in the population of the Village of Little Chute and adjacent municipalities is very similar to each other except for the Town of Grand Chute.
- ❖ While most communities see a decrease in the number of people in the 10-19 age group from 1990 as it becomes the 20-29 age group in 2000, Little Chute did not.
- ❖ The Village of Little Chute and Outagamie have income levels that are similar and are higher than the state's.

- ❖ The percent of persons and families below poverty increased in Little Chute and decreased in Outagamie County and Wisconsin.
- ❖ Both the Village of Little Chute and Outagamie County experienced an increase in the level of educational attainment.
- ❖ The Village of Little Chute's population is expected to grow faster than the Village of Kimberly but slower than the City of Kaukauna, the Town of Grand Chute, and Outagamie County.
- ❖ A projected decrease in household size means more housing units will be needed than if the household size had stayed the same.

# Agricultural, Natural and Cultural Resources

## Agricultural Resources

Vacant land, either being farmed or lying fallow, is a very important asset to the Village of Little Chute. This land will need to be carefully developed in the future at its highest and best use. Meanwhile, the Village realizes that the natural features of vacant land within the village (or land annexed in the future) will need to address environmental aspects of the land, taking into account that no development of wetlands can occur, recognizing floodplains, and designing appropriate storm drainage facilities for all new developments.

Map 3 shows Soil Suitability for Agricultural Use in the Village of Little Chute. There are three classifications – Class 1, which is Prime Farmland; Class 2, which is Prime if Drained; and class 3, which is Not Prime. Based on the color classifications, the great majority of land in the Village of Little Chute, as well as its future growth area (north) are considered Class 1 land area (prime farmland). Class 2 lands (primed if drained) are also present, although amounting to much less area, coinciding with drainageways that run through the community. Very few areas are shown as Class 3 or not prime farmland.

Practically speaking, lands presently farmed within the village limits are primarily in the recent annexations immediately adjacent (south and north) to USH 41, in the vicinity of CTH “N”, or south of CTH “OO”. Any land that might be used for agricultural uses in the village is a short-term use, and will eventually be developed into a more densely developed urban use.

## Natural Resources

The natural resource base of the village provides an important determinant of the potential physical and economic uses of the land. The management and preservation of these resources are important for sustaining economic uses of the land and maintaining the quality of life enjoyed by the village residents. Environmental characteristics, including topography, drainage patterns, floodplains, wetlands and soil properties are among the features that determine whether or not an area is suitable for a specific type of development. Development in wetlands or woodland areas can destroy the important environmental benefits these areas provide to the community including, for example, the filtering of storm water run off and the provision of habitat for wildlife.

The Village of Little Chute is relatively flat on the north, but has ravines, low areas, wetlands, and ridges on the south along the Fox River. Elevation changes within the village can range from 700 feet to 730 feet above sea level. The steepest terrain is located adjacent to the Fox River, where the elevation drops sharply from 700 feet to 675 feet above sea level. Map 4 illustrates the relatively flat topography of the Village of Little Chute, with the exception of the Fox River frontage and intervening ravines that come off the river, and the Outagamie County landfill area.

### Water

There are numerous restrictions associated with the development or redevelopment of property near or adjacent to water features, which cannot be covered in detail in this plan. It is highly

recommended that the various agencies mentioned in this section be contacted prior to undertaking this type of development, and that the applicability of the various regulations be determined through field verification.

### **Surface Water and Stream Corridors**

The Village of Little Chute's entire south border is made up of the Fox River, a major surface water feature that adds scenic value to the community (see Map 5). Much of the frontage is privately owned, although Doyle Park and Heesakker Park do provide public access. The water quality of the Fox River has improved significantly over the past several decades and is expected to continue to improve with the removal of contaminated soils from the bottom of the river.

The village contains two streams. The first is known as Peerenboom Creek, which is located between STH 96 and CTH "OO", just east of French Road. This stream acts as a drainage way for land in the western portion of the village. The second stream is a branch of Apple Creek, which meanders on both the north and south side of USH 41, and runs from an area west of Holland Road, and heads east and then northeast at CTH "N". The water quality of these streams is considered impaired due to the development and usage of adjacent properties.

The village's underground storm sewer system has a number of drainage ways that empty into the Fox River.

Outagamie County has adopted a Shoreland-Floodplain-Wetland Ordinance, which regulates shoreland use and development within three hundred (300) feet from the ordinary high water mark of a river or stream or to the landward side of the flood plain, whichever distance is greater. The purpose of the ordinance is to help protect scenic beauty, shore cover and to prevent erosion, sedimentation and pollution of the County's water resources. In addition, the Wisconsin Department of Natural Resources (DNR) regulates the placement of structures and other alterations below the ordinary high water mark of navigable streams.

### **Floodplains**

Areas susceptible to flooding have limited use for urban development. The most recent FEMA Flood Insurance map identifies the area immediately adjacent to the Fox River and the river itself as a flood hazard area (see Map 6). The Village of Little Chute adopted a Floodplain Zoning Ordinance in 1977. This Ordinance requires certain land use controls in designated flood hazard areas. It also establishes floodplain districts, which are formed by using the official floodplain zoning maps and subsequent revisions. Land areas that are classified in the floodplain and floodway zones have considerable restrictions placed on them for development.

Passage of the ordinance has made village residents in certain zones eligible for participation in the National Flood Insurance program. Lending institutions currently require the use of FEMA maps for insurance purposes.

## Wetlands

The State of Wisconsin defines wetlands as those areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of wet conditions. The Wisconsin Department of Natural Resources (DNR) has authority over all wetlands (see Map 5).

The Corps of Engineers has authority over the placement of fill materials in virtually all wetlands. In general, the most restrictive regulations (DNR or Corps of Engineers) apply in a situation where development is being proposed.

According to the State of Wisconsin Wetland Inventories Map, the village has some wetland sites along CTH "OO", in the area of Sanitorium Road. Wetland areas of less than two acres are scattered throughout the community, with some in the Village's Industrial Park and others along the Fox River. Protection of wetlands in the village is important since they serve several vital environmental functions including flood control, water quality improvement, groundwater recharge and providing habitat for fish, birds and other wildlife. The Village will enforce the minimum standards developed by the DNR and the Corps of Engineers.

The Outagamie County Shoreland-Floodplain-Wetland Ordinance describes permitted uses of wetlands, some of which include development of public and private parks and the cultivation of agricultural crops. The County does not have authority over parcels of less than two acres in size.

## Groundwater

Groundwater is an invisible, yet very important resource. Any number of activities including failing septic systems, use of pesticides and insecticides, underground storage tanks, and spills of chemicals can affect the quality of groundwater. While groundwater quality is an issue that has been addressed for decades, the quantity of groundwater has only recently been identified as a concern. As the demand on groundwater aquifers has increased due to development, the level of groundwater has been dropping, requiring wells to be drilled deeper and deeper. This is not a local issue, but a regional issue that will require many units of government to come together to address.

One response has been the implementation of NR 151 and NR216 which are designed to retain storm water and to have it be infiltrated back in to the soil and the groundwater tables versus channeling it to a surface body of water. The Village of Little Chute will enforce these rules in its review of development projects. For more information on these requirements, go to these web sites:

<http://www.dnr.state.wi.us/org/water/wm/nps/index.htm>

<http://runoffinfo.uwex.edu/index.htm>

Another area of concern is the interrelationship between shallow ground water levels and development. Areas of high groundwater should be avoided for development because of the potential negative impact on the quality of the groundwater and the cost of mitigating the impacts of high groundwater levels on the building foundations.

There are limited areas of high ground water in the Village of Little Chute (see Map 7). The concentration of high ground water appears to be in the location of the Village's Industrial Park. Most of the buildings constructed in the Industrial Park are on a floating slab and do not have basements, which is good in areas of high ground water. Other areas are in the drainage ways typically found more in the rural undeveloped areas of the community. Generally, areas of high ground water are to be avoided for residential development because of environmental and cost reasons.

## Wellheads

The issue of wellheads generally deals with geographic areas that are dependent upon groundwater. However, all residents and businesses in the Village of Little Chute are supplied by a public water system. Therefore, wellheads are only an issue regarding those properties annexed over the years that continue to use groundwater for outdoor use and not as potable water source. Concerns for arsenic or "hard water" are not a concern for residents in the village.

However, all those who continue to have wells in the village now fall under the federal Safe Drinking Water Act (SDWA), which was amended in 1986 to include a nationwide program to protect groundwater used for public water supplies. The amendment established state wellhead protection programs. The goal is for communities to prevent the contamination of their wells by delineating and protecting the land area that contributes water to their wells.

The requirements of Wisconsin's wellhead protection program are found in section NR 811.16(5) of the Wisconsin Administrative Code. All new municipal wells installed after May 1, 1992, must have a Department of Natural Resources approved wellhead protection plan (WHP) prior to placing the well into service. The Village of Little Chute has adopted a wellhead protection plan.

More information on wellhead protection is available at:

[www.dnr.state.wi.us/org/water/dwg/gw/Wellhead.HTM](http://www.dnr.state.wi.us/org/water/dwg/gw/Wellhead.HTM)

On February 16, 1994, the Village of Little Chute adopted an ordinance that requires property owners in the village to take out a permit for a new or existing private well. A permit is valid for five years, and needs to be renewed for continued use of the well. Application or renewal requires a test for bacteria.

If sewer and water is available to a property owner, a connection is required. This does not prohibit a property owner from using well water. As part of the permitting process, an inspection of the well is made to ensure there are no cross-connections with the water service.

When a well is abandoned, the property owner is responsible for complying with the regulations established by the Wisconsin Department of Natural Resources.

## Storm Water Runoff, Erosion and Nonpoint Source Pollution

Storm water drains to the Fox River through named and unnamed streams, as well as an extensive system of underground storm sewers. In general, the areas north of USH 41 drain

northeasterly into the Fox River through Apple Creek and its tributaries. The areas south of USH 41 drain to the south by numerous intermittent and continuously flowing streams as well as by underground storm sewers.

In 1997, two large retention ponds were constructed to serve the northeastern one-quarter of the village. These ponds were installed to control the rates of discharge of storm water during heavy rain.

Because the areas north of the present village limits are relatively flat, potential drainage problems may occur as this area develops unless storm sewers, as well as retention/detention areas, are installed. This may create further need to pump storm water through lift stations in the future.

As growth continues to occur in the Village of Little Chute with the construction of buildings, streets and parking areas, the management of the storm water that flows from these impervious surfaces takes on additional importance. The ability of the land to absorb the runoff diminishes and the need to control and direct the runoff becomes essential. During the conversion of the land from a natural state to a developed state, soil erosion becomes a concern.

Several actions can be taken to mitigate the negative effects of soil erosion. One is to require remedial actions by contractors to control erosion during construction. A second action is to design the management of storm water runoff into a commercial or residential project. At the present time the Village is writing a comprehensive storm water ordinance that will regulate how storm water is handled for all new projects.

<http://www.dnr.state.wi.us/org/water/wm/nps/index.htm>

<http://runoffinfo.uwex.edu/index.htm>

A municipal storm water utility was formed in 2000. The Village recently completed the construction of storm water treatment and detention facilities at a cost of several million dollars on either side of USH 41 between Holland Road and CTH "N".

## **Soils**

Soils provide the physical base for urban development. Knowledge of the limitations and potentials of the soil types is important in considering the construction of buildings, the installation of utilities, or other uses of the land. Some soils exhibit characteristics such as slumping, compaction, and erosion, which place limits on development. Severe soil limitations do not necessarily indicate areas that cannot be developed, but rather indicate that more extensive construction measures may be necessary to prevent environmental and/or property damage. Such construction techniques generally increase the cost of utility installation and land development.

According to the Soil Survey of Outagamie County, prepared by the Natural Resources Conservation Service of the United States Department of Agriculture, the predominant soil

associations in the Village of Little Chute are clay and loam soils which predominantly include Winneconne, Briggsville, and Kaukauna soil types.

Map 8 shows all of the soils in the Village of Little Chute classified by their potential for building homes with basements. Where the potential is Very Low, one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. Medium is where soil properties and site features are unfavorable, but the limitations can be overcome or minimized by special planning and design. The best potential or Very High is where soil properties generally are favorable and that limitations are minor and easily overcome.

Based on soil survey maps, most of the soils in the Village have favorable soil conditions generally south of USH 41, and medium to moderate limitations north of USH 41. Soils with severe development limitations are found in a few scattered areas throughout the community and central portions of the village. The major limiting factors include low strength and high shrink-swell potential. However, these limitations can be overcome through modified construction practices, and the installation of public utilities such as sanitary sewer and water.

### **Bedrock**

Areas of high bedrock are not found in or around the Village of Little Chute and are not a concern when land is developed in or near the village.

### **Woodlands**

Map 5 also shows the location of the woodland areas in the Village of Little Chute. Heesakker Park, a 26-acre wooded parcel situated along the Fox River, is the largest wooded area located within the village limits. Another substantial wooded area is the island located below the Combined Locks dam, which is presently owned by the Kaukauna Electric Utility. A third wooded area is along Peerenboom Creek. These wooded areas provide habitat for wildlife, serve as an aesthetic amenity, and should be protected by the property owners.

### **Environmentally Sensitive Areas**

The East Central Wisconsin Regional Planning Commission (ECWRPC) identifies environmentally sensitive areas as part of its regional land use and water quality planning process. Environmentally sensitive areas are those where development should be limited, and are comprised of the following:

- ❖ Lakes and streams shown on the United States Geographic Survey maps
- ❖ Wetlands shown on the Wisconsin Wetland Inventory Maps (Department of Natural Resources)
- ❖ Floodways as delineated on the official Federal Emergency Management Administration (FEMA) Flood Boundary and Floodway Maps

The majority of the areas designated as environmentally sensitive in the Heart of the Valley Sewer Service Area would be along the Fox River, which is the village's southern border, and the drainage basins that run diagonally through potential commercial and residential areas both south and north of USH 41. A drainageway that runs through undeveloped land on the west

side of the village south of CTH "OO" and north of STH 96 could also be considered an environmentally sensitive area.

In order to protect these areas, the Village will enforce the minimum standards established by the Wisconsin Department of Natural Resources.

In addition to the designations of environmentally sensitive, other areas with natural characteristics that could impact environmental quality or development potential have been identified by ECWRPC. These are said to have "limiting environmental conditions," and include areas with seasonal high groundwater, floodplain areas, and areas with steep slopes. Unlike the environmentally sensitive areas, development is not excluded from land with "limiting environmental conditions." The primary purpose for identifying these areas is to alert communities and potential developers of environmental conditions, which should be considered prior to the development of such areas.

### **Metallic and Non-Metallic Mineral Resources**

The Village of Little Chute does not have any metallic or non-metallic mining sites within the village limits. Based on the lack of underground rock formations on the fringe of the village, it is unlikely that a mining site would ever be developed. However, because a local supply of aggregate is important to the Village, it will monitor activity associated with the operation of existing and proposed mining sites in the area.

### **Wildlife Habitat and Threatened and Endangered Species**

Because the Village of Little Chute is generally a relatively dense urbanized community, wildlife habitat is generally limited to birds and small animals that have adapted to urban life. However, residents have begun to notice large numbers of deer within the village limits. Aquatic life is also present in and along the edge of the Fox River. The use of guns to hunt animals in the Village is prohibited. Information on wildlife habitat and threatened and endangered species is available from the Wisconsin Department of Natural Resources at the following web site:

<http://www.dnr.state.wi.us/org/land/er/nhi/index.htm>

While the map is produced at the county level, information is available at the section level. It is recommended that landowners and developers consult this web site for information on habitat and species that may affect their property. Available at this web site are the Natural Heritage Inventory County maps, which were developed by the Endangered Resources Program and are based upon data from the Wisconsin Natural Heritage Inventory. The maps provide generalized information about endangered resources at the section level and are intended for public audiences. The maps are a general reference to identify areas with known occurrences of endangered resources. The NHI County Maps do not identify the specific locations of endangered resources. As such, these maps are appropriate for general planning and assessment purposes only.

Map 9 is the NHI map for Outagamie County. The green area west of CTH "N" and south of CTH "OO" is an area in which rare terrestrial species or natural communities have been documented somewhere in the area.

## Air Quality

The following information is from the Wisconsin Department of Natural Resources:

"A few common air pollutants are found all over the United States. These pollutants can injure health, harm the environment and cause property damage. EPA calls these pollutants criteria air pollutants because the agency has regulated them by first developing health-based criteria (science-based guidelines) as the basis for setting permissible levels. One set of limits (primary standard) protects health; another set of limits (secondary standard) is intended to prevent environmental and property damage. A geographic area that meets or does better than the primary standard is called an attainment area; areas that don't meet the primary standard are called nonattainment areas."

Air quality monitoring stations nearest to the Village of Little Chute are located in Appleton and Oshkosh. Outagamie County currently is an attainment area. That designation was confirmed in July 2003, when Governor Jim Doyle recommended the U.S. Environmental Protection Agency not expand the nonattainment areas in Wisconsin to additional counties under the EPA's new, 8-hour ozone air quality standards. One of the counties under consideration for adding was Outagamie County. It is important that community and business leaders actively take steps to maintain and improve the air quality of Outagamie and surrounding counties. The designation of an area as nonattainment can result in businesses being required to meet even stricter emissions requirements and residents to use specially formulated gasoline. There have been some cases where companies have chosen not to expand in a nonattainment area, pursuing instead a location in an attainment area.

More information on air quality is available at:

<http://www.dnr.state.wi.us/org/aw/air/index.htm>

## Cultural Resources

### Historical Resources

#### State and National Register of Historic Places

The State Historical Society of Wisconsin's Division of Historic Preservation (DHP) is the clearinghouse for information relating to the state's cultural resources: its historic buildings and archaeological sites. A primary responsibility of the DHP is to administer the State and National Register of Historic Places programs. The National Register is the official list of historic properties in the United States that are worthy of preservation. The National Park Service in the U.S. Department of the Interior maintains the program. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage, and is maintained by the DHP. Both listings include sites, buildings, structures, objects and districts that are significant in national, state or local history, architecture, archaeology, engineering and culture. (For ease of discussion, "National Register" is used generally to refer to both programs. In Wisconsin, if a property is listed on one, then it is typically listed on the other.)

There are two Village of Little Chute listings in the National Register. They are:

- ❖ Cedars Lock and Dam Historic District located at 4527 W. Main Street.
- ❖ Little Chute Locks and Canal Historic District located along the Fox River from Mill Street to Sanitorium Road.

The National Register is not a static inventory. Properties are constantly being added and, less frequently, removed. It is therefore important to access the most up-to-date version list of the National Register properties. This information can be found by contacting the DHP at (608) 264-6500 or at the following web site:

[www.wisconsinhistory.org/hp/register/](http://www.wisconsinhistory.org/hp/register/)

### **Architecture & History Inventory**

In order to determine those sites that are eligible for inclusion on the National Register, the DHP frequently funds historical, architectural, and archaeological surveys of municipalities and counties within the state. A search of the DHP's on-line Architecture & History Inventory (AHI) revealed there are 71 records of properties for the Village of Little Chute. A listing of the records is in the appendix.

Inclusion in this inventory conveys no special status, rights, or benefits to owners of these properties. It simply means that some type of information on these properties exists in the collections of the DHP. AHI is primarily used as a research and planning tool for those interested in preserving and rehabilitating older properties. Like the National Register, AHI is not a static inventory. Properties are constantly being added and, less frequently, removed. It is therefore important to use the most up-to-date list of properties within a given area. This information can be found by contacting the DHP at (608) 264-6500 or at the following web site:

[www.wisconsinhistory.org/ahi](http://www.wisconsinhistory.org/ahi)

### **Community Design**

Community design can be expressed in many ways. The visual appearance of a community may reflect the cultural heritage of the area or the dominating presence of a river, lake or other physical feature. In any case, a visual experience is created for residents and visitors alike. Community design can play an important role in creating a sense of pride for residents and attracting non-residents to the area for tourism, shopping and other economic development opportunities.

There are two basic categories of community design standards – built environment and natural environment. Examples of the former would be guidelines developed on the appearance and size of buildings, signs and other man-made structures. The latter would include the protection of riverfronts, viewsheds created by changes in elevation or stream or riverbeds, and other natural features that appeal to the aesthetic nature of people.

The challenge in developing and implementing community design standards and guidelines is that they are subjective, meaning not everyone will agree with the design that results from the standards and guidelines being followed. One person's view of the physical appearance of a building or the aesthetic value of a wetland area may differ dramatically with another person's view. One objective should be to find the proper balance between maintaining the natural beauty of an area and developing it for urban use as the community continues to grow.

The Village's site plan review process is one way in which the community can encourage and, in some cases, require building locations, scale and landscaping to meet standards that have been developed by the community.

The Village of Little Chute understands the importance of community design. The Village recently completed an extensive streetscaping project in the downtown business district. It also revised the types of businesses that are permitted in the downtown zoning district. The placement of the storm water retention and detention ponds along USH 41 was done with the intent to create a pleasing and attractive environment along this highly traveled corridor.

The most visible evidence of community design is yet to come. Little Chute Windmill, Inc. was formed to take the lead in the construction of an authentic, 10-story windmill in the downtown. The Dutch heritage of the community will be visibly apparent with this proposed landmark. A Visitors Center will also be constructed and will be the home of the Little Chute Historical Society Museum. It is hoped this project will be a catalyst in the further redevelopment of the downtown based on the cultural resources of the community.

The University of Wisconsin-Extension has begun working with the Village on shaping the future of the downtown. At the first meeting held on February 10, 2005, the participants learned about the steps and challenges in downtown development and reviewed a comparison between Little Chute and two other communities with Dutch cultural resources – Pella, Iowa and Holland, Michigan.

Additional public meetings were held during the spring and summer of 2005. Due to these meetings, the focus was shifted from a downtown effort to a village-wide revitalization effort. With the assistance of educators from the University of Wisconsin – Extension, the participants at the meetings were involved in exercises to help identify the strengths and weaknesses of Little Chute, the vision for Little Chute and the objectives of this planning effort, which has been named, "Imagine Little Chute!" The participants also viewed videos and conducted exercises on positive and negative commercial development, the planning process, and managing the elements of change in a community. The meetings are continuing with one of the objectives being to complete the Imagine Little Chute! Plan.

Imagine Little Chute! will provide the Village of Little Chute with an action plan to implement in support of the goals, objectives, and policies contained in this plan that are directed in the revitalization of the village's commercial areas.

## Findings and Recommendations

- ❖ Agricultural land within and near the Village of Little Chute will eventually be converted to a more intensive use such as residential, commercial, or industrial.
- ❖ Water is a very important resource for the Village of Little Chute. The Fox River is the dominant surface water feature, and could provide both additional recreational opportunities as well as a visual focal point for the community.
- ❖ Surface water, stream corridors, floodplains, and wetlands are highly regulated resources. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources.
- ❖ Groundwater is the source of water for the residents and businesses in the Village of Little Chute.
- ❖ Addressing water quality through the management of storm water is a priority of federal and state regulators. The Village of Little Chute has successfully submitted an application to the State of Wisconsin for a grant to assist them in developing a storm water management plan. The development of the infrastructure is the next step.
- ❖ Soils and geology in the Village of Little Chute do not present serious obstacles to development.
- ❖ Woodlands, while not plentiful in the Village of Little Chute, provide both aesthetic and practical benefits and should be preserved whenever possible.
- ❖ Environmentally sensitive areas, which are mapped by the East Central Wisconsin Regional Planning Commission as part of the sewer service area planning process, should be preserved from development.
- ❖ Federal and state records provide general information on wildlife habitat and threatened and endangered species, and should be consulted as part of the review process for new development projects.
- ❖ The Village of Little Chute's government and business leaders should be active in maintaining and improving the quality of the air, and in the political process in which counties are designated as attainment or non-attainment.
- ❖ The Village of Little Chute should be proactive in helping to preserve the properties that are listed in the State and National Register of Historic Places, and in the Architecture & History Inventory.
- ❖ The Village of Little Chute should use Site Plan Review to encourage development that is compatible and supportive of the culture of the area.

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# Transportation

## Transportation System Characteristics

### Streets and Highways

The street and highway system in the Village of Little Chute consists of principal arterials, minor arterials, collectors, and local streets (see Map 10). These classifications are from the Wisconsin Department of Transportation (DOT) and are based on which primary function the street or highway serves – the movement of vehicles through an area or to provide access to adjacent land. Arterials accommodate the movement of vehicles while local streets provide direct access to individual parcels of land. Collectors serve both local and through traffic by providing a connection between arterials and local streets.

- ❖ USH 41, CTH “OO”, and CTH “N” (south of USH 41) are principal arterials. Principal arterials carry traffic that is going through, rather than to, the community and should have limited direct access to adjoining properties.
- ❖ STH 96 is a Minor Arterial. Minor arterials also carry through traffic and have a higher level of direct access than a principal arterial.
- ❖ Collector streets in the Village of Little Chute include Washington Street between CTH “OO” and STH 96; Depot Street between Main Street and North Avenue; Lincoln Avenue and Riverside Drive; Buchanan Street; Sanitorium Road; and Rosehill Road. Minor collector streets provide access between local streets and both the principal and minor arterials.
- ❖ All of the other streets in the Village of Little Chute are local streets. Local streets provide direct access to residential, commercial, and industrial uses within the city.

All streets and highways shown on the DOT Classification System are eligible for federal funding, the formula for which is complex. Generally, all U.S. highways like USH 41 and state highways like STH 96 are funded with a combination of state and federal dollars. County roads like CTH “N” are typically funded with county dollars, although they are eligible for various state and federal programs. Local streets not classified are funded locally, although all municipalities receive state General Transportation Aids based on various formulas. A funding match, usually 20 percent, is required for federal and state funding programs. Locals may be asked to participate in funding state, or county projects, if the community wants a higher standard of construction beyond that deemed necessary. For example, the construction of parking lanes, turning lanes, sidewalks, storm sewers, etc, may be something the local community would be asked to cost-share.

One of the tools available to a community to help in planning for future streets is an official map ordinance and map. The mapping of the streets provides guidance to those interested in developing land in that area.

### Traffic Counts

Traffic flows through the Village have seen wide fluctuations over the last fifteen years, due primarily to the opening of STH 441.

**Table 13**  
**Traffic Count Changes - 1985-2000**

	"OO" from Appleton	"96" from Appleton	"N" from USH 41	"N" from Kimberly
1985	13,140	8,330	8,040	18,790
1988	11,670	8,280	8,600	15,010
1991	12,510	8,820	12,220	19,780
1997	9,300	6,500	8,700	13,600
2000	9,800	5,500	9,200	13,400

Source: DOT Traffic Reports 1985,1988, 1991, 1997, 2000 (Average Daily Traffic Counts)

Traffic counts of major entryways into the Village of Little Chute show variation of traffic flow in almost every roadway. From 1985 to 2000, traffic counts decreased between Little Chute and the City of Appleton by 3,340 vehicles per day on CTH "OO" and by 2,830 vehicles per day on STH 96.

The traffic count between the Village of Little Chute and the Village of Kimberly (CTH "N") was 8,040 vehicles per day in 1985. It increased to 12,220 vehicles in 1991, and then dropped off to 9,200 vehicles in 2000.

The question could be raised why traffic counts showed such variations. The most obvious is the opening of STH 441 in 1994, which relieved a substantial amount of traffic on either side of the Fox River from having to go through Kimberly and Little Chute to reach the other side of the Fox River. The decreased traffic count can be looked as having "pluses" and "minuses". From a "plus" standpoint, not as much traffic on incoming roadways provides future traffic capacity and less impact on road surfaces on Village streets. From a negative standpoint, not as much traffic flowing through the village is detrimental to local businesses that benefit from "impulse buying".

STH 441 provides a direct entrance to the Village of Little Chute from the west via CTH "OO". With the physical location of STH 441 to the west (within one mile) and USH 41 within the Little Chute corporate limits, the village offers excellent access to existing and future industrial/commercial areas of Little Chute. The recent improvement of the diamond shaped interchange of STH 41 and CTH "N" and a substantial amount of vacant land available for development gives the village a very competitive position in the Fox Cities to attract business and industry.

## PASER

A tool available to the Village of Little Chute in determining budget priorities for street construction and repair is PASER (pronounced pacer). PASER is a simplified pavement management program communities use to evaluate pavement surface condition. The PASER rating reflects the physical condition of the street. The highest possible rating is 10. The streets with a low rating should be the focus of budget decisions made by the Village of Little Chute regarding street repair and maintenance.

## Trucks

Yellow Freight is the only major trucking firm with a terminal in the Village of Little Chute. However, Kraft Foods/Jack's Pizza on W. North Avenue and the operations of Warehousing of Wisconsin (WOW) in the industrial park also generate a significant amount of truck traffic. Map

11 shows the major truck routes that are located on federal, state and county streets and highways as well as additional truck routes designated within the village.

Vehicles defined as "heavy traffic" are required to use these routes. Heavy traffic means all vehicles not operating completely on pneumatic tires and all vehicles or combination of vehicles, other than motor buses, designed or used for transporting property of any nature and having a gross weight of more than 6,000 pounds.

The movement of raw materials and finished products by truck continues to increase, resulting in a heavy dependence on a good road system. A combination of federal, state, county and local funds will need to be invested in major road system improvements over the next twenty-year planning period to accommodate this demand.

An analysis of where significant amounts of truck traffic are generated shows that these areas are well located with respect to streets and highways constructed to meet this type of vehicular movement. Most are located immediately adjacent to, or within a few blocks of, the major and/or minor arterials in the village.

Access to major and minor arterials should be a key factor when the Village reviews development proposals for projects that are anticipated to generate significant amounts of truck traffic.

## **Train**

The Canadian National provides freight railroad service in the Village of Little Chute. The village is located on a major north-south route that runs from Chicago to Green Bay. A connection to a major east-west route is available in the Neenah-Menasha area. Any changes to the service levels would be determined by customer demand. There are no improvements planned to the tracks themselves in the near future.

There is no passenger rail service in the Village of Little Chute.

## **Transit**

Transit service is provided to the Village of Little Chute by Valley Transit, which is owned and operated by the City of Appleton, and funded by the state and federal governments and by the local communities in which service is provided. Route #20 runs hourly, leaving downtown Appleton for the first time at 5:45 a.m. and for the last time at 9:45 p.m. from Monday through Friday. On Saturday, the first bus leaves at 7:45 a.m. and the last bus leaves at 9:45 p.m. There is no service on Sunday. The bus enters the Village of Little Chute on CTH "N" from Kimberly, turns east on Main Street and stays on Main Street into Kaukauna. It returns from Kaukauna on Main Street and turns south on CTH "N" to go back through Kimberly. Valley Transit officials feel Route 20 is one their strongest routes.

The bus fare is currently \$1.50, but can be cheaper if ten-ride tickets (\$13) are purchased. The fare for senior citizens and the disabled is \$0.75. Special group rates for children are also available.

Lift-equipped buses are available on the regular Valley Transit fixed routes. The lift service gives passengers who have difficulty using the steps a safe and easy way to get on board. In addition, some individuals with severe disabilities may require an attendant for assistance when riding the bus. These necessary care attendants may ride free.

The Valley Transit II system offers paratransit services for those who need to be picked up and taken to a specific location. The service requires a one-day notice. The fare is \$2.50 for one-way trip. People who 60 years old or older and certified as disabled are eligible for this service.

### Specialized Transportation

Outagamie County provides specialized transportation services for the developmentally disabled that work at Valley Packaging. Services are provided through Valley Transit and Kobussen Buses Ltd.. The County also offers a program for individuals participating in the W-2 program. Services are provided through a local private transportation company.

### Sidewalks

The Village of Little Chute has a policy that sidewalks are installed within one year of the street being constructed.

### Trails

#### *Background*

The issue of multi-use trails and paths is becoming more important as an alternate transportation mode and as a recreational amenity. Groups and governmental agencies are finding that the acquisition, dedication, or official mapping of trails is a very difficult process in existing neighborhoods, and there is a critical need for advance planning of trail locations in future growth areas.

Trails should not only connect residential neighborhoods with parks, schools, shopping, places of employment, and other land uses, but also make connections to longer regional trails. Just like the roadway system has arterial, collector, and local streets, trails could be defined in the same way.

The presence of trails often increases the value of properties adjacent to the corridors, especially those through residential neighborhoods. The National Association of Home Builders cites trails as the second or third most important amenity that would influence people to move to a new location.

Trails also provide a quality of life aspect that is becoming an increasingly important factor in attracting and retaining businesses in a community. Corporations bring jobs to communities and help support other businesses. Additionally, health improvement, due to outdoor exercise, can help control company medical costs in the long run.

By providing safe and pleasant places to walk, bicycle and in-line skate, trails encourage people to use non-motorized means of getting to work, school, play, and shopping, resulting in reduced traffic congestion, noise, and air pollution. The *Wisconsin Bicycle Transportation Plan*

2020 states: "the most frequent, comfortable, and practical trips for bicyclists, those under five miles, produce the greatest environmental benefits, since automobile trips under five miles in length are the least fuel efficient and produce the highest emissions per mile."

Trails provide pleasant places for people to walk, run, bicycle, ski, skate, or do other exercises, all of which help control weight, blood pressure and cholesterol levels, build strength and endurance, and help prevent osteoporosis, diabetes and depression.

Trails can offer more than just the typical health and economic benefits. A trail corridor may be useful as a non-intrusive communications linkage for fiber optic or underground utility systems to enhance communications.

Trails can provide a sense of place and a source of community pride. When integrated with features such as historic sites, commercial or residential areas, and parks, they can improve the overall character of a region. Trail corridors can become outdoor classrooms where children and adults can observe and learn about their natural and cultural environment. Portions of the trail corridor may be also be used for natural resource management and observation, prairie restoration, endangered species protection, and wetland protection where possible.

### ***Trails in Little Chute***

Currently there are no improved trails in the Village of Little Chute. The vision for the community includes a trail system that connects the parks along the Fox River with other parks in the village and Outagamie County.

The Village of Little Chute participated and had input in the overall Bicycle & Pedestrian Component of the Long Range Transportation and Land Use Plan, an update of which is currently being prepared by the East Central Wisconsin Regional Plan Commission. This plan identifies Village of Little Chute bicycle & pedestrian routes (on and off-road trails) that either exist now or could be designated as routes in the future.

Outagamie County's Planning Department is responsible for planning, designing and implementing greenways and trail systems throughout Outagamie County. This is accomplished with a series of inter-connected recreational/transportation corridors between points of interest and population concentrations. Presently, 213 miles of greenways are proposed within the County. The proposed greenways will eventually connect the Outagamie County system to trails and points of interest located outside of the County, such as High Cliff State Park.

Fox Cities Greenways, Inc. is a private non-profit organization with the mission of fostering the development of a regional network of trails and greenways that will preserve the natural beauty of the environment and provide safe recreation and transportation opportunities for people throughout the Fox Cities region. They have a web site at:

[www.focol.org/greenways/](http://www.focol.org/greenways/)

To help achieve the vision for the community (see page 11), the Village of Little Chute should consider how trails can be included in areas of new development and added to areas of existing development. Some areas that may be suitable for trails are along the Fox River between

Sanitorium Road and Monroe Street, along Apple Creek in the northern part of the village, and possibly to connect with the new TDS Sports Complex just outside the village to the northwest. The Village should consider potential trail locations in reviewing development proposals and should map the trails on the Village's Official Map.

### **Air Service**

The closest, regularly scheduled air service available to the residents of the Village of Little Chute is at the Outagamie County Regional Airport. It is located in the Town of Greenville on the far west side of the Fox Cities. Encompassing nearly 1,500 acres of land at the intersections of USH 45, STH 96 and CTH CB, the regional airport serves the Fox Cities Metro Area and the surrounding counties with commercial airline service. Presently, the airport is served by five commercial airlines, and provides sixty-six (66) flights (arrivals & departures) daily. In addition to the commercial passenger service, air freight, chartered flight service, car rentals and aviation technological services are also provided at the airport.

The major airport runways include a 7,000 foot northeast-southwest concrete runway and a 6,500 foot northwest-southeast concrete runway. The airport recently completed a \$12 million addition and renovation project. The work included a 28,000 square foot concourse addition with five boarding bridge gates to aircraft, three at-grade gates, and renovation of the terminal, including a new paging and flight information system. An even larger expansion project is being planned.

Austin Straubel International Airport is located in Green Bay, twenty miles to the northeast of Little Chute. It is the third largest airport in the state of Wisconsin and operates 24 hours per day, seven days per week. It provides the physical facilities for up to 90,000 take-off and landings annually, serving approximately 720,000 commercial passengers and thousands of sport and general aviation enthusiasts. It is currently served by five commercial air carriers, several air freight companies, two fixed-base operators as well as rental car agencies, taxicab companies, gift shops, a restaurant and cocktail lounge, a custom house broker, and an amusement arcade.

### **Water**

Those in need of water transportation for commercial shipping purposes have access to the Port of Green Bay, located in Brown County. These shipping facilities are located along the Fox River near the confluence with the Bay of Green Bay. The Port of Green Bay is located approximately 20 miles northeast of the Village of Little Chute. Seasonal passenger and car ferry service is provided through the Lake Michigan Port of Manitowoc, located about fifty miles southeast of the Village of Little Chute. Service levels will probably remain constant for the foreseeable future.

### **Bridges**

The largest bridge in the Village of Little Chute is the CTH "N" or Community Bridge. The bridge was reconstructed in 2000-2001 as a four-lane bridge with accommodations for pedestrian and bicycle traffic. There are several smaller bridges that span small creeks and drainageways.

## Transportation Plans and Programs

### Village of Little Chute

The Village of Little Chute annually prepares a five-year Capital Improvements Program that includes transportation projects. The capital improvement program process helps the community prioritize projects. Table 14 shows the projects with a projected cost of over \$100,000.

**Table 14**  
**Little Chute Transportation Improvements – 2005-2010**

Year	Project	From	To	Amount
2005	<b>Street Reconstruction-Asphalt Overlay</b>			
	Evergreen Drive	1000' W of CTH "N"	French Road	\$250,000
2006	<b>New Concrete Streets</b>			
	CTH "OO"	Washington Street	500 feet West of Holland Road	\$200,000
	VandenBroek Street	Canal Street	Main Street	\$158,000
	Washington Street	Main Street	CTH "OO"	\$311,000
	Ravine Street	Madison Street	Grand Avenue	\$102,000
	HJT Project	North		\$224,000
	Schumacher/North			\$230,000
	Schumacher/South			\$300,000
	Holland Road	CTH "OO"	Florida Avenue	\$207,000
	Holland Road	Florida Avenue	Elm Drive	\$263,000
	Washington Street	CTH "OO"	700' North	\$143,000
Florida Avenue	CTH "N"	Homewood Court West	\$270,000	
2007	(no projects over \$100,000)			
2008	<b>New Concrete Streets</b>			
	Hartzheim Drive	Randolph Drive	Randolph Drive	\$389,000
	Depot Street	All		\$350,000
	Johnson Street	All		\$200,000
	McKinley Avenue	Madison Street	Jackson Street	\$278,000
	Wisconsin Avenue	Sanitorium Road	East Village Limits	\$437,000
2009	<b>New Concrete Streets</b>			
	Main Street	Jackson Street	East Village Limits	\$2,000,000
2010	<b>New Concrete Streets</b>			
	French Road	STH "96"	CTH "OO"	\$480,000
	Fox Point Drive	STH "96"	STH "96"	\$250,000
	Fox Point Lane	Fox Point Drive	Fox Point Drive	\$130,000

Source: Village of Little Chute Department of Public Works

A proposed improvement that is not on the Capital Improvements Program but is being considered by the Village is the extension of Lincoln Avenue one block west to Vandenbroek Street. This would result in a more direct route coming from and going to the northern part of the village.

## Outagamie County

The Capital Improvement Program for Outagamie County has seven transportation related projects that are in, or near, the Village of Little Chute.

**Table 15**  
**Transportation Projects**

Project Name	Description	Year	Projected Cost
Maple Drive – CTH “N” to Irene Street	Replace the culvert pipe/bridge at this location in cooperation with the Village of Little Chute.	2005	\$40,000
CTH “N” – Maple to Hickory Drive	Replace the culvert pipe/bridge at this location in cooperation with the Village of Little Chute.	2005	\$80,000
Buchanan Road – Evergreen Drive to Hickory Drive	Replace the culvert pipe/bridge at this location in cooperation with the Village of Little Chute.	2005	\$120,000
CTH “OO” – Holland Road to Washington Street	Upgrade to a four lane concrete section incorporating intersection upgrades at Holland Road, which includes turning lanes and signals.	2006	\$1,783,000
CTH “OO” – Washington to Buchanan	Improve existing asphaltic surface by milling the existing pavement and resurfacing this segment.	2009	\$140,000

Source: Outagamie County Capital Improvements Program, 2005 – 2009.

## Regional, State, and Federal

### East Central Wisconsin Regional Planning Commission

East Central is working on an update of the Long-Range Transportation/Land Use Plan for the Fox Cities Urbanized Area. It is scheduled to be completed in Fall 2005. The plan currently includes the following projects recommended for construction or programming (current status is shown in parentheses).

- ❖ Buchanan Road Overpass – construct new bridge to freeway standards (not scheduled).
- ❖ CTH “N” Community Bridge – construction of new bridge over the Fox River (completed).
- ❖ CTH “N”/USH 41 Interchange – reconstruct bridge and approaches (completed).
- ❖ CTH “OO” – reconstruction of a four lane urban section from Holland Road to Washington Street (not scheduled).
- ❖ CTH “OO” – reconstruct two lane facility (not scheduled).

These projects are recommended for additional study:

- ❖ French Road – construct a four lane urban section.
- ❖ Holland Road Overpass – construct new bridge to freeway standards.

### Wisconsin Department of Transportation – District 3

There are two projects in the Six-Year Project List for District 3 of the Wisconsin Department of Transportation. The first, scheduled for 2007, is the resurfacing of STH 96 from Ballard Road in

Appleton to Little Chute. The second is scheduled for 2008 and is the resurfacing of STH 96 from Jackson Street east to the corporate limits. A project not on the list but being discussed is the raising of the overpasses over USH 41 at Vandebroek Road and at Buchanan Road.

## Findings and Recommendations

- ❖ The Wisconsin Department of Transportation (DOT) classifies streets and roads based primarily on the number of vehicles that use the street or road. The Village of Little Chute should communicate on an annual basis with the DOT to learn where traffic counts will be taken and where additional counts desired by the Village may be possible.
- ❖ The construction of STH 441 has significantly reduced the amount of traffic going through the Village of Little Chute. This has resulted in a lessening of the need for capacity improvements. It has also resulted in a reduction of potential consumers for businesses located in the village.
- ❖ Official mapping of future streets should be undertaken to provide for a local arterial and collector system.
- ❖ Official mapping of trails should be undertaken so property owners and developers are made aware of the possible need for a trail.
- ❖ The Village of Little Chute should continue to use PASER and the Capital Improvement Program to help prioritize improvements to the existing street system.
- ❖ The Village of Little Chute should consult the Official Map when development proposals are submitted to the Village for review and approval.

# Housing

## Housing Characteristics

### Age of Housing

The strong economy and accompanying low interest rates of the 1990s is reflected in the age of housing in the Village of Little Chute (see Table 16). The largest number of housing units built in any ten-year period in the village was between 1990 to 1999 (974 homes, or about 25% all housing). This increase was primarily due to the construction of a number of apartment complexes. The second highest number of housing units built in a ten-year period was between 1970 and 1979 with 843 homes or 21.3% of all housing units. This same pattern is reflected in Outagamie County and, to a lesser extent, in the State of Wisconsin.

The growth in housing units has occurred more recently in the Village of Little Chute than in either Outagamie County or Wisconsin. Between 1970 and 1999, 63% of the total housing units in Little Chute were built, compared to 51.4% and 44.4% for the county and the state, respectively. While Little Chute has been one of the communities in the Fox Cities for over 100 years, it is only in the last several decades that it has experienced this type of growth.

**Table 16**  
**Age Of Housing**

	Village of Little Chute		Outagamie County		State of Wisconsin	
	No.	%	No.	%	No.	%
< 10 years	974	24.6%	13,144	21.0%	389,792	16.8%
11 to 20 years	678	17.1%	8,556	13.7%	249,789	10.8%
21 to 30 years	843	21.3%	10,467	16.7%	391,349	16.9%
31 to 40 years	341	8.6%	6,703	10.7%	276,188	11.9%
> 40 years	1,119	28.3%	23,744	37.9%	1,014,026	43.7%
Total Occupied	3,955		62,614		2,321,144	

Source: U.S. Census

### Types of Housing Units

The number of housing units in the Village of Little Chute increased by 22.4% from 1990 to 2000, compared to 20.6% for Outagamie County and 12.9% for Wisconsin.

Single-family residential units comprise the vast majority of the Village of Little Chute's housing stock. In 1990, 72.2% of the Village of Little Chute's 3,232 dwelling units were single-family units (see Table 17), 15.7% were residential structures with 2-4 units and 4.6% were apartments with five 5 or more units. In 1990, there were 241 housing units in the mobile home or other category or 7.5%. Most of the mobile homes are found in the two mobile home parks located in the village.

In 2000, the percentage of single-family homes increased very slightly to 72.7%. While the percentage of structures with 2-4 units decreased from 15.7% to 13%, structures with five or more units increased from 4.6% to 8.8%. Mobile homes or other experienced a decrease from

7.5% to 5.5% of all housing units. Outagamie County and Wisconsin experienced the same trends.

Parkside Care Center is a skilled nursing home located on Garfield Avenue. The facility has a capacity of 76 beds and currently has vacancies. Future plans are to maintain the level of capacity. Parkside Care Center is owned by Rice Healthcare Facilities. Care Partners Assisted Living LLC is a 14 bed, Class C facility located on Moasis Drive. Built in 1990, the current owner is Care Partners based in Oshkosh. They currently do not have rooms available and are working with a relatively short waiting list.

**Table 17**  
**Housing Units**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Single Family</b>	2,332	72.2	2,874	72.7	37,894	73.0	46,548	74.3	1,391,046	67.7	1,609,407	69.3
<b>2 to 4 Units</b>	509	15.7	515	13.0	6,951	13.4	6,856	10.9	278,441	13.5	281,936	12.1
<b>5 or more Units</b>	150	4.6	349	8.8	5,148	9.9	7,990	12.8	258,847	12.6	325,633	14.0
<b>Mobile Home or Other</b>	241	7.5	217	5.5	1,930	3.7	1,220	1.9	127,440	6.2	104,168	4.5
<b>Total Units</b>	3,232		3,955	22.4	51,923		62,614	20.6	2,055,774		2,321,144	12.9

Source: U.S. Census

According to an inventory from the Wisconsin Housing and Economic Development Authority, there are no federally subsidized housing units in the Village of Little Chute. There are, however, a number of privately developed apartment complexes that target low and moderate-income individuals and families. The increase in multi-family housing from 1990 and 2000 (see Table 17) and the increase in the 10-19 age group in 1990 as it became the 20-29 age group in 2000 are related.

### Growth in Housing Units

Between 1988 and 2002, 472 new single-family housing units were constructed in the Village of Little Chute (see Table 18). Over that time period, the average annual number of permits granted was thirty-one. The highest number of single family permits occurred in 1996, when 48 permits were issued; the lowest number of permits occurred in 2002, when only 13 permits were issued.

The number of two-family permits have varied considerably over the past fifteen years, with a low of four duplex permits (8 units) issued in 1988, to a high of 25 permits (50 units) in 1992. Apartments have an even larger variation, with no permits issued in 7 of the 15 years, as opposed to 104 units built in 1994. Overall, an average of 74 housing units have been built each year in the Village of Little Chute since 1988.

### Occupancy

Owner occupied housing units represented 73.4% of the housing units in the Village of Little Chute in 1990, and decreased to 70.2% in 2000. Conversely, renter occupied units increased as a percentage of the housing units from 24.3% in 1990 to 27.8% in 2000. The same pattern was

not seen at the county and state level where owner occupied units stayed the same or increased and renter occupied housing units decreased as a percentage of the total housing units.

**Table 18**  
**New Housing Units Constructed, 1988-2002**

Year	Single Family Units	Two Family Units	Multi-Family Units	Total Units
1988	17	8	0	25
1989	27	26	0	53
1990	18	20	8	46
1991	18	26	24	68
1992	41	50	16	107
1993	29	34	19	82
1994	44	28	104	176
1995	31	18	8	57
1996	48	18	0	66
1997	44	16	24	84
1998	37	20	0	57
1999	44	36	0	80
2000	39	18	0	57
2001	22	22	81	125
2002	13	16	0	29
<b>Total Units</b>	472	356	284	1,112
<b>15 Year Average</b>	31	12-24	19	74

Source: Village of Little Chute

**Table 19**  
**Occupancy Status**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Occupied	2,372	73.4%	2,778	70.2%	36,507	70.3%	43,830	70.0%	1,215,350	59.1%	1,426,361	61.5%
Renter Occupied	786	24.3%	1,100	27.8%	14,020	27.0%	16,700	26.7%	606,768	29.5%	658,183	28.4%
Vacant Units	74	2.3%	78	2.0%	1,396	2.7%	2,084	3.3%	233,656	11.4%	236,600	10.2%
Seasonal Units	4	0.1%	7	0.2%	178	0.3%	237	0.4%	150,601	7.3%	142,313	6.1%
<b>Total Units</b>	<b>3,232</b>		<b>3,956</b>		<b>51,923</b>		<b>62,614</b>		<b>2,055,774</b>		<b>2,321,144</b>	

Source: U.S. Census

The desirability of Little Chute as a place to live is evident in looking at the vacancy status for housing units. While the number of housing units increased by 22% from 1990 to 2000, the vacancy rate for owner occupied stayed the same and increased slightly for renter occupied (see Table 20). The same was true for owner occupied housing at the Outagamie County and Wisconsin level, but the renter vacancy rate increased to almost double the village's vacancy rate.

**Table 20**  
**Vacancy Status**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
For Sale	19	25.7	20	25.6	331	23.7	418	20.1	14,692	6.3	17,172	7.3
For Rent	17	23.0	32	41.0	356	25.5	860	41.3	29,795	12.8	38,714	16.4
Seasonal Units	4	5.4	7	9.0	178	12.8	237	11.4	150,601	64.5	142,313	60.1
Other Units	34	45.9	19	24.4	531	38.0	569	27.3	38,568	16.5	38,401	16.2
Total Vacant Units	74		78		1,396		2,084		233,656		236,600	
Owner Vacancy Rate	0.8%		0.7%		0.9%		1.0%		1.2%		1.2%	
Renter Vacancy Rate	2.1%		2.9%		2.5%		5.2%		4.7%		5.9%	

Source: U.S. Census

## Value

The median housing value of \$65,700 in 1990 in the Village of Little Chute was exceeded only by the median housing value of the Town of Grand Chute (see Table 21). In 2000, only Outagamie County's and the Town of Grand Chute's median housing value exceeded Little Chute's value of \$105,600. The strength of the housing market in the 1990s is demonstrated by the fact that the median housing value in 2000 is significantly higher than the value that would have resulted simply from the value increasing by the rate of inflation during the ten-year period.

When adjusted for inflation from 1990 to 2000:

- A \$50,000 home is worth \$65,880
- A \$100,000 home is worth \$131,750
- A \$150,000 home is worth \$197,630
- A \$200,000 home is worth \$263,500

**Table 21**  
**Median Housing Value**

	Village of Little Chute	Village of Kimberly	Town of Grand Chute	City of Kaukauna	Outagamie County	State of Wisconsin
1990 Actual	\$65,700	\$56,600	\$87,600	\$55,300	\$63,900	\$62,100
2000 CPI Adjusted	\$86,593	\$74,599	\$115,457	\$72,885	\$84,220	\$81,848
2000 Actual	\$105,600	\$90,500	\$131,900	\$91,200	\$106,000	\$112,200

Source: U.S. Census

The combination of a strong housing market and economy resulted in 131 homes in Little Chute being valued at over \$200,000 in 2000 compared to zero homes above that value in 1990 (see Table 22). In 1990, almost three-quarters of the homes in the village were valued at less than \$100,000 compared to 47.4% in 2000. The percentage of homes in the \$100,000 to \$149,999 range increased dramatically from 7.2% in 1990 to 39.3% in 2000.

The same pattern in home values was found at the county and state level. Little Chute has a higher percentage of homes in the lower end of the range of home values and a lower percentage of homes in the higher end.

**Table 22**  
**Housing Value**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$50,000	366	18.3	211	7.6	7,613	24.9	1,457	3.3	294,441	31.7	142,047	10.0
\$50,000 to \$99,999	1,468	73.3	1,104	39.8	19,357	63.3	18,570	42.4	496,895	53.5	482,614	33.8
\$100,000 to \$149,999	144	7.2	1,089	39.3	2,715	8.9	14,104	32.2	95,891	10.3	410,673	28.8
\$150,000 to \$199,999	26	1.3	239	8.6	620	2.0	6,024	13.7	24,030	2.6	210,917	14.8
\$200,000 to \$299,999	0	0.0	107	3.9	218	0.7	2,760	6.3	12,310	1.3	123,606	8.7
\$300,000 or More	0	0.0	24	0.9	56	0.2	931	2.1	4,927	0.5	56,803	4.0
Total Units	2,004		2,774		30,579		43,846		928,494		1,426,660	

Source: U.S. Census

### Household Type

Nearly one in five households in the Village of Little Chute were generated between 1990 and 2000 (see Table 23). There are 3,878 households in Little Chute in 2000, an increase of 22.8% from the 3,158 households in 1990.

Little Chute followed the national trend of fewer family households and more nonfamily households. Married households decreased as a percentage of all family households from 87.3% to 82.6 percent. Female-headed households increased from 9.9% to 12.7 percent. The trend away from the traditional family structure (two parents and children) is also evident in an analysis of nonfamily households. Both categories of living alone and age 65+ decreased between 1990 and 2000, which means that the number of households with two or more unrelated persons increased.

The percentage increase in households between 1990 and 2000 was higher in the Village of Little Chute than in Outagamie County and Wisconsin. All three areas shared the same trends:

- ❖ Family households decreased and nonfamily households increased as a percentage of all households
- ❖ Married households decreased and female headed households increased as a percentage of family households
- ❖ Living alone and age 65+ households decreased as a percentage of the nonfamily households.

**Table 23**  
**Household Type**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Family	2,471	78.2	2,805	72.3	37,232	73.7	42,219	69.7	1,275,172	70.0	1,386,815	66.5
Married	2,158	87.3	2,317	82.6	32,212	86.5	35,622	84.4	1,048,010	82.2	1,108,597	79.9
Female Headed	244	9.9	356	12.7	3,746	10.1	4,588	10.9	174,530	13.7	200,300	14.4
Total Nonfamily	687	21.8	1,073	27.7	13,295	26.3	18,311	30.3	546,946	30.0	697,729	33.5
Living Alone	562	81.8	856	79.8	10,797	81.2	14,623	79.9	443,673	81.1	557,875	80.0
Age 65+	196	28.5	309	28.8	4,333	32.6	5,218	28.5	192,072	35.1	214,368	30.7
Total Households	3,158		3,878		50,527		60,530		1,822,118		2,084,544	
% Increase			22.8				19.8				14.4	

Source: U.S. Census

### Persons per Household

Table 24 illustrates how household size has been significantly declining in the Village of Little Chute, Outagamie County, and Wisconsin. In 1970, there were 3.93 persons per household in the village. By 2000, the number has decreased to 2.68 person per household. This decline in household size is occurring throughout the state and nation. It has been largely attributed to an increase in the number of single- and two-person households caused by a higher divorce rate and an aging population. The trend toward smaller household size has slowed down over the past ten years.

**Table 24**  
**Persons Per Household**

	Village of Little Chute		Outagamie County		State of Wisconsin	
	No.	Persons per HH	No.	Persons per HH	No.	Persons per HH
1970	1,346	3.93	32,807	3.57	1,328,804	3.22
1980	2,482	3.11	42,755	2.96	1,654,777	2.77
1990	3,158	2.88	50,527	2.73	1,822,118	2.61
2000	3,878	2.68	60,530	2.61	2,084,544	2.50

Source: U.S. Census

### Household Size

The decrease in household size can be seen more clearly in Table 25. One person households in the Village of Little Chute had the largest increase in the percentage of all households. Two person households was the only other group to experience an increase; all of the other households size categories experienced a decrease. One and two person households combined increased from 48.5% of all households in 1990 to 55.5% in 2000.

While the same patterns are seen at the county and state level, there are some differences in the percentage each household size group represents of the total. For example, in 1990, households with five persons represented 11.5% of all households in Little Chute, compared to 8.4% for Outagamie County and 7.1% for Wisconsin. That difference decreased significantly by 2000 when the percentage for Little Chute decreased to 8.3%, compared to 7.1% and 6.1% for the county and state, respectively.

**Table 25  
Household Size**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 Person	562	17.8	856	22.1	10,797	21.4	14,623	24.2	443,673	24.3	557,875	26.8
2 Person	971	30.7	1,297	33.4	16,307	32.3	20,422	33.7	596,883	32.8	721,452	34.6
3 Person	546	17.3	618	15.9	8,454	16.7	9,352	15.5	302,563	16.6	320,561	15.4
4 Person	588	18.6	640	16.5	8,779	17.4	9,816	16.2	284,151	15.6	290,716	13.9
5 Person	363	11.5	322	8.3	4,224	8.4	4,299	7.1	129,821	7.1	127,921	6.1
6 or More Person	128	4.1	145	3.7	1,966	3.9	2,018	3.3	65,027	3.6	66,019	3.2
Total Households	3,158		3,878		50,527		60,530		1,822,118		2,084,544	

Source: U.S. Census

## Housing Affordability

According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if less than 30% of a household's income is needed for housing costs. The median household income in the Village of Little Chute in 1999 was \$4,125 per month. That means a household at the median income level could spend up to \$1,238 per month on housing before the cost would be considered unaffordable. In the Village of Little Chute, about 10% of the owner-occupied households spent 30% or more of their household income in 1990 (see Table 26). In 2000, about 17% of the households spent more than 30 percent, a significant increase. The only percent of income group that did not see an increase from 1990 to 2000 was the less than 20% of income group. Outagamie County and Wisconsin also had an increase in owner-occupied households spending more than 30% of their household income on housing.

**Table 26**  
**Homeowner Affordability**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20% of Income	1,323	66.0	1,364	56.7	18,725	61.2	22,148	58.3	547,349	59.0	634,277	56.5
20% to 24%	287	14.3	378	15.7	5,028	16.4	6,287	16.5	147,944	15.9	173,620	15.5
25% to 29%	192	9.6	249	10.3	2,903	9.5	3,648	9.6	89,914	9.7	109,833	9.8
30% to 34%	45	2.2	168	7.0	1,494	4.9	2,096	5.5	48,581	5.2	64,892	5.8
> 34% of Income	151	7.5	247	10.3	2,267	7.4	3,691	9.7	91,445	9.8	135,075	12.0
Not Computed	6	0.3	0	0.0	162	0.5	145	0.4	3,261	0.4	4,770	0.4
Total Households	2,004		2,406		30,579		38,015		928,494		1,122,467	
% Not Affordable	9.8		17.2		12.3		15.2		15.1		17.8	

Source: U.S. Census

In a marked contrast to owner-occupied households, renter-occupied households experienced a dramatic decrease in the percent of households with unaffordable housing costs (see Table 27). In 1990, about 40% of the renter-occupied households paid 30% or more of their monthly income. In 2000, that percentage dropped to 21.5 percent. Also in contrast is the fact that the less than 20% of income group increased from 44.4% in 1990 to 49.4% in 2000. Both Outagamie County and Wisconsin also experienced a decrease in the percentage of renter-occupied households that paid 30% or more their household income for housing.

**Table 27**  
**Renter Affordability**

	Village of Little Chute				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20% of Income	349	44.4	543	49.4	5,745	41.9	7,099	43.0	195,669	33.6	242,345	37.8
20% to 24%	91	11.6	163	14.8	2,137	15.6	2,656	16.1	84,800	14.6	90,934	14.2
25% to 29%	14	1.8	119	10.8	1,380	10.1	1,828	11.1	68,905	11.8	67,926	10.6
30% to 34%	88	11.2	47	4.3	982	7.2	964	5.8	43,812	7.5	44,573	6.9
> 34% of Income	231	29.4	189	17.2	3,072	22.4	3,239	19.6	165,626	28.4	162,669	25.4
Not Computed	13	1.7	39	3.5	411	3.0	729	4.4	23,559	4.0	33,225	5.2
Total Households	786		1,100		13,727		16,515		582,371		641,672	
% Not Affordable	40.6		21.5		29.5		25.4		36.0		32.3	

Source: U.S. Census

## Housing Plans and Programs

### Village of Little Chute

The Village of Little Chute is served by the Kaukauna Housing Authority, which does not have any properties in Little Chute, but it does have the Golden Venture apartments in Kaukauna. The seventy-four apartments are for individuals over the age of 62 or who are disabled and are receiving SSI assistance. Currently, Golden Venture does not have a large waiting list.

The Kaukauna Housing Authority offers a rental assistance voucher program to Little Chute residents. The program is available to low and moderate income individuals and families. The voucher is for the difference between the cost of the rental unit and an amount equal to 30% of the family's or individual's income.

Holland Place Apartments, a privately owned housing complex, offers 80 units that are rent controlled. Habitat for Humanity has undertaken three projects in the village.

The Village will adopt a Traditional Neighborhood Development ordinance when the population of the village exceeds 12,500 people as required by Wisconsin State Statute 66.1027(3)(b).

### Outagamie County

The Outagamie County Housing Authority does not have any facilities in or provide any services to the Village of Little Chute.

### Regional

The East Central Wisconsin Regional Planning Commission is working with the Fox Cities Housing Coalition, a group of about 25 agencies involved in housing issues, to assess the housing needs for low and very low income residents and identify ways to meet those needs.

East Central released in January 2004 a report entitled, "Overcoming Barriers to Affordable Housing in the East Central Region." The report is an inventory of identified barriers to affordable housing in the East Central Region and potential solutions to address those barriers. The full report can be found at this web site:

[www.eastcentralrpc.org/planning/compplan/documents/FinalBarriersReport.pdf](http://www.eastcentralrpc.org/planning/compplan/documents/FinalBarriersReport.pdf)

### State of Wisconsin

The State of Wisconsin's 2000 Consolidated Plan for Housing and Community Development Needs addresses the need for housing and community development activities. In the Executive Summary, the following housing needs were specifically listed:

- ❖ Affordability of housing to all consumers, especially those with severe cost burdens to increase and maintain affordable housing;
- ❖ Adequate production of new units, including the adequate production of large family and elderly housing activities;

- ❖ The preservation and increase of the availability of safe, sanitary housing for low- and moderate-income owners and renters including lead based paint hazard reduction training and resources;
- ❖ Housing assistance for special needs groups, including homeless prevention activities, expanding transitional housing programs and increasing emergency shelter operating funds;
- ❖ The continuance of fairness and accessibility for all housing consumers, including enforcement and compliance with fair housing laws; and
- ❖ Continued efforts to assist with housing disaster relief.

The needs stated in this plan serve as guide to the Village of Little Chute in preparing its housing plan. The 2000 Consolidated Plan may be found at the following web site:

[www.doa.state.wi.us/docs\\_view2.asp?docid=626](http://www.doa.state.wi.us/docs_view2.asp?docid=626)

The Wisconsin Department of Administration has released a document entitled, "Directory of Resources for Comprehensive Planning." In the housing section of the directory is a list of housing programs that may benefit the Village of Little Chute and its residents as they work together to address housing issues. The directory may be found at the following web site:

[http://www.doa.state.wi.us/pagesubtext\\_detail.asp?linksubcatid=370&linkcatid=224&linkid=](http://www.doa.state.wi.us/pagesubtext_detail.asp?linksubcatid=370&linkcatid=224&linkid=)

The Wisconsin State Historical Society provides historic preservation tax credits to repair and rehabilitate historic buildings-single family and historic renovation & adaptive reuse of other historic structures. More information can be obtained at the following web site:

[www.wisconsinhistory.org/hp/funding.asp](http://www.wisconsinhistory.org/hp/funding.asp)

## Findings and Recommendations

- ❖ The fastest period of housing growth in the Village of Little Chute was during the 1990s, the same decade during which the Fox Cities experienced tremendous economic growth.
- ❖ Single family housing units maintained its share of the total number of housing units from 1990 to 2000 but multi-family housing increased its share.
- ❖ The increase in multi-family housing is reflected in the increase of rental units as a percentage of all housing units.
- ❖ The owner-occupied vacancy rate stayed the same from 1990 to 2000 while the renter-occupied increased nearly one percentage point.
- ❖ The significant amount of single-family home construction in the 1990s resulted in a significant increase in the median housing value. There were no homes valued over \$200,000 in 1990; there were 131 homes valued at over \$200,000 in 2000, 24 of which were valued at over \$300,000.
- ❖ Little Chute experienced the national trend in the change in household types of fewer traditional families and more single parent and nonfamily households.
- ❖ Little Chute also experienced the national trend of fewer people per household. This would correspond with the increase in multi-family units and the age group shift increase.
- ❖ The strong economy of the 1990s and the significant increase in the value and corresponding mortgage for single family homes may be one reason for the increase in the percentage of homeowners who spent more than 30% of their household income on housing costs. In contrast, the percentage of renters who spent more than 30% of their household income on housing costs declined.
- ❖ The Village should consider developing a housing rehabilitation program to upgrade older dwelling units. In particular, owner occupied and rental units surrounding the Downtown Business District are in need of repair or replacement.
- ❖ The Village should review the issues and solutions outlined in, "Overcoming Barriers to Affordable Housing in the East Central Region" and identify steps that may be taken by the Village.
- ❖ Once the village's population exceeds 12,500 people, the Village must adopt a Traditional Neighborhood Development Ordinance as required by Wisconsin State Statute 66.1027(3)(b).
- ❖ Little Chute should continue to enforce the Zoning Ordinance to ensure that residential neighborhoods are properly protected from encroachment of incompatible land uses.

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# Utilities and Community Facilities

## Utilities

### Water Department

An adequate supply of water for human consumption, sanitation, fire protection, industry, and recreation is an important factor in determining the suitability of land for urban development. Little Chute's supply of water is obtained from three wells. Improvements to the system have increased the pumping capacity at two of the Village's wells while the third is presently unused due to high turbidity.

In 2001, the Village drilled an additional well to supplement their existing supply. This well will assist in meeting village water needs for both short and long term development.

The present pumping and treating capacity of 4.1 million gallons per day greatly exceeds the demand of 970,000 gallons per day. Storage capacity is provided by two towers and three underground tanks. The Jefferson Street Tank has a capacity of 250,000 gallons and the Stephen Street tank has a capacity of 300,000 gallons. The three underground tanks, located at Wells #1, #2, and #4 have a combined capacity of 1,000,000 gallons. Total storage capacity of 1.55 million gallons is less than the Wisconsin Department of Natural Resources recommendation that a community be able to store two days worth of water.

Water pressure and quality are good throughout the community.

The Village has a Wellhead Protection Plan and Ordinance, which identifies existing features that may potentially cause contamination, and outlines actions to address them.

The Village currently contracts out for the operations of the Water Department, under the supervision of the Public Works Department.

### Wastewater Treatment and Sanitary Sewers<sup>1</sup>

In Wisconsin, the sewer service area planning process, which is authorized and regulated by the Wisconsin Administrative Code, serves as a useful mechanism for preparing development staging plans for urban areas and rural areas served by wastewater collection and treatment facilities.

The current Fox Cities Sewer Service Area Plan, prepared by the East Central Wisconsin Regional Planning Commission and approved by the Wisconsin Department of Natural Resources (DNR) in 1998, provides population and land use projections and delineates future growth areas. Also identified are environmentally sensitive areas that should not be developed. The plan contains policy recommendations that encourage cost-effective and environmentally sound development patterns.

The Fox Cities Sewer Service Area Plan serves as the basis for DNR approval of state and

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<sup>1</sup> Much of the information in this section is from the Fox Cities Sewer Service Area Plan.

federal grants for the planning and construction of wastewater collection and treatment facilities. It also serves as the basis for DNR approval of locally proposed sanitary sewer extensions and Department of Industry, Labor and Human Relations (DILHR) approval of private sewer laterals. Further, environmentally sensitive areas that are identified in the planning process serve as a guide for environmental permit decisions by federal and state agencies.

An update of the Fox Cities Sewer Service Area Plan began in Fall 2004 and has been approved the Commissioners of the East Central Wisconsin Regional Planning Commission. It has been forwarded to the Wisconsin Department of Natural Resources for its review and approval.

The Village of Little Chute provides public sewer through membership with the Heart of the Valley Metropolitan Sewerage District (HOVMSD). The HOVMSD is a special purpose unit of government jointly created by the City of Kaukauna and the Villages of Kimberly, Combined Locks and Little Chute to provide wastewater treatment to the various communities. In the early 1980's the Heart of the Valley MSD entered into an agreement with the Darboy Sanitary District for the provision of wastewater treatment. In 1995 the Darboy Sanitary District became a full member of the HOVMSD. The HOVMSD also owns and operates the major interceptor sewer installed in the Fox River, which collects wastewater generated by the upstream communities.

The HOVMSD's activated sludge wastewater treatment plant, constructed in the late 1970's, is located at the eastern limits of the City of Kaukauna adjacent to the Fox River. It serves the communities described above. The plant has a design flow of 9.0 million gallons per day (mgd) and an average flow of 5.5 mgd. Treatment of the wastewater is through the activated sludge process with the sludge treated through aerobic digestion. The sludge is disposed of through injection on agricultural land. The facility has been performing well, discharging >20 mg/l BOD, >11 mg/l suspended solids and .7 mg/l of phosphorus. Recent modifications to the plant include a 2 million-gallon sludge storage tank to increase sludge storage capabilities during winter months. Additional improvements included a SCADA computerized system for monitoring and controlling various plant processes and operations.

All local interceptors flow into the primary Fox River Interceptor leading to the treatment plant. During wet weather periods total flow volumes to the plant have exceeded 28 mgd. Inflow and infiltration into the collection system is a concern of individual communities and the HOVMSD. During 1996 an Inflow & Infiltration Grant Fund program was established by the HOVMSD to provide money to communities to correct specific infiltration/inflow problems. The Village of Little Chute is addressing the problem by replacing older lines, televising lines to identify specific problem areas, and replacing lines as part of street construction projects. That commitment was reaffirmed by the Village Board recently through the adoption of a resolution, in which the Village agreed to cooperate with HOVMSD in achieving a thirty percent reduction in peak flow from infiltration and inflow.

North of USH 41, land slopes toward Apple Creek, away from the Village's wastewater collection system. While some of this area can be served with gravity interceptors, most of it will require the installation of lift stations to serve sewer development. A major interceptor has been installed on Evergreen Drive.

The Village's collection system consists primarily of 8-inch gravity sewers, along with several larger interceptor sewers located in Evergreen Drive north of USH 41 to a point east of Buchanan Road, then south on Sanitorium Road to the Fox River Interceptor. A 21" sewer serves the areas south of USH 41 and west of Washington Street. Additionally, one lift station and sections of forcemain transport waste over areas not topographically suited for gravity sewers. All local interceptors flow into the primary Fox River Interceptor, owned by HOVMSD, and then to the wastewater treatment plant.

The Village currently owns 3.94 cubic feet per second (cfs) of capacity at Meter Station 2 and 8.29 cfs of capacity at Meter Station 3. It also has 2.74 cfs excess capacity in the existing interceptor and the wastewater treatment facility through existing agreements. Current flows from the Village are averaging 2.15 cfs, which leaves approximately 12.82 cfs for future use.

The HOVMSD is currently in the process of conducting facility planning to provide for the long-term needs for both the Fox River interceptor and the wastewater treatment facility. The Village has been intricately involved in these discussions. The current plan is to expand the plant over the next five to six years to provide the capacity needed in 2025. The Village's engineers anticipate additions or improvements to the infrastructure will include the installation of new sanitary sewer service lines to serve newly developed areas and the elimination of infiltration/inflow problems.

The recently adopted Sewer Service Area is illustrated on Map 12. More information on the Fox Cities Sewer Service Area Plan may be found at [www.eastcentralrpc.org](http://www.eastcentralrpc.org)

### **Storm Water Management**

Storm water drains to the Fox River through named and unnamed streams, as well as an extensive system of underground storm sewers. In general, the areas north of USH 41 drain northeasterly into the Fox River through Apple Creek and its tributaries. The areas south of USH 41 drain to the south by numerous intermittent and continuously flowing streams as well as by underground storm sewers.

In 1997, two large retention ponds were constructed to serve the northeastern one-quarter of the Village. These ponds were installed to control the rates of discharge of storm water during heavy rain.

Because the areas north of the present Village limits are relatively flat, drainage problems may occur as this area develops unless storm sewers, as well as retention/detention areas, are installed. This may create further need to pump storm water through lift stations in the future.

As growth continues to occur in the Village of Little Chute with the construction of buildings, streets and parking areas, the management of the storm water that flows from these impervious surfaces takes on additional importance. The ability of the land to absorb the runoff diminishes and the need to control and direct the runoff becomes essential. During the conversion of the land from a natural state to a developed state, soil erosion becomes a concern.

Several actions can be taken to mitigate the negative effects. One is to require remedial actions by contractors to control erosion during construction. A second action is to design the

management of storm water runoff into a commercial or residential project. At the present time (2005), the Village is writing a comprehensive storm water ordinance that will regulate how storm water is handled for all new projects.

A municipal storm water utility was formed in 2000. The Village is currently constructing storm water treatment and detention facilities at a cost of several million dollars on both sides of USH 41 between Holland Road and CTH "N". The Village is working under a permit granted by the Wisconsin Department of Natural Resources that meets the latest Environmental Protection Agency Phase II requirements. It is one of the first communities to meet these new standards that require a series of "treatment type" detention ponds.

The Village submitted a planning grant application in the spring of 2004 to the Wisconsin Department of Natural Resources to convert two storm water ponds from retention only to ponds that provide treatment of the storm water.

### **Solid Waste Disposal**

The Village of Little Chute provides solid waste disposal to the residents and the businesses of the village. Collection for both takes place once a week. The Village has automated trucks that can be operated by the driver, eliminating the need for a second person on the truck. There are special pick-ups on an occasional basis for bulky items. Businesses have the option of contracting for their own service and many of them do.

Solid waste is hauled to the Outagamie County Landfill per the Tri-County Landfill Agreement signed by the counties of Brown, Outagamie, and Winnebago. The intent of the agreement is to achieve economies of scale, maximize use of all three landfills over the long term, and to save the cost of operating all three landfills simultaneously.

The location of the Outagamie County Landfill does present some concerns to the Village of Little Chute. There is a significant amount of truck traffic on CTH "OO" and Holland Road. Material placed in the landfill can become airborne and ends up on the property of residents of Little Chute. And finally, the odor from the landfill can be unpleasant.

Outagamie County provides recycling services. Recycling is hauled to the Outagamie County Recycling Facility where it is consolidated and shipped out. It is projected that this arrangement for waste and recycling materials will be in place for the next twenty years or more.

### **Telecommunications**

#### **Land Line Telephone**

The land line system in the Village of Little Chute is owned by SBC. Local and long distance services are provided by a number of carriers. Future expansion of the system will be the result of the demand for more phone lines, which triggers a regulatory review process.

#### **Wireless Voice**

There are numerous providers of cellular phone service to the residents of the village. US Cellular has a cell tower in the Village's Industrial Park and Heartland Business Systems has a

data transmission antenna on the Village's water tower on Stephen Street. While the Village does not have a telecommunications tower ordinance, the zoning ordinance does include a height regulation.

### **Internet**

Internet dial-up accounts are available through a variety of providers. Cable modem service is available through Time Warner. DSL service is available through SBC and several other Internet providers.

### **Cable**

Time Warner Cable provides digital and analog cable television services to the Village of Little Chute. The Village charges Time Warner a franchise fee of 5% of gross revenues from cable services.

### **Fiber Optic**

Both SBC and Time Warner provide fiber optic service the Village of Little Chute. The expansion of the service is either provided at the request of the customer or by the provider in serving existing developed areas or areas proposed to be developed.

## **Electricity and Natural Gas**

### **Electrical Generation**

The primary generation sources for electrical service in the Village of Little Chute are the hydroelectric facility and a gas turbine peaking plant owned and operated by Kaukauna Utilities and a gas turbine peaking unit co-owned by Kaukauna Utilities and Wisconsin Public Power, Inc. In addition, Kaukauna Utilities purchases power off the grids. There are no immediate concerns with the generation of electricity to meet demand. Peak load capacity is 130 MW and average demand has been between 100 and 110 MW. WE Energies also provides electrical service to the village from a generation plant outside of the area.

### **Electrical Transmission**

Transmission of electrical energy provided by Kaukauna Utilities is through two substations in the City of Kaukauna and one in the Village of Combined Locks. The looped transmission system is adequate to handle demand.

Transmission of WE Energies generated power is through lines owned and operated by American Transmission Company LLC. ATC LLC annually develops a ten year plan for upgrades and improvements. The plan can be seen at the following web site:

[www.atcllc.com](http://www.atcllc.com)

## **Distribution of Electricity and Natural Gas**

The distribution systems for electricity are maintained by Kaukauna Utilities and WE Energies. Kraft Foods/Jack's Pizza taps directly into Kaukauna Utilities' transmission system. All other Kaukauna Utilities users are provided with service that has been transformed down from 138kV to 34kV.

The portion of the village served by WE Energies is primarily north of USH 41 and west of CTH "N", and is where most of the growth is expected to occur. WE Energies provides natural gas services to the residences and businesses in the Village of Little Chute. At this time, there are no known problems with service.

## Community Facilities

### Public Safety

#### Little Chute Safety Center

The Little Chute Safety Center is located at 200 W. McKinley Avenue. It was constructed in 1982 and houses the Fox Valley Metro Police Department and the Fire Department. Discussions are being held on the need for a new Fire Department facility. Part of that discussion is the need for two new facilities, one south of USH 41 and one north of USH41. If a new Fire Department facility would be constructed, there will be adequate space in the Little Chute Safety Center for the Police Department for the next twenty years. If the Fire Department remains in the Safety Center, the Police Department will need more space.

#### Police

The Fox Valley Metropolitan Police Department provides police protection throughout the corporate limits of Little Chute and Kimberly, as well as emergency service to the neighboring communities through mutual-aid agreements. The department has 26 full-time officers and one court officer. The Police Department provides nine crossing guards positioned at busy intersections throughout Little Chute during the school year. Thirteen police vehicles provide the department with adequate patrol capabilities in the villages.

To provide adequate communication coverage for Village officers, the Fox Valley Metropolitan Police Department is also tied into the Outagamie County Sheriff's Department communication system. This system allows the sheriff's department to contact the Metro patrol officers directly when office personnel are not available at the Safety Center.

#### Fire Department

The Little Chute Fire Department is a 37 member volunteer organization. While Little Chute is fortunate to have more than enough volunteers, the Village may need to consider a full-time department as the community continues to grow. Presently, there are two pumper trucks, an aerial truck, an equipment van, and an automobile for fire inspections, all of which are located at the Safety Center Building. Fire protection service is provided to the Little Chute corporate boundaries, as well as neighboring communities through mutual-aid agreements.

The Village has an ISO fire rating of 5, where 1 is the best fire protection rating and 10 is the worst rating. A fire rating of 4 is the highest that can be obtained by an all-volunteer fire department. The rating was developed by Insurance Services Offices, Inc. (ISO) and is based on several factors including water supply, fire equipment, personnel (volunteer or full-time), and alarm and paging system. For more information on the rating system, go to this web site:

[www.isomitigation.com/fire2.html](http://www.isomitigation.com/fire2.html)

#### First Responder

When emergency medical situations arise within the community, personnel from the Fox Valley Metro Police Department are available to provide medical aid. Presently 23 police officers are

state certified "First Responders" and can provide first-aid treatment until additional medical personnel become available.

### **Ambulance**

The Village of Little Chute receives ambulance services from Gold Cross Ambulance, with ambulances located at Appleton hospitals, and from Kaukauna Rescue.

### **Judicial**

The Village of Little Chute has a municipal court that handles ordinance forfeitures and municipal traffic. Other judicial matters are handled by the Outagamie County court system.

### **Jails**

The Village of Little Chute does not have a jail. Situations involving incarceration are handled at the Outagamie County Jail.

## **Schools**

The Village of Little Chute is served by three school districts within its corporate limits (see Map 15 in the Intergovernmental Cooperation element). The eastern and some of the north central portions of the village are in the Kaukauna Area School District, and the western portion of the village is in the Appleton Area School District. The remaining areas of the Village of Little Chute are in the Little Chute School District.

### **Little Chute School District**

Currently, there are three public school facilities located in the community operated by the Little Chute School District.

Little Chute Elementary School was built in 1992 and is located at 901 Grand Avenue, adjacent to the Safety Center. The facility houses early child care classes through the fifth grade and had a 2003-2004 enrollment of 629 students. There are 42 teachers at the school and 33 support staff in administration, maintenance, and teachers' aides.

In 1998, the school district constructed an addition to the High School for the Little Chute Middle School. The middle school houses grades six through eight and had a 2003-2004 enrollment of 291 students. There are 45 employees at the middle school, including the principal, teachers, and support staff.

The Little Chute High School is located at 1402 Freedom Road (CTH "N"). It is on a 35-acre site in the central portion of the community. The high school was constructed in 1965 with an addition of a large fieldhouse, auditorium, classrooms, and fitness center in 1998. The facility includes grades nine through twelve and had a 2003-2004 enrollment of 585 students. There are 47 employees at the high school, including teachers, administrative and support staff, and maintenance.

The Little Chute School District is surrounded by other school districts that encompass the majority of the undeveloped land in and around the Village of Little Chute. Because of this,

changes in enrollment would come from changes in the number of school age children in the existing housing units in the district, from the construction of new housing in the district, and from open enrollment of students from, primarily, the portion of the Kaukauna School District that overlaps the Village's territory. Projections made by school district administrators show enrollments having minor increases and decreases in the next several school years. Overall, the long-term trend is declining enrollments. As a result, there are no plans for expansion of the district's facilities.

Open enrollment numbers for the 2003-2004 school year show that 58 students open enrolled in the Little Chute School District, 42 of which were from the Kaukauna School District. There were 38 students from the Little Chute School District that open enrolled in other school districts. Five of the 38 enrolled in the Kaukauna School District. The school district boundaries are discussed in more detail in the section on Intergovernmental Cooperation.

For more information on the Little Chute School District, click on the link below:

[www.littlechute.k12.wi.us](http://www.littlechute.k12.wi.us)

### **Appleton Area School District**

Further development of the Fox Point area east of STH 441 on STH 96 will not significantly affect school enrollment and capacity in the Appleton School District. An area of residential development that will have an impact on facilities would be the area north of Evergreen Road and east of French Road. While this area is currently in the Town of Grand Chute, it is anticipated that when it is developed, annexation to the Village of Little Chute will be requested.

Appleton School District has identified in its long-range plan the construction of an elementary school near Appleton North High School. Residential growth in the Village of Little Chute in the Appleton School District will be one of the factors considered by the Appleton School District in its facilities planning.

For more information on the Appleton School District, click on the link below:

[www.aasd.k12.wi.us](http://www.aasd.k12.wi.us)

### **Kaukauna Area School District**

Development north of USH 41 not served by the Appleton Area School District will be served by the Kaukauna Area School District. Elementary age students attend Haen Elementary, which has 22 classrooms and an enrollment of approximately 380 students. Haen Elementary is located between USH 41 and CTH "OO" just to the east of the Little Chute corporate limits. River View Middle School, which is located in downtown Kaukauna, has approximately 66 classrooms and a capacity of 770 students. Kaukauna High School has about 1,320 students and 102 classrooms, and is located on the far southeast side of the city. The Kaukauna Area School District is currently undertaking a growth and enrollment study. Approximately 9% of the district's property value is in the Village of Little Chute and 8% is in the Town of Vandebroek.

The Kaukauna School District recently completed a demographic and potential growth analysis study. The study recommended the District closely monitor the housing market in the Village of

Little Chute as commercial growth develops north of USH 41 and municipal services become available to service residential subdivisions.

For more information on the Kaukauna School District, click on the link below:

[www.kaukauna.k12.wi.us](http://www.kaukauna.k12.wi.us)

### **St. John Catholic Elementary and Middle School**

A fourth school facility that provides educational services to the community is St. John Catholic Elementary School. The school has an enrollment of approximately 375 students from three-year old pre-school through 8<sup>th</sup> grade. Students attend the school from all areas of the village, and adjacent rural areas.

### **Library**

In 1992, the Village of Little Chute purchased the former elementary school located immediately north of the Village Hall. This property extends from Grand Avenue to Monroe Street and contains approximately 21,000 square feet of floor space. In March 1994, the Village Board approved funding for remodeling this structure, creating a Public Library and Civic Center. Construction was complete and the Gerard H. Van Hoof Library/Civic Center opened in October, 1994. This facility will serve the community throughout the planning period.

The library is operated jointly with the Village of Kimberly's library. Both are part of the Outagamie Waupaca Library System, more information on which can be obtained at their web site.

[www.owls.lib.wi.us](http://www.owls.lib.wi.us)

### **Parks**

There are a wide variety of park and recreational facilities and school recreation areas available to Little Chute residents, including the Fox River. Approximately 110 acres are available for outdoor recreational use at these sites.

Neighborhood parks are generally five to fifteen acres in size and are located within ½ mile of residents. Little Chute currently has four parks that function as neighborhood parks: Heesakker Park, Doyle Park, Van Lieshout Park, and Legion Park. The recreation areas at the Little Chute High School also function as a neighborhood park. Some residents in the southwest and northeast portions of the village are outside the ½ mile distance from the nearest neighborhood park.

Heesakker Park, Doyle Park, Van Lieshout Park, and Little Chute High School recreation areas are also designated as community parks because they serve a wider radius (1.5 miles) and have a greater diversity of recreational facilities.

#### **Heesakker Park**

Heesakker Park is the largest Village park. The park, which covers 28 acres, is located in the southeastern portion of the village (see Map 14) and is accessible from Lincoln Avenue. Heesakker Park has evolved predominantly into a passive nature park. The walking trails,

woodland plants, and wildlife add a nature-oriented dimension to the park. Recreational facilities include a shelter, playground equipment, volleyball court, hockey and pleasure ice rinks, sledding hill, open green space and restroom facilities conveniently located near activity areas.

To further enhance the park, more trails and additional signs along the trails are needed along with a master plan for use of the open green space. The stairway systems need to be brought into compliance with CPSC (Consumer Products Safety Commission) and ASTM (American Society for Testing Materials) standards. Plantings of grasses, flowers, and trees trimmed along the trails would add a nice feature to the park system. A shelter should be installed on the west side of the park and a parking facility near the playground. Finally, a trail system connecting Heesakker and Doyle Parks would add a very pleasurable dimension. The connection of Heesakker Park to the Kaukauna Park system to the east and other systems to the west is also a possibility.

### **Doyle Park**

Doyle Park occupies 14.8 acres and is the oldest and most versatile park. Located in the south central portion of the village, the park is intensively developed. Recreational facilities include a swimming pool with a zero depth entry pool, a water slide, and dressing rooms, two lighted softball/baseball diamonds, three shelters, a band stage and shelter, an area containing two basketball courts, two tennis courts, two volleyball courts, and several picnic areas. A large parking area is available and two restroom facilities are conveniently located near activity areas. This park rests along the Fox River and the canal system.

There are several major improvement projects proposed for Doyle Park that will maintain the facility as a quality community park. Improvements with the pool include enhancing the lighting, installing a handicap lift, and enlarging the dressing room, locker and shower facilities. Improvements to the ballfields, improved pedestrian entrance to park, planting trees, and drainage improvements are all future developments. The canal is an unsettled issue with the Corps of Engineers and will have to be addressed in the future. There remains the possibility the Village will become responsible for the maintenance of the canal banks and locks.

### **Van Lieshout Park**

Van Lieshout Park occupies 19.8 acres and is the newest community park. Located in the northwestern portion of the village, it is in the process of being developed into a very versatile park. Recreational facilities include a shelter, lighted baseball diamond, volleyball court, five soccer fields, playground equipment, parking area, open green space and restroom facilities conveniently located near activity areas. This park is located near the most recent and on-going residential development area in the village.

Future improvements include a sand volleyball court, basketball court, another shelter, pedestrian trails (partly completed), updating playground equipment, landscaping and open green space.

### **Legion Park**

Legion Park was moved from its original location because of the building of the elementary school. A shelter and a restroom facility are centrally located in this 9-acre park. A wall has been erected and painted for use during the summer for baseball practice. Recreational facilities

include two-ball diamonds, playground equipment, a skateboard facility, and open green space. This park will be used year-round as the elementary school is adjacent to it.

To further enhance the park, more trees need to be planted for shading. The addition of another ball diamond and skateboard/in-line skating equipment would be beneficial for village user groups.

### **Island Park**

Island Park, nestled between the Fox River and the canal system, is handicapped accessible. This passive park is almost six acres in size. The wildlife, mostly birds, add to the secluded up-north atmosphere of the site, and is one of the communities best kept secrets. A great deal of fishing occurs at the park by all ages. Recreation amenities include a handicapped accessible fishing wharf, picnic areas and open space green space.

Within the next five years, riverside benches, trees and plantings should also be done in the area. Negotiations should be made with Kaukauna Utilities for trespass rights to the adjacent open space, which combines with Island Park to form a half island completely surrounded by water. On the north side is the U.S. Corps of Engineer's Canal and on the south side is the Fox River. Fencing would have to be provided in the agreement with Kaukauna Utilities to ensure park users would not stray into the electrical generating system. The addition of a small frisbee golf course would be a nice amenity.

### **Little Chute High School**

Little Chute High School is located just north of CTH "00" on Freedom Road (CTH "N"). The site offers, for public use, a lighted football field and track, bleachers, a concession stand, a baseball diamond, an exercise and weight room, and ample parking. The Village Recreation Department uses the indoor gym facilities.

In addition to these parks, Hietpas Tot Lot, Kinley Tot Lot, Miller Lane Tot Lot, Peter Van Zeeland Tot Lot, and St. John Elementary School serve as recreation lots to nearby residents.

### **Hietpas/Jaycee Tot Lot**

The Hietpas/Jaycee Tot Lot is a small recreation lot, located at the intersection of Hietpas Street and Kennedy Avenue. The lot occupies about a quarter of an acre and contains playground equipment and picnic areas.

**Peter Van Zeeland Tot Lot** - The Peter Van Zeeland Tot Lot is located on Greenfield Drive, in the north-central area of Little Chute. The 0.21acre site contains picnic areas and playground equipment.

**Miller Lane Tot Lot** - The Miller Lane Tot Lot, located at the corner of Miller Lane in the western area of the village, is 0.2 acres. The site offers playground equipment, open green space, and picnic areas.

**Kinley Tot Lot** - Located in the northwest corner of Florida Avenue and Grant Street, the Kinley Tot Lot occupies 0.28 acres and contains picnic areas and playground equipment.

**Little Chute Elementary School** - The elementary school is adjacent to Legion Park and uses the park's facilities. The school also has a large gymnasium, which is utilized by the Village Recreation Department.

**St. John Elementary School**- This privately owned school is located adjacent to Grand Avenue and Church Street. The site contains a paved area that is marked for playground games. The lot is used for parking for church services, but is also available for public use after school hours and during the summer. Across the street on Grand Avenue is a playground with equipment, a paved track, and green space. A gym and meeting room are also available for public use.

**Dutch Harbor Tot Lot** - Located within the Dutch Harbor Mobile Home Park, this 0.4 acre tot lot is privately owned and operated within the confines of the park. The tot lot contains several assorted pieces of playground equipment for the children residing in the mobile home park, which is located near North Avenue (CTH 00) and Washington Street in the north-central portion of the village.

**Circle Acres Tot Lot** - Located within Circle Acres Mobile Home Park, this 0.7 acre tot lot is also privately owned and operated within the confines of the mobile home park. The tot lot contains several pieces of playground equipment for children residing in the mobile home park, which is located south of Main Street near Washington Street.

### ***Summary***

Based on the recreational acreage currently owned by the Village and public school system, the supply of parkland is adequate. Based on a generally accepted standard that urban communities provide ten acres of land per 1,000 residents, Little Chute currently exceeds this standard by 12 acres. Population projections show by the year 2015, Little Chute will fall short of the standard of 120.35 acres by 10.5 acres. It should be noted, however, this does not imply Little Chute will be meeting the recreational needs of its residents and does not have to improve its recreation system during the planning period. Care should be taken to ensure all residents have equal access to the facilities. One idea is to create parks around the retention pond areas recently constructed by the village on both sides of USH 41.

A small **neighborhood park is recommended in the Fox Point/Rainbow Gardens area.** This is recommended as a passive park with sitting areas and a small amount of playground equipment such as swings, a sand box, and picnic tables.

**A community park is recommended for long-range (8-20 years) development north of U.S.H. 41 and east of CTH "N".** The park should contain 20-30 acres to serve the proposed development northeast of the Village. This area could act as a buffer between the highway and proposed residential development as well as possibly contain a retention pond for storm water. The park should offer a variety of active and passive recreational activities.

**Long-range planning of neighborhood parks** should be developed in future northern growth areas. Neighborhood parks should be developed at a rate of ¼ acre per 80 to 100 acres of residential development. Consideration should also be given to co-locating parks with other public facilities like schools, police stations, and fire departments.

## Open Space and Recreation Plan

The Village of Little Chute does not have an Open Space and Recreation Plan, which is generally required for the Village to be eligible to compete for matching state and federal park and recreation grants. This plan should be completed in the near future.

## Trails

The vision for the Village of Little Chute includes, *“The parks, which are connected by a sidewalk and walking trail system, are also home to the community’s festivals, which attract residents and tourists alike.”* The Village should consider designating, mapping and publicizing a sidewalk and walking trail system.

## Village Hall

Little Chute’s Village Hall was built in 1939 and is located at the corner of Main Street and Grand Avenue. The building houses the administrative offices for local government and provides a large meeting room that is available for use by clubs, groups and civic organizations. Renovation and remodeling was completed in August of 1995. While the facility has ample space to accommodate the current administrative needs of the Village of Little Chute, the need for additional space should be reviewed annually.

## Municipal Services Building

In December of 1986, the Little Chute Public Works Department and the Parks and Recreation Department moved their equipment and personnel into a new Municipal Services Building. The 22,000 square foot facility is located at 1940 Buchanan Street, adjacent to the Little Chute Industrial Park in the northeast section of the Village.

The facility provides space for all equipment utilized by the various departments. Major equipment stored at the garage includes gravel trucks, pick-up trucks, street graders and sweepers, refuse collection trucks and lawn-mowing equipment.

In addition to the municipal garage facility, the Municipal Services Building also provides an administrative office wing for public works and parks and recreation. There is a salt and materials storage shed for needed street improvement projects.

Based on current building utilization, it appears additional space will be needed, initially for equipment, with office space at a later date.

## Civic Clubs and Organizations

Little Chute has a wide variety of civic clubs and organizations that support various causes, and provide an opportunity for the residents of the village to become involved. They include:

- ❖ Alcohol and Other Drug Abuse Commission
- ❖ American Legion Auxiliary
- ❖ American Legion Jacob Coppus Post 258
- ❖ Boy Scouts
- ❖ Fox Cities Chamber of Commerce
- ❖ Fox Cities Convention and Visitors Bureau

- ❖ Girl Scouts
- ❖ Gridiron Club
- ❖ Heart of the Valley Seniors
- ❖ Heart of the Valley Chamber of Commerce
- ❖ Knights of Columbus
- ❖ Little Chute Business Association, Inc.
- ❖ Little Chute Garden Club
- ❖ Little Chute Historical Society
- ❖ Little Chute Jaycees
- ❖ Little Chute Kiwanis
- ❖ Little Chute Community Band
- ❖ Little Chute Windmill, Inc.

### Churches

There are four churches in the Village of Little Chute:

- ❖ St. John Nepomucene Catholic Church
- ❖ St. Luke Lutheran Church
- ❖ Peace United Methodist Church
- ❖ God's Community Church

### Cemeteries

The only cemetery located in Little Chute is the St. John Cemetery located on E. Main Street. The cemetery is eighteen acres in size, half of which is available for future use.

### Child Care Facilities

Licensed child care facilities in Little Chute provide a range of child care. According to information provided by Child Care Resource & Referral, Inc., there is one group center, three licensed homes, three certified homes and two provisional homes. In addition, there is one school-age program.

Group child care centers care for nine or more children. Licensed family child care providers care for four to eight children while certified child care providers care for up to six children. A provisional certified provider is not required to have any training in early childhood education.

One of the major challenges in child care is to match the type of child care desired by the parents with the appropriate provider. For example, child care may be needed on second shift. There is always a demand for quality child care. For more information on child care, visit this web site:

[www.getconnectedforkids.org/index.htm](http://www.getconnectedforkids.org/index.htm)

### Health Care

Little Chute residents have access to excellent medical facilities and doctors located throughout the Fox Cities. Appleton Medical Center and St. Elizabeth Hospital are located in Appleton and Theda Clark Hospital is located in Neenah.

The Affinity Medical Group Clinic provides medical services in the village. Four full-time physicians and additional support staff staff the clinic. The Parkside Nursing and Rehab Center provides local care for the elderly and disabled.

### **Post Office**

The Village of Little Chute has a United States Post Office offering home delivery along with counter services and boxes for rent.

## Findings and Recommendations

- ❖ The water pumping and treatment system in the Village of Little Chute has the capacity to meet the projected growth in the community. Storage should be increased to have a two days supply of water.
- ❖ The Heart of the Valley Metropolitan Sewerage District is in the process of planning the upgrades that will be needed to the wastewater treatment system and to the collection system. Daily usage of the wastewater treatment plant is near, and occasionally exceeds, the design flow.
- ❖ The Village of Little Chute has committed to reducing the amount of infiltration and inflow of storm water into the sanitary sewer system.
- ❖ The Village has aggressively addressed storm water management through the construction of active treatment retention and detention ponds.
- ❖ The Tri-County Landfill Agreement between the counties of Brown, Outagamie and Winnebago should provide the capacity needed for solid waste and recycling materials.
- ❖ The presence of the Outagamie County Landfill immediately adjacent to the Village of Little Chute does create negative impacts.
- ❖ The deregulation of the telecommunications industry has resulted in strong competition. Services appear to be adequate for the Village of Little Chute.
- ❖ The current generation, transmission and distribution systems should provide the Village of Little Chute with adequate energy from electricity and natural gas.
- ❖ The Police Department and Fire Department's facilities and equipment should be adequate for some time into the future.
- ❖ Ambulance services are adequate.
- ❖ The Village of Little Chute should meet with the Little Chute School District, the Appleton Area School District, and the Kaukauna Area School District to discuss the current school district boundaries and whether or not a change in the boundaries would be beneficial to both the Village and the districts.
- ❖ While the park system is currently adequate to meet the demands of the current population, the Village will need to develop more parks to accommodate the projected growth in the number of residents in the next twenty years.
- ❖ The Village should complete an Open Space and Recreation Plan.
- ❖ There does not appear to be any significant concerns with respect to civic clubs and organizations, churches, cemeteries, child care, and health care.

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## Economic Development

### Analysis of Labor Force and Economic Base

One of the challenges in analyzing the labor force and economic base of a smaller community is the fact that most of the information on the labor force and economic base is available only at the county level, with very little available at the community level. While having community specific data is desirable, it quickly becomes clear in analyzing the data that a larger geographic area more accurately reflects the trends. People, jobs, and income move freely across the municipal boundaries that otherwise define who we are.

In this section, references are made to the Appleton/Oshkosh/Neenah Metropolitan Statistical Area and the Green Bay Metropolitan Statistical Area. The former includes the counties of Calumet, Outagamie and Winnebago while the latter includes Brown County.

#### Labor Force

The percentage increase in the labor force for Outagamie County and the Appleton/Oshkosh/Neenah Metropolitan Statistical Area (MSA) between 1990 and 2000 was higher than the percentage increase for the State of Wisconsin but lower than that for the Green Bay MSA (see Table 28). Outagamie County had the highest percentage increase between 2000 and 2002. Northeastern Wisconsin benefited from the strong economy experienced during the 1990s as evidenced by the drop in the unemployment rate. Given that economists generally consider a four to five percent unemployment rate reflects the natural turnover in people looking for or changing jobs, the rates experienced in the 1990s indicated a shortage of people in the labor force. While that situation has reversed itself in the past several years, during which the unemployment rate was higher than the rate in 1990, labor force projections indicate a labor shortage will again be experienced in northeastern Wisconsin in the future.

It is possible the Village of Little Chute will benefit from the labor shortage. As people respond to a labor shortage by moving to where the jobs are, Little Chute offers an attractive environment in which to live, particularly to those that are seeking a safe, family-friendly, small town atmosphere.

**Table 28**  
**Labor Force**

	1990	2000	Sept. 2002	% Change 1990 to 2000	% Change 2000 to 2002
<b>Outagamie County</b>					
Labor Force	83,966	102,105	106,421	21.6	4.2
Employed	81,219	99,393	101,734	22.4	2.4
Unemployed	2,747	2,712	4,687	-1.3	72.8
Unemployment Rate	3.3%	2.7%	4.4%		
<b>Appleton-Oshkosh-Neenah MSA</b>					
Labor Force	188,609	226,350	233,575	20.0	3.2
Employed	181,530	220,474	221,961	21.5	0.7
Unemployed	7,079	5,876	11,614	-17.0	97.7
Unemployment Rate	3.8%	2.6%	5.0%		
<b>Green Bay MSA</b>					
Labor Force	105,722	136,884	141,697	29.5	3.5
Employed	101,593	133,223	134,667	31.1	1.1
Unemployed	4,129	3,661	7,030	-11.3	92.0
Unemployment Rate	3.9%	2.7%	5.0%		
<b>State of Wisconsin</b>					
Labor Force	2,581,079	2,934,931	3,050,161	13.7	3.9
Employed	2,466,597	2,831,162	2,919,602	14.8	3.1
Unemployed	114,483	103,769	130,559	-9.4	25.8
Unemployment Rate	4.4%	3.5%	4.3		

Source: Wisconsin Department of Workforce Development, 2000 Benchmark Local Area Unemployment Statistics (LAUS) Estimates Report.

## Employment by Industry

While the jobs that are shown in Table 29 are with companies whose plants and offices are physically located in the Appleton/Oshkosh/Neenah MSA, the Green Bay MSA and Wisconsin, the people who have these jobs may or may not live in the MSA's of the State of Wisconsin. These data are referred to as "Place of Industry" employment data. People commonly work in one county and live in another county.

A new system of measuring job change has been implemented. Previously, jobs were categorized by the Standard Industrial Classification system (SIC). Beginning in 2001, jobs are categorized by the North American Industry Classification System (NAICS). The difference between the two is NAICS focuses on **how** products and services are created, as opposed to the SIC focus on **what** is produced. This approach yields significantly different industry groupings than those produced by the SIC approach, which is still used in the "Place of Residence" employment data shown in Table 30.

The change in the classification system makes comparisons between "Place of Industry" and "Place of Residence" difficult.

**Table 29**  
**Employment By Place Of Industry**

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
<b>Appleton-Oshkosh-Neenah MSA</b>						
Agriculture, Forestry, Fishing & Hunting	--	--	--	--	--	--
Mining	--	--	--	--	--	--
Utilities	634	0.4	526	0.3	(108)	(17.0)
Construction	6,995	4.8	11,793	6.2	4,798	68.6
Manufacturing – Other	5,857	4.0	6,966	3.7	1,109	18.9
Manufacturing – Wood	22,834	15.6	26,949	14.2	4,115	18.0
Manufacturing – Metal	19,838	13.6	22,558	11.9	2,720	13.7
Wholesale Trade	5,749	3.9	6,504	3.4	755	13.1
Retail Trade	10,856	7.4	13,788	7.3	2,932	27.0
Retail Trade	5,991	4.1	8,416	4.4	2,425	40.5
Transportation and Warehousing	4,219	2.9	5,799	3.1	1,580	37.4
Transportation and Warehousing	1,472	1.0	2,377	1.3	905	61.5
Information	1,401	1.0	1,379	0.7	(22)	(1.6)
Finance and Insurance	6,253	4.3	7,318	3.9	1,065	17.0
Real Estate and Rental and Leasing	1,325	0.9	1,734	0.9	409	30.9
Professional and Technical Services	3,355	2.3	5,066	2.7	1,711	51.0
Management of Companies and Enterprises	941	0.6	2,072	1.1	1,131	120.2
Administrative and Waste Services	4,067	2.8	9,134	4.8	5,067	124.6
Educational Services	8,821	6.0	11,666	6.2	2,845	32.3
Health Care and Social Assistance	13,797	9.4	18,095	9.5	4,298	31.2
Arts, Entertainment, and Recreation	1,217	0.8	1,604	0.8	387	31.8
Accommodation and Food Services	10,358	7.1	12,727	6.7	2,369	22.9
Other Services, Ex. Public Admin	5,624	3.8	6,702	3.5	1,078	19.2
Public Administration	4,610	3.2	6,426	3.4	1,816	39.4
Unclassified	--	--	--	--	--	--
<b>Total</b>	146,214	100.0	189,599	100.0	43,385	29.7

The number of jobs in the Appleton/Oshkosh/Neenah MSA increased by 43,385 from 1990 to 2000, or 29.7 percent. The two fastest growing sectors were Administrative and Waste Services and Management of Companies and Enterprises, both of which had increases of over 120% from 1990 to 2000. The third fastest growing sector was Construction with an increase of about 69 percent.

The national trend of declining manufacturing jobs was evident as all three areas of Manufacturing were among the sector with the least amount of growth between 1990 and 2000. The only two sectors that had a net loss of jobs were Mining and Information.

**Table 29**  
**Employment By Place Of Industry (continued)**

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
<b>Green Bay MSA</b>						
Agriculture, Forestry, Fishing & Hunting	107	0.1	324	0.2	217	202.8
Mining	90	0.1	100	0.1	10	11.1
Utilities	--	--	--	--	--	--
Construction	4,134	4.5	6,958	5.2	2,824	68.3
Manufacturing – Other	5,100	5.5	5,631	4.2	531	10.4
Manufacturing – Wood	10,452	11.3	12,062	9.0	1,610	15.4
Manufacturing – Metal	6,912	7.4	10,710	8.0	3,798	54.9
Wholesale Trade	5,998	6.5	5,921	4.4	(77)	(1.3)
Retail Trade	7,724	8.3	9,857	7.3	2,133	27.6
Retail Trade	5,917	6.4	5,335	4.0	(582)	(9.8)
Transportation and Warehousing	4,138	4.5	6,822	5.1	2,684	64.9
Transportation and Warehousing	--	--	--	--	--	--
Information	--	--	2,406	1.8	--	--
Finance and Insurance	4,716	5.1	9,966	7.4	5,250	111.3
Real Estate and Rental and Leasing	862	0.9	1,143	0.8	281	32.6
Professional and Technical Services	2,978	3.2	4,658	3.5	1,680	56.4
Management of Companies and Enterprises	577	0.6	2,259	1.7	1,682	291.5
Administrative and Waste Services	2,485	2.7	5,478	4.1	2,993	120.4
Educational Services	6,073	6.5	8,271	6.1	2,198	36.2
Health Care and Social Assistance	9,806	10.6	14,646	10.9	4,840	49.4
Arts, Entertainment, and Recreation	918	1.0	1,078	0.8	160	17.4
Accommodation and Food Services	7,337	7.9	12,301	9.1	4,964	67.7
Other Services, Ex. Public Admin	3,426	3.7	4,171	3.1	745	21.7
Public Administration	3,127	3.4	4,567	3.4	1,440	46.1
Unclassified	--	--	--	--	--	--
<b>Total</b>	<b>92,877</b>	<b>100.0</b>	<b>134,664</b>	<b>100.0</b>	<b>41,787</b>	<b>45.0</b>

The number of jobs in the Green Bay MSA increased by 41,787, or 45 percent, a significantly faster rate of growth than either the Appleton/Oshkosh/Neenah MSA or the State of Wisconsin. The Management of Companies and Enterprises sector grew nearly 300% between 1990 and 2000. The next three fastest growing sectors were Agriculture, Forestry, Fishing & Hunting (202.8%), Administrative and Waste Services (120.4%), and Finance and Insurance (111.3%).

In contrast to the Appleton/Oshkosh/Neenah MSA, the 54.9% growth rate in the Manufacturing – Metal sector exceeded the average growth rate for all sectors. However, growth in the other two manufacturing sectors was significantly below the growth rate for all sectors. Construction increased about 68 percent, the same as in the Appleton/Oshkosh/Neenah MSA. The only two sectors that had a net loss of jobs were Wholesale Trade and one segment of the Retail Trade sector.

**Table 29**  
**Employment By Place Of Industry (continued)**

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
<b>State of Wisconsin</b>						
Agriculture, Forestry, Fishing & Hunting	11,488	0.5	14,025	0.5	2,537	22.1
Mining	1,655	0.1	2,322	0.1	667	40.3
Utilities	21,933	1.0	15,279	0.6	(6,654)	(30.3)
Construction	74,771	3.5	110,847	4.2	36,076	48.2
Manufacturing – Other	76,354	3.5	75,830	2.8	(524)	(0.7)
Manufacturing – Wood	147,185	6.8	179,725	6.7	32,540	22.1
Manufacturing – Metal	298,977	13.9	336,396	12.6	37,419	12.5
Wholesale Trade	97,841	4.5	114,066	4.3	16,225	16.6
Retail Trade	175,855	8.2	205,111	7.7	29,256	16.6
Retail Trade	96,646	4.5	116,720	4.4	20,074	20.8
Transportation and Warehousing	50,479	2.3	70,993	2.7	20,514	40.6
Transportation and Warehousing	23,941	1.1	34,655	1.3	10,714	44.8
Information	47,785	2.2	54,125	2.0	6,340	13.3
Finance and Insurance	100,632	4.7	118,575	4.4	17,943	17.8
Real Estate and Rental and Leasing	19,626	0.9	26,197	1.0	6,571	33.5
Professional and Technical Services	61,535	2.9	89,511	3.4	27,976	45.5
Management of Companies and Enterprises	17,754	0.8	27,563	1.0	9,809	55.2
Administrative and Waste Services	63,212	2.9	122,835	4.6	59,623	94.3
Educational Services	166,907	7.7	204,442	7.7	37,535	22.5
Health Care and Social Assistance	228,209	10.6	305,488	11.4	77,279	33.9
Arts, Entertainment, and Recreation	25,842	1.2	32,850	1.2	7,008	27.1
Accommodation and Food Services	157,568	7.3	192,955	7.2	35,387	22.5
Other Services, Ex. Public Admin	69,677	3.2	80,233	3.0	10,556	15.1
Public Administration	117,444	5.4	137,440	5.1	19,996	17.0
Unclassified	1,969	0.1	1,001	0.0	(968)	(49.2)
<b>Total</b>	<b>2,155,285</b>	<b>100.0</b>	<b>2,669,184</b>	<b>100.0</b>	<b>513,899</b>	<b>23.8</b>

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000.

The strength of the economy in northeastern Wisconsin during the 1990's is evident in percentage increases in employment higher than the State of Wisconsin's of 23.8 percent. While both the Appleton/Oshkosh/Neenah and Green Bay MSA's had sectors with triple digit percent increases in employment, Wisconsin had none.

The fastest growing sector in Wisconsin was the Administrative and Waste Services sector at 94.3 percent. The second fastest growing sector was Management of Companies and Enterprises at 55.2 percent. Manufacturing – Wood's growth rate of 22.1% was nearly the same rate as all of the sectors combined. Manufacturing – Other actually lost jobs while Manufacturing – Metal grew by 12.5 percent. As with the two MSA's, Construction showed strong growth at 48.2 percent. The only other two sectors that showed net job losses were Utilities and Unclassified.

Overall, the national trend of slow growth in manufacturing and fast growth in services was evident in the MSA's and the State.

**Table 30**  
**Employment By Place Of Residence**

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
<b>Village of Little Chute</b>						
Agriculture, Forestry, Fishing, and Mining	62	1.3	43	0.8	-19	-30.6
Construction	257	5.5	426	7.8	169	65.8
Manufacturing	1651	35.6	1619	29.5	-32	-1.9
Transportation and Utilities	131	2.8	175	3.2	44	33.6
Wholesale trade	194	4.2	207	3.8	13	6.7
Retail trade	993	21.4	496	9.0	-497	-50.1
Finance, insurance, and real estate	295	6.4	516	9.4	221	74.9
Services	932	20.1	1907	34.7	975	104.6
Government	127	2.7	107	1.9	-20	-15.7
<b>All Industries</b>	4,642		5,496		854	18.4
<b>Outagamie County</b>						
Agriculture, Forestry, Fishing, and Mining	2,439	3.4	1636	1.9	-803	-32.9
Construction	4,106	5.8	6,171	7.2	2,065	50.3
Manufacturing	20,755	29.2	23,197	27.1	2,442	11.8
Transportation and Utilities	3,331	4.7	3,318	3.9	-13	-0.4
Wholesale Trade	2,977	4.2	2,890	3.4	-87	-2.9
Retail Trade	12,667	17.8	9,381	11.0	-3,286	-25.9
Finance, Insurance, and Real Estate	4,803	6.8	6,905	8.1	2,102	43.8
Services	18,810	26.4	30,430	35.6	11,620	61.8
Government	1,242	1.7	1,668	1.9	426	34.3
<b>All Industries</b>	71,130		85,596		14,466	20.3
<b>Appleton/Oshkosh/Neenah MSA</b>						
Agriculture, Forestry, Fishing, and Mining	5,386	3.4	3,496	1.8	-1,890	-35.1
Construction	7,512	4.7	11,308	5.9	3,796	50.5
Manufacturing	50,063	31.5	53,532	28.1	3,469	6.9
Transportation and Utilities	7,473	4.7	7,727	4.1	254	3.4
Wholesale Trade	6,069	3.8	5,846	3.1	-223	-3.7
Retail Trade	27,236	17.1	22,048	11.6	-5,188	-19.0
Finance, Insurance, and Real Estate	8,834	5.6	12,549	6.6	3,715	42.1
Services	43,008	27.0	69,118	36.3	26,110	60.7
Government	3,428	2.2	4,880	2.6	1,452	42.4
<b>All Industries</b>	159,009		190,504		31,495	19.8
<b>Green Bay MSA</b>						
Agriculture, Forestry, Fishing, and Mining	2,415	2.4	1,503	1.2	-912	-37.8
Construction	4,790	4.8	7,436	6.2	2,646	55.2
Manufacturing	22,405	22.6	25,449	21.1	3,044	13.6
Transportation and Utilities	7,618	7.7	7,455	6.2	-163	-2.1
Wholesale Trade	5,065	5.1	4,808	4.0	-257	-5.1
Retail Trade	20,022	20.2	15,245	12.6	-4,777	-23.9
Finance, Insurance, and Real Estate	5,954	6.0	9,805	8.1	3,851	64.7
Services	28,219	28.5	45,365	37.6	17,146	60.8
Government	2,654	2.7	3,464	2.9	810	30.5
<b>All Industries</b>	99,142		120,530		21,388	21.6

**Table 30**  
**Employment By Place Of Residence (continued)**

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
<b>State of Wisconsin</b>						
Agriculture, Forestry, Fishing, and Mining	112,035	4.7	75,418	2.8	-36,617	-32.7
Construction	117,732	4.9	161,625	5.9	43,893	37.3
Manufacturing	584,143	24.5	606,845	22.2	22,702	3.9
Transportation and Utilities	137,248	5.8	123,657	4.5	-13,591	-9.9
Wholesale Trade	96,532	4.0	87,979	3.2	-8,553	-8.9
Retail Trade	408,937	17.1	317,881	11.6	-91,056	-22.3
Finance, Insurance, and Real Estate	139,550	5.8	168,060	6.1	28,510	20.4
Services	713,295	29.9	1,097,312	40.1	384,017	53.8
Government	76,967	3.2	96,148	3.5	19,181	24.9
<b>All Industries</b>	<b>2,386,439</b>		<b>2,734,925</b>		<b>348,486</b>	<b>14.6</b>

Source: U.S. Census

Table 30 shows the industries in which the residents of the Village of Little Chute, Outagamie County, Appleton/Oshkosh/Neenah MSA, Green Bay MSA, and Wisconsin actually work but the jobs may not be at a plant or office located in the village, county or the state. These data are commonly referred to as "place of residence" employment data.

It is clear that the percentage of people employed in manufacturing decreased between 1990 and 2000, and the number of people who are employed in the services sector increased.

### Employment by Occupation

The categories for the types of occupations changed significantly between the 1990 and 2000 Census, making a comparison between the two time periods very difficult (see Table 31). Comparisons can be made between the village, Outagamie County, the MSA's and Wisconsin.

In 1990, the Village of Little Chute generally had lower percentages than either the county, MSA's, or the state in the categories that are representative of white collar occupations, and higher percentages in service and blue collar occupations. Because of the fewer categories used in 2000, this relationship is seen more clearly.

This data suggests the people who live in Little Chute may be affected more by the movement of manufacturing jobs to lower cost areas of production in foreign countries. At the same time, some of the jobs in the areas traditionally thought to have been safe from being shipped overseas, like information technology, are being filled by workers in foreign countries.

**Table 31 - Employment By Occupation**

	Village of Little Chute		Outagamie County		Appleton/Oshkosh/Neenah MSA	
	No.	%	No.	%	No.	%
<b>1990</b>						
Executive, administrative, and managerial	299	6.4	7,303	10.3	15,809	9.9
Professional specialty	373	8.0	8,280	11.6	19,156	12.0
Technicians and related support	218	4.7	2,544	3.6	5,523	3.5
Sales	631	13.6	8,437	11.9	17,132	10.8
Administrative support, including clerical	728	15.7	10,757	15.1	24,133	15.2
Private household	0	0.0	102	0.1	322	0.2
Protective service	55	1.2	709	1.0	1,959	1.2
Service, except protective and household	602	13.0	7,671	10.8	18,081	11.4
Farming, forestry, and fishing	29	0.6	2,205	3.1	4,751	3.0
Precision production, craft, and repair	618	13.3	8,815	12.4	18,902	11.9
Machine operators, assemblers, and inspectors	649	14.0	7,966	11.2	19,367	12.2
Transportation and material moving	197	4.2	2,910	4.1	6,379	4.0
Handlers, equipment cleaners, helpers, and laborers	243	5.2	3,431	4.8	7,495	4.7
<b>2000</b>						
Management, professional, and related	1,390	25.3	26,070	30.5	56,823	29.8
Service	610	11.1	9,889	11.6	24,346	12.8
Sales and office	1,586	28.9	22,224	26.0	48,658	25.5
Farming, fishing, and forestry	18	0.3	602	0.7	1,273	0.7
Construction, extraction, and maintenance	564	10.3	8,646	10.1	16,992	8.9
Production, transportation, and material moving	1,328	24.2	18,165	21.2	42,412	22.3
	<b>Green Bay MSA</b>		<b>State of Wisconsin</b>			
	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>		
<b>1990</b>						
Executive, administrative, and managerial	10,954	11.0	244,487	10.2		
Professional specialty	12,200	12.3	304,121	12.7		
Technicians and related support	3,204	3.2	80,728	3.4		
Sales	12,511	12.6	253,086	10.6		
Administrative support, including clerical	15,811	15.9	365,310	15.3		
Private household	274	0.3	5,713	0.2		
Protective service	1,529	1.5	29,589	1.2		
Service, except protective and household	11,704	11.8	290,406	12.2		
Farming, forestry, and fishing	2,048	2.1	102,320	4.3		
Precision production, craft, and repair	11,117	11.2	274,598	11.5		
Machine operators, assemblers, and inspectors	8,632	8.7	232,068	9.7		
Transportation and material moving	4,565	4.6	100,517	4.2		
Handlers, equipment cleaners, helpers, and laborers	4,593	4.6	103,496	4.3		
<b>2000</b>						
Management, professional, and related	36,846	30.6	857,205	31.3		
Service	15,148	12.6	383,619	14.0		
Sales and office	34,321	28.5	690,360	25.2		
Farming, fishing, and forestry	617	0.5	25,725	0.9		
Construction, extraction, and maintenance	11,053	9.2	237,086	8.7		
Production, transportation, and material moving	22,545	18.7	540,930	19.8		

Source: U.S. Census

### Travel Time to Work

In the Community Survey, 54% of the respondents said that proximity to work was the most important factor in making a decision on where to live. About 49% said they would like to live within 20 minutes of where they work. According to the 2000 Census, about 63% of the residents of the Village of Little Chute drive less than 20 minutes to work.

The time it takes to travel to work for people who live in the Village of Little Chute is about the same as it is for people in Outagamie County, the Appleton/Oshkosh/Neenah MSA, and the Green Bay MSA, but less than for Wisconsin (see Table 32).

**Table 32  
Travel Time To Work**

	Village of Little Chute				Outagamie County				Appleton/Oshkosh/Neenah MSA			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Minutes</b>												
< 5	241	5.3	254	4.7	3,729	5.5	3,798	4.6	8,784	5.8	9,223	5.1
5 to 9	982	21.6	873	16.3	12,479	18.5	12,709	15.5	29,151	19.3	30,084	16.5
10 to 14	1,091	24.0	1,235	23.0	15,507	23.0	17,886	21.8	35,937	23.8	40,496	22.3
15 to 19	797	17.6	1,013	18.9	12,957	19.2	16,698	20.4	29,694	19.7	36,860	20.3
20 to 29	949	20.9	1,200	22.3	13,283	19.7	18,232	22.3	27,450	18.2	36,951	20.3
30 to 39	289	6.4	392	7.3	5,936	8.8	7,637	9.3	12,082	8.0	16,221	8.9
40 to 59	130	2.9	218	4.1	2,160	3.2	2,936	3.6	4,835	3.2	6,856	3.8
> 59	59	1.3	187	3.5	1,309	1.9	1,999	2.4	2,974	2.0	5,206	2.9
Worked at home	61	1.3	68	1.3	2,775	4.0	2,676	3.2	5,907	3.8	5,696	3.0
	Green Bay MSA				State of Wisconsin							
	1990		2000		1990		2000					
	No.	%	No.	%	No.	%	No.	%				
<b>Minutes</b>												
< 5	4,793	5.1	5,077	4.4	130,968	5.9	135,194	5.2				
5 to 9	15,199	16.0	17,451	15.1	386,108	17.3	398,697	15.4				
10 to 14	24,604	25.9	27,319	23.6	439,464	19.7	476,569	18.4				
15 to 19	23,399	24.7	28,613	24.7	398,660	17.8	440,637	17.0				
20 to 29	16,083	17.0	22,638	19.5	443,436	19.8	531,628	20.6				
30 to 39	5,613	5.9	7,491	6.5	240,456	10.8	307,835	11.9				
40 to 59	2,870	3.0	4,080	3.5	125,253	5.6	181,568	7.0				
> 59	2,257	2.4	3,174	2.7	71,179	3.2	113,181	4.4				
Worked at home	3,215	3.3	3,029	2.5	114,167	4.9	105,395	3.9				

Source: U.S. Census

## Average Weekly Wages

Data on average weekly wages is available at the county level, but not at the local municipality or MSA level.

**Table 33**  
**Average Weekly Wages**

	1990	2000 CPI	2000	Difference	% Change 1990-2000
<b>Outagamie County</b>					
Agriculture, Forestry, and Fishing	\$260	\$342	\$393	\$51	51.27
Mining	\$572	--	--	--	--
Construction	\$523	\$689	\$791	\$102	51.41
Manufacturing	\$575	\$758	\$774	\$16	34.52
Manufacturing - Durable	\$556	\$733	\$785	\$52	41.22
Manufacturing - Nondurable	\$587	\$774	\$767	(\$7)	30.65
Transportation and Utilities	\$534	\$704	\$712	\$8	33.29
Wholesale Trade	\$512	\$675	\$731	\$56	42.76
Retail Trade	\$194	\$255	\$294	\$38	51.46
Finance, Insurance, & Real Estate Services	\$510	\$672	\$894	\$223	75.55
Services	\$306	\$404	\$464	\$61	51.57
Government	\$441	\$582	\$636	\$54	44.05
<b>Calumet County</b>					
Agriculture, Forestry, and Fishing	\$271	\$358	\$357	(\$1)	31.48
Mining	--	--	--	--	--
Construction	\$365	\$481	\$511	\$29	39.87
Manufacturing	\$480	\$633	\$678	\$45	41.19
Manufacturing - Durable	\$504	\$664	\$695	\$31	37.99
Manufacturing - Nondurable	\$342	\$450	\$555	\$105	62.45
Transportation, and Public Utilities	\$263	\$347	\$423	\$75	60.46
Wholesale Trade	\$374	\$493	\$543	\$50	45.20
Retail Trade	\$148	\$195	\$203	\$8	37.43
Finance, Insurance, & Real Estate Services	\$301	\$397	\$443	\$47	47.36
Services	\$224	\$295	\$327	\$33	46.34
Government	\$333	\$439	\$499	\$60	49.76
<b>Winnebago County</b>					
Agriculture, Forestry, and Fishing	\$237	\$313	\$338	\$26	42.72
Mining	--	--	--	--	--
Construction	\$531	\$699	\$745	\$46	40.41
Manufacturing	\$583	\$769	\$902	\$133	54.63
Manufacturing - Durable	\$499	\$658	\$690	\$32	38.28
Manufacturing - Nondurable	\$635	\$837	\$1,025	\$188	61.36
Transportation, and Public Utilities	\$442	\$582	\$618	\$35	39.77
Wholesale Trade	\$441	\$582	\$772	\$191	75.07
Retail Trade	\$170	\$225	\$260	\$35	52.53
Finance, Insurance, & Real Estate Services	\$384	\$506	\$967	\$461	151.85
Services	\$314	\$414	\$457	\$43	45.60
Government	\$452	\$596	\$623	\$27	37.80

**Table 33**  
**Average Weekly Wages (continued)**

	1990	2000 CPI	2000	Difference	% Change 1990-2000
<b>Brown County</b>					
Agriculture, Forestry, and Fishing	\$194	\$256	\$320	\$64	64.95
Mining	\$655	\$863	\$1,475	\$612	125.19
Construction	\$508	\$670	\$729	\$59	43.50
Manufacturing	\$444	\$585	\$620	\$35	39.64
Manufacturing - Durable	\$694	\$915	\$799	(\$116)	15.13
Manufacturing - Nondurable	\$517	\$681	\$711	\$30	37.52
Transportation, and Public Utilities	\$436	\$575	\$720	\$145	65.14
Wholesale Trade	\$562	\$741	\$751	\$10	33.63
Retail Trade	\$253	\$333	\$374	\$41	47.83
Finance, Insurance, & Real Estate Services	\$325	\$428	\$516	\$88	58.77
Services	\$399	\$526	\$556	\$30	39.35
Government	\$424	\$559	\$610	\$51	43.87
<b>Wisconsin</b>					
Agriculture, Forestry, and Fishing	\$324	\$427	\$400	(\$27)	23.53
Mining	\$543	\$716	\$744	\$29	37.10
Construction	\$485	\$639	\$704	\$65	45.30
Manufacturing	\$521	\$687	\$765	\$78	46.79
Manufacturing - Durable	\$528	\$695	\$785	\$90	48.83
Manufacturing - Nondurable	\$511	\$673	\$732	\$59	43.40
Transportation, and Public Utilities	\$497	\$655	\$688	\$33	38.41
Wholesale Trade	\$506	\$666	\$773	\$107	52.99
Retail Trade	\$193	\$254	\$307	\$53	59.02
Finance, Insurance, & Real Estate Services	\$480	\$633	\$845	\$212	75.86
Services	\$324	\$427	\$501	\$74	54.59
Government	\$447	\$589	\$616	\$27	37.94

Source: U.S. Census

The highest average weekly wages in 1990 in northeastern Wisconsin were in the durable and nondurable manufacturing sectors and in the mining, construction, transportation and utilities, and wholesale trade sectors (see Table 33).

By 2000, the finance, insurance and real estate services sector (FIRE) had the highest average weekly wage in Outagamie County and the State of Wisconsin. In fact, wages in this sector in Outagamie County were over \$100 more per week than the second highest sector of durable manufacturing. Winnebago County was the only other county where the FIRE sector moved into the top three sectors.

The column title "2000 CPI" shows the value of the wages from 1990 adjusted for inflation. In comparing it with the actual wages for 2000, it can be seen that wages in almost all of the sectors outpaced inflation. The FIRE sector in Outagamie County and Winnebago County had the highest percentage gain between 1990 and 2000. This reflects the strong economy in the 1990s with the significant increase in the number of homes built and sold and the related fees and commissions, and the 401(K) investment surge and its related commissions. Brown County

also experienced growth in the FIRE sector but not as strong as in Outagamie and Winnebago. The FIRE sector in Calumet County grew the least of all four counties.

The trend in Outagamie and Winnebago counties was also experienced at the state level where manufacturing dropped from second to third in average weekly wages and FIRE took over the top spot. This data confirms the trend toward manufacturing becoming less important and other industry sectors such as FIRE and distribution becoming more important.

### Per Capita Income

The Village of Little Chute had a higher percentage increase in per capita income between 1989 and 1999 than Outagamie County, the Appleton/Oshkosh/Neenah MSA, the Green Bay MSA, or Wisconsin (see Table 34). Per capita income in all of the areas was nearly equal in 1999.

**Table 34**  
**Per Capita Income**

	1989	1999	Change	
			No.	%
Village of Little Chute	\$11,935	\$21,181	\$9,246	77.5
Outagamie County	\$13,893	\$21,943	\$8,050	57.9
Appleton/Oshkosh/Neenah MSA	\$13,698	\$21,837	\$8,139	59.4
Green Bay MSA	\$13,906	\$21,784	\$7,878	56.7
State of Wisconsin	\$13,276	\$21,271	\$7,995	60.2

Source: U.S. Census

### Existing Economic Base

A listing of the major employers in the Village of Little Chute shows a good cross section of industry sectors and occupations.

**Table 35**  
**Major Employers**

Company or Employer	Product or Service	Total Employees
Kraft Foods/Jack's Original Pizza	Food Processor	561
Bel USA/Kaukauna Cheese	Food Processor	350
Larry's Piggly Wiggly	Supermarket	175
Little Chute School District	Education	140
Village of Little Chute	Municipal Government	130
Fox Valley Tool and Die	Machining	106
Crystal Print, Inc.	Commercial Printing	90
Parkside Health Center	Health Care	88
Van Zeeland, Inc.	Petroleum Products	80
Foxland Harvestore, Inc.	Agricultural Storage Units	60

SOURCE: Village of Little Chute, 2004.

The success of the local economy in Little Chute reflects the fact the village is an integral part of the Fox Cities, which has a large number of employers that offer excellent employment opportunities. The economy in the Fox Cities was very strong in the 1990s. In the last several years, however, manufacturing has been hit hard by job loss.

## Types of New Businesses Desired

### The Economic Structure of the Fox Valley

In 2001 the University of Wisconsin-Extension released a report prepared for the Fox Cities Economic Development Partnership entitled, "The Economic Structure of the Fox Valley: A Study of Economic Opportunity." The intent of the study was to, ". . . identify potential areas of economic growth and development for the region." The information and findings may be used by policy makers and economic development practitioners in setting strategy in pursuing and supporting business growth.

The study acknowledges that the paper and allied products industry has been the primary economic driver in the Fox Cities. While paper will continue to play a major role in the health of the economy, other industries appear to have the potential to make a larger contribution, particularly in the service sector. The study suggests manufacturing in general will not be a growth sector and jobs in manufacturing will not meet the \$12 to \$19 per hour wage rate targeted by the Fox Cities Economic Development Partnership. In contrast, the study concluded selected service sector occupations projected to grow significantly at the national level would pay in the targeted wage rate. These types of occupations include computer, legal and health related services.

As was noted earlier, caution must be taken in assuming low growth and low paying jobs are representative of manufacturing firms while high paying and high growth occupations are representative of the service sector.

At the time this report was prepared, the economy of the Fox Cities was in a recession and the projected decline in manufacturing was playing out in several of the communities in the Fox Cities. There were a number of announcements beginning in the last half of 2001 and continuing in 2002 and 2003 regarding temporary and permanent layoffs and plant closings.

The Village of Little Chute should regularly review the findings of the study to help guide future economic development actions. The complete study is available at:

<http://www.foxcities-marketing.org>

### 2005 Economic Outlook Report

In early 2005, the Fox Cities Chamber of Commerce released its "2005 Economic Outlook Report," which reflected the results of a telephone survey of 200 large and small firms in the Fox Cities. Here are the highlights.

- ❖ Employment levels in 2004 were the same as in 2003 for 43% of the firms. The same percentage of firms had the same employment levels in 2004 as they did in 2003. 53% of the firms anticipate employment levels to increase in 2005 and 45% said they will remain the same.
- ❖ The percentage of firms who felt the availability of qualified workers was good to excellent decreased from 66% in 2003 to 48% in 2004.
- ❖ Sales trends were positive as 68% said sales in 2004 were ahead of 2003. Net profits were higher in 2004 for 58% of the firms. 83% of the firms said sales will increase in 2005

and 84% said they expect profits to increase in 2005.

- ❖ 70% of the firms said the economy has rebounded in the Fox Cities.
- ❖ 19% of the firms indicated they are planning a capital expansion in 2005.
- ❖ Only 4% said the vitality of the national economy was excellent while 42% said it was good. The numbers were slightly better for the vitality of the Fox Cities where 5% said it was excellent and 51% said it was good.
- ❖ 67% of the firms said they anticipate the Fox Cities Economy will have grown by the end of 2005 and 30% said it will have stabilized.
- ❖ In comparing the Fox Cities to other U.S. cities of similar size as a place to do business, 25% said it was much better and 48% said it was better. Another 20% said it was about the same.
- ❖ In comparing the Fox Cities to other U.S. cities of similar size as place in which to live, 59% said it was much better and 30% said it was better. Only 8% said it was about the same and 2% said it was worse.

The full report is available at the following link to the Fox Cities Chamber of Commerce web site.

[www.foxcitieschamber.com/foxcitieschamber/economic+development/economic+outlook+report/default.asp](http://www.foxcitieschamber.com/foxcitieschamber/economic+development/economic+outlook+report/default.asp)

### **Technology Zone Program**

In December 2001, Governor Scott McCallum created a Technology Zone Program, which provides tax credits to high technology firms as a means to stimulate the growth of Wisconsin's high technology sector. The program calls for the designation of eight zones. Economic development representatives from several counties in northeastern Wisconsin, including Outagamie and Winnebago counties, formed the Northeast Wisconsin Regional Economic Partnership (NEWREP) and submitted an application for the designation of one of the eight zones. In June 2000, Governor McCallum announced the application was successful.

### **Northeastern Wisconsin (NEW) Economic Opportunity Study**

The Fox Valley and Bay Area Workforce Development Areas joined forces to provide the resources for the NEW Economic Opportunity Study. The three phase study was designed to address the significant job loss in manufacturing that has recently been experienced by northeastern Wisconsin. Phases I and II included the analysis of historical and projected demographic, industry, and employment data. Phase III outlined five strategies for the region.

Strategy I – Move to a New Economy Construct

Strategy II – Move to a Collaborative Economic Development Construct

Strategy III – Change Social and Cultural Mindset to Risk and Collaboration

Strategy IV – Change Regional Image

Strategy V – Promote Industry Cluster Development

The summary of Phase III noted, "Workforce development and economic development are interrelated and interdependent. The strategic economic development plan presented here is one based on the New Economy drivers of innovation, collaboration, and culture." The study

concluded the economic prosperity of Northeastern Wisconsin is the responsibility of the businesses and citizens of the region.

The full study can be found at the following web site:

[www.neweconomyproject.org/](http://www.neweconomyproject.org/)

### **Fox Cities Regional Business and Industrial Park Study**

A second major effort to address the decline in manufacturing jobs is being led by the Fox Cities Economic Development Partnership. The first phase of the study is to determine if there is a need for a large business and industrial park of over 1,000 acres in the Fox Cities. If there is, the second phase will analyze potential sites and suggest how the project could be developed. A draft of the first phase study is currently being reviewed by the Partnership.

## **Local Government's Ability to Retain and Attract Business**

### **Location**

The geographic location of a community is one of the most important factors in determining the ability of a local government to attract or retain business. Traditionally, communities near natural resources used in the manufacturing of a product had an advantage over those that were not. Today, the definition of a natural resource has been broadened to describe the environment in which people choose to live. Many types of service firms are not dependent on access to raw, physical resources (or for that matter, their customers) and choose to locate in areas where natural resources such as lakes, rivers and woods create an attractive environment in which to live and work.

The Village of Little Chute is located on the Fox River in northeastern Wisconsin. The lakes, rivers, and woods in the area offer a desirable living, recreational, and vacation experience.

Quality of life issues may enter into the decision of a business to locate in an area. The Village of Little Chute is statistically shown to be a safe area. Cultural and recreational events flourish in the Fox Cities communities. The Village of Little Chute is a family-friendly and clean community.

The financial health of a community is important to attract businesses. According to the "Financially Fit Cities Study" released by the U.S. Conference of Mayors, the Green Bay Metropolitan Statistical Area ranked fourth and the Appleton-Oshkosh-Neenah Metropolitan Statistical Area, which includes the Village of Little Chute, ranked fifth among areas with a population of 200,000 to 500,000 people.

### **Infrastructure**

The Village of Little Chute has a five-year Capital Improvements Program to guide it in building and renovating the infrastructure required to support economic development efforts.

## Regulatory Issues

The Village of Little Chute seeks to strike a balance between the needs of business expanding or locating in the community and the needs of the community. Zoning and building codes help to ensure the health, safety, and welfare of the community are protected and maintained. Currently there are no regulatory issues that can be addressed directly by the Village. Most of the regulatory issues are related to county, state and federal level regulations.

## Financial Programs

The Village of Little Chute has a revolving loan fund that was originally funded with Community Development Block Grant funds. The Village's Community Development Authority administers the fund.

The Village has used tax increment financing to fund infrastructure improvements needed for development and redevelopment projects. In the future, the Village would use this tool on a site or project specific basis versus including a general area of the village.

There are a number of financial programs available to the Village of Little Chute and to businesses interested in building in, or expanding or relocating to, Little Chute. These programs are described beginning on page 117.

## Organizational

The Village's Community Development Authority is the organization through which much of the economic development planning for the Village occurs. The village administrator attends the meetings of Little Chute Business Association, Inc. The administrator is also an active participant in the programs and activities of the Fox Cities Economic Development Partnership.

## Sites for New or Expanding Businesses

The Village of Little Chute Industrial Park offers prime industrial sites. The 126 acre park features custom-designed sites, one to eight acres in size with protective covenants to ensure a controlled quality environment. Costs range from \$25,000 to \$45,000 per acre. The cost of sewers, water mains, and street lights are included. The industrial park offers:

- ❖ 8" sanitary sewer mains
- ❖ 3" high pressure natural gas service
- ❖ 12,000 volt electric distribution system
- ❖ Rail service from Canadian National
- ❖ Concrete streets
- ❖ Level and clear topography
- ❖ 12" water mains with a static pressure of sixty-six pounds per square inch and a fire flow capability of 3,500 gallons per minute

The HJT Business Park was established in 2003 and is located on the south side of USH 41 between Vandebroek Road and CTH "N". The privately owned sixty-acre park is zoned Commercial Highway District. The recently opened twenty-five acre Schumacher Business Park is located on the north side of USH 41 west of CTH "N".

The vacant land south of CTH "OO" and the Outagamie County Landfill should be considered for future industrial development.

Commercial, retail and office development sites are scattered throughout the Village of Little Chute. The development that started at the interchange at USH 41 has expanded into the area between Holland Road on the west to Buchanan Road on the east. In the past several years, commercial development has taken place along CTH "N" south of USH 41 to the Little Chute High School. Commercial development continues to be a major land use along CTH "OO" (North Avenue). Main Street in the downtown recently underwent a streetscaping project to help make the area more attractive to future commercial and retail uses. Main Street on the east of the village, including the FoxDale Plaza, is a commercial area that can accommodate additional growth.

## Use of Brownfield Sites

The Wisconsin Department of Commerce (DOC) defines brownfields as, "abandoned, idle or underused industrial or commercial facilities or sites, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination." At this time, no brownfield sites have been identified in the Village of Little Chute.

The Department of Commerce provides funding to brownfield projects that promote economic development and have a positive effect on the environment. Since June of 1998, the Brownfields Grant Program has awarded a total of \$36.2 million in six years that resulted in grants being awarded to 88 projects across Wisconsin. More information on Wisconsin's Brownfields program is available at:

[www.commerce.state.wi.us/CD/CD-bfi.html](http://www.commerce.state.wi.us/CD/CD-bfi.html)

## Applicable County, Regional, and State Programs

### Fox Cities

The Village of Little Chute is an active member of the Fox Cities Economic Development Partnership. The FCEDP is a business attraction organization comprised of the municipalities, organizations and utilities interested in the economic growth of the Fox Cities area. Its mission, along with that of the Fox Cities Chamber of Commerce and Industry, is to foster the Fox Cities' economic development by creating and implementing marketing programs that promote the area as an attractive location for business and industry. The Village Administrator is active in this group.

### Regional Programs

The East Central Wisconsin Regional Planning Commission prepares a Comprehensive Economic Development Strategy (CEDS) covering the ten counties in its region. The most recent update was completed in 2003.

The document contains a review of the Commission's economic development efforts, an overview of the region's economy and the development strategy for the region. The development strategy includes goals, objectives and strategies and a ranking of economic

development investment projects submitted by communities in the region. The Village of Little Chute did not submit any economic development investment projects for inclusion in the CEDS.

The Fox Cities Chamber of Commerce offers the Service Corps of Retired Executives program. Through this program, business owners or people with an idea on starting a business meet with retired executives to review their business plans.

Fox Valley Technical College provides assistance to existing and prospective businesses. For information on small business and entrepreneurship services at Fox Valley Technical College, go to this web site:

[www.fvtc.edu/tp2.asp?ID=BI-Small+Business+Entrepreneurship&pix=002](http://www.fvtc.edu/tp2.asp?ID=BI-Small+Business+Entrepreneurship&pix=002)

### **State Programs**

The State of Wisconsin's Department of Commerce offers a number of programs in support of economic development. The programs are too numerous to list here. Some of the programs provide direct assistance to a business, others fund the business through the local community, while other programs provide direct assistance to a community. Information on these programs is available at:

[www.commerce.state.wi.us/MT/MT-COM-2000.html](http://www.commerce.state.wi.us/MT/MT-COM-2000.html)

[www.commerce.state.wi.us/MT/MT-COM-4200.html](http://www.commerce.state.wi.us/MT/MT-COM-4200.html)

The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the state and other sources. Dennis Russell is the Area Development Manager for the Village of Little Chute, and is located in Green Bay.

[www.commerce.wi.gov/BD/MT-FAX-0901.html](http://www.commerce.wi.gov/BD/MT-FAX-0901.html)

The Wisconsin Small Business Development Center provides business management education programs at an affordable fee. Counseling, to address individual business needs, is available without cost to the small business client. SBDC offices are located at both the University of Wisconsin-Green Bay and the University of Wisconsin-Oshkosh. Information on the programs and services offered by the SBDC may be found at:

[www.wisconsinsbdc.org](http://www.wisconsinsbdc.org)

Forward Wisconsin is a state-level partnership between the public and private sectors whose mission is to market Wisconsin as a business location to firms interested in expanding in, or relocating to, Wisconsin. Information on the programs and services offered by Forward Wisconsin may be found at:

[www.forwardwi.com/index2.html](http://www.forwardwi.com/index2.html)

## Findings and Recommendations

- ❖ The labor force shortages faced by many employers in Outagamie County and the State of Wisconsin in the 1990s will occur again as the “Baby Boomer” generation retires. As people respond to the labor shortage by moving to where the jobs are, Little Chute offers an attractive environment in which to live, particularly to those that are seeking a safe, family-friendly, small town atmosphere.
- ❖ The importance of manufacturing in the Fox Cities area economy will decrease as the exporting of jobs that are labor cost sensitive will be relocated to low wage areas. Business development efforts will need to focus on the sectors that are projected to grow more rapidly than manufacturing.
- ❖ While the Village of Little Chute would like to have a balance between residential, commercial, and industrial growth, its geographic location and attractive environment are assets that can be used to encourage people to live here even if they work elsewhere from Oshkosh to Green Bay.
- ❖ The combination of an attractive environment created by the Fox River, and its location in the middle of the Fox Cities and the urban areas to the north and south, provides the Village of Little Chute with a strong package to market to businesses.
- ❖ The emergence of sectors other than manufacturing as offering high paying positions should be considered by the Village of Little Chute as it targets businesses to start up and expand in, or relocate to, the community.
- ❖ The Village should continue to encourage the private sector to continue to invest and expand the mixture of retail, professional and service-oriented businesses for the Little Chute Downtown Business District.
- ❖ The Village of Little Chute should encourage the further development of the Foxdale Plaza and the East Main Street Commercial area.
- ❖ The Village of Little Chute should promote the development of commercial uses along USH 41 and Freedom Road (CTH “N”).
- ❖ The Village of Little Chute should cooperate and work with the private sector to develop future industrial areas in the community. This includes the property located on the south side of CTH “OO” across from the Outagamie County Landfill.
- ❖ Continued use should be made of the Community Development Authority, tax increment financing, and the revolving loan fund to encourage and attract economic development.
- ❖ Strong economic development programs are characterized by partnerships. The Village of Little Chute is fortunate to have, or have access to, many other organizations that are or may be part of its economic development efforts including the Fox Cities Chamber of Commerce, the Heart of the Valley Chamber of Commerce, the Fox Cities Economic Development Partnership, Outagamie County, East Central Wisconsin Regional Planning Commission, the Wisconsin Department of Commerce, the Wisconsin Small Business Development Center, Forward Wisconsin, and more.

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## Land Use

### Land Use Characteristics

Map 14 shows the existing land use pattern in the Village of Little Chute. Table 36 shows the existing land use in acres from 1979, 1986, 1998 and 2002.

**Table 36**  
**Existing Land Use In Acres**

	1979		1986		1998		2002	
	Acres	%	Acres	%	Acres	%	Acres	%
Agricultural, Vacant, and Open Space	779	39.3	551	27.6	545	20.7	815	24.6
Commercial	83	4.2	128	6.4	149	5.7	201	6.1
Industrial	80	4.0	115	5.8	230	8.7	225	6.8
Public and Institutional	71	3.6	78	3.9	82	3.1	108	3.3
Recreational	26	1.3	54	2.7	72	2.7	62	1.9
Residential	535	27.0	635	31.8	901	34.2	908	27.4
Transportation	243	12.3	268	13.4	430	16.3	594	17.9
Utilities	4	0.2	6	0.3	7	0.3	65	2.0
Water	162	8.2	162	8.1	215	8.2	217	6.5
Woodlands	n.a.		n.a.		n.a.		119	3.6
<b>Total Acres</b>	<b>1,983</b>		<b>1,997</b>		<b>2,631</b>		<b>3,314</b>	

Source: Village of Little Chute (1979, 1986, 1998) and East Central Wisconsin Regional Planning Commission and Martenson & Eisele, Inc. (2002)

Caution must be taken in reviewing the acres of existing land use. A different methodology was used in 2002 from that used in the three other years. The analysis will note the general trend in the acres used for each land use and focus on the percent each land use is of the total land area in the Village of Little Chute.

#### Agricultural

Agricultural, vacant, and open spaces make up 24.6% of the total land area in the Village of Little Chute in 2002. The decrease in this category is directly related to the continuing development of residential, commercial, and industrial land uses. There are no active farms within the Village of Little Chute, but there is land that is being cropped. The trend of agricultural land being converted for more intensive uses is expected to continue.

#### Residential

Residential land uses make up 27.4% of all land uses in 2002. Single family and two-family make up about 846 of the 908 acres, or 93% of the land used for residential purposes. Multi-family accounts for approximately 34 acres. Based on the estimated January 1, 2003 population of 10,741 and total residential acreage of 908 acres, there are 11.8 residents per acre of residential land. This reflects a mid to high level residential land use intensity. Based on the number of single family households in 2000 and the number of single family and two family residential acreage in 2002, the density is about 3.4 units per net acre, which is about average for urban development.

## Commercial

Commercial land uses make up 6.1% of the total acres in the village in 2002 and have increased significantly over the last twenty to thirty years. Several large areas have developed along USH 41. The intensity of commercial land uses is fairly low in Little Chute as it is characterized by single story, stand alone types of development scattered throughout the community. Commercial land use densities are also low with the exception of development in the downtown.

## Industrial

Industrial land uses make up 6.8% of the total land area in 2002. Significant growth in this category took place in the late 1980's and during the 1990s. New industrial development has located almost exclusively in the Village of Little Chute's Industrial Park. The intensity of the industrial land uses are in the mid level with some areas moving toward a higher intensity. The density of industrial development, however, is relatively low as most industrial properties have large areas of open space.

## Public and Institutional

This land use category has remained about the same as a percentage of the total land area.

## Recreational

This land use category has remained about the same as a percentage of the total land area.

## Transportation

The increase in residential, commercial and industrial land uses has resulted in a corresponding increase in land used for transportation. As would be expected with additional development, the number of acres has almost tripled since 1978 from 243 acres to 594 in 2002.

## Water

The increase in the number of acres covered by surface water is due to the annexation of territory from the Town of Grand Chute along the Fox River.

## Woodlands

This is a new category in 2002, and reflects the change in classifying land uses to reflect the importance of preserving wooded areas and the benefits they provide to a community. Heesakker Park is an excellent example of how a wooded area can contribute to the quality of life in a community.

## Trends in the Supply, Demand, and Price of Land

### Residential

Table 37 shows building permit records from 1999 through 2003. The dollar range reflects the value of the home stated on the building permit by the contractor or homeowner, and may not accurately reflect the market value of the structure. Generally, building permit values do not include the value of the land on which the residential structure is built.

The price of housing has increased beyond the \$100,000 level. Most of the housing is in the \$100,000 to \$150,000 price range. The construction of new homes with a value of more than \$200,000 has remained constant over the past five years.

**Table 37**  
**Residential Construction, 1999-2003**

Year	Type	<\$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	>\$200,000	Total
1999	Single-Family	9	19	10	6	44
	Two-Family	0	18 (36 units)	0	0	36
	Multi-Family	0	0	0	0	0
2000	Single-Family	12	20	3	4	39
	Two-Family	0	6 (12 units)	3 (6 units)	0	18
	Multi-Family	0	0	0	0	0
2001	Single-Family	4	10	4	4	22
	Two-Family	0	5 (10 units)	6 (12 units)	0	24
	Multi-Family	0	0	0	9 (81 units)	81
2002	Single-Family	1	4	5	3	13
	Two-Family	0	3 (6 units)	3 (6 units)	2 (4 units)	20
	Multi-Family	0	0	0	0	0
2003	Single-Family	2	9	8	3	22
	Two-Family	0	4 (8 units)	0	0	8
	Multi-Family	0	0	0	3 (27 units)	27

Source: Village of Little Chute Building Permit Information

Currently, there are about 25 single-family residential lots in the Village of Little Chute that are available for development. The average price of single family residential lot is approximately \$35,000 for a 10,000 square foot lot.

### Commercial

There is currently a good supply of commercial land in the Village of Little Chute. Prices are in the \$2-3 per square foot range or \$85,000 to \$130,000 per acre in commercial areas outside of the downtown. The price increases significantly for commercial land in the downtown where the range is from \$200,000 to \$325,000 per acre or \$5-8 per square foot.

### Industrial

The demand for industrial land in the community is met by the Village of Little Chute Industrial Park. Currently, land is sold for \$45,000 per acre for a fully improved parcel with all municipal utilities and a concrete street. Approximately 27 acres are available for development.

## **Conflict Between Adjacent Land Uses**

### **In the Village of Little Chute**

The major conflict between adjacent land uses in the Village of Little Chute is the Outagamie County Landfill and the residential area to the east of it. Because of this experience, it is clear that the development of vacant land in the vicinity of the County Landfill must be for uses that would not be negatively impacted by the odors and airborne trash emanating from the County Landfill.

Other than the County Landfill, there are very few conflicts between adjacent land uses in the Village of Little Chute. There are scattered sites in the community where there is the potential for conflict but it appears that the neighbors have good relationships.

### **Between the Village of Little Chute and Adjacent Municipalities**

The Village of Little Chute and the Town of Vandebroek have reached an agreement on the recent annexation of town land. The discussions are slated to continue in order to develop a border agreement.

The Village will continue to have discussions with the City of Appleton regarding the increase in storm water in Peerenboom Creek. Currently, there are no land use conflicts with the Town of Grand Chute, the Villages of Combined Locks and Kimberly, and the City of Kaukauna.

The Village has not adopted an extraterritorial zoning ordinance but it does review plats within the Village's extraterritorial jurisdiction. The extraterritorial zoning ordinance should be part of the discussions with the Town of Vandebroek on a border agreement.

## **Development and Redevelopment Opportunities**

### **Residential**

Opportunities for single-family residential south of USH 41 are limited primarily to the development of scattered vacant lots in existing subdivisions and residential areas. The best opportunity for future single-family residential development is north of USH 41. The two primary areas are on the north side of Evergreen Drive near the City of Appleton and an area east of Rose Hill Road.

Two-family residential should continue to be part of the housing mix in the Village of Little Chute. Developers should be encouraged to provide this type of housing when they present plans to the Village for residential development.

Multi-family housing serves a wide market ranging from entry level for the young adult to assisted living for the elderly. It also serves as a transition use between the more intensive uses of commercial and industrial and the less intensive uses of single-family and two-family uses. Senior citizen multi-family housing provides both residential and economic opportunities.

## Commercial

Existing commercial development patterns reflect the transportation systems that were here when the village was first founded and were constructed throughout the years. The oldest commercial area is the downtown, which is located near the Fox River. Additional commercial growth occurred along Main Street as the community grew. As the parallel highways of CTH "OO" (North Avenue) and USH 41 were built, commercial development followed.

### Downtown

In 2003, the downtown received a facelift with the reconstruction of STH 96 or Main Street. As part of the project, new decorative street lights and stamped, colored concrete walkways and bump outs were constructed. This revitalization effort will be receiving a major boost with the construction of a 100 foot tall windmill on the northeast corner of Main Street and Monroe Street. A local not-for-profit group, Little Chute Windmill, Inc. is leading the effort. In addition to the authentic, 10 story windmill that is being designed by Verbij Windmill Design and Construction of Holland, the project will also include a Visitors Center that will serve as a home for a Historical Society Museum. Demolition of existing buildings on the site has begun and will be completed in 2005. Construction of the \$2.5 million project is expected to begin in 2006.

The windmill project may serve as the impetus for the redevelopment of vacant land and buildings on the south side of Main Street, across from the windmill. The first step in this redevelopment area has been taken with the announcement of a Walgreen's on the southeast corner of Main Street and Madison Street.

### Main Street/East End

There are several areas along Main Street east of the downtown to the Village limits, where properties that are currently vacant or residential may be developed or redeveloped for commercial purposes.

### North Avenue

Currently there is a mixture of commercial, residential and vacant land uses along the south side of North Avenue west of Madison Street to the property where Kraft Foods/Jack's Pizza is located. This area is projected to become all commercial in the future.

### South side of USH 41

In the last several years, there has been significant commercial development on the south side of USH 41. Yellow Truck constructed a truck terminal facility at the southeast corner of USH 41 and Holland Road. Additional land in this area is available for development. Immediately to the east of this area is an area that is in the Town of Vandebroek that is a combination of industrial, residential, and vacant land uses. The vacant area is projected to develop for commercial purposes. Continuing east along USH 41 is an area that has been developed by the Village as a storm water management facility. A new privately owned business park, HJT Business Park, has been developed east of the storm water management facility and has lots available for commercial businesses. Land west of the HJT Business Park and east of Holland Road (CTH "N") has also been developed for commercial purposes with more to come. There are several parcels of land available for commercial development east of Freedom Road and north of Moasis Drive.

**North side of USH 41**

There are several areas north of USH 41 that provide commercial development opportunities. Infill development is projected to occur in the area along Hartzheim Drive north of USH 41 and east of CTH "N" that is not already developed with commercial land uses. Development has already taken place in the land area north of USH 41, west of CTH "N" and south of W. Evergreen Drive. The Village has constructed storm water management facilities in a portion of the area, with the remaining portion scheduled for commercial development. Further west along Evergreen Drive and west of Vanden Broek Road is an area that is a mix of existing commercial uses and vacant parcels that are projected to develop with commercial uses. Continuing west along Evergreen Drive is the final large land area north of USH 41 that is projected to develop commercially.

**Freedom Road/CTN "N"**

Commercial development is expected to continue to occur on both sides of Freedom Road (CTH "N") from Florida Avenue on the south out to CTH "JJ" on the north.

**Industrial**

The Village of Little Chute Industrial Park will be the focus of the Village's industrial development efforts in the short-term. The long-term focus will be the area south of North Avenue on the west end of the Village. While the topography of the this area is attractive for residential development, the presence of the Outagamie County Landfill to the north and the railroad tracks to the south, suggest the highest and best use is industrial. The Village currently has no plans for the development of a second municipally owned industrial park. No new industrial growth opportunities are projected north of USH 41.

**Rural Preservation**

One of the primary principles of "Smart Growth" planning is to encourage growth in areas where urban services like sewer and water are available or will be available within a specified period of time. Areas that are not anticipated to develop with the twenty-year timeframe of this plan, but are within the Sewer Service Area Planning Boundary, are shown as rural preservation. These areas are to remain in their existing land use of agricultural, vacant and open space until they can be provided with urban services.

**Limitations on Development**

A summary of the limitations on development is presented in this section. A more detailed discussion of these limitations is found in the Utilities and Community Facilities Element and the Agricultural, Natural and Cultural Resources Element.

**Natural Limitations for Building Site Development**

There are relatively few natural limitations for building site development in the Village of Little Chute. The most significant natural limitation is the number of ravines in the southernmost section of the village, leading to the Fox River. There are several small, scattered wetlands in the village. Soils and bedrock do not provide any major constraints on development.

## Environmentally Sensitive Areas

The East Central Wisconsin Regional Planning Commission identifies environmentally sensitive areas as part of its regional land use and water quality planning process. In the Village of Little Chute, these areas include the stream banks along the creeks and several areas along the Fox River. These areas should be protected from development.

## Boundary of Utility Service and Community Facilities

Water service is or can be made available in all of the areas projected for development in the next twenty years. An upgrade of the HOVMSD wastewater treatment plant will take place in the next two to three years that should provide the capacity needed for growth in the next twenty years.

The Heart of the Valley Sewer Service Area is scheduled to be updated by Spring 2005. The Village's portion of the SSA will need to be expanded to accommodate the projected growth. There do not appear to be any issues or concerns with availability and capacity for solid waste disposal, electrical or gas services.

Residential land within the Little Chute School District and the Appleton Area School District is expected to develop more quickly than land within the Kaukauna Area School District. The primary reason for this is the location of the Kaukauna High School on the far southeast side of the City of Kaukauna. The Little Chute High School is located within one to two miles of future residential land while the Kaukauna High School is located nearly seven miles away.

Based on the population projections for the Village of Little Chute, it appears adjustments and improvements to community facilities needed for the increase in residents will be manageable on an annual basis or as part of a multi-year capital improvement program.

## Land Use Projections

In preparing the land use projections for the Village of Little Chute, the Plan Commission reviewed the Existing Land Use Map and land use allocation standards and criteria.

### Standards and Criteria

The Village of Little Chute Plan Commission, in allocating future growth areas, took into consideration the standards and criteria used by East Central Wisconsin Regional Planning Commission in its Sewer Service Area Planning Process. The considerations are:

1. Urban development patterns should incorporate planned areas of mixed use and density that are clustered and compatible with adjacent uses.
2. The allocation of future urban development should maximize the use of existing urban facilities and services.
3. Future urban development should be encouraged to infill vacant developable lands within communities and then staged outward adjacent to existing development limits.
4. Future commercial and industrial development should expand upon existing areas and be readily accessible to major transportation systems.

5. The boundaries of urban development should consider natural and man-made features such as ridge lines, streams and major highways.
6. Residential land use patterns should maximize their accessibility to public and private supporting facilities.
7. Urban development should be directed to land suitable for development and discouraged on unsuitable land, such as floodplains, areas of high bedrock, and areas of high groundwater.
8. Environmentally sensitive areas shall be excluded from the sewer service area to protect water quality.
9. Future urban development should pose no significant adverse impacts to surface or groundwater.
10. Urban development should be located in areas that can be conveniently and economically served by public facilities.

The Plan Commission started with the land that is within the Village’s Corporate Limits and the Heart of the Valley Sewer Service area, and expanded out into the area surrounding the Village of Little Chute. Land outside of the Corporate Limits will need to be annexed, and land outside of the Sewer Service Area will need to be added.

### Comparable Community Comparisons

A common objective communities have in projecting future land use is to have a good mix of residential, commercial and manufacturing. The Village of Little Chute conducted research on the percentage residential and commercial/manufacturing land uses make-up of the total value of communities throughout the Fox Valley in 2003 (see Table 38).

**Table 38**  
**Land Use as Percent of Total Value, 2003**

Community	Percent of Total Value	
	Residential	Commercial/Manufacturing
Village of Ashwaubenon	41.5%	58.5%
Town of Grand Chute	42.2%	57.8%
Town of Menasha	57.9%	42.1%
City of Oshkosh	61.5%	38.5%
Village of Kimberly	62.2%	33.8%
City of Green Bay	62.9%	37.1%
City of Neenah	63.9%	36.1%
City of De Pere	65.8%	34.2%
<b>AVERAGE</b>	<b>66.1%</b>	<b>33.9%</b>
City of Menasha	66.1%	33.9%
Village of Howard	66.4%	33.6%
Town of Greenville	66.7%	33.3%
Village of Bellevue	67.4%	32.6%
City of Kaukauna	69.9%	30.1%
City of Appleton	71.9%	28.1%
<b>Village of Little Chute</b>	<b>72.5%</b>	<b>27.5%</b>
Village of Allouez	87.2%	12.8%
Village of Suamico	94.1%	5.9%

Source: Village of Little Chute

The residential percentage ranged from a low of 41.5% in the Village of Ashwaubenon to a high of 94.1% in the Village of Suamico. Residential land uses in the Village of Little Chute made up 72.5 percent. The average for the seventeen communities was 66.1 percent. These statistics provide support for the Village’s recent annexation of property along USH 41, most of which will be developed for commercial land uses. As this land develops, the percent of total value that commercial and manufacturing represent in the village will increase, and provide a better balance between non-residential and residential land uses.

**Agricultural**

The Village of Little Chute is not projecting any increase in the number of acres used for agricultural production. In fact, the number of acres used for agricultural production will decrease as land is converted to residential and commercial land uses.

**Residential**

Projecting future residential land use is typically based on population projections, household size projections and assumptions on the density of future residential development. The number of residents projected to be living in the community is divided by the projected size of households for that year to determine the number of households. The number of households is then divided by the projected density (households per acre) to determine the number of acres needed to accommodate the projected growth in population.

Table 39 shows the residential land projections for the Village of Little Chute. Population projections are from the East Central Wisconsin Regional Planning Commission. The persons per household (PPH) number for 2000 is from the U.S Census. The PPH numbers for 2005, 2010, 2015, and 2020 were provided by East Central while the 2025 and 2030 figures were estimated by Martenson & Eisele, Inc. The number of households (HHLDS) for 2000 is from the U.S. Census. The HHLDS numbers for 2005, 2010, 2015, 2020, 2025 and 2030 were calculated by dividing the projected population by the corresponding PPH number.

The current (and projected) density of 3.17 households per acre was calculated by dividing the number of housing units in the village from the 2000 U.S. Census by the total residential acreage from the 2002 Existing Land Use Inventory conducted by East Central Wisconsin Regional Planning Commission.

***Based on the projections, the Village of Little Chute will need an additional 592 acres for residential development by 2025 and another 132 acres by 2030.***

**Table 39  
Residential Land Use Projections, 2005-2020**

	Population	Percent Change	Persons per Household	Households	Households per Acre	Additional Acres	Total Acres
<b>2000 Actual</b>	10,476	n.a.	2.68	3,878	3.17	n.a.	1,223
<b>2005</b>	10,995	7.5%	2.59	4,245	3.17	116	1,339
<b>2010</b>	11,494	3.8%	2.51	4,579	3.17	105	1,445
<b>2015</b>	11,980	3.4%	2.42	4,950	3.17	117	1,562
<b>2020</b>	12,463	3.0%	2.33	5,349	3.17	126	1,687
<b>2025</b>	12,887	2.6%	2.24	5,753	3.17	128	1,815
<b>2030</b>	13,272	2.6%	2.15	6,173	3.17	132	1,947

Source: US Census, East Central Wisconsin Regional Planning Commission and Martenson & Eisele, Inc.

## Commercial

Planners typically use a ratio of the number of residents in a community to the number of acres used for commercial activities to project how many additional acres of land will be needed over the next five, ten, fifteen and twenty years. For example, if there are 1,000 residents in a community and there are 100 acres of commercial land uses, an increase of 100 residents would result in an increase of 10 acres of commercial land uses.

Based on the 2002 Existing Land Use Inventory conducted by East Central Wisconsin Regional Planning Commission and the estimated population of Little Chute in 2002, there are approximately 53 people per acre of commercial land in the village. Based on the ratio methodology described above, the Village of Little Chute may need an additional 45 acres of commercial land by 2025.

Recent development activity, however, indicates that more commercial land will be needed than determined by the projection methodology. The developers of the two new business parks on either side of USH 41 have been aggressively and successfully marketing the Village of Little Chute. In addition, the extension of sewer and water along Evergreen Drive west of CTH "N" on the north side of USH 41 has encouraged commercial growth. Based on this, the Future Land Use Map shows 695 acres of future commercial land.

## Industrial

The projection methodology used for commercial land uses is also used for industrial land use projections. Based on the 2002 Existing Land Use Inventory conducted by East Central Wisconsin Regional Planning Commission and the estimated population of Little Chute in 2002, there are approximately 48 people per acre of industrial land in the village. Based on this methodology, the Village of Little Chute may need an additional 50 acres of land for industrial uses.

As with commercial development, industrial development in Little Chute, however, is not strictly dependent on the community itself. Because of its location within the Fox Cities and because of the availability of the land south of North Avenue and the Outagamie County Landfill, industrial development is expected to occur that would not occur if Little Chute was a stand-alone community.

## Findings and Recommendations

- ❖ In general, the change in land use in the Village of Little Chute is characteristic of a growing community. The amount of agricultural and vacant land has decreased as residential, commercial, and industrial development has occurred. The growth has been balanced.
- ❖ The intensity of development in the village is moderate to low. Single family residential density is typical of urban communities.
- ❖ Building permit information indicates the market for single family residential development has slowed over the past five years. One reason for this is potential residential land is in the Kaukauna Area School District.
- ❖ There appears to be a good balance between the supply, demand and price of commercial and industrial land in the Village of Little Chute.
- ❖ The major land use conflict is the presence of the Outagamie County Landfill, located on the northwest boundary of the village.
- ❖ The Village is working toward an agreement with the City of Kaukauna and Town of Vandenbroek on the boundary between the two jurisdictions.
- ❖ With the exception of a small area east of Rose Hill Road south of USH 41, future residential subdivision growth will occur north of USH 41.
- ❖ Additional land must be annexed and properly zoned to accommodate future single-family, two-family and multi-family housing units in the village. Presently, there is limited land available in the village zoned for single-family housing units and served by public utilities. Likewise, land is quite limited to accommodate multi-family housing.
- ❖ The on-going redevelopment of the downtown should be helped with the construction of the windmill and the visitor center on the northeast corner of Main Street and Monroe Street.
- ❖ The strongest opportunities for commercial development are on both sides of USH 41.
- ❖ While the near term focus of industrial development opportunities should continue to be the Village's industrial park, future industrial development efforts should focus on the property on the south side of North Avenue (CTH "OO"), across from the Outagamie County Landfill.
- ❖ There are relatively few limitations placed on development in the Village of Little Chute by natural resources.
- ❖ Ongoing improvements and additions to the community's utilities and facilities should be adequate to accommodate the projected growth of the Village of Little Chute.

- ❖ Based on historical ratios of the number of residents per acre of a specific land use, by 2025 the Village of Little Chute will need an additional 592 acres for residential development, 45 acres for commercial development, and 50 acres for industrial development.
- ❖ Because of its location along USH 41 in the Fox Cities, and the recent development of commercial land uses on both sides, the visibility of the community has greatly increased. The commercial and industrial projections based on historical ratios are conservative as a result.

# Intergovernmental Cooperation

## Relationships with Other Governments

Wisconsin State Statutes provide guidelines for intergovernmental cooperation and boundary agreements between municipalities. This statute enables adjoining communities to enter into agreements that will benefit both communities.

Mutual aid agreements are a type of intergovernmental cooperation. For example, municipal fire departments use this vehicle to extend fire protection from one municipality to another. The biggest advantage is that each fire department can share equipment and manpower in times of major fires that would otherwise limit the resources of a particular department in responding to a disaster.

Boundary agreements are typically found in urban and urbanizing areas where there is a desire on the part of adjacent municipalities to agree on where each municipality will provide services. These agreements contribute to better planning and the efficient and economical provision of municipal services.

### Adjacent Communities

The Village of Little Chute City shares common boundaries with the Towns of Grand Chute and Vandebroek, the Villages of Kimberly and Combined Locks, and the Cities of Appleton and Kaukauna (see Map 15). The Village of Little Chute has a boundary agreement with the City of Appleton and has initiated discussions with the City of Kaukauna and the Town of Vandebroek.

There are several examples of intergovernmental cooperation including the Heart of the Valley Metropolitan Sewerage District, the Fox Valley Metropolitan Police Department, and the joint library and joint custodial services between Little Chute and Kimberly.

The Village of Little Chute has Mutual Aid Agreements with neighboring communities for fire department services. The Village of Kimberly rents trash pick-up trucks from Little Chute. The City of Appleton provides weights and measures inspections. Valley Transit provides transportation services.

The Village of Little Chute has not adopted an extraterritorial zoning ordinance. The Village does review plats within the extraterritorial plat review area of 1.5 miles outside of the Village's corporate limits.

Businesses in Little Chute belong to the Fox Cities Chamber of Commerce and the Heart of the Valley Chamber of Commerce.

### Adjacent School Districts

As was discussed in the Utilities and Community Facilities element, the Village of Little Chute is served by three school districts - Appleton, Kaukauna and Little Chute. Communication with the district occurs periodically and informally.

There has been some discussion about a change in the boundaries of the school districts so students in the Village of Little Chute would attend the Little Chute School District. This is more of a factor with the Kaukauna School District than the Appleton School District.

The procedure for the detachment and attachment of territory from one school district to another is outlined in Chapter 117.11 of the Wisconsin State Statutes. Key to the procedure is that both school districts must agree to the change in the boundary. If one of the districts' school boards determines it is not in their best interest, the procedure stops. Chapter 117.15 outlines the criteria that must be considered by those involved in the change of district boundaries. Here is a summary of the criteria:

- Travel time, and how the geography and the topography of the school districts affect it.
- The ability of the school districts to meet the educational needs of all of the students and the educational programs currently offered by the school districts.
- The impact on the program currently offered by the school district from which the territory is proposed to be detached, including both curricular and extracurricular aspects.
- Opinions of the residents of the school districts.
- The estimated fiscal effect of the proposed reorganization on the affected school districts, including the effect of the apportionment of assets and liabilities.
- Whether the proposed reorganization will make any part of a school district's territory noncontiguous.
- Change in the socioeconomic level and racial composition of the pupils and the proportion of the pupils who are children at risk.

One of the strengths of the Village of Little Chute that was identified in the Issues and Opportunities Workshop was the Little Chute School District. Because the Kaukauna School District serves the area where future residential growth is expected to occur, fewer and fewer of the children in the community will be part of the Little Chute School District. In addition, it is anticipated the number of school age children living in the Village of Little Chute will decline because new home construction and school age children have a positive correlation. This will have a financial impact on the Little Chute School District in several ways. As student enrollments decline, state aid will decrease. In addition, because new development generally results in higher property values than older, existing development, the property values in the portion of the Village of Little Chute that is in the Little Chute School District will probably not increase as much as the property in the Village that is in the Kaukauna School District. The combination of a reduction in state aid with a slower growing property tax base will mean financial challenges for the Little Chute School District.

Financial reasons are not the only reasons why the Village of Little Chute should be concerned about the school district boundaries. Community pride is often closely related to the pride in the school district. When the community in which a family resides is not the same community in which the children in the family attend school, the likelihood of strong support for both the community and the school is diminished. The Village of Little Chute should meet with the Little Chute School District to determine how the two can grow together to the benefit of each other.

### **Outagamie County**

The two major areas of cooperation with Outagamie County are the landfill/recycling program and 911 services.

## Regional

The Village has worked, and continues to work, with the East Central Wisconsin Regional Planning Commission on transportation and sewer service area issues. The Village is also part of the Outagamie Waupaca Library System.

## State and Federal

The staff at the Village of Little Chute participates in numerous professional organizations, which provides them with an opportunity to meet with the staff from neighboring municipalities.

University of Wisconsin-Extension-Outagamie County and Madison have provided meeting facilitation services for this plan and other planning efforts.

The Village has regular communication with several state agencies including the Wisconsin Department of Natural Resources, the Wisconsin Department of Transportation, the Wisconsin Department of Administration, and the Wisconsin Department of Commerce.

## Conflicts and Opportunities

The annexation of property in the Town of Vandebroek resulted in a dispute between the Town and the Village. The Town challenged the annexation in court. Before the case came to trial, however, the Town and the Village agreed to work on a boundary agreement. The agreement will be in conformance with Wisconsin Act 317, recently signed into law by Governor Doyle, which requires a village, when annexing land, to either enter into a boundary agreement with the town or pay the town an amount equal to the property taxes the town would have received from the property during a five year period.

A second area of conflict is the presence of the Outagamie County Landfill on the northwest boundary of the Village. Discussions should be held with County officials to address the Village's concerns. A third area is storm water that has been redirected by the City of Appleton to Peerenboom Creek in the village. Discussions are taking place as to how the impact can be mitigated.

The Village of Little Chute is not aware of any other conflicts with other governmental units. If a conflict would occur, initial attempts to address it would involve written and face-to-face communication. If initial attempts are not successful, the Village will consider other methods including mediation, arbitration and other dispute resolution techniques as described in Wisconsin State Statutes 802.12.

The Village of Little Chute has an opportunity to facilitate planning in its extraterritorial area through the use of extraterritorial plat review and zoning. It also has an opportunity through working with the East Central Wisconsin Regional Planning Commission on the allocation of future growth through the Sewer Service Area Planning Process.

## Findings and Recommendations

- ❖ The Village of Little Chute has demonstrated that intergovernmental cooperation helps to better serve the residents of the community.
- ❖ Discussions should be held with Little Chute School District on boundary concerns.
- ❖ The Village of Little Chute should continue to work on a boundary agreement with the Town of Vandebroek.
- ❖ The Village of Little Chute should continue to meet with Outagamie County on the landfill issue.