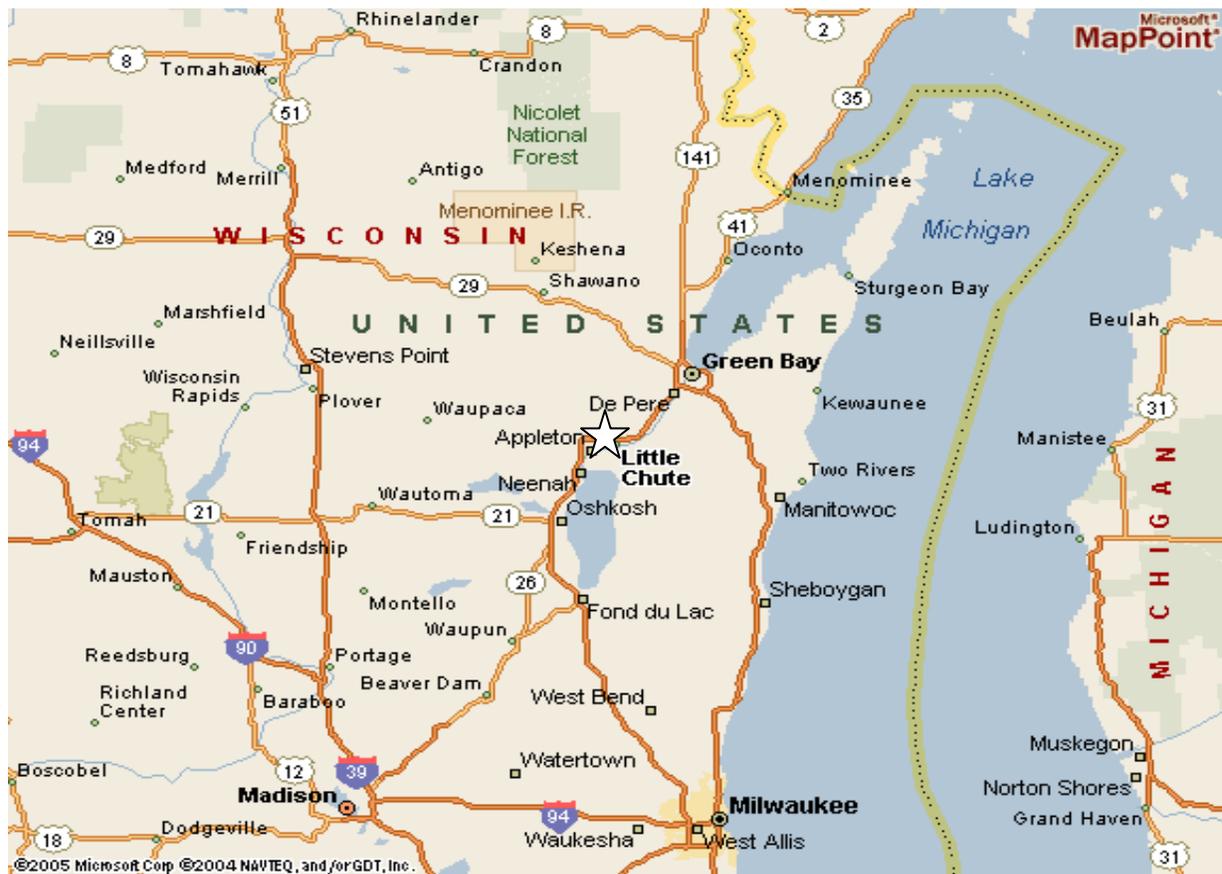




Little Chute, Wisconsin

Community Profile

Nestled in the heart of the Fox River Valley, just east of Appleton, Wisconsin, the Village of Little Chute combines a pleasant small-town, semi-rural atmosphere with all the amenities of a larger metropolitan area. The Village is blessed with an abundance of natural resources – including the historic Fox River on its southern border. While larger cities are just a short drive away, the Village of Little Chute offers a better overall quality of life and is truly *on the river and on the way*.



Community History

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.

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

Comprehensive Land Use Plan

The Village of Little Chute recently completed a new comprehensive plan, describing current and future land uses, this plan is available on the web at the following address:

<http://wi-littlechute.civicplus.com/DocumentView.aspx?DID=235>

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.

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.

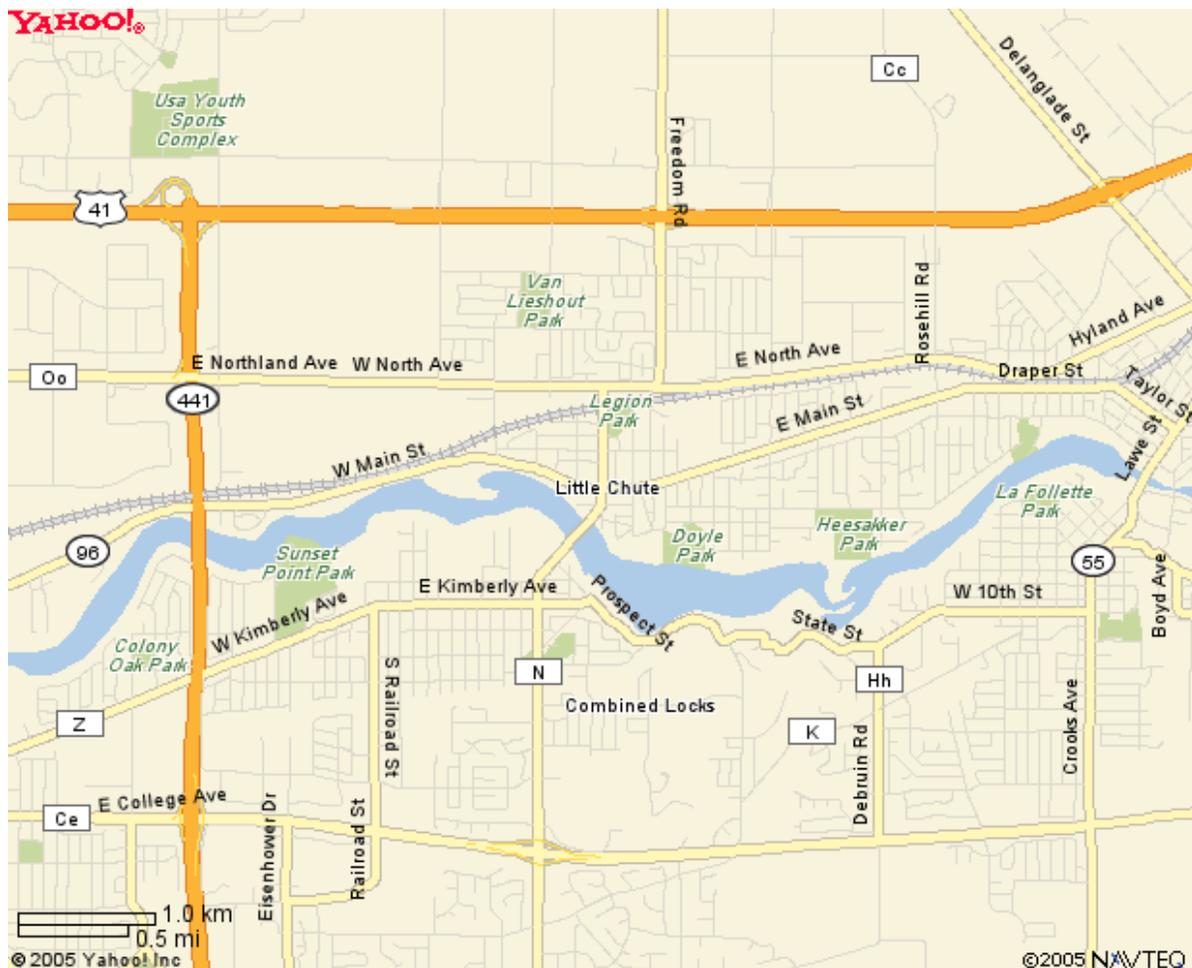
Population Change

Village of Little Chute		Outagamie County
1950	4,152	81,722
1960	5,099	101,794
1970	5,522	119,398
1980	7,907	128,730
1990	9,207	140,510
2000	10,476	160,971
2009	11,040*	175,530*
% Change		
1950 to 1960	22.8%	24.6%
1960 to 1970	8.3%	17.3%
1970 to 1980	43.2%	7.8%
1980 to 1990	16.4%	9.2%
1990 to 2000	13.8%	14.6%

Source: U.S. Census, compiled by ECWRPC

*Wisconsin Department of Administration Estimated Population

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 2010. Construction of the \$2.5 million project is expected to begin in 2010. 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.

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 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 Vandenbroek 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 either side of Freedom Road (CTH “N”) from Florida Avenue on the south out to CTH “JJ” on the north.

Business Resources

The resources below are intended to assist with those contemplating starting a business or those needing assistance with expanding or locating a business in Little Chute, Wisconsin.

Business Planning Assistance (E-Seed Program). The development of a business plan is a key tool to starting and expanding a successful business. A detailed description of the E-Seed program and the registration materials for the 12-week course can be viewed at the E-Seed website, hosted by Fox Valley Technical College. All registrants are encouraged to apply for ETP funding available from Wisconsin Small Business Development Centers. Approved applicants receive 75% tuition assistance provided they submit a comprehensive business plan at the conclusion of the E-Seed series. <http://www.fvtc.edu/public/content.aspx?ID=1209&PID=1>

Grant for Business Plan - Early Planning Grant Program

The Wisconsin Department of Commerce's Early Planning Grant Program (EPG) helps individuals interested in starting or expanding a business in one of the following industries by providing funding for professional consulting services for development of a comprehensive business plan:

- Automation
- Agriculture/Food Products
- Biotechnology
- Information Technology
- Manufacturing
- Medical Devices
- Paper/Forest Products
- Printing
- Tourism
- Childcare (Does NOT include in-home childcare)

For additional information on the program, visit <http://www.commerce.state.wi.us/>

Technology Zone Tax Credit Program

The Village of Little Chute is a member of the Northeast Wisconsin Regional Economic Partnership Technology Tax Credit Program. The Program provides income tax credits for high-tech business development. See the following web site for more information on the program.

<http://www.northeastwisconsin.org/>

Free Legal Counseling

The State Bar of Wisconsin will provide small and emerging businesses throughout Wisconsin up to two hours of counseling from a business lawyer at no cost. This service is provided by members of the Business Law Section of the State Bar of Wisconsin. For more information contact the State Bar of Wisconsin at (800) 728-7788 or visit them online at <http://www.wisbar.org/>

Business Start-Up Guide

The Wisconsin Department of Commerce provides a detailed guide on starting a business in Wisconsin. Information on licensing, permits, financial program, taxes and more can be found in this guide. This Guide is available for your online viewing or print a copy for your reference. Call for additional assistance from the Wisconsin Department of Commerce at (800) 435-7287. <http://www.commerce.state.wi.us/BD/>

Free Business Counseling

The SCORE Association (Service Corps of Retired Executives) is a free business counseling service. A partner of the Small Business Administration, the Fox Cities SCORE Chapter is located at the Fox Cities Chamber of Commerce & Industry. To request a Fox Cities SCORE Counselor contact (920) 734-7101. For information on the national SCORE Association visit <http://www.score.org/>

Financing Programs

The Village of Little Chute does provide small loans for business development thru two revolving loan funds administered by the Village Board. Please contact the Village Administrator for more information at 920-788-7380 ext 202.

The Village of Little Chute does not provide major business financing (other than processing Industrial Revenue Bonds or Redevelopment Revenue Bonds). However, numerous state and federal programs are available to meet your business needs. For additional information on these financing programs, visit the Build Your Business site at <http://www.wisconsin.gov/state/byb/index.html>

Tax Incremental Financing

The Village of Little Chute has four Tax Incremental Finance Districts. Certain projects such as assistance with infrastructure improvements may be fully or partially funded thru such finance districts dependent upon location and project. For information contact the Administrator at 920-788-7380 ext 202.

Industrial Park Lands

The Village does have available lands for sale in an Industrial park located to the South of Highway 41 between Buchanan Street and County Highway CC. All parcels are fully improved with utilities and concrete streets, prices average approximately \$45,000 per acre. For information contact the Administrator at 920-788-7380 ext 202.

Business Park Lands

Several privately developed Business Parks have been developed along the Highway 41 corridor West of Highway N. These parcels are fully served by all utilities including storm water retention and treatment allowing developers to more fully utilize the properties which they purchase. For information contact the Administrator at 920-788-7380 ext 202. Additionally many commercial properties in Little Chute are listed with the firm of Grubb & Ellis/Pfefferle a full service real estate brokerage company, that also offers comprehensive residential and commercial property management. <http://www.pfefferle.biz/>

Industrial Park Lands

Favorable tax and utility rates create a good environment for business and residential development. The Little Chute Industrial Park is located in the northeastern portion of the community.

The Village of Little Chute Industrial Park offers prime industrial sites. The 126 acre Park features custom-designed sites, 2 to 8 acres in size with protective covenants to insure a controlled quality environment. Costs average \$45,000 per acre (all prices include cost of sewers, water mains, street lights, etc.) Our sites offer you these features:

FEATURES

- **8" sanitary sewer mains**
- **3" high pressure natural gas service.**
- **12,000 volt electric distribution system**
- **Rail service from Wisconsin Central**
- **Concrete streets**
- **Level and clear topography.**
- **12" water mains, static pressure 66 psi. Fireflows of 3,500 gpm**
- **Municipal storm water**

