

Village of
Little Chute

AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, April 18, 2016

TIME: 6:00 p.m.

- A. Call to order
- B. Roll Call
- C. Public Appearance for Items Not on the Agenda

1. Approve Minutes from the Plan Commission Meeting of March 14, 2016
2. Discussion/Recommendation—CSM for Legion Park
3. Discussion/Recommendation—CSM Chuck Hietpas-Zero Lot Line
4. Discussion/Recommendation—CSM for RRR-Appleton LLC
5. Discussion/Review—Comprehensive Plan
6. Unfinished Business
7. Items for Future Agenda
8. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852

MINUTES OF THE PLAN COMMISSION MEETING – MARCH 14, 2016

Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

Roll Call

PRESENT: President Vanden Berg
Larry Van Lankvelt
Roy Van Gheem
Bill Van Berkel
Brian Huiting
EXCUSED: Richard Schevers
ALSO PRESENT: Community Development Director Jim Moes, Parks, Recreation & Forestry Director Adam Breest

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting from February 8, 2016

Commissioner Van Gheem had a correction to the portion of the minutes discussing Hartzheim Drive. He stated there would be parcels land locked if the road is vacated as proposed.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Minutes of February 8, 2016 with the adjustment as Mr. Van Gheem noted.
Ayes 5, Nays 0 – Motion Carried

Discussion/Recommendation—Bike Ped Plan

Park, Recreation & Forestry Director Breest presented the Bike Ped Plan. It is recommended that the Patriot Dr. and Moasis Dr. portion of the bike trail be moved to Elm Dr. for safety reasons.

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to recommend the amended Bike Ped Plan.
Ayes 5, Nays 0 – Motion Carried

Discussion—Comprehensive Plan

Community Development Director Moes stated there are no updates at this time.

Discussion/Recommendation—Comprehensive Outdoor Recreation Plan

Director Breest went over the Comprehensive Outdoor Recreation Plan and highlighted the changes. The last plan was completed in 2008 and it is recommended that this be done every five years. Director Moes asked it be noted in the plan that a portion of Doyle Park is leased from the state of Wisconsin. Director Moes asked it be included in the plan, the idea of local collaboration, for aquatic or recreation services, so that each community doesn't have to provide expensive facilities. It was also noted by Director Moes that proposed shelter must meet zoning requirements regarding setbacks. There was a suggestion to utilize walking trails around Village ponds.

Moved by Commissioner Huiting, seconded by Commissioner Van Lankvelt to recommend the Comprehensive Outdoor Recreation Plan as proposed.

Ayes 5, Nays 0 – Motion Carried

Discussion/Recommendation—CSM for Legion Park

Director Moes presented the CSM for Legion Park. Fiber optics easement still needs to be added. Alleys are in place to allow for Village setbacks.

Moved by Commissioner Van Gheem, seconded by Commissioner Van Berkel to recommend the CSM for Legion Park.

Ayes 5, Nays 0 – Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to adjourn the Plan Commission Meeting at 7:03 p.m.

Ayes 5, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

CERTIFIED SURVEY MAP NO. —

SHEET 2 OF 4

A PART OF BLOCK 49 OF THE 1990 AMENDMENT TO THE 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped a part of Block 49 of the 1990 Amendment to the 1917 Assessors Plat of the Village of Little Chute, located in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 492,683 square feet (11.310 acres) of land and described as follows:

Commencing at the Northeast corner of said Section 21, thence S00°28'56"W, 323.72 feet along the East line of the Northeast 1/4 of said Section 21 to the South right-of-way line of the Canadian National Railroad; thence S82°10'07"W, 588.31 feet along said South right-of-way line to the Northwest corner of Lot 35 of said Block 49 and the Point of Beginning; thence S00°20'42"W, 82.13 feet along the West line of said Lot 35 to the North line of Certified Survey Map No. 2776 and the North right-of-way line of Hans Parkway; thence N89°35'53"W, 80.32 feet along said North line to the start of a 41.86 foot radius curve to the left; thence 92.23 feet along the arc of said curve having a 74.67 foot chord which bears S27°16'54"W, also being along the Westerly line of Certified Survey Map No. 2776 and the right-of-way of Hans Parkway; thence N82°06'32"E, 15.46 feet along said line to the West right-of-way line of Grand Avenue; thence S00°19'02"W, 401.20 feet along said West right-of-way line to the Northeast corner of Lot 1 of Certified Survey Map No. 5539; thence N89°28'10"W, 331.45 feet along the North line of said Lot 1 to the Northwest corner thereof; thence S00°10'16"E, 212.42 feet along the West line of said Lot 1; thence S89°13'03"E, 24.43 feet along said line; thence S00°19'39"W, 333.72 feet along said line to the Southwest corner thereof, being the North right-of-way line of McKinley Avenue; thence N89°22'28"W, 142.50 feet along said North right-of-way line; thence N88°29'04"W, 199.35 feet along said North right-of-way line to the Southwest corner of said Block 49 and the East right-of-way line of Madison Street; thence N00°03'10"W, 281.58 feet along said East right-of-way line to the South right-of-way line of Legion Parkway (formerly Pierce Avenue); thence S89°13'03"E, 241.48 feet along said South right-of-way line to the West line of Lot 38 of said Block 49; thence N00°10'16"W, 50.00 feet along said West line to the North right-of-way line of said Legion Parkway; thence N89°13'03"W, 241.38 feet along said North right-of-way line to the East right-of-way line of Madison Street; thence N00°03'10"W, 648.44 feet along said East right-of-way line to the Northwest corner of said Block 49 and the South right-of-way line of the Canadian National Railroad; thence N82°10'07"E, 760.00 feet along the North line of said Block 49 and the South right-of-way line of said railroad to the Point of Beginning.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the Village of Little Chute Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20____.

David M. Schmalz, WI Professional Land Surveyor S-1284

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 4

A PART OF BLOCK 49 OF THE 1990 AMENDMENT TO THE 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

THIS CSM IS ALL OF TAX PARCEL No. 26-0-0647-00, 26-0-0648-00, 26-0-0873-00, 26-0-0879-00, 26-0-0880-00, 26-0-0883-00, 26-0-0885-00, 26-0-0886-00, 26-0-0887-00, 26-0-0888-00, 26-0-0889-00 & 26-0-0894-00.

THE PROPERTY OWNER OF RECORD IS THE VILLAGE OF LITTLE CHUTE.

THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. _____

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of:

Village Finance Director	Date	County Treasurer	Date
Teri Matheny		Dina M. Mumford	

VILLAGE BOARD APPROVAL
Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board on the _____ day of _____, 20____.

Village President
Mike Vanden Berg

Village Clerk
Laurie Decker

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 4

A PART OF BLOCK 49 OF THE 1990 AMENDMENT TO THE 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN,

OWNER'S CERTIFICATE

VILLAGE OF LITTLE CHUTE, As Owner(s), I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval.

Village of Little Chute

Dated this _____ day of _____, 20____.

Authorized Signature

100

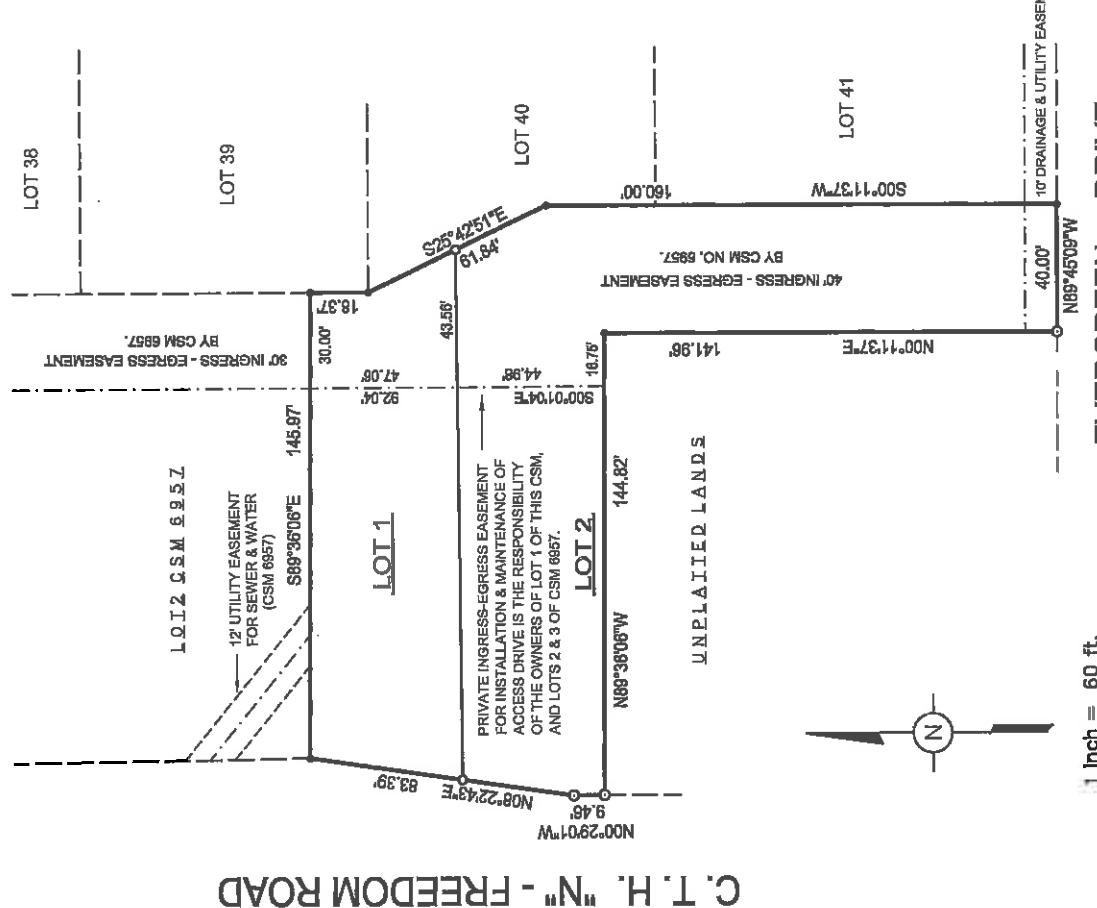
Personally appeared before me on the _____ day of _____, 20_____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

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OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO.

EASEMENT DETAILS



EVERGREEN DRIVE

NOTE: WHEN ATTACHED DWELLING UNITS ARE CREATED, MATTERS OF MUTUAL CONCERN TO THE ADJACENT PROPERTY OWNERS, DUE TO CONSTRUCTION, CATASTROPHE AND MAINTENANCE, SHALL BE GUARDED AGAINST BY PRIVATE COVENANTS AND DEED RESTRICTIONS

900

Robert Gottschall 3-30-16

HARRIS
& ASSOCIATES, INC.
CONSULTING ENGINEERS
2716 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8577
FAX: (920) 733-4731
WWW.HARRISING.COM

OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. _____

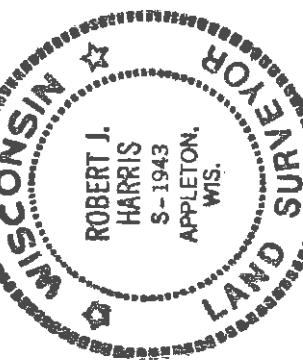
SURVEYOR'S CERTIFICATE

I, Robert J. Harris, Professional Land Surveyor, certify that I have surveyed, divided and mapped all of Lot One (1) of Certified Survey Map No. 6957, filed in Volume 41 of Certified Survey Maps on Page 6957 as Document No. 2036864, being part of the Southwest $\frac{1}{4}$ of the Section 10, T21N, R18E, Village of Little Chute, Outagamie County, Wisconsin, described as follows: Beginning at the Southeast corner of said Lot One (1); thence N89°45'09"W, along the North right-of-way line of Evergreen Drive, 40.00 feet; thence N00°11'37"E, 141.96 feet; thence N89°36'06"W, 144.82 feet; thence N00°29'01"W, along the East right-of-way line of C.T.H. "N", 9.46 feet; thence N08°22'43"E, along said East line, 83.39 feet; thence S89°36'06"E, 145.97 feet; thence S00°01'04"E, 18.37 feet; thence S25°42'51"E, 61.84 feet; thence S00°11'37"W, 160.00 feet to the point of beginning.

That I have made such survey, map and land division as shown hereon, under the direction of Chuck Hietpas.

That this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinances of the Village of Little Chute in surveying, dividing and mapping the same.



Robert J. Harris 3-30-16
Robert J. Harris, PLS 1943 10-12-15

Date

OWNER'S CERTIFICATE

As owner, I hereby certify that I have caused the land described to be surveyed, divided and mapped as shown and represented on this map.

Dated this _____ day of _____, 2015.

Chuck Hietpas
Chuck Hietpas Construction, Inc.

State of Wisconsin
ss
Outagamie County)

Personally came before me this _____ day of _____, 2015, the above-named person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires: _____

Notary Public

Sheet 3 of 4 LS-9556

OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. ____

VILLAGE BOARD APPROVAL

This Certified Survey Map was approved by the Village of Little Chute.

Village President	Date	Village Clerk	Date
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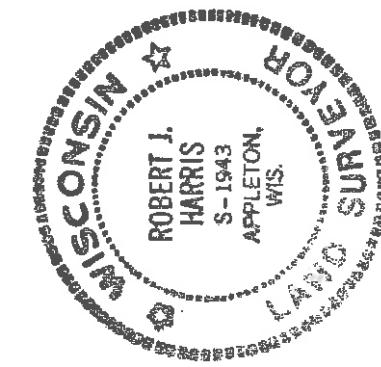
TREASURER'S CERTIFICATE

I certify that there are no unpaid taxes of unpaid special assessments on any of the lands included in this Certified Survey Map.

County Treasurer	Date	Village Treasurer	Date
------------------	------	-------------------	------

NOTES

1. This Certified Survey Map is all of Tax Parcel No. 260436102.
2. The property owner of record is Chuck Hietpas Construction, Inc.
3. This Certified Survey Map is contained wholly within the property described in Document No. 1763475.



Robert J. Harris 3-30-16

Robert J. Harris, PLS 1943

Date

CERTIFIED SURVEY MAP NO. 6754
ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6754,
FILED IN VOLUME 40 OF CERTIFIED SURVEY MAPS ON PAGE
6754, AS DOCUMENT NO. 2005595, LOCATED IN THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 15, TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE
OUTAGAMIE COUNTY COORDINATE SYSTEM

1" = 200'
200' SCALE IN FEET



SURVEY FOR
RRR-APPLETON LLC
13416 WATERTOWN PLANK RD
SUITE 255
ELM GROVE, WI 53122

1 n' = 200' 200 0 40

SCALE IN FEET

C.3.1.1.1

RIGHT-OF-WAY WIDTH VARIES

CENTER OF
SECTION 15
T21N, R18E

LEGEND

- 1" O.D. IRON PIPE SET, 24" LONG,
WEIGHING 1.130 LBS. PER LIN. FOOT
- 1" O.D. IRON PIPE FOUND
- 3/4" O.D. REBAR FOUND
- △ GOVERNMENT CORNER
- X — EXISTING FENCE

ZONED: CH	COMMERCIAL HIGHWAY DISTRICT PER VILLAGE OF LITTLE CHUTE ZONING
ZONED: RT	TWO-FAMILY RESIDENTIAL DISTRICT PER VILLAGE OF LITTLE CHUTE ZONING

Martenson & Eisele, Inc.

Planning
Environmental
Surveying
Engineering
Architecture

1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
Info@martenson-eisele.com
920 731 0381 1 800 236 0381

PROJECT NO. 1-0759-001
FILE 1-0759-001csm SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar



Martenson & Eisele, Inc. Planning
1377 Midway Road

33

101 W. Main Street • Menasha, WI 54952 • 262.729.1111 • www.martenson-eisele.com • info@martenson-eisele.com • 20.731.0381 • 1.800.236.0381

PROJECT NO. 1-0759-001
FILE 1-0759-001cm SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE

I, GARY A. ZAHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED, AND DIVIDED AT THE DIRECTION OF RRR-APPLETON, LLC,

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6754, FILED IN VOLUME 40 OF CERTIFIED SURVEY MAPS ON PAGE 6754, AS DOCUMENT NO. 2005595, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN. CONTAINING 318.091 SQUARE FEET [7.303 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE VILLAGE OF LITTLE CHUTE SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 16TH DAY OF MARCH, 2016.

GARY A. ZAHRINGER, PROFESSIONAL LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING
RECORDED INSTRUMENTS

OWNERS OF RECORD: RRR-APPLETON, LLC
APPLETON PARTNERS, LLC
RECORDING INFORMATION:
DOC. NO. 1391584
DOC. NO. 2009391

PARCEL NUMBER:
26-0-1300-03
26-0-1300-08

VILLAGE BOARD APPROVAL:
APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN
THIS _____ DAY OF _____, 2016.

MICHAEL VANDEN BERG, VILLAGE PRESIDENT

Laurie Decker, Village Clerk

TREASURER'S CERTIFICATE:
I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

VILLAGE TREASURER _____ DATE _____ COUNTY TREASURER _____ DATE _____

PROJECT NO. 1-0759-001
SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

CORPORATE OWNER'S CERTIFICATE:

RRR-APPLETON, LLC, A WISCONSIN LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2016.

MARK S. REINDERS, MANAGER

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)
SS

PERSONALLY CAME BEFORE ME ON THE _____ DAY
OF _____, 2016, THE ABOVE
OWNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY
MY COMMISSION EXPIRES _____

CORPORATE OWNER'S CERTIFICATE:

APPLETON PARTNERS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2016.

PRINT NAME AND TITLE

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)
SS

PERSONALLY CAME BEFORE ME ON THE _____ DAY
OF _____, 2016, THE ABOVE
OWNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY
MY COMMISSION EXPIRES _____

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. The rate at which farmland has been developed has slowed since the recession. Land as a resource to support the agricultural economy has been in demand slowing the conversion to other uses. However, when conversion eventually occurs, features of vacant land within the village (or land annexed in the future) will need to address environmental aspects of the land. The village must take into account that no development of wetlands can occur, recognizing floodplains, and designing appropriate storm drainage facilities for all new developments.

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 likely a short-term use, and will eventually be developed into a more densely developed urban use. Exceptions maybe for land designated as "Community Gardens" within developing neighborhoods which has been a growing trend within new urbanization.

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 runoff 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 2](#) 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 3). 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-Wetland Ordinance and Floodplain-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 4). 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 3). It must be noted that the DNR wetlands

maps are not definitive lines. In order to determine exact wetland boundaries, a wetland delineation would need to be completed by a wetland professional.

The Corps of Engineers has authority over the placement of fill materials in all wetlands with connectivity to navigable waterways. 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 NR 216 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://dnr.wi.gov/topic/stormwater/publications.html>

<http://runoffinfo.uwex.edu/agiecomm.html>

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 groundwater in the Village of Little Chute. The concentration of high groundwater 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:

<http://dnr.wi.gov/topic/DrinkingWater/WellheadProtection/index.html>

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. As of 2015, the Village owns and operates nine (9) regional storm water detention/treatment pond facilities encompassing a total surface area of approximately 36 acres.

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. The Village has developed storm water ordinance that will regulate how storm water is handled for all new projects. The development of regional storm water facilities can be more cost effective than individual on-site systems but require more analysis to determine preferred locations.

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.

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 3 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://dnr.wi.gov/topic/NHI/Data.asp>

The inventory provides information at township 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 township 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.

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. As of 2015, Outagamie County maintains its designation as an attainment area.

More information on air quality is available at: <http://dnr.wi.gov/topic/AirQuality>

Cultural Resources

Cultural resources have increased as assets to communities across the entire United States as residents and visitors alike are attracted to an area's historic significance. Many sites are not only preserved but have taken on renovations to attract visitors and stimulate economic activity. The following resources allow communities such as Little Chute to protect these locations while allowing for increased use and community recognition.

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 E. Wisconsin Road.
- ❖ 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

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 75 records of properties for the Village of Little Chute.

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

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 has 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.

Recent improvements include the construction of an authentic, 10-story windmill in the downtown. The effort demonstrates the community's commitment to preserving its Dutch

heritage. A Visitors Center was also be constructed and is home of the Little Chute Historical Society Museum.

The University of Wisconsin-Extension continues to work with the Village on shaping the future of the downtown and other areas of the Village. A recent effort included the development of the *Village of Little Chute Strategic Plan 2015-2019*. The strategic planning process involved the Village Board, Village Staff and a 12 member Advisory Committee. The plan identifies strategic actions and initiatives. A copy of the plan is included in Appendix E. Village Leaders should use the detailed study to help guide development and redevelopment efforts as a means to preserve community character, enhance quality of life, promote sustainability and engage citizen participation and leadership.

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.
- ❖ 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.
- ❖ The Village of Little Chute should be open to concepts such as community gardens which demonstrate the value of natural resources to the benefit of the community.
- ❖ Village Leaders should use the *Village of Little Chute Strategic Plan 2015-2019* to help guide development and redevelopment decisions as a means to preserve community character, enhance quality of life, promote sustainability and engage citizen participation and leadership.

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 and Outagamie County than in Wisconsin. Between 1980 and 2009, 46.8% of the total housing units in Little Chute were built, compared to 43.3% and 35.3% 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 in 2010

	Village of Little Chute		Outagamie County		State of Wisconsin	
	No.	%	No.	%	No.	%
< 10 years	577	13.2%	10,304	14.2%	295,244	11.4%
11 to 20 years	787	17.9%	12,562	17.4%	364,202	14.0%
21 to 30 years	691	15.7%	8,484	11.7%	256,066	9.9%
31 to 40 years	886	20.2%	10,553	14.6%	393,472	15.2%
> 40 years	1,454	33.1%	30,410	42.0%	1,284,089	49.5%
Total Housing Units	4,395		72,313		2,593,073	

Source: U.S. Census

Types of Housing Units

The number of housing units in the Village of Little Chute increased by 11.1% from 2000 to 2010, compared to 15.5% for Outagamie County and 11.7% for Wisconsin.

Single-family residential units comprise the vast majority of the Village of Little Chute's housing stock. In 2000, 72.7% of the Village of Little Chute's 3,955 dwelling units were single-family units (see Table 17), 13.0% were residential structures with 2-4 units and 8.8% were apartments with five 5 or more units. In 2000, there were 217 housing units in the mobile home or other category or 5.5%. Most of the mobile homes are found in the two mobile home parks located in the village.

In 2010, the percentage of single-family homes remained constant to 72.7%. While the percentage of structures with 2-4 units increased from 13% to 14.2%, structures with five or more units increased from 8.8% to 10.9%. Mobile homes or other experienced a decrease from

5.5% to 2.2% of all housing units. Outagamie County and Wisconsin experienced similar trends, with the exception of Wisconsin experiencing a decrease in 2 to 4 unit residences.

Table 17
Housing Units

	Village of Little Chute		Outagamie County		State of Wisconsin							
	2000		2010		2000							
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Single Family	2,874	72.7	3,195	72.7	46,548	74.3	54,280	75.0	1,609,407	69.3	1,832,294	70.6
2 to 4 Units	515	13.0	622	14.2	6,856	10.9	7,680	10.6	281,936	12.1	280,330	10.8
5 or more Units	349	8.8	480	10.9	7,990	12.8	9,383	13.0	325,633	14.0	379,973	14.7
Mobile Home or Other	217	5.5	98	2.2	1,220	1.9	970	1.3	104,168	4.5	100,476	3.9
Total Units/ % Change	3,955		4,395	11.1	62,614		72,313	15.5	2,321,144		2,593,073	11.7

Source: U.S. Census

The Village of Little Chute has seen a steady increase in the amount multi-family units as shown by Table 17. A total of 238 two or more units were added since 2000. However, the overall percent growth of total housing units trailed both Outagamie County and the State of Wisconsin.

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. From 2003 to 2015 the average number of permits significantly decreased to 11, reflecting the decline of new single family homes built during the recession. As of 2015, new construction permits for single family homes has increased significantly. The highest number of single family permits occurred in 1996, when 48 permits were issued; the lowest number of permits occurred in 2011, when no permits were issued.

The number of two-family permits has varied considerably, from the time span of 1988 to 2002 there was a steady increase of new duplex permits with a high of 25 permits (50 units) in 1992. After 2002, construction of new duplex units considerably declined. Apartments have an even larger variation, with some years having no permits and in other years constructing over 100 units. Overall, recently there has been an increase in the number of apartment units constructed for the area compared to single family units.

Table 18
New Housing Units Constructed, 1988-2015

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
2003	23	3	27	53
2004	21	10	4	35
2005	11	0	85	96
2006	7	0	32	39
2007	5	2	0	7
2008	5	0	16	21
2009	5	1	0	6
2010	1	4	0	5
2011	0	0	0	0
2012	3	0	39	42
2013	15	0	120	135
2014	11	3	108	122
2015	36	0	78	114
Total Units	615	379	793	1,787
1988 to 2002 Average	31	24	19	74
2003 to 2015 Average	11	2	39	49

Source: Village of Little Chute

Table 18A**Total Housing Units/Building Permits**

(Ranked by Total Units by County of Jurisdiction as of December 2015)

County or Jurisdiction	Total Units	Single Family	2-Family Units	3-4 Family Units	5+ Family Units
1. City of Appleton	308	58	6	16	228
2. City of Oshkosh	275	17	10	0	248
3. Village of Suamico	156	53	4	0	99
4. (tie) Town of Harrison	136	38	0	0	98
4. (tie) Door County	136	115	0	0	21
6. Town of Grand Chute	132	71	2	0	59
7. City of Neenah	124	59	8	0	57
8. Village of Hobart	122	41	0	0	81
9. Village of Little Chute	114	36	0	0	78
10. Village of Bellevue	103	20	2	3	78
11. City of Menasha	100	25	2	0	73
12. City of Green Bay	98	71	0	3	24
13. Oconto County	97	97	0	0	0
14. Town of Greenville	95	87	0	8	0
15. City of De Pere	81	41	4	0	36
16. Winnebago County	80	76	4	0	0
17. Village of Howard	78	68	2	0	8
18. City of Manitowoc	72	15	10	0	47
19. Village of Ashwaubenon	65	55	10	0	0
20. Town of Ledgeview	61	43	6	0	12
21. Town of Lawrence	56	52	4	0	0
22. Town of Menasha	50	47	0	3	0
23. (tie) Village of Harrison	45	41	4	0	0
23. (tie) City of Ripon	45	1	0	0	44
25. City of Kaukauna	43	33	10	0	0
26. Village of Sister Bay	37	1	0	0	36
27. Shawano County	36	36	0	0	0
28. Manitowoc County	34	34	0	0	0
29. City of Fond du Lac	28	22	6	0	0
30. (tie) Town of Fond du Lac	21	14	0	0	7
30. (tie) Village of Combined Locks	21	19	2	0	0

Source: U.S. Census Bureau. Note: Statistics by place and county on new privately-owned residential housing units authorized by building permits. Most of the permit-issuing jurisdictions are municipalities, the remainder are counties, townships, or unincorporated towns.

Lists reflect information for the following counties: Brown, Calumet, Door, Fond du Lac, Kewaunee, Manitowoc, Marinette, Oconto, Outagamie, Shawano, Sheboygan, & Winnebago.

From a regional perspective, The Village of Little Chute was as an attractive location for new housing unit development in 2015. Table 18A show how other Northeastern Wisconsin communities compared in housing unit development in 2015. The Village of Little Chute ranked 9th out of communities reporting. This table also shows the tremendous shift to multi-unit development brought on by preferential shifts in housing choice.

Occupancy

Owner occupied housing units represented 70.2% of the housing units in the Village of Little Chute in 2000, and decreased to 67.8% in 2010. Conversely, renter occupied units increased as a percentage of the housing units from 27.8% in 2000 to 32.2% in 2010. The same pattern was not seen at the county and state level where owner occupied units remained relatively constant, and renter occupied housing units decreased. The County and State saw an increase in vacant units overall.

Table 19
Occupancy Status

	Village of Little Chute				Outagamie County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Occupied	2,778	70.2	2,800	67.8	43,830	70.0	50,235	69.5	1,426,361	61.5	1,580,608	61.0
Renter Occupied	1,100	27.8	1,328	32.2	16,700	26.7	18,827	26.0	658,183	28.4	694,003	26.8
Vacant Units	78	2.0	267	6.1	2,084	3.3	3,251	4.5	236,600	10.2	318,462	12.3
Seasonal Units	7	0.2	8	0.2	237	0.4	352	0.5	142,313	6.1	193,046	7.4
Total Units	3,956		4,395		62,614		72,313		2,321,144		2,593,073	

Source: U.S. Census

Although, the number of housing units in the village increased from 2000 to 2010, the percentage of owner occupied in the village dropped. Vacancy rates for owner occupied and renter units showed an increase. The same was true for owner occupied housing and renter housing at the Outagamie County and Wisconsin level indicating the village was consistent with market demand.

Table 20
Vacancy Status

	Village of Little Chute				Outagamie County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
For Sale	20	25.6	45	26.6	418	20.1	893	25.5	17,172	7.3	34,219	7.3
For Rent	32	41.0	77	45.6	860	41.3	1,299	37.1	38,714	16.4	63,268	16.4
Seasonal Units	7	9.0	8	4.7	237	11.4	352	10.1	142,313	60.1	193,046	60.1
Other Units	19	24.4	39	23.1	569	27.3	957	27.3	38,401	16.2	54,057	16.2
Total Vacant Units	78		169		2,084		3,501		236,600		344,590	
Owner Vacancy Rate	0.7%		1.6%		1.0%		1.7%		1.2%		2.1%	
Renter Vacancy Rate	2.9%		5.5%		5.2%		6.4%		5.9%		8.3%	

Source: U.S. Census

Value

The median housing value of \$105,600 in 2000 was in line with that of Outagamie County (see Table 21). The Village's median housing value was less than that of the Town of Grand Chute and the State of Wisconsin in 2000. In 2010, a similar trend was observed, however the Village's median housing value fell further behind that of the County. The strength of the housing market in the early 2000s is demonstrated by the fact that the median housing value in 2010 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 2000 to 2010:

- A \$50,000 home is worth \$63,315
- A \$100,000 home is worth \$126,630
- A \$150,000 home is worth \$189,944
- A \$200,000 home is worth \$253,259

Table 21
Median Housing Value

	Village of Little Chute	Village of Kimberly	Town of Grand Chute	City of Kaukauna	Outagamie County	State of Wisconsin
2000 Actual	\$105,600	\$90,500	\$131,900	\$91,200	\$106,000	\$112,200
2010 CPI Adjusted	\$133,721	\$114,600	\$167,024	\$115,486	\$134,227	\$142,078
2010 Actual	\$139,900	\$130,800	\$180,800	\$137,400	\$153,500	\$169,000

Source: U.S. Census

The combination of a strong housing market and economy resulted in 363 homes in Little Chute being valued at over \$200,000 in 2010 compared to 123 homes above that value in 2000 (see Table 22). In 2000, almost 86.2% of the homes in the village were valued at less than \$150,000 compared to 61.8% in 2010. The percentage of homes in the \$50,000 to \$99,999 range decreased dramatically from 43.0% in 2000 to 9.2% in 2010. There was also a significant increase in homes valued between \$150,000 and \$199,000 within Little Chute.

The same pattern in home values was found at the county and state level. Little Chute has a higher percentage of homes valued in the \$100,000 to \$200,000 range of home values and a lower percentage of homes at the extremes.

Table 22
Housing Value

	Village of Little Chute		Outagamie County		State of Wisconsin							
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$50,000	29	1.2	174	6.2	655	1.7	1,117	2.2	73,450	6.5	74,890	4.7
\$50,000 to \$99,999	1,034	43.0	258	9.2	16,623	43.7	5,750	11.4	396,893	35.4	210,950	13.3
\$100,000 to \$149,999	1,007	41.9	1,298	46.4	12,754	33.5	17,217	34.3	343,993	30.6	352,973	22.3
\$150,000 to \$199,999	213	8.9	707	25.3	5,100	13.4	12,299	24.5	173,519	15.5	345,355	21.8
\$200,000 to \$299,999	99	4.1	295	10.5	2,237	5.9	9,565	19.0	95,163	8.5	354,131	22.4
\$300,000 to \$499,999	24	1.0	60	2.1	527	1.4	3,665	7.3	30,507	2.7	179,009	11.3
\$500,000 or More	0	0.0	8	0.3	119	0.3	622	1.2	8,942	0.8	63,300	4.0
Total Units	2,406		2,800		38,015		50,235		1,122,467		1,580,608	

Source: U.S. Census

Household Type

There are 4,207 households in Little Chute in 2010, an increase of 8.5% from the 3,878 households in 2000.

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 59.7 to 53.1 percent. Female-headed households increased from 9.2 to 10.5 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+ increased between 2000 and 2010, as well as nonfamily households in general.

The percentage increase in households between 2000 and 2010 was less 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 increased as a percentage of the nonfamily households.

Table 23
Household Type

	Village of Little Chute		Outagamie County		State of Wisconsin			
	2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%
Total Family	2,805	72.3	2,848	67.7	42,219	69.7	46,997	67.5
Married	2,317	59.7	2,234	53.1	35,622	58.9	37,914	54.4
Female Headed	356	9.2	442	10.5	4,588	7.6	6,142	8.8
Total Nonfamily	1,073	27.7	1,359	32.3	18,311	30.3	22,651	32.5
Living Alone	856	22.1	1,071	25.5	14,623	24.2	18,004	25.8
Age 65+	691	17.8	866	20.6	11,195	18.5	14,479	20.8
Total Households	3,878		4,207		60,530		69,648	
% Increase							15.1	
								9.4

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 4.10 persons per household in the village. By 2010, the number has decreased to 2.48 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	4.10	32,807	3.64	1,328,804	3.32
1980	2,482	3.18	42,755	3.01	1,654,777	2.85
1990	3,158	2.92	50,527	2.78	1,822,118	2.68
2000	3,878	2.70	60,530	2.66	2,084,544	2.57
2010	4,207	2.48	69,648	2.54	2,279,768	2.49

Source: U.S. Census

Household Size

The decrease in household size can be seen more clearly in Table 25. Two person households in the Village of Little Chute had the largest increase in the percentage of all households. One person households was the only other group to experience an increase; all of the other household size categories experienced a decrease. One and two person households combined increased from 55.5% of all households in 2000 to 62.5% in 2010. The same patterns are seen at the county and state level.

Table 25
Household Size

	Village of Little Chute		Outagamie County		State of Wisconsin							
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 Person	856	22.1	1,071	25.5	14,623	24.2	18,004	25.8	557,875	26.8	642,507	28.2
2 Person	1,297	33.4	1,556	37.0	20,422	33.7	24,854	35.7	721,452	34.6	817,250	35.8
3 Person	618	15.9	662	15.7	9,352	15.5	10,794	15.5	320,561	15.4	339,536	14.9
4 Person	640	16.5	535	12.7	9,816	16.2	9,765	14.0	290,716	13.9	284,532	12.5
5 Person	322	8.3	276	6.6	4,299	7.1	4,236	6.1	127,921	6.1	124,387	5.5
6 or More Person	145	3.7	107	2.5	2,018	3.3	1,995	2.9	66,019	3.2	71,556	3.1
Total Households	3,878		4,207		60,530		69,648		2,084,544		2,279,768	

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 2010 was \$4,488 per month. That means a household at the median income level could spend up to \$1,342 per month on housing before the cost would be considered unaffordable. In the Village of Little Chute, about 17% of the owner-occupied households spent 30% of more of their household income in 2010 (see Table 26). In 2010, about 26% of the households spent more than 30 percent, a significant increase. The only percent of income group that did not see an increase from 2000 to 2010 was the less than 20% to 24.9% 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							
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20% of Income	1,364	56.7	1,223	44.4	22,148	58.3	23,918	47.6	634,277	56.5	701,610	44.4
20% to 24.9%	378	15.7	426	15.3	6,287	16.5	8,407	16.7	173,620	15.5	242,430	15.3
25% to 29.9%	249	10.3	406	14.6	3,648	9.6	5,447	10.8	109,833	9.8	182,179	11.5
30% to 34.9%	168	7.0	238	8.6	2,096	5.5	3,845	7.7	64,892	5.8	121,296	7.7
> 34.9% of Income	247	10.3	485	17.5	3,691	9.7	8,444	16.8	135,075	12.0	327,133	20.7
Not Computed	0	0.0	22	0.8	145	0.4	174	0.3	4,770	0.4	5,960	0.4
Total Households	2,406		2,778		38,015		50,235		1,122,467		1,580,608	
% Not Affordable	17.3		26.1		15.2		24.5		17.8		28.4	

Source: U.S. Census

Like owner-occupied households, renter-occupied households experienced an increase in the percent of households with unaffordable housing costs as well (see Table 27). In 2000, about 21.5% of the renter-occupied households paid 30% or more of their monthly income. In 2010, that percentage increased to 32.1 percent. Also similarly is the fact that the less than 20% of

income group decreased from 49.4% in 2000 to 34.9% in 2010 and the 20% to 24.9% group remained relatively consistent. Both Outagamie County and Wisconsin also experienced an increase in the percentage of renter-occupied households that paid 30% of more their household income for housing. Outagamie County had the smallest increase in unaffordable renter-occupied households.

Table 27
Renter Affordability

	Village of Little Chute		Outagamie County		State of Wisconsin							
	2000	2010	2000	2010	2000	2010						
	No.	%	No.	%	No.	%						
< 20% of Income	543	49.4	463	34.9	7,099	43.0	6,189	32.9	242,345	37.8	179,632	25.9
20% to 24%	163	14.8	174	13.1	2,656	16.1	2,682	14.2	90,934	14.2	88,656	12.8
25% to 29%	119	10.8	200	15.1	1,828	11.1	1,802	9.6	67,926	10.6	77,853	11.2
30% to 34%	47	4.3	71	5.3	964	5.8	1,616	8.6	44,573	6.9	56,857	8.2
> 34% of Income	189	17.2	356	26.8	3,239	19.6	5,555	29.5	162,669	25.4	250,079	36.0
Not Computed	39	3.5	64	4.8	729	4.4	983	5.2	33,225	5.2	40,926	5.9
Total Households	1,100		1,328		16,515		18,827		641,672		694,003	
% Not Affordable	21.5		32.1		25.4		38.1		32.3		41.9	

Source: U.S. Census

Housing Plans and Programs

Disclaimer: Regarding the Hyperlink of specific website pages for information on Housing Programs, only the main title of the website are being provided, due to the possible change of website designs and addresses over the life of the Comprehensive Plan.

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.

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.

Holland Place Apartments, a privately owned housing complex, offers 80 units that are rent controlled. Habitat for Humanity has undertaken seven 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). However, current projections don't call for the Village to reach this total over this planning period.

Outagamie County

Outagamie County Housing Authority

The Outagamie Housing Authority "provides safe and sanitary housing for low and moderate income people in Outagamie County. The Authority owns and manages 290 apartments in Appleton, Kimberly, Seymour and Hortonville -200 of which are reserved for the elderly and disabled in our community." The Housing Authority also operates the weatherization and housing rehabilitation program for Outagamie County. For more information, visit the [Outagamie County Housing Authority](#) website.

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

Regional

Fair Housing Center of Northeast Wisconsin

The Fair Housing Center of Northeast Wisconsin, a branch of the Metropolitan Milwaukee Fair Housing Council, serves the counties of Brown, Calumet, Outagamie and Winnebago as well as the City of Fond du Lac. It seeks to "promote fair housing by guaranteeing all people equal access to housing opportunities and by creating and maintaining racially and economically integrated housing patterns. The Fair Housing Center maintains four broad programmatic areas: Enforcement, Outreach and Education, Fair Lending and Inclusive Communities. Additional information on the Fair Housing Center of Northeast Wisconsin can be found at the [Fair Housing Council of Wisconsin](#) website.

Fox Cities Housing Coalition

The Fox Cities Housing Coalition (FCHC) is a consortium of twenty-seven housing providers in the Fox Cities that maintain a Continuum of Care model to ensure that the housing needs of all persons in the Fox Valley are met. In addition, the housing coalition conducts a semi-annual point in time survey of homeless persons in the Fox Valley, and collaborates to submit joint applications for funding. More information on the FCHC can be found at the [Fox Cities Housing Coalition](#) website.

East Central Wisconsin Regional Planning Commission

East Central Wisconsin Region Planning Commission staff has served as a resource for addressing housing issues within the region by providing housing related data, identifying and discussing housing needs and potential solutions to those needs with communities. Staff meets with supporting organizations, assists organizations with grant applications, and serves on housing related boards and committees. Additionally staff produces reports and fact sheets to help address or meet housing needs within the region. The intent of this program is to assist local housing authorities with strategic plans, facilitate the development of local comprehensive plans, and provide assistance and guidance to local governments, developers and other entities as they address housing issues. Further information can be found at their website [East Central Wisconsin Regional Planning Commission](#).

State of Wisconsin

University of Wisconsin -Extension

- **Family Living Program.** The family living program provides assistance to families throughout Outagamie County. Some of these programs include financial and parent education.
- **Homeowner Resources.** UW-Extension provides a number of publications and materials to aid homeowners. Topics include home care, home maintenance and repair, life skills, financial information, gardening, landscaping, pest control, etc. These publications may also be obtained through the Outagamie County UW-Extension office.
- **Housing -Ownership and Renting.** UW-Extension provides a website which includes information on home maintenance and repair, a seasonal newsletter, and Rent Smart, which is a tenant education program. Publications are also available in Spanish.

For further information on each of these programs visit the University of Wisconsin Extension website.

Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)

- **Consumer Protection.** DATCP publishes a number of resources for renters, landlords and homeowners. These publications can be found on DATCP's website.

Wisconsin Department of Administration -Division of Housing

The Department of Administration -Division of Housing helps to expand local affordable housing options and housing services by managing a number of federal and state housing programs and providing financial and technical assistance. Each of these programs can be found at their website Wisconsin Department of Administration.

- **Community Development Block Grant Emergency Assistance Program (CDBG-EAP).** The CDBG-EAP program assists local units of government that have recently experienced a natural or manmade disaster. CDBG-EAP funds may be used to address damage caused by the disaster, including: Repair of disaster related damage to the dwelling unit, including repair or replacement of plumbing, heating, and electrical systems; Acquisition and demolition of dwellings unable to be repaired; Down payment and closing cost assistance for the purchase of replacement dwellings; Assistance is limited to 50% of the pre-market equalized assessed value; Publicly owned utility system repairs Streets Sidewalks; and Community Centers.
- **CDBG-Small Cities Housing Program.** The Wisconsin Community Development Block Grant (CDBG) program provides grants to general purpose units of local government for housing programs which principally benefit low and moderate income (LMI) households.
- **CDBG-Revolving Loan Fund.** CDBG housing funds are loaned to low and moderate-income (LMI) households (households at or below 80% of county median income) to make needed repairs to their homes. These funds are also loaned to local landlords in

exchange for an agreement to rent to LMI tenants at an affordable rate. CDBG housing funds are repaid to the community when the borrower moves or when the unit ceases to be the borrower's principal place of residence. Loan to landlords are repaid on a monthly basis. Loans repaid to the community are identified as CDBG-Revolving Loan Funds (CDGB-RLF).

- **Community Housing Development Organizations (CHDO).** A CHDO is a private nonprofit housing development corporation which among its purposes is the development of decent housing that is affordable to low-and moderate-income persons. CHDO's may qualify for special project funds, operating funds and technical assistance support associated with the state's HOME Investment Partnership Program (HOME).
- **Housing Cost Reduction Initiative (HCRI).** The HCRI program provides housing assistance to low-and moderate-income (LMI) households seeking to own or rent decent, safe, affordable housing. Funds are awarded to communities and local housing organizations to fund a range of activities that build, buy, and/or rehabilitate affordable housing for low income homeowners, homebuyers, and renters.
- **HOME-Homebuyer and Rehabilitation Program (HHR).** The HHR program provides funding for (1) Homebuyer assistance to eligible homebuyers for acquisition (down payment and closing costs), acquisition and rehabilitation, or new construction; (2) Owner-occupied rehabilitation for essential improvements to single-family homes serving as the principal residence of LMI owners; and (3) Rental rehabilitation to landlords for making essential repairs to units rented to tenants at or below 60% of the county median income.
- **Neighborhood Stabilization Program (NSP).** The Neighborhood Stabilization Program provides assistance to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities.
- **Rental Housing Development (RHD).** The Rental Housing Development (RHD) Program assists eligible housing organization, including Community Housing Development Organizations (CHDOs), with funds to develop affordable rental housing.

Wisconsin's Focus on Energy

Focus on Energy is Wisconsin utilities' statewide energy efficiency and renewable resource program. It offers a variety of services and energy information to energy utility customers throughout Wisconsin.

Wisconsin Historical Society

- **Historic Preservation.** The Wisconsin Historical Society offers technical assistance and two tax credit programs for repair and rehabilitation of historic homes in Wisconsin. One tax credit program provides state tax credits; the other program provides federal tax credits. The Wisconsin Historic Society also provides grants to local governments and nonprofit organizations for conducting surveys and developing historic preservation programs.

Wisconsin Housing and Economic Development Authority (WHEDA)

- **WHEDA Foundation.** The WHEDA Foundation awards grants to local municipalities and nonprofit organizations through the Persons-in-Crisis Program Fund to support the development or improvement of housing facilities in Wisconsin for low-income persons with special needs. Special needs is defined as homeless, runaways, alcohol or drug dependent, persons in need of protective services, domestic abuse victims, developmentally disabled, low-income or frail elderly, chronically mentally ill, physically impaired or disabled, persons living with HIV, and individuals or families who do not have access to traditional or permanent housing.
- **WHEDA Multi-family Products.** WHEDA offers a number of multi-family home products, including tax credits, tax exempt bond funding, construction, rehabilitation and accessibility loans, asset management and tax credit monitoring services.
- **WHEDA Single Family Products.** WHEDA offers a number of single family home products, including home improvement or rehabilitation loans, homebuyer assistance and homebuyer education.
- **Wisconsin Affordable Assisted Living.** The WI Department of Health and Family Services and the WI Housing and Economic Development Authority in partnership with NCB Development Corporation's Coming Home Program, a national program of the Robert Wood Johnson Foundation created Wisconsin Affordable Assisted living. This website is a resource guide for providers, developers and consumers.

Wisconsin Housing Search

The Wisconsin Housing Search is a searchable statewide data base designed to help connect those looking for affordable housing with those providing housing and housing services. The website is searchable by location, unit size, availability, accessibility and cost of rent. Landlords and property managers can list their properties; they are also responsible for updating information about their properties. Renters can search for housing and services to fit their needs.

Federal Programs

United States Department of Agriculture

- **Rural Development Housing Programs.** USDA Rural Development offers a variety of housing products including single family, multi-family and farm labor housing products. Assistance can be in the form of a loan, grant or technical assistance. Website information is provided in English and Spanish. Information can also be obtained from the state USDA Rural Development office which is located in the Stevens Point.

United States Department of Housing and Urban Development

- **Brownfield Economic Development Initiative Grant.** This grant can be used of brownfield sites. (converting old industrial to residential). BEDI and Section 108 funds must be used in conjunction with the same economic development project, and a request for new Section 108 loan guarantee authority must accompany each BEDI application. Funds can be used to benefit low-moderate income persons, prevent/eliminate slum and blight, and address imminent threats and urgent needs (usually follow the same guidelines as CDBG). More specifically, funds can be used for land write downs, site remediation costs, funding reserves, over-collateralizing the Section 108 loan, direct enhancement of the security of the Section 108 loan, and provisions of financing to for-profit businesses at below market interest rates. The maximum grant amount is \$1 million, and the minimum BEDI to Section 108 ratio is 1:1. For more information, contact Paul Webster in HUD's Office of Block Grant Assistance at (202) 708-1871 or visit the website.
- **Multi-family Housing Programs.** HUD offers a number of multi-family programs through the state. These programs fund facility purchases, construction, rehabilitation, lead based paint abatement, energy conservation and accessibility improvements.
- **Public Housing Programs.** HUD offers a number of public housing programs for the development/redevelopment or management of public housing authorities, rental assistance through the Section 8 program and some limited homeownership opportunities. Information regarding the Outagamie County public housing authority can be found at their main website.
- **Single Family Housing Programs.** HUD offers a number of single family home programs, including homebuyer education and counseling, down payment assistance, rehabilitation, weatherization, mortgage insurance and reverse mortgages. Some of these products, such as FHA loans, are available through approved lending institutions. Access to HUD single family home programs can also be obtained through Wisconsin Housing and Economic Development Authority (WHEDA) or the Wisconsin Department of Administration (DOA) Division of Housing. For information about products provided through the DOA, visit the Wisconsin Department of Administration's Division of Housing website.
- **Special Needs Programs.** HUD also funds programs for special need populations through the state. Information regarding emergency shelter/transitional housing programs or housing opportunities for people with AIDS can be found at the Wisconsin Department of Administration Division of Housing website. The state strongly encourages joint emergency shelter/transitional housing (ESGITHS) grant applications.

Federal Financial Institutions Examination Council

- **Community Reinvestment Act.** Through the Community Reinvestment Act (CRA), banks/financial institutions help meet the credit/investment needs of their markets with the primary purpose of community development. This is in part accomplished through

direct grants/investments or loans to nonprofits or agencies to develop affordable housing. Direct loans are also given to individual households of which a certain percentage must go to low to moderate income households. More information can be obtained from their website or from your local financial institution.

United States Department of Veterans Affairs

- Home Loan Guaranty Service. The Veterans Administration provides a variety of benefits for eligible veterans and their dependents. Housing products include low cost loans for purchase, construction or repair of owner-occupied housing. General information can be obtained from the US Department of Veteran's Affairs website or at the Outagamie County Veterans Service Office for veterans and their dependents at the County website.

National Private Programs

National Association of Home Builders (NAHB)

The National Association of Home Builders is a trade organization that represents the building industry. They provide information and education about construction codes and standards, national economic and housing statistics, a variety of housing issues, jobs within the housing industry and information about local builders who are members of their organization.

National Low Income Housing Coalition (NLIHC)

NLIHC is a national advocacy group which conducts research on low income housing issues, provides information and data on a variety of housing or housing related issues affecting low income families and publishes reports and data regarding low income housing issues and legislation. Their mission is to end the affordable housing crisis for low income families. Information about NLIHC and its activities can be found at their website. NLIHC also has a number of state partners. Wisconsin has two State Coalition Partners, the Wisconsin Partnership for Housing Development, Inc. and Wisconsin Community Action Association. For information about the Wisconsin Partnership for Housing Development, visit their website or the Wisconsin Community Action Association at their website.

United Migrant Opportunity Services (UMOS)

UMOS works with federal, state and local agencies, employers, for profit and nonprofit agencies to meet the housing needs of migrant workers. Information about UMOS's housing programs in Wisconsin, can also be found on their Wisconsin website United Migrant Opportunity Services, Inc. – WISCAP.

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. The recession of 2008 and beyond significantly halted housing growth until about 2013.

- ❖ Single family housing units continue to maintain the greatest share of the total number of housing units 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 combination of a strong housing market and economy resulted in 363 homes in Little Chute being valued at over \$200,000 in 2010 compared to 123 homes above that value in 2000 (see Table 22). In 2000, almost 86.2% of the homes in the village were valued at less than \$150,000 compared to 61.8% in 2010. The percentage of homes in the \$50,000 to \$99,999 range decreased dramatically from 43.0% in 2000 to 9.2% in 2010. There was also a significant increase in homes valued between \$150,000 and \$199,000.
- ❖ 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. A trend that still was represented in 2010 census data. More affordable housing will be required to achieve better cost of living balance.
- ❖ 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 increase the diversity of housing options in order to attract the needs associated with the retiring baby boomers and the millennial generation. Diversity will likely mean more multi family, town house or smaller footprint owner occupied units.
- ❖ 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). However, current population projections don't call for the village to reach this total during this planning period.
- ❖ Entry level jobs require affordable housing. However, the Village should guide the quality of affordable housing by setting acceptable building, design and maintenance standards. (See [Appendix C](#) for article on preparing for growth in rental demand)
- ❖ Little Chute should continue to enforce the Zoning Ordinance to ensure that residential neighborhoods are properly protected from encroachment of incompatible land uses.

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 the Appleton/Oshkosh/Neenah Metropolitan Statistical Area (MSA) and the Green Bay MSA between 2000 and 2010 was higher than the percentage increase for Outagamie County and the State of Wisconsin (see Table 28). The State of Wisconsin overall had a 0.3% increase in the labor force, compared to approximately 1% decrease for the Appleton/Oshkosh/Neenah MSA, the Green Bay MSA, and Outagamie County from 2010 to 2014. Northeastern Wisconsin experienced a slowing of the economy during the 2000s as evidenced by the spike in the unemployment rate in 2010. 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 2000 indicated a shortage of people in the labor force, while the unemployment rate of 2010 indicated a lack of jobs for those in the labor force. As of 2014, the unemployment rate is more consistent with the natural turnover rate predicted by economists.

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

	2000	2010	Sept. 2014	% Change 2000 to 2010	% Change 2010 to 2014
Outagamie County					
Labor Force	93,563	97,605	96,550	4.3	-1.1
Employed	90,868	89,643	92,329	-1.3	3.0
Unemployed	2,695	7,962	4,221	195.0	-47.0
Unemployment Rate	2.9%	8.2%	4.4%		
Appleton-Oshkosh-Neenah SA					
Labor Force	207,738	221,309	218,785	6.5	-1.1
Employed	201,952	204,449	209,422	1.2	2.4
Unemployed	5,786	16,860	9,363	191.4	-44.5
Unemployment Rate	2.8%	7.6%	4.3%		
Green Bay MSA					
Labor Force	162,788	173,978	172,857	6.9	-0.6
Employed	158,090	160,322	165,479	1.4	3.2
Unemployed	4,698	13,656	7,378	190.7	-46.0
Unemployment Rate	2.9%	7.8%	4.3%		
State of Wisconsin					
Labor Force	2,996,091	3,084,557	3,094,883	3.0	0.3
Employed	2,894,884	2,823,265	2,950,244	-2.5	4.5
Unemployed	101,207	261,292	144,639	158.2	-44.6
Unemployment Rate	3.4%	8.5%	4.7		

Source: Wisconsin Department of Workforce Development, Local Area Unemployment Statistics (LAUS) Estimate Report, 2000 and 2010 Annual Statistics, September 2014 Statistics.

Employment by Industry

While the jobs that are shown in Table 29 are with companies whose plants and offices are physically located in the Outagamie, Brown, Winnebago Counties, and Wisconsin, the people who have these jobs may or may not live in the Counties' 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

	2005		2010		2014		% Change	
	No.	%	No.	%	No.	%	2005-2010	2010-2014
Outagamie County								
Agriculture, Forestry, Fishing & Hunting	S*	--	52	1.0	S*	--	--	--
Mining Quarrying & oil & Gas Extraction	S*	--	5	0.1	S*	--	--	--
Utilities	9	0.2	9	0.2	10	0.2	0.0	11.1
Construction	724	14.9	632	12.6	586	12.1	-12.7	-7.3
Manufacturing	333	6.8	349	7.0	363	7.5	4.8	4.0
Wholesale Trade	360	7.4	356	7.1	330	6.8	-1.1	-7.3
Retail Trade	655	13.4	669	13.4	683	14.1	2.1	2.1
Transportation and Warehousing	175	3.6	150	3.0	146	3.0	-14.3	-2.7
Information	S*	--	65	1.3	S*	--	--	--
Finance and Insurance	342	7.0	337	6.7	346	7.1	-1.5	2.7
Real Estate and Rental and Leasing	132	2.7	126	2.5	128	2.6	-4.5	1.6
Professional and Technical Services	387	7.9	378	7.6	361	7.4	-2.3	-4.5
Management of Companies and Enterprises	39	0.8	38	0.8	43	0.9	-2.6	13.2
Administrative and Waste Services	247	5.1	254	5.1	234	4.8	2.8	-7.9
Educational Services	77	1.6	117	2.3	117	2.4	51.9	0
Health Care and Social Assistance	362	7.4	386	7.7	486	10.0	6.6	25.9
Arts, Entertainment, and Recreation	76	1.6	81	1.6	72	1.5	6.6	-11.1
Accommodation and Food Services	421	8.6	466	9.3	466	9.6	10.7	0
Other Services, Ex. Public Admin	475	9.7	448	9.0	413	8.5	-5.7	-7.8
Public Administration	68	1.4	76	1.5	72	1.5	11.8	-5.3
Unclassified	S*	--	5	0.1	S*	--	--	--
Total	4,873	100.0	4,999	100.0	4,856	100.0	2.6	-2.9

Source: Wisconsin Department of Workforce Development, Quarterly Census of Employment and Wages (ES202

Results

*S = Suppressed

The number of jobs in the Outagamie County increased by 126 from 2005 to 2010 or 2.6 percent and decreased from 2010 to 2014 by 143 or 2.9 percent. Overall, Accommodation and Food Service and Health Care and Social Services have had the greatest steady growth from 2005 to 2014. Other industries have fluctuated over the last 9 years.

Within Outagamie County there has been a consistent decline in Construction and Transportation and Warehousing. The decline in the Construction industry is likely due to the substantially slowing of new residential construction since the recession.

Table 29
Employment by Place of Industry (continued)

	2005		2010		2014		% Change	
	No.	%	No.	%	No.	%	2005-2010	2010-2014
Brown County								
Agriculture, Forestry, Fishing & Hunting	46	0.7	67	1.0	66	1.0	45.7	-1.5
Mining Quarrying & oil & Gas Extraction	7	0.1	6	0.1	5	0.0	-14.3	-16.7
Utilities	13	0.2	14	0.2	13	0.2	7.7	-7.1
Construction	891	13.1	687	10.4	624	9.7	-22.9	-9.2
Manufacturing	467	6.9	453	6.9	444	6.9	-3.0	-2.0
Wholesale Trade	485	7.1	460	7.0	431	6.7	-5.1	-6.3
Retail Trade	819	12.1	768	11.6	776	12.1	-6.2	1.0
Transportation and Warehousing	280	4.1	262	4.0	269	4.2	-6.4	2.7
Information	93	1.4	89	1.3	87	1.4	-4.3	-2.2
Finance and Insurance	404	5.9	430	6.5	441	6.8	6.4	2.6
Real Estate and Rental and Leasing	212	3.1	179	2.7	175	2.7	-15.6	-2.2
Professional and Technical Services	528	7.8	499	7.6	506	7.9	-5.5	1.4
Management of Companies and Enterprises	47	0.7	52	0.8	56	0.9	10.6	7.7
Administrative and Waste Services	356	5.2	334	5.1	338	5.2	-6.2	1.2
Educational Services	118	1.7	122	1.9	132	2.0	3.4	8.2
Health Care and Social Assistance	506	7.4	526	8.0	660	10.3	4.0	25.5
Arts, Entertainment, and Recreation	99	1.5	108	1.6	105	1.6	9.1	-2.8
Accommodation and Food Services	563	8.3	590	8.9	557	8.7	4.8	-5.6
Other Services, Ex. Public Admin	780	11.5	854	13.0	667	10.4	9.5	-21.9
Public Administration	80	1.2	86	1.3	86	1.3	7.5	0.0
Unclassified	0	0.0	7	0.1	0	0.0	0.0	-100
Total	6,794	100.0	6,593	100.0	6,438	100.0	-3.0	-3.0

Source: Wisconsin Department of Workforce Development, Quarterly Census of Employment and Wages (ES202

Results

*S = Suppressed

The number of jobs in the Brown County has steadily declined from 2005 to 2014, unlike Outagamie County that had an increase in growth from 2005 to 2010. Like Outagamie County, Brown County experienced a steady growth in Health Care and Social Assistance. Brown County also experienced growth in Educational Services, Management of Companies and Enterprises, and Public Administration. Similarly Brown County also experienced a decrease in Construction Industry jobs, as well as Wholesale Trade, and Real Estate and Rental and Leasing. Similarly, Outagamie County experienced a net decline of 2.9% whereas Brown County had a 3% decline in employment from 2010 to 2014.

Employment by Place of Industry (continued)

	2005		2010		2014		% Change	
	No.	%	No.	%	No.	%	2005-2010	2010-2014
Winnebago County								
Agriculture, Forestry, Fishing & Hunting	S*	--	S*	--	S*	--	--	--
Mining Quarrying & oil & Gas Extraction	S*	--	S*	--	S*	--	--	--
Utilities	14	0.4	14	0.4	13	0.4	0.0	-7.1
Construction	423	10.9	328	8.9	301	8.6	-22.5	-8.2
Manufacturing	327	8.4	325	8.8	312	8.9	-0.6	-4
Wholesale Trade	217	5.6	212	5.7	182	5.2	-2.3	-14.2
Retail Trade	445	11.4	412	11.2	437	12.4	-7.4	6.1
Transportation and Warehousing	148	3.8	120	3.2	112	3.2	-18.9	-6.7
Information	39	1.0	48	1.3	40	1.1	23.1	-16.7
Finance and Insurance	223	5.7	201	5.4	194	5.5	-9.9	-3.5
Real Estate and Rental and Leasing	112	2.9	108	2.9	89	2.5	-3.6	-17.6
Professional and Technical Services	256	6.6	243	6.6	235	6.7	-5.1	-3.3
Management of Companies and Enterprises	40	1.0	34	0.9	38	1.1	-15.0	11.8
Administrative and Waste Services	166	4.3	167	4.5	164	4.7	0.6	-1.8
Educational Services	68	1.7	72	1.9	72	2.1	5.9	0.0
Health Care and Social Assistance	358	9.2	366	9.9	444	12.6	2.2	21.3
Arts, Entertainment, and Recreation	65	1.7	66	1.8	60	1.7	1.5	-9.1
Accommodation and Food Services	340	8.7	347	9.4	346	9.9	2.1	-0.3
Other Services, Ex. Public Admin	594	15.3	566	15.3	419	11.9	-4.7	-26.0
Public Administration	58	1.5	60	1.6	54	1.5	3.4	-10.0
Unclassified	0	0.0	4	0.1	0	0.0	--	-100
Total	3,893	100.0	3,693	100.0	3,512	100.0	-5.1	-4.9

Source: Wisconsin Department of Workforce Development, Quarterly Census of Employment and Wages (ES202

Results

*S = Suppressed

A greater decline in jobs was experienced by Winnebago County over the last 9 years in comparison to Outagamie County and Brown County. Variation between the growth and decline in an industry between counties is quite evident. The common thread experienced by all counties analyzed is the decline in Construction sector jobs and a growth in Health Care and Social Services.

Table 29
Employment by Place of Industry (continued)

	2005		2010		2014		% Change	
	No.	%	No.	%	No.	%	2005-2010	2010-2014
Wisconsin								
Agriculture, Forestry, Fishing & Hunting	1,987	1.2	2,212	1.4	2,395	1.4	11.3	8.3
Mining Quarrying & oil & Gas Extraction	170	0.1	167	0.1	189	0.1	-1.8	13.2
Utilities	474	0.3	501	0.3	487	0.3	5.7	-2.8
Construction	18,113	11.2	14,945	9.6	13,436	8.1	-17.5	-10.1
Manufacturing	10,426	6.5	9,669	6.2	9,258	5.6	-7.3	-4.3
Wholesale Trade	11,704	7.3	10,787	6.9	11,695	7.1	-7.8	8.4
Retail Trade	18,474	11.5	17,746	11.3	17,374	10.5	-3.9	-2.1
Transportation and Warehousing	6,269	3.9	5,764	3.7	5,739	3.5	-8.1	-0.4
Information	2,323	1.4	2,166	1.4	2,022	1.2	-6.8	-6.6
Finance and Insurance	8,576	5.3	8,346	5.3	8,311	5.0	-2.7	-0.4
Real Estate and Rental and Leasing	4,816	3.0	4,248	2.7	4,072	2.5	-11.8	-4.1
Professional and Technical Services	12,556	7.8	12,294	7.8	12,862	7.8	-2.1	4.6
Management of Companies and Enterprises	964	0.6	982	0.6	1,252	0.8	1.9	27.5
Administrative and Waste Services	7,358	4.6	7,435	4.7	7,432	4.5	1.0	0.0
Educational Services	2,961	1.8	3,223	2.1	3,277	2.0	8.8	1.7
Health Care and Social Assistance	11,932	7.4	12,663	8.1	19,474	11.8	6.1	53.8
Arts, Entertainment, and Recreation	2,512	1.6	2,526	1.6	2,415	1.5	0.6	-4.4
Accommodation and Food Services	13,281	8.2	13,499	8.6	13,234	8.0	1.3	-2.0
Other Services, Ex. Public Admin	15,561	9.7	16,812	10.7	15,435	9.3	8.0	-8.2
Public Administration	3,640	2.3	3,742	2.4	3,712	2.2	2.8	-0.8
Unclassified	7,105	4.4	7,408	4.7	11,220	6.8	4.3	51.5
Total	161,202	100.0	157,135	100.0	165,291	100.0	-2.5	5.2

Source: Wisconsin Department of Workforce Development, Quarterly Census of Employment and Wages (ES202) Results

*S = Suppressed

Like Outagamie County, Wisconsin experienced a net decline in jobs from 2005 to 2010 and a rebound from 2010 to 2014. The decline in the economy was evident within the counties, as well as within the State of Wisconsin. Over the last three years there has been recovery within the state, as well within Outagamie County. Winnebago and Brown County have been slower to recover. Wisconsin also showed a decrease in Construction industry jobs and an increase in Health Care and Social Assistance industry jobs.

Table 30
Employment by Place of Residence

	2000		2010		Change 2000-2010	
	No.	%	No.	%	No.	%
Village of Little Chute						
Agriculture, Forestry, Fishing, and Mining	43	0.8	46	0.8	3	7.0
Construction	426	7.8	466	8.3	40	9.4
Manufacturing	1,619	29.5	1,243	22.0	-376	-23.2
Transportation and Utilities	175	3.2	268	4.8	93	53.1
Wholesale trade	207	3.8	142	2.5	-65	-31.4
Retail trade	496	9.0	478	8.5	-18	-3.6
Finance, insurance, and real estate	516	9.4	648	11.5	132	25.6
Services	1,907	34.7	2,186	38.8	279	14.6
Government	107	1.9	161	2.9	54	50.5
All Industries	5,496		5,638		142	2.6
Outagamie County						
Agriculture, Forestry, Fishing, and Mining	1,636	1.9	1,398	1.5	-238	-14.5
Construction	6,171	7.2	6,245	6.7	74	1.2
Manufacturing	23,197	27.1	20,856	22.4	-2,341	-10.1
Transportation and Utilities	3,318	3.9	4,222	4.5	904	27.2
Wholesale Trade	2,890	3.4	2,867	3.1	-23	-0.8
Retail Trade	9,381	11.0	10,534	11.3	1,153	12.3
Finance, Insurance, and Real Estate	6,905	8.1	7,332	7.9	427	6.2
Services	30,430	35.6	37,596	40.3	7,166	23.5
Government	1,668	1.9	2,147	2.3	479	27.3
All Industries	85,596		93,197		7,601	8.9
State of Wisconsin						
Agriculture, Forestry, Fishing, and Mining	75,418	2.8	75,418	2.8	-36,617	-32.7
Construction	161,625	5.9	161,625	5.9	43,893	37.3
Manufacturing	606,845	22.2	606,845	22.2	22,702	3.9
Transportation and Utilities	123,657	4.5	123,657	4.5	-13,591	-9.9
Wholesale Trade	87,979	3.2	87,979	3.2	-8,553	-8.9
Retail Trade	317,881	11.6	317,881	11.6	-91,056	-22.3
Finance, Insurance, and Real Estate	168,060	6.1	168,060	6.1	28,510	20.4
Services	1,097,312	40.1	1,097,312	40.1	384,017	53.8
Government	96,148	3.5	96,148	3.5	19,181	24.9
All Industries	2,734,925		2,734,925		348,486	14.6

Source: U.S. Census

Table 30 shows the industries in which the residents of the Village of Little Chute, Outagamie County, 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 2000 and 2010, and the number of people who are employed in the services sector increased.

Employment by Occupation

The categories for the types of occupations changed slightly between the 2000 and 2010 Census, primarily by combining farming, fishing, and forestry with construction, extraction, and maintenance to make one category. (see Table 31).

In 1990, the Village of Little Chute generally had lower percentages than the county, MSAs, 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 MSA	
	No.	%	No.	%	No.	%
2000						
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
2010						
Management, business, science, and arts	1,460	25.9	29,430	31.6	38,089	32.1
Service	1,176	20.9	13,520	14.5	16,488	13.9
Sales and office	1,386	24.6	24,402	26.2	29,937	25.2
Natural resource, construction, and maintenance	595	10.6	8,529	9.2	11,192	9.4
Production, transportation, and material moving	1,021	18.1	17,316	18.6	23,071	19.4
		Green Bay MSA		State of Wisconsin		
		No.	%	No.	%	
2000						
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		
2010						
Management, business, science, and arts	48,297	31.1	947,672	33.0		
Service	24,347	15.7	462,097	16.1		
Sales and office	40,051	25.8	702,658	24.5		
Natural resource, construction, and maintenance	15,111	9.7	262,749	9.2		
Production, transportation, and material moving	27,530	17.7	494,134	17.2		

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, and 62% in 2010 drove 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

Minutes	Village of Little Chute				Outagamie County				Appleton MSA			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10	1,127	21.0	1,328	20.3	16,507	20.1	16,154	17.6	39,307	21.6	20,865	17.9
10 to 14	1,235	23.0	1,151	20.8	17,886	21.8	17,180	18.7	40,496	22.3	21,671	18.6
15 to 19	1,013	18.9	1,144	20.6	16,698	20.4	17,065	18.6	36,860	20.3	21,251	18.2
20 to 29	1,200	22.3	1,243	22.4	18,232	22.3	21,386	23.3	36,951	20.3	26,521	22.7
30 to 39	392	7.3	383	6.9	7,637	9.3	10,479	11.4	16,221	8.9	13,594	11.6
40 to 59	218	4.1	69	1.2	2,936	3.6	3,750	4.1	6,856	3.8	5,654	4.8
> 59	187	3.5	181	3.3	1,999	2.4	2,344	2.6	5,206	2.9	2,981	2.6
Worked at home	68	1.3	45	0.8	2,676	3.2	3,322	3.6	5,696	3.0	4,282	3.7
Green Bay MSA												
Minutes	2000		2010		2000		2010					
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10	22,528	19.5	29,318	19.1	533,891	20.6	522,604	18.6				
10 to 14	27,319	23.6	29,916	19.5	476,569	18.4	470,581	16.7				
15 to 19	28,613	24.7	28,933	18.9	440,637	17.0	445,068	15.8				
20 to 29	22,638	19.5	30,802	20.1	531,628	20.6	571,494	20.3				
30 to 39	7,491	6.5	13,925	9.1	307,835	11.9	352,484	12.5				
40 to 59	4,080	3.5	9,171	6.0	181,568	7.0	218,175	7.8				
> 59	3,174	2.7	5,168	3.4	113,181	4.4	120,491	4.3				
Worked at home	3,029	2.5	5,901	3.9	105,395	3.9	111,915	4.0				

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

	2000	2010	2014	Difference 2000-2014	% Change 2000-2014
Outagamie County					
Natural Resources & Mining	\$573	\$693	\$637	\$64	11.2
Construction	\$765	\$964	\$1,094	\$329	43.0
Manufacturing	\$753	\$968	\$1,053	\$300	39.8
Trade, Transportation, Utilities	\$503	\$612	\$678	\$175	34.8
Information	S*	\$865	S*	--	--
Financial Activities	\$793	\$995	\$1,108	\$315	39.7
Professional & Business Services	\$537	\$703	\$850	\$313	58.3
Education & Health Services	\$609	\$874	\$886	\$277	45.5
Leisure & Hospitality	\$183	\$227	\$256	\$73	39.9
Other Services	\$340	\$385	\$463	\$123	36.2
Public Administration	\$620	\$827	\$848	\$228	36.8
Unclassified	S*	\$991	S*	--	--
Calumet County					
Natural Resources & Mining	\$488	\$614	\$690	\$202	41.4
Construction	\$582	\$723	\$786	\$204	35.1
Manufacturing	\$643	\$872	\$899	\$256	39.8
Trade, Transportation, Utilities	\$422	\$556	\$595	\$173	41.0
Information	\$371	S*	\$301	(\$70)	-18.9
Financial Activities	\$476	\$682	\$835	\$359	75.4
Professional & Business Services	\$471	\$815	\$701	\$230	48.8
Education & Health Services	\$481	\$606	\$654	\$173	36.0
Leisure & Hospitality	\$144	\$170	\$208	\$64	44.4
Other Services	\$188	\$272	\$334	\$146	77.7
Public Administration	\$451	\$664	\$710	\$259	57.4
Unclassified	\$0	S*	\$0	\$0	0.0
Winnebago County					
Natural Resources & Mining	\$371	\$595	\$660	\$289	77.9
Construction	\$775	\$957	\$1,126	\$351	45.3
Manufacturing	\$855	\$1,084	\$1,223	\$368	43.0
Trade, Transportation, Utilities	\$482	\$612	\$632	\$150	31.1
Information	\$735	\$1,012	\$1,141	\$406	55.2
Financial Activities	\$555	\$853	\$1,016	\$461	83.1
Professional & Business Services	\$700	\$1,138	\$1,272	\$572	81.7
Education & Health Services	\$628	\$769	\$813	\$185	29.5
Leisure & Hospitality	\$179	\$221	\$246	\$67	37.4
Other Services	\$279	\$368	\$389	\$110	39.4
Public Administration	\$602	\$749	\$821	\$219	36.4
Unclassified	\$0	\$531	S*	--	--

Table 33
Average Weekly Wages (continued)

	1990	2000 CPI	2000	Difference	% Change 1990-2000
Wisconsin					
Natural Resources & Mining	\$466	\$589	\$695	\$229	49.1
Construction	\$729	\$945	\$1,064	\$335	46.0
Manufacturing	\$743	\$965	\$1,045	\$302	40.6
Trade, Transportation, Utilities	\$525	\$656	\$718	\$193	36.8
Information	\$705	\$995	\$1,202	\$497	70.5
Financial Activities	\$727	\$1,026	\$1,190	\$463	63.7
Professional & Business Services	\$616	\$895	\$1,007	\$391	63.5
Education & Health Services	\$606	\$817	\$862	\$256	42.2
Leisure & Hospitality	\$214	\$281	\$309	\$95	44.4
Other Services	\$356	\$436	\$497	\$141	39.6
Public Administration	\$607	\$801	\$855	\$248	40.9
Unclassified	\$682	\$901	\$712	\$30	4.4

Source: Wisconsin Department of Workforce Development, Quarterly Census of Employment and Wages (ES202)

The highest average weekly wages in 2000 in northeastern Wisconsin were in the manufacturing sector and in the mining, construction, and financial activities. (see Table 33).

By 2010, the professional & business services and information sectors were also listed among the highest average weekly wages in northeast Wisconsin and the State of Wisconsin. Winnebago County had the greatest amount of sectors paying on average over \$1,000 per week, compared to Outagamie and Calumet Counties.

There has been significant wage increases for the majority of the sectors since 2000. Most sectors experienced increases upwards to 40 percent. Some sectors had increases greater than 50% since 2000. In Outagamie County, the professional & business sector increased wages by 58.3%. Financial sector wages increased the least for Outagamie County in comparison to the surrounding counties. Outagamie County had almost a 40% change whereas Calumet County had an increase in 75.4% and Winnebago County was 83.1 This increase in wages reflects the recovering economy from 2010 to the present.

Per Capita Income

The Village of Little Chute had a smallest percentage increase in per capita income between 2000 and 2010 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 2000.

Table 34
Per Capita Income

	2000	2010	Change	
			No.	%
Village of Little Chute	\$21,181	\$24,340	\$3,159	14.9
Outagamie County	\$21,943	\$26,965	\$5,022	22.9
Appleton/Oshkosh/Neenah MSA	\$21,837	\$27,094	\$5,257	24.1
Green Bay MSA	\$21,784	\$26,377	\$4,593	21.1
State of Wisconsin	\$21,271	\$26,624	\$5,353	25.2

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	Total Employees 2005	Total Employees 2014
Nestle Frozen Foods	770	1,002
Heartland Label Printers	155	315
Building Services Group	225	266
Bel Cheese USA	378	189
Victor Allen's Coffee LLC	-	180
Little Chute Area School District	180	173
Fox Valley Tool and Die	80	170
Village of Little Chute	162	160
Bela LLC (General Beer Dist)	-	88
Larry's Piggly Wiggly	93	-
Crystal Print	83	-
Resources One	65	72

SOURCE: Village of Little Chute, 2014.

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. Many of the major employers had experienced growth from 2005 to 2014, indicating a recovering economy.

Types of New Businesses Desired

Like most communities that survived a recession, opportunities for growth are welcomed in the Village. The Village of Little Chute is well positioned to handle increased growth in specified locations. Please consult the Land Use Element of this Comprehensive Plan for specific locations relative to future commercial and industrial expansion. Specifically the section titled: "Development and Redevelopment Opportunities".

In addition, Appendix D includes recent articles which address how communities should be adapting to change in a "New Economy".

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 by searching for the document by title: [Northeastern Wisconsin \(NEW\) Economic Opportunity Study](#) on line.

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.

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 program provides funds to use for economic development, more specifically, for business start-ups and expansion. These funds, received from the U.S. Department of Housing and Urban Development, are used to provide grants to local units of government that use the funds to loan to a business. The business, in return for use of the public funds, provides private investment towards the assisted activity and most importantly creates job opportunities.

When a business repays the loan to the community (principal and interest payments), these funds are used to capitalize the Village Revolving Loan Fund (RLF). With the RLF, the Village can make additional loans to businesses wishing to expand or locate in the Village. These loans typically are smaller loans (\$5,000 - \$50,000). When successfully administered, the community's revolving loan fund can expand the amount in its RLF to an amount in excess of the original amount it was able to retain. This happens when the community exercises due diligence by performing a thorough credit analysis to determine business viability and adequately securing and servicing the loan. In administering a RLF, the Village becomes a "bank" and accepts all of the responsibilities of a commercial lender when it makes a CDBG or RLF loan to a business.

As a partner, the Village should continue to promote the use of its Small Business Micro Loan, Revolving Loan and Business Improvement/Façade Renovation programs to assist business owners with various improvement projects such as building remodeling and façade improvements. Through these programs, business owners can reinvest in downtown Little Chute and other commercial areas within the Village.

The Village of Little Chute Small Business Micro Loan Program was created by the Little Chute Village Board to assist small businesses in the Village with financing assistance and alternatives that cannot be provided through the Village's Revolving Loan Program because of Wisconsin Department of Commerce imposed requirements pertaining to the use of Revolving Loan Funds. In some cases the Village may recommend combining both the Village's Micro Loan

Program and the Village's Revolving Loan Program to assist a business/project with funding. The Village's Micro Loans to small business will typically be smaller loans with the maximum loan to any one business capped at \$30,000 from the Micro Loan Fund and the loans only being available to small businesses in the Village with 10 or few employees.

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.

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 offers prime industrial sites. The Village of Little Chute has identified three locations for industrial development within the Village. They include the Village of Little Chute Industrial Park, the Northside LC Industrial Park and the Little Chute Industrial Park, Northwest.

These industrial locations have been 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 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 meaning this area will develop as a high quality, "private" industrial park site. The Village may assist the private parties in this development opportunity but will not acquire the site.

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 twenty-five acre Schumacher Business Park is located on the north side of USH 41 west of CTH "N".

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. 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.

Please consult the Land Use Element of this Comprehensive Plan for specific locations relative to future commercial and industrial expansion. Specifically the section titled: "Development and Redevelopment Opportunities".

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." There has been an identified brownfield site in the Village located within the central business district. The two lots hosted a former dry cleaner, tavern and alley.

The Department of Commerce provides funding to brownfield projects that promote economic development and have a positive effect on the environment.

Applicable Local, County, Regional, State & Federal Programs

Disclaimer: Regarding the Hyperlink of specific website pages for information on Economic Development Programs, only the main title of the website are being provided, due to the possible change of website designs and addresses over the life of the Comprehensive Plan.

Private Programs

Wisconsin Economic Development Corporation

- **Main Street Program.** The Main Street program assists communities ranging from towns with populations of less than 1,000 to large neighborhoods in Milwaukee and Green Bay. Communities selected to participate in the Wisconsin Main Street Program initially receive five years of free, intensive technical assistance. The end goal is to enable participating communities to professionally manage a downtown or historic commercial district that is stable, physically attractive, competitive and visible.
- **Connect Communities Program.** The Connect Communities Program helps local planners leverage the unique assets of their downtowns and urban districts, providing technical assistance and networking opportunities to local leaders interested in starting a downtown revitalization effort. It also provides access to additional financial and technical assistance programs.
- **Capacity Building Grants.** Capacity Building (CAP) Grant funds are designed to help strengthen Wisconsin's economic development network by assisting local and regional economic development groups with economic competitive assessments and the development of a Comprehensive Economic Development Strategy.
- **Brownfield Program.** Wisconsin's Brownfield Program provides grant funds to assist local governments, businesses and individuals with assessing and remediating the

environmental contamination of an abandoned, idle or underused industrial or commercial facility or site. This program will help convert contaminated sites into productive properties that are attractive and ready for redevelopment.

- **Enterprise Zone Tax Credit.** A certified business may qualify for tax credits only for eligible activities that occur after an eligibility date established by WEDC. Positions that are created as a result of the tax credits claimed shall be maintained for at least five years after the certification date established by WEDC.
- **Industrial Revenue Bond.** Industrial Revenue Bonds (IRBs) are designed to help Wisconsin municipalities support industrial development through the sale of tax-exempt bonds. RB financing can be used for building, equipment, land, and bond issuance costs, but not for working capital.
- **Wisconsin Manufacturing and Agriculture Credit.** The manufacturing and agriculture tax credit is available to individuals and entities for taxable years that begin on or after January 1, 2013, for manufacturing and agricultural activities in Wisconsin. The tax credit is available for income derived from manufacturing or agricultural property located in Wisconsin and will offset a significant share of Wisconsin income taxes. The credit is a percentage of "eligible qualified production activities income."
- **Business Opportunity Loan.** Business Opportunity Loans are available to a business that has created new full-time positions and/or retained its existing full-time employment base in Wisconsin.
- **Impact Loans.** Impact Loans are available to businesses with expansion projects that will have a significant impact on job creation, job retention, and capital investment on the surrounding community. WEDC's Impact Loan Program is a forgivable loan program.
- **Economic Development Tax Credits (Etc.)** Economic Development Tax Credits (ETC) are available for businesses that begin operating in, relocate to, or expand an existing operation in Wisconsin.
- **Training Grants.** Rodrigues Training grants are available to any business making a firm commitment to locate a new facility in Wisconsin or expand an existing facility within the state, and is upgrading a product, process or service that requires training in new technology and industrial skills. Grants fund business upgrades to improve the job - related skills of its full-time employees.
- **Minority Business Development Revolving Loan Fund.** The Minority Business Development Revolving Loan Fund Program (MRLF) is designed to support minority business development through business creation, business expansion and minority community business *attraction*. This is accomplished through direct grant assistance to qualifying minority business associations in Wisconsin. Grant assistance is provided to minority business associations for Revolving Loan Funds, technical assistance and used as a pass through to fund training.

Regional Programs

East Central Wisconsin Regional Planning Commission

Comprehensive Economic Development Strategy (CEDS) report. The East Central Wisconsin Regional Planning Commission annually creates a Comprehensive Economic Development Strategy (CEDS) report, which evaluates local and regional population and economic activity. Economic development trends, opportunities, and needs are identified within the CEDS report. All communities, which are served by the Commission, are invited to identify future projects for economic development that the community would like to undertake. Those projects are included within the CEDS and may become eligible for federal funding through the Economic Development Administration (EDA) Public Works grant program.

EMSI Analyst. EMSI Analyst is used by ECWRPC to provide economic data to requesting economic development entities or municipalities in the East Central WI Region as a service of WEDC. EMSI data is composed of comprehensive information on industries, occupations, demographics -as well as things like occupational skills, education, training, and even the names and size of companies in your region broken down by industry. EMSI links more than 90 data sources from federal sources like the Bureau of Labor Statistics to state and private sources.

Global Trade Strategy. As part of the Economic Development Administration's Community Trade Adjustment Assistance Program, ECWRPC developed a study to increase exports for small to medium size companies in NE Wisconsin. This program assists communities impacted by trade with economic adjustment through the: (1) coordination of federal, State, and local resources; (2) creation of community-based development strategies; and (3) development and provision of programs that help communities adjust to trade impacts. The Community TAA Program is designed to provide a wide range of technical, planning, and infrastructure assistance and respond adaptively to pressing trade impact issues. Outagamie County was one of nine counties identified by the Department of Labor as being significantly impacted by global trade.

East Central Regional Revolving Loan Fund (ECRRLF). The ECRRLF, while currently not available, is being created to provide effective financing options for businesses and projects.

Northeast Wisconsin Regional Economic Partnership

The combined Bay-Lake and East Central Wisconsin Regional Planning Commission areas were named as Technology Zone by the Wisconsin Department of Commerce in 2002. The Northeast Wisconsin Regional Economic Partnership (NEWREP) Technology Zone has provided over \$5 million in tax credits to businesses certified by Commerce, based on a company's ability to create jobs and investment and to attract related businesses. The Technology Zone Program focuses primarily on businesses engaged in research, development, or manufacture of advanced products or those that are part of an economic cluster and knowledge-based businesses that utilize advanced technology production processes in more traditional manufacturing operations.

New North, Inc.

New North's mission is "to harness and promote the region's resources, talents and creativity for the purposes of sustaining and growing our regional economy." New North maintains a number of regionally based economic development committees charged with addressing the following initiatives:

- Fostering regional collaboration
- Focusing on targeted growth opportunities
- Supporting an entrepreneurial climate
- Encouraging educational attainment
- Encouraging and embracing diverse talents
- Promoting the regional brand

For more information on New North Inc., visit: <http://www.thenewnorth.com/>.

Fox Cities Regional Partnership

The Fox Cities Regional Partnership is an organization committed to helping businesses locate and expand in the Fox Cities Region, and supported by public and private sector partners from around the region. Located in east-central Wisconsin, along the banks of the Fox River and Lake Winnebago, the Fox Cities Region is comprised of several dozen communities, the largest of which is the City of Appleton.

Fox Cities Economic Development Partnership

The Fox Cities Economic Development Partnership (FCEDP) is charged with "fostering the Fox Cities' economic development by creating and implementing marketing programs that promote the area as an attractive location for business and industry." Currently, the FCEDP maintains a website containing industrial park mapping and information, and is conducting executive roundtables for key industry clusters, among many other things.

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.

CAP Services, Inc.

CAP Services Inc. (CAP) is a private non-profit corporation offering programs in Waushara, Marquette, Outagamie, Portage, Waupaca and parts of Marathon and Wood counties. The primary mission of CAP is to help low-income households attain economic and emotional self sufficiency. Programs include Skills Training to help low-income individuals acquire skills to compete for higher paying jobs by assisting them with tuition, books, transportation and child care costs related to training; Business Development to provide entrepreneurs with the technical assistance, coaching advice and loan packaging they need to successfully start and

grow their businesses; and Home Buyers Assistance to provide matching dollars to eligible low- and moderate-income, first-time homebuyers for down payment and closing costs. Funds are also available for repair and rehabilitation on newly purchased units; Weatherization measures including caulking, insulation, window repair and other conservation measures; Special Needs Housing; Asset Development to provide financial wellness training and incentives to low-income households; Preschool Services including head start for ages 3-5 and their families; and Crisis Intervention.

Wisconsin Entrepreneurs' Network

Business Planning or Commercialization Planning Assistance. The Business or Commercialization Planning assistance micro-grant can fund up to 75% of the costs, limited to \$4000, spent on hiring an independent, third party to write a comprehensive business or commercialization plan for a Wisconsin business. The program is limited to businesses in certain industries.

State Programs

There are many state programs that communities can consider utilizing to meet their stated goals and objectives. While not an all-inclusive list, there are several programs that the Village of Hortonville should strongly consider and are addressed below.

Wisconsin Department of Administration

- **Community Development Block Grant for Economic Development (CDBG-ED).** CDBG-ED grant funds are awarded to local governments to assist businesses to create or retain jobs for individuals with low and moderate income. Additional information regarding the CDBG-ED program can be found at their website.
- **CDBG Public Facilities Funds (CDBG-PF).** CDBG-PF funds help support infrastructure and facility projects for communities. Some examples of eligible projects include streets, drainage systems, water and sewer systems, sidewalks, and community centers. Additional information regarding the CDBG-PF program can be found at their website.
- **CDBG Planning Funds.** CDBG Planning grant funds support community efforts to address improving community opportunities and vitality. Grants are limited to projects that, if implemented, are CDBG eligible activities. Additional information regarding the CDBG Planning funds program can be found at their website.
- **CDBG Public Facility -Economic Development (CDBG PF-ED).** CDBG PF-ED grants are awarded to local government for public infrastructure projects that support business expansion or retention. Additional information regarding the PF-ED funds program can be found at their website.
- **COBG Emergency Assistance (EAP).** The CDBG-EAP program assists communities to recover from a recent natural or manmade disaster. Eligible activities include repair of

disaster related damage to dwellings, assistance to purchase replacement dwellings, and repair and restore public infrastructure and facilities.

- **Venture Capital Investment Program.** The venture capital investment program was created as part of 2013 Wisconsin Act 41. This program will help create jobs and promote economic growth in Wisconsin by identifying new investors for Wisconsin, bringing new capital to Wisconsin investments, and cultivating Wisconsin entrepreneurship.

Wisconsin Department of Safety and Professional Services

- **Wisconsin Fund.** The Wisconsin Fund provides grants to help small commercial businesses rehabilitate or replace their privately-owned sewage systems. Additional information can be found at their website.

Wisconsin Department of Transportation

- **Transportation Economic Assistance (TEA) Program.** The Transportation Economic Assistance (TEA) program provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. Additional information regarding the TEA program can be found at their website.
- **State Infrastructure Bank Program.** This program is a revolving loan program that helps communities provide transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Additional information regarding the State Infrastructure Bank Program can be found at their website.
- **Freight Railroad Infrastructure Improvement Program.** This program awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the national railroad system, or to make improvements to enhance transportation efficiency, safety, and intermodal freight movement. Additional information for the Freight Railroad Infrastructure Improvement Program is available at State of Wisconsin Department of Transportation website.
- **Freight Railroad Preservation Program.** The Freight Railroad Preservation Program provides grants to communities to purchase abandoned rail lines in the effort to continue freight rail service, preserve the opportunity for future rail service, and to rehabilitate facilities, such as tracks and bridges, on publicly-owned rail lines. Additional information for the Freight Railroad Infrastructure Improvement Program is available at State of Wisconsin Department of Transportation website.

Wisconsin Department of Natural Resources

- Redevelopment program oversees the investigation and cleanup of environmentally

contaminated sites (e.g. "brownfields.") The program is comprehensive, streamlined, and aims to consolidate state and federal cleanups into one program. More information can be found at their website doing a search for [Brownfields](#).

Federal Programs

Department of Agriculture-Rural Development

Some communities meet the requirements of the US Department of Agriculture-Rural Development and may be eligible for the Rural Development Economic Assistance Programs. However, there are typically strict income limits associated with some of the programs so the Wisconsin Division of USDA-Rural Development should be contacted regarding eligibility for certain programs.

Occupation Safety and Health Administration (OSHA)

- **Susan Harwood Training Grants Program.** These training grants are awarded to nonprofit organizations for training and education. They can also be used to develop training materials for employers and workers on the recognition, avoidance, and prevention of safety and health hazards in their workplaces. Grants fall into two categories; Target Topic Training and Training Materials Development. The Target Topic Training grants are directed towards specific topics chosen by OSHA. Follow-up is required to determine the extent to which changes were made to eliminate hazards associated with the chosen topic. The Training Materials Development grants are specifically aimed at creating classroom quality training aids. Aids which are developed under the grant program must be ready for immediate self-study use in the *workplace*.

United States Department of Labor

- **H-1B Technical Skills Training Grant Program.** The H-1B Technical Skills Training Grant program provides funds to train current H-1B visa applicants for high skill or specialty occupations. Eligible grant applicants include local Private Industry Councils and Workforce Investment Boards that were established under the Workforce Investment Act. Eighty percent of the grants must be awarded to projects that train workers in high technology, information technology, and biotechnology skills. Specialty occupations usually require a bachelor's degree, and an attainment of this degree is strongly encouraged. The program is designed to assist both employed and unemployed American workers acquire the needed technical skills for high skill occupations that have shortages. Information regarding the H-1B Technical Skills Training Grant program can be found at their website.

United States Environmental Protection Agency (EPA)

- **One Cleanup Program.** The One Cleanup Program is EPA's vision for how different cleanup programs at all levels of government can work together to meet that goal -and ensure that resources, activities, and results are effectively coordinated and communicated to the public. The EPA has entered into a memorandum of understanding with the Wisconsin DNR to provide a single, consolidated approach to environmental

cleanup. More information regarding the program can be found at their website.

Findings and Recommendations

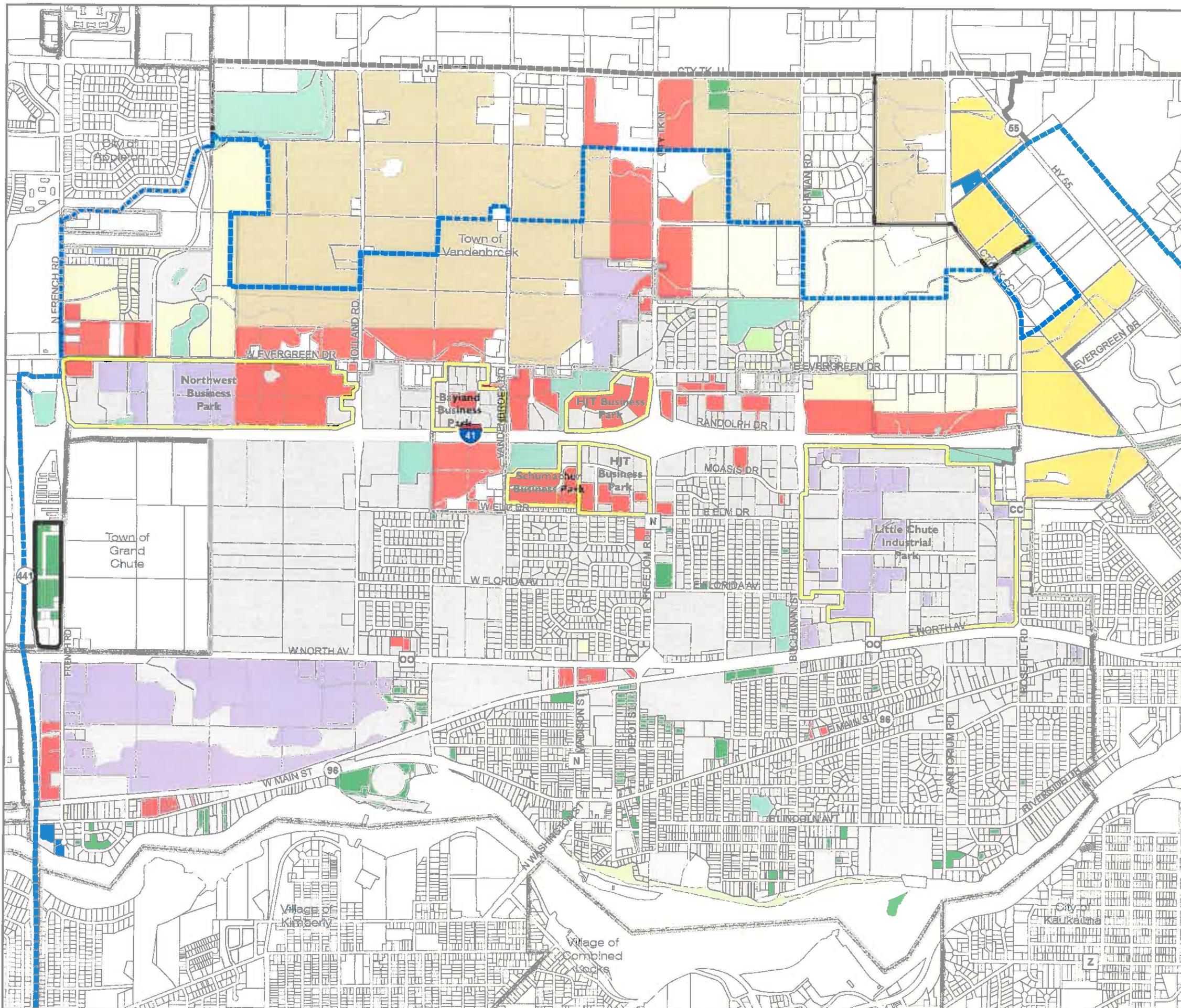
- ❖ The labor force shortages faced by many employers in Outagamie County and the State of Wisconsin in the 1990s will occur again as the "Baby Boomer" generation retires. As people respond to the labor shortage by moving to where the jobs are, Little Chute offers an attractive environment in which to 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 should encourage accommodate multi-family and apartment type housing adjacent or within to Downtown Business District to increase "Feet on the Street" and improve district sustainability.
- ❖ The Village should try to attract living environments and job opportunities for the Millennial workforce which will be largest of generational workforces over the next several decades.
- ❖ The Village must stay vigilant of overreaching deed restrictions on commercial properties which significantly strap the type of future uses allowed on certain commercial buildings. This action often creates abandoned and/or vacant commercial properties which negatively impact neighborhood and district appeal.
- ❖ The Village should modify their existing zoning ordinance to increase the requirements under commercial and industrial conditional use. Details such as deed restrictions and covenants should be reviewed as part of conditional use approvals.

- ❖ 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 Administration, the Wisconsin Small Business Development Center, New North Inc. , and more.

MAP 1

Future Land Use

Village of Little Chute
Comprehensive Plan

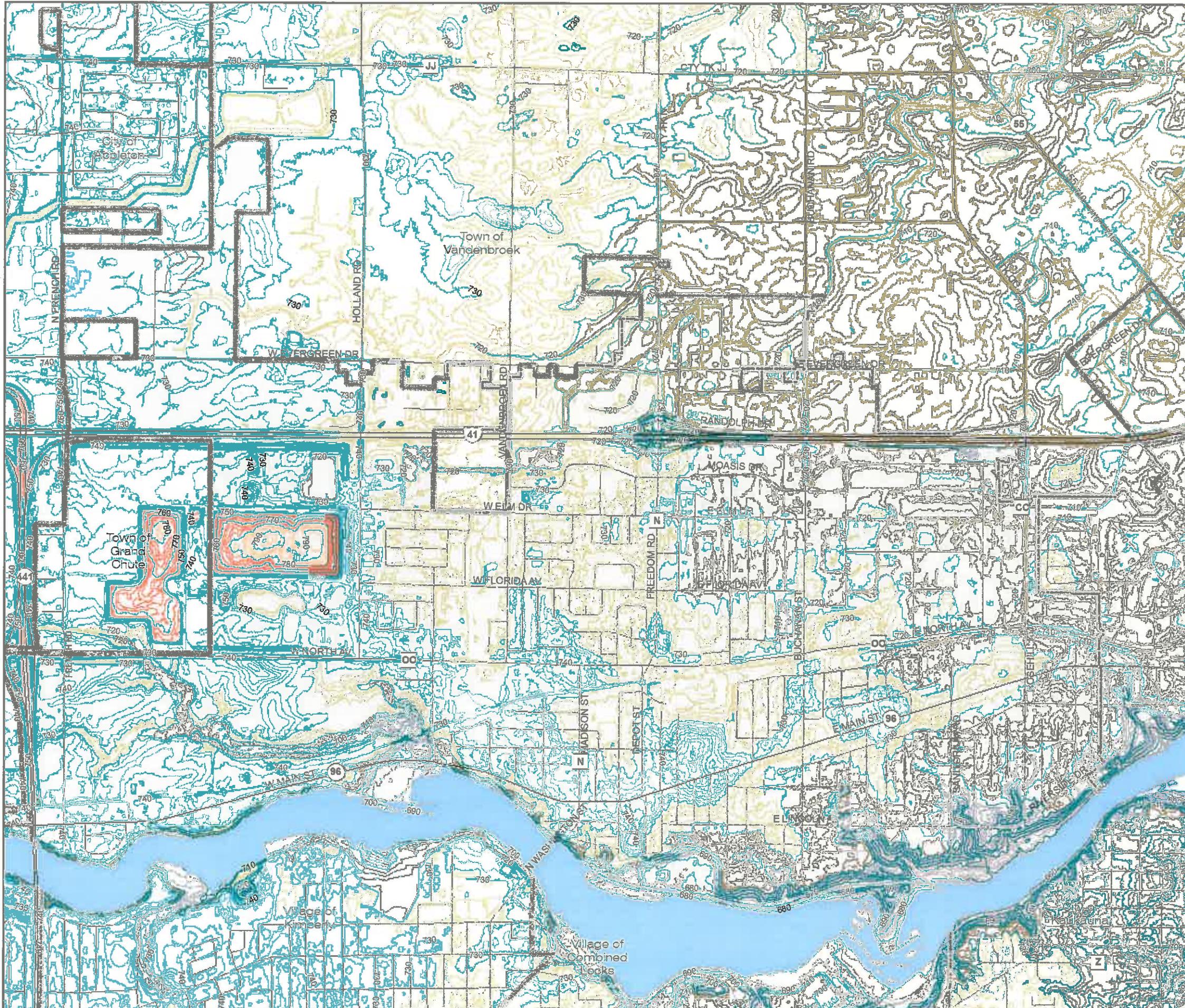


- Commercial
- Industrial
- Non-Irrigated Cropland
- Public Institution
- Recreation
- Residential
- Rural Preservation
- Stormwater Management Facility
- Other Open Land
Development on these parcels shall follow current zoning.
- Currently Developed
Redevelopment on these parcels shall follow current zoning.
- Industrial & Business Parks
- Sewer Service Area 2030
- Sewer Service Area 2050

Sources: Outagamie County, Village of Little Chute, East Central Regional Planning Commission, and Wisconsin Department of Natural Resources, February 2015.



0 0.25 0.5 1 Miles



MAP 2

Village of Little Chute Comprehensive Plan

Sources: Outagamie County and Village of Little Chute
February 2015



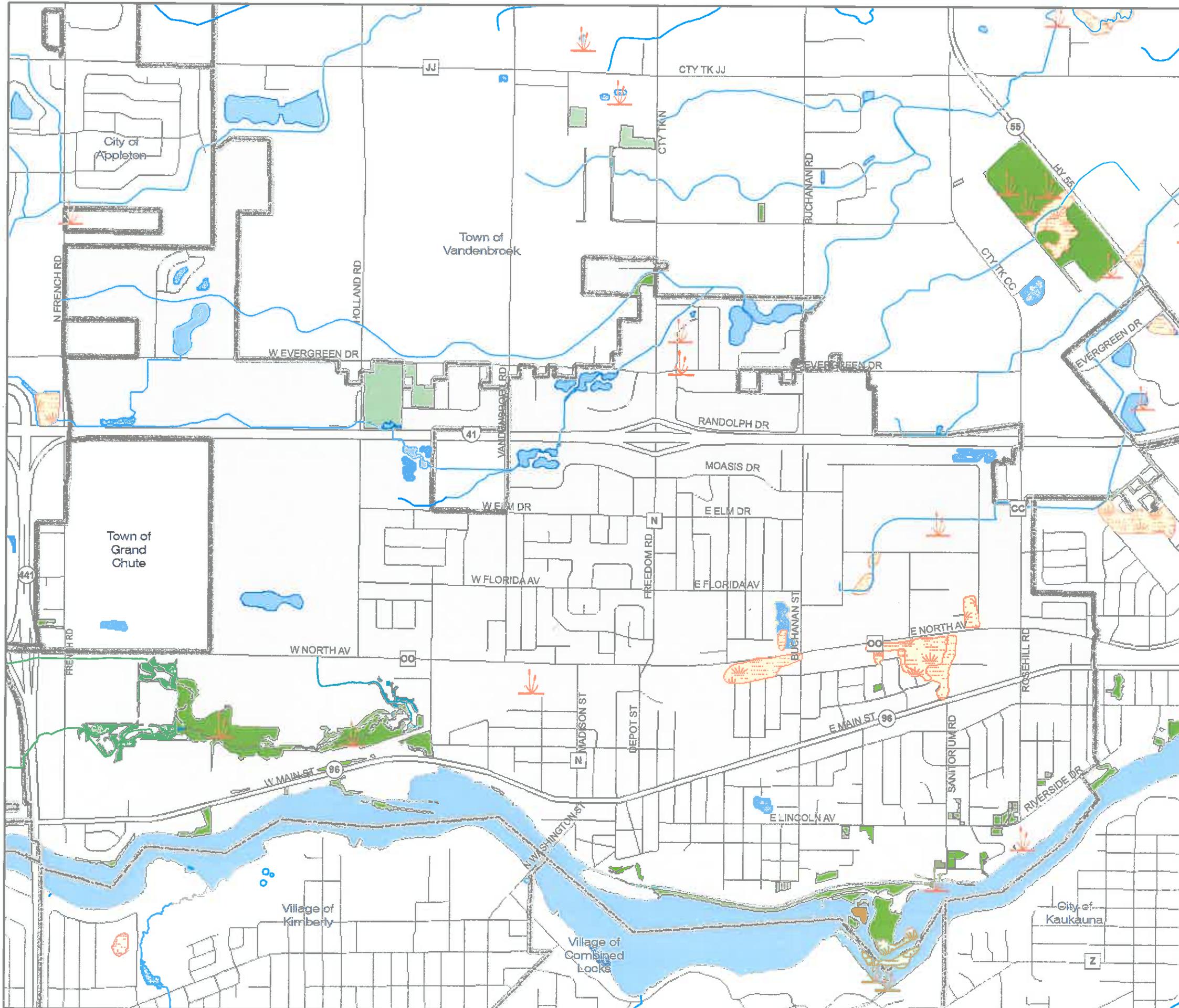
0 0.25 0.5 1 Miles

MAP 3

Water & Woodland Resources

Village of Little Chute
Comprehensive Plan

- Streams
- Rivers & Ponds
- Wetlands less than 2 acres
- Wetlands
- Woodlands
- General woodlands and hedgerows
- Planted wood lots

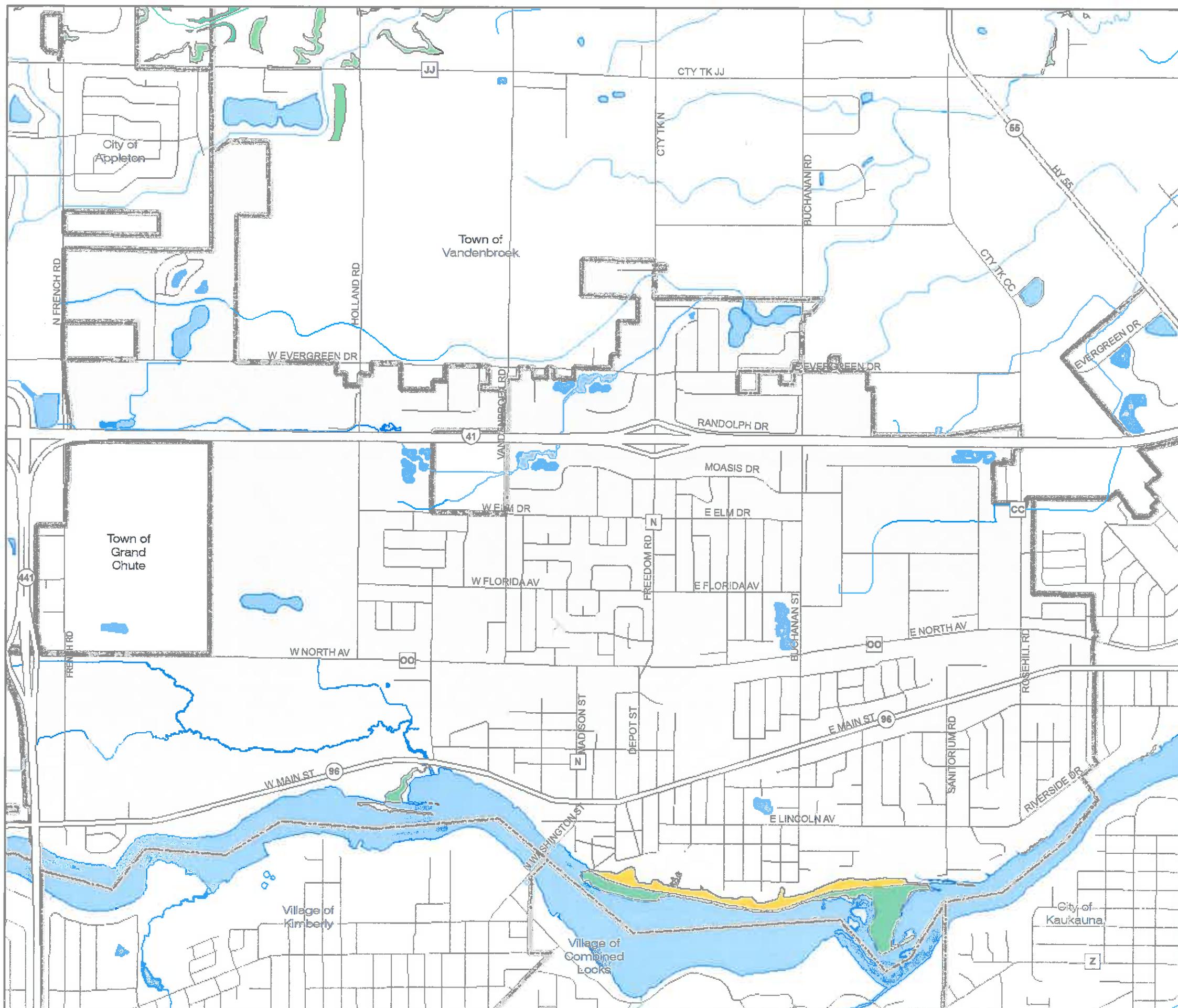


Sources: Outagamie County, Village of Little Chute, East Central Regional Planning Commission, and Wisconsin Department of Natural Resources, February 2015.



NORTH

0 0.25 0.5 1 Miles



MAP 4

Floodplain Zones

Village of Little Chute Comprehensive Plan

Streams

Rivers & Ponds

Flood Hazard Areas

0.2 pct annual chance flood hazard

Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

Sources: Outagamie County, Village of Little Chute, and US Federal Emergency Management Agency, February 2015.



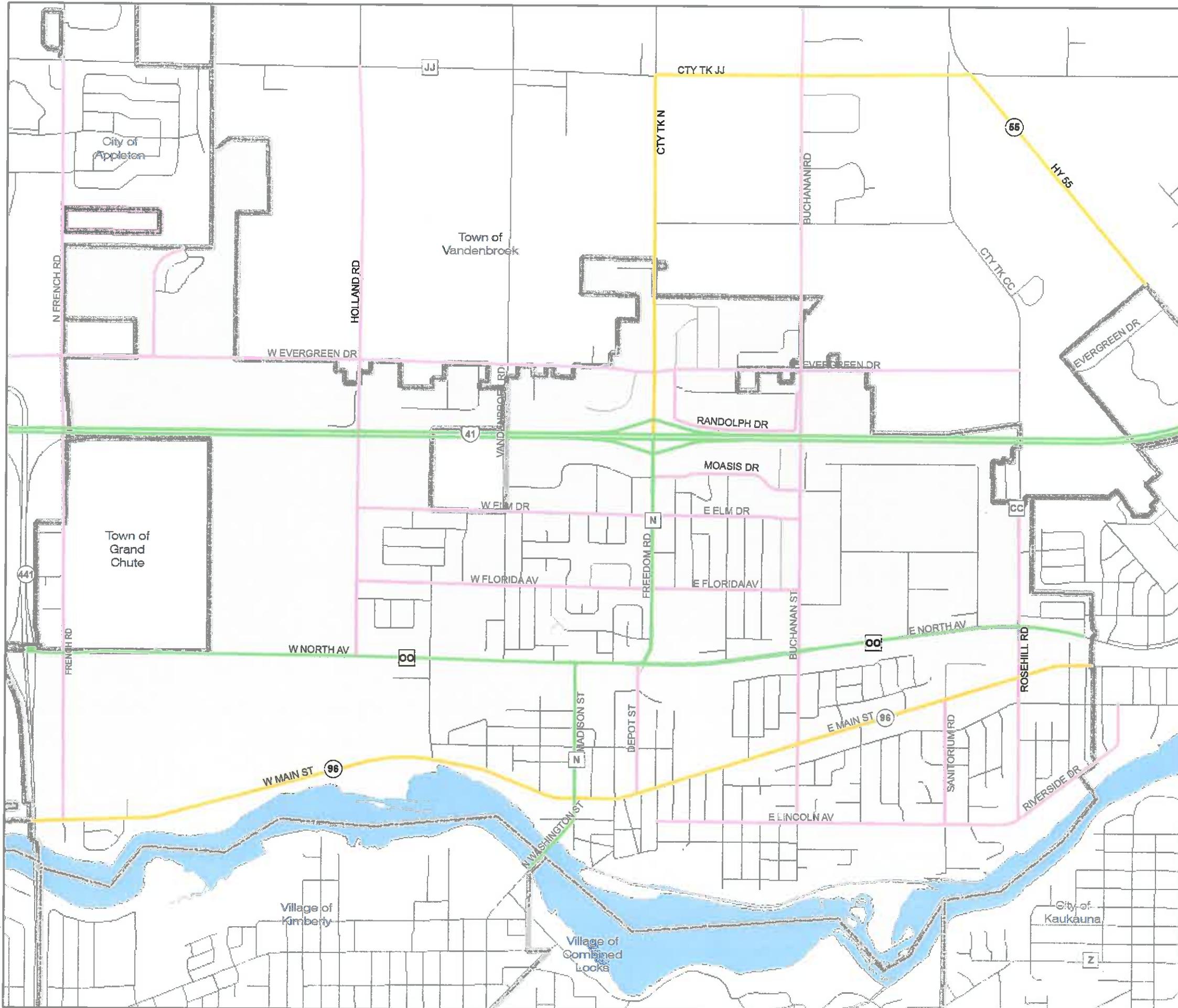
0 0.25 0.5 1 Miles

MAP 5A

Street Classifications

Village of Little Chute
Comprehensive Plan

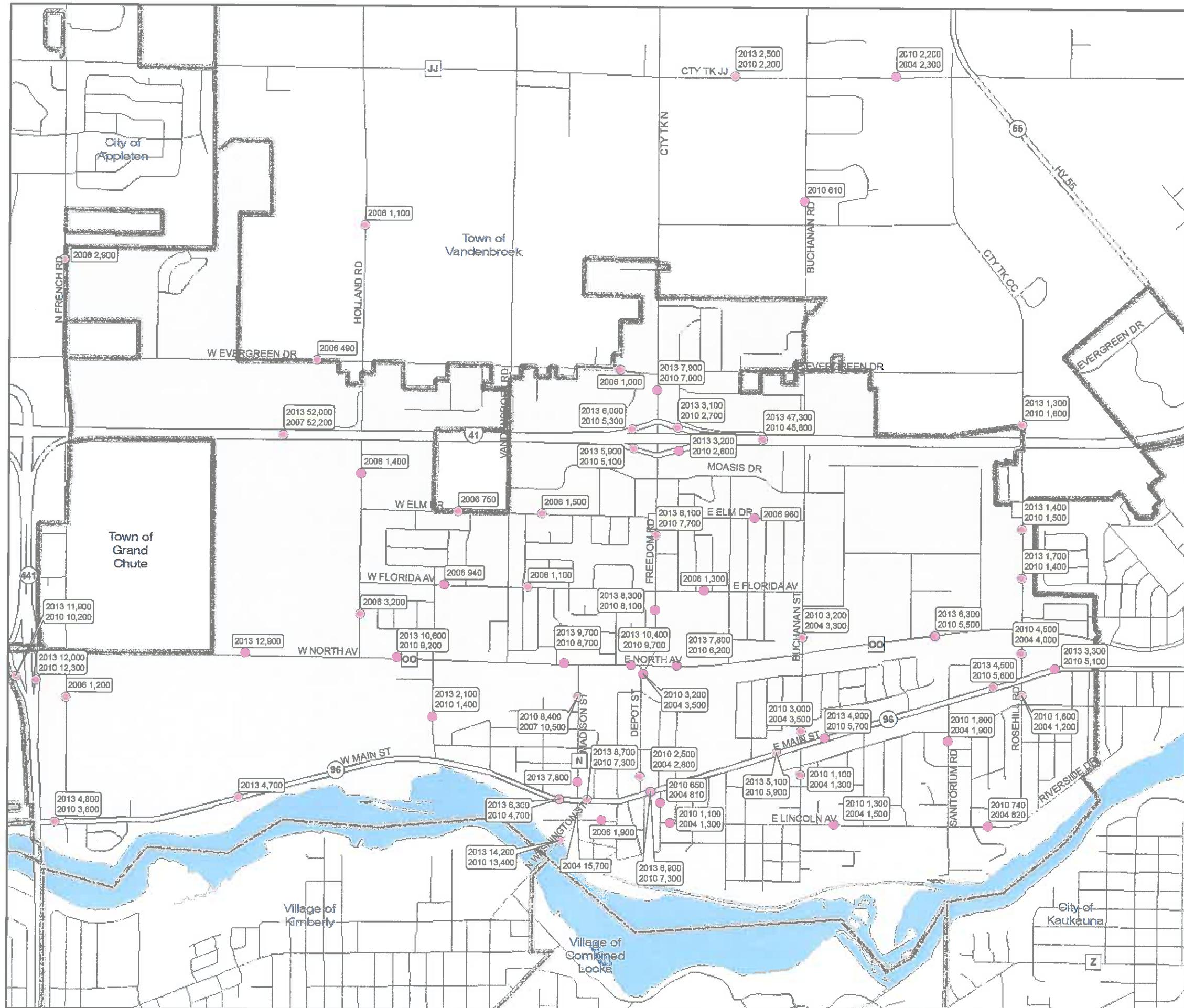
-  Principal Arterial
-  Minor Arterial
-  Collector
-  Local Street
-  Municipal Boundary



Sources: Outagamie County and Village of Little Chute.
February 2015.



0 0.25 0.5 1 Miles



MAP 5B

Village of Little Chute Comprehensive Plan

Sources: Outagamie County, Village of Little Chute, and Wisconsin Department of Transportation. February 2015.

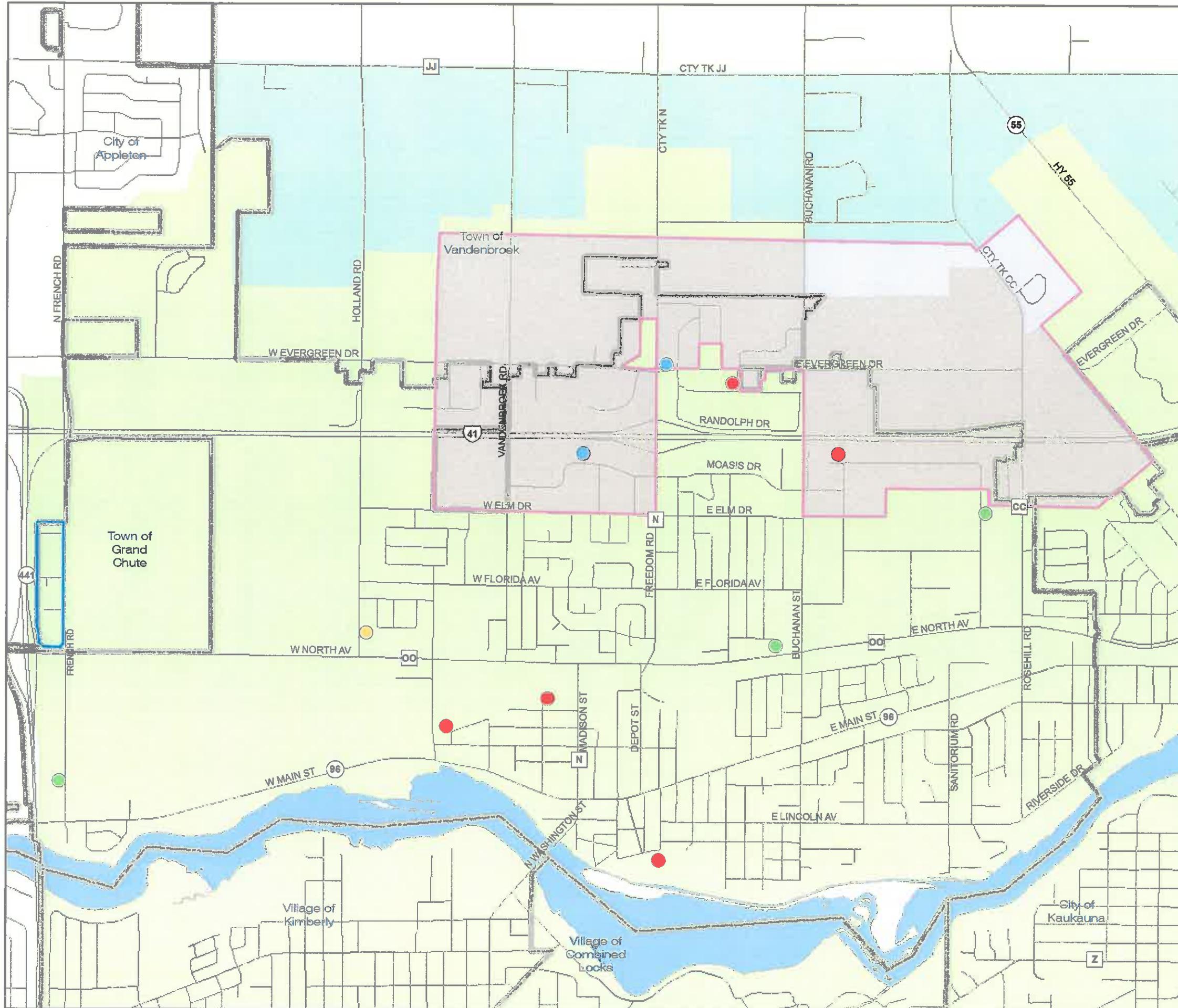


0 0.25 0.5 1 Miles

MAP 7

Utilities & Sewer Service Area

Village of Little Chute
Comprehensive Plan



Scrores: Outagamie County, Village of Little Chute and East Central Regional Planning Commission, February 2015.

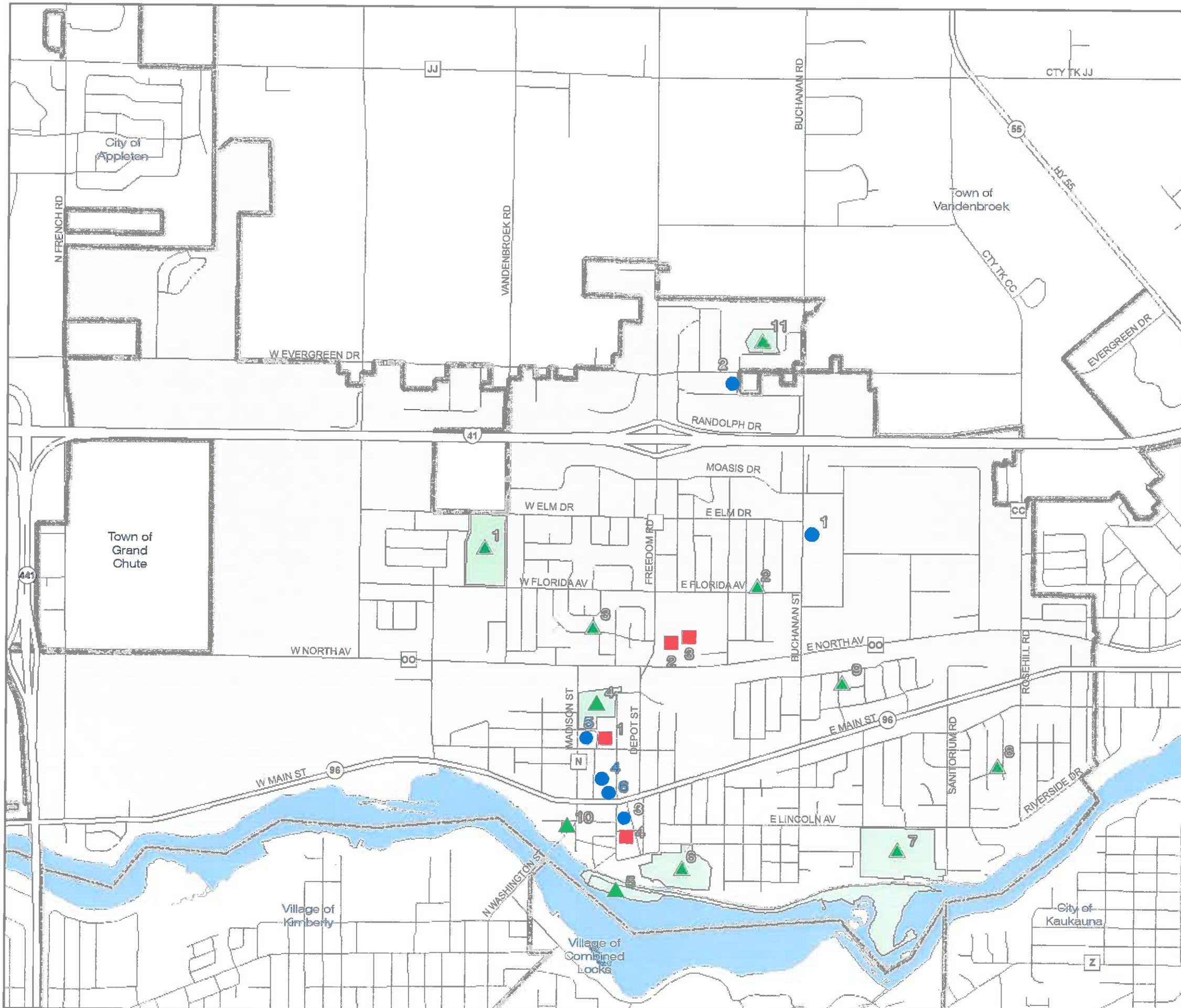


0 0.25 0.5 Miles

MAP 8

Community Facilities

Village of Little Chute
Comprehensive Plan



Community Facilities

- 1 Municipal Services Building
- 2 Water Department
- 3 Post Office
- 4 Gerard H. Van Hoof Memorial Library & Civic Center
- 5 Safety Center
- 6 Village Hall

Educational Institutions

- 1 Little Chute Elementary School
- 2 Little Chute Middle School
- 3 Little Chute High School
- 4 St John's School

Village Parks

- 1 Vanlieshout Park
- 2 Kinley Tot Lot
- 3 P. VanZeeland Tot Lot
- 4 Legion Park
- 5 Island Park
- 6 Doyle Park
- 7 Heesakker Park
- 8 Miller Lane Tot Lot
- 9 Jaycee Tot Lot
- 10 Heritage Park
- 11 Creekview Park

Sources: Outagamie County and Village of Little Chute, February 2015.

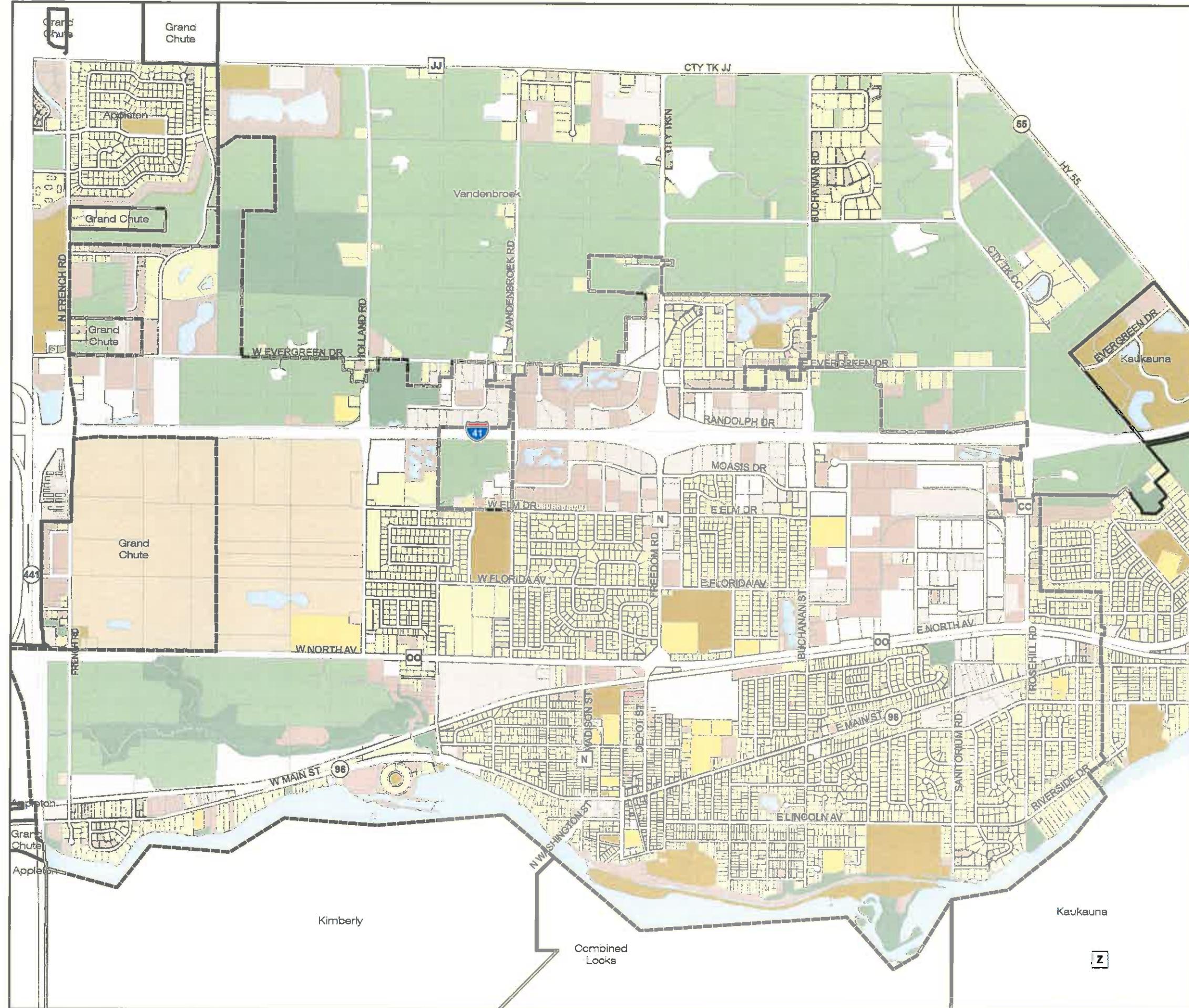


0 0.25 0.5 Miles

MAP 9

Existing Land Use

Village of Little Chute
Comprehensive Plan



Sources: Outagamie County and Village of Little Chute.
May 2015.



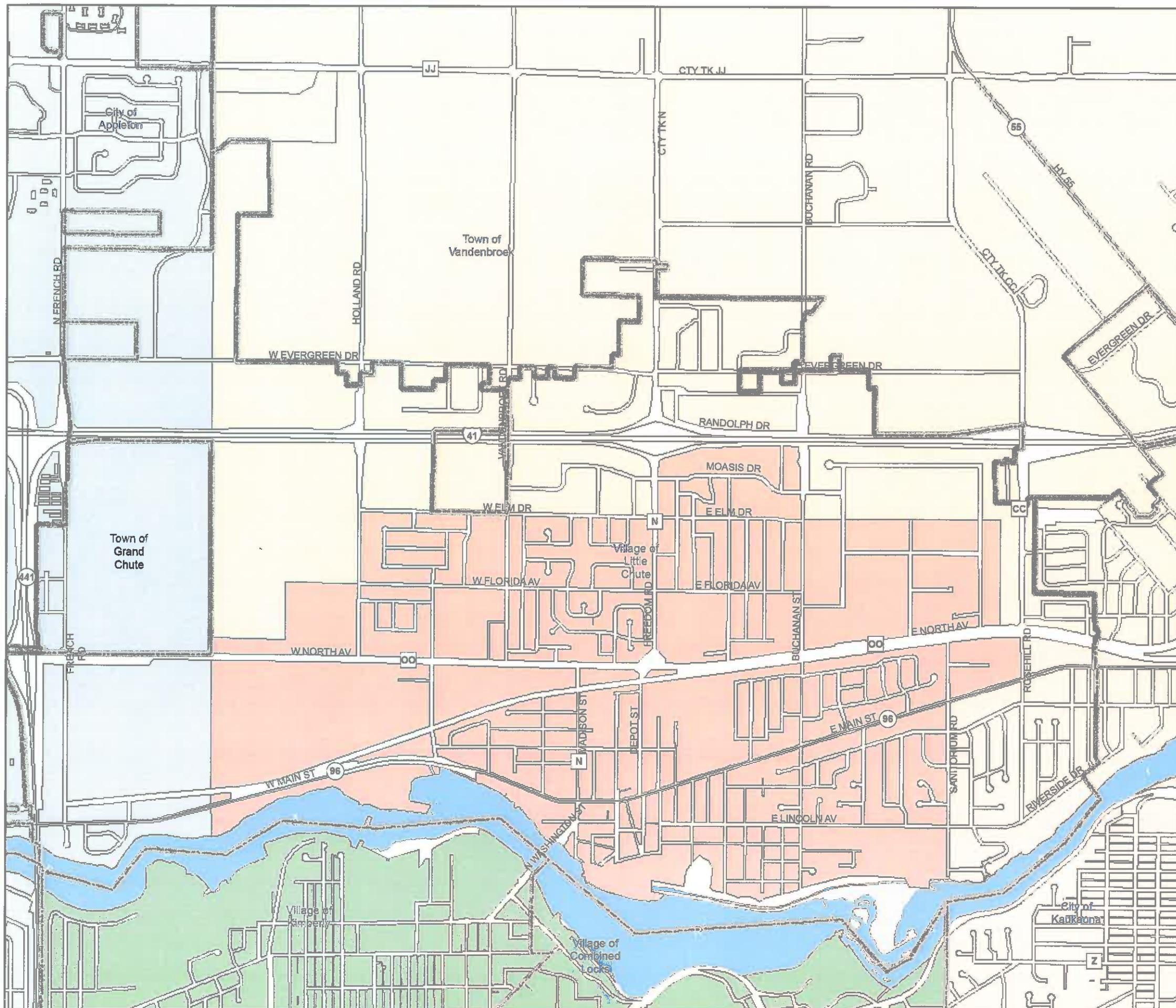
0 0.25 0.5 1 Miles

MAP 10

School Districts

Village of Little Chute
Comprehensive Plan

- Appleton School District
- Kaukauna School District
- Kimberly School District
- Little Chute School District



Sources: Outagamie County and Village of Little Chute.
February 2015.



0 0.25 0.5 Miles