

## Borski, Jennifer - DNR

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**From:** Beau Bernhoft <beau@littlechutewi.org>  
**Sent:** Wednesday, April 12, 2023 11:38 AM  
**To:** Borski, Jennifer - DNR  
**Cc:** David Kittel; Beggs, Tauren R - DNR; Ashenfelter, Barry J - DNR  
**Subject:** RE: For Signature: Intergovernmental Cooperation Agreement - DNR & Village of Little Chute, 513 Grand Ave, Little Chute, WI

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon Jennifer,

We have received this IGA and will begin the review process. We will keep you updated on the status through this review period.

Thank you,  
Beau

 **Beau Bernhoft | Village Administrator**  
Village of Little Chute | 108 W Main Street | Little Chute, Wisconsin 54140  
(920) 423-3850 | [✉ beau@littlechutewi.org](mailto:beau@littlechutewi.org) | [Web](#) | [Facebook](#)

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**From:** Borski, Jennifer - DNR <Jennifer.Borski@wisconsin.gov>  
**Sent:** Wednesday, April 12, 2023 11:05 AM  
**To:** Beau Bernhoft <beau@littlechutewi.org>  
**Cc:** David Kittel <david.kittel@littlechutewi.org>; Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>; Ashenfelter, Barry J - DNR <Barry.Ashenfelter@wisconsin.gov>  
**Subject:** For Signature: Intergovernmental Cooperation Agreement - DNR & Village of Little Chute, 513 Grand Ave, Little Chute, WI

Beau – The attached agreement has been routed internally and approved by DNR management for your signature. Please return a signed, electronic version for DNR signature which will then be the effective date of the agreement.

I would also appreciate routine updates as you move through the approval process within the Village so I can quickly respond to any inquiries from my management on status. Let me know if you have any questions.

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Jennifer Borski**

(she/her/hers)

Vapor Intrusion Team Leader / Hydrogeologist  
Remediation & Redevelopment Program / Environmental Management Division  
Wisconsin Department of Natural Resources  
625 E. County Road Y, STE. 700, Oshkosh, WI 54901-9731  
**Cell Phone: (920) 360-0853**

[jennifer.borski@wisconsin.gov](mailto:jennifer.borski@wisconsin.gov)



[dnr.wi.gov](http://dnr.wi.gov)



## WISCONSIN DEPARTMENT OF NATURAL RESOURCES

### IN THE MATTER OF:

**An Intergovernmental Cooperation Agreement, authorized by Wisconsin Statutes (Wis. Stat.) § 66.0301, between the Village of Little Chute and the Wisconsin Department of Natural Resources to investigate, mitigate, and remediate environmental contamination at and around 513 Grand Avenue, Little Chute, Wisconsin, to protect public health and safety and facilitate property reuse. DNR BRRTS # 02-45-552222**

### RECITALS SECTION

1. WHEREAS, this agreement is to outline the roles and responsibilities of the Village of Little Chute (the "Village") and the Wisconsin Department of Natural Resources (DNR), and to protect public health and safety, with respect to environmental contamination resulting from historical dry cleaning operations at 513 Grand Avenue, Little Chute, Outagamie County, Wisconsin, tax parcel identification number 260045700 (the "Property"), a commercially zoned 0.09-acre property.
2. WHEREAS, the DNR and the Village agree that environmental contamination on the Property is a potential threat to public health and the environment, and actions are needed to protect public health, welfare, and the environment.
3. WHEREAS, the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) case file number for contamination investigation and cleanup efforts at the Property is 02-45-552222.
4. WHEREAS, the DNR and the Village agree that the environmental condition of the Property is impeding downtown economic development, and that demolition of the existing building and redevelopment of the Property is a key component of the Village's downtown master plan, which is attached to this Agreement as Addendum A.
5. WHEREAS, Tax Incremental District (TID) No. 8 was created by the Village on July 13, 2018, as a rehabilitation or conservation district per Wis. Stat. § 66.1337(2m)(a)2., and a map of TID No. 8 is attached to this Agreement as Addendum B.
6. WHEREAS, DNR, the Department of Health Services (DHS), and the U. S. Environmental Protection Agency (EPA) have spent public funds to perform various investigation, mitigation, removal, and remedial actions at the Property in response to the contamination.
7. WHEREAS, the Village plans to take title to the Property because no responsible party, or other party, has been willing or able to undertake the remaining necessary site investigation and remedial actions.
8. WHEREAS, the Village intends to take title to the Property through condemnation procedures authorized and outlined in Wis. Stat. § 32.06.
9. WHEREAS, a local governmental unit that acquires property through condemnation or another proceeding under Wis. Stat. ch. 32 obtains the local governmental unit environmental liability exemption authorized and defined by Wis. Stat. § 292.11(9)(e), as long as all criteria in Wis. Stat. § 292.11(9)(e) are satisfied.
10. WHEREAS, the Village intends to obtain agent status from the current Property owner in accordance with Wisconsin Administrative (Wis. Admin.) Code § NR 169.07(2) under the Dry Cleaner Environmental Reimbursement Program (DERP), for the purpose of environmental investigation and remediation cost reimbursement from the Dry Cleaner Environmental Response Fund (DERF), which is authorized and governed by Wis. Stat. § 292.65 and Wis. Admin. Code ch. NR 169. Agent status will allow the Village to access additional eligible funds from the DERF program to assist with the cleanup of the Site.

11. WHEREAS, the Village understands that DERF-eligible costs, as described in Wis. Admin. Code ch. NR 169, must not be incurred until after agent status is verified by the DNR. Once costs are incurred, requests for reimbursement from DERF can be submitted to the DNR in accordance with Wis. Admin. Code ch. NR 169, and that reimbursement may not occur without additional resources from the Legislature prior to the sunset of DERP on June 30, 2032, as the demand for reimbursement far exceeds available funding.

12. WHEREAS, the Village understands it may apply for assistance from the DNR's brownfields assistance programs for eligible environmental assessment and cleanup work at the Property, but this Agreement does not guarantee that services will be provided, nor that any services provided will be sufficient to obtain a complete site investigation or case closure.

13. WHEREAS, the Village understands it may apply to the Wisconsin Economic Development Corporation (WEDC) for Site Assessment Grant (SAG) funding to conduct an asbestos and lead-based paint survey of the building on the Property, and to conduct site investigation work that is determined to be necessary by the DNR per Wis. Stat. § 292.11(9)(e)4., and Wis. Admin. Code § NR 708.17(1)(b), after the building is razed.

14. WHEREAS, from 2010 to present, the DNR has incurred expenses at the Property and filed a superior lien in the amount of \$8,051.90 (eight thousand, fifty-one dollars and ninety cents) on February 2, 2023. DNR may waive its authority to recover past expenses if the Village, under the terms of this Agreement, acquires the Property per Wis. Stat. § 292.11(9)(e)1m., and takes actions directed by the DNR to prevent substantial public health and safety threats as required to maintain the local government unit environmental liability exemption.

15. WHEREAS, the DNR may incur additional expenses at the Property to evaluate or mitigate impacts to human health from vapor intrusion, or take additional actions for the protection of human health and the environment. The Village understands the DNR may amend the superior lien to include additional expenses.

16. WHEREAS, the Property will be subject to full environmental regulation by, at minimum, Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 -799 if the Village sells or otherwise transfers title to the Property to any person or entity, other than another "local governmental unit" as defined in Wis. Stat. § 292.11(9)(e)1. that is eligible for the local government environmental liability exemption under Wis. Stat. § 292.11(9)(e). The Village understands that a new, non-local governmental unit owner will become a responsible party, per Wis. Stat. §292.11(3), for any remaining and necessary investigation, response actions and continuing obligations.

17. WHEREAS, in consideration of, and in exchange for, the promises and mutual understandings and covenants contained herein, and intending to be bound legally hereby, the Village and DNR agree to the execution of this Agreement.

## AGREEMENTS SECTION

### Village Agreements and Obligations

1. The Village agrees to obtain DERP agent status in accordance with Wis. Admin. Code § NR 169.07(2) dependent upon cooperation by the DERP applicant, and pre-acquisition property access permission from the current Property owner, also dependent upon cooperation by the Property owner, within three months of execution of this Agreement.
2. The Village acknowledges that to qualify for potential federal brownfields assistance, it cannot not have liability at the Property under the federal Comprehensive Environmental Response, Compensation, & Liability Act (CERCLA). One method of attaining liability defense under CERCLA is by qualifying as a *bona fide prospective purchaser* (BFPP), by performing "All Appropriate Inquiry" prior to acquisition, in accordance with 40 CFR Part 312.
3. The Village acknowledges that to obtain the state's local governmental unit environmental liability exemption authorized by Wis. Stat. § 292.11(9)(e), the Village must acquire title to the Property using a method or purpose identified in Wis. Stat. § 292.11(9)(e)1m., and the Village agrees to obtain title to the Property using a method or purpose listed in this statute within six months of execution of this Agreement.
4. The Village agrees to provide appropriate documentation to the DNR on the Property acquisition process and method used, within two weeks of the acquisition date, to demonstrate compliance with Wis. Stat. § 292.11(9)(e)1m.
5. The Village agrees to follow requirements in Wis. Stat. § 292.65 and Wis. Admin. Code ch. NR 169 if the Village moves forward with DERP-eligible actions performed in response to the historical contamination that originated at the Property.
6. The Village agrees that no building demolition activities will occur on the Property until after the Village acquires title to the Property, has submitted an environmental site investigation work plan to the DNR and obtained a notice to proceed from the DNR. Submittal of the work plan must include the associated fee under Wis. Admin. Code ch. NR 749 if a detailed review and written response from DNR is requested, unless the Village is performing the work under DERP.
7. The Village and its contractors agree to comply with all applicable asbestos, lead, demolition and disposal regulations and requirements identified in state and federal statutes and administrative rules, with respect to the existing building and solid waste on the Property.
8. If the Village obtains the local governmental unit environmental liability exemption authorized by Wis. Stat. § 292.11(9)(e), the Village agrees to take actions at the Property that the DNR determines are necessary to reduce to acceptable levels any substantial threat to public health or safety when the Property is redeveloped or otherwise reused, per Wis. Stat. § 292.11(9)(e)4. and Wis. Admin. Code § NR 708.17(1)(b), to preserve its environmental liability exemption. Such actions may include, but are not limited to, environmental contamination investigation beneath demolished buildings, the removal and disposal of soil contamination, replacement of infiltration barriers (e.g., land caps/covers), and the installation of vapor migration barriers and vapor mitigation systems.
9. The Village agrees to allow the DNR, any authorized representatives of the DNR, any party that possessed or controlled the hazardous substance or caused the discharge of the hazardous substance or environmental pollution and any consultant or contractor of such a party to enter the Property to take action to respond to the discharge, per Wis. Stat. § 292.11(9)(e)6.

10. The Village and its contractors agree to restrict public access to exposed contamination on the Property during demolition, site investigation, interim action, and remedial action work in compliance with Wis. Stat. § 292.11(9)(e)2.b.
11. The Village agrees that its requests for the DNR's review of reports under Wis. Admin. Code chs. NR 700 - 799 will include the associated fee under Wis. Admin. Code ch. NR 749 if a detailed review and written response from the DNR is requested. If the Village performs DERP-eligible activities under Wis. Admin. Code ch. NR 169, submittal of fees under Wis. Admin. Code ch. NR 749 is not required for the following reports: interim action reports (Wis. Admin. Code § 708.15), site investigation work plans (Wis. Admin. Code § NR 716.09), site investigation reports (Wis. Admin. Code § NR 716.15), remedial action plans/design reports (Wis. Admin. Code § NR 724.09) and DERP reimbursement applications (Wis. Admin. Code ch. NR 169).
12. The Village agrees that, if submitted by the Village, a request for site closure under Wis. Admin. Code ch. NR 726 must document satisfactory compliance with Wis. Admin. Code chs. NR 700 – 799 and include the associated case closure review fee and applicable database fees under Wis. Admin. Code ch. NR 749. Actions required to obtain case closure under Wis. Admin. Code ch. NR 726 may be more extensive than actions necessary to maintain the local governmental unit environmental liability exemption as described in paragraph eight in this section of the Agreement.
13. The Village agrees that, if requested, DNR meetings with environmental consultants for detailed, site-specific, technical assistance are subject to the applicable fee under Wis. Admin. Code ch. NR 749.
14. The Village agrees that any request for written liability clarification under Wis. Stat. § 292.55(1)(d)4. must be accompanied by the associated fee under Wis. Admin. Code ch. NR 749.

## DNR Agreements and Obligations

1. The DNR agrees to contact the U.S. Environmental Protection Agency (U.S. EPA) after the Village acquires title to the Property to determine if the U.S. EPA is able to conduct soil, groundwater or vapor investigation or removal actions at the Property or surrounding properties following building demolition and additional site investigation occurs, and to inform the Village of the results of these discussions with U.S. EPA.
2. The DNR agrees to meet and consult with the Village, prospective purchasers and/or developers of the Property to discuss environmental liability issues, funding options, redevelopment opportunities, and general brownfield site reuse issues, without requiring payment of a Wis. Admin. Code ch. NR 749 technical assistance fee. Any site-specific technical assistance will require a fee in accordance with Wis. Admin. Code ch. NR 749.
3. The DNR agrees to review and provide written responses to the following reports without submittal of Wis. Admin. Code ch. NR 749 fees if the Village moves forward with DERP-eligible activities at the Property under Wis. Admin. Code ch. NR 169:
  - a. Interim action reports (Wis. Admin. Code § 708.15);
  - b. Site investigation work plans (Wis. Admin. Code § NR 716.09);
  - c. Site investigation reports (Wis. Admin. Code § NR 716.15);
  - d. Remedial action plans/design reports (Wis. Admin. Code § NR 724.09); and
  - e. DERP reimbursement applications (Wis. Admin. Code ch. NR 169).
4. The DNR agrees that Village acquisition of the Property through the condemnation process identified in Wis. Stat. §§ 32.06(1), (2), and (2a), is one of the property acquisition methods listed in Wis. Stat. § 292.11(9)(e)1.m that qualifies a local government unit for the environmental liability exemption authorized by Wis. Stat. § 292.11(9)(e).
5. The DNR agrees that Village acquisition of the Property for the purpose of blight elimination, following a complete and documented statutory process for blight determination conducted by the Village, is one of the property acquisition purposes listed in Wis. Stat. § 292.11(9)(e)1.m that qualifies a local government unit for the liability exemption authorized by Wis. Stat. § 292.11(9)(e).
6. The DNR agrees that the Village is not responsible for the operation, maintenance or monitoring of vapor mitigation systems (VMS) at other locations beyond the Property as long as the Village maintains a Wis. Stat. § 292.11(9)(e) exemption at the Property. This may require the owner of the property where a VMS is installed to maintain the system if the VMS is required to be operational.

## Public Records

All documents and records generated by each of the Parties per the terms of this Agreement are part of the public record and will be made available for public review per Wis. Stat. §§ 19.31 to 19.39 (Wisconsin's Public Records Laws).

## Project Contacts for Submission of Documents and Correspondence

- **Department of Natural Resources**
  - Jennifer Borski, Project Manager, Department of Natural Resources, Remediation and Redevelopment Program
  - 625 East County Road Y, Suite 700, Oshkosh WI 54901
  - (920) 360-0853 | [Jennifer.Borski@wisconsin.gov](mailto:Jennifer.Borski@wisconsin.gov)
  
- **Village of Little Chute**
  - Beau Bernhoft, Village Administrator, Village of Little Chute
  - 108 W Main Street, Little Chute, Wisconsin 54140
  - (920) 423-3850 | [beau@littlechutewi.org](mailto:beau@littlechutewi.org)

## Property Access

Following acquisition of the Property, and qualification for the Wis. Stat. § 292.11(9)(e) exemption by the Village, the employees and authorized representatives of the DNR shall have the authority to enter the Property at all reasonable times for the purpose of environmental assessment, investigation, remediation, monitoring and maintenance.

In the event the Property is transferred to a third party before the completion of all response action work on the Property, the Village shall provide, in any such transfer agreement, provisions allowing access to the Property for any identified responsible parties and DNR and their consultants, contractors and representatives.

## Indemnity, Duty to Defend, Attorney's Fees

Nothing in this Agreement, whether express or implied, shall be understood to give rise to any requirement or right for any party to indemnify or hold harmless any other party. Further, nothing in this Agreement shall give rise to any duty to defend or responsibility for payment of attorney's fees by any party with respect to any other party.

## Limit of Liability

In no event shall any Party be liable to the other or any third party in contract, tort or otherwise for incidental or consequential damages of any kind, including, without limitation, punitive or economic damages or lost profits, regardless of whether either Party shall be advised, shall have other reason to know, or, in fact, shall know of the possibility. The DNR shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, contractors, officers, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions. The Village shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions, agencies, officers and representatives, including providing its own defense. In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions, agencies, officers and representatives. It is not the intent of the Parties to impose liability beyond that imposed by state statutes. This clause applies only to the actions of each party pursuant to this Agreement and does not apply to actions or events that occur outside the scope of this Agreement.



### **Applicable Law and Venue**

This Agreement and any claims arising under this Agreement shall be governed by the laws of the State of Wisconsin. Any litigation arising out of or relating in any way to this Agreement or performance shall be brought only in the courts of the State of Wisconsin located in Dane County, Wisconsin. In the event that any provision of this Agreement is determined by a court of competent jurisdiction to conflict with any applicable federal, state or local law or regulation, the applicable law or regulation shall control.

### **Severability**

A determination by a court of competent jurisdiction that any part of this Agreement is invalid shall not invalidate or impair the force or effect of any other part hereof, except to the extent that such other part is wholly dependent for its operation on the part so declared invalid.

### **Fees**

The Village shall obtain any necessary permits or approvals that may be required for demolition activities and response actions at the Property and shall pay to the DNR review fees for certain actions performed under this Agreement, in compliance with Wis. Stat. § 292.55 and Wis. Admin. Code ch. NR 749 unless not applicable due to Wis. Admin. Code ch. NR 169 (i.e., DERP-eligible report reviews).

### **Subsequent Amendment**

This Agreement may be amended by mutual consent of the Village and DNR. Any amendment of this Agreement shall be in writing, signed by all Parties and shall have as the effective date that date on which the last party signed such amendment.

### **Termination and Satisfaction**

The provisions of this Agreement shall be deemed satisfied when all “agreements and obligations” identified above for both the Village and DNR have been satisfied. This Agreement is terminated if and when title to the Property is transferred to another party. In addition, this Agreement may be declared satisfied or terminated by written consent of both Parties.

The Parties, whose signatures appear below, hereby agree to the terms of this Agreement. Each person signing this Agreement represents and warrants that they have been duly authorized by the Village or DNR, as the case may be, to execute and legally bind the respective Parties to the terms of this Agreement.

**Execution and Agreement Effective Date**

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. This Agreement shall be executed by the Village before being executed by the DNR. When the DNR executes this Agreement, the DNR shall enter an effective date next to the DNR's signature which shall be the effective date of the Agreement. The DNR shall distribute to the Village the executed Agreement by mail and electronic delivery unless otherwise agreed to by both Parties.

By signing below, the below authorized representatives of each party agree to be so bound:

**WISCONSIN DEPARTMENT OF NATURAL RESOURCES**

\_\_\_\_\_  
**By: Christine Sieger**  
**Director, Remediation and Redevelopment Program**

\_\_\_\_\_  
**Date of Signature**

\_\_\_\_\_  
**Effective Date of Agreement**

**VILLAGE OF LITTLE CHUTE, WISCONSIN**

\_\_\_\_\_  
**By: Beau Bernhoft**  
**Village Administrator**

\_\_\_\_\_  
**Date of Signature**

**ADDENDUM A**

**Downtown Master Plan – September 20, 2017  
Little Chute**



# ***Little Chute***

ESTABLISHED 1848

Downtown Master Plan – September 20<sup>th</sup>, 2017

“Progressing & Preserving Downtown History”



## **Acknowledgements –**

In order to complete the Downtown Master Plan, a significant amount of effort by village staff and others was utilized. By utilizing all resources and expertise on staff, we were able to develop a strategy that will lead the downtown to a more prosperous, higher value and amenity filled area for residents, business owners and visitors alike. While staff certainly contributed the lion share of the effort, there are many others that have contributed along the way, as they say; it takes a village. In no particular order, we would also like to thank East Central Wisconsin Regional Planning Commission, the LC Windmill, Little Chute Business Association, Heart of the Valley Chamber of Commerce, UW River Falls, previous village staff, previous Board/Commission/Committee members and consultants who have assisted in providing the studies that support the findings in this document.

Finally, the 2015-2019 Strategic Plan was the genesis for this effort, as it was identified as a strategic area of focus with key actions directed at economic development. That effort was supported by staff, the Board of Trustees, Jim Resick and the Strategic Planning Advisory Committee.

### ***Village Board***

Michael Vanden Berg, Village President  
John Elrick, Trustee  
Jim Hietpas, Trustee  
David Peterson, Trustee  
Bill Peerenboom, Trustee  
Larry Van Lankvelt, Trustee  
Skip Smith, Trustee

### ***Plan Commission***

Michael Vanden Berg, Chair  
Jeff Elrick  
Brian Huiting  
Richard Schevers  
Bill Van Berkel  
Larry Van Lankvelt  
Todd Verboomen

### ***Village Staff***

James Fenlon, Village Administrator  
James Moes, Community Development Director  
Teri Matheny, Finance Director  
Jeff Elrick, Director of Public Works  
Adam Breest, Director of Parks, Recreation, & Forestry  
Chris Murawski, Village Engineer  
Erik Misselt, Chief of Police – Fox Valley Metro Police Department  
Steve Thiry, Director of Little Chute Library  
Laurie Decker, Clerk  
Tammy Castonia, GIS Manager  
Haley Mader, Administrative Assistant

## **Table of Contents**


<b>Acknowledgements</b> .....	<b>2</b>
<b>Introduction and Overview</b> .....	<b>1</b>
Purpose.....	1
<b>Master Plan Goals</b> .....	<b>2</b>
<b>Downtown Planning Area- Central Business District</b> .....	<b>3</b>
<b>Planning and Context</b> .....	<b>4</b>
Downtown History .....	4
Downtown Today .....	5
<b>Downtown Public Visioning Workshop</b> .....	<b>8</b>
Visioning Workshop Summary.....	8
<b>Summary of Existing Conditions &amp; Market Analysis</b> .....	<b>9</b>
Village Demographics and Economic Analysis.....	9
2016 Community Survey.....	10
2016 Downtown Survey .....	12
Existing Business Mix .....	13
Downtown Anchors.....	13
<b>Currently Approved and Future Plans and Policy</b> .....	<b>14</b>
Space and place-making – Programming, Special Events and Amenities .....	15
Park Improvements .....	15
Place Making.....	16
Connecting the Downtown to the Fox River and its Future Uses.....	16
Traffic Flow .....	16
Public Parking.....	17
Pedestrian & Multimodal Improvements.....	18
<b>Downtown Master Plan</b> .....	<b>19</b>
Summary of Major Components .....	19
Strategic Initiative 1: Retain, Expand and Recruit Businesses to the Downtown .....	20
Strategic Initiative 2: Enhance the Old World European Façade and General Atmosphere .....	21
Strategic Initiative #3: Create a welcoming environment to attract visitors .....	22
Strategic Initiative #4: Connect the Downtown to the Fox River .....	23
<b>Conclusion and Implementation</b> .....	<b>24</b>
<b>Appendix</b> .....	<b>25</b>

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## Introduction and Overview

### Purpose

In the spring of 2017, the Village of Little Chute staff began to prepare a master plan for the Downtown or Central Business District. The purpose of this document is to provide the Village of Little Chute with a detailed guide to facilitate the revitalization of the downtown over the course of the next five years (5). Included in the plan is a set of recommendations that have been developed through collaborative efforts with the Village Board, the residents of Little Chute, business owners, and Village staff.



“The mission of the Downtown Master Plan is to foster the development of a thriving downtown to live, work and visit. “



The recommendations in this document seek to improve the downtown by building upon the existing Old World European façade in the area. This document includes an overview of existing conditions, cultivating the vision, implementation strategies that discuss responsibilities, priorities, and key implementation plans in order for stakeholders to accomplish short-term and long-term investment in the downtown.

This plan is organized into nine key areas that culminate with goals, objectives and actions. These areas include:

- Introduction and Overview
- Master Plan Goals
- Planning Area – Central Business District
- Planning and Context
- Downtown Visioning Workshop
- Current and Future Plans
- Summary of Existing Conditions
- Downtown Master Plan
- Conclusion and Implementation



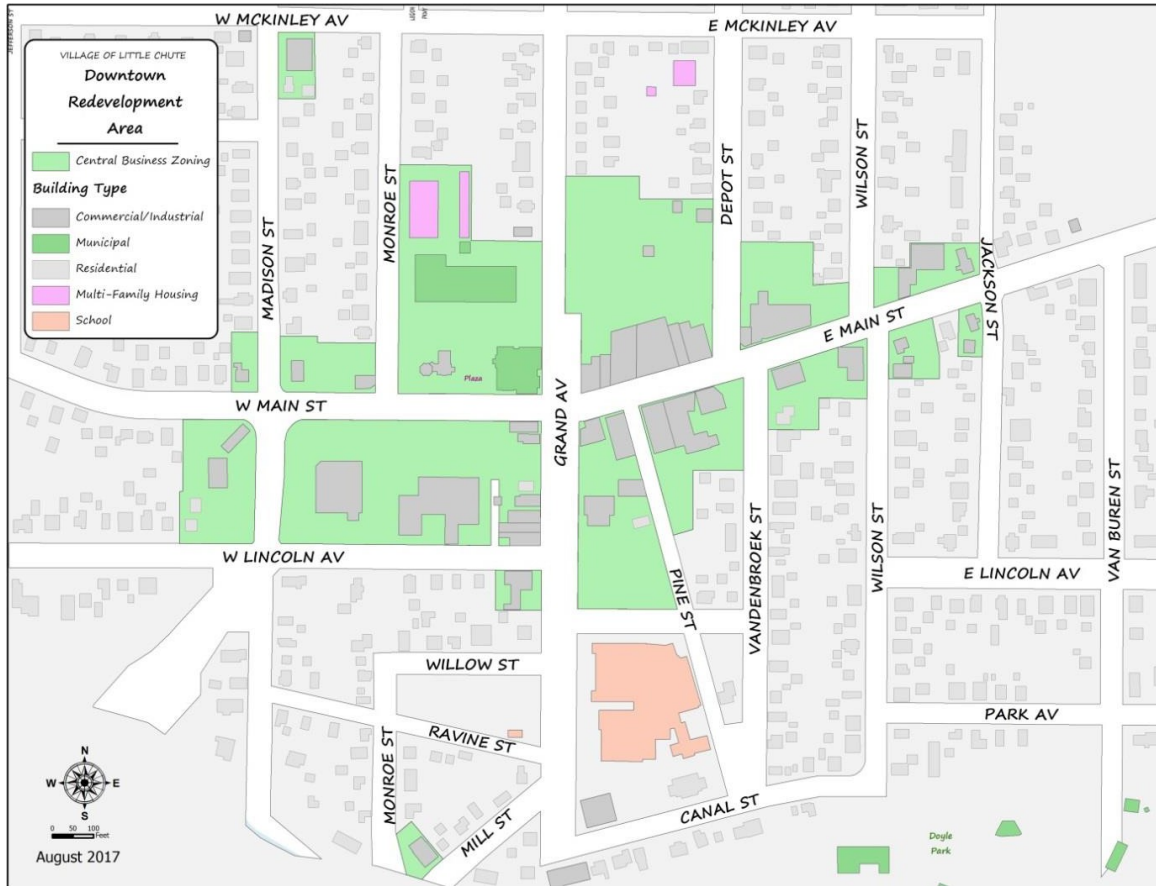
## Master Plan Goals

As we set out on this effort, the goal of the master plan was as follows:

1. Engage the public through a multitude of outreach efforts to solicit input on the community's vision for Downtown.
2. Review and refresh polices and plans to preserve and/or enhance the Old World European architecture.
3. Utilize professional direction on traffic and pedestrian mobility; identify traffic flow patterns and pedestrian accessibility opportunities and improvements.
4. Introduce and establish place making opportunities while taking advantage of new or emerging technologies.
5. Assess current businesses and collect data of existing conditions while identifying emerging or potential markets that will complement the current combination of Downtown business and amenities.
6. Identify and implement strategies to retain the current assortment of businesses, attract new business and create a climate that engages the community through placemaking.
7. Presentation of the final Master Plan to the Village Board and public so that recommendations can be made and or updated to reflect a living document and strategy.
8. Through the execution of the plan's recommendations, Downtown Little Chute will become a thriving destination that provides a business environment that is advantageous to residents and visitors of the Village of Little Chute.

## Downtown Planning Area- Central Business District

The downtown planning area, also known through municipal code as the Central Business District, is an area of roughly a dozen blocks that provide for high density development with a mix of retail, service and government/civic services. The Central Business District is located on Main Street and Grand Avenue. Sites located within the downtown area will be the primary focus for storefront renovation, increased economic development, and business expansion.



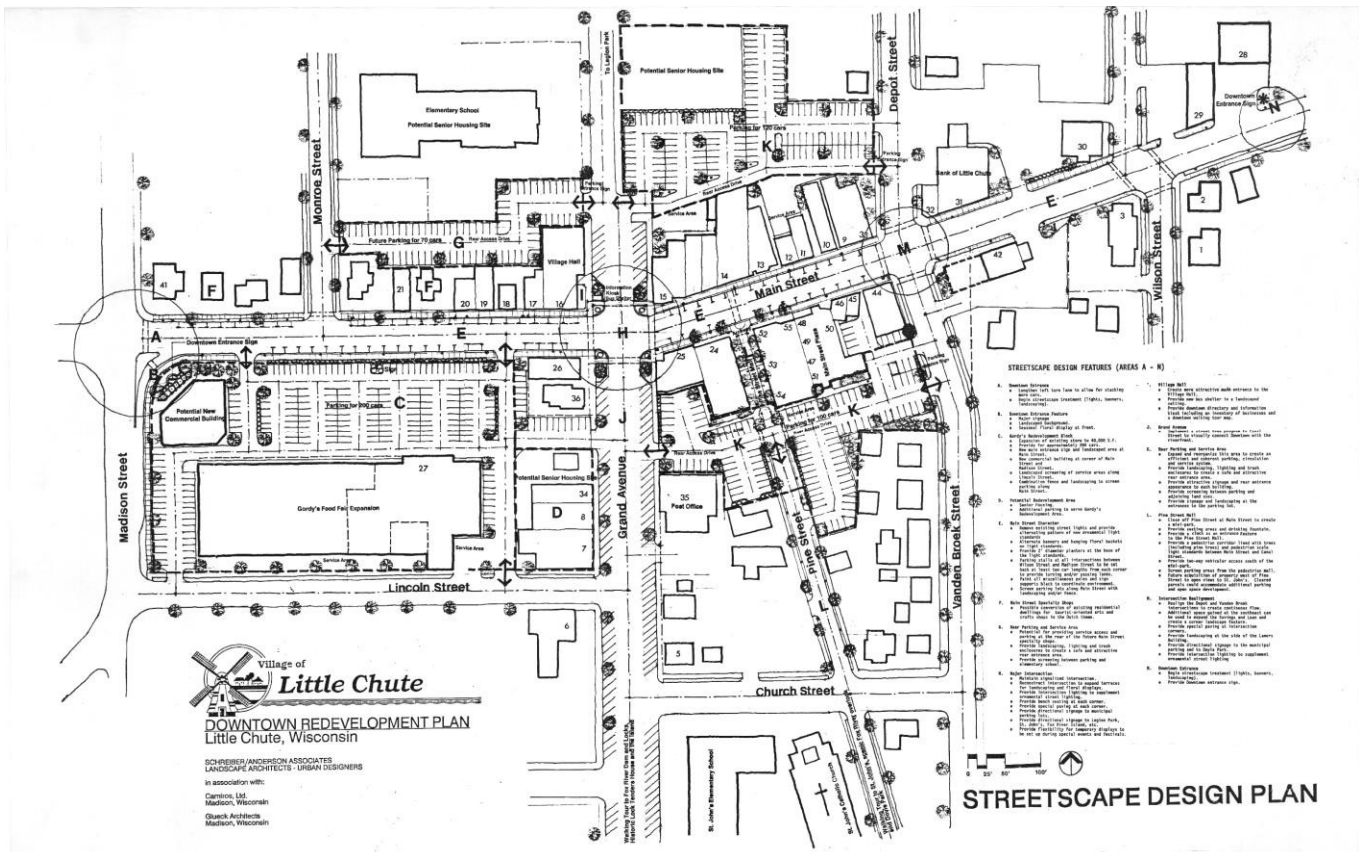
In terms of Village ordinance, the Central Business District is recognized in Section 44-50, as a zoning district. In particular, that portion of code calls for the district to be utilized as “a centrally located intensely developed core of commercial, service, and governmental uses. It is important that the area develop as a unit offering a convenient and attractive shopping environment. Therefore, permitted uses are limited to those which are compatible, mutually reinforcing, and conducive to common approaches to traffic and pedestrian circulation, parking, and promotion.” For full ordinance text of Central Business District, please refer to the appendix of this document.

# Planning and Context

## Downtown History

Downtown Little Chute has historically been recognized for its commitment to its heritage. Traditional historic uses in the downtown include: retail and service related businesses such as a hardware store, hotel, bar, general store, appliance store, gas station, family restaurant, and furniture store.

The most recent formal downtown planning effort was executed in 1988 (a PDF of that efforts master plan is attached in the appendix section of this document). In that effort, there was a focus on increasing public parking and realigning streets. In addition, there was a focus put on increased retail opportunities. With regards to increased public parking and retail, those efforts have seen gains. However, with the change in the general retail market over the past thirty years, those gains have been offset by other closures or departures. Public parking at this time in the Central Business District is adequate due to the gains made since the late 1980's. Given the focus and efforts of the current staff, residents and elected officials, if successful, public parking will have to be reexamined.



Two main areas of the 1988 plan that did not get accomplished and still need attention today are increased senior housing (housing in general) in the Central Business District and the realignment of streets, including signalization. In particular, the realignment of Depot and Vandebroek Street is a priority, as that has been an issue highlighted by staff for a significant time. In addition, the closure of Pine Street and the extension of Lincoln Avenue to Vandebroek Street have also exists as key areas that will be addressed.

Finally, a good historical overview of the Central Business Ddistrict is contained in “A Century of Progress: 1899-1999”. The book was written by a group of passionate residents in commemoration and in celebration of the Village’s centennial, which was celebrated nearly twenty years ago. The book contains a historical overview of the businesses that served the



**BLC Community Bank**

Village of Little Chute, many of whom were located in the Downtown. Today, only a handful remain tenants of the current downtown and include, BLC Community Bank and

*“The Downtown Plan will cultivate a business environment that drives community engagement, encourages redevelopment and new investment in an Old World European feel while providing amenities for residents and visitors alike – ultimately providing for increased investments and spending of visitors.”*

The Carpenter, Hietpas Realty, Van Lieshout Law Offices, Vanderloop Shoes, and Verkuilen Funeral Home. This text is available for purchase through the Little Chute Historical Society or at the Village Hall.

### **Downtown Today**

Throughout time, the downtown has transformed into a destination that is seeking to increase local employment opportunities, offers a diverse mix of retail and services to residents and visitors alike. Recognizably a sense of community pride is something that the Village is devoted to preserving through the encouragement of residents and employers. As a true symbol of



**BLC Community Bank**

the deeply rooted Dutch heritage, the Little Chute Windmill was built to represent the village. In an effort to keep the downtown vibrant, the Village will be taking action to rejuvenate the downtown with the Windmill as its centerpiece or main attraction.



Salon Indulgence



Bakers Outlet

The Downtown today has not been immune to changes since the first plan was adopted in the late 1980's. Changes in consumer habits and rapidly changing market trends have led to challenges that are witnessed in economic development across the United States. In general, retail sectors have struggled to keep up with national retail competitors, which have led to various decreases in the number of retail options in the downtown.

As our global economy continues to advance and evolve, e-commerce will continue to exude pressure on current retail operations in existence. Existing downtown retailers cater to niche markets or niche service industries. This is one of the many aspects we will focus on as a primary strategy moving into

the future. It will be the niche markets where we can exert our influence and strategy on in order to see positive outcomes. In addition, with the exception of Seth's Coffee, Jet's Pizza, and Shelley's, dining options are limited in the Downtown.

On August 26th, 2009, the Village Board of Trustees adopted a comprehensive Design Review Manual to assist and guide development in the downtown to preserve, create and promote the unique charm, atmosphere and character of the community. The ultimate goal of that manual is to create and retain the vision of a heritage destination. With the manual, the village laid the necessary



Little Chute Village Hall

groundwork for businesses to play a more integral role in the community through the design of their building facades. The manual explains Old World European architecture, colors and buildings elements that allows developers and property owners to make informed decisions when redeveloping or building new.

## Downtown Public Visioning Workshop

To capitalize on the Downtown's existing assets and become a place for community engagement the Village focused on promotion and organization of the existing businesses Downtown as well as developing strategic economic development goals to expand Downtown conditions. Through these efforts, village staff began working with East Central Wisconsin Regional Planning Commission on the possibility of a contributing to the planning process.

To assist the downtown planning process, a public visioning session was held in late April. The event's goal was to gather input from residents, business owners, and other community stakeholders. Ultimately, this workshop assessed existing conditions in the downtown, gathered new insights, and helped attain a better vision of the downtown from the community.

### Visioning Workshop Summary

On April 26, 2017, the Village of Little Chute, through the technical assistance and facilitation of East Central Wisconsin Planning Commission, conducted a visioning session with approximately 30 Little Chute residents, business owners, and other community stakeholders to obtain their thoughts, opinions, and ideas about the Downtown. In all, the participants were asked to participate in eight different exercises all focusing on different element of the downtown. The exercises focused on perceptions, big ideas, housing, business and development and redevelopment opportunities. The complete report can be found here in the appendix of this document.

**No Small Plans!**

**Wed., April 26th, 2017 5:30-7:00 P.M.**

*An open-house style public visioning workshop to help shape the future of Little Chute's downtown. Sponsored by the Village of Little Chute and the Little Chute Business Association*

**Are you a resident? homeowner? business owner?**

If so, give us your up-front input on what the Village of Little Chute can do to improve its existing downtown environment:

- ⇒ How does downtown function? What is its future role and identity?
- ⇒ What transformative changes should occur in the future?
- ⇒ How can downtown be the hub of the community and how should it be connected to the broader area?
- ⇒ What needs to be fixed or improved to make downtown more vibrant?
- ⇒ How should new development be accommodated and what should it look like?

**Just 15 minutes of your time is all that's needed!** Stop in during the event and engage in several quick, thought-provoking and highly visual exercises that will help guide decisions about the future of downtown Little Chute!

**QUESTIONS?**  
If you have questions, please contact Tom Baron at (920) 751-4770 or [tbaron@ecwrpc.org](mailto:tbaron@ecwrpc.org)

**WORKSHOP LOCATION**  
108 West Main Street  
Village Hall Board Room  
(Windmill Plaza Entrance)

Hosted by: **ECWRPC**  
East Central Wisconsin Regional Planning Commission  
Calumet • Fond du Lac • Menominee • Outagamie  
Shawano • Winneago • Winnebago • Winthrop

Topics: growth, community identity, parking, collaboration, downtown, public services, jobs, history, housing needs, pedestrian safety, bicycle accommodations, retail development, commercial development, arts, events

Based on feedback received by participants, one can make the following assumptions which will serve as a guide in future staff and board discussions:

- Areas for future redevelopment were highlighted in the workshop. These areas seem to indicate a plethora for opportunities for development and redevelopment.
- Areas for future housing, including the type of housing stock most preferred. This could be clarified by conducting an official housing study.

If these improvements are made, the downtown will thrive as a more sustainable place for investment by the private sector or others looking to establish retail and commercial space. It will also be more inviting from a homeowner or residential perspective, which in turn will drive additional interest in commercial services. Finally, moving forward on improvements as suggested by the Visioning Workshop will create a more welcoming experience for visitors and continue to improve upon Little Chute's status as a heritage destination.

## Summary of Existing Conditions & Market Analysis

### Village Demographics and Economic Analysis

There are many factors which help define a market area and the market potential. These include local and regional traffic connections, the current business mix, opportunities for development or redevelopment, and the demographics of the local and regional area.

Demographic and Economic analysis considers current information about a specific area and trends that may help guide planning. It also gives us the opportunity to compare certain market areas to others which can be a benchmark for understanding competition, or for validating the positives and negatives of a particular area. There are multiple sources of data on demographics. In order to establish baseline data, we present current U.S. Census Bureau data below (source: U.S. Census Bureau Fact Finder data on Little Chute, WI):

- |  |        |
|--|--------|
| • 2010 Total Population                                    | 10,449 |
| • 2016 Population Estimate (as of July 1, 2016)            | 11,250 |
| • Median Age   | 39.2   |
| • Number of Companies                                      | 700    |
| • Educational Attainment: % high school graduate or higher | 94.2%  |
| • Total housing units                                      | 4,689  |



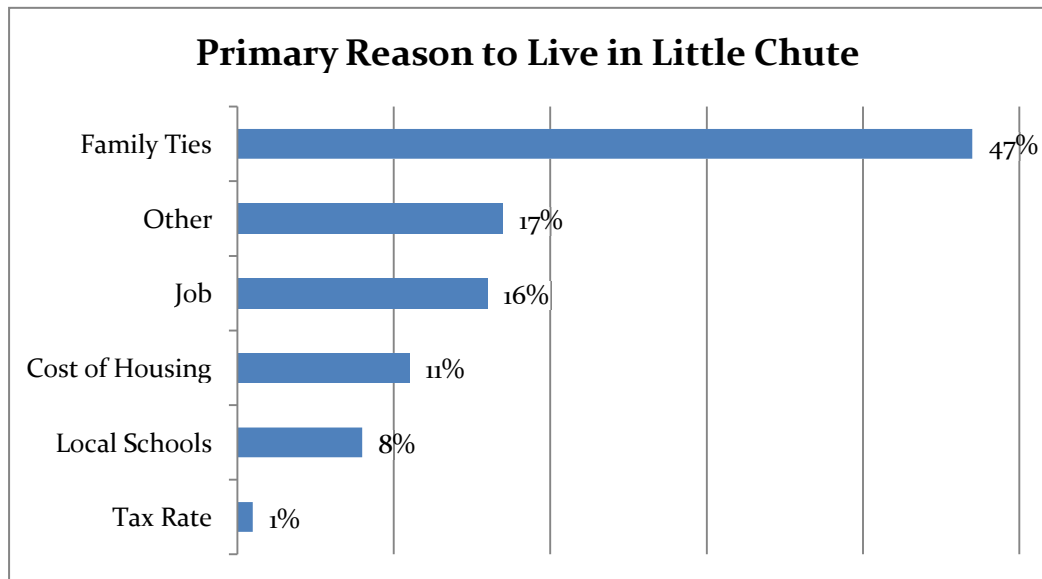
- Median Household Income \$57,176
- Individuals below poverty level 6.8%
- Veterans 645

## 2016 Community Survey

In 2016, the Village conducted a community survey through the technical assistance of UW River Falls. The purpose of the survey was to gather resident input for the development of a strategic plan for the Village. About one-thousand surveys were mailed to randomly selected households throughout the Village. The Village received 471 useable responses.

### ❖ Primary Reason to Live in Little Chute

When respondents were asked why they chose to live in Little Chute, the primary reason was family ties.



### ❖ Assessing Infrastructure Conditions

Large majorities of respondents rated Village infrastructure and utilities as excellent or good; however, larger percentages of respondents rated them as good compared to excellent. In addition, two-thirds of respondents would support a tax increase if necessary for maintenance of existing roadways, and six in ten would support a tax increase for improvements to existing roadways. About half would support taxes to improve existing sidewalks or to develop separate bike trails. Majorities gave mostly good or excellent ratings to municipal services, particularly fire protection, garbage and recycling collection, police protection, library services, and parks and recreation.

Ratings for snow removal, youth, adult and senior programming, zoning and building inspection, and street and road maintenance were rated slightly lower.

❖ Assessing Village Services

Majorities said they would support a tax increase for improvements to fire protection, street and road maintenance, snow removal, park and recreation facilities, and police protection. About half of respondents agree that the Village should expend funds on an outdoor pool or aquatic center but only a third support funds for a community center. Only multi-use trails were rated as a high priority or medium priority by more than half.

❖ Fees and Taxes

Respondents favored either a combination of fees and taxes or fees for specific uses to finance recreational facilities they support. Large majorities agreed or strongly agreed that Little Chute has a strong sense of community, that community events build a sense of community, that volunteerism enhances a sense of community, and that Little Chute will be able to maintain its sense of community if growth continues.

❖ Focusing on Economic Development

The highest priority for focusing economic development efforts is for the downtown area, followed by retail development at the I-41/CTH N interchange (Chart 10). Smaller majorities also agreed or strongly agreed with a focus on industrial park areas and the Foxdale Plaza area. Very few respondents said there is too much industrial or light industrial development, office development, restaurants, or retail development in Little Chute. Additional retail development is favored by nearly three-fourths of respondents. Family restaurants are the top priority for additional retail businesses, followed by discount department stores, health and personal care and grocery stores. Entertainment establishments and elderly care are the top priority for additional service businesses.

❖ Village Communication

A majority who has used the Village's website find it useful. Over six in ten said they receive the seasonal Village newsletter. Only about a third use autopay for payments to the Village. Relatively few subscribe to E-Notify or follow the Village on social media.

## 2016 Downtown Survey

In addition to the community survey, in the summer of 2016 Village staff conducted an informal downtown survey of existing business owners. The survey was sent out to business owners within the downtown planning area and while only six survey responses were received back by village staff, it did provide a baseline of data for downtown specific businesses. One thing that stood out was the longevity of some of the responding businesses. In some cases, ownership and operation exceeded 30 or 40 years and that was the majority. This type of commitment is noteworthy. In addition to that, the six respondents all owned their building and two thirds of respondents were considering building improvements (expansions, façade update and general maintenance).

In terms of items that seem to be working well based upon the respondents, the available free public parking is greatly utilized by customers. In some cases, customers do utilize private lots. In addition, average foot traffic per store exceeded 500 customers weekly and those customers were traveling from all over the Fox Valley, not just Little Chute. Businesses also reported finding increased sales as a result of community (village sponsored) events like the former Kermis festival, the Great Wisconsin Cheese Festival and the former sidewalk sales.

On the challenges front, respondents indicated that the downtown look and feel did not contribute or benefit to their business. There were comments made in voluntary form that indicated greater access to village sponsored financial programs, loans or grants would be warmly received and benefit their business.

Finally, business owners would most like to see retail (gift shop, technology, clothing, jewelry, sporting goods), restaurant or brewery, and an office building with a number of professional employment opportunities. It was indicated that the Windmill does complement their business, though the direct results have not been pressing or overly evident.

## Existing Business Mix

Currently downtown is home to over 40 businesses that range from retail to restaurants and municipal buildings. This mix of existing business is what helps downtown thrive.

Consumer Based Niches:

- Arts and Entertainment: As one of the leading downtown visitor sites, the Windmill and adjoining Windmill Plaza hosts a variety of events annually.
- Retail: The downtown offers an array of retail options with antiques, gift shops, and pharmacy.
- Restaurants/Coffee Shop/Bakery: Seth's Coffee and Simple Simon Bakery are mainstays in this category with the emergence of other outlets.
- Services: Numerous law, accountants, optical, and dental operations.
- Bars and Taverns: Numerous establishments in the traditional sense of taverns.
- Health/Wellness: Curves and Salon Indulgence are major drivers in this category.
- Dining: Downtown Little Chute has few options for formal and informal dining.

Unique to the downtown, is the fully functioning and operational Dutch Windmill. Housed within the Little Chute Windmill is Little Chute historical society. The Windmill offers tours as well as opportunities to shop at the gift shop.

## Downtown Anchors

Another important indicator of a healthy downtown is the types of anchor businesses it has. Anchor businesses are typically thought of as businesses with services that provide basic service needs to customers while filling an important role within the community. Key anchors in Downtown Little Chute are important the wellbeing of the downtown and continue to promote a better community. Recognized business anchors include:

- Seth's Coffee
- BLC Community Bank
- Vanderloop Shoes
- The Little Chute Windmill
- Gerard H. Van Hoof Memorial Library

These businesses represent a wide variety of uses, including municipal, room rental, entertainment, financial services, and retailers. Having such a diverse business mix downtown that delivers a variety services is one of many aspects that continues to draw an assortment of people to the downtown. Although some of this traffic is from visitors and tourism, most of these businesses drive every day, local traffic in and out of the downtown.

## Current Approved Plans and Policy

The documents below represent guiding documents, some optional and others required, utilized to guide efforts in the village. Others have been adopted to preserve and incentivize an Old World European design. This effort has developed by utilizing the existing policy and plans currently used by the Village including the following:

- ❖ Strategic Plan, 2015-2019

The Strategic Plan was created in an engaged fashion in 2014 utilizing a community based advisory committee. The strategy created a vision, mission and strategic areas of focus. Each area of focus contains initiatives that are aimed at achieving efficiencies or effectiveness within the key areas of focus.

- ❖ Comprehensive Plan, 2016-2036

A comprehensive plan is a local government's guide to community physical, social, and economic development. Comprehensive plans are not meant to serve as land use regulations in themselves; instead, they provide a rational basis for local land use decisions with a twenty-year vision for future planning and community decisions.

- ❖ Little Chute Design Manual, 2009

One aspect that makes Little Chute unique is the Dutch heritage that is present. Over the years, retaining the Old World European style has continued to be a challenge for the Village. The purpose of the design manual is to preserve, create, and promote the unique charm, atmosphere, quaint, and romantic character, natural beauty and historical aspects of the community.

The Village will assist residents, businesses and developers with a review of design permit applications. Applications submitting a site plan in a design review district for a new development can submit their Old World Europeans Architecture plan concurrent to prior to village staff review of the site plan.

In order to preserve the Old World European style, the Village offers a façade improvement program to business owners. Interested downtown business owners pay for half of the renovations, while the Village will finance the remainder of the renovation.

- ❖ Comprehensive Outdoor Recreation Plan

The plan serves as a guide for the future acquisition and improvement of parks, open space, and outdoor recreation facilities in Little Chute. The plan also supports the guidelines established in the Village of Little Chute Comprehensive Plan.

### ❖ Bike Pedestrian Plan

The Bike and Pedestrian Plan is a supplemental document to the Comprehensive Outdoor Recreation Plan. The goal of the plan to promote bicycling and pedestrian facilities throughout the Village by promoting the development of trails, pursuing opportunities to link existing parks, future parks, the downtown, and public facilities by a Village and County wide trail network, and promote the use of bicycle and pedestrian facilities into planning of all Village projects where appropriate.

## Streetscape and Open Space

### Space and place-making – Programming, Special Events and Amenities

One of the major efforts of this plan is to create more community centered events in the downtown. Utilization of the Windmill Plaza would be a primary goal. The goal of these events would be to attract people to the downtown and local businesses. This effort would also cater to bring in non-residents that may not visit the downtown on a regular basis. Some of these events include the following.



**View of Windmill Plaza during a Village Market - Summer 2017**

- Village Market
- Weekly music on the plaza
- Downtown Wine Walk
- Ice sculpting along Main Street
  
- Community Events on the Plaza- Party on the Plaza, Library Events, Community Band Concerts, and Movies on the Plaza
- Christmas Tree Sales
- Winter Community Event
- Ice skating on the Plaza
- Amazing Race
- Craft Fair on the Plaza

### Park Improvements

The downtown has little to no park amenity other than Windmill Plaza. One goal of this plan would be to explore in the future what the role of park amenities in the downtown could look like. This could range from community gardens, gardens, small park areas, increased areas for passive/active recreation and more robust options. In staff discussion and recommendations, the idea of a small splash pad in the downtown surfaced. These

all must be explored in order for the village to deliver on business, resident and visitor expectations.

Another area that has received considerable thought and conversation is Doyle Park. Doyle Park Improvements could include boat launches, boat trailer parking, pool remodel, trail connection to Mill Street Bridge, and potential boat slips on the canal. Some of these items are categorized in the Comprehensive Outdoor Recreation Plan. The effort moving forward will be to prioritize these amenities and explore funding sources.

### **Place Making**

While this effort is new in Little Chute, it is an effort that communities across the state and country are executing. Primarily, placemaking is a multi-faceted approach to the planning, design and management of public space. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being. Placemaking is both a process and a philosophy.

In order to best accommodate this process and philosophy for the village moving forward, it will be a staff recommendation that the Design Review Board, through the direction and authority of the Village Board of Trustees, commission a working group of members, village staff and other interested business owners and residents to advise staff and the Board of Trustees on placemaking. This group will explore and identify areas for development of this effort in addition to acquiring additional pedestrian and transportation related amenities.

### **Connecting the Downtown to the Fox River and its Future Uses**

Staff recommends executing a signage or wayfinding program to better highlight location of space to and away from the downtown. This effort will allow visitors to better navigate to and from the downtown.

### **Traffic Flow**

The Downtown is benefited by having State Highway 96 intersect east and west through the entirety of the district. Also known as Main Street, this two lane road carries just fewer than 9,000 vehicles per day according to a Wisconsin Department of Transportation count in 2016. In 2010, that same count was at less than 8,000 vehicles per day. This would seem to suggest that traffic counts in Little Chute are increasing, which will only serve to enhance viability of downtown development in the future.

On the western edge of the district, the Downtown is also provided access to County Highway N, otherwise known as Madison Street. According to recent counts in 2016, this

roadway carried 14,500 vehicles per day south of State Highway 96 and 7,800 vehicles per day north of State Highway 96. With Walgreens on the southeast side of the 96/CTH N intersection and Moto Mart on the southwest side of the 96/CTH N intersection, one could reasonably assume that with continued increases in traffic counts, development will continue to be an area of focus in this area (the source for the aforementioned traffic counts can be found at <https://trust.dot.state.wi.us/roadrunner/>)

### Public Parking-Parking lots

The 1988 Downtown Plan focused on creating public parking opportunities in the Downtown. These stalls exist on Main Street and intersecting cross streets, in addition to a robust collection of large public parking lots meant to serve the downtown businesses. In total, there are an estimated 300 public parking spots in the downtown, which includes street parking and public lots.



Current Central Business District



## Pedestrian & Multimodal Improvements

### ❖ Bike Lanes - Finishing Wisconsin Avenue Connection

Currently, Wisconsin Ave has a dedicated bike lane that begins on the western edge of the Village and continues until Washington Street. The bike lane then picks up again at Franklin Street and continues until the eastern edge of the Village. The Bike and Pedestrian plan calls for a signed bike route through downtown to complete this bike route. A combination of signs and shared bike lane markings will be installed between Washington St and Franklin St.

### ❖ Bike Lanes - Madison Street/Hwy N Bike Lane

To connect Kimberly and CTH 00 to the downtown, the bike and pedestrian plan calls for a dedicated bike lane/multi-use path from the county highway N bridge north to county highway 00. The plan is to connect the downtown with the River/Canal. This will be accomplished through adding bike routes to Doyle Park and the Heritage Parkway Trail.

### ❖ River/Canal Connections

Connecting the downtown to the river means more than just bikes and cars. The Village plans to install a Kayak Launch at Heesakker Park to allow for river traffic to connect with the downtown. There is also a small dock located by the Mill Street Bridge. The Comprehensive Outdoor Recreation Plan also calls for a boat launch at Doyle Park.

### ❖ Fox River Boardwalk

The Village of Little Chute and City of Kaukauna are working towards a bike and pedestrian boardwalk that would begin at Heesakker Park and connect to the City of Kaukauna's downtown district. This boardwalk will complete a 14 mile trail loop from the City of Appleton to the City of Kaukauna and back. By having this connection, users would stop in Little Chute to visit the downtown businesses. This would create a destination amenity that would bring non-residents to the Village of Little Chute.

## **Downtown Master Plan**

This section outlines the financial, organizational and design elements of the Downtown Plan. It lays out key initiatives and actions that should be implemented to improve the long-term vitality and economic efficiency of the downtown.

As previously noted, Downtown Little Chute has historically been recognized as the center for retail and entertainment for the community. The future vision for the area is to build upon that historical recognition while building on and increasing the offerings for a diverse blend of activities to develop Main Street and to stimulate new business development.

### **Summary of Major Components**

Much like other planning documents for the village, this plan will center on a core group of primary initiatives. Under each core initiative will be a set of goals with aligned actions. Theoretically, if the village were to execute on all the aligned actions, we would achieve the goals, initiatives and vision of this document. The four primary strategic initiatives include business development, enhancing the old world European look, creating a welcoming space and connecting the Downtown to the Fox River.

While the primary initiatives listed below are broad based efforts, the true work and heavy lifting of the plan can be found in goal and action areas. While these are the specific actions that will lead to progress in the Downtown, one action or set of actions on their own will not lead to sustained success. It is imperative that over the next decade, village leaders adhere to as many of the efforts as financially and operationally viable. Focusing on the total effort will provide for the greatest chance for success for the Downtown and village in general.

Finally, the initiatives, goals and actions are outlined below and attached in a more detailed plan (see the outline provided in the appendix area). The attached details will indicate preliminary budget estimates, suggested timelines and additional details on the efforts outlined below. In actual implementation, it will be the responsibility of the staff and board to ensure that the efforts match current and ever-changing socioeconomic conditions.

## **Strategic Initiative 1: Retain, Expand and Recruit Businesses to the Downtown**

Goal 1: Maintain and grow existing mix of businesses in the downtown.

- Action 1: Continue to work with existing businesses to identify target clusters or complimentary business (initially start with the business that was studied through UW Oshkosh and other retail ventures).
- Action 2: Create grants to attract identified targeted businesses through a future planning process.
- Action 3: Identify properties for redevelopment by utilizing the resources in this document and work with stakeholders to realize the best use to increase the amount of commercial space in the Central Business District.
- Action 4: Identify opportunities for creating an environment that welcomes entrepreneurs through the creation of incubator spaces.

Goal 2: Increase the population of the Downtown (including daytime population).

- Action 1: Complete a senior housing project(s) in the Central Business District.
- Action 2: Identify sites in the Central Business District for housing development and/or redevelopment opportunities and work with stakeholders to execute.
- Action 3: Identify sites in the Central Business District for corporate style offices.
- Action 4: Recruit developers to partner with the village on increasing the housing stock and corporate office atmosphere within the Central Business District.

Goal 3: Expand village efforts to increase foot traffic to the downtown through programming and economic development support to the downtown.

- Action 1: Continue to invest and increase funding to efforts like the Village Market, plaza activities (Community Band, Movie Night) and other recreation opportunities in the downtown (programming).
- Action 2: Identify future sites and invest in the development for passive and active recreation in the Central Business District.

## **Strategic Initiative 2: Enhance the Old World European Façade and General Atmosphere**

Goal 1: Review the current programs offered by the Village of Little Chute to incentivize façade and other redevelopment efforts.

- Action 1: Amend the current façade program terms to create more interest in program participation (increase village financial participation).
- Action 2: Create grant opportunities for renderings to be completed for businesses that are locating or located in the downtown.

Goal 2: Create new programs to enhance the Old World European Façade

- Action 1: Create grant opportunities for existing or committed businesses to upgrade to signage for their business as directed by the Design Review Board.
- Action 2: Work with a design professional to conduct a draft façade plan for the entire Central Business District

### **Strategic Initiative 3: Create a welcoming environment to attract visitors, consumers and new residents**

#### Goal 1: Enhance the Village of Little Chute as a destination

- Action 1: Engage the community in programming and space making through direct investment.
- Action 2: Develop itineraries in multiple mediums to better engage visitors (walking, biking and other tours).
- Action 3: Engage in strategic social media and marketing of the businesses, events and Little Chute Windmill.
- Action 4: Explore free public WIFI technology as an amenity.
- Action 5: As activities increase, current parking facilities will be over utilized. Expand public parking behind the Civic Center and in other areas around the downtown.

#### Goal 2: Focus on place-making

- Action 1: Through the Design Review Board, enact a placemaking effort in the Central Business District.
- Action 2: Create a trail network that provides itineraries similar to other communities.
- Action 3: Find public space for seating, outdoor cafes, public art, striping of crosswalks and pedestrian havens, community gardens and murals.

#### Goal 3: Accessibility for pedestrians, bicyclists and vehicular traffic

- Action 1: Finalize the realignment of streets from the 1988 Downtown Plan (Depot/Vandenbroek and Pine Street)
- Action 2: Create additional public parking lots to maximize access to the Downtown attractions.
- Action 3: Finalize other realignment efforts from the 1988 Downtown Plan.

## Strategic Initiative 4: Connect the Downtown to the Fox River

### Goal 1: Create visuals that connect the river to the Downtown

- Action 1: Acquire properties that allow pedestrians and visitors to recognize and/or view the Fox River visually and physically.
- Action 2: Utilize wayfinding to illustrate access from the Central Business District.

### Goal 2: Create greater connections

- Action 1: Through the use of Pine Street, create a more direct route from Main Street to Doyle Park
- Action 2: Explore alternative means of transportation for visitors like bike share or other amenities.
- Action 3: Create a local and interpretive trail for visitors through the Heritage Park Trail and other areas of Little Chute.
- Action 4: Work with external partners to create water connections off of the canal system to the downtown.

### Goal 3: Enhance amenities between the River and the Downtown

- Action 1: Connect Mill Street to Doyle Park through a pedestrian walk or trail.
- Action 2: Plan and initiate a redevelopment of Doyle park to be more a year round destination.

## **Conclusion and Implementation –**

The implementation strategies outlined in the Table of Actions (provided in the appendix) will provide the downtown with timeline specific implementation recommendations. All recommendations could have budget or other financial impact, so the ability to effectively implement initiatives will be based upon planning, capabilities, and corresponding resources.

It is important to recognize that this is a living document, meaning there is nothing set in stone and nothing that commits the Village of Little Chute to the items related herein, this effort is a planning process, document, and guide. All actions outlined in the table of actions will require additional staff time and further Board action. The adoption of this plan is simply agreeing on the overall vision, goals and likely actions. Individual action items will need to be brought back for Board consideration individually and authorized.

The heavy lifting for the Downtown Master Plan begins now for the Village of Little Chute. At this point, the plan has not accomplished any action item and without further support, efforts and resources, we will see limited progress. However, should we commit ourselves to the effort, vigorously discussing and debating future actions and eventually providing the much needed resources, the Village of Little Chute's Downtown will begin to see gains in the economic vitality of the downtown. In addition, residents and visitors will recognize gradual changes in amenities and opportunities.

We welcome your feedback, critiques, challenges and time. Should something in this document particularly resonate with you, we would like to hear from you. If you are interested in discussing business opportunities or identifying development options, please contact village staff.

In conclusion, we thank you for your time, efforts and passion. We look forward to executing the actions outlined discussed herein so that in five years, we have made enough progress to establish a new crop of goals and have the ability to enhance and progress our mission and vision for Downtown Little Chute.

## Appendix

1. [2017 Downtown Visioning Results](#)
2. [Village of Little Chute Comprehensive Plan - 2016-2036](#)
3. [Village of Little Chute Strategic Plan 2015-2019](#)
4. [Village of Little Chute Design Review Manual - Approved 2009](#)
5. [Village of Little Chute Comprehensive Outdoor Recreation Plan - Adopted 2016](#)
6. [Bike and Pedestrian Plan](#)
7. [1988 Downtown Plan](#)
8. [Current Map of the Central Business District](#)
9. [Central Business District Municipal Code Section](#)
10. [ESRI GIS Data from 2015](#)
11. [First Impressions Report - 2009](#)
12. [2010 Downtown Traffic Study](#)
13. [DRAFT: Table of Actions to be implemented](#)



**ADDENDUM B**

**Project Plan for the Creation of Tax Incremental District No. 8 – July 13, 2018  
Little Chute**



July 13, 2018

# Project Plan for the Creation of Tax Incremental District No. 8



***Little Chute***

ESTABLISHED 1848

Organizational Joint Review Board Meeting Held:	June 18, 2018
Public Hearing Held:	June 18, 2018
Consideration for Approval by Plan Commission:	June 18, 2018
Consideration for Adoption by Village Board:	July 18, 2018
Consideration for Approval by the Joint Review Board:	July 31, 2018



# Tax Incremental District No. 8 Creation Project Plan

## Village of Little Chute Officials

### Village Board

Michael Vanden Berg

Village President

John Elrick

Village Trustee

Jim Hietpas

Village Trustee

David Peterson

Village Trustee

Bill Peerenboom

Village Trustee

Larry Van Lankvelt

Village Trustee

Skip Smith

Village Trustee

### Village Staff

Laurie Decker

Village Clerk

James Fenlon

Village Administrator

Teri Matheny

Village Finance Director

Charles D. Koehler

Village Attorney

James E. Moes

Community Development Director

### Plan Commission

Brian Huiting

Michael Vanden Berg

Richard Schevers

Todd Verboomen

Bill Van Berkel

Larry Van Lankvelt

### Joint Review Board

Michael Vanden Berg

Village Representative

Yvette Mueller

Outagamie County

Amy Van Straten

Fox Valley Technical College District

David Botz

Little Chute Area School District

Donald De Groot

Public Member



# Table of Contents

EXECUTIVE SUMMARY .....4

TYPE AND GENERAL DESCRIPTION OF DISTRICT .....6

PRELIMINARY MAP OF PROPOSED DISTRICT BOUNDARY .....7

MAPS SHOWING EXISTING USES AND CONDITIONS .....8

PRELIMINARY PARCEL LIST AND ANALYSIS ..... 10

EQUALIZED VALUE TEST .....11

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS ..... 12

MAPS SHOWING PROPOSED IMPROVEMENTS AND USES .....16

DETAILED LIST OF PROJECT COSTS ..... 18

ECONOMIC FEASIBILITY STUDY, FINANCING METHODS, AND THE TIME WHEN COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED .....20

ANNEXED PROPERTY .....27

ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS ..... 27

PROPOSED ZONING ORDINANCE CHANGES ..... 27

PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND VILLAGE OF LITTLE CHUTE ORDINANCES .....27

RELOCATION ..... 28

ORDERLY DEVELOPMENT AND/OR REDEVELOPMENT OF THE VILLAGE OF LITTLE CHUTE .....28

LIST OF ESTIMATED NON-PROJECT COSTS ..... 28

OPINION OF ATTORNEY FOR THE VILLAGE OF LITTLE CHUTE ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES 66.1105 ..... 29

CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS ..... 31

# SECTION 1: Executive Summary

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## Description of District

### Type of District, Size and Location

Tax Incremental District (“TID”) No. 8 (the “TID” or “District”) is proposed to be created by the Village of Little Chute (“Village”) as a rehabilitation - conservation district. A map of the proposed District boundaries is located in Section 3 of this plan.

### Estimated Total Project Expenditures.

The Village anticipates making total project expenditures of approximately \$2,200,000 not including issuance and interest expenses to undertake the projects listed in this Project Plan. The Village anticipates completing the projects in multiple phases. The Expenditure Period of this District is 22 years from the date of adoption of the authorizing Resolution of the Village Board (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with general obligation debt issued by the Village, however, the Village may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the Village, or provide other advantages as determined by the Village Board. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

### Economic Development

As a result of the creation of this District, the Village projects that additional land and improvements value of approximately \$4,500,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

### Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the 27-year maximum life of this District.

## Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village.** In making this determination, the Village has considered the following information:

- In order to make the areas included within the District suitable for development and/or redevelopment, the Village will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, storm sewer, street improvements, environmental remediation, site preparation, installation of streetscape and crosswalks; development incentive payments, façade, grants and loans, and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the Village has determined that development and/or redevelopment of the area will not occur solely as a result of private investment. Accordingly, the Village finds that absent the use of TIF, development and/or redevelopment of the area is unlikely to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the Village has considered the following information:
- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
  - The development expected to occur within the District would create housing opportunities for seniors and other individuals in the community along with general economic activities.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
  - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation - conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(b).

5. Based upon the findings, as stated above, the District is declared to be a rehabilitation - conservation District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting rehabilitation of the area consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that approximately 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the Village is feasible, and is in conformity with the master plan of the Village.

## SECTION 2: Type and General Description of District

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The District is being created by the Village under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a "Rehabilitation - conservation District" based upon a finding that at least 50%, by area, of the real property within the District is in need of rehabilitation - conservation work. In Section 5 of this Plan, the Village has identified those properties within the District that meet the criteria of "rehabilitation - conservation areas" as defined in Wisconsin Statutes Section 66.1337(2m)(a) and relies on these characterizations as the basis for making the above finding.

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The Village intends that TIF will be used to assure that private development occurs within the District consistent with the Village's development and redevelopment objectives. This will be accomplished by installing public improvements, and making necessary related expenditures, to promote development and redevelopment within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Village. The project costs included in this Plan relate directly to the rehabilitation - conservation of areas in the District consistent with the purpose for which the District is created.

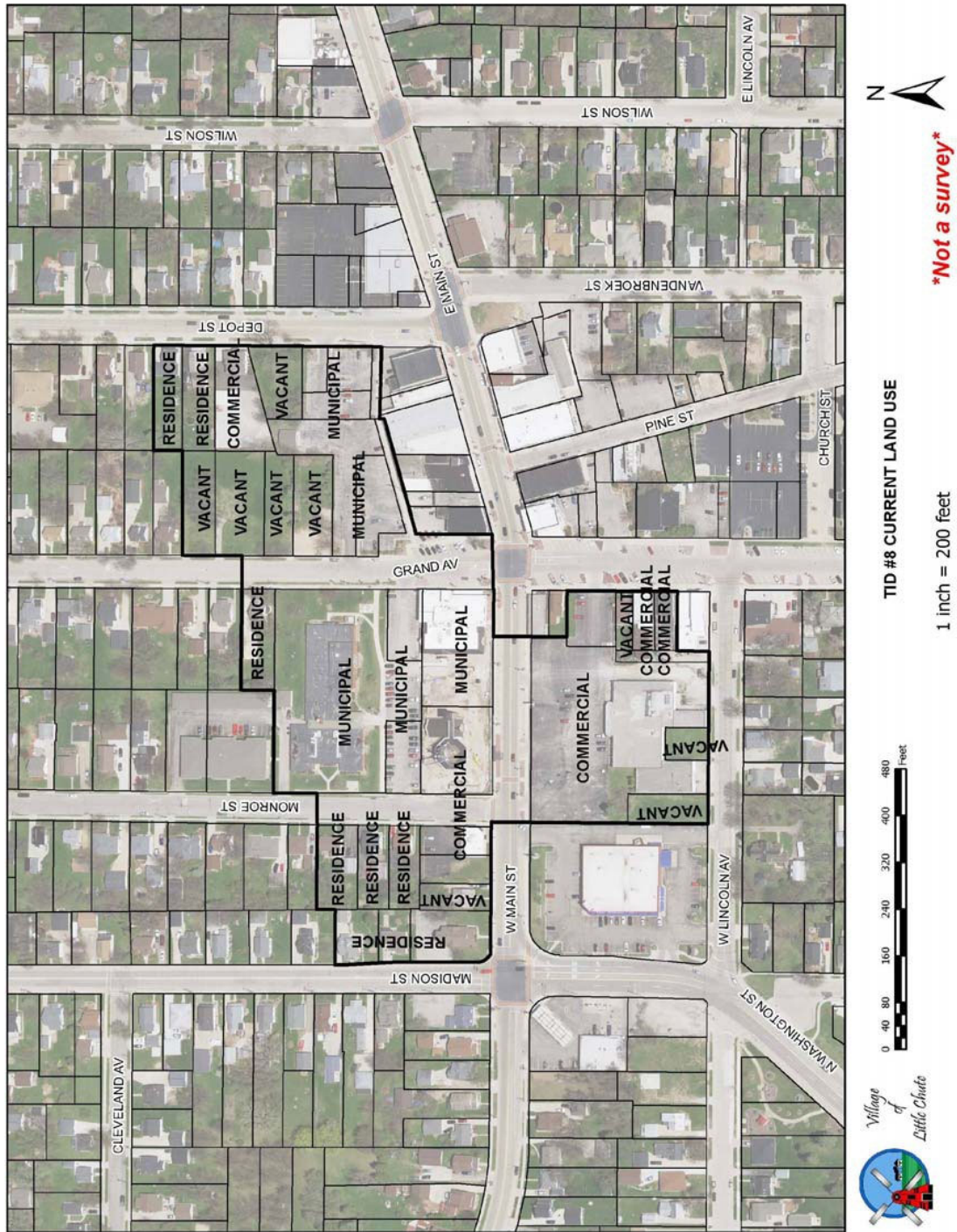
Based upon the findings, as stated within this Plan, the District is declared to be a rehabilitation - conservation District based on the identification and classification of the property included within the district.

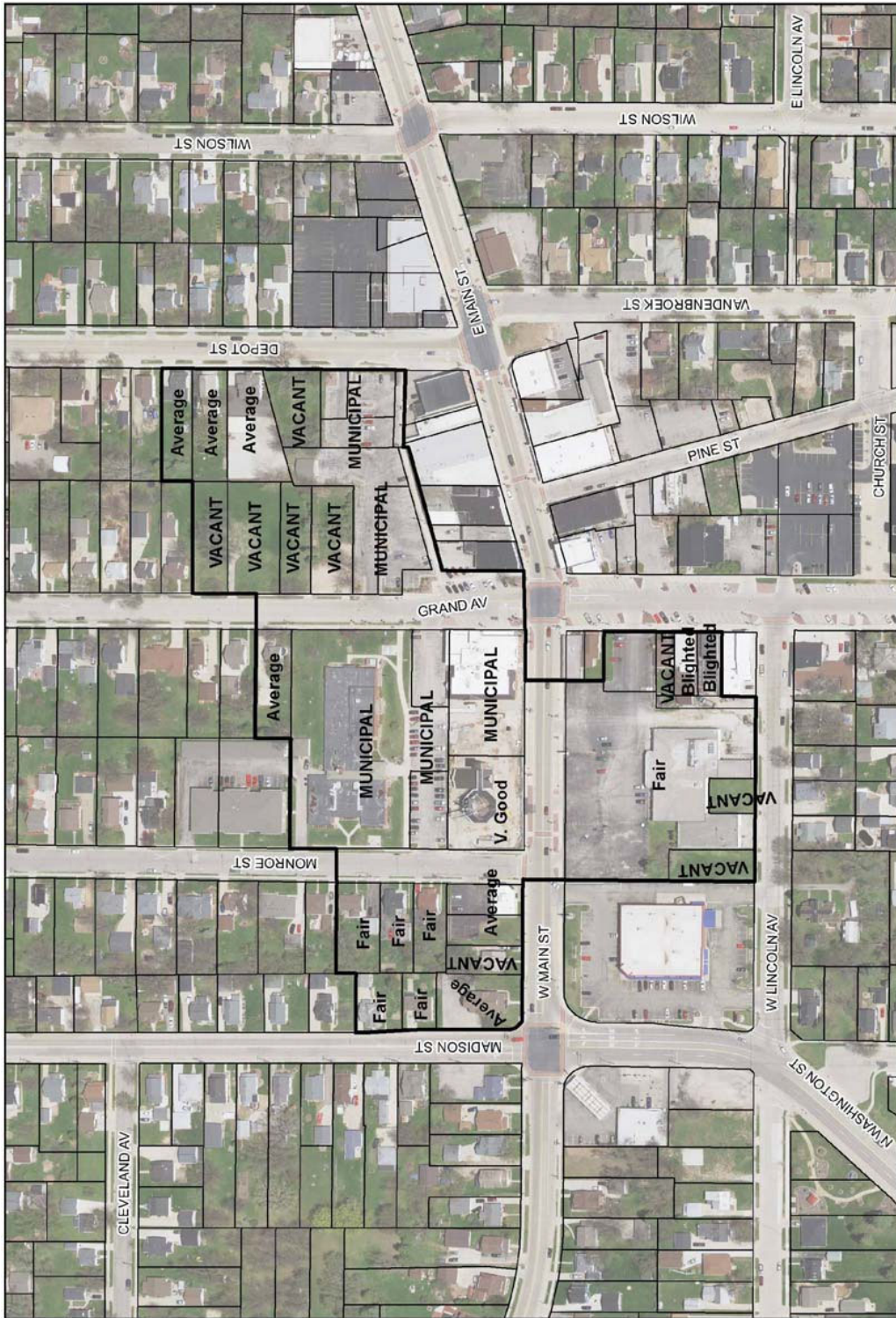
# SECTION 3: Preliminary Map of Proposed District Boundary





# SECTION 4: Maps Showing Existing Uses and Conditions

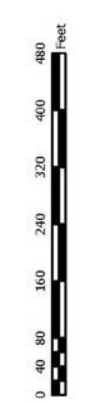




TID #8 CURRENT PROPERTY CONDITIONS

**\*Not a survey\***

1 inch = 200 feet



SECTION 5:  
Preliminary Parcel List and Analysis

Village of Little Chute, Wisconsin												
Tax Increment District # 8												
Base Property Information												
				Assessment Information				Equalized Value				
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total
260053600	W LINCOLN	JVDH ENTERPRISES LLC	0.19	36,100	0		36,100	100.00%	36,100	0	0	36,100
260047200	W LINCOLN	THE MAIN CONNECTION LLC	0.10	22,500	0		22,500	100.00%	22,500	0	0	22,500
260045000	133 W MAIN ST	THE MAIN CONNECTION LLC	1.78	309,700	453,500		763,200	100.00%	309,700	453,500	0	763,200
260045700	513 GRAND AV	LINSKENS, DAVID G	0.09	21,700	17,500		39,200	100.00%	21,700	17,500	0	39,200
260045600	515 GRAND AV	WEENIES STILL LLC	0.09	21,700	79,200		100,900	100.00%	21,700	79,200	0	100,900
260045500	521 GRAND AV	THE MAIN CONNECTION LLC	0.07	11,900	0		11,900	100.00%	11,900	0	0	11,900
260045300	GRAND AV	THE MAIN CONNECTION LLC	0.20	36,700	5,200		41,900	100.00%	36,700	5,200	0	41,900
260063600	216 W MAIN ST	VANDYNHOVEN, GERALD G	0.26	70,600	107,000		177,600	100.00%	70,600	107,000	0	177,600
260063500	210 W MAIN ST	VANDYNHOVEN, GERALD G	0.13	16,800	0		16,800	100.00%	16,800	0	0	16,800
260063400	W MAIN ST	VANDYNHOVEN, GERALD G	0.14	36,600	0		36,600	100.00%	36,600	0	0	36,600
260063300	202 W MAIN ST	VANDYNHOVEN, GERALD G	0.14	43,900	174,100		218,000	100.00%	43,900	174,100	0	218,000
260063200	615 MONROE ST	VANDYNHOVEN, GERALD G	0.17	22,900	56,100		79,000	100.00%	22,900	56,100	0	79,000
260063700	618 MADISON ST	VANDYNHOVEN, GERALD G	0.08	13,000	52,000		65,000	100.00%	13,000	52,000	0	65,000
260063100	619 MONROE ST	VANDYNHOVEN, GERALD G	0.18	23,000	69,000		92,000	100.00%	23,000	69,000	0	92,000
260063800	622 MADISON ST	VANDYNHOVEN, GERALD G	0.13	17,100	54,200		71,300	100.00%	17,100	54,200	0	71,300
260063000	627 MONROE ST	VANDYNHOVEN, GERALD G	0.23	28,500	56,400		84,900	100.00%	28,500	56,400	0	84,900
260066100	108 W MAIN ST	VILLAGE OF LITTLE CHUTE	0.56	0	0		0	100.00%	0	0	0	0
260066500	130 W MAIN ST	LITTLE CHUTE WINDMILL INC	0.43	0	0		0	100.00%	0	0	0	0
260067600	MONROE	VILLAGE OF LITTLE CHUTE	0.17	0	0		0	100.00%	0	0	0	0
260065700	625 GRAND AV	VILLAGE OF LITTLE CHUTE	1.68	0	0		0	100.00%	0	0	0	0
260065800	GRAND AV	VILLAGE OF LITTLE CHUTE	0.17	0	0		0	100.00%	0	0	0	0
260065600	709 GRAND AV	KNUDSEN, CYNTHIA L	0.23	27,700	74,000		101,700	100.00%	27,700	74,000	0	101,700
260070300	GRAND AV	VILLAGE OF LITTLE CHUTE	0.23	0	0		0	100.00%	0	0	0	0
260070400	GRAND AV	VILLAGE OF LITTLE CHUTE	0.35	0	0		0	100.00%	0	0	0	0
260070500	GRAND AV	VILLAGE OF LITTLE CHUTE	0.20	0	0		0	100.00%	0	0	0	0
260070600	GRAND AV	VILLAGE OF LITTLE CHUTE	0.27	0	0		0	100.00%	0	0	0	0
260071800	GRAND AV	VILLAGE OF LITTLE CHUTE	0.42	0	0		0	100.00%	0	0	0	0
260070800	GRAND AV	AMERICAN LEGION POST 258	0.24	0	0		0	100.00%	0	0	0	0
260069000	DEPOT ST	VILLAGE OF LITTLE CHUTE	0.05	0	0		0	100.00%	0	0	0	0
260069200	DEPOT ST	VILLAGE OF LITTLE CHUTE	0.13	0	0		0	100.00%	0	0	0	0
260068900	DEPOT ST	VILLAGE OF LITTLE CHUTE	0.13	0	0		0	100.00%	0	0	0	0
260068800	DEPOT ST	VILLAGE OF LITTLE CHUTE	0.08	0	0		0	100.00%	0	0	0	0
260068700	DEPOT ST	VILLAGE OF LITTLE CHUTE	0.22	0	0		0	100.00%	0	0	0	0
260068600	715 DEPOT ST	CINDER CARE OF LITTLE CHUTE	0.38	47,600	75,300		122,900	100.00%	47,600	75,300	0	122,900
260068500	719 DEPOT ST	HUSS, JASON D	0.23	26,800	83,900		110,700	100.00%	26,800	83,900	0	110,700
260068400	723 DEPOT ST	MONTANYE, DEBRA L	0.20	24,300	71,200		95,500	100.00%	24,300	71,200	0	95,500
			<b>Total Acreage</b>	859,100	1,428,600	0	2,287,700		859,100	1,428,600	0	
										<b>Estimated Base Value</b>	2,287,700	

## SECTION 6: Equalized Value Test

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The following calculations demonstrate that the Village is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$58,427,800. This value is less than the maximum of \$92,588,292 in equalized value that is permitted for the Village of Little Chute. The Village is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

<b>Village of Little Chute, Wisconsin</b>	
<b>Tax Increment District # 8</b>	
<b>Valuation Test Compliance Calculation</b>	
District Creation Date	7/18/2018
	Valuation Data Currently Available 2017
Total EV (TID In)	771,569,100
12% Test	92,588,292
Increment of Existing TIDs	
TID #4	38,163,300
TID #5	16,954,500
TID #6	1,022,300
Total Existing Increment	<u>56,140,100</u>
Projected Base of New or Amended District	2,287,700
Total Value Subject to 12% Test	<u><u>58,427,800</u></u>
Compliance	<b>PASS</b>

## SECTION 7:

# Statement of Kind, Number and Location of Proposed Public Works and Other Projects

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The following is a list of public works and other TIF-eligible projects that the Village expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

### Property, Right-of-Way and Easement Acquisition

#### Property Acquisition for Development and/or Redevelopment

In order to promote and facilitate development and/or redevelopment the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

#### Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

#### Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

#### Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

#### Site Preparation Activities

#### Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediations are eligible Project Costs.

## **Demolition**

In order to make sites suitable for development and/or redevelopment, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

## **Site Grading**

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

## **Utilities**

### **Stormwater Management System Improvements**

Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

In order to create sites suitable for development and/or redevelopment, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

### **Gas Service**

In order to create sites suitable for development and/or redevelopment, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

### **Communications Infrastructure**

In order to create sites suitable for development and/or redevelopment, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

There are inadequate street improvements serving areas of the District. To allow development and/or redevelopment to occur, the Village may need to reconstruct streets, alleys, access drives and parking

areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

### **Streetscaping and Landscaping**

In order to attract development and/or redevelopment consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

## **CDA Type Activities**

### **Contribution to Community Development**

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the Village may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

### **Revolving Loan/Grant Program**

To encourage private redevelopment consistent with the objectives of this Plan, the Village, through its CDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

## **Miscellaneous**

### **Cash Grants (Development Incentives)**

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

### **Projects Outside the Tax Increment District**

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project

costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

- 1) Storm Sewer Costs.

### Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

### Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees in connection with the implementation of the Plan.

### Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

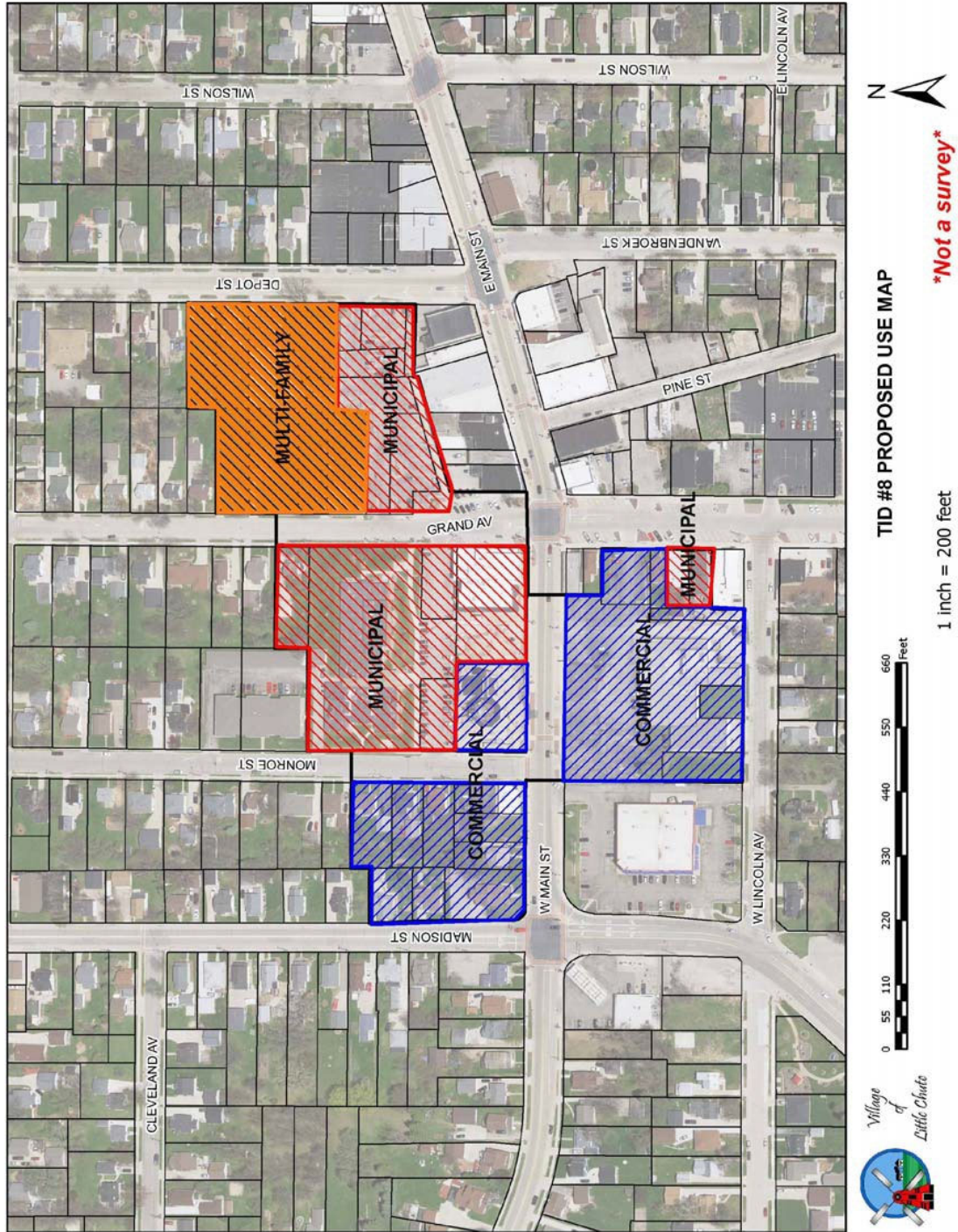
In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the Village for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

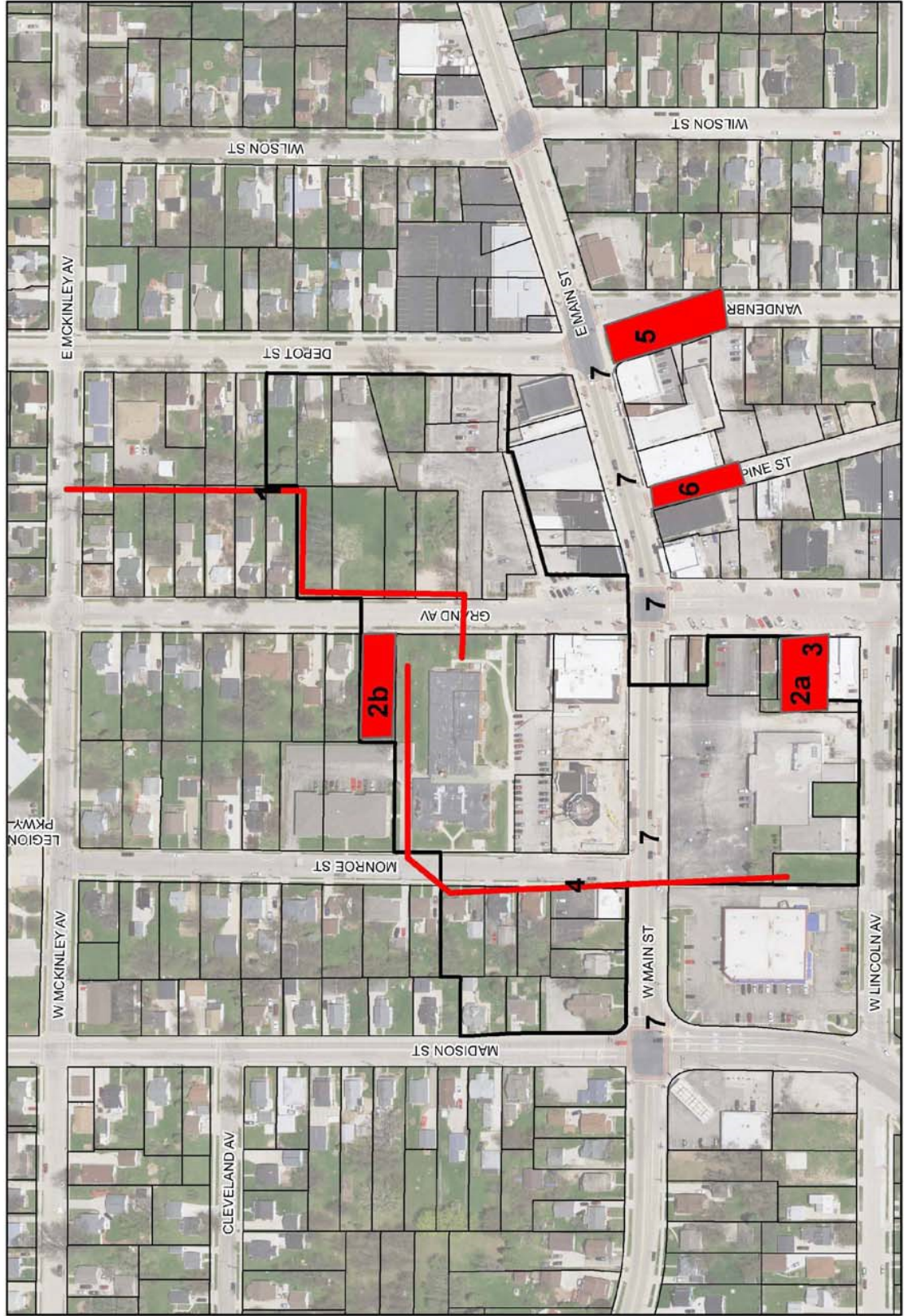
**The Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.**

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.



# SECTION 8: Maps Showing Proposed Improvements and Uses





**TID #8 PROJECT MAP**

**\*Not a survey\***

1 inch = 200 feet



## SECTION 9: Detailed List of Project Costs

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All costs are based on 2018 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

**This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.**

## Village of Little Chute, Wisconsin

### Tax Increment District # 8

#### Estimated Project List<sup>1</sup>

Project ID	Project Name/Type	Phase I 2018-2019	Phase II 2020	Phase III 2023	Phase IV 2025	Total (Note 1)
1	Senior Housing Storm Sewer Ext.	510,000				510,000
2	Property Acquisition	200,000	200,000			400,000
3	Environmental Remediation	50,000	50,000			100,000
4	Future Storm Sewer Extension (W & S of Grand Ave.)				450,000 <sup>2</sup>	450,000
5	Vandenbroek and Depot Realignment			300,000 <sup>2</sup>		300,000
6	Pine Street Closure		180,000			180,000
7	Reconstruct Crosswalks	180,000				180,000
<b>Total Projects</b>		<u>940,000</u>	<u>430,000</u>	<u>300,000</u>	<u>450,000</u>	<u>2,120,000</u>

**Notes:**

<sup>1</sup> Project costs are estimates and are subject to modification

<sup>2</sup> Projects will only be completed if increment is available

## SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

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The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The Village expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and/or redevelopment. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development and/or redevelopment expected to occur, 2) a projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

### Available Financing Methods

The following is a list of the types of obligations the Village may choose to utilize.

#### General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the Village has a G.O. debt limit of \$38,578,455, of which \$14,787,119 is currently unused and could be made available to finance Project Costs.

#### Bonds Issued to Developers (“Pay as You Go” Financing)

The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village’s statutory borrowing capacity.

## **Tax Increment Revenue Bonds**

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

## **Utility Revenue Bonds**

The Village can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the Village that represent service of the system to the Village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the Village must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the Village utilizes utility revenues other than tax increments to repay a portion of the bonds, the Village must reduce the total eligible Project Costs in an equal amount.

## **Special Assessment "B" Bonds**

The Village has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Village's statutory borrowing capacity. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

## **Plan Implementation**

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the Village and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

**If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.**

# Implementation and Financing Timeline

Village of Little Chute, Wisconsin					
Tax Increment District # 8					
Estimated Financing Plan					
	G.O. Bond 2018	State Trust Fund Loan 2020	State Trust Fund Loan 2023	State Trust Fund Loan 2025	Totals
<b>Projects</b>					
Phase I	940,000				940,000
Phase II		430,000			430,000
Phase III <sup>1</sup>			300,000		300,000
Phase IV <sup>1</sup>				450,000	450,000
<b>Total Project Funds</b>	<u>940,000</u>	<u>430,000</u>	<u>300,000</u>	<u>450,000</u>	<u>2,120,000</u>
<b>Estimated Finance Related Expenses</b>					
Municipal Advisor	15,000				
Bond Counsel	10,500				
Rating Agency Fee	11,000				
Paying Agent	750				
Underwriter Discount	11,605				
Capitalized Interest	68,475				
<b>Total Financing Required</b>	1,057,330	430,000	300,000	450,000	
Estimated Interest	(3,517)				
Assumed spend down (months)	4				
Rounding	1,187				
<b>Net Issue Size</b>	<b>1,055,000</b>	<b>430,000</b>	<b>300,000</b>	<b>450,000</b>	<b>2,235,000</b>
<b>Notes:</b>					
<sup>1</sup> Projects will only be completed if increment is available					



# Development Assumptions

<div style="text-align: center;"> <b>Village of Little Chute, Wisconsin</b>  <b>Tax Increment District # 8</b>  <b>Development Assumptions</b> </div>								
Construction Year		Planned Development	Misc. Redevelopment	Annual Total	Construction Year			
1	2018	500,000 <sup>1</sup>		500,000	2018	1		
2	2019	2,300,000 <sup>2</sup>		2,300,000	2019	2		
3	2020		500,000	500,000	2020	3		
4	2021			0	2021	4		
5	2022		500,000	500,000	2022	5		
6	2023			0	2023	6		
7	2024		500,000	500,000	2024	7		
8	2025			0	2025	8		
9	2026		250,000	250,000	2026	9		
10	2027			0	2027	10		
11	2028			0	2028	11		
12	2029			0	2029	12		
13	2030			0	2030	13		
Totals		<u>2,800,000</u>	<u>1,750,000</u>	<u>4,550,000</u>				

Notes:

<sup>1</sup> \$500,000 from Dollar Tree

<sup>2</sup> \$500,000 from Dollar General; \$1.8 Million from Senior Living Complex

# Increment Revenue Projections

Village of Little Chute, Wisconsin										
Tax Increment District # 8										
Tax Increment Projection Worksheet										
Type of District	Rehabilitation		Base Value	2,287,700						
District Creation Date	July 18, 2018		Appreciation Factor	1.00%		Apply to Base Value				
Valuation Date	Jan 1,	2018	Base Tax Rate	\$23.44						
Max Life (Years)	27		Rate Adjustment Factor							
Expenditure Period/Termination	22	7/18/2040	Tax Exempt Discount Rate							
Revenue Periods/Final Year	27	2046	Taxable Discount Rate	1.50%						
Extension Eligibility/Years	Yes	3								
Recipient District	Yes									

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
1	2018	500,000	2019	0	500,000	2020	\$23.44	11,721	11,721	11,209
2	2019	2,300,000	2020	5,000	2,805,000	2021	\$23.44	65,757	77,479	73,165
3	2020	500,000	2021	28,050	3,333,050	2022	\$23.44	78,136	155,615	145,696
4	2021	0	2022	33,331	3,366,381	2023	\$23.44	78,918	234,533	217,870
5	2022	500,000	2023	33,664	3,900,044	2024	\$23.44	91,428	325,962	300,249
6	2023	0	2024	39,000	3,939,045	2025	\$23.44	92,343	418,304	382,223
7	2024	500,000	2025	39,390	4,478,435	2026	\$23.44	104,988	523,292	474,044
8	2025	0	2026	44,784	4,523,220	2027	\$23.44	106,038	629,330	565,413
9	2026	250,000	2027	45,232	4,818,452	2028	\$23.44	112,959	742,288	661,308
10	2027	0	2028	48,185	4,866,636	2029	\$23.44	114,088	856,377	756,730
11	2028	0	2029	48,666	4,915,303	2030	\$23.44	115,229	971,606	851,682
12	2029	0	2030	49,153	4,964,456	2031	\$23.44	116,381	1,087,987	946,166
13	2030	0	2031	49,645	5,014,100	2032	\$23.44	117,545	1,205,532	1,040,185
14	2031	0	2032	50,141	5,064,241	2033	\$23.44	118,721	1,324,253	1,133,740
15	2032	0	2033	50,642	5,114,884	2034	\$23.44	119,908	1,444,161	1,226,835
16	2033	0	2034	51,149	5,166,032	2035	\$23.44	121,107	1,565,268	1,319,471
17	2034	0	2035	51,660	5,217,693	2036	\$23.44	122,318	1,687,586	1,411,651
18	2035	0	2036	52,177	5,269,870	2037	\$23.44	123,541	1,811,127	1,503,376
19	2036	0	2037	52,699	5,322,568	2038	\$23.44	124,777	1,935,904	1,594,650
20	2037	0	2038	53,226	5,375,794	2039	\$23.44	126,024	2,061,928	1,685,475
21	2038	0	2039	53,758	5,429,552	2040	\$23.44	127,285	2,189,213	1,802,489
22	2039	0	2040	54,296	5,483,848	2041	\$23.44	128,557	2,317,770	1,893,770
23	2040	0	2041	54,838	5,538,686	2042	\$23.44	129,843	2,447,613	1,984,601
24	2041	0	2042	55,387	5,594,073	2043	\$23.44	131,141	2,578,755	2,074,984
25	2042	0	2043	55,941	5,650,014	2044	\$23.44	132,453	2,711,208	2,164,922
26	2043	0	2044	56,500	5,706,514	2045	\$23.44	133,777	2,844,985	2,254,418
27	2044	0	2045	57,065	5,763,579	2046	\$23.44	135,115	2,980,100	2,343,472
<b>Totals</b>	<b>4,550,000</b>		<b>1,213,579</b>		<b>Future Value of Increment</b>		<b>2,980,100</b>			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

# Cash Flow

Village of Little Chute, Wisconsin																	
Tax Increment District # 8																	
Cash Flow Projection																	
Year	Projected Revenues				Expenditures							Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	G.O. Bond 1,055,000 Dated Date: 10/01/18			State Trust Fund Loan 430,000 Dated Date: 10/01/20			Admin. + 2%	Total Expenditures	Annual	Cumulative		Principal Outstanding	
2018				0									0	0	1,055,000	2018	
2019			34,238	34,238			34,238						34,238	0	0	1,055,000	2019
2020	11,721	0	34,238	45,959			34,238			2,000			36,238	9,721	9,721	1,055,000	2020
2021	65,757	97		65,855	0	2.25%	34,238			2,040			36,278	29,577	39,299	1,055,000	2021
2022	78,136	393		78,529	25,000	2.40%	34,238	0	4.50%	27,300	2,081		88,618	(10,089)	29,210	1,460,000	2022
2023	78,918	292		79,210	25,000	2.50%	33,638	5,000	4.50%	27,300	2,122		93,060	(13,850)	15,360	1,430,000	2023
2024	91,428	154		91,582	30,000	2.60%	33,013	5,000	4.50%	19,013	2,165		89,190	2,392	17,752	1,395,000	2024
2025	92,343	178		92,520	35,000	2.70%	32,233	5,000	4.50%	18,788	2,208		93,228	(708)	17,044	1,355,000	2025
2026	104,988	170		105,158	45,000	2.80%	31,288	5,000	4.50%	18,563	2,252		102,102	3,056	20,100	1,305,000	2026
2027	106,038	201		106,239	50,000	2.90%	30,028	5,000	4.50%	18,338	2,297		105,662	576	20,676	1,250,000	2027
2028	112,959	207		113,165	65,000	2.95%	28,578	5,000	4.50%	18,113	2,343		119,033	(5,868)	14,808	1,180,000	2028
2029	114,088	148		114,236	65,000	3.05%	26,660	5,000	4.50%	17,888	2,390		116,938	(2,701)	12,107	1,110,000	2029
2030	115,229	121		115,350	65,000	3.15%	24,678	5,000	4.50%	17,663	2,438		114,778	572	12,679	1,040,000	2030
2031	116,381	127		116,508	70,000	3.25%	22,630	5,000	4.50%	17,438	2,487		117,554	(1,046)	11,633	965,000	2031
2032	117,545	116		117,662	70,000	3.35%	20,355	5,000	4.50%	17,213	2,536		115,104	2,558	14,191	890,000	2032
2033	118,721	142		118,863	75,000	3.40%	18,010	5,000	4.50%	16,988	2,587		117,585	1,278	15,468	810,000	2033
2034	119,908	155		120,063	80,000	3.45%	15,460	5,000	4.50%	16,763	2,639		119,861	201	15,670	725,000	2034
2035	121,107	157		121,264	85,000	3.50%	12,700	5,000	4.50%	16,538	2,692		121,929	(666)	15,004	635,000	2035
2036	122,318	150		122,468	85,000	3.55%	9,725	5,000	4.50%	16,313	2,746		118,783	3,685	18,689	545,000	2036
2037	123,541	187		123,728	90,000	3.60%	6,708	10,000	4.50%	15,975	2,800		125,483	(1,755)	16,934	445,000	2037
2038	124,777	169		124,946	95,000	3.65%	3,468	10,000	4.50%	15,525	2,856		126,849	(1,903)	15,031	340,000	2038
2039	126,024	150		126,175				75,000	4.50%	13,613	2,914		91,526	34,649	49,680	265,000	2039
2040	127,285	497		127,781				80,000	4.50%	10,125	2,972		93,097	34,685	84,364	185,000	2040
2041	128,557	844		129,401				90,000	4.50%	6,300	3,031		99,331	30,070	114,434	95,000	2041
2042	129,843	1,144		130,987				95,000	4.50%	2,138	3,092		100,229	30,758	145,192	0	2042
2043	131,141	1,452		132,593							3,154		0	132,593	277,785		2043
2044	132,453	2,778		135,231							3,217		0	135,231	413,016		2044
2045	133,777	4,130		137,908							3,281		0	137,908	550,924		2045
2046	135,115	5,509		140,624							3,347		0	140,624	691,548		2046
Total	2,980,100	19,668	68,475	3,068,243	1,055,000		486,118	430,000		347,888	70,689		2,376,695				Total
Notes:													Projected TID Closure				

## **SECTION 11: Annexed Property**

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There are no lands proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

## **SECTION 12: Estimate of Property to be Devoted to Retail Business**

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Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the Village estimates that 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 13: Proposed Zoning Ordinance Changes**

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The Village does not anticipate that the District will require any changes in zoning ordinances.

## **SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and Village of Little Chute Ordinances**

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It is expected that this Plan will be complementary to the Village's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other Village ordinances for the implementation of this Plan.

## SECTION 15: Relocation

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It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable Wisconsin Statutes Section chapter 32.

## SECTION 16: Orderly Development and/or Redevelopment of the Village of Little Chute

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The District contributes to the orderly development and/or redevelopment of the Village by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

## SECTION 17: List of Estimated Non-Project Costs

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Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

The Village does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:  
Opinion of Attorney for the Village of Little Chute Advising  
Whether the Plan is Complete and Complies with  
Wisconsin Statutes 66.1105

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Appleton, WI 54914  
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920.385.0616

July 18, 2018

Michael Vanden Berg, Village President  
Village of Little Chute  
108 West Main Street  
Little Chute, WI 54140

RE: Opinion of the Village Attorney  
TID No. 8 Project Plan for the Village of Little Chute, Wisconsin  
Tax Increment District No. 8 Creation

Dear Village President:

This opinion relates to the proposed Project Plan for the creation of Tax Increment District No. 8 and its compliance with the requirements of Wisconsin Statute § 66.1105(4)(f).

I have examined said Project Plan and find that it is complete and that it complies in all respects with the requirements of Wisconsin Statute § 66.1105(4)(f). Specifically, said Project Plan contains all of the following required information:

1. A statement as to how the creation or amendment of the Tax Increment District promotes the orderly development of the Village.
2. A statement listing the kind, number, and location of all proposed public works or improvements within the district or, to the extent provided by law, outside the district).
3. An economic feasibility study.
4. A detailed list of estimated project costs.
5. A description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred.
6. A map showing existing uses and conditions of real property in the district.
7. A map showing proposed improvements and uses in the district.

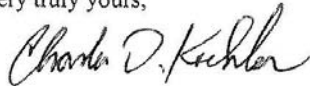
Eler J. CLARINGBOLE  
John D. CLAYPOOL  
Greg P. CURTIS  
Richard T. ELROD  
Paula A. HAMER  
Charles J. HARTZHEIM  
Kelly S. KELLY  
Charles D. KOEHLER  
Kevin LONERGAN  
Robert B. LOMIS  
Andrew J. ROSSMEISSEL  
Kristen S. SCHEUERMAN  
Michael S. SIDDALL  
Kyle J. THELEN  
OF COUNSEL  
Don R. HERRLING  
Roger W. CLARK

July 18, 2018  
Page 2

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8. Proposed changes in zoning ordinances, master plan, building codes, and Village ordinances.
9. A list of estimated non-project costs.
10. A statement of the proposed method for the relocation of any persons to be displaced.

Very truly yours,



Charles D. Koehler  
*Direct Dial: 920-882-3227*

CDK:kap

# Exhibit A: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.																																																																																																																																																																																																																																																																														
Statement of Taxes Data Year:		2016																																																																																																																																																																																																																																																																												
						Percentage																																																																																																																																																																																																																																																																								
County		3,250,571				21.68%																																																																																																																																																																																																																																																																								
Municipality		6,048,287				40.34%																																																																																																																																																																																																																																																																								
School District of Appleton Area						0.00%																																																																																																																																																																																																																																																																								
School District of Kaukauna Area						0.00%																																																																																																																																																																																																																																																																								
School District of Little Chute Area		4,938,043				32.94%																																																																																																																																																																																																																																																																								
Technical College		755,165				5.04%																																																																																																																																																																																																																																																																								
Total		14,992,066																																																																																																																																																																																																																																																																												
<table border="1"> <thead> <tr> <th>Revenue Year</th> <th>County</th> <th>Municipality</th> <th>School District of Appleton Area</th> <th>School District of Kaukauna Area</th> <th>School District of Little Chute Area</th> <th>Technical College</th> <th>Total</th> <th>Revenue Year</th> </tr> </thead> <tbody> <tr><td>2020</td><td>2,541</td><td>4,729</td><td>0</td><td>0</td><td>3,861</td><td>590</td><td>11,721</td><td>2020</td></tr> <tr><td>2021</td><td>14,257</td><td>26,529</td><td>0</td><td>0</td><td>21,659</td><td>3,312</td><td>65,757</td><td>2021</td></tr> <tr><td>2022</td><td>16,942</td><td>31,523</td><td>0</td><td>0</td><td>25,736</td><td>3,936</td><td>78,136</td><td>2022</td></tr> <tr><td>2023</td><td>17,111</td><td>31,838</td><td>0</td><td>0</td><td>25,994</td><td>3,975</td><td>78,918</td><td>2023</td></tr> <tr><td>2024</td><td>19,823</td><td>36,885</td><td>0</td><td>0</td><td>30,114</td><td>4,605</td><td>91,428</td><td>2024</td></tr> <tr><td>2025</td><td>20,022</td><td>37,254</td><td>0</td><td>0</td><td>30,416</td><td>4,651</td><td>92,343</td><td>2025</td></tr> <tr><td>2026</td><td>22,763</td><td>42,355</td><td>0</td><td>0</td><td>34,581</td><td>5,288</td><td>104,988</td><td>2026</td></tr> <tr><td>2027</td><td>22,991</td><td>42,779</td><td>0</td><td>0</td><td>34,926</td><td>5,341</td><td>106,038</td><td>2027</td></tr> <tr><td>2028</td><td>24,492</td><td>45,571</td><td>0</td><td>0</td><td>37,206</td><td>5,690</td><td>112,959</td><td>2028</td></tr> <tr><td>2029</td><td>24,737</td><td>46,027</td><td>0</td><td>0</td><td>37,578</td><td>5,747</td><td>114,088</td><td>2029</td></tr> <tr><td>2030</td><td>24,984</td><td>46,487</td><td>0</td><td>0</td><td>37,954</td><td>5,804</td><td>115,229</td><td>2030</td></tr> <tr><td>2031</td><td>25,234</td><td>46,952</td><td>0</td><td>0</td><td>38,333</td><td>5,862</td><td>116,381</td><td>2031</td></tr> <tr><td>2032</td><td>25,486</td><td>47,422</td><td>0</td><td>0</td><td>38,717</td><td>5,921</td><td>117,545</td><td>2032</td></tr> <tr><td>2033</td><td>25,741</td><td>47,896</td><td>0</td><td>0</td><td>39,104</td><td>5,980</td><td>118,721</td><td>2033</td></tr> <tr><td>2034</td><td>25,998</td><td>48,375</td><td>0</td><td>0</td><td>39,495</td><td>6,040</td><td>119,908</td><td>2034</td></tr> <tr><td>2035</td><td>26,258</td><td>48,858</td><td>0</td><td>0</td><td>39,890</td><td>6,100</td><td>121,107</td><td>2035</td></tr> <tr><td>2036</td><td>26,521</td><td>49,347</td><td>0</td><td>0</td><td>40,289</td><td>6,161</td><td>122,318</td><td>2036</td></tr> <tr><td>2037</td><td>26,786</td><td>49,841</td><td>0</td><td>0</td><td>40,692</td><td>6,223</td><td>123,541</td><td>2037</td></tr> <tr><td>2038</td><td>27,054</td><td>50,339</td><td>0</td><td>0</td><td>41,099</td><td>6,285</td><td>124,777</td><td>2038</td></tr> <tr><td>2039</td><td>27,325</td><td>50,842</td><td>0</td><td>0</td><td>41,510</td><td>6,348</td><td>126,024</td><td>2039</td></tr> <tr><td>2040</td><td>27,598</td><td>51,351</td><td>0</td><td>0</td><td>41,925</td><td>6,411</td><td>127,285</td><td>2040</td></tr> <tr><td>2041</td><td>27,874</td><td>51,864</td><td>0</td><td>0</td><td>42,344</td><td>6,476</td><td>128,557</td><td>2041</td></tr> <tr><td>2042</td><td>28,152</td><td>52,383</td><td>0</td><td>0</td><td>42,767</td><td>6,540</td><td>129,843</td><td>2042</td></tr> <tr><td>2043</td><td>28,434</td><td>52,907</td><td>0</td><td>0</td><td>43,195</td><td>6,606</td><td>131,141</td><td>2043</td></tr> <tr><td>2044</td><td>28,718</td><td>53,436</td><td>0</td><td>0</td><td>43,627</td><td>6,672</td><td>132,453</td><td>2044</td></tr> <tr><td>2045</td><td>29,006</td><td>53,970</td><td>0</td><td>0</td><td>44,063</td><td>6,739</td><td>133,777</td><td>2045</td></tr> <tr><td>2046</td><td>29,296</td><td>54,510</td><td>0</td><td>0</td><td>44,504</td><td>6,806</td><td>135,115</td><td>2046</td></tr> <tr> <td></td><td>646,144</td><td>1,202,269</td><td>0</td><td>0</td><td>981,577</td><td>150,111</td><td>2,980,100</td><td></td> </tr> </tbody> </table>										Revenue Year	County	Municipality	School District of Appleton Area	School District of Kaukauna Area	School District of Little Chute Area	Technical College	Total	Revenue Year	2020	2,541	4,729	0	0	3,861	590	11,721	2020	2021	14,257	26,529	0	0	21,659	3,312	65,757	2021	2022	16,942	31,523	0	0	25,736	3,936	78,136	2022	2023	17,111	31,838	0	0	25,994	3,975	78,918	2023	2024	19,823	36,885	0	0	30,114	4,605	91,428	2024	2025	20,022	37,254	0	0	30,416	4,651	92,343	2025	2026	22,763	42,355	0	0	34,581	5,288	104,988	2026	2027	22,991	42,779	0	0	34,926	5,341	106,038	2027	2028	24,492	45,571	0	0	37,206	5,690	112,959	2028	2029	24,737	46,027	0	0	37,578	5,747	114,088	2029	2030	24,984	46,487	0	0	37,954	5,804	115,229	2030	2031	25,234	46,952	0	0	38,333	5,862	116,381	2031	2032	25,486	47,422	0	0	38,717	5,921	117,545	2032	2033	25,741	47,896	0	0	39,104	5,980	118,721	2033	2034	25,998	48,375	0	0	39,495	6,040	119,908	2034	2035	26,258	48,858	0	0	39,890	6,100	121,107	2035	2036	26,521	49,347	0	0	40,289	6,161	122,318	2036	2037	26,786	49,841	0	0	40,692	6,223	123,541	2037	2038	27,054	50,339	0	0	41,099	6,285	124,777	2038	2039	27,325	50,842	0	0	41,510	6,348	126,024	2039	2040	27,598	51,351	0	0	41,925	6,411	127,285	2040	2041	27,874	51,864	0	0	42,344	6,476	128,557	2041	2042	28,152	52,383	0	0	42,767	6,540	129,843	2042	2043	28,434	52,907	0	0	43,195	6,606	131,141	2043	2044	28,718	53,436	0	0	43,627	6,672	132,453	2044	2045	29,006	53,970	0	0	44,063	6,739	133,777	2045	2046	29,296	54,510	0	0	44,504	6,806	135,115	2046		646,144	1,202,269	0	0	981,577	150,111	2,980,100	
Revenue Year	County	Municipality	School District of Appleton Area	School District of Kaukauna Area	School District of Little Chute Area	Technical College	Total	Revenue Year																																																																																																																																																																																																																																																																						
2020	2,541	4,729	0	0	3,861	590	11,721	2020																																																																																																																																																																																																																																																																						
2021	14,257	26,529	0	0	21,659	3,312	65,757	2021																																																																																																																																																																																																																																																																						
2022	16,942	31,523	0	0	25,736	3,936	78,136	2022																																																																																																																																																																																																																																																																						
2023	17,111	31,838	0	0	25,994	3,975	78,918	2023																																																																																																																																																																																																																																																																						
2024	19,823	36,885	0	0	30,114	4,605	91,428	2024																																																																																																																																																																																																																																																																						
2025	20,022	37,254	0	0	30,416	4,651	92,343	2025																																																																																																																																																																																																																																																																						
2026	22,763	42,355	0	0	34,581	5,288	104,988	2026																																																																																																																																																																																																																																																																						
2027	22,991	42,779	0	0	34,926	5,341	106,038	2027																																																																																																																																																																																																																																																																						
2028	24,492	45,571	0	0	37,206	5,690	112,959	2028																																																																																																																																																																																																																																																																						
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2030	24,984	46,487	0	0	37,954	5,804	115,229	2030																																																																																																																																																																																																																																																																						
2031	25,234	46,952	0	0	38,333	5,862	116,381	2031																																																																																																																																																																																																																																																																						
2032	25,486	47,422	0	0	38,717	5,921	117,545	2032																																																																																																																																																																																																																																																																						
2033	25,741	47,896	0	0	39,104	5,980	118,721	2033																																																																																																																																																																																																																																																																						
2034	25,998	48,375	0	0	39,495	6,040	119,908	2034																																																																																																																																																																																																																																																																						
2035	26,258	48,858	0	0	39,890	6,100	121,107	2035																																																																																																																																																																																																																																																																						
2036	26,521	49,347	0	0	40,289	6,161	122,318	2036																																																																																																																																																																																																																																																																						
2037	26,786	49,841	0	0	40,692	6,223	123,541	2037																																																																																																																																																																																																																																																																						
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The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.																																																																																																																																																																																																																																																																														