

# VILLAGE OF LITTLE CHUTE DOWNTOWN VISIONING WORKSHOP



August, 2017



East Central Wisconsin  
Regional Planning Commission  
**ECWRPC**

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# **Village of Little Chute Downtown Visioning Session**

**Village of Little Chute, WI**

**August, 2017**

Prepared by the  
East Central Wisconsin Regional Planning Commission

## **ABSTRACT**

TITLE: Village of Little Chute Downtown Visioning Workshop

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SUBJECT: Downtown Visioning

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This report summarizes the results of a public visioning workshop held in the Village of Little Chute on April 26, 2017 regarding the downtown / Main Street corridor.

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## **CHAPTER 1**

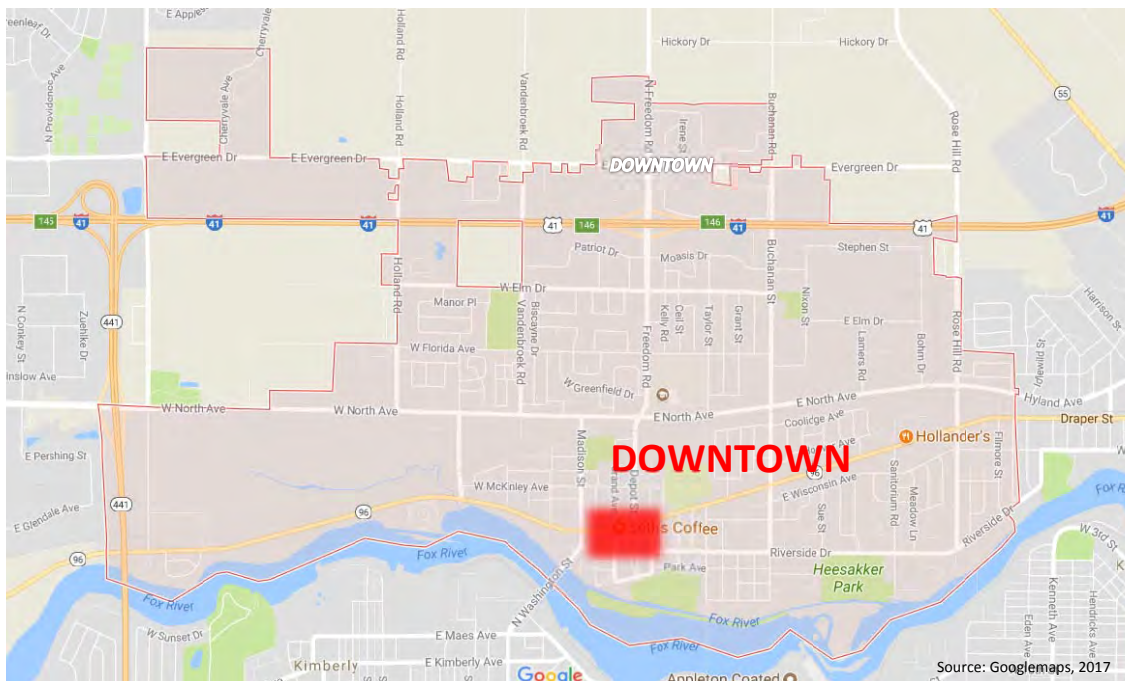
### **INTRODUCTION**

## CHAPTER 1: INTRODUCTION

### BACKGROUND

In late 2016, the Village of Little Chute had requested assistance from the East Central Wisconsin Regional Planning Commission to host and facilitate a public visioning workshop which focused on their existing downtown area along Main Street. The Village of Little Chute is part of the Fox Cities and located along the north side of the Fox River, between the cities of Appleton and Kaukauna (Map 1). While much of the commercial and employment activity occurs to the north of downtown, along the Interstate 41 corridor, many see the downtown (Figure 1) as a prime opportunity to capitalize on recent market trends for urban living. The Village has had a number of successes within its downtown in terms of business and aesthetic improvements over recent years. However, the realization that more work needs to be done generated interest in conducting this public exercise during the spring of 2017.

**Map 1: Village of Little Chute**



**Figure 1: Views of Downtown Little Chute**



## **WORKSHOP GOALS**

The overall goal of the workshop was to seek resident and user input/feedback which will be used to create a new, more detailed “master plan” for the downtown and Main Street corridor. This subsequent planning effort will essentially update the 1985 master plan and build on work that was done in 2015 (mapping) and 2016 (survey) to begin examining the downtown’s redevelopment opportunities.

Identifying key features and characteristics related to context, function, use, connectivity, and need for change are important to fully understand the community’s desires for moving forward with improving the downtown. The workshop information is gathered and used to generate a better picture of what the future could be for the downtown, with some ideas on how the surrounding area could also change as a result. A vision, once developed and accepted, would be used as a guide for the preparation of the more detailed ‘master plan’ which would more specifically identify potential changes in the uses or character of public and private properties over time.

The workshop was developed using experiences that East Central staff has had in other communities whereby a very visual and creative set of questions and exercises is used to draw out thoughts, ideas, and concerns from the general public and place them in a context that will help further planning efforts for the downtown.

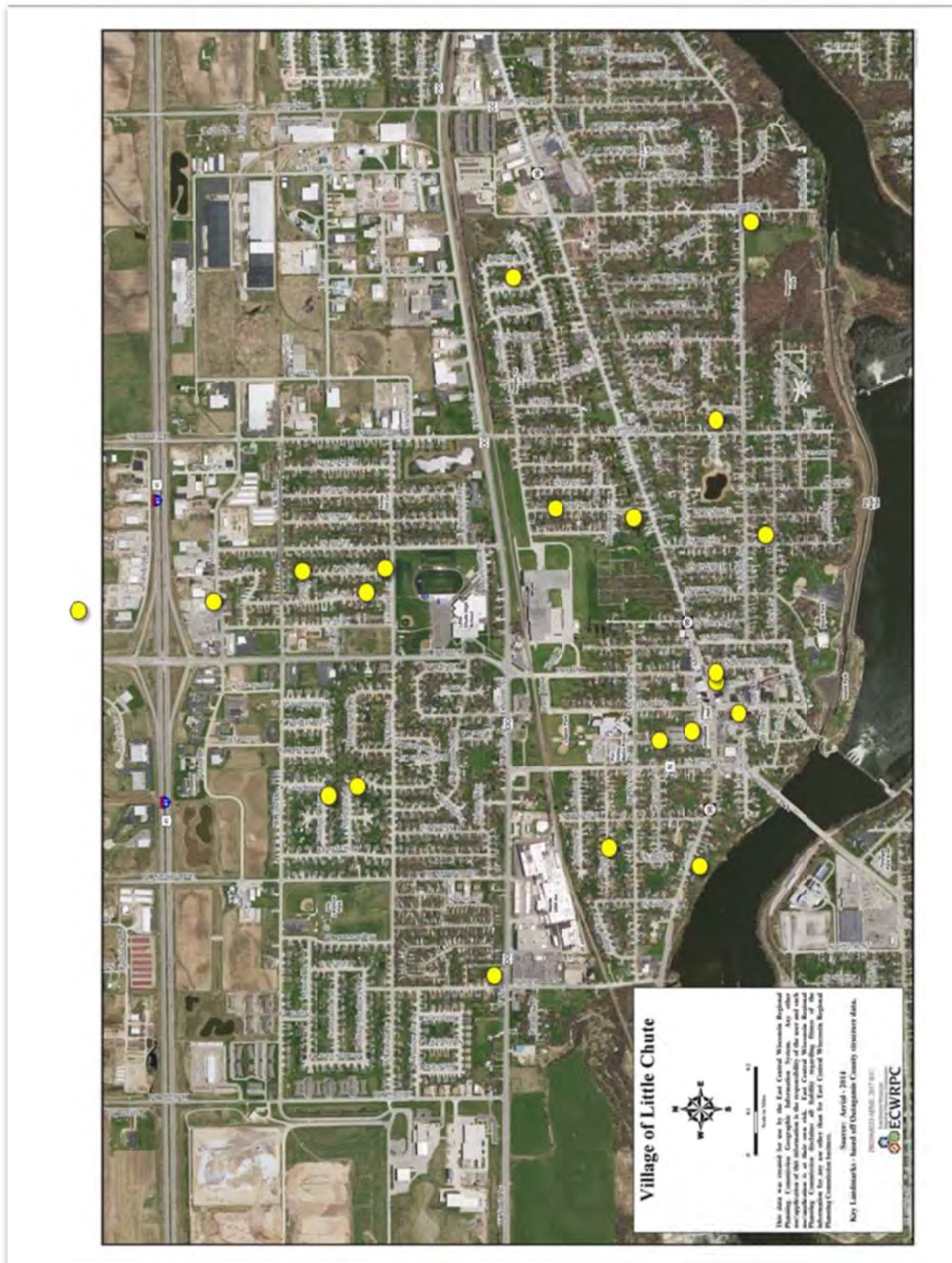
This particular workshop was held in an “open house” style on Wednesday, April 26<sup>th</sup> from 5:30 to 7:00 p.m. at the Village Hall. The workshop was publicized prior to the event through a number of methods, including media releases, physical and e-mail distribution of event flyers, and website postings. A copy of various media and promotion materials are contained in the Appendix.

## **WORKSHOP STRUCTURE AND EXERCISE DESCRIPTIONS**

On the evening of the event, a total of 24 persons registered at the sign-in desk. This number may be slightly higher as some couples may have only put one name down on the form. The Appendix contains copies of the registration/sign-in sheets.

As shown in Map 2, a composite image of attendance geography shows that the distribution of 21 participants (as compared to the 24 registered) was wholly within the Village of Little Chute and distributed in a relatively even manner across the community. It is worth noting the handful of downtown area residents/business owners that actively participated in the workshop.

**Map 2: Workshop Participant Geography**



The event was structured as an “open house” style meeting using 6 separate tables as workstations. Each workstation focused on a different topic that is directly or indirectly related to the downtown. General instructions were provided (see descriptions) and East Central and Village staff were present to help answer questions or guide discussion. While guidance and structure were provided, no limitation was given with respect to their actual responses. No constraints were set – such as money, politics or regulation – in order to better seek out transformational (or ‘game-changing’) ideas from the public. Every idea is a good idea, was the mantra for the event. The six exercises are described briefly below with the exercise results being discussed in Chapter 2.

- 1) **Who Are We?** This exercise uses a simple form to ask about your thoughts on the qualities and characteristics (historic, current culture & future) that define downtown Little Chute or the community as a whole.
- 2) **Connect the Dots** This group map exercise asks you to identify physical, social and economic nodes and the transportation “connections” that currently exist, or could be made better. Where are you coming from and going to? How do you get there? How can these routes be improved? What safety concerns exist for drivers, bicyclists, and pedestrians and how can they be fixed?
- 3) **Takin’ Care of Business** This group mapping exercise allows you to identify specific buildings within the downtown that could be improved in terms of looks or use.
- 4) **‘House’ the Market?** This group mapping and individual survey exercise seeks your thoughts on what type/style of housing is most appropriate for downtown (or near downtown) as well as where such new residential uses could be developed.
- 5) **Workin’ for a Livin’** Imagine that a medium to large-size employer was interested in locating their offices in, or near, downtown Little Chute. The new jobs and economic impact on the downtown may be looked at as beneficial, but where would such a development go? This group mapping exercise will help us to identify vacant or underutilized properties that you feel could accommodate new development opportunities.
- 6) **Big Ideas!** This group exercise asks you to share your “big ideas” with us. What transformational, visionary, or ‘game-changing’ thoughts do you have for the downtown that could position it well for the future? Should major improvements or system-wide changes be made in the transportation system? Should specific areas of land be set aside for environmental or recreational purposes? Should a major land-use be sought for a particular area of the downtown which could grow the local economy or foster tourism? What areas of downtown could be improved through “placemaking”? What are YOUR Big Ideas?



## **CHAPTER 2**

# **WORKSHOP SUMMARY RESULTS**

## CHAPTER 2: WORKSHOP SUMMARY RESULTS

### BACKGROUND

The public visioning workshop was held successfully on April 26<sup>th</sup>, 2017. Based on the number of attendees, it is felt that a fair amount of worthwhile information and ideas was obtained for consideration in upcoming planning processes associated with the downtown. Even though a rather small group (as compared to the Village's total population) participated, a significant amount of 'data' was generated throughout the course of the evening. This data is summarized and displayed in several ways in order to best identify common themes or ideas both within the context of the exercise. The data takes on one of three distinct forms: tabular (lists and prioritized lists), survey data, and; geographic (map-based) results. The data is arranged by individual exercise with a description and analysis provided for each one.

While this report and East Central's interpretations may provide some level of insight as to the information collected, the reader will need to apply their own knowledge of the community to develop their opinions on the validity of the data and which ideas are "good" ideas to move forward with. Given the small number of participants, we don't believe that this information represents the community as a whole, but it does represent the opinions of those who cared enough to actively participate.

### WORKSHOP SUMMARY RESULTS

#### Exercise #1: Who Are We?


##### *Exercise Description*

The first exercise was established to explore perceptions about the identity of the Village of Little Chute as a whole and/or its downtown. Participants were provided a single page form (Figure 3) with the main question being *"What words/ideas would you use to describe the IDENTITY of these areas, whether it is associated with the PAST (history), PRESENT (current times/culture), or as you'd like to see it in the FUTURE (vision)?"* Participants were asked to craft single words or short phrases to identify what they felt were important features and traits for each theme.

##### *Analysis and Observations*

The results of this exercise offer insights to the overall positive or negative impressions of the community and can provide ideas that could be explored and considered during the downtown revitalization process. Incorporation of ideas which are based on heritage/history, current culture, and lofty future visions into an eventual downtown redevelopment plan/strategy can provide depth and meaning to the end result (new development in this case) and can contribute to an area's overall "sense of place". A total of 48 responses, spread relatively evenly across the three categories, were generated for this exercise and are summarized in Table 1.


**Figure 3: Exercise #1 Data Collection Form**



**“No Small Plans” Downtown Visioning Workshop - April 27, 2017**  
**Exercise #1 – “Who Are We?”**

**Jot down short words, phrases or other thoughts that express your views about downtown Little Chute or the community as a whole.**

| PAST<br>(historic) | PRESENT<br>(current culture) | FUTURE<br>(what should /could be?) |
|--------------------|------------------------------|------------------------------------|
|                    |                              |                                    |
|                    |                              |                                    |
|                    |                              |                                    |
|                    |                              |                                    |
|                    |                              |                                    |



***PLEASE PRINT CLEARLY!***

Overall, the responses were mixed with both positive and negative thoughts that highlight qualities of the community that are deep rooted and value driven.

The “Past” category generated a number of references to the community's Dutch heritage as well as its sense of friendliness and simplicity. These responses show that these qualities are still considered to be important and should not be lost as the community or downtown changes over time. Nods to the past and opportunities to integrate the historic culture should be considered in any future plans for the downtown.

The “Present” category garnered a variety of responses regarding the current culture of the community. This includes broad feelings of community pride and the value of the small business environment, as well as the social benefits of community events such as the farmer’s market. Yet some criticism of downtown being stagnant and not providing opportunities for business development do exist. Other comments express the importance of the riverwalk, but also note that it is a distinctly different destination than the downtown.

**Table 1: "Who Are We" Responses**

| Past   | Present  | Future   |
|--|--|--|
| Dutch  | Riverwalk! Having something so awesome, so close! :)   | Boutique shopping / eaten (Carpenter, Seth's, S&S)   |
| Mustangs   | St. John's - Little Chute has a strong faith-filled presence to outsiders (me)   | Foodie destination   |
| Close proximity w/in, everyone can walk/bike to where they need (LC always known for mopeds) | Looking forward to Farmer's Market   | Co-op Working Space for one-man shops/entrepreneurs/creatives  |
| Groceries  | Small business - owners live in LC   | Modern / Competitively priced grocery store  |
| Why is "downtown" where it is? I assume this was the primary path at the time.               | SAFE   | Exploit Riverwalk at Island Park as an extension of Main Street destination  |
|  | No downtown grocery option   | Promote downtown route to increase traffic to promote business growth  |
|  | Downtown and Island Park are separate destinations   |  |
|  | Bridge traffic (CTH N) bypasses downtown   |  |
| Close-knit   | Separated  | Sense of "community"   |
| Culture rich (heritage)  | Getting there!   | Increased community events celebrating schools and heritage  |
|  | Looking forward to the Thurs. night farmer's market!   |  |
|  | Tight-knit   | Thriving tourist location utilizing the river and canal system   |
|  | Proud of community   |  |
|  | proud of heritage  |  |
| Traditional  | Sterile  | Recreational   |
| Proud of heritage  | Stagnant   | Destination  |
| Simple   | Too much greenspace (I love nature but too many homes/businesses razed to create open areas by private owner - can't there be provisions on those sales to promote redevelopment?) | Family Friendly / less "bar crowd"   |
| Friendly   | No trees downtown (Pella, IA group commented year ago on the absence)  | Natural habitat / native plants  |
|  | Too much gossip, residents should take that energy and be proactive and productive instead to help build downtown and community  | Birdwatching   |
|  |  | Habitat to preserve honeybees and monarchs   |
|  |  | Small Dutch café that serves pastries, coffee, soups, sandwiches and authentic Dutch recipes. Gather from residents in town and credit them.   |
|  |  | More trees / benches   |
|  |  | Create opportunities for more small businesses / shops to open in LC. Understand LC has "loan programs" but what about a grant program? Doesn't need to be large but some incentive for new biz to want to set up shop in LC. Create relationship with FVTC E-Seed Program |

Looking toward the “Future”, participants generally felt that more investment and change needs to occur downtown and in some of its nearby environs. People envisioned an increase in the number of retail and restaurant businesses, including a grocery store. Increasing traffic (both vehicle and by foot) was seen as essential to the downtown. Some of which could be accomplished through the creation of co-op working spaces and new housing. Interestingly enough, there was no mention of new housing in the “future” statements, but it is possible that those comments were saved for other exercises which examined that topic. It is interesting to note the high levels of support for improvements in recreational and trail amenities which could ultimately increase tourism that would further support the downtown.

## **Exercise #2: Connect The Dots**

### ***Exercise Description***

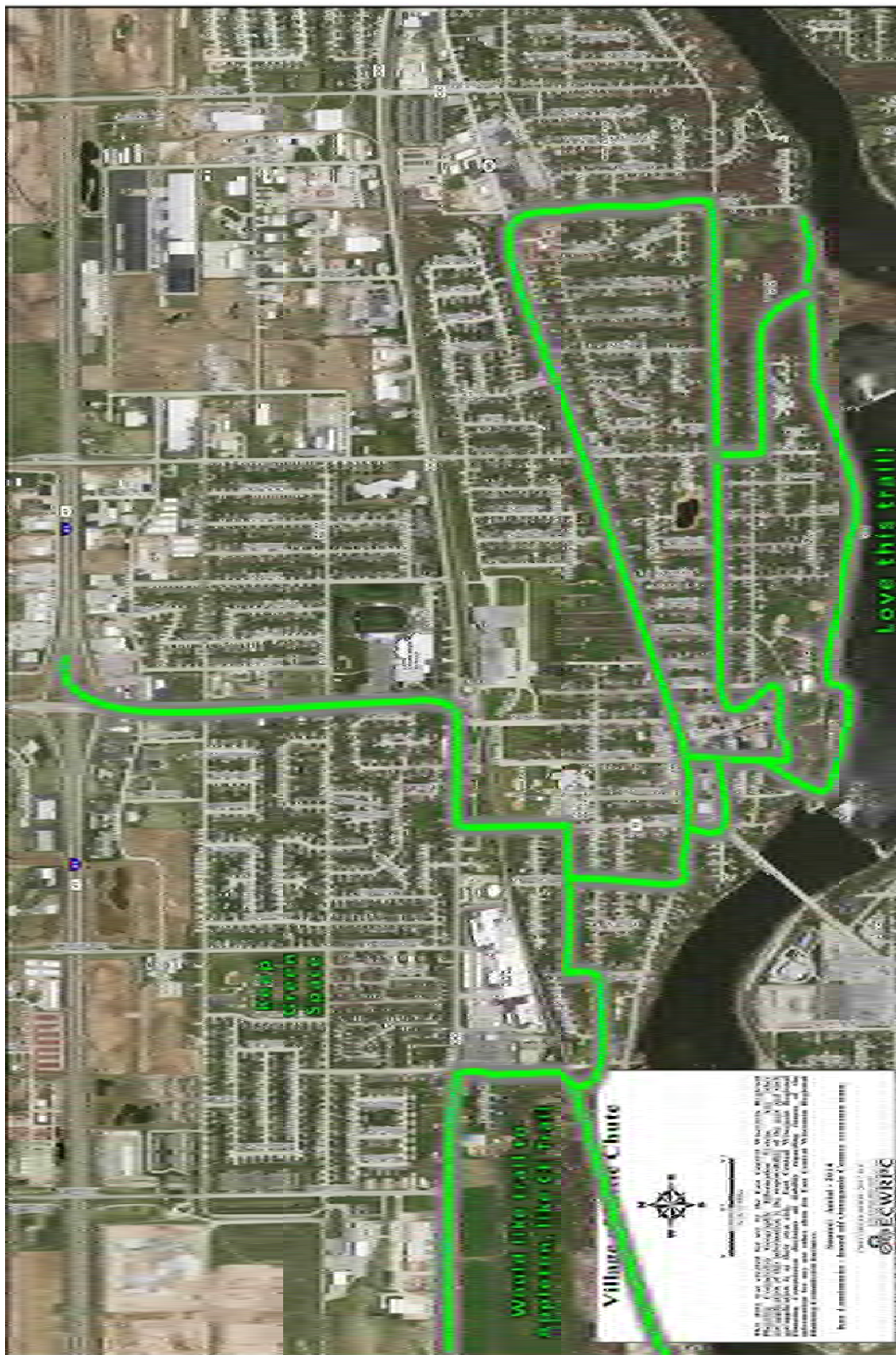
This mapping exercise asked participants to identify physical, social and economic nodes and the transportation “connections” that currently exist, or could be made better within the community or downtown. Participants were asked to use an aerial photo, colored markers and bright green stickers to identify places in the broader community that they work or live in, and the places/routes that they walk or bike. People were asked to give consideration to how these areas could be better linked to the downtown environment. It was explained that these ‘connections’ could mean one of any number of things as it relates to the geography of the community and so the following questions were posed in order to get participants thinking.

- Where are you coming from and going to? How do you get there?
- How can these routes be improved?
- What safety concerns exist for drivers, bicyclists, and pedestrians and how can they be fixed?
- Are there areas which have economic or social connections that would benefit from increased physical connectivity?
- What travel mode would best make the connection?
- What relationships/connections already exist that could be improved?
- Are there gaps in accessing the downtown?
- Are good visual connections or clues established to build awareness of downtown?

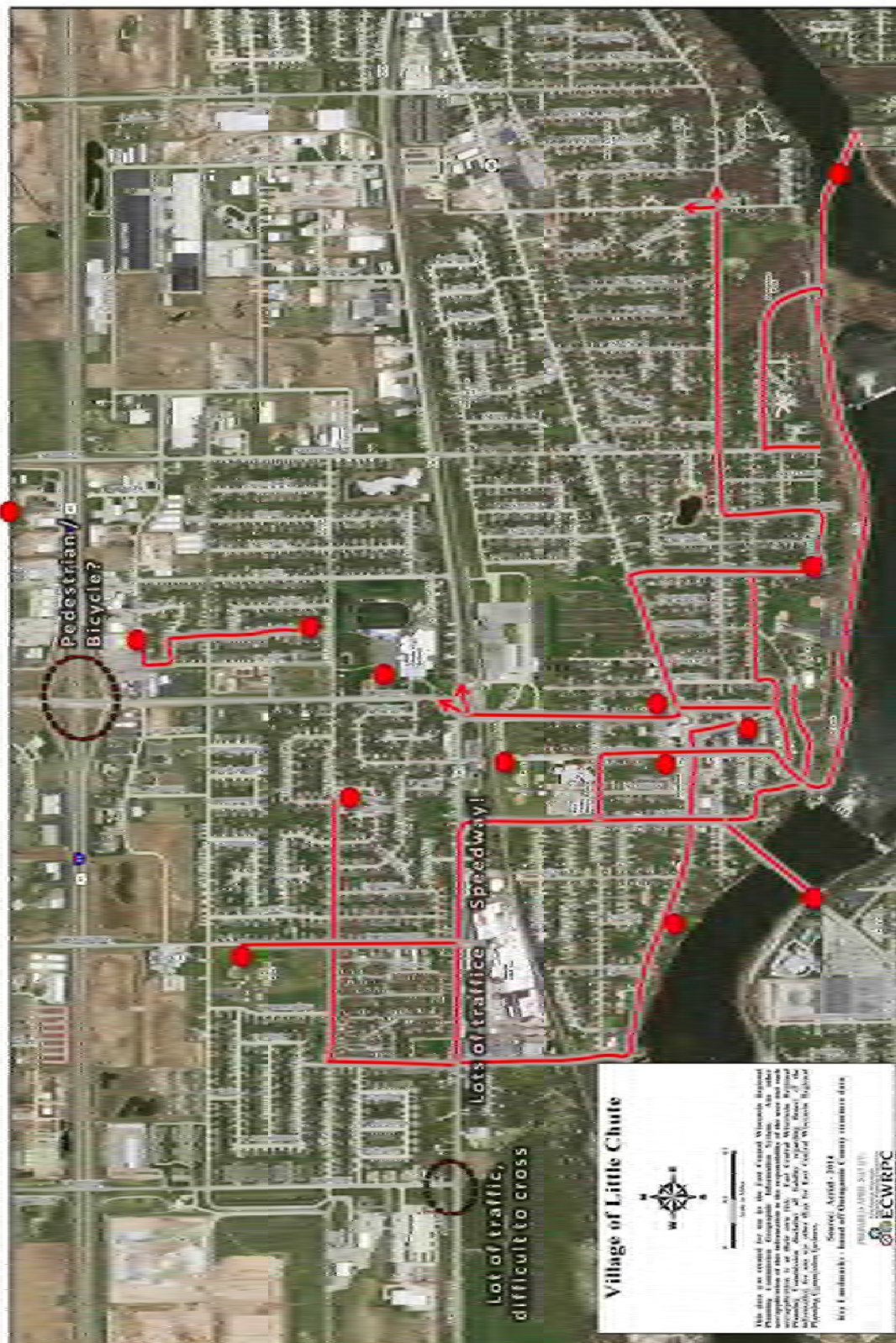
### ***Analysis and Observations***

A wide variety of written responses were made on the aerial photograph. Given the high level of participant engagement for this exercise, the air photo was swapped out for a clean one several times during the workshop. The data that was generated is shown in those three maps (Maps 3, 4 and 5) for clarity purposes and then a fourth composite image is shown in Map 6.

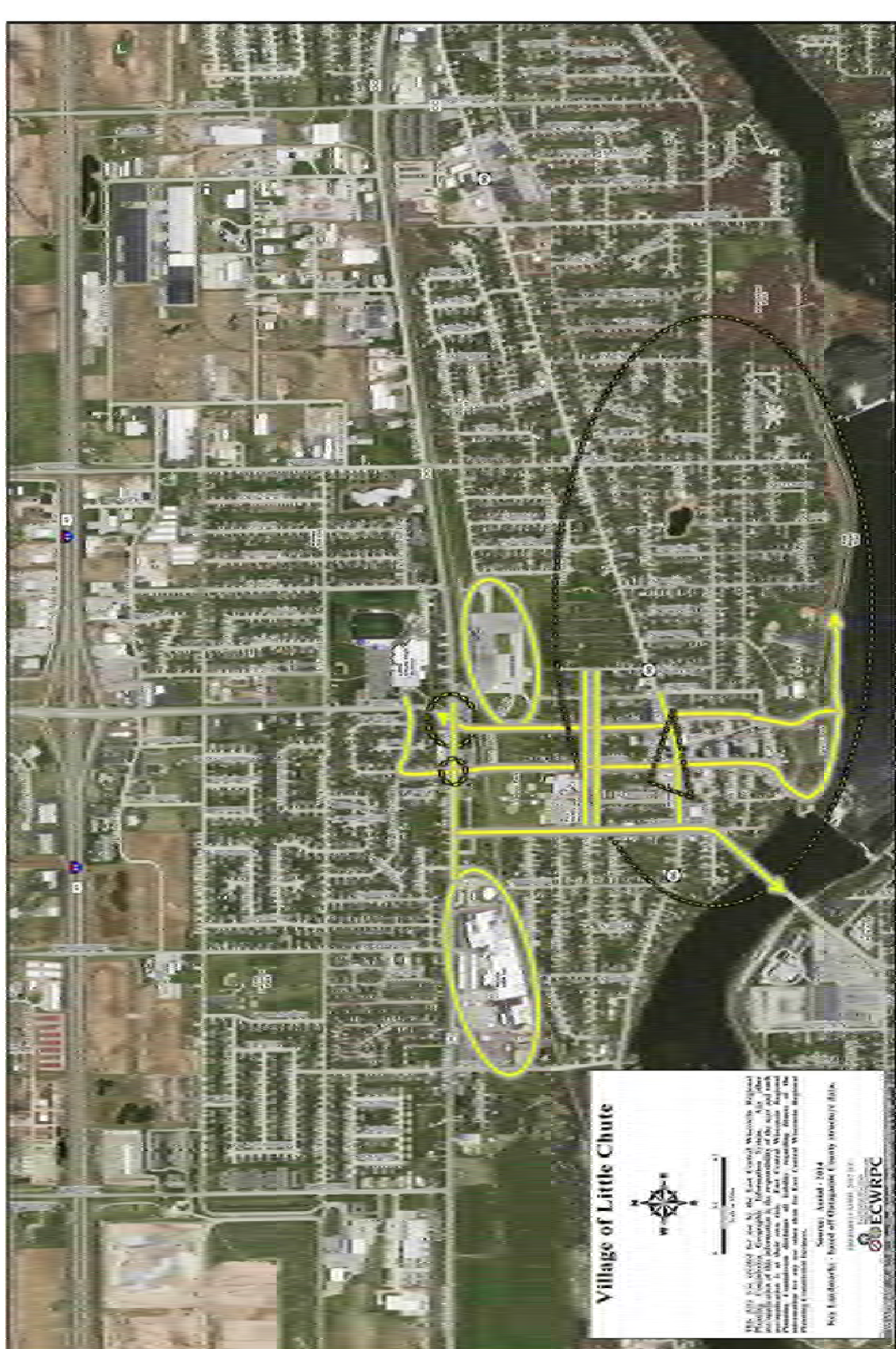
2-5



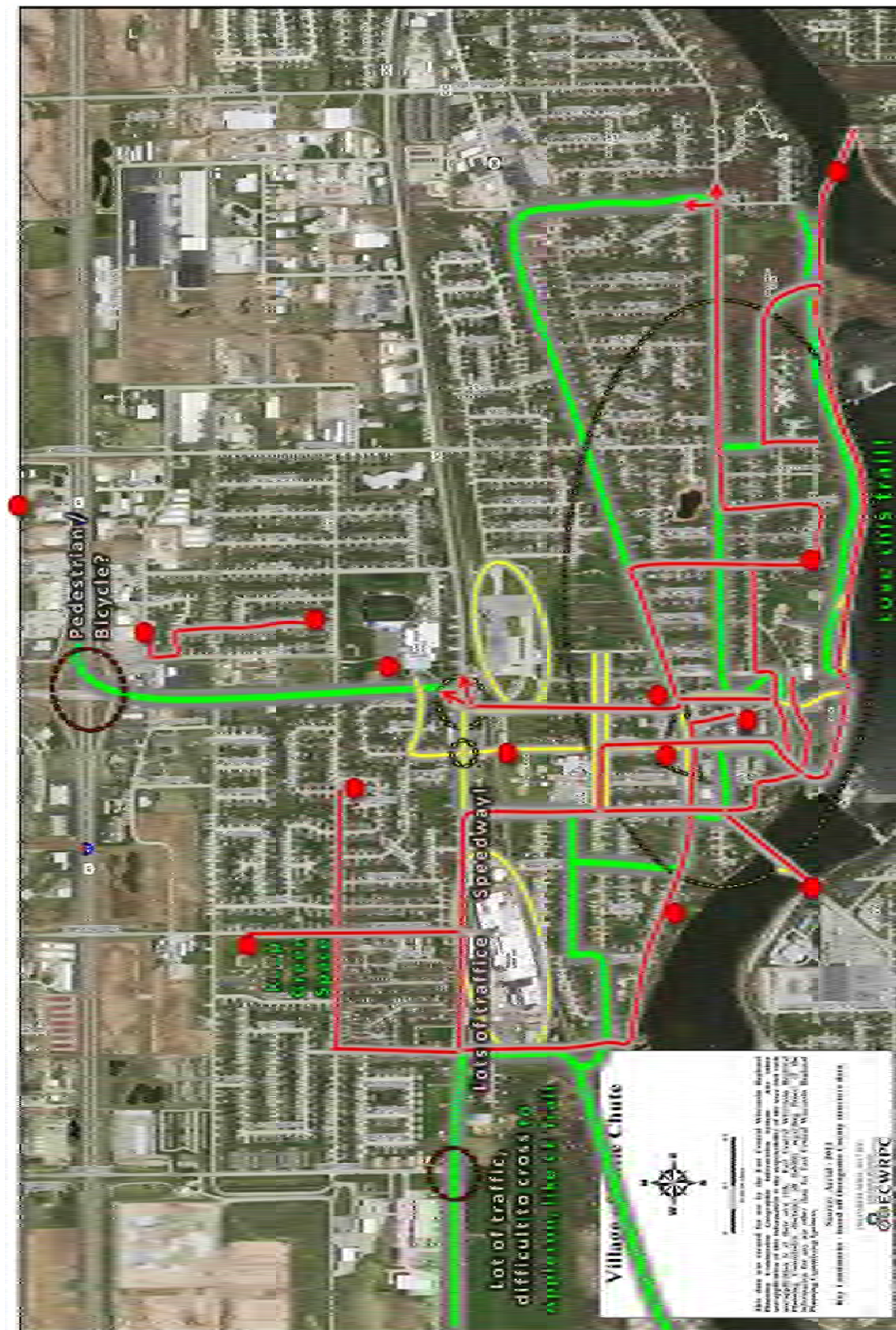
Map 4: Connect The Dots #2



Map 5: Connect The Dots #3



*East Central Wisconsin Regional Planning Commission*

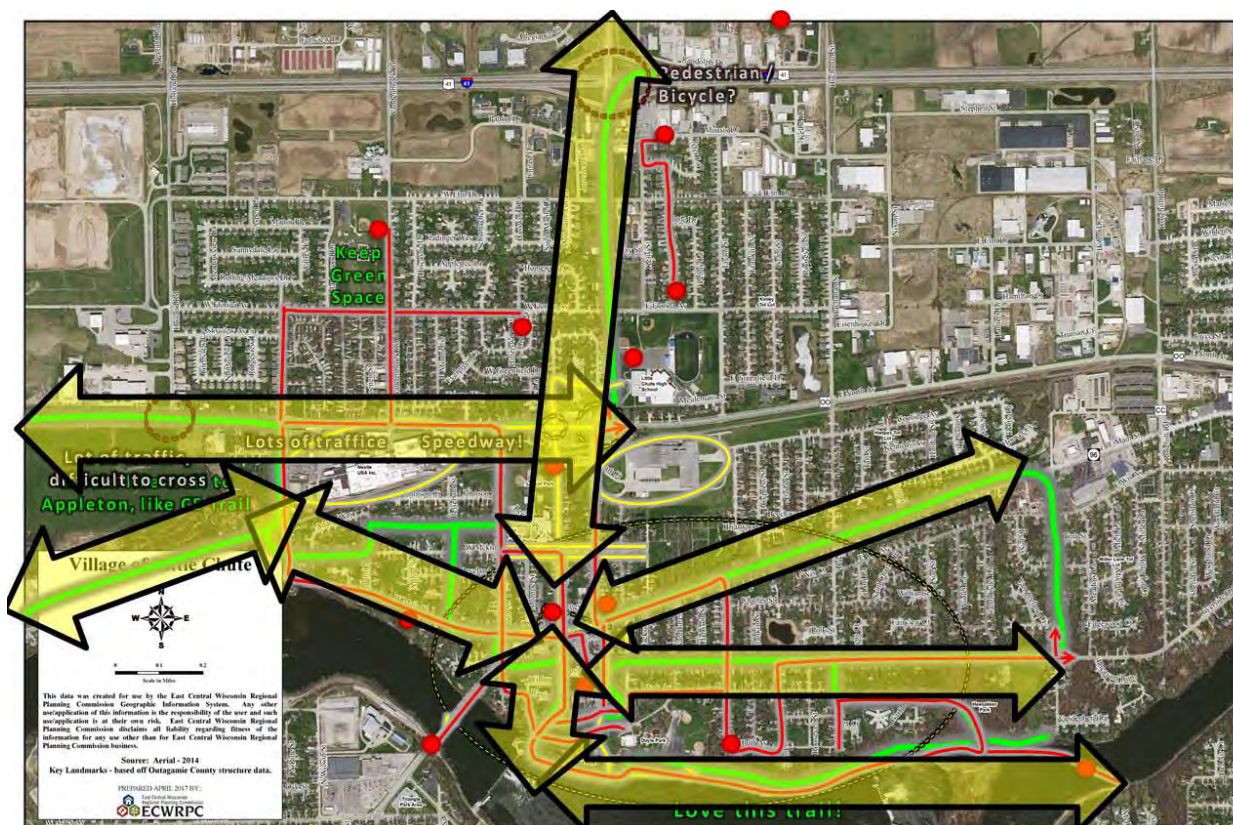


The mapped responses show a number of concerns and needs with respect to connectivity within the community and downtown. A number of road segments were highlighted based on concerns for biker/pedestrian safety in areas of high vehicular traffic including the CTH OO (North Ave.) corridor, particularly its intersection with CTH N (Freedom Road). Additional concerns were noted with crossing the CTH N interchange at Interstate 41. With more development occurring north of I-41, better accommodations may be needed to link downtown and employment centers with those growing areas.

Opportunities for more connectivity between surrounding areas and the downtown were also noted along the riverfront, with the idea of perhaps using it to connect downtown Little Chute with other communities' downtowns. Connections were also noted with areas of existing business and industry near I-41 and the Nestle and Crystal Print plants which are closer to downtown.

Further examination of the mapped response patterns show a generalized “radial” system of connectivity (Map 7). These “radial corridors” may offer the most ‘bang for the buck’ in terms of improvements and overall use by the community. Reinforcing and leveraging these corridors’ “connectedness” to the downtown also needs to be considered in terms of safety, navigation and wayfinding. The development and implementation of a Complete Streets policy may also be warranted for these corridors.

**Map 7: “Radial Corridors”**



### Exercise #3: Takin' Care of Business

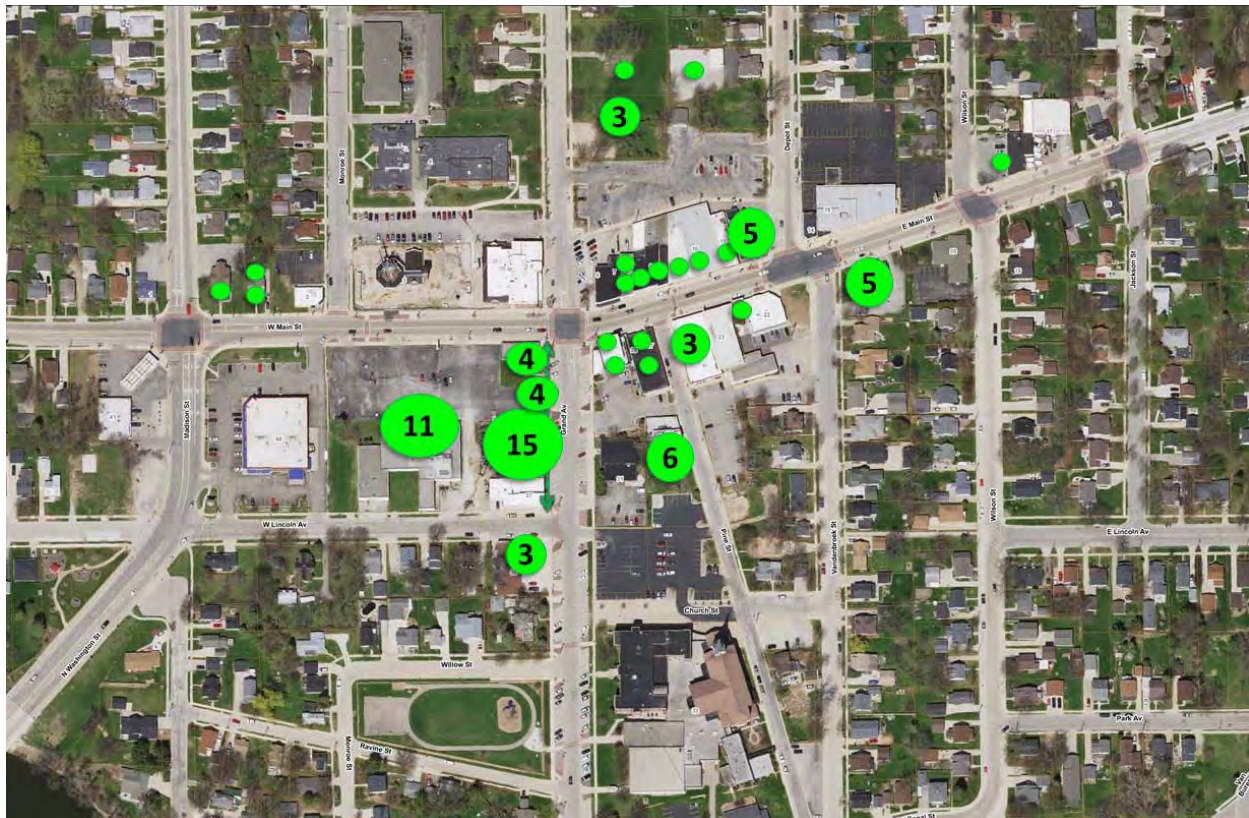
#### ***Exercise Description***

This mapping exercise allowed participants to identify specific buildings within the downtown that could be improved upon in terms of looks or use. The downtown has many structures within it, however; few of the old, historic details remain. Many buildings' exteriors were remodeled over time or new buildings were constructed that promoted the style of architecture at the time. This creates some visual disarray within the downtown that could be improved upon. By having residents identify the specific buildings of concern, the Village can better assess issues and opportunities associated with each structure.

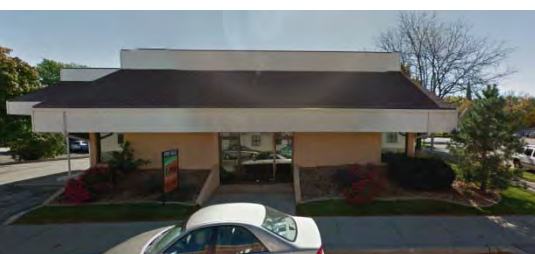
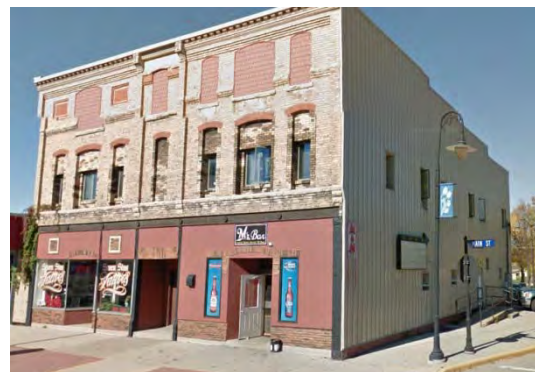
#### ***Analysis and Observations***

A total of 77 responses were received from participants on this exercise as shown in Map 8. Unfortunately, nearly every structure within the existing downtown was marked for needing some degree of improvement.

**Map 8: Takin' Care of Business Results**



**Figure 4: Top Ranked Buildings with Needs**



About five different structures (Figure 4) gained the most votes out of any of those needing attention. These structures include:

- the Weenie's Still and adjacent building (15 votes);
- the former Save-A-Lot site (11 votes);
- Pine Street Bar (6 votes);
- M&M Bar (5 votes); and
- 201 W. Main Street building (5 votes).

The results of this exercise should be used by the Village to assess programmatic solutions for individual buildings, whether it is through voluntary efforts that utilize local grant/loan funding, to full scale land acquisition and re-development of the properties that need to be improved or cleaned up.

#### **Exercise #4: 'House' the Market?**

##### ***Exercise Description***

This individual survey and mapping exercise was designed to seek input on the types and styles of housing development that might be most appropriate for downtown (or near downtown). A rating sheet was used to measure participants' views on a variety of housing options and styles. A follow-up question was then posed as to where they feel this type of residential development is best suited within the downtown environs.

##### ***Analysis & Observations***

A total of 8 responses were provided on the preference survey forms and are summarized in Table 2 and Figure 5 on the following pages. Of these responses, several did not express a preference for each of the four housing options (marked with an "n/a") and therefore these results are excluded from the average score calculation.

**Table 2: Housing Preference Responses**



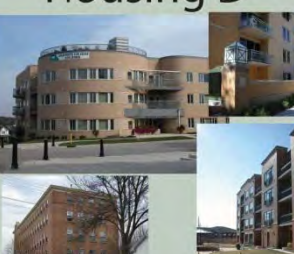
| Option / Response # | Response 1 | Comment  | Response 2 | Response 3 | Response 4 | Response 5 | Response 6 | Comment                  | Response 7 | Response 8 | Comment                   | Total Responses | Total Score | Average Score |
|---------------------|------------|--|------------|------------|------------|------------|------------|--------------------------|------------|------------|---------------------------|-----------------|-------------|---------------|
| Housing A           | 4          | West of Madison                                      | n/a        | 3          | 4          | 0.5        | n/a        |                          | 4          | 1          |                           | 6               | 16.5        | 2.8           |
| Housing B           | n/a        |  | 3          | 4          | 3          | 0.5        | 4          | European style preferred | 2          | 0          |                           | 7               | 16.5        | 2.4           |
| Housing C           | 2          | Corner of Main & Madison                             | 3.5        | 1.5        | 3.2        | 2.75       | n/a        |                          | 1          | 4          |                           | 7               | 17.95       | 2.6           |
| Housing D           | 4          | Senior living on Grand Ave. across from Civic Center | n/a        | 0          | n/a        | 1.25       | n/a        |                          | 0          | 3          | Not next to single family | 5               | 8.25        | 1.7           |

Figure 5: New Housing Design Preferences

## DESIGN PREFERENCE SURVEY: Residential Types

Table # \_\_\_\_\_

Please indicate your preference for each building type by placing an 'X' on a ranking from 0 - 4. Also, feel free to add explanations/comments in the space provided.

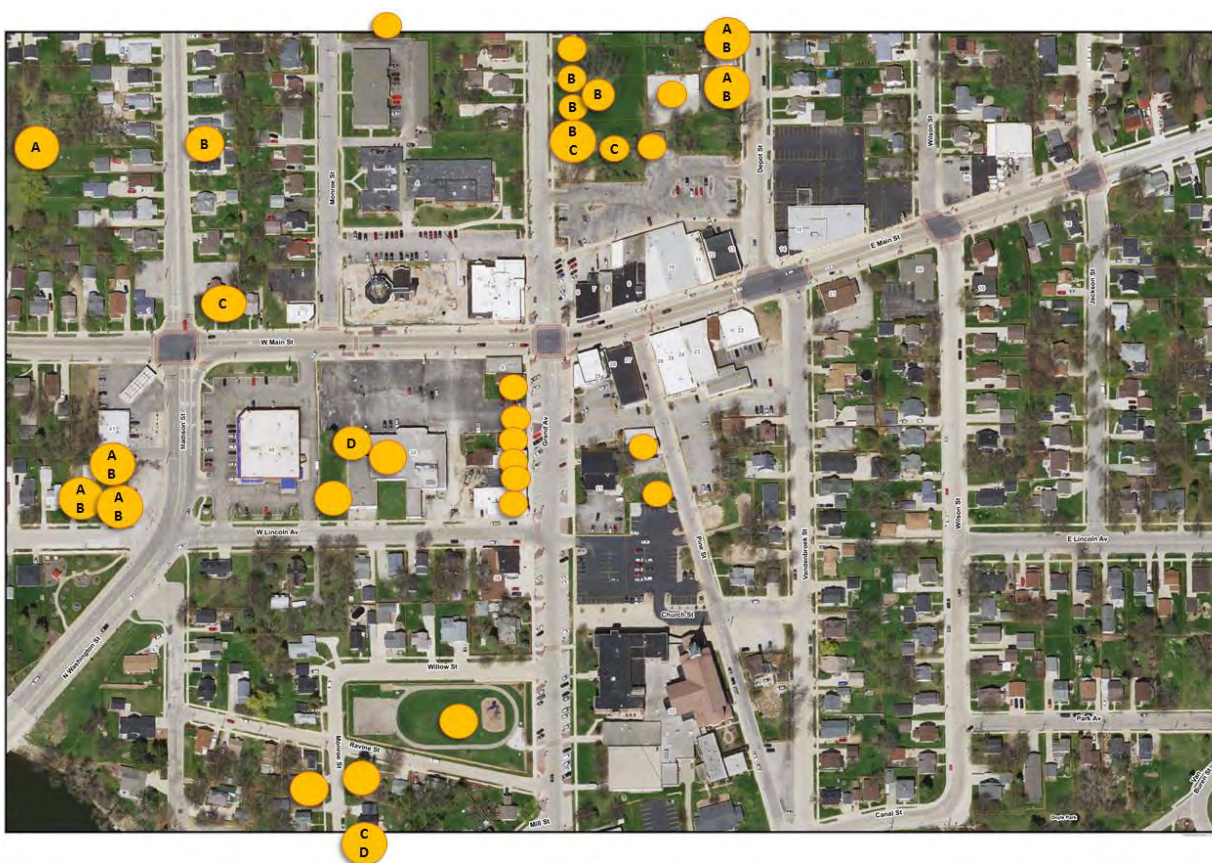
|  |   |  |
|--|---|--|
| <h3>Housing A</h3>    | <h4>Single Family Housing:</h4> <ul style="list-style-type: none"> <li>• 1 or 2 story single family houses</li> <li>• Attached or detached garages accessed off of streets or alleys</li> <li>• Lots sizes compatible to surrounding neighborhood</li> <li>• Street widths and patterns appropriate to scale of lots with sidewalks throughout</li> <li>• Housing type might be integrated with limited amount of duplexes, or townhouses in appropriate locations</li> </ul>   | <p>4 More of this type</p> <p>3 <b>X</b></p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p> <p><b>Average Score = 2.8</b></p> |
| <h3>Housing B</h3>   | <h4>Attached Single-Family Housing:</h4> <ul style="list-style-type: none"> <li>• Most buildings are 2 -3 stories</li> <li>• Includes duplexes &amp; townhouses (rowhouses)</li> <li>• Garages accessed by either streets or alleys</li> <li>• Building and lot configurations may be clustered to promote open space</li> <li>• Buildings set closer to sidewalk</li> <li>• May be mixed with single-family or small multi-family housing</li> <li>• May be adjacent to commercial uses</li> </ul>                     | <p>4 More of this type</p> <p>3 <b>X</b></p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p> <p><b>Average Score = 2.4</b></p> |
| <h3>Housing C</h3>  | <h4>Small Multi-Family Housing:</h4> <ul style="list-style-type: none"> <li>• 2 to 4 story buildings</li> <li>• Wide variety of building designs</li> <li>• Parking typically provided on surface lots, garage courts, and underground</li> <li>• Garages accessed from streets, alleys or private drives</li> <li>• May be mixed with townhouses or larger multi-family housing</li> <li>• Some commercial uses may be found on the ground floor in some locations</li> </ul>  | <p>4 More of this type</p> <p>3 <b>X</b></p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p> <p><b>Average Score = 2.6</b></p> |
| <h3>Housing D</h3>  | <h4>Larger Multi-Family Housing:</h4> <ul style="list-style-type: none"> <li>• 3 to 8 story buildings</li> <li>• Large scale buildings on large lots may include large multi-building complexes</li> <li>• Parking typically provided on surface lots and underground parking</li> <li>• May be mixed with small multi-family housing</li> <li>• Commercial and retail uses might be found on the ground floor at some locations</li> <li>• May be adjacent to and mixed with commercial and employment uses</li> </ul> | <p>4 More of this type</p> <p>3</p> <p>2 <b>X</b></p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p> <p><b>Average Score = 1.7</b></p> |

Source: City of Madison Planning Division

Based on the rankings, it appears that some level of acceptance may exist for the incorporation of new, and perhaps higher density, housing within the downtown Little Chute area. Overall, none of the four housing types/styles ranked significantly higher or lower than the others, with the possible exception being Housing Option D (larger multi-family housing). The lower 1.7 ranking indicates that this type of housing may be of too large a scale in terms of its “fit” with the downtown environment. Rankings above 2.0 (and closer to 2.5) give an indication of moderate acceptance and therefore the Village should strongly consider opportunities during the master planning process for mixed used developments that have retail on the first floor and 2 to 3 additional stories for residential uses. Additional residential units ranging from smaller, denser, detached single family housing, multi-story townhouses, or 3-4 story apartment units should also be considered in a variety of locations within or near downtown.

When participants were asked “where should this/these housing types be located?”, a variety of responses were received as shown in Map 9. The conversion of several vacant lots to the north of downtown with higher density housing was emphasized. Other clusters of votes occurred at the former Save-A-Lot site and along Grand Avenue, and at the corner of Lincoln and Madison Streets, across from Walgreens.

**Map 9: New Housing Location Preferences**



## **Exercise #5: Workin' for a Livin'**

### ***Exercise Description***

Imagine that a medium to large-size employer was interested in locating their offices in, or near, downtown Little Chute. The new jobs and economic impact on the downtown may be looked at as beneficial, but where would such a development go? This mapping exercise was designed to help identify vacant or underutilized properties that could accommodate new development opportunities similar to this scenario. Participants simply placed colored stickers, or drew line-work, on an aerial photo of the downtown environment to indicate their location preferences.

### ***Analysis & Observations***

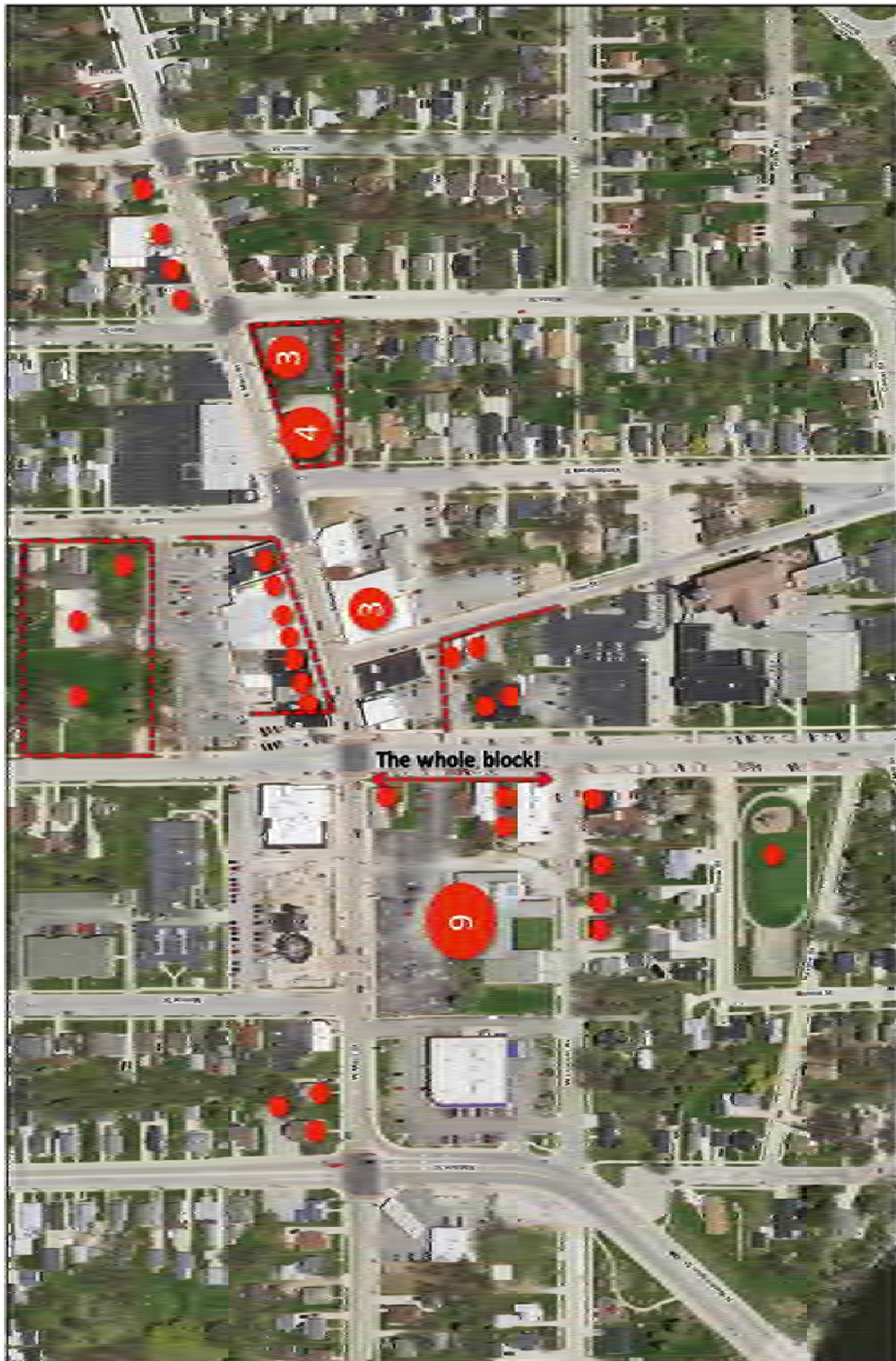
The results from this exercise somewhat mirrored those in from Exercise #3 (Takin' Care of Business), in that many of the same buildings noted for aesthetic or use improvements, are the same ones identified for potential redevelopment to a more intense business use.

As shown in Map 10, a variety of locations were identified for potential redevelopment in order to accommodate a major corporate office type use. Several strong clusters of responses were noted at the following six locations:

1. The former Save-A-Lot site, including lands fronting Grand Avenue;
2. The large, single story structure at the southeast corner of Main Street and Pine Street which currently houses a dentist, bakery and other uses;
3. Lands immediately along the north side of Main Street between Grand Avenue and Depot Street;
4. The primarily vacant lands to the north of Main Street, between Grand Avenue and Depot Street;
5. Lands located immediately along the south side of Main Street between Vandebroek Street and Wilson Street, and;
6. The northeast corner of Main Street and Madison Street (CTH N).

During the master planning process, the Village should examine each of these sites in more depth to better understand the opportunities and challenges with siting such large scale structures.

**Map 10: Potential Office/Retail Re-Development Areas**



## **Exercise #6: Big Ideas!**

### ***Exercise Description***

This exercise used a large scale aerial photo of the downtown area and asked participants to share their “big ideas”. A series of questions was posed to help guide responses:

- What transformational, visionary, or ‘game-changing’ thoughts do you have for the downtown that could position it well for the future?
- Should major improvements or system-wide changes be made in the transportation system?
- Should specific areas of land be set aside for environmental or recreational purposes?
- Should a major land-use be sought for a particular area of the downtown which could grow the local economy or foster tourism?
- What areas of downtown could be improved through “placemaking”?

No limitations were set on the nature, scale, or cost of the ideas as the purpose was to simply generate a list of possibilities. The exercise was intentionally designed to inspire the community member to think outside of the box and bring forward any idea that they feel is important.

### ***Analysis and Observations***

This exercise generated a fair number of graphic (mapped) and written responses. Ideas ranged from:

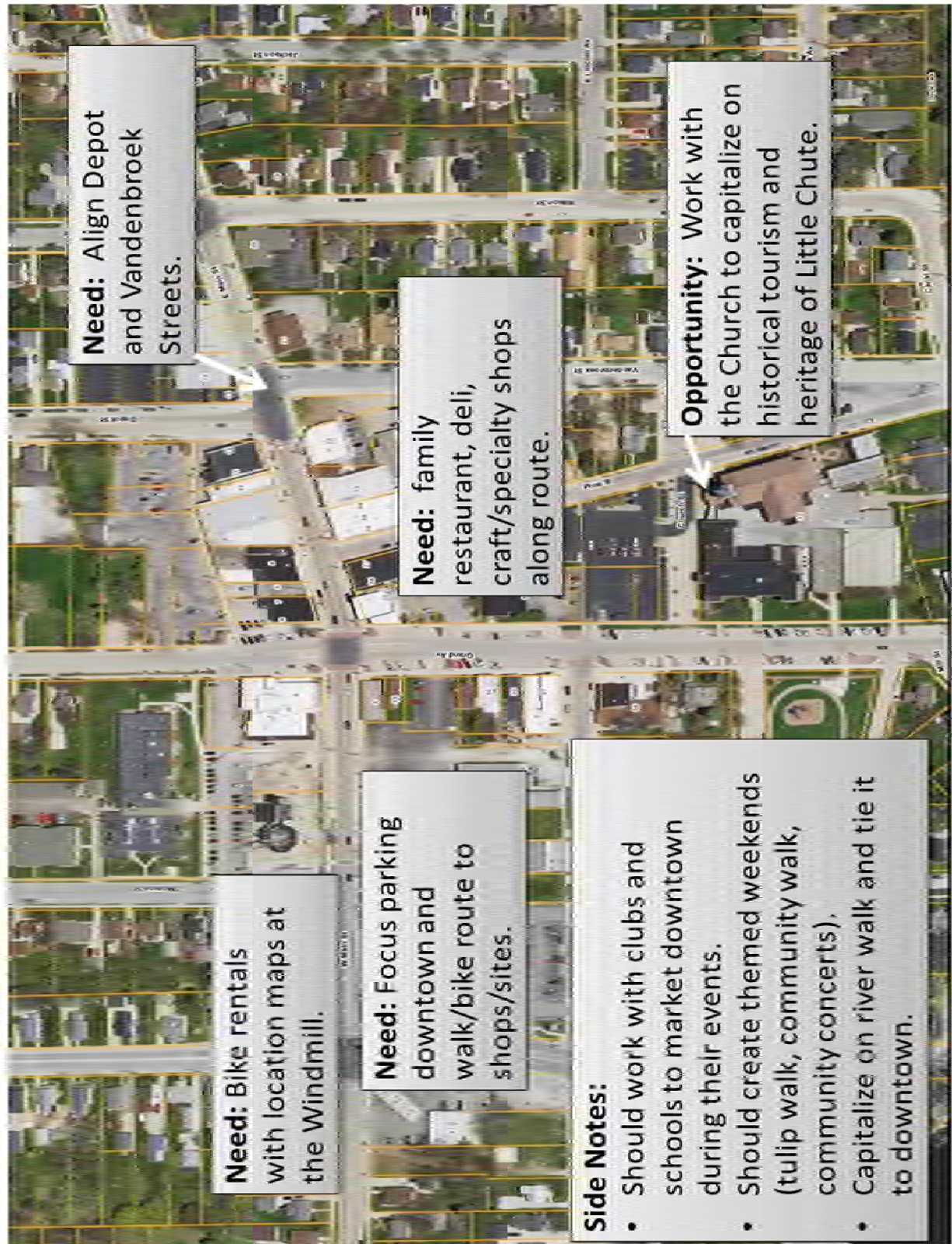
- The creation of a localized trolley system to take people around downtown and to key destinations (Map 11).
- A list of specific improvements that will reinforce the downtown’s identity and cultural heritage and infrastructure (Map 12).
- In four other cases, detailed sketches were made for the redevelopment of specific portions of Main Street (Maps 13 through 16).

These sketches include ideas for the reconfiguration of business areas and parking areas among other things. Additionally, several example pictures were provided that can offer up design cues. These materials are included in the Appendix. These ideas should be reviewed in detail by Village staff and officials as to their potential for future consideration in planning and redevelopment activities.

### Map 11: Big Ideas #1



Map 12: Big Ideas #2



Map 12: Big Ideas #3



Map 13: Big Ideas #4



Map 14: Big Ideas #5



Map 15: Big Ideas #6





## **APPENDICES**

# 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)



growth

community  
identity

parking

collaboration

downtown

public services

Fox River

placemaking

downtown  
image

jobs

history

housing  
needs

bicycle  
accommodations

pedestrian  
safety

Hosted by:



retail  
development

commercial  
development

arts

events

## FOR IMMEDIATE RELEASE:

April 3, 2017

### **Little Chute to Hold Public Visioning Workshop on Future of Downtown**

The Village of Little Chute is seeking input from residents, business owners, and others on the future of its downtown. Working with East Central Wisconsin Regional Planning Commission, the Village will be seeking opinions and ideas about its downtown as part of a public visioning workshop, held in an “open house” format, on **Wednesday, April 26<sup>th</sup>, 2017 from 5:30 p.m. – 7:00 p.m.** in the Village Board Room (Windmill Plaza entrance) at 108 West Main Street. No pre-registration required.

Village and East Central staff will walk participants through a series of quick, thoughtful and highly visual exercises which are meant to stimulate and document ideas and concerns about downtown. Thoughts regarding community identity, transportation, housing and business re-development opportunities, as well as ideas for transformative change will help lay the groundwork for a more detailed Downtown Master Plan. Participants are encouraged to stop in, even if only for 10 or 15 minutes, to share their thoughts and ideas.

*\*Event poster included as additional information*

For more information contact:

James Fenlon, Village of Little Chute Administrator at 920-788-7380

**"No Small Plans" – Downtown Visioning Workshop - April 26, 2017"**



**PLEASE SIGN IN**

| NAME        | ADDRESS            | E-MAIL ADDRESS |
|-------------|--------------------|----------------|
| mike Lloyd  | 3401 Streamview Ln |                |
| Elyse Lloyd | Appleton 54913     |                |
|             |                    |                |
|             |                    |                |

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"No Small Plans" – Downtown Visioning Workshop - April 26, 2017"



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|                  |                         |                          |
|                  |                         |                          |
|                  |                         |                          |

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| NAME              | ADDRESS                                | E-MAIL ADDRESS |
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| David Peterson    | 1901 Roosevelt St<br>Little Chute, WI  |                |
| Deb Smith         | 505 Grand Ave. L                       |                |
| Mike Vandenberg   | 477 Sanatorium Rd<br>Kaukauna WI 54130 |                |
| John Jordan       | 1121 Cypress St.                       |                |
| Taryn Van Lankeet | 627 W. Main St.                        |                |

gobel

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**"No Small Plans" – Downtown Visioning Workshop - April 26, 2017"**



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| NAME                | ADDRESS           | E-MAIL ADDRESS |
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| Don Krueger         | 600 E Plunder Ave |                |
| Adam Dreest         | 706 Park Ave      |                |
| David Gaskill       | 123 Main St       |                |
| Bill & Jackie Peery | 721 Monroe L.C.   |                |
|                     |                   |                |

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| Lori Vanderloop | '' ''  |                |
| KAREN TRACHTA   | Schwartz Ln                                    |                |
| Dix DeSnoot     | 400 Kudinger Way                               |                |
| Lynn Vandenberg | W. North Ave                                   |                |

"No Small Plans" – Downtown Visioning Workshop - April 26, 2017"




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| ROB PETERSON      | 401 APPLETREE LAVE<br>LITTLE CHUTE, WI |                |
| Anndee Vosters    | 604 Pierce Ave<br>Little Chute         |                |
| Ladum Tantenbury  | 1014 W North<br>L.C                    |                |
| Vicky Earle       | 526 Buchanan St<br>L.C                 |                |
| Harriette Janssen | 833 Cypress St<br>Little Chute         |                |

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David Albrecht, Vice-Chair  
Eric Fowle, Secretary-Treasurer

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