



Village of Little Chute Context

- Established 1848
- Fox River Community
- Neighbors -City of Appleton and City of Kaukauna
- Approximately 11,000 residents
- Equalized Value of \$898M
- Thriving Commercial/Industrial Sectors
- Little Chute Windmill
- Member of WEDC Connect Community
- Central Business District has its own zoning code
- Downtown Planning is not new
- 2003 Main Street – ACPA Excellence Award



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Our Brand – The Little Chute Windmill



- Efforts started in 90's
- 501 c3 – Raised \$4.5M
- Officially opened in 2015
- Open April to November
- Thousands of visitors annually
- Windmill was the catalyst for village action in the 2000's



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Central Business District Policies

- 2009 Design Review Manual is codified
- 2009 Design Review Board is established
- 2009 Façade Loan Program established (\$150k)
- 2017 Downtown Master Plan Updated
- 2018 Sign Grants



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Future Policy Goals

- Increased assistance in façade planning
- Grants for architectural services
- Create direct visual connection to Fox River
- Business Incubator Space
- 3P efforts on business plans



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Results – Adherence to Design Review Manual



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NORTHPOINTE
DEVELOPMENT CORPORATION

EXCEL
EXCELLENCE IN COMMUNITY DEVELOPMENT

1 EAST ELEVATION
100' W. SIDEVIEW

2 SOUTH ELEVATION
100' S. SIDEVIEW

3 SOUTH EASTERN PERSPECTIVE
100' S.E. SIDEVIEW

4 NORTH ELEVATION
100' N. SIDEVIEW

5 WEST ELEVATION
100' W. SIDEVIEW

New 4 Story Senior Living Building Elevations - Little Chute, WI

- 1) Review and verify finish
- 2) Verify that finish is consistent with architectural and interior design
- 3) Verify that finish is consistent with architectural and interior design
- 4) Verify that finish is consistent with architectural and interior design
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- 19) Verify that finish is consistent with architectural and interior design
- 20) Verify that finish is consistent with architectural and interior design

Results – Adherence to Design Review Manual

BAYLAND
 BAYLAND BUILDINGS
 1000 W. WISCONSIN ST. SUITE 100
 MILWAUKEE, WI 53233
 PHONE: 414.224.1100
 WWW.BAYLANDBUILDINGS.COM

PROPOSED BUILDING FOR:
 17-9870
 WISCONSIN, COUNTY OF *

LEGEND

- EXISTING BUILDING
- EXISTING LANDSCAPE
- NEW LANDSCAPE
- NEW BUILDING
- EXISTING DRIVEWAY
- NEW DRIVEWAY

FOR CONCEPTUAL PURPOSES ONLY. REFERENCE
 FLOOR PLAN & ELEVATIONS FOR MORE INFORMATION

REVISIONS

NO.	DATE	DESCRIPTION
1	04/18/19	ISSUED FOR PERMIT

DATE: 04/18/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET: A2.0

Conclusion

- You must address core functions first (streets, safety, quality of life)
- Downtown Development is a marathon
- Determine what makes you unique – Brand
- Adherence to plans and policy
- Understand your audience
- Carrots work better than sticks