

AN UPDATE TO THE CITIZENS OF LITTLE CHUTE ON THE STATUS OF THE COMPLETION OF THE WINDMILL AND VISITORS CENTER PROJECT BY LITTLE CHUTE WINDMILL INC. AND THE DEVELOPMENT OF A NEW PROJECT ADDRESSING THE EXPANSION AND REMODELING NEEDS OF VILLAGE HALL BY THE VILLAGE.

**By: Don De Groot, President, Little Chute Windmill Inc.
Chuck Kell, Village Administrator**

As most citizens of the Village are aware, there is considerable work to be completed on the Little Chute Windmill and Visitors Center project and work was stopped on the project following Lift Day which was held on June 7th. The reason for this inactivity on the windmill project is that a private anonymous donor came forward in June with the idea of scaling back the Village Hall remodeling project that the Village Board previously borrowed \$1,300,000 to fund and offered a donation to the Village of \$1,000,000 toward a revised project for Village Hall that would include an approximate 4500 square foot expansion of Village Hall to the West that would include a new entrance to Village Hall and a Public Plaza area to be included between the Village Hall expansion and the proposed visitor center for the windmill project. This means that the Village would have \$2,300,000 available to acquire land, expand and remodel Village Hall and construct the public plaza. The aspects of this proposal called for the Village of Little Chute to acquire additional property that was owned by Little Chute Windmill Inc. and by a private landowner who owned the Salon Indulgence hair salon at 110 West Main Street immediately adjacent to the West side of the current Village Hall. Salon Indulgence was proposed to move and build a new building on available Village owned property on the corner of East Main Street and Vandebroek Street. Because of the property acquisition components of this proposal, it required Little Chute Windmill Inc. to put a hold on their construction activities until the details of the land acquisition and Village Hall expansion and remodeling project could be developed, reviewed, and analyzed by the Village staff and Village Board, who would ultimately have to agree and approve of this new development concept and acceptance of the donation tied to the expansion concept for the Village Hall project. The Village staff worked with an architect to develop these concepts from June through October of this year with updates presented to the Village Board in Closed Sessions of the Board on June 2nd and August 22nd relative to the status of property negotiations to potentially acquire property from Salon Indulgence and Little Chute Windmill Inc. that were the key component for the project having any possibility of moving forward. In early October the Village was informed that all parties were in agreement relative to the financial negotiations and details of the projects. The Village Board authorized staff to move forward with presenting the project to the public to gauge citizen reaction to the proposal. On October 25, 2012 the Village Administrator conducted a Public Information Meeting at the Civic Center on the entire development proposal involving the Village, the owners of Salon Indulgence, and Little Chute Windmill Inc. that was attended by approximately 50 citizens. The public reaction and input regarding the project was extremely positive and in favor of the involved parties moving forward with the project. The Village Board met in Closed Session on October 30, 2012 for a final review of the

land purchases and sales involved among the parties and approved resolutions in Open Session at the same meeting authorizing the various land transactions necessary for the project. On Monday, November 5, 2012 all parties and their attorney's met at Village Hall and a series of simultaneous real estate closings took place to finalize the property acquisitions and transfers required for the overall plan to be implemented.

The Salon Indulgence new salon should be under construction on East Main Street by the week of December 17th. Little Chute Windmill Inc. is in the process of completing their construction plans for the Visitors Center and completion of the Windmill, and should be back under construction by May 1, 2013 and the Village will be working on the design and architectural drawings for the Village Hall expansion over this winter and early spring and is projected to have the Village Hall expansion and remodeling project under construction by summer of 2013.

A breakdown of the Village Hall Renovation / Expansion Cost Estimates and Funding Sources that was presented to the public at the Public Information Meeting is shown below. Attached is a copy of the Conceptual Site Rendering for the overall project, a Conceptual Elevation Drawing of the 100 block of Main Street when completed.

The Village is aware that their budget and available funds will be very tight for this project and it may ultimately result in the need to conduct some type of fundraising effort to complete the Public Plaza feature of the project. A more concise picture of the fiscal elements of the project will evolve as the detailed architectural, design and construction details of the project are developed in the coming months.

<i>Village Hall Renovation/Expansion</i>			
COST ESTIMATES		FUNDING SOURCES	
\$700,000 - \$800,000	Village Hall Remodeling	\$1,300,000	Borrowed Funds (August 2011)
\$1,200,000	Village Hall Expansion	\$1,000,000	Anonymous Donation
\$500,000	Property Acquisition	\$150,000	Facility/Technology Reserves
\$200,000	Public Plaza		
\$2,600,000 - \$2,700,000	Estimated Project Costs	\$2,450,000	Total Funding Sources
		\$150,000 - \$250,000	Plaza Fundraising Campaign

