



Menasha

Memorandum

TO: Common Council
FROM: Mayor Merkes 
SUBJECT: Menasha Attributes
DATE: 12 May 2011

I was encouraged to read in the City Guide about the high quality of life and lower than average cost to do business in the here. There are many things to consider when choosing a place to call home or start your business. Menasha offers a wide range of housing options, jobs in diverse fields, great schools, and numerous recreational opportunities, in a friendly atmosphere. The City Guide provided an overall picture for the Fox Valley. Menasha has many assets to highlight beyond what they were able to print.

Schools

Menasha residents benefit from excellent educational choices at every level – public and private, elementary, high school and post-secondary. The Menasha Joint School District educates over 3,600 children at seven locations. Kindergarten classes for 4-year-olds give hundreds of youngsters an important head start in their education, and the renowned K-12 World Language Program (the only one in the Fox Valley) manifests Menasha's commitment to exposing students to various cultures. Menasha's after-school program offers activities that combine academic enrichment, one-on-one tutoring and varied recreational activities helping children to succeed academically in accord with measurable outcomes. The district is the home of the energetic Bluejay Brigade Marching Band boasting national awards and the Fox Valley Association Champion Football team in 2010.

Menasha is proud to be the home of UW Fox Valley. The campus is known to provide private university attention at the reasonable cost of attending a public university. Home to the Aylward Gallery, Perry Theatre, Barlow Planetarium, and Weis Earth Science Museum the UWFox campus is an enriching environment filled with fascinating programs and activities for people of all ages and areas of interest.

Employment

Long known to be a center of the paper and printing industry, Menasha continues to offer numerous family supporting jobs in those industries. Giants in the industry like SCA Tissue, Sonoco, and RR Donnelley are major employers in the community. Homegrown employers such as Advanced Tooling Specialists, Whiting Paper, & Earl Litho remain strong and growing. Menasha isn't just about paper; companies like Faith Technologies, Mc Clone Insurance, North Star Asset Management, Watters Plumbing, and Affinity Medical Group all call our community home.

Housing

Menasha is comprised of numerous neighborhoods with diverse housing opportunities. From the historic yet affordable homes of Doty Island to the luxurious homes of Woodland Hills. With an average price of a home in Menasha at only \$111,067 the opportunity of ownership is available to many. For those interested in a hands on approach; historic homes in need of a little love offer homebuyers opportunity to grow their investment in the property and neighborhood. On the eastern side of the community new construction offers a turnkey opportunity for a new home. Menasha is also blessed with numerous lakefront and riverfront homes affording that resort atmosphere year round for residents.

Cost of Living

The cost to live in a community is comprised of many things, while taxes tend to be what we focus on, fees and utilities play a large role in that total cost. Menasha is unique in the Fox Valley among cities having no special assessments for reconstruction of streets. Menasha's municipal electric utility saves the average customer \$15 every month on their electric bill. Menasha has no fee for residential garbage collection of 64 gallons or less weekly per parcel. Menasha's K4 & afterschool programs save families on child care costs. Menasha's convenient location central to Appleton, Oshkosh, and Darboy saves time and money with the high cost of transportation.

Looking at the total cost of living for an average \$150,000 home in Menasha and elsewhere in the Fox Valley shows that living in Menasha all things considered can be more or less expensive than our neighbors.

	C. Menasha Appleton Schools	T. Menasha Neenah schools	T. Menasha Menasha Schools	C. Neenah Neenah Schools	C. Menasha Menasha Schools	C. Appleton Appleton Schools
City Taxes	\$1,453	\$812	\$812	\$1,281	\$1,453	\$1,182
County Taxes	\$662	\$955	\$955	\$854	\$854	\$666
School Taxes	\$1,364	\$1,322	\$1,431	\$1,322	\$1,431	\$1,364
Total Taxes	\$3,479	\$3,089	\$3,198	\$3,457	\$3,738	\$3,457
Ave. electric cost (700kwh/month)	\$973	\$1,165	\$1,165	\$1,165	\$973	\$1,165
Storm Water Utility	\$75	\$100	\$100	\$84	\$75	\$125
Street Reconstruction	-\$95	-\$49	-\$49	-\$52	-\$95	-\$71
Trash Collection	\$5	\$145	\$145		\$5	\$26
Total	\$4,437	\$4,450	\$4,559	\$4,654	\$4,696	\$4,702

Recreation

Menasha is positioned incredibly well to capitalize on the continued popularity of silent sports. The city's location at the mouth of the Fox River water trail system, center point of the multi use Friendship Trail, and two wetland conservancy areas, offer endless opportunities for experiencing wildlife, fishing, biking, kayaking, snowshoeing, walking, and cross country skiing.

Downtown continues to emerge as a unique dining and specialty retail shopping district anchored by the premier marina in the Fox Cities. Events like the Farm Fresh Market, parades, and summer music series are making the downtown even more desirable as a place to live or work.

Menasha offers many opportunities to compete in team athletics, or be a spectator. Koslo Field is home to league baseball several nights a week, complemented by league softball at Jefferson Park overlooking the waterfront. Youth Sports offers numerous activities and opportunities. Tennis courts at many parks throughout the community offer convenient access for residents across the community. The Menasha pool offers a family friendly activity throughout the summer.

Value

The characteristics described above illustrate that the city of Menasha is providing value to its residents and businesses for the tax dollars they are investing in the community. That value should be considered in the broader context of how well we are serving the needs of our community. We are continually striving to improve the efficiency and effectiveness of our facilities, programs and services to deliver the best value and quality of life for our residents.