



Memorandum

To: Common Council
From: Brian Tungate, Director of Parks and Recreation
Kevin Englebert, Associate Planner
Date: April 27, 2016
RE: **Property Acquisition - 100 Fox Street (#3-00700-00)**

BACKGROUND

In 2015 the City of Menasha and City of Neenah Common councils met jointly to approve application for a Stewardship Grant facilitating a portion of the funding to construct two pedestrian bridges across the Fox River. Subsequently, the grant was awarded and fundraising and engineering commenced. Our engineering consultant for the Loop the Lake project, GRAEF Inc., has been designing two bicycle/pedestrian bridges, one in Neenah, one in Menasha, to connect existing trails through Doty Island. A sewage outfall structure exists that precludes using only the Mathewson Street right-of-way for the south landing of the Menasha bridge. Therefore, the bridge must be rerouted to either the east or west side of the right-of-way, and real estate needs to be acquired to make a cost-effective bridge design work. Due to the fact that the east side of the right-of-way is a vacant lot, city staff believes the location of the bridge on the east side is less invasive to the neighborhood and provides a safer, more aesthetically pleasing area for the bridge landing.

Furthermore, both the Park Board and the Common Council, directed city staff to identify potential areas for future trail users to park vehicles when utilizing the trail. With the realization that property outside the ROW would be required for the bridge at Mathewson Street, utilizing a portion of the lot at 100 Fox Street for the installation of parking in addition to the trail would likely be beneficial to the project. Staff has requested GREAF provide options for utilization of the entire lot, two concepts accompany this memo.

FISCAL IMPACT

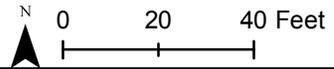
The currently assessment of the property at 100 Fox Street is \$40,000. However, staff has reason to believe the assessed value will likely decrease based on the fact that the lot is likely unbuildable pursuant to our current zoning standards. The presence of two front yard setbacks, a 50' shoreyard setback, and the floodplain ordinance requirements would make the construction of a single family home without a variance extremely difficult. We have discussed the possibility of purchasing this lot with the property owners of 100 Fox Street.

RECOMENDATION

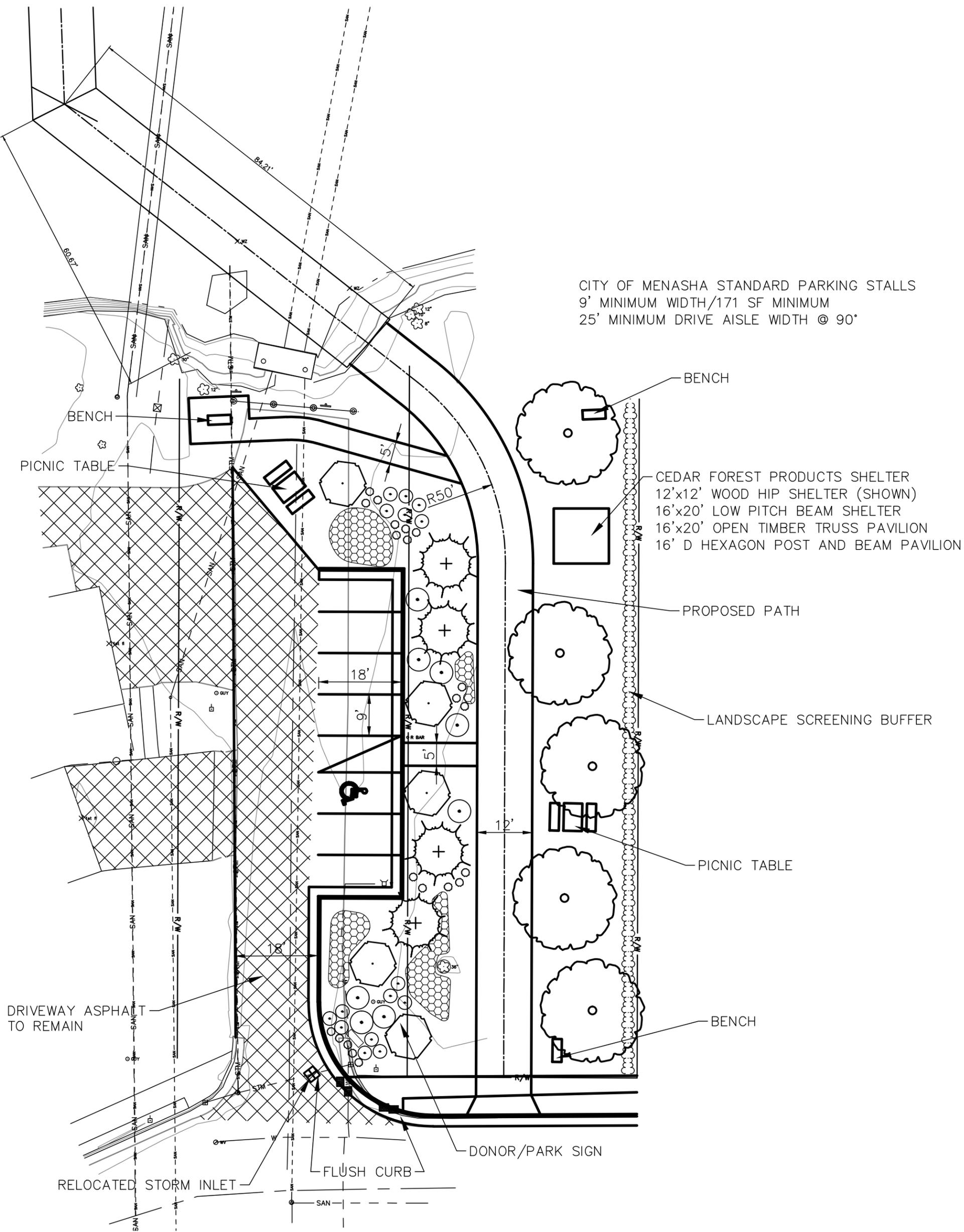
The Plan Commission has recommended acquisition of the lot to the Common Council based on the proposed use of the property and the effects on the neighborhood. The Park Board also supports the purchase of 100 Fox Street by the City of Menasha. City staff has discussed the possibility of purchasing this lot with the property owners.

City staff is requesting the authority to purchase the lot. If this request is approved, our intention is to bring back a budget amendment with the funds for the purchase anticipated to come from the Parkland Dedication Fund.

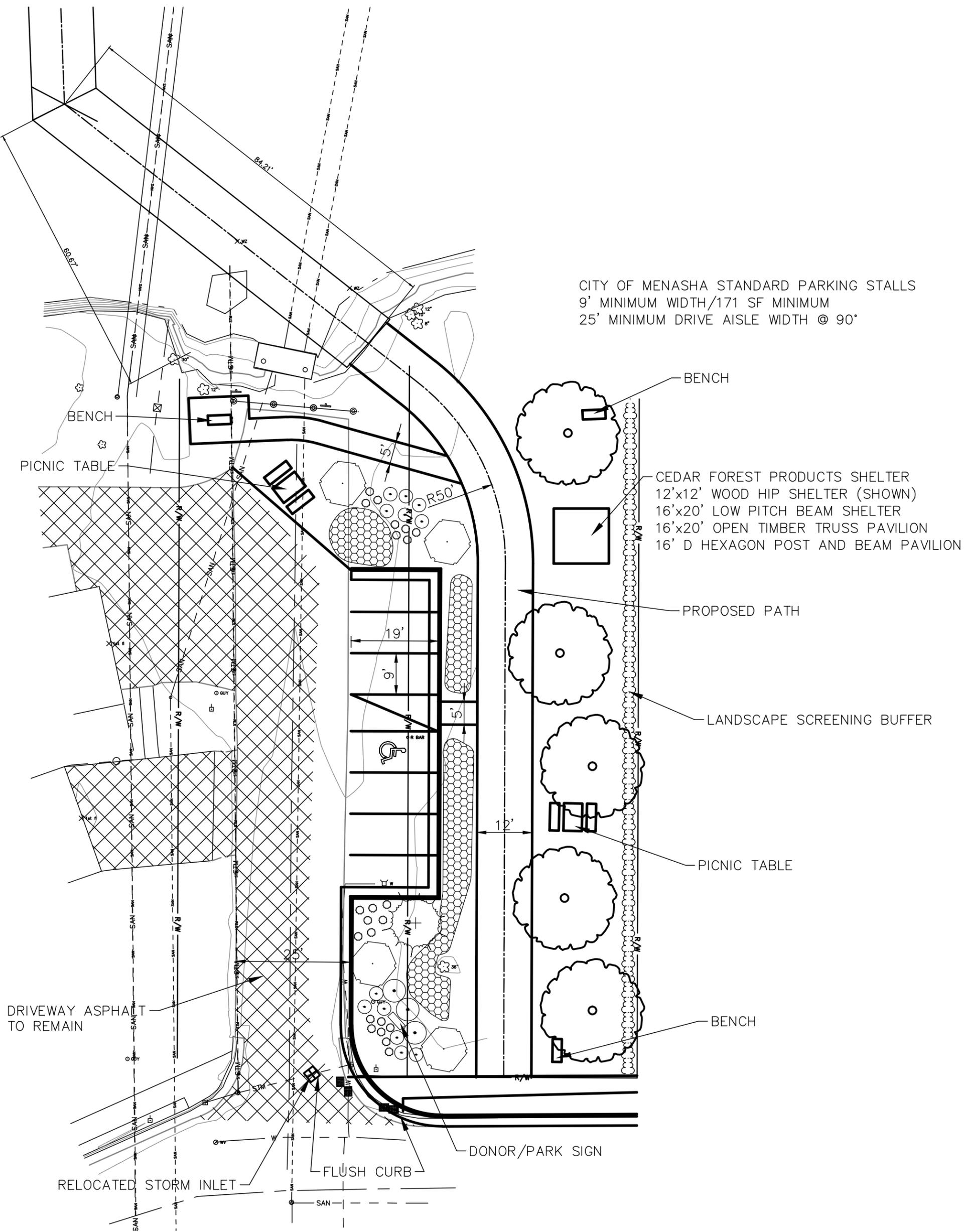
100 Fox Street - Lot Acquisition



CITY OF MENASHA STANDARD PARKING STALLS
9' MINIMUM WIDTH/171 SF MINIMUM
25' MINIMUM DRIVE AISLE WIDTH @ 90°



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BENCH

PICNIC TABLE

BENCH

CEDAR FOREST PRODUCTS SHELTER
12'x12' WOOD HIP SHELTER (SHOWN)
16'x20' LOW PITCH BEAM SHELTER
16'x20' OPEN TIMBER TRUSS PAVILION
16' D HEXAGON POST AND BEAM PAVILION

PROPOSED PATH

LANDSCAPE SCREENING BUFFER

PICNIC TABLE

BENCH

DRIVEWAY ASPHALT
TO REMAIN

RELOCATED STORM INLET

FLUSH CURB

DONOR/PARK SIGN