

A QUORUM OF THE ADMINISTRATION COMMITTEE, BOARD OF PUBLIC WORKS, PARK BOARD, AND/OR COMMON COUNCIL MAY ATTEND THIS MEETING; (ALTHOUGH IT IS NOT EXPECTED THAT ANY OFFICIAL ACTION OF ANY OF THOSE BODIES WILL BE TAKEN).

CITY OF MENASHA
Plan Commission
Council Chambers, 3rd Floor City Hall - 140 Main Street, Menasha
January 8, 2008

3:30 PM

AGENDA

 [← Back](#)  [Print](#)

1. CALL TO ORDER

A. -

2. ROLL CALL/EXCUSED ABSENCES

A. -

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to receive:

A. **December 18, 2007 Plan Commission Meeting Minutes**



[Attachments](#)

4. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

A. -

5. DISCUSSION

A. **None**

6. ACTION ITEMS

A. **Site Plan Review - UW-Fox Valley Communication Arts Center**



[Attachments](#)

B. **Acceptance of Comprehensive Plan Chapters 1 (Issues and Opportunities) and 3 (Transportation) with Changes Noted in December 18 Plan Commission Minutes (chapters previously received)**

C. **Acceptance of Comprehensive Plan Chapters 2 (Population and Housing) and 4 (Utilities and Community Facilities)**



[Attachments](#)

D. **Health Department - Sale of 226 Main Street and Department Relocation**

7. ADJOURNMENT

A. -

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

CITY OF MENASHA
Plan Commission
Council Chambers, 3rd Floor City Hall – 140 Main Street
December 18, 2007
DRAFT MINUTES

I. CALL TO ORDER

A. Call to Order

Mayor Laux called the meeting to order at 3:30 p.m.

B. 3:30 PM – Public Hearing – Special Use Permit – 1370 Oneida Street – Van Zeeland Oil

Mayor Laux opened the public hearing by inviting members of the gallery to speak. No one spoke on this item.

C. 3:35 PM – Public Hearing – Rezoning – 1370 Oneida Street – I-1 Industrial to C-1 Commercial

Mayor Laux opened the public hearing by inviting members of the gallery to speak. No one spoke on this item.

II. ROLL CALL/EXCUSED ABSENCES

A. PLAN COMMISSION MEMBERS PRESENT: Mayor Laux, DPW Radtke, Ald. Merkes, and Commissioners Sturm, Schmidt and Cruickshank.

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sanders.

OTHERS PRESENT: AP Beckendorf, CDD Keil, Lonnie Pichler, Christine Symchych, Todd Van Zeeland, Joe Nemecek, and Michael King of *The Post-Crescent*.

III. MINTUES TO APPROVE-MINUTES & COMMUNICATES TO RECEIVE

A. Minutes to approve:

DPW Radtke made and Comm. Sturm seconded a motion to approve the November 20, 2007 Plan Commission meeting minutes. The motion carried.

IV. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

A. No one spoke.

V. DISCUSSION

A. Comprehensive Plan Update – Timeline, Public Participation

CDD Keil explained that the city is part of a contractual agreement the Calumet County has with the state. Staff is asking the Plan Commission to review chapters as they are distributed and accept them with changes.

Christine Symchych, of Foth and Van Dyke, described the timeline, discussed the maps and explained the summary memo.

- Commissioners discussed the following:

- The addition of the New Holstein airport under section 2.6.
- Identify how the Friendship trail will make the connection to Manitowoc (section 2.6)
- Reference and describe the dial-a-ride service under the transit section and find out if a map of dial-a-ride services exists.
- Work with Mark Radtke on the functional classification section (2.3)
- Renumbering the transportation section.
- Adding information regarding passenger rail.
- Public involvement. Ms. Symchych explained that so far, there have been 22 public meeting held.

- Possibility of a future citizen survey.

B. Community Survey Discussion – Example of Survey Results

DPW Radtke made and Comm. Sturm seconded a motion to not conduct a community survey to be included in this Comprehensive Plan. The motion carried.

VI. ACTION ITEMS

A. Rezoning – 1370 Oneida Street – I-1 Industrial to C-1 General Commercial

AP Beckendorf explained that the rezoning would be consistent with surrounding development and with the city's proposed preferred land use plan.

DPW Radtke made and Ald. Merkes seconded a motion to recommend approval of the rezoning of 1370 Oneida Street from I-1 Industrial to C-1 General Commercial. The motion carried.

B. Special Use Permit – 1370 Oneida Street – Van Zeeland Oil

- Commissioners discussed the following:
 - Drainage.
 - Landscaping.
 - Property rezoning.

DPW Radtke made and Ald. Merkes seconded a motion to recommend approval of the special use permit subject to property rezoning and with the condition that no additional drainage is generated to the west. The motion carried.

C. Acceptance of Chapters 1 and 3 (Issues and Opportunities and Transportation) of the Menasha Comprehensive Plan

This item was held over.

D. Council Resolution R-19-07 Concerning the Future of Properties at 504 Broad and 81 and 87 Racine Street

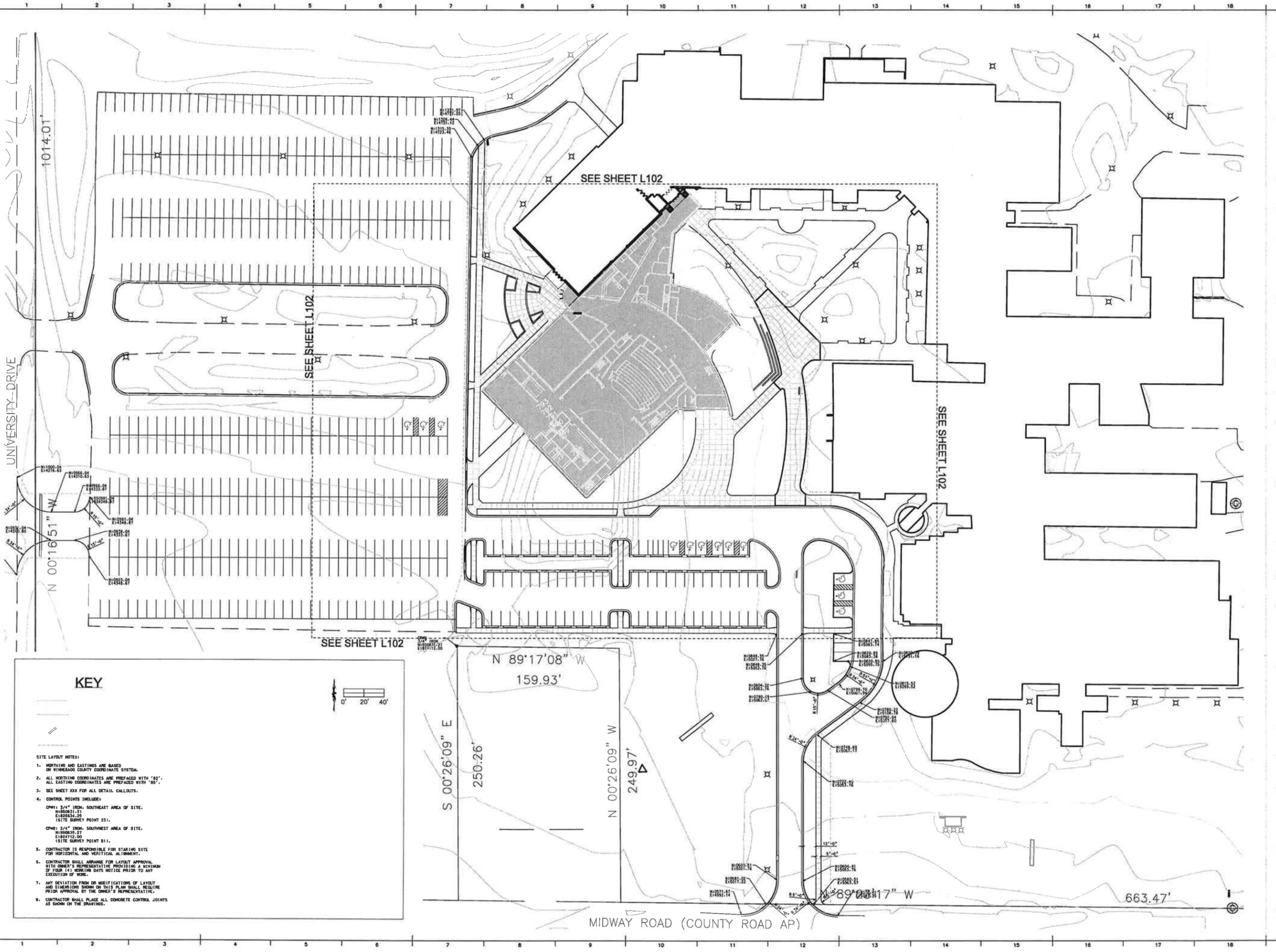
CDD Keil described the circumstances leading to the resolution and introduced Terry Bomier, a commercial real estate broker. Mr. Bomier described his findings which were distributed to the Plan Commission in an Opinion of Value.

- Commissioners discussed the following:
 - Different versions of the plan.
 - Number of parking stalls.
 - Whether the parking should be public or private.
 - Consistency with past council direction regarding greenspace and parking.
 - Consistency with Schreiber-Anderson plan which designated the properties as greenspace and gateway.
 - The marketability of the properties.
 - Possible constraints on the use of the properties because of the Declaration of Necessity.
 - The prevalence of empty commercial spaces and the implications of adding more.
 - The creation of greenspace and parking lot would not preclude future development.
 - The costs involved with building the park and parking lot.
 - Retaining control of the properties for long-term flexibility.

Comm. Cruickshank made and Comm. Sturm seconded a motion to return the plan to the Common Council as previously presented with the recommendation that the parking area be constructed as public parking. The motion carried on a roll call vote of 5-1 (Ald. Merkes – no).

VII. ADJOURNMENT

- A.** Comm. Schmidt made a motion to adjourn at 5:32 p.m. Comm. Cruickshank seconded the motion. The motion carried.



KEY

SITE LAYOUT NOTES:

- NORTHING AND EASTINGS ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM.
- ALL NORTHING COORDINATES ARE PREFACED WITH "N". ALL EASTING COORDINATES ARE PREFACED WITH "E".
- SEE SHEET XXX FOR ALL DETAIL CALLOUTS.
- CONTROL POINTS INCLUDE:
 - CP#1: 3/4" IRON, SOUTHEAST AREA OF SITE. N455851.51 E182834.25 (SITE SURVEY POINT 231).
 - CP#2: 3/4" IRON, SOUTHWEST AREA OF SITE. N456632.27 E182712.00 (SITE SURVEY POINT 811).
- CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
- CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNER'S REPRESENTATIVE PROVIDING A MINIMUM OF FOUR (4) WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
- ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE ALL CONCRETE CONTROL JOINTS AS SHOWN ON THE DRAWINGS.

0' 20' 40'



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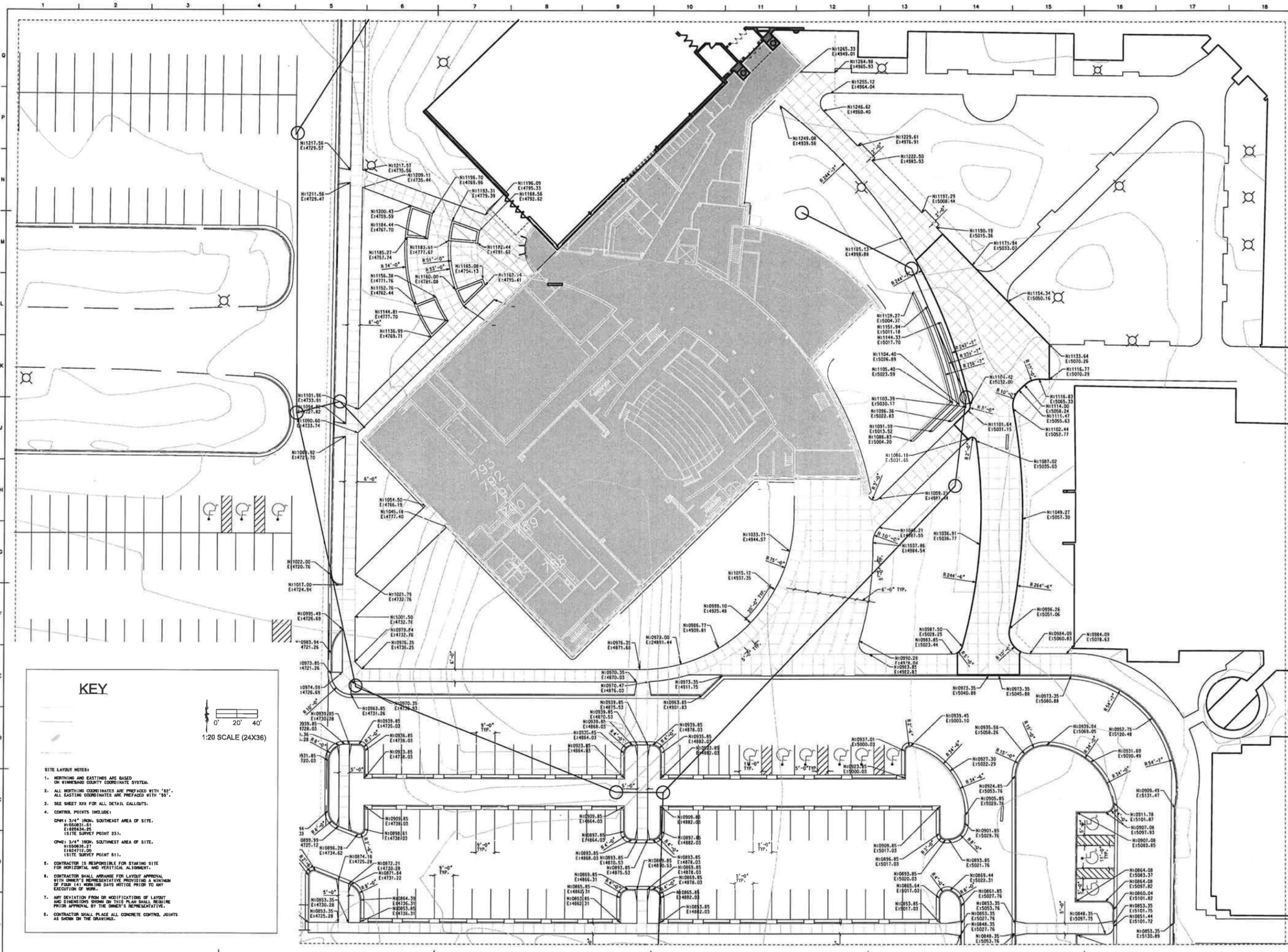
MARK	DATE	DESCRIPTION

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 FOX VALLEY
 COMMUNICATION ARTS CENTER
 MENASHA, WISCONSIN

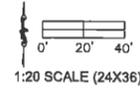
KSD FILE NO. 2006-037
 ISSUE DATE 10/2/07
 DESIGNED BY SB
 DRAWN BY SB
 PROJECT MGR KS
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SHEET CONTENTS
 LAYOUT PLAN
 1:40 SCALE (24X36)

L 101



KEY



SITE LAYOUT NOTES

1. NORTHING AND EASTINGS ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM.
2. ALL NORTHING COORDINATES ARE PREFIXED WITH 'N'. ALL EASTING COORDINATES ARE PREFIXED WITH 'E'.
3. SEE SHEET XXX FOR ALL DETAIL CALLOUTS.
4. CONTROL POINTS INCLUDE:
 - CP#1 3/4" IRON, SOUTHWEST AREA OF SITE. N1000.00, E14720.76 (SITE SURVEY POINT 23).
 - CP#2 3/4" IRON, SOUTHWEST AREA OF SITE. N1000.00, E14720.76 (SITE SURVEY POINT 51).
5. CONTRACTOR IS RESPONSIBLE FOR STARTING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
6. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNER'S REPRESENTATIVE PRIOR TO A MINIMUM OF FOUR (4) WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
7. ANY DEVIATION FROM OR MODIFICATION OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PLACE ALL CONCRETE CONTROL JOINTS AS SHOWN ON THE DRAWING.

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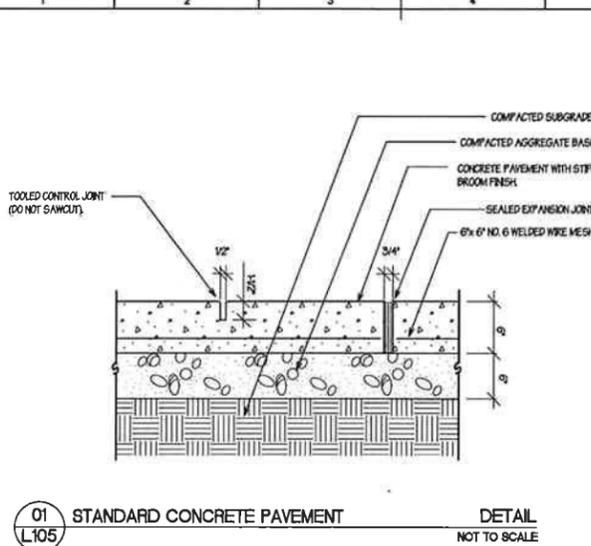
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MENASHA, WISCONSIN

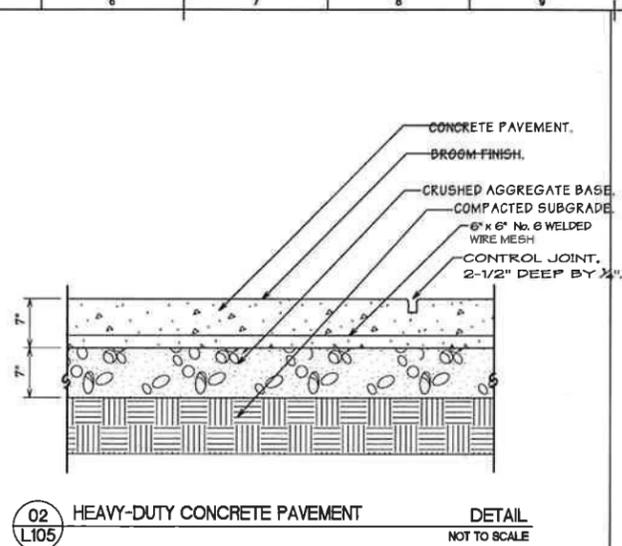
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LAYOUT PLAN
ENLARGEMENT

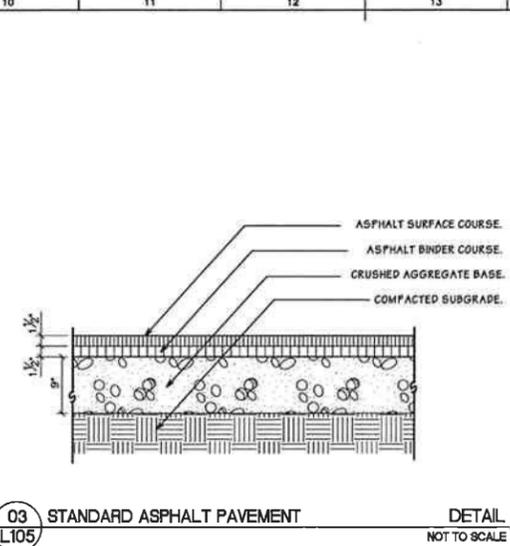
L 102



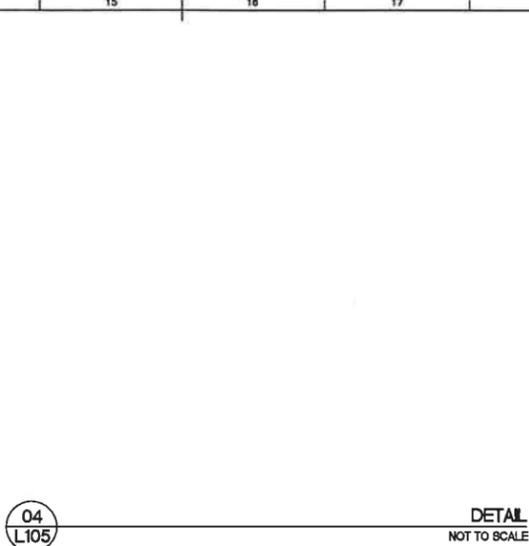
01 STANDARD CONCRETE PAVEMENT DETAIL NOT TO SCALE



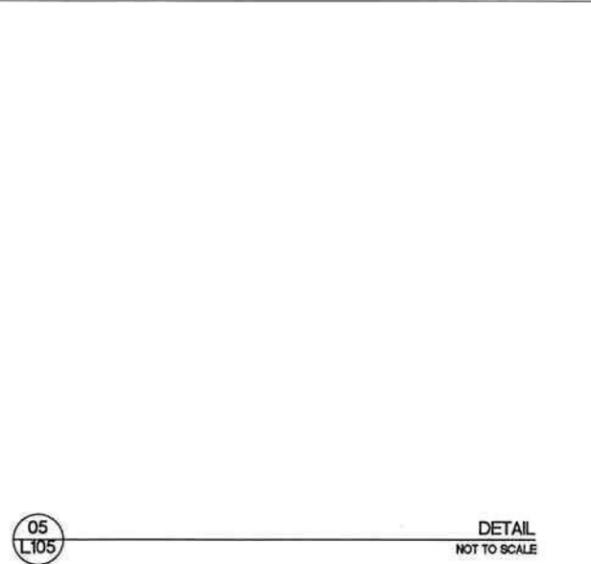
02 HEAVY-DUTY CONCRETE PAVEMENT DETAIL NOT TO SCALE



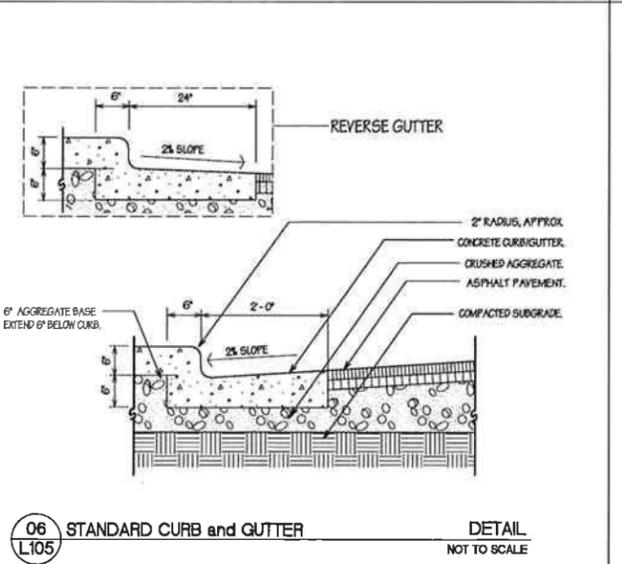
03 STANDARD ASPHALT PAVEMENT DETAIL NOT TO SCALE



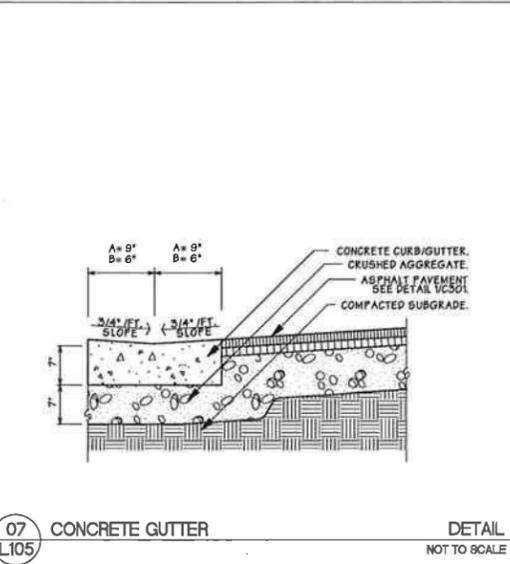
04 DETAIL NOT TO SCALE



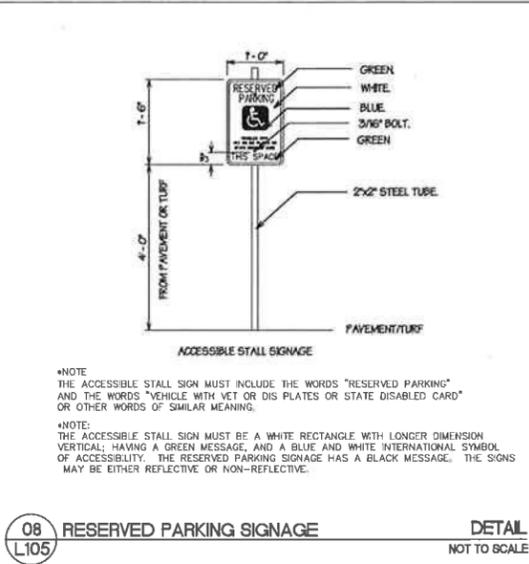
05 DETAIL NOT TO SCALE



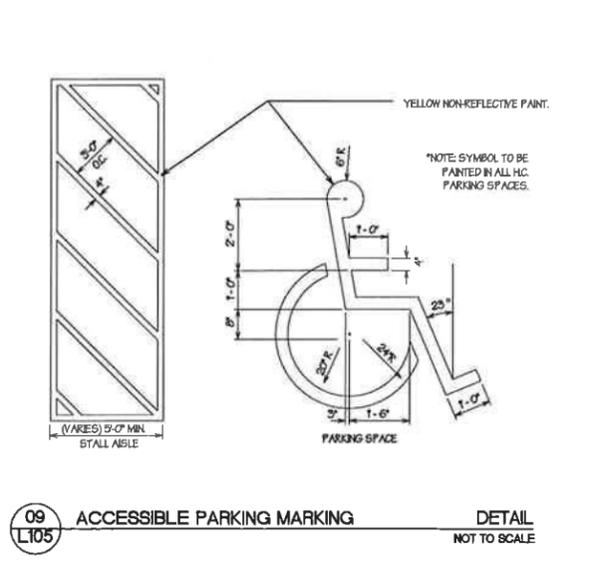
06 STANDARD CURB and GUTTER DETAIL NOT TO SCALE



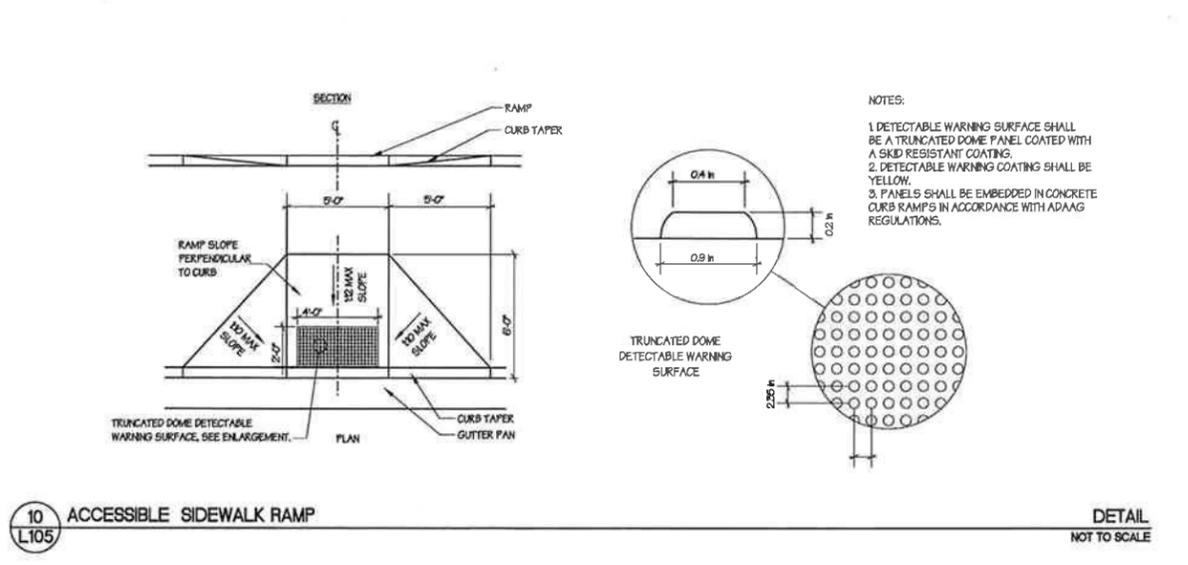
07 CONCRETE GUTTER DETAIL NOT TO SCALE



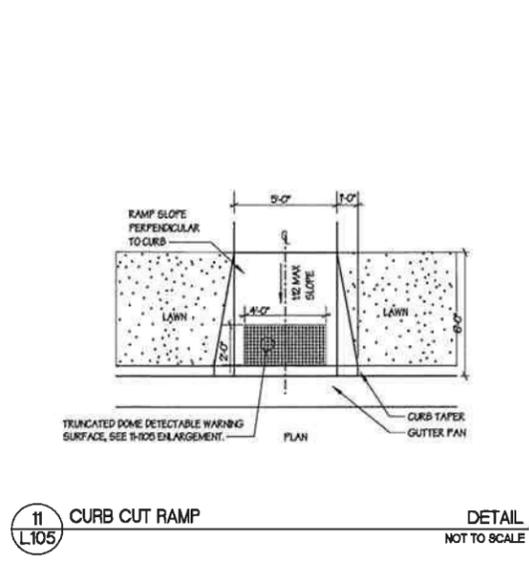
08 RESERVED PARKING SIGNAGE DETAIL NOT TO SCALE



09 ACCESSIBLE PARKING MARKING DETAIL NOT TO SCALE



10 ACCESSIBLE SIDEWALK RAMP DETAIL NOT TO SCALE



11 CURB CUT RAMP DETAIL NOT TO SCALE

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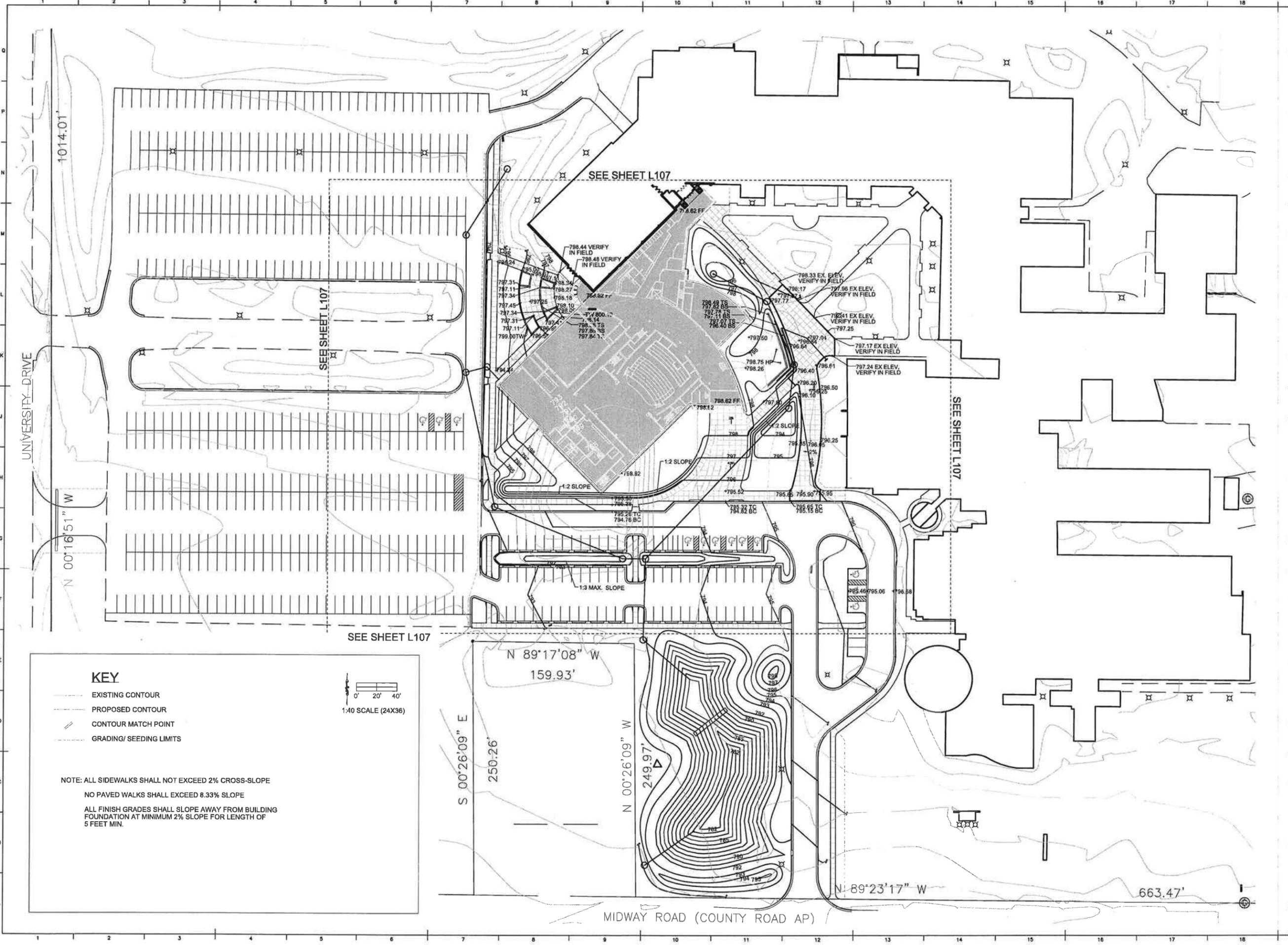
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SHEET CONTENTS
 SITE DETAILS

L 104



KEY

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONTOUR MATCH POINT
- GRADING/ SEEDING LIMITS



NOTE: ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS-SLOPE
 NO PAVED WALKS SHALL EXCEED 8.33% SLOPE
 ALL FINISH GRADES SHALL SLOPE AWAY FROM BUILDING FOUNDATION AT MINIMUM 2% SLOPE FOR LENGTH OF 5 FEET MIN.

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MENASHA, WISCONSIN

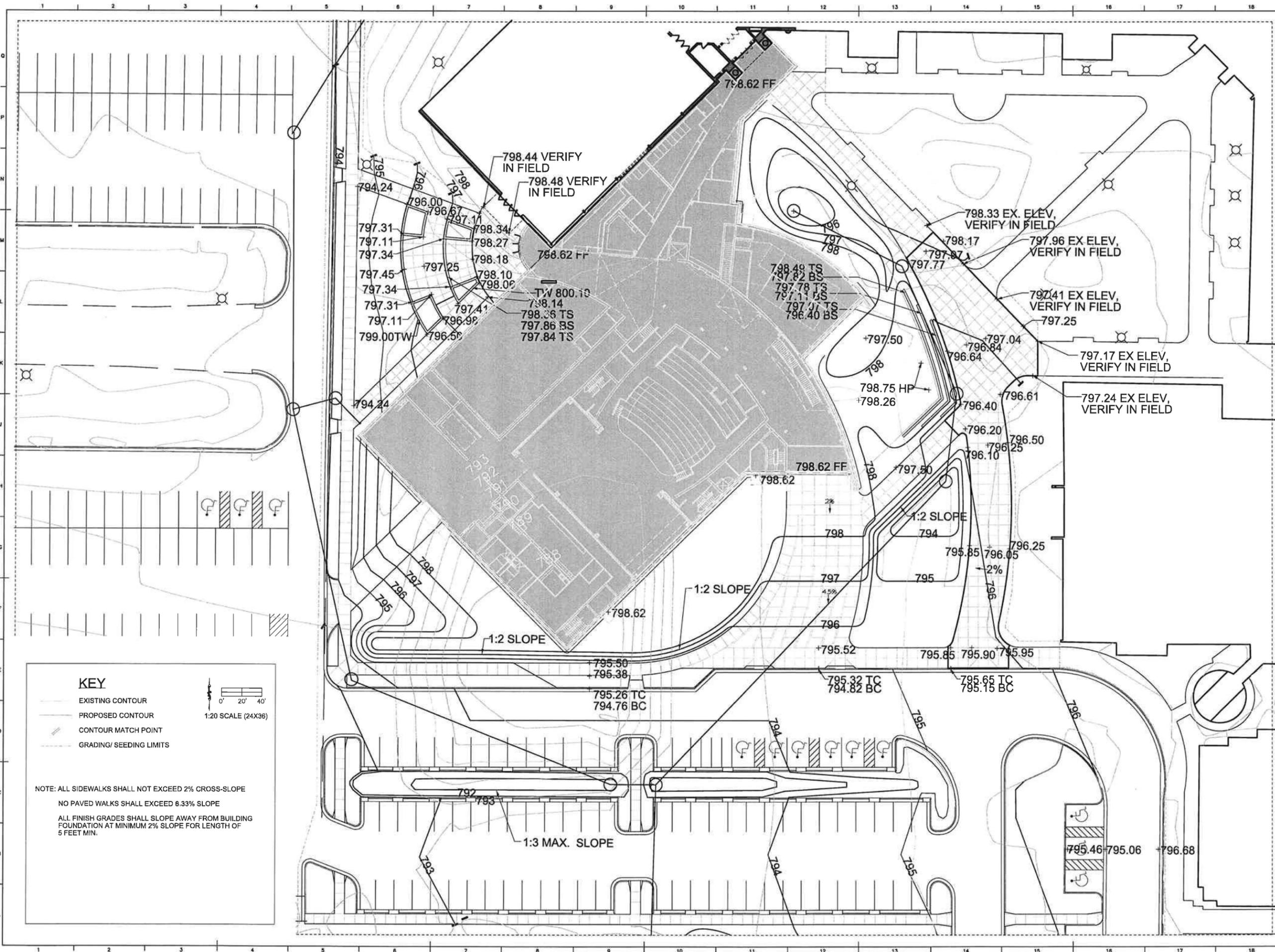
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PROJECT MGR MS

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MENASHA, WISCONSIN

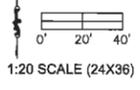
GRADING PLAN

L 106



KEY

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONTOUR MATCH POINT
- - - GRADING/ SEEDING LIMITS



NOTE: ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS-SLOPE
 NO PAVED WALKS SHALL EXCEED 0.33% SLOPE
 ALL FINISH GRADES SHALL SLOPE AWAY FROM BUILDING FOUNDATION AT MINIMUM 2% SLOPE FOR LENGTH OF 5 FEET MIN.

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SHEET CONTENTS
 GRADING PLAN
 ENLARGEMENT

L 107

SURVEY NOTES

TOPOGRAPHIC SURVEY PERFORMED FOR WINNEBAGO COUNTY BY:

DARREN KRZANOWSKI, RLS
CENTRAL STAKING INC.
2523 POST ROAD
STEVENS POINT, WI 54481

ELEVATIONS BASED ON PLANS PROVIDED BY UW FOX VALLEY

LOCATIONS OF IMPROVEMENTS, UTILITIES, AND ELEVATIONS MAY HAVE CHANGED ON MIDWAY WAY ROAD (COUNTY ROAD AP) DUE TO ROAD CONSTRUCTION FOLLOWING SURVEY. UTILITIES SHOWN ARE PER PLANS PROVIDED BY UW FOX VALLEY AND HIGHWAY PLANS STATE PROJECT NUMBER 4984-01-30

UTILITY NOTE

UTILITIES SHOWN HEREIN WERE LOCATED BY DIGGERS HOT LINE AND TRIPLE E LOCATE, BOTH BEING UTILITY LOCATE COMPANIES, AND THOSE UTILITIES OBSERVED ABOVE GROUND AND VISIBLE ON DATE OF SURVEY. SOME UNDER GROUND UTILITIES COULD NOT BE LOCATED, THESE UTILITIES WERE SCALED FROM RENOVATIONS PLANS PROVIDED BY UNIVERSITY WISCONSIN FOX VALLEY.

UTILITY CONTACTS

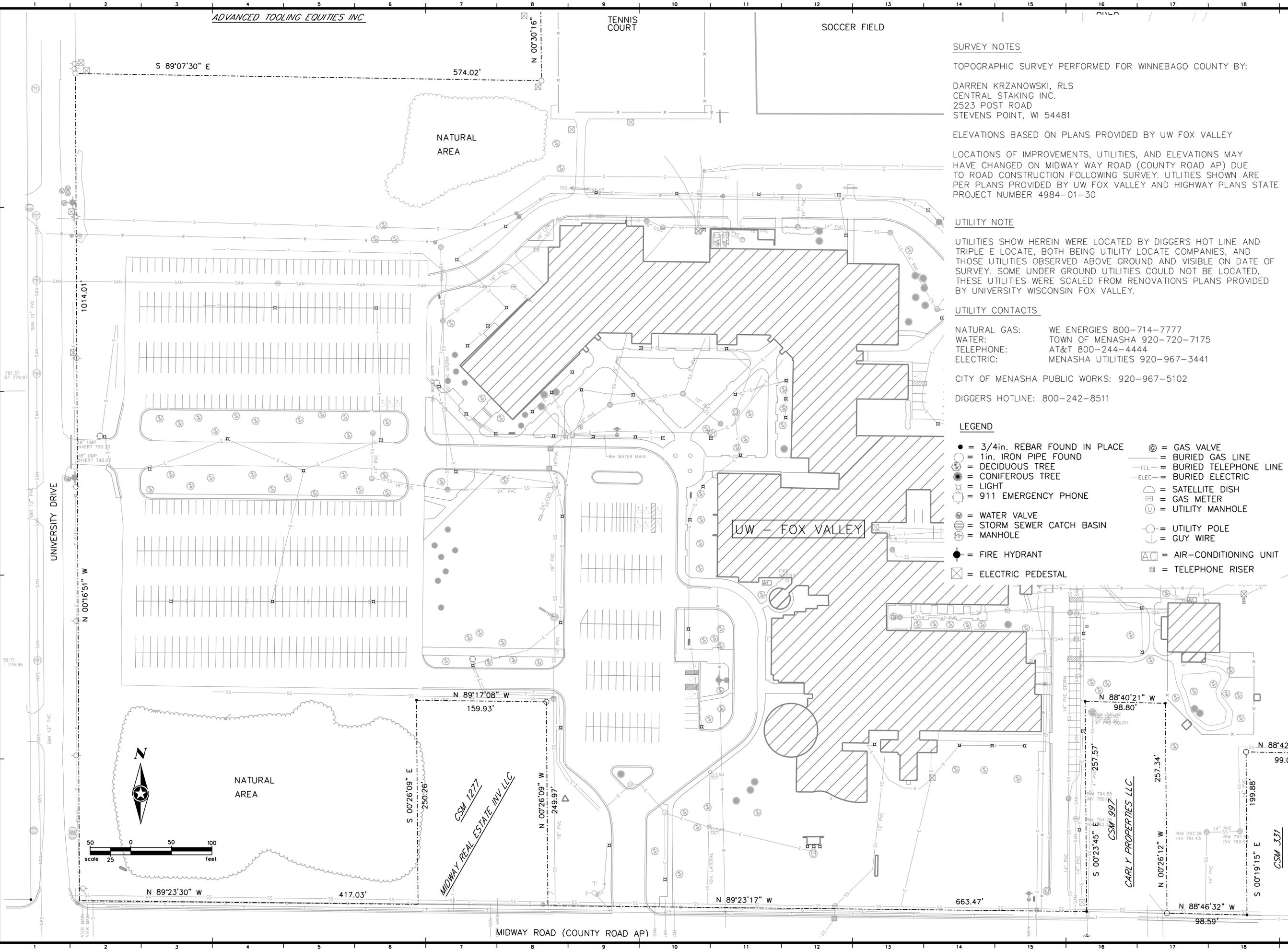
NATURAL GAS: WE ENERGIES 800-714-7777
WATER: TOWN OF MENASHA 920-720-7175
TELEPHONE: AT&T 800-244-4444
ELECTRIC: MENASHA UTILITIES 920-967-3441

CITY OF MENASHA PUBLIC WORKS: 920-967-5102

DIGGERS HOTLINE: 800-242-8511

LEGEND

- = 3/4in. REBAR FOUND IN PLACE
- = 1in. IRON PIPE FOUND
- ⊙ = DECIDUOUS TREE
- ⊙ = CONIFEROUS TREE
- ⊙ = LIGHT
- ⊙ = 911 EMERGENCY PHONE
- ⊙ = WATER VALVE
- ⊙ = STORM SEWER CATCH BASIN
- ⊙ = MANHOLE
- = FIRE HYDRANT
- ⊙ = ELECTRIC PEDESTAL
- ⊙ = GAS VALVE
- TEL— = BURIED TELEPHONE LINE
- ELEC— = BURIED ELECTRIC
- ⊙ = SATellite DISH
- ⊙ = GAS METER
- ⊙ = UTILITY MANHOLE
- ⊙ = UTILITY POLE
- ⊙ = GUY WIRE
- ⊙ = AIR-CONDITIONING UNIT
- ⊙ = TELEPHONE RISER



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SEH FILE NO. AM1NW0601-02
ISSUE DATE JULY 11, 2007
DESIGNED BY JMZ
DRAWN BY JMF
PROJECT MGR TMF
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SHEET CONTENTS
EXISTING SITE CONDITIONS

C100

EROSION CONTROL NOTES

1. DO NOT DISTURB AREAS SHALL BE MARKED OUT IN THE FIELD.
2. SILT FENCE AND ROCK TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY.
3. INLET PROTECTION SHALL BE INSTALLED ON ALL NEWLY INSTALLED INLETS AND REMOVED AFTER SITE IS WELL VEGETATED.
4. PONDS SHALL BE CONSTRUCTED TO ROUGH CONTOURS PRIOR TO ANY OTHER DISTURBANCE WITHIN THE RESPECTIVE CONTROL AREA.
5. WASTE MATERIALS SHALL BE DISPOSED OF OFF SITE. STRIP TOPSOIL TO WORK LIMITS LINE. STOCKPILE IN AN AREA INDICATED ON PLAN FOR LATER RE-USE.
6. WHEN FINAL GRADING OF SITE IS COMPLETE AND GROWTH HAS BEEN ESTABLISHED, THE PONDS SHALL BE GRADED TO THE FINAL CONTOURS. REMOVE SEDIMENT WHICH MAY HAVE ACCUMULATED DURING CONSTRUCTION.
7. INSTALL STORM OUTLET STRUCTURE CONCURRENT WITH FINAL GRADING.
8. ALL STOCKPILED MATERIALS WILL BE PLACED WITHIN A CONTROL AREA AFTER ALL PERIMETER EROSION CONTROL MEASURES ARE IN PLACE. PERIMETER MEASURES INCLUDE SILT FENCE AND ROUGH GRADED PONDS.

STAGING NOTES

- STAGE I** - INSTALLATION OF THE FOLLOWING
- SITE & UTILITY DEMOLITION.
 - SANITARY SEWER MAIN AND MANHOLE INSTALLATION.
 - WATER MAIN AND APPURTENCE INSTALLATION.
 - STORM SEWER PIPE AND STRUCTURE INSTALLATION.
 - ELECTRICAL/DATA/TELEPHONE UTILITIES
 - SITE AND POND GRADING
 - PARKING LOT GRADING/PAVEMENT
 - SITE LIGHTING
 - NEW DRIVEWAY AND CULVERT AT UNIVERSITY DRIVE
 - ALL OTHER ITEMS WITHIN STAGING LIMITS SHOWN
- STAGE II** - INSTALLATION OF THE FOLLOWING
- NEW DRIVEWAY AND PARKING AT CAMPUS MAIN ENTRANCE

LEGEND

- [Cross-hatched box] STAGE I
- [Diagonal hatched box] STAGE II
- [Line with 'x' symbol] STAGE I LIMITS
- [Line with square symbol] STAGE II LIMITS
- [Line with circle symbol] SILT FENCE



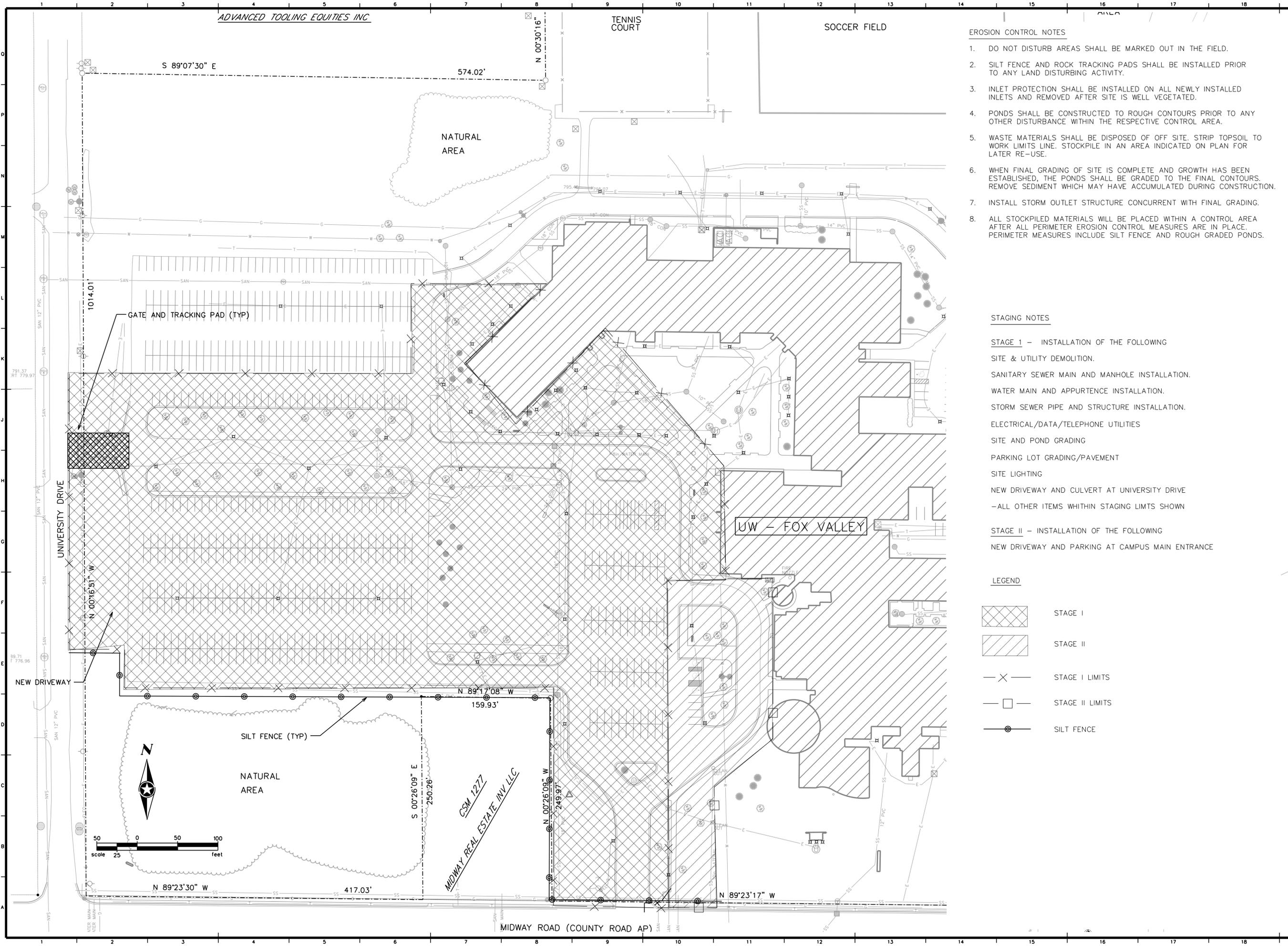
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SEH FILE NO. AM1NW661-02
 ISSUE DATE: JULY 11, 2007
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 DRAWN BY: JMF
 PROJECT MGR: TMF
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SHEET CONTENTS
 STAGING AND EROSION CONTROL

C101





STORMWATER NOTES

- STORMWATER BASIN
 TOP EL. = 793.00 BOTTOM EL. = 782.00
 4:1 SIDE SLOPES
SAFETY SHELVES
 792.15 - 792.75 10:1 SIDE SLOPES,
 787.40 - 788.00 10:1 SIDE SLOPES,
 783.50 - 782.90 10:1 SIDE SLOPES
- INVERT SHALL BE SET BY VERIFIED PIPE.
 CONNECTION INVERT SHALL BE A MINIMUM
 OF THE SAME ELEVATION AS THE VERIFIED
 CONNECTION OR HIGHER, SHALL BE
 DIRECTED BY ENGINEER IF DIFFERENT
 THAN ASSUMED.

STORM MANHOLE
 NEENAH R-1500 FRAME/LID
 RIM = 793.00
 ASSUMED I.E. = 783.34
 CONTRACTOR TO VERIFY

18" RCP ENDWALL
 W/ TRASH RACK
 I.E. = 783.34
 SEE NOTE #2

STORM WATER BASIN
 SEE NOTE #1

CATCH BASIN
 NEENAH R-4342 GRATE
 RIM = 791.20
 I.E. = 785.80

CATCH BASIN
 SALVAGE & REINSTALL EXIST.
 FRAME & GRATE
 RIM = 791.44
 I.E. = 785.56 (W)
 I.E. = 785.25 (N,SE)

30" RCP ENDWALL
 W/ TRASH RACK
 I.E. = 784.99

CATCH BASIN
 NEENAH R-4342 GRATE
 RIM = 791.20
 I.E. = 785.66

CATCH BASIN
 SALVAGE EXISTING FRAME/GRATE
 RIM = 795.20
 I.E. = 787.42 (N,NE,SE)

CATCH BASIN
 NEENAH R-1500 FRAME/LID
 RIM = 797.60
 I.E. = 787.14 (NW,SE)

CATCH BASIN
 NEENAH R-4342 GRATE
 RIM = 793.80
 I.E. = 786.62 (N,SW)

CATCH BASIN
 NEENAH R-2525 A FRAME/GRATE
 RIM = 796.82
 I.E. = 786.82 (NW,S)

STORM MANHOLE
 NEENAH R-1500 FRAME/LID
 RIM = 783.20
 I.E. = 787.43 (N,S)
 I.E. = 788.40 (W)
 I.E. = 789.70 (NE)

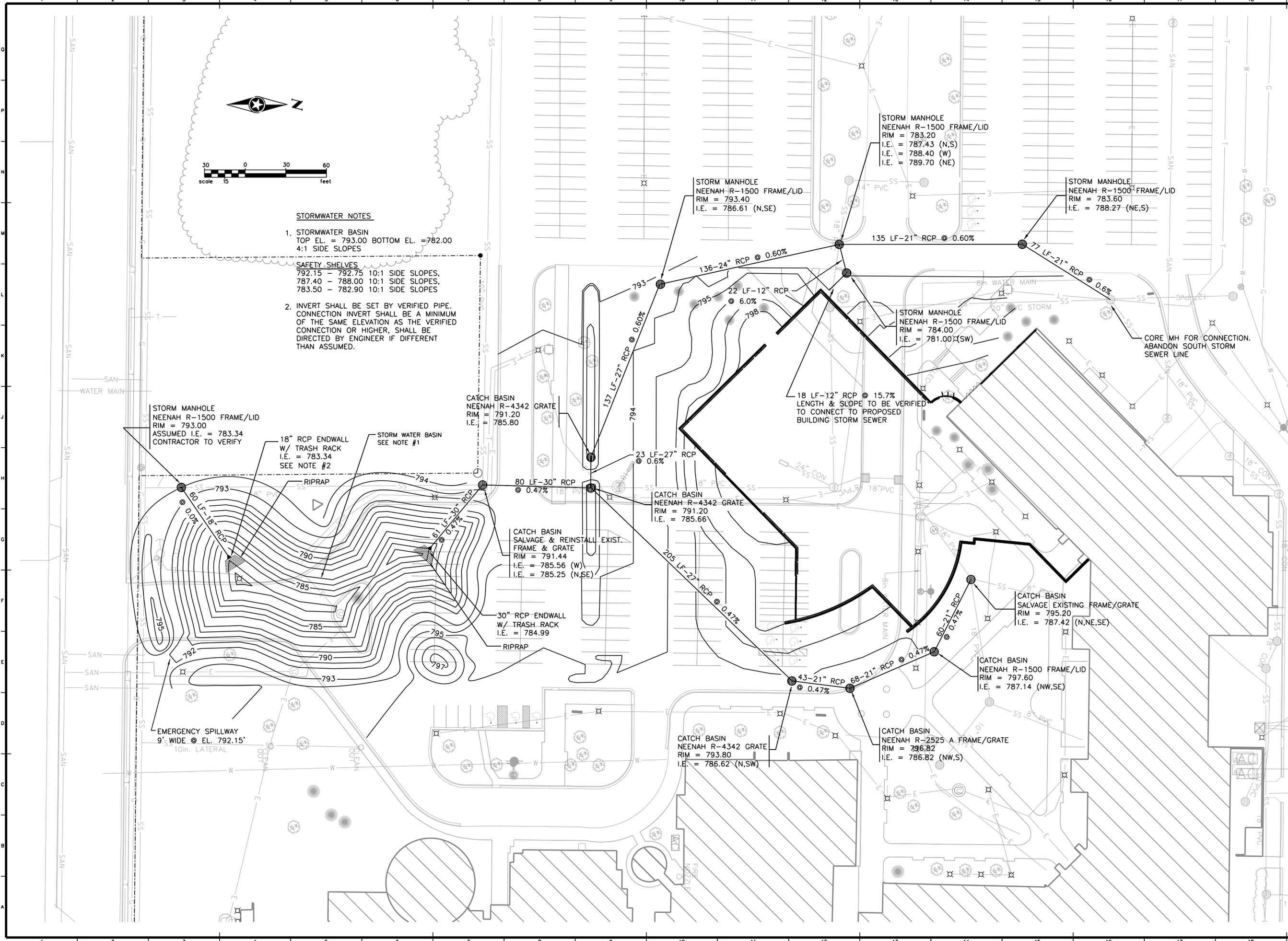
STORM MANHOLE
 NEENAH R-1500 FRAME/LID
 RIM = 783.60
 I.E. = 788.27 (NE,S)

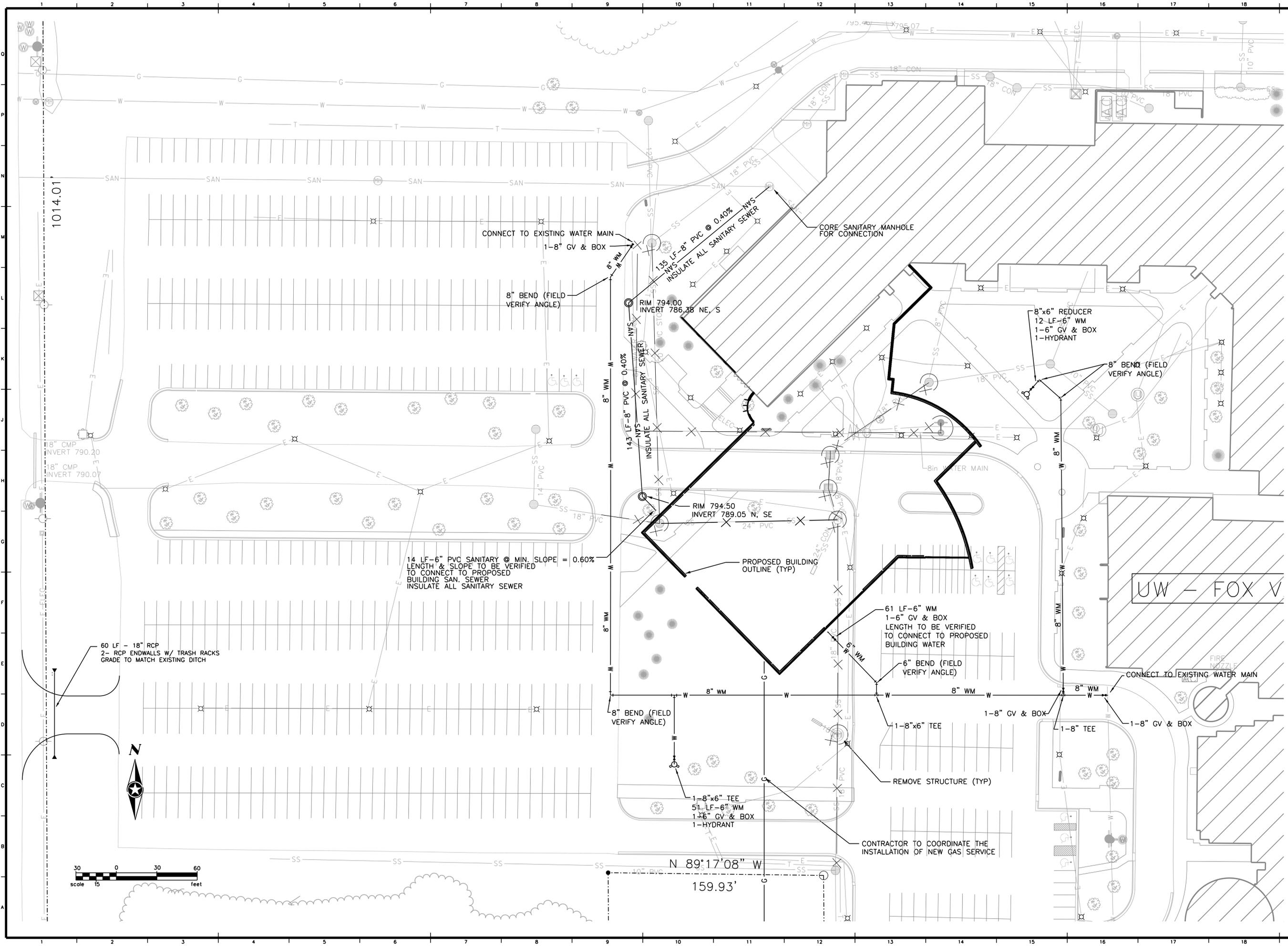
STORM MANHOLE
 NEENAH R-1500 FRAME/LID
 RIM = 784.00
 I.E. = 781.00 (SW)

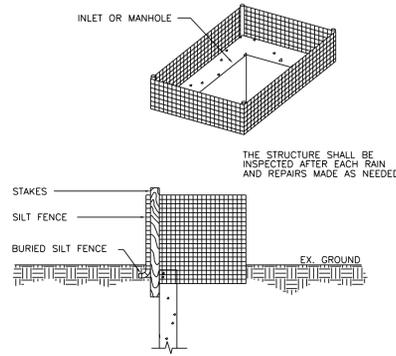
CORE MH FOR CONNECTION.
 ABANDON SOUTH STORM
 SEWER LINE

18 LF-12" RCP @ 15.7%
 LENGTH & SLOPE TO BE VERIFIED
 TO CONNECT TO PROPOSED
 BUILDING STORM SEWER

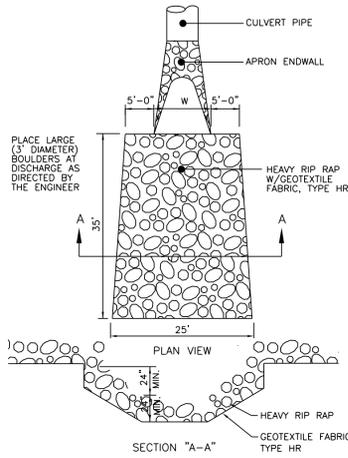
EMERGENCY SPILLWAY
 9' WIDE @ EL. 792.15'
 10in. LATERAL



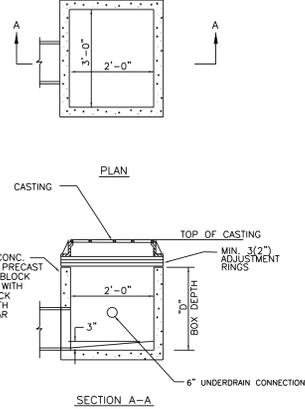




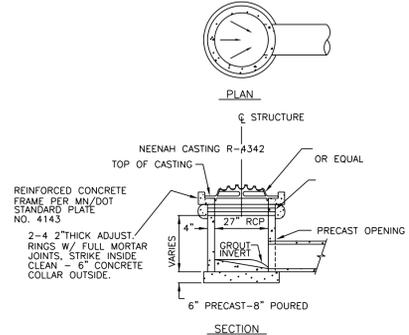
INLET PROTECTION



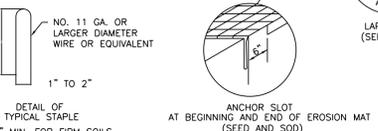
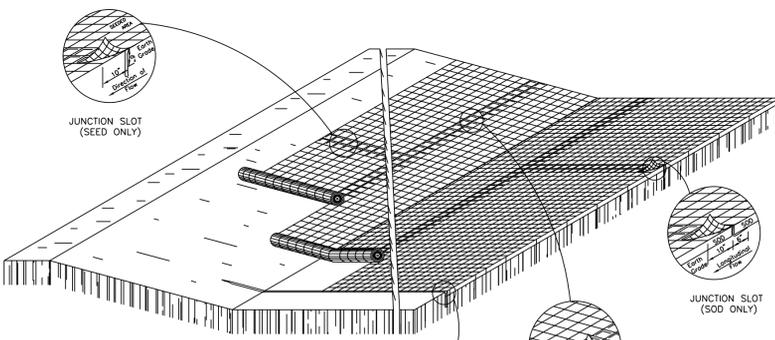
APRON ENDWALL DISCHARGE EROSION CONTROL



TYPE 3 INLET



27" CATCH BASIN



EROSION CONTROL

GENERAL NOTES:

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL SPECIFICATIONS.

VARIATIONS IN THE DIMENSIONS OF MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHED.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT SHALL BE MEASURED AND PAYED FOR IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

EROSION MAT OVER SOD:

A: ONLY JUTE FABRIC WILL BE PERMITTED OVER SOD.

B: ROAD STAKES FOR THE SOD MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.

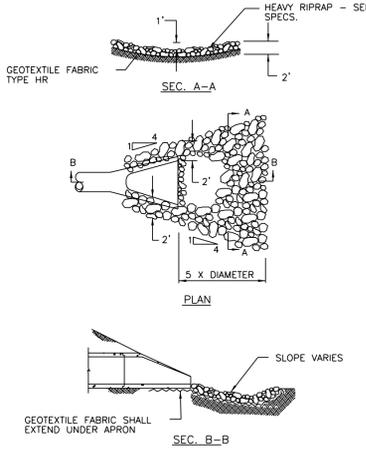
C: THE WIDTH OF EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH.

D: SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.

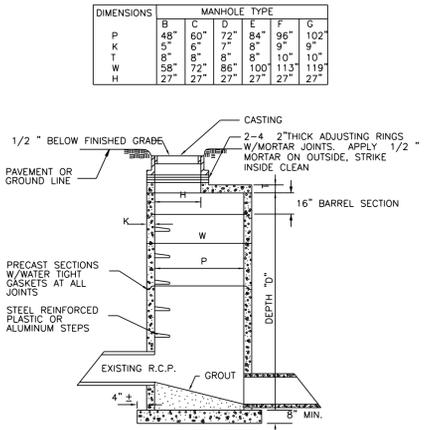
EROSION MAT OVER SEEDING:

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3 PERCENT, AND 50 FEET ON GRADES EXCEEDING 3 PERCENT.

EROSION MAT AND SOD

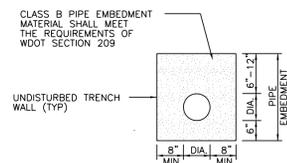


RIPRAP AT R.C.P. APRONS

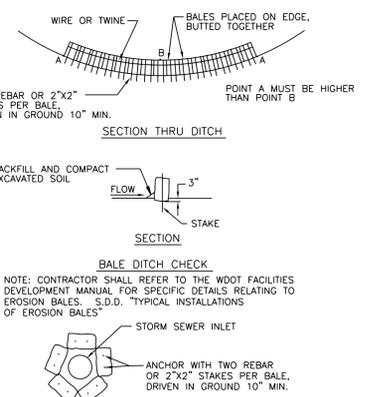


STORM MANHOLE

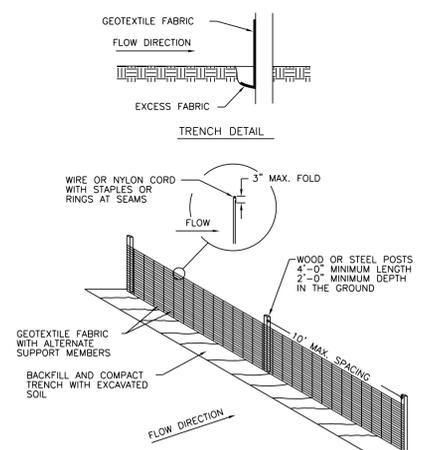
DIMENSIONS	MANHOLE TYPE					
	B	C	D	E	F	G
P	48"	60"	72"	84"	96"	102"
K	5"	6"	7"	8"	9"	9"
T	8"	8"	8"	8"	10"	10"
W	58"	72"	86"	100"	113"	119"
H	27"	27"	27"	27"	27"	27"



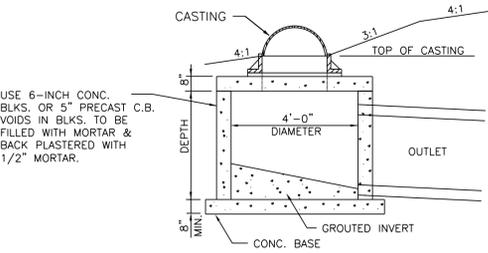
CLASS B PIPE EMBEDMENT



EROSION BALES



SILT FENCE



AREA DRAIN



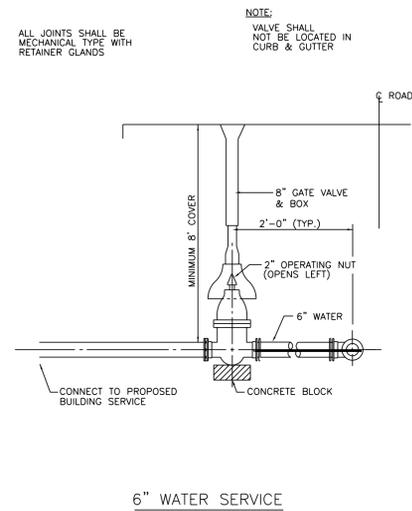
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UNIVERSITY OF WISCONSIN
FOX VALLEY
COMMUNICATION ARTS CENTER
MENASHA, WISCONSIN

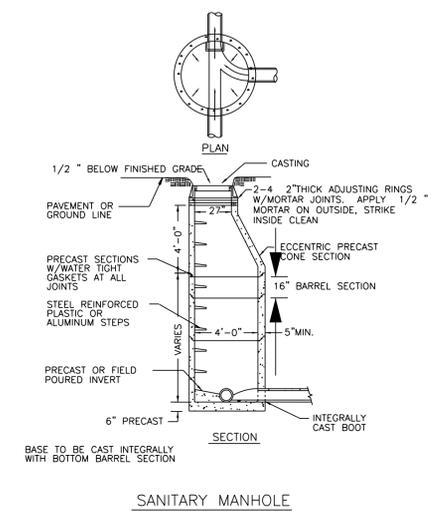
SEH FILE NO. AN11NW601-02
ISSUE DATE: JULY 11, 2007
DESIGNED BY: JNZ
DRAWN BY: JMF
PROJECT MGR: MGR
©2007 Short Elliott Hendrickson, Inc.

SHEET CONTENTS
DETAILS

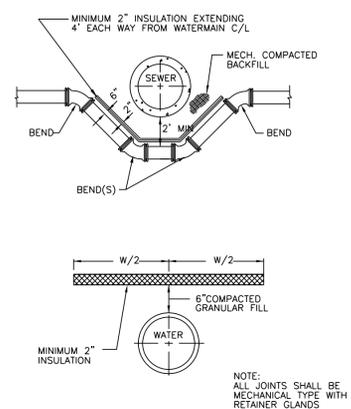
C500



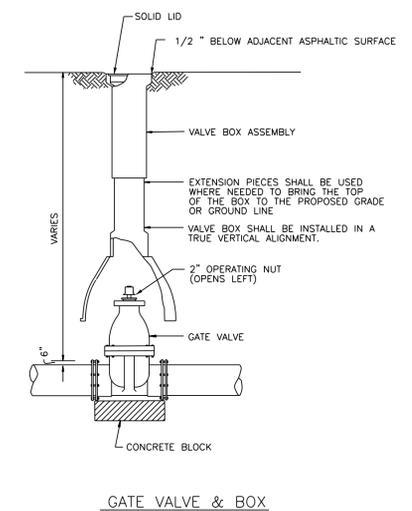
6" WATER SERVICE



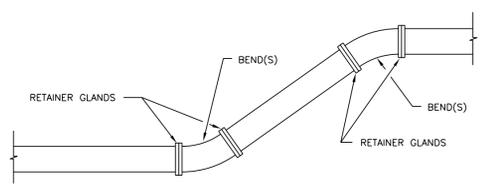
SANITARY MANHOLE



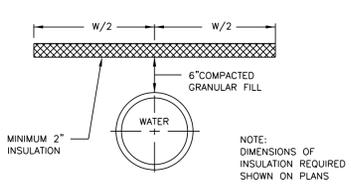
LOWER WATER MAIN W/INSULATION



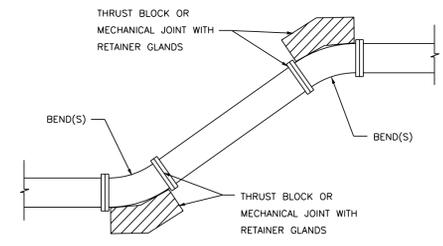
GATE VALVE & BOX



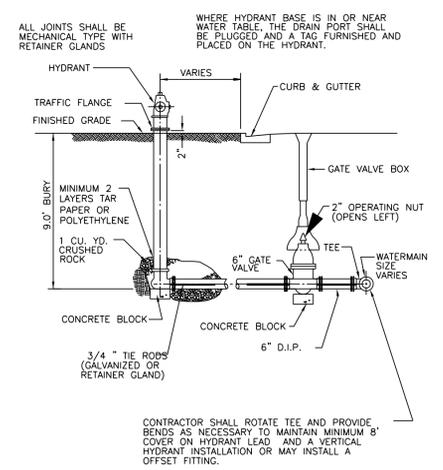
JOINT RESTRAINT DETAIL



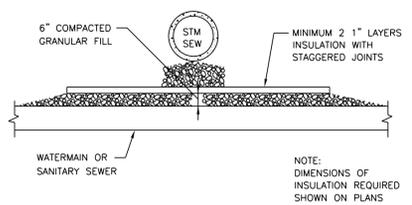
INSULATE WATER MAIN



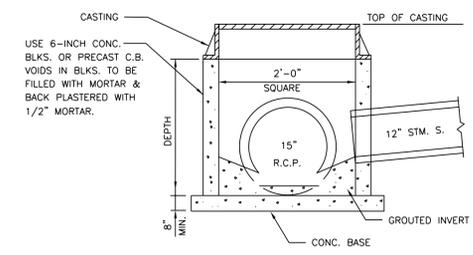
THRUST BLOCK



FIRE HYDRANT



INSULATION DETAIL



AREA DRAIN



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MARK	DATE	DESCRIPTION

UNIVERSITY OF WISCONSIN
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COMMUNICATION ARTS CENTER
MENASHA • WISCONSIN

SEH FILE NO. AM11NW0601-02
ISSUE DATE JULY 11, 2007
DESIGNED BY JNZ
DRAWN BY JMF
PROJECT MGR
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SHEET CONTENTS
DETAILS

C501

December 10, 2007

RE: UW Fox Valley Communication Arts
Center
Apparatus Access Variance
SEH No. A-WINNW0601.02

Mr. Al Auxier
Assistant Fire Chief
Neenah-Menasha Fire Rescue
125 E. Columbian Ave.
Neenah, WI 54956

Dear Assistant Chief Auxier:

Per our conversation during our meeting on September 20th, I am following up with a formal letter requesting a variance for the site access requirements at the University of Wisconsin Fox Valley. Per the Wisconsin enrolled commercial building code Comm 62.0500(4) a dead end fire lane that is longer than 150 feet shall terminate in a turnaround area. Based on our conversation, the pavement (paved plaza and sidewalks) of the University Quad will serve as the fire apparatus access route. The site improvements will provide a fire hydrant 33 feet from the new Communication Arts Center and approximately 73 feet from the existing University building. This hydrant will provide a fire fighting connections and access to the entire North face of the facility. The access pavement from the parking lot to the North end of this facility and to the aforementioned hydrant has been specified as Heavy Duty Concrete Pavement to accommodate fire fighting apparatus. The pavement section is comprised of 7" of concrete over 7" of crushed aggregate and compacted sub base. According to our conversation providing a 20' wide heavy duty concrete plaza will meet your requirements for accessing the facility with fire fighting apparatus.

Comm 62.0500 (2) (2) requires facilities in excess of 30 feet in height to have a fire lane parallel with the building along one entire side. Due to the steep grade along the South face of the CAC building, it was agreed that access to this building face could be perpendicular to the exterior walls by utilizing the driveway that serves the scene shop overhead doors. The access drive pavement sections is 3" of asphalt over 9" of crushed aggregate and compacted sub base.

Per our conversation during our December 20th meeting, site improvements will contain signage identifying the pedestrian sidewalks as apparatus access FIRE LANES and appropriate pavement markings will also be provided. Combined with the fire lane identification, no parking signs will be posted near these access points.

A copy of this variance request will accompany the drawing submittal issued to DCOM for state plan review and approval. If the accounts of our conversation are accurate and a variance is approved for this project, please sign where indicated below and return the letter to our office. If this matter warrants further discussion, please feel free to contact me directly at 920.380.2806.

Sincerely,

Error! Reference source not found.

December 10, 2007

Page 2



Trevor M. Frank, AIA
Project Manager

TF

Enclosure

P:\UZ\W\WINNW\060100\arts center\programming\State Plan Review\Fire Dept Access Letter NMFD 12-07.doc

The Neenah-Menasha Fire Rescue Department has discussed the site constraints of this project and is granting a variance for accessing the UW Fox Valley Communication Arts Center contingent upon meeting the requirements for access as defined above. This Department has met with the Architect, reviewed the Site Plan and has made recommendations for appropriate access to the building by fire fighting apparatus. The attached site plan incorporates the provisions agreed upon for access to the building and identifies the location of the fire hydrant connection on the North end of the facility.

Mr. Al Auxier
Assistant Fire Chief, Neenah-Menasha Fire Rescue

Date:

FOX VALLEY

A Campus of the University of Wisconsin Colleges

December 18, 2007

RE: UW Fox Valley Communication Arts
Center
Site Plan Review and landscape Deposit
SEH No. A-WINN0601.02

Mr. Greg Keil
Community Development Director
City of Menasha
140 Main Street
Menasha, WI 54952

Dear Greg:

This letter is a request to waive the requirement for a landscape deposit on the University of Wisconsin Fox Valley Communication Arts Center project. Per our conversation during our initial site plan review consultation held in your office on November 26th, 2007, the landscape deposit would not be required if the University provided a statement regarding the appropriation of budget and assurance of the completion of this work.

The budget for this project set aside by both Winnebago and Outagamie Counties includes \$75,000 for trees and landscape plantings around the facility and new retention area. The new addition and improvements to the site will be a LEED certified project. To achieve this status for environmentally conscious design, the landscape material must be designed and installed per LEED requirements.

Sincerely,



James Eagon
Assistant Campus Dean for Administrative Services

City of Menasha Year 2030 Draft Comprehensive Plan

**Chapters 2 (Population and Housing)
and 4 (Utilities, Community Facilities)
For Plan Commission Review January 8, 2008**

4. Utilities and Community Facilities

4.1 Introduction

Addressing community service needs is becoming ever more challenging for local governments. In this age of budget deficits and shrinking revenues, municipal governments are constantly looking for ways to provide needed and expected services with fewer resources. In order to facilitate wise decisions and policies, it is valuable to estimate the future utility and community facility needs of the community.

Not only do service provisions need to meet resident demands, the type and cost of community facilities and services affect property values and taxes and contribute to many aspects of the quality of life within a community. Quality of life is further attributed to local features such as parks, schools, utilities, and protective services. These services require substantial investment supported by local tax bases or user fees. The level of service is generally influenced by the users' ability or interest in paying for the service.

4.2 Administrative Facilities, Services, and Buildings

Menasha City Hall is located at 140 Main Street in Menasha. Elected officials include a mayor and eight aldermen. The Common Council meets the first and third Monday of each month at 7:00 PM.

Municipal officials include the following:

- ◆ Assessor
- ◆ Attorney/Personnel Director
- ◆ Building Inspector
- ◆ Mayor
- ◆ Clerk
- ◆ Community Development Director
- ◆ Comptroller/Treasurer
- ◆ Council President
- ◆ Fire Chief
- ◆ Health Sanitarian
- ◆ Library Director
- ◆ Menasha Utilities, GM
- ◆ Park and Recreation Director
- ◆ Park Superintendent/City Forester
- ◆ Physician
- ◆ Police Chief
- ◆ Public Health Director
- ◆ Public Works Director
- ◆ Public Works Superintendent
- ◆ Sealer of Weights and Measures
- ◆ Senior Center Director
- ◆ Treasurer
- ◆ Water Treatment Plant Manager

Committees, commissions, boards, and other entities serving the city include:

- ◆ Administration Committee
- ◆ Appleton Area School District
- ◆ Board of Public Works
- ◆ Board of Appeals
- ◆ Board of Education
- ◆ Board of Health
- ◆ Board of Review
- ◆ Committee on Aging
- ◆ Housing Authority
- ◆ Landmarks Commission

- ◆ Library Board
- ◆ Personnel Committee
- ◆ Medical Advisory Board
- ◆ Menasha Utilities Commission
- ◆ Menasha – Neenah Sewerage Commission
- ◆ Menasha Joint School District
- ◆ Neenah- Menasha Fire Rescue Commission
- ◆ Parks and Recreation Board
- ◆ Plan Commission
- ◆ Police and Fire Commission
- ◆ Redevelopment Authority
- ◆ Town of Menasha Utility District
- ◆ Waverly Sanitary District
- ◆ Winnebago County Industrial Development Board

The City of Menasha owns, operates and maintains a number of facilities and buildings, including city hall, two fire stations, library, police department, senior center, swimming pool, public safety building, and a number of other park and recreation and public utility facilities. Recent facility projects included a library expansion and renovation of city hall and the police station. For more information about the city visit their web site at <http://www.cityofmenasha-wi.gov>.

4.3 Police Services

Menasha Police Department

The City of Menasha Police Department, located on First Street in Menasha, provides full 24 hour a day public protection service to the community. The department serves approximately 16,200 residents, patrolling 6.33 square miles and 61.57 miles of streets. The department is staffed by a chief of police, lieutenant of investigation services, three investigative services officers, two police school liaison officers, one crime reduction officer, records clerk, traffic clerk, and five police support staff.

The department utilizes five marked patrol vehicles, one evidence vehicle, one community service van and three unmarked squads. All squads are equipped with Mobile Data Terminals and each officer is assigned a personal portable radio. Department equipment is updated on a regular basis and is generally in excellent condition.

The City of Menasha Police Department maintains a Crisis Rescue Team (CRT) to serve exceptional warrants and to respond to critical incidents involving barricaded individuals, hostages and /or armed subjects. The CRT consists of 10 officers who have received specialized training to deal with these types of situations as a team.

Tri-Communities Crime Reduction Coalition (TRICOM)

TRICOM is a tax exempt non-profit corporation. TRICOM was formed in January of 1994. TRICOM's Board of Directors is made up of community volunteers who work or live in the northern half of Winnebago County. TRICOM meets on the 3rd Friday of each month at 7:30 A.M. to 9:00 A.M. The meetings are open to the public and are held at the Neenah Police Department Community Room, 2111 Marathon Avenue, Neenah, WI 54956. For more information on becoming a TRICOM member, a local police crime prevention officer can be contacted. The following police agencies participate in TRICOM: Menasha Police Department, Winnebago County Sheriff's Office, Neenah Police Department, and Town of Menasha Police Department.

4.4 Fire Protection Services

Neenah-Menasha Fire and Rescue Department

Neenah - Menasha Fire Rescue was created on January 1, 2003 by the consolidation of the City of Neenah Fire Department and the City of Menasha Fire Department. Neenah - Menasha Fire Rescue currently has 68 career employees who are committed to preserving the lives and property within the Cities of Neenah and Menasha.

The communities are served from four fire stations located in strategic areas to provide for efficient response to virtually any type of emergency situation, including fire suppression, auto extrication and ice/water rescue. Additionally, Neenah - Menasha Fire Rescue has mutual aid agreements with the Cities of Appleton and Oshkosh.

4.5 Emergency Medical Services

Gold Cross Ambulance Service

Headquartered in Menasha, Gold Cross Ambulance Service serves the Town of Harrison, Villages of Stockbridge and Sherwood, and the Cities of Appleton and Menasha. Gold Cross has one ambulance based at Theda Clark Hospital located in Neenah. Another ambulance is based at Saint Elizabeth Hospital on South Oneida Street in Appleton.

4.6 Schools

Primary and Secondary Education

Menasha Joint School District

Schools within the district include Banta Elementary School, Butte des Morts Elementary, Clovis Grove Elementary, Gegan Elementary, Jefferson Elementary, Maplewood Middle School, Menasha High School, Nicolet Elementary, and School on the Lake. The district serves the City of Menasha and the Town of Menasha east of Little Lake Butte des Morts.

Appleton Area School District

Schools within the district include the following:

- ◆ Appleton Central Alternative School
- ◆ Appleton Community Learning Center
- ◆ Appleton E-School
- ◆ Badger Elementary
- ◆ Berry Elementary
- ◆ Classical Charter School
- ◆ Columbus Elementary
- ◆ East High School
- ◆ Edison Elementary
- ◆ Einstein Middle School
- ◆ Elementary TAG School
- ◆ Ferber Elementary
- ◆ Foster Elementary
- ◆ Franklin Elementary
- ◆ Highlands Elementary
- ◆ Horizons Elementary
- ◆ Houdini Elementary
- ◆ Huntley Elementary
- ◆ Jefferson Elementary
- ◆ Johnston Elementary
- ◆ Lincoln Elementary
- ◆ Madison Middle School
- ◆ Magellan Middle School
- ◆ McKinley Elementary
- ◆ North High School
- ◆ Renaissance School
- ◆ Richmond Elementary
- ◆ Roosevelt Middle School
- ◆ Tesla Engineering Charter School
- ◆ West High School
- ◆ Wilson Middle School
- ◆ Wisconsin Connections Academy

The district serves the City of Appleton, City of Menasha, and a portion of the Town of Harrison.

Higher Education

University of Wisconsin – Fox Valley

The University of Wisconsin Fox Valley, located in the City of Menasha, provides the first two years of high quality liberal arts studies necessary as a foundation to university arts and science degrees as well as specialized professional and occupational degrees. The University also provides four year collaborative degree programs in organizational administration, industrial management, mechanical engineering, electrical engineering, American studies and general studies. Recently, UW-Fox Valley has been offering the ACT Program which stands for Alternative Careers in Teaching. This program is for students that have at a minimum attained a bachelor's degree and would like to teach math or science in secondary education. UW – Fox Valley serves approximately 1,700 students each year.

UW – Fox Valley is also home to the Barlow Planetarium and the Weis Earth Science Museum. The Barlow is Wisconsin's premier planetarium. Only about 80 other planetariums worldwide have the same 3-D "virtual reality" capabilities as the Barlow. The Weis Earth Science Museum is the only museum that focuses on Wisconsin geology, mining history, and mineral heritage. The Weis is the Official Mineralogical Museum of Wisconsin .

Fox Valley Technical College (FVTC)

Located in the Town of Grand Chute, approximately 7 miles from Menasha, Fox Valley Technical College offers over 80 associate degree and technical diploma programs, nearly 120 specialized certificates, related instruction to 21 apprentice trades, and the following unique programs not offered at other Wisconsin technical colleges:

- ◆ Agriculture/Outdoor Power Equipment
- ◆ Aircraft Electronics
- ◆ Diesel Equipment Mechanic
- ◆ Horticulture Technician
- ◆ Human Resources
- ◆ Natural Resources Technician
- ◆ Package & Label Printing
- ◆ Package & Label Printing Technician
- ◆ Quality Management
- ◆ Residential Building Construction
- ◆ Security Loss Prevention
- ◆ Wood Manufacturing Technology

FVTC also offers continuing education, workforce training, as well as other economic development services to employers and the community. FVTC was established in 1912 after the passing of a state law which allowed communities with populations of 5,000 or more to operate

their own vocational schools. While the total number of people served annually is approximate 50,000, 7,100 of them are degree-declared students.

University of Wisconsin – Oshkosh

The University of Wisconsin – Oshkosh, located approximately 20 miles from Menasha, is the third largest university in the state with a total enrollment of over 12,400 (11,000 on campus) students. With 1300 graduate students, UW Oshkosh has the largest graduate program of the eleven comprehensive universities in the UW System. The University's 73 associate, baccalaureate and master's degree programs are organized within four outstanding colleges - Business Administration, Education and Human Services, Letters and Sciences and Nursing. The University, founded in 1871, serves as the arts and cultural center for 1.2 million citizens of northeast Wisconsin, and its NCAA Division III athletic program is among the best in the nation. UW – Oshkosh also features the state's only “2 plus 2” aeronautics bachelor's degree program.

University of Wisconsin – Green Bay

A small- to mid-size institution, UW-Green Bay enrolls about 5,500 students. Founded in 1965, the University has one of the most modern and attractive campuses in the tradition-rich University of Wisconsin System. A comprehensive university, UW-Green Bay offers undergraduate majors and minors in more than three dozen fields of study. Additionally, more than 64 areas of emphasis provide opportunities for specialization. UW – Green Bay is located approximately 40 miles from Menasha.

Lawrence University

Lawrence University is a nationally recognized undergraduate college of the liberal arts and sciences with a conservatory of music. Ranked among the best of the nation's small, private colleges, Lawrence enrolls 1,405 full-time undergraduates from 47 states and more than 50 other countries. Chartered in 1847, Lawrence was among the first colleges in the United States to be founded coeducational. Lawrence is located in Appleton, and is approximately 4 miles from Menasha.

Other Higher Education Opportunities

Lakeland College, Sheboygan
Marian College, Fond du Lac

Map 4-1: Existing Utilities and Community Facilities

4.7 Quasi Public Facilities

Churches and Cemeteries

- ◆ Active Living Ministries
- ◆ Appleton Korean Presbyterian
- ◆ Bethel Evangelical Lutheran
- ◆ Evangelical Worship Center
- ◆ Living Word Lutheran Church
- ◆ Our Redeemer Lutheran Church
- ◆ Pentecostals of the Fox Cities
- ◆ St. John's Menasha
- ◆ St. Mary's Menasha
- ◆ St. Patrick's Catholic Church
- ◆ St. Patrick's Menasha
- ◆ St. Thomas Episcopal Church
- ◆ St. Timothy Lutheran Church
- ◆ Trinity Lutheran Church
- ◆ The Vineyard
- ◆ Sikh Temple

Libraries

The Elisha D. Smith Public Library is located 440 First Street in the City of Menasha. Menasha's public library has been serving the citizens of Menasha since 1896, when the first library and reading room opened. The existing library was renovated in 2003. During three phases of construction 18,000 square feet were added to the already existing 28,000 square feet of the library. The \$4.5 million project involved gutting and rebuilding the old building, including the replacement of the old brick sheathing.

Features of the new facility include a spacious new children's room, a grand concourse in the center, a fireplace-enhanced solarium, all public service desks on the main floor, and new meeting rooms. Dedication of the renovation project took place on January 31, 2004.

Post Offices

The Menasha Post Office, a full-service post office located at 84 Racine Street, also offers passport application processing and some retail products.

4.8 Parks, Recreation, and Open Space

Jefferson Park. Jefferson Park is the largest and most fully equipped park in the Menasha Park System, providing the setting for many major local festivals. Bordered by Third Street, Konemac Street and the Fox River, the park contains 28.9 acres and features a small island that has been known to generations of children as Peanut Island because of its shape. Picnickers enjoy a

magnificent view of the Fox River and find 12 reservable picnic areas and plenty of open space and playground equipment in the park. Boaters make use of several convenient docks and launches. Seasonal mooring is available for craft under 21 feet in length. Three tournament softball diamonds, three of which are lighted, horseshoe pits, two volleyball courts, and acres of open area for football, soccer, or simply relaxation await the outdoor sports enthusiast.

The Menasha Municipal Pool complex is also located in Jefferson Park. The complex consists of a zero-depth pool for waders, two water slides, and a jump platform. All major boat ramps at this site were repaired in 2005.

An award-winning pavilion, which may be reserved for family gatherings and other events, provides kitchen facilities, restrooms, and a shelter. Annual events at the park include Seafood Fest, Communityfest Celebration, Independence Day fireworks, and Jazzfest as well as a variety of company picnics.

Smith Park. Smith Park is located on Doty Island in the southern portion of the City. The park celebrated its 100-year anniversary in 1997, making it one of the oldest city parks in the state. Smith Park is bordered by Cleveland and Park Streets to the east and west, Nicolet Boulevard to the south and Fox River on the north. This 23.9-acre park features a large pavilion complete with kitchen facilities. Also located within the park are picnic facilities, playground equipment, volleyball court, four tennis courts, softball diamond and soccer field. Several unique features make Smith Park an attraction worth seeing and an important community asset. A railroad caboose, presented to the Menasha Historical Society, commemorates the fact that Menasha was the birthplace of the original Wisconsin Central Railroad. At the southern end of the park are several Indian burial mounds - large settlements of Fox and Winnebago Indians once inhabited this area - and a natural amphitheater used for summer concerts. The north end of the park features semi-formal gardens planted each year with approximately 6,000 annuals, a setting that is a favorite for summer weddings. A gazebo funded with corporate donations was built in this area in 1997. Many recreation programs are held in the park. Various entertainers offer free performances every other Tuesday night in the pavilion. No alcoholic beverages are allowed in the park.

The Memorial Building and playground area are located north of Keyes Street on the Fox River. The "Mem" is a multiple-use facility utilized for recreation programs and is headquarters for the Menasha Historical Society. A shorewall with decorative lighting was installed behind the "Mem" in 1998 as part of the island renovation plan. Other facilities on the grounds include four tennis courts that were renovated in 2004, playground equipment, a basketball court, and an area for seasonal boat mooring operated by the Menasha Dock Association. Groomed cross-country ski trails are also available. An "Isle of Valor" monument honoring two Menasha Medal of Honor recipients will be constructed in 2007. The area will be located behind the Memorial Building and includes a new pedestrian bridge.

Koslo Park. A 12-acre park located east of Highway 47 and north of Airport Road, Koslo Park is bordered by London Street and Geneva Road. It features a semi-professional lighted baseball diamond, softball diamond, lighted basketball court, volleyball court, pole shelter and a variety of

playground apparatus. The park serves as the home field of the Menasha Macs and Twins and local high school baseball leagues. In 2000, the City entered into a unique lease-back agreement with Menasha Utilities which allowed for the installation of a state-of-the-art sports lighting system. A new scoreboard was installed in 2001.

Clovis Grove Park. Clovis Grove Park is located near the intersection of Ninth and Ida streets adjacent to Clovis Grove Elementary School and is the third largest park in the Menasha system. This 12.5-acre park features seven lighted tennis courts, one touch football field, soccer field, one softball diamond, a sledding hill, playground equipment and a picnic shelter. The park also features a small ½-acre wooded area.

Hart Park. Hart Park is located on Seventh Street just west of Appleton Road. This 3.9 acre park includes restroom facilities, lighted basketball court, softball diamond/football field and playground area. A large, supervised, lighted ice rink and warming shelter is provided during winter months. The 1,000 square foot handicapped accessible shelter, which includes a fireplace, was constructed in 1994. The shelter is used year round for recreation programs including a summer playground program. A community well is being constructed in the northwest corner of the park and a 7,000 sq. ft. skateboard park was installed in 2002.

Pleasants Park. Pleasants Park is bounded by Sixth, Seventh and Walbrun streets behind and west of Banta School. This 5.3-acre park includes four tennis courts, softball/baseball diamond, regulation soccer field, and a wide variety of playground equipment.

Shepard Park. Located on Doty Island between Mathewson Street and Garfield Avenue, Shepard Park fronts Little Lake Butte des Morts. Included in this 3.7-acre park are restroom facilities, softball diamond, basketball court, and playground area.

Barker Farm Park. Located east of Oneida Street in the Barker Farms Estates subdivision, the city's newest park expanded to 8.9 acres in 2000. The park was dedicated in 2005 and includes a picnic shelter, sledding hill, two tennis courts, an off street parking lot, playground equipment, a ball diamond, and a short asphalt trail system.

Veterans Park. This small park located on Racine Street adjacent to Elisha D. Smith Library was eliminated in 2002 when the public library was expanded. A military service monument in the park was relocated in front of the library entrance.

Clinton Center Park. Clinton Center Park is located on the corner of Second and Tayco streets. This 0.6-acre park contains a variety of play equipment, a basketball court, and open play area.

Bridge Tower Greenspace and Museum. Located on Tayco Street just north of the Tayco Street bridge, this park was developed in 1996 to provide an attractively landscaped small pedestrian park to complement the adjacent Bridge Tower Museum, which depicts the Fox River's role in the area's historical development.

Scanlan Park. Scanlan Park occupies a small triangular parcel at the intersection of Kaukauna and Chute streets. This 0.5-acre park features some playground facilities.

Menasha Marina and Riverwalk. Built in 1987, and a cornerstone of Menasha's redevelopment efforts, this important amenity is located in the heart of the downtown. The Marina and Riverwalk, which encompasses approximately 3 acres, is the site for numerous special events including a Steak Fry. The complex accommodates seasonal and transient docking for watercraft up to 40 feet in length. There are 88 slips located in the Marina and approximately 25+ transient slips located along the beautiful Riverwalk. Slips are equipped with potable water and electricity. City parks crews have recently begun replacing pier decking and replacing floats. Marina patrons also have use of shower facilities, gasoline sales, sanitary head pumpout, and a "ship's store". Adequate parking for Marina users is just a short walk away from the facility.

Conservancy Area East of Oneida Street. This conservancy area is presently over 40 acres in size but plans call for possible expansion to 100+ acres. The area consists primarily of wetlands so a modest development plan was approved in 2000. A parking lot is available off of Hwy. 10/114. As funds and time permit, additional trails could be cleared and marked to accommodate hiking and cross-country skiing. A modest wetland restoration project was undertaken in the spring of 2001 as part of a wetland mitigation process that was overseen by the DNR and the EPA.

Municipal Beach. A 1.4-acre parcel located on the shores of Lake Winnebago at the south end of Brighton Beach Road, the tract includes picnic facilities, a small play area, a sand volleyball court, and an unsupervised swimming area with a shoreline and beach area.

James Island. James Island is a 2.1-acre island located at the mouth of the Menasha Channel offshore of Shepard Park. The island is accessible by boat and is maintained in a natural wooded state. The island is home to a large colony of cormorants.

Winz Park. Winz Park is a unique 0.5-acre "hard surface" play area utilizing the top of the Menasha Utility's clearwell water storage facility. Located on the corner of Second and Manitowoc streets, the park features two tennis courts, 1-1/2 basketball courts, and a hard surface activity area.

Curtis Reed Square. Named after one of Menasha's founding fathers, Curtis Reed Square serves as an urban plaza in the heart of the downtown. Located on the north side of Main Street between Milwaukee Street and Chute Street, the 0.8-acre park was created when the former intersection of these three streets was redesigned in 1997. A large wall mural, which depicts the history of Menasha, was erected on the east wall of City Hall in 2000, providing an impressive backdrop to the square and serving as a focal point for visitors to the downtown area. The square is a hub for many outdoor civic events.

Jefferson Park Swimming Pool. Built in 1958 and renovated in 1990, the Menasha swimming pool features a 200' waterslide, zero-depth entry, a kids discovery fountain, concessions area and several large shade umbrellas. The 1990 renovation efforts did not address the condition of several key mechanical components and the bathhouse structure. Pool vessel/deck concerns have also been noted. The city should give consideration to recommendations to be contained in a pool

renovation study set to be completed in early 2007. Many decisions may be influenced by anticipated changes to state codes governing municipal pool operation.

Ninth Street Boat Launch. Located at the west end of Ninth Street, this boat launch provides two ramps for boaters wishing to use Little Lake Butte des Morts. About 0.8 acres of surfaced area provides parking for 34 car-trailer units on the north side of the street. The ramp was lengthened and the docks were rehabilitated in 2006.

Manitowoc Street Boat Launch. This boat launch is located on the south end of Manitowoc Street and provides access to Fox River and Lake Winnebago from the north bank of the Menasha Channel.

Park Street Boat Launch. The Park Street Boat Launch is located directly east of Smith Park on the north end of Park Street and provides access to the Fox River and Lake Winnebago from the south bank of the Menasha Channel.

Trestle Trail. Officially opened on August 27, 2005, the trail has proven to be extremely popular with local residents and visitors to the Fox Cities. The trail is open year round and is a valuable transportation and recreational trail link between the City and Town of Menasha. It features a unique lift bridge over the Menasha Lock (sponsored and built by Miron Construction, Inc.). The 1,600-foot long, lighted pedestrian bridge is the longest in Wisconsin and includes a center pavilion area with seating, and several fishing platforms along the way.

The award winning trestle project is part of the Wisconsin DNR's Friendship Trail that will ultimately run from Stevens Point to Manitowoc. For more area trail information visit www.focol.org/greenways.

4.9 Solid Waste Management and Recycling

Garbage is collected weekly by municipal crews utilizing automated collection equipment. Recyclables are collected curbside on a monthly basis. Brush and tree limbs are also collected at the curb once per month. Brush, yard wastes, and recyclables may be brought to the City Public Works Facility drop-off site during designated hours.

Yard waste is processed through a compost operation at the city garage. The finished compost is then available to residents free of charge. Solid waste is hauled to the Winnebago County Landfill Facility in Oshkosh. Recyclables are transported to the transfer station at the Winnebago County Facility. Once there, they are sorted and the paper recyclables are transferred to Outagamie County while the other recyclables are transferred to Brown County for final processing.

4.10 Communication and Power Facilities

Electric Power

Electric service is nearly exclusively provided by Menasha Utilities. Menasha Utilities owns and operates the electric distribution system in the City of Menasha, providing services to over 8,800 electric customers in the community. Significant investment has been made over the last several years to acquire all Menasha residences as customers. About 99% of the city is served by the utility with the remainder receiving electricity from WE Energies. On the average, the electric rates for Menasha Utilities customers are about 25% less than neighboring investor-owned utilities.

Menasha Utilities is a member-owner of Wisconsin Public Power, Inc. (WPPI), a regional power company serving 49 customer-owned electric utilities. Through WPPI, these public power utilities share resources and own generation facilities to provide reliable, affordable electricity to more than 190,000 homes and businesses in Wisconsin, Upper Michigan and Iowa.

Communication Facilities

Telecommunications are provided by AT&T, TDS Metrocomm, and other local and national providers. Time Warner provides high-speed communications facilities, and Menasha Utilities provides some fiber optic communications facilities on a limited basis to commercial customers only.

4.11 Sanitary Sewer Service

The City of Menasha is part of a regional wastewater collection and treatment system that serves the cities of Neenah and Menasha, the Town of Menasha Utility District (east side), the Waverly Sanitary District and the Town of Neenah Sanitary District #2 and #3. Wastewater collected from these entities is treated at the Neenah-Menasha Sewerage Commission (NMSC) wastewater treatment facility located on Garfield Street in the City of Menasha. Treated wastewater is discharged into Little Lake Butte des Morts.

Wastewater Treatment

The NMSC operates a wastewater treatment facility utilizing the activated sludge treatment process. Originally constructed in 1937, the plant was reconstructed in 1987 and has been performing well. It has a capacity of 13.0 million gallons per day (mgd), and experiences a daily flow of about 10.3 mgd. Growth forecasts from the East Central Regional Planning Commission's 2006 Sewer Service Area Plan Update indicate that the plant should have adequate capacity to the year 2030. Ongoing efforts by the respective jurisdictions to remove clearwater inflow/infiltration from wastewater collection systems should also help reduce the demands on plant capacity.

Wastewater Collection

Within the City of Menasha, wastewater is collected by three entities – the City of Menasha sewer utility, the Town of Menasha Utility District, and the Waverly Sanitary District. The city has entered into agreements with the other jurisdictions to serve areas outside the territory served by the city.

- *City of Menasha Sewer Utility.* The City of Menasha operates a sewer utility that provides wastewater collection to the majority of Menasha residents. The area served lies primarily south of Airport Road. The utility presently services 4669

residential, 198 commercial, 7 industrial, and 27 municipal customers. The territory served by the utility is fully developed and no significant change in the number of connections is anticipated.

- *Town of Menasha Utility District.* The Town of Menasha has created a utility district that provides sewer and water services to the portions of the town on both the east and west sides of Little Lake Butte des Morts. Under an agreement with the City of Menasha, the town utility provides wastewater collection services to areas within the city generally north of Airport Road. The town utility has ____ residential, ____ commercial, and ____ industrial connections. Although some parcels are undeveloped that are within the town's service area, the additional connections will not have a material impact on the existing sanitary sewer system.
- *Waverly Sanitary District.* The Waverly Sanitary District provides sewer and water service to portions of the City of Menasha lying east of Oneida Street and parts of the Town of Harrison. The sanitary district provides service to city residents and businesses lying both within and outside its boundaries pursuant to an agreement between the city and the district. It currently serves 656 residential, 28 commercial, and 2 public authority customers. Significant growth area remains in that portion of the city to be served by Waverly. However, due to major investments in system infrastructure in 2002, no major improvements will be necessary to accommodate new growth.

4.12 Public Water Supply

Menasha Utilities

Menasha Utilities provides water service to the majority of residents in the City of Menasha (9th Street and south). Organized in 1905, the utility has approximately 4,739 residential, 190 commercial, and 29 industrial customers. The utility's water supply source is surface water from Lake Winnebago, filtered, and treated at the filtration plant located on Manitowoc Street, and furnished to customers through the water distribution system. The utility has six water storage facilities including the following:

- ◆ 1947 reservoir, 500,000 gallon capacity
- ◆ 1967 reservoir, 100,000 gallon capacity
- ◆ 1988 reservoir, 3,000,000 gallon capacity
- ◆ 1927 reservoir, 200,000 gallon capacity
- ◆ 1967 elevated tank, 750,000 gallon capacity
- ◆ 1929 elevated tank, 500,000 gallon capacity

The water filtration plant has a capacity of 6,000,000 gallons/day and has just completed a \$12.8M water treatment plant addition designed to meet Safe Drinking Water Standards which are set by the EPA and monitored by WDNR. The project included reconstruction of the water filters, the addition of granular activated carbon filtering, and ultraviolet disinfection. The utility has approximately 325,400 feet of water main, the majority of which is 6 inch in diameter or greater. The utility also has 380 hydrants.

Portions of the city generally north of 9th Street and west of Oneida Street receive water service from the Town of Menasha Utility District. The utility district provides this service under a contractual arrangement with the city. The utility has a deep well and elevated storage reservoir on University Drive. The Menasha water utility also sells water on a wholesale basis to the Town of Menasha Utility District. About 60-percent of the water supplied comes from the deep well. The balance is purchased from Menasha Utilities.

With minor exceptions, the Waverly Sanitary District furnishes water to City of Menasha residents and businesses in the area generally east of Oneida Street. This service is provided under the terms of a contract between the city and the sanitary district. The Waverly district purchases water from the City of Appleton. Appleton operates a water filtration plant on Manitowoc Road within the City of Menasha. The source of raw water is Lake Winnebago.

4.13 Stormwater Management

To meet the requirements of the federal Clean Water Act, the Wisconsin DNR developed the Wisconsin Pollutant Discharge Elimination System (WPDES) Storm Water Discharge Permit Program which is administered under ch. NR 216, Wis. Adm. Code. The WPDES Storm Water Program regulates discharge of storm water in Wisconsin from construction sites, industrial facilities, and selected municipalities.

The City of Menasha is subject to the requirements of the Environmental Protection Agency's Storm Water Phase II Regulations and must obtain a WPDES Permit which addresses information and education of residential landowners, illicit discharge detection and elimination, creation and enforcement of local ordinances to regulate erosion control and long-term storm water management and implementation of pollution prevention at municipally-owned facilities. MS4 permits require implementation of best management practices for source-area control instead of numerical effluent limits

The vast majority of the city's stormwater management facilities are in the form of storm sewers. Other facilities include stormwater ponds, several natural drainage ways and a few streetside ditches.

4.14 Health and Day Care Facilities

Major medical facilities found in and surrounding the City of Menasha include:

- ◆ St. Elizabeth Hospital - Rehabilitation, Menasha
- ◆ St. Elizabeth Hospital, Appleton
- ◆ Appleton Medical Center, Appleton
- ◆ Thedacare, Appleton
- ◆ Children's Hospital of Wisconsin, Appleton
- ◆ Theda Clark Hospital, Neenah
- ◆ Affinity Day Surgery, Menasha

Available day care facilities in the City of Menasha include the following as reported by the Wisconsin Department of Health and Family Services. Facility capacities are also provided.

- ◆ Little Rock Child Care Center, 90 capacity
- ◆ Building Imaginations, 100 capacity
- ◆ Kiddie Korner Family Day Care, 8 capacity
- ◆ University Children's Center, 52 capacity
- ◆ UWO Headstart – Menasha Center, 51 capacity
- ◆ The Salvation Army Child Learning Center, 79 capacity
- ◆ Above and Beyond, 8 capacity
- ◆ Brenda's Babes Family Daycare, 8 capacity
- ◆ Childhood Express Daycare, 8 capacity
- ◆ Creative Hands and Mind Family Daycare, 8 capacity
- ◆ Fox Cities Learning Center, 85 capacity
- ◆ K's Play Days, 20 capacity
- ◆ Monica's Childcare, 8 capacity
- ◆ Precious Moments Family Daycare, 8 capacity
- ◆ Tender Loving Care, 8 capacity
- ◆ Terri's Family Child Care Center, 8 capacity

4.15 Expansion or Rehabilitation of Existing Utilities and Facilities, Approximate Timetable

Wisconsin comprehensive planning statutes require that the utilities and community facilities element of a comprehensive plan identify the need for the expansion, construction, rehabilitation of existing utilities and facilities.

The City of Menasha has determined that the following utilities and facilities will need expansion, construction, rehabilitation or staffing/programming changes over the planning period. Projects are identified as short-term (1-5 years) and long-term (6-20 years).

Public Buildings and Administrative Facilities and Services

Short Term

- ◆ The Finance Department needs a new telephone system and filing system.
- ◆ City Hall needs a new security system.
- ◆ Because of space needs, electronic document storage and digital imaging should be considered.

Long Term

- ◆ Hire a professional accountant.
- ◆ Incorporate the use of a computerized purchase order and expense sheet.
- ◆ Examine possibility of reallocation work load to other departments.
- ◆ Explore the adequacy of the council chambers.

Police Services

Short Term

- ◆ Current personnel level makes it difficult to keep up with the trapping of stray animal, opening car doors, checking vacation homes, minor ordinance violation enforcement, false alarm response, and other minor violations and/or incidents
- ◆ More storage space is necessary for evidence, documentation, and the everyday items that are common around a police station
- ◆ The addition of a room dedicated to evidence processing should be considered
- ◆ The impound lot is inadequate. It is consistently overcrowded and is in need of better security to protect from vandals

Long Term

- ◆ Remodel the entrance and lobby area of the police station to meet ADA (Americans with Disabilities Act) standards.
- ◆ The landscaping in front of the station needs to be replaced.
- ◆ The construction of a conference room dedicated to hosting staff meetings and citizen meetings, such as the Neighborhood Watch, should be considered
- ◆ In order to meet the needs of the community; the Menasha Police Department needs several additional officers
- ◆ It is expected that it will become necessary to hire a bilingual officer because of the increasing minority populations.
- ◆ An officer dedicated to crime analysis is desired to increase the efficiency of the department
- ◆ Establish programs to protect citizens from abuse and fraud
- ◆ Establish a single governing body with one tax rate in order to provide the most efficient police service across the Fox Valley.

Fire Protection and EMT/Rescue Services

Short Term

- ◆ Replace Fire Station 36 located at 901 Airport Road with a new location better suited to increase response times.

Long Term

- ◆ Further promote intergovernmental cooperation in order to better serve the Neenah and Menasha citizens
- ◆ Incorporate a district concept to fire rescue, allowing the nearest rescue team the ability to respond. This will reduce response time
- ◆ Rehabilitate Fire Station 35 located at 430 First Street. The station is needs updating and there is a general lack of storage space
- ◆ Budget for new equipment and vehicles as needed

Libraries, Cemeteries, and Other Quasi Public Facilities

Short Term

- ◆ Examine possibility of gaining additional staffing for the public library

- ◆ Investigate possibility of incorporating ‘self-check out’ machines at the library. These machines would allow residents to check out books and other library materials themselves, in turn, lessening the strain on current library staff.
- ◆ Develop a long-term comprehensive plan encompassing library staffing, facilities, programs, and technological needs
- ◆ Establish a foundation and enable better fund-raising efforts for the library
- ◆ Rekindle the ‘Friends of the Library’ group

Long Term

- ◆ Keep pace with the increasing expectations of the citizens
- ◆ Update library technology especially the continued development of its electronic “e-branch” through its web site at www.menashapubliclibrary.org
- ◆ Predicting that the library usage trend will continue to increase, additional staffing will have to be considered as time progresses

Parks and Recreation

Short Term

- ◆ Develop a logical connectivity between the trail systems
- ◆ Secure and develop more park land within the short term to ensure a proper amount of recreation area is provided as urban development continues, particularly in the area east of USH 10
- ◆ Update the city pool at Jefferson Park
- ◆ Continue public education outreach about the value the Parks and Recreation Department brings to the community
- ◆ Take steps to achieve goals and improvements stated in the Open Space and Recreational Facilities 5-year Plan

Long Term

- ◆ Secure funding to support the facilities that are currently in operation and to make park and recreational initiatives for the future
- ◆ Investigate the possibilities of working with neighboring communities to establish an urban forestry position
- ◆ Explore a working relationship with the Public Works Department in order to efficiently use the resources and staff that are currently available
- ◆ Expand the Jefferson Park Marina
- ◆ Continue maintenance at Marinas and parks as necessary

Solid Waste and Recycling

Short Term

- ◆ Offer services for recycling computers and other electronics (televisions, VCR’s,etc.) by 2010
- ◆ Offer single-stream service (all recyclables in one container) by 2010.

Long Term

- ♦ Offer automated pick-up of residential recycling
- ♦ Will need an additional refuse and recycling route
- ♦ Will need an additional refuse and recycling position

Sanitary Sewer Service

Short Term

- ♦ Continue maintenance and repair on system as needed.
- ♦ Continue to perform Sewer System Evaluation Survey (SSES) to identify defects- anticipated to be completed in 2009.
- ♦ Continue sewer projects to upgrade system.

Long Term

- ♦ Complete sewer projects to upgrade system

Private Onsite Wastewater Treatment Systems (POWTS)

Short Term

- ♦ Continue to incorporate properties that have POWT's into the public sewer system

Long Term

- ♦ Incorporate the few remaining city properties that still have POWT's to be part of public sewer system

Public Water

Short Term

- ♦ Continue to install upgrades to meet DNR standards

Long Term

- ♦ It is possible the city will be required to install a deep water intake

Stormwater Management

Short Term

- ♦ Complete preparation of a stormwater management plan
- ♦ Adopt ordinances relating to construction site erosion control and post-construction stormwater management
- ♦ Explore the creation of a Stormwater Utility
- ♦ Continue to work with developers to ensure appropriate stormwater management principles are being employed
- ♦ Explore means for achieving compliance with 20% TSS reduction by 2008

Long Term

- ♦ Continue regular maintenance and repair of stormwater system
- ♦ Continue to enforce commercial erosion control standards
- ♦ Continue to assist with enforcement of residential erosion control standards

- ◆ Explore means for achieving compliance with 40% TSS reduction by 2013

Health Care and Child Care Facilities

Short Term

- ◆ Complete a local health care needs assessment to pinpoint the most urgent issues facing city residents
- ◆ Promote goals of comprehensive plan developed by Wisconsin Turning Point Initiative which are: promote and protect the health for all, eliminate health disparities, and transform Wisconsin's public health system
- ◆ The Health Department will modify its public health system in accordance with state plans in an effort to better serve its citizens
- ◆ Work to address the inequality that is present in public health for ethnic and racial minority groups and those at a financial disadvantage
- ◆ Focus on collaborative efforts between the government, public, private, nonprofit, and voluntary sectors
- ◆ Work to become more efficient in primary prevention

Long Term

- ◆ Take progressive measures to continue to meet the changing needs of the community as determined by the market and demographic trends.

Senior Center

Short Term

- ◆ Menasha Senior Center needs to consider all possibilities in managing its current space
- ◆ Need for more employee work space and desks
- ◆ Update computers and a new filing and phone system
- ◆ Perform the maintenance tasks to keep equipment such as the bingo machine, kitchen, and audio – visual equipment operational

Long Term

- ◆ Expand current or build a new larger facility if needed

Local Roads and Bridges

Short Term

2008

- ◆ Pacific Street, Eighth Street to Ninth Street; Pulverize and Asphalt Resurface
- ◆ Chute Street, Lush Street to Tayco Street; Pulverize and Asphalt Resurface
- ◆ Eighth Street, Tayco Street to Pacific Street; Pulverize and Asphalt Resurface
- ◆ Fourth Street, Konemac Street to East End; Pulverize and Asphalt Resurface
- ◆ Konemac Street, Third Street to Plank Road; Pulverize and Asphalt Resurface
- ◆ Green Bay Street, Broad Street to Third Street; Pulverize and Asphalt Resurface
- ◆ First Street, Manitowoc Street to Ice Street; Pulverize and Asphalt Resurface
- ◆ First Street, DePere Street to Manitowoc Street; Total Reconstruction
- ◆ Appleton Street, First Street to Third Street; Total Reconstruction

2009

- ♦ STH 114 from Tayco Street to Manitowoc Street; Reconstruction; (Local cost share only)
- ♦ Lush Street from R.R. Tracks to First Street; Pulverize/Resurface
- ♦ Lock Street from Broad Street to LLB; Pulverize/Resurface
- ♦ Water Street from Barlow Street to Tayco Street; Pulverize/Resurface

2010

- ♦ Broad Street from Tayco Street to Racine Street; Reconstruct Concrete/Asphalt

2011

- ♦ Garfield Avenue from R.R. tracks to Washington Street; Reconstruct Concrete

Long Term

- ♦ Maintain and repair roads as needed

Menasha Joint School District

Short Term

- ♦ Develop plan for school district to better understand facility needs in the future- possible needs include new buildings, new sidewalks, additional green space, traffic and parking needs.
- ♦ Form a working relationship with the city to coordinate plans for cooperative efforts that can benefit both entities. It is important to have periodic meetings to devise practical situations in which consolidated services could be offered.
- ♦ Develop marketing plan in coordination with the City in order to properly highlight the strength of the local school system.
- ♦ Obtain easement that runs through Calder Stadium property.

Long Term

- ♦ Work to accomplish goals as stated in strategic plan for MJSD.
- ♦ Examine ways to most efficiently provide school services.
- ♦ Coordinate with city regarding plans for Calder Stadium area.

Additional Facilities, Programs, or Operations

Short Term

- Establish a working relationship with the Appleton Area School District

Long Term

- Work cooperatively with the Appleton Area School District where possible on programs and curriculum to offer a greater level of service to area residents.

4.16 Future Needs for Government Services

The need for additional services in some instances is directly proportioned to the physical growth of the city e.g. street maintenance or refuse collection. Other factors, most notably demographic, can also exert pressures for new services and facilities. Ongoing monitoring of service and facilities is essential to meet ever-changing community needs.

These needs can be met in various ways including employing new technologies, adding staff, outsourcing specific tasks or functions, or entering into service agreements with other entities. The City of Menasha has utilized all of these methods in attempting to efficiently deliver a high level of service to its residents and businesses. Looking toward the future, the demands for service will need to be balanced with the resources of the city to meet its operational needs as well as capital improvements.

The City of Menasha's population has grown over the last thirty years and it is projected to increase over the next 25 years as well. The townships that surround the city are predicted to experience substantial growth in that same time period. The majority of the infrastructure of the city has capacity to serve future demand.

The city currently has a tight staffing situation and could easily absorb more staff members in various departments. This is expected to become more noticeable as the population of the city increases in both size and diversity. As with every city, Menasha will need to balance budgetary concerns with the need for growth of staffing. Appropriate budgetary awareness and planning in the short term will be necessary to facilitate these additions in the long term.

Map 4-2: Proposed Transportation and Utilities and Community Facilities

4.17 Utilities and Community Facilities Goals and Objectives

Following are the goals and objectives developed by the City of Menasha regarding utilities and community facilities.

Goal: Provide high quality and cost effective community facilities and services that meet existing and projected future needs.

Objectives

1. Support high level, cost effective service for solid waste, natural gas, electrical, telephone, cable, telecommunications, and other technology providers.
2. Consider the impacts of development proposals on community facilities and services, and balance the need for community growth with the cost of providing services.
3. Pursue additional cooperation between communities to avoid duplication of facilities and increase the cost effectiveness of services provided to residents.
4. Monitor the need for new, expanded, or continuation of rehabilitated services and local government facilities.
5. Increase coordination of utility and community facility planning with the location of future service areas as guided by the comprehensive plan, environmental considerations, economic development, and growth management policies.

Goal: Ensure proper treatment of wastewater to protect public health, groundwater quality, and surface water quality while meeting current and future needs.

Objectives

1. Plan sewer extensions and treatment facility improvements so that they can be installed incrementally as needed in a cost-effective manner.
2. Encourage the use of existing collection infrastructure and treatment capacity prior to the extension of new infrastructure or construction of new facilities.
3. Consider the use of sewer assessment policies and impact/development fees that will encourage compact development and discourage scattered development.

Goal: Promote stormwater management practices in order to reduce property and public property damage and to protect water quality.

Objectives

1. Maintain a community stormwater management system which addresses stormwater quality.
2. Support the preservation of natural open spaces that minimize flooding such as wetlands and floodplains.
3. Require the use of stormwater management practices to abate non-point source pollution and address water quality.
4. Implement stormwater management practices at outfalls locations that discharge stormwater into wetlands, aquifers, or other environmentally sensitive areas.

Goal: Ensure that the water supply for the community has sufficient capacity, is in compliance with drinking water quality standards and regulations, and is available to meet present and future needs.

Objectives

1. Continue to monitor groundwater quality and potential contamination issues.
2. Ensure that water treatment facilities are properly maintained, and plan ahead for major improvements in order to reduce the financial impact on the community.
3. Develop wellhead protection plans for existing and proposed well sites in accordance with the comprehensive plan.
4. Provide information and comments on impacts to groundwater when reviewing proposed development in the community and in areas of extraterritorial jurisdiction.

Goal: Promote effective solid waste disposal and recycling services and systems that protect the public health, natural environment, and general appearance of land uses within the community.

Objectives

1. Encourage community and citizen involvement in decisions involving the type, location, and extent of disposal facilities and services.
2. Require major developments to adequately address solid waste disposal and recycling needs during the planning and design stages.
3. Provide collection opportunities for the proper recycling and disposal of unique (i.e., tires, white goods, etc.) and/or hazardous wastes.

Goal: Maintain and enhance recreational opportunities in the community.

Objectives

1. Recognize the need to accommodate all age groups and abilities in both active and passive recreational pursuits on a year round basis.
2. Pursue state, federal, and private funding programs which can aid in the acquisition and development of parks, trails, and scenic and environmentally sensitive areas taking into account, related maintenance and operational costs.
3. Seek stable funding sources to provide maintenance and operation of community parks and recreational buildings and sites.
4. Identify areas where recreational opportunities could be improved.
5. Maintain existing, and seek potential improvements to public access to waterways in the community.

Goal: Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and future development.

Objectives

1. Cooperate in the planning and coordination of utilities with other agencies and jurisdictions in order to efficiently serve local and regional growth.
2. Seek to balance desired service levels with potential negative community impacts when reviewing the proposed design and location of telecommunication, wind energy, or other utility towers.

Goal: Encourage improved access to health care facilities and child care.

Objectives

1. Support requests for the development of properly located and operated child care facilities.
2. Support school districts or local community organizations in their sponsorship of child care programs and early development programs.
3. Support the development of local health care facilities.
4. Support improved transportation options to and from regional health care facilities.

Goal: Provide a level of police, fire, and emergency services that meets present and future needs.

Objectives

1. Encourage the maintenance of the current ISO rating of the fire department in the city.
2. Support resident education on ways to reduce the risks of fire and increase access and response time of emergency vehicles to local residences.
3. Promote the maintenance of the level of quality of emergency service equipment and facilities and address needs where appropriate.
4. Encourage beneficial and effective police, fire, and EMS cooperative service agreements.
5. Maintain a good relationship with Calumet County and neighboring communities for utilization of additional emergency services when needed.

Goal: Promote quality schools and access to educational opportunities.

Objectives

1. Coordinate planning efforts with the local School Districts to allow them to anticipate future growth and demographic changes.
2. Maintain support for local libraries in their efforts to increase community education.

4.18 Utilities and Community Facilities Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies and recommendations that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies and recommendations that direct action using the word “should” are advisory and intended to serve as a guide. For this section, policies are organized by utility and facility type.

General

1. The city should continue to anticipate and plan for capital improvements and service requirements.
2. Demand on city services should be considered when evaluating development proposals.
3. Utilities, service facilities and roads shall be designed to limit the impact to environmentally sensitive lands.
4. Explore the creation of a bi-annually updated Capital Improvement Plan.
5. A proportional share of the cost of improvement, extension and construction of public facilities should be borne by those whose land development and redevelopment actions made such improvement, extension and construction necessary. In determining the

proportional share, the public benefit of the project/improvement shall be considered. Impact fees should be utilized as a source of funding for capital projects directly attributable to new development. Impact fee programs shall be considered for transportation facilities, schools, parks, and fire protection.

6. Maintain the reliability of the city's utility infrastructure as the first priority for utility capital expenditures.
7. Coordinate community utility capital expenditure planning with capital investment planning by other departments.
8. Work with neighborhood and community representatives in siting utility facilities.
9. The community shall encourage the shared development of all public capital facilities including community facilities such as parks, libraries, schools and community meeting facilities.
10. The community shall require the placement of new utility systems within the existing right-of-way whenever possible.

Administrative Facilities/Public Buildings

1. Staffing and professional service needs relative to planning, ordinance development and enforcement and other governmental services shall be periodically reviewed to determine if the needs of the community are being met.
2. The community shall periodically assess its capacity and needs with regard to administrative facilities and services and public buildings.
3. All community buildings shall be upgraded where feasible to meet ADA requirements and have adequate capacity to facilitate community meetings or gatherings.
4. All administrative facilities' electronic and phone systems shall be kept up-to-date and maintained to help complete tasks more efficiently.
5. The city shall explore the development of a community volunteer program designed to solicit and maintain volunteer participation in community programs and events.
6. The exterior appearance of public facilities, including landscaping, shall be maintained and repaired and/or replaced when necessary..

Police Services

1. Data and information regarding police response time and satisfaction with service shall be maintained in order to determine department needs and measure efficiency.
2. Department staffing, equipment and training levels shall be periodically reviewed to determine if the needs of the community are being met..
3. Programs or activities which increase community access or relations with the police department shall be pursued.
4. Assess priorities and eliminate minor services, if necessary, to meet department priorities.
5. The department should consider recruiting bilingual officers to help minimize language barriers.
6. The department should work with other departments to establish code enforcement officers to streamline the enforcement process.
7. The department should explore the recruitment of a crime analysis officer.
8. The design of the police station shall be evaluated for accessibility and other needs.

9. Develop a program designed to educate elderly citizens on abuse and fraud.
10. Options for regional law enforcement initiatives should be explored.
11. The department should explore options for cost recovery from neighboring municipalities for responding to calls and providing services.
12. A single governing body with one tax rate shall be explored to provide the best police service across the Fox Valley.

Neenah-Menasha Fire-Rescue Services

1. Department staffing, equipment and training levels shall be periodically reviewed to determine if the needs of the community are being met..
2. Cooperative arrangements with neighboring fire departments should be explored as a means to reduce response time and the need for new fire stations.
3. Relocation of Fire Station 36 shall be considered to improve efficiencies and reduce response time to developing portions of the city.
4. The renovation of Fire Station 35 should be considered to address storage and other needs.

Schools – Menasha Joint School District (MJSD)

1. The city shall work with local school districts in order to anticipate future service and facility needs.
2. School facilities and programs should be accessible to the general population.
3. The MJSD should develop plans to guide the future direction of academic curriculum and extracurricular activities.
4. Develop a working relationship between administrators of the MJSB and city representatives in order to coordinate mutually beneficial cooperative efforts.
5. Develop a cooperation between schools and community interests and needs by offering such things as child care services and youth and family programs such as prevention of substance abuse, parenting, care of the elderly, care of those with special needs, etc.
6. The school district should develop a marketing plan.
7. Establish a relationship with local businesses and industry to determine the types of training programs needed in the high school and technical school to provide a skilled work force.
8. Support and participate in the organization of apprenticeship, on-the-job training, student touring and visitation, and student work-study programs with local industry, schools, and government.
9. The school district shall explore the adequacy of green space, such as playgrounds and sporting facilities, for each facility.
10. Traffic conditions and parking space around the all facilities should be periodically reviewed and modified.
11. The MJSC shall identify ways to most effectively provide services in the long term.
12. The possibility of school district boundaries coinciding with municipal boundaries should be explored.
13. The city and the MJSD shall coordinate their plans for the Calder Stadium area.

14. The possibilities for sharing programs, personnel, and facilities among other school districts should be explored.

Library – Elisha D. Smith Public Library

1. Maintaining and improving library facilities and services shall be pursued within the planning period. This should include improvements with the library's "e-branch" program through its website as well as other technological upgrades to meet citizen needs.
2. Department staffing, equipment and training levels shall be periodically reviewed to determine if the needs of the community are being met.
3. Continue relationship-building with private and individual contributors in order to reduce the burden on local government.
4. An effort to rekindle the 'Friends of the Library' program should be pursued. This program allows community volunteers to host fund-raising events as well as other volunteer duties.

Parks, Recreation and Open Space

1. Concentrated residential developments shall be within a service area of a neighborhood community or regional park facility.
2. Ensure that neighborhood parks are incorporated into the design of future subdivisions.
3. Recreational resources should be expanded to meet demands where possible. When expansion due to natural physical limitations is not possible, recommendations should focus on maximizing use of the resource, improving management and decreasing conflicts.
4. Develop and pursue funding sources in addition to the tax levy for park and recreation facilities.
5. All park facilities shall be in compliance with the Americans with Disabilities Act.
6. Acquire abandoned railroad corridors when available for trails.
7. Acquire lands to expand the existing park system to meet the demands of a changing and increasing population.
8. Funding for park land acquisition and improvement will be set aside annually.
9. Determine which lands within the community would enhance the park and open space system based on overall recommendations of the comprehensive plan. Attempt to acquire these lands.
10. Maintain open space and parkland through dedications, acquisitions, zoning, and the adoption of an official map delineating present and planned future parkland sites.
11. Ensure there are adequate flat parklands for activities such as soccer and ball games.
12. Ensure a sufficient quantity of suitable land is set aside for parks and recreational purposes during the site planning process for new residential development projects.
13. The city should work toward developing connectivity with trail systems within the Fox Valley area.
14. The department should promote the importance of parks and programs in improving the quality of life of city residents.

15. Cooperate with adjacent municipalities, the MJSD, local groups and organizations, and developers to maximize cost-effectiveness of providing open space and recreational facilities.
16. Seek public input when planning for park and recreational development.

Solid Waste Management and Recycling

1. The city should periodically monitor the effectiveness of city-provided waste management and recycling services.
2. Consideration should be given to a new refuse and recycling route and position to keep pace with the demands of new development.
3. Solid waste disposal, transfer station and recycling sites shall be located in areas which limit the potential for adjacent impacts.
4. Promote waste reduction and recycling, including composting, through education and new programs.
5. Continue to partner with Winnebago County, as one of a three county consortium (including Brown and Outagamie counties), to pursue cost-effective service provision for solid waste management and recycling.
6. Promote household hazardous waste programs and activities, such as the Clean Sweep program, with both Calumet and Winnebago Counties.

Communication and Power Facilities

1. Telecommunication facilities and towers shall utilize existing facilities to the maximum extent possible.
2. Telecommunication towers shall be designed to be as unobtrusive as possible, support multi-use and/or reuse and be safe to adjacent properties.
3. Utility substations shall be located so as to be as unobtrusive as possible.
4. The city shall monitor community needs for communication facilities and take steps to ensure modern, effective communications facilities are available community-wide.
5. Explore means for making communications services available to all residents, including working with neighboring communities.
6. Evaluate land use controls to ensure unreasonable constraints are not placed on alternative energy sources.

Sanitary Sewer Service

1. Work with local Sanitary Districts to coordinate expansion of the districts to accommodate development in designated areas.
2. Concentrated residential development shall consider the feasibility and water quality impacts of a wastewater collection and treatment system.
3. Wisconsin Department of Natural Resources CMAR reporting of sanitary facilities shall be used to evaluate the adequacy of facilities and aid in determining facility needs.
4. Existing on-site sewage treatment systems should be converted as required by existing policy.
5. Inspections of existing on-site sewage treatment systems should be conducted regularly.

Public Water Supply

1. Surface water protection shall be a priority when reviewing development proposals.
2. Develop public education campaigns which link the effects of resident activities on drinking water quality (stormwater education).
3. New private wells are not permitted.
4. Existing private wells should be properly abandoned in accordance with state regulations and converted to public water service when it becomes available.
5. The community shall review new residential projects for the availability of an adequate water supply.

Stormwater Management

1. Address stormwater management as a requirement of all development proposals.
2. Proposed developments shall not increase flooding potential to adjacent lands.
3. The city shall develop and implement construction site erosion control and post-construction stormwater management ordinances in accordance with state laws.
4. Continue participation in Northeast Wisconsin Stormwater Consortium (NEWSC).
5. Develop public education campaigns which link the effects of resident activities on surface water pollution.
6. Encourage the use of rain gardens, rain barrels, and other residential best management practices by promotion and the provision of information.
7. Encourage the use of effective, unconventional commercial best management practices and proprietary devices such as green roofs by creating incentives.
8. The community should prepare a drainage system plan for the area and identify major drainage facilities.
9. The community shall require installation of stormwater and surface water facilities in order to minimize construction-related disruptions to the public and to minimize the costs of system deliveries.
10. The community shall require surface water conveyance systems in new development where feasible, including transportation facilities.
11. The community shall implement procedures to ensure that public and private stormwater collection, retention/detention, and treatment systems are properly maintained.
12. The community shall require new development projects to include community approved stormwater management facilities.
13. The city shall consider creation of a stormwater utility.
14. The city should partner with adjacent communities to create funding mechanisms for operation, maintenance and replacement costs of regional stormwater facilities serving multiple communities.

Health Care Facilities

1. Health care and commercial daycare facilities shall be steered toward commercial zoning districts.

2. The Health Department should collaborate with all levels of government, public, private, nonprofit, and voluntary groups to provide the greatest benefits for residents.
3. A needs assessment should be regularly completed to pinpoint the most urgent issues facing residents.
4. The department should modify its public health system in accordance with state plans.
5. Create programs which will help to eliminate health disparities among social and disadvantaged population groups.
6. The department should create a review process to continually update and revise goals and objectives to comply with changes in the Wisconsin State Health Plan.
7. Create programs which will help overcome language and cultural barriers.

Day Care Facilities

1. Continue to allow licensed in-home day care facilities in order to accommodate child care needs within the community.

4.19 Utilities and Community Facilities Programs and Resources

The following programs and resources are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Community Development Block Grant for Public Facilities (CDBG-PF)

The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed, smaller communities with public facility improvements. Eligible activities include, but are not limited to, publicly-owned utility system improvements, streets, sidewalks, and community centers. Federal grant funds are available annually. The maximum grant for any single applicant is \$750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates. For more information on this program contact the Wisconsin Department of Commerce, Division of Community Development.

Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED)

The CDBG Public Facilities for Economic Development Program helps underwrite the cost of municipal infrastructure necessary for business development that retains or creates employment opportunities. Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community. The Wisconsin Department of Commerce, Bureau of Community Finance should be contacted for further information.

Brownfields Initiative

The Brownfields Initiative provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located, or cannot meet the cleanup costs. The

Wisconsin Department of Commerce, Bureau of Community Finance should be contacted for further information.

Community Development Block Grant Blight Elimination and Brownfield Redevelopment Program (CDBG-BEBR)

The Blight Elimination and Brownfield Redevelopment Program program is designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle, or underused industrial or commercial facility or site in a blighted area, or one that qualifies as blighted. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community. The Wisconsin Department of Commerce, Bureau of Community Finance should be contacted for further information.

Tax Incremental Financing (TIF)

TIF can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works. The Wisconsin Department of Commerce should be contacted for further information.

Aids for the Acquisition and Development of Local Parks

Funds are available to assist local communities acquire and develop public outdoor recreation areas as per s. 23.09 (20), Wis. Stats. Counties, towns, cities, villages, and Indian Tribes with an approved Comprehensive Outdoor Recreation Plan are eligible to apply. The program is offered by the WDNR, Bureau of Community Financial Assistance. There is a 50% local match required. Awards are granted on a competitive basis. Acquisition and development of public outdoor recreation areas are eligible projects. Priority is given to the acquisition of land where a scarcity of outdoor recreation land exists.

Clean Water Fund Program

Funds are available to protect water quality by correcting existing wastewater treatment and urban storm water problems and preventing future problems as per s. 281.58 and 281.59, Wis. Stats. Cities, towns, villages, counties, town sanitary districts, public inland lake protection and rehabilitation districts, metropolitan sewerage districts, and federally-recognized tribal governments are eligible to apply. Eligible projects include construction of treatment works, sewer systems, interceptors, and urban stormwater runoff treatment systems. Projects that are necessary to prevent violation of discharge permits, meet new or changed discharge limits, or correct water quality or human health problems in unsewered areas may receive priority for funding. Low interest loans are available for planning, design, and construction of wastewater treatment projects and urban storm water runoff projects approved by the Department. The program is offered by the WDNR, Bureau of Community Financial Assistance.

Municipal Flood Control Grant Program

Provide 70% cost-sharing grants to cities, villages, towns and metropolitan sewerage districts to acquire or flood-proof structures, purchase easements, restore riparian areas, or construct flood control structures. Applications would be ranked based on avoided flood damages, restoration or

protection of natural and beneficial functions of water bodies, use of natural flood storage techniques or environmentally sensitive detention ponds and enhanced recreational opportunities. For further information contact the WDNR.

2 Population and Housing

2.1 Introduction

Housing is very important for Wisconsin and its communities. Housing costs are the single largest expenditure for most Wisconsin residents. For homeowners, their home is likely their most valuable asset and largest investment. Housing also plays a critical role in state and local economies. Housing is Menasha's largest asset. The construction industry and other occupations that support housing are a major portion of the economy. Residential development is also a major source of property tax revenue for local communities. In Menasha, residential properties account for 72% of real property values. Beyond the financial aspects of housing, there are also social effects that are not so easily measured. People develop a sense a pride in their homes, which in turn creates a sense of community and a likely increase in participation in community activities.

Housing is also a function of population. Housing demand, type of housing desired, and housing prices are driven by the population found in an area. Therefore, housing characteristics and an evaluation of population are provided in the same planning element.

Wisconsin's comprehensive planning law requires that a comprehensive plan include a housing element and provide demographic information. The comprehensive planning process also necessitates that each community analyze the impact of local, state, and federal policies and regulations on the development of various types of housing. The analysis is intended to take into account the current and projected housing needs in the community. The analysis should result in policies that provide opportunities for the development of the types and amounts of housing expected to be needed over a 20-year planning horizon.

There are a number of benefits that can be realized by developing a housing element and analyzing demographics:

- ◆ The process of developing the housing element encourages citizens to start thinking and talking about local housing concerns.
- ◆ The data collection and analysis can increase understanding of the local housing situation and who lives in the community.
- ◆ The data allow for an understanding of future trends and how the community can prepare for change.
- ◆ More influence over the nature of future housing development can be attained.
- ◆ It increases the chances that housing decisions are coordinated with decisions regarding other comprehensive plan elements such as the land use, transportation, economic development, utilities and community facilities, and agriculture, natural, and cultural resources elements.

- ◆ It can bring together a diverse range of groups, agencies, and citizens that otherwise may not work together.
- ◆ It provides the chance to consider the community's housing concerns in relation to those of adjacent communities.

The following sections discuss in more detail, specific information about the City of Menasha's housing stock and patterns, demographics, and future trends.

United States Census 2000

A significant amount of information, particularly with regard to population, housing, and economic development, was obtained from the U.S. Bureau of the Census. There were four primary methodologies for data collection employed by the Census in 2000, STF-1 through STF-4. STF-1 data were collected through a household-by-household census and represent responses from every household within the country. STF-2 data are similar to STF-1, however, data are available to the census tract level for limited information meeting an established population threshold. To get more detailed information, the U.S. Census Bureau also randomly distributes a long-form questionnaire to one in six households throughout the nation. Tables that use this sample data are indicated as STF-3 and STF-4 data.

Throughout this report, data from the U.S. Census will be designated as STF-1 or STF-3 data. It should be noted that STF-1 and STF-3 data may differ for similar statistics, due to survey limitations, non-response, or other attributes unique to each form of data collection.

2.2 Population

Population Counts

Population change is the primary component in tracking growth as well as predicting future population trends. Population characteristics influence future economic development and relate directly to demands on community services, housing, education, utilities, social services, and recreational facility needs.

Table 2-1 displays the population trends of the City of Menasha, surrounding communities, Calumet and Winnebago Counties, and the State of Wisconsin from 1970 to 2000.

**Table 2-1
Population Counts, City of Menasha and Surrounding Areas, 1970-2000**

Municipality	1970	1980	1990	2000	# Change	% Change
					1970-2000	1970-2000
C. Menasha	14,836	14,728	14,711	16,331	1,495	10.1%
C. Neenah	22,902	22,432	23,219	25,338	2,436	10.6%
C. Appleton	56,377	58,913	65,695	70,087	13,710	24.3%
T. Menasha	8,682	12,307	13,975	15,858	7,176	82.7%
T. Harrison	3,260	3,541	3,195	5,756	2,496	76.6%
Calumet County	27,604	30,867	34,291	40,631	13,027	47.2%
Winnebago County	129,946	131,772	140,320	156,763	26,817	20.6%
Wisconsin	4,417,731	4,705,642	4,891,769	5,363,690	945,959	21.4%

Source: U.S. Bureau of the Census, STF-1, 1970-2000.

In the 1970's and 1980's the City of Menasha experienced population declines, but then rebounded significantly in the 1990's when the population grew by 1,620 persons. Due to this high growth period, the city's overall population growth from 1970 to 2000 is reported as 10.1%. Much of this population growth can be attributed to the City of Menasha annexing territory and creating a growth corridor east of Oneida Street in Calumet County. This rate of growth for the 30 year period was very similar to the City of Neenah. Other surrounding communities and both counties experienced even greater growth for the period with the Town of Menasha experiencing the greatest percentage growth at 82.7%. In the 2000-2007 period, 84 percent of the City of Menasha's population growth occurred in Calumet County.

Population by Age Cohort

The population age structure affects a variety of services and needs within a community. Incorporated communities can vary significantly in the age distribution of their residents as compared to rural towns due to the services offered in a more urban area. Services are driven by demand, and a community will typically provide services and facilities to meet the needs of the given population. As an example, people of retirement age may need more access to health care and transportation services, which are typically offered in urban areas. Similarly, younger persons tend to seek urban areas for employment, housing and educational opportunities. People raising families will require schools, and schools are constructed where population drives service demands.

This social dynamic of a community's age structure has evolved into a significant trend throughout the country, and is evident in Wisconsin and also Calumet and Winnebago County. The baby-boomer generation, which is a large segment of the overall population, is nearing retirement age. Service demands will result from the age distribution. How a community serves the population demands created by the age distribution is as much a factor in defining community character as the location of the community itself. It will become increasingly important to anticipate potential service demands created from the population shift. Table 2-3

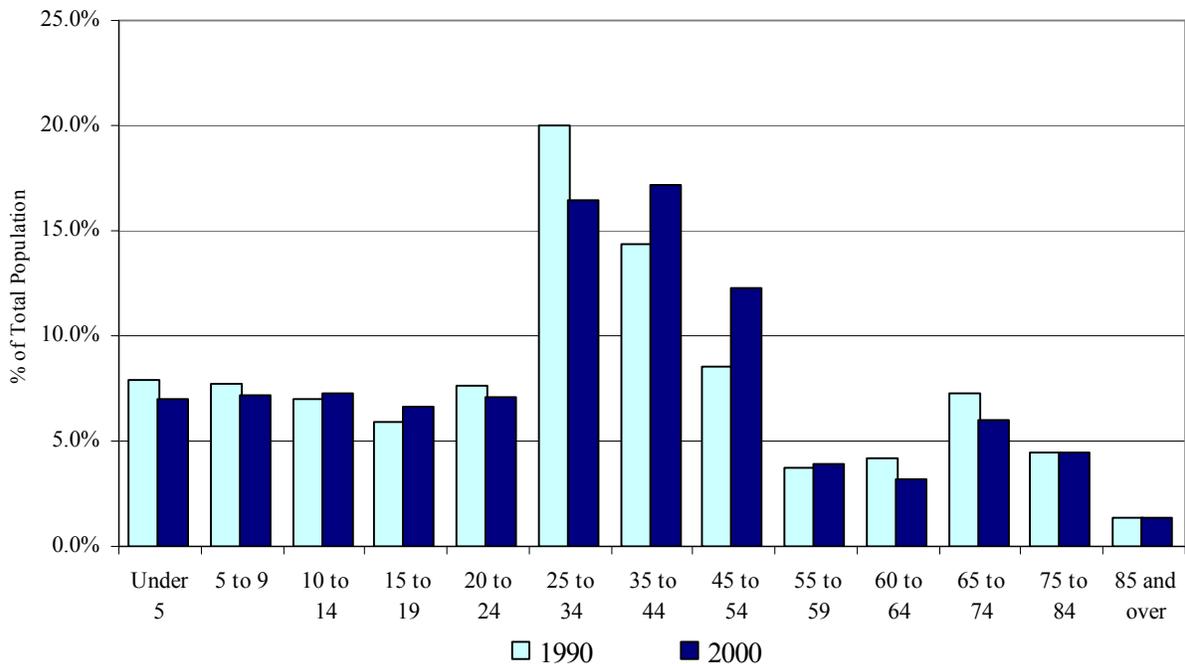
and Figure 2-1 displays population cohorts of the total population for 1990 and 2000 in the City of Menasha.

Table 2-3
Population by Age Cohort, City of Menasha, 1990-2000

Age	1990		2000	
	Number	% of Total	Number	% of Total
Under 5	1,159	7.9%	1,149	7.0%
5 to 9	1,134	7.7%	1,176	7.2%
10 to 14	1,029	7.0%	1,189	7.3%
15 to 19	864	5.9%	1,077	6.6%
20 to 24	1,123	7.6%	1,160	7.1%
25 to 34	2,943	20.0%	2,686	16.4%
35 to 44	2,108	14.3%	2,801	17.2%
45 to 54	1,253	8.5%	2,004	12.3%
55 to 59	553	3.8%	641	3.9%
60 to 64	615	4.2%	517	3.2%
65 to 74	1,071	7.3%	981	6.0%
75 to 84	654	4.4%	723	4.4%
85 and over	205	1.4%	227	1.4%
Total	14,711	100.0%	16,331	100.0%

Source: U.S. Bureau of the Census, STF-1, 1990-2000.

Figure 2-1
Population by Age Cohort, City of Menasha, 1990-2000



Source: U.S. Bureau of the Census, STF-1, 1990-2000.

Figure 2-1 charts the shifting of the population to older age groups over the 10 year period shown. In 1990, 20% of the population was in the 25 to 34 age group. In 2000 this same group accounted for 16.4% of the population and the next two older age cohorts had a significantly larger share of the population when compared to 1990. Different age groups have varying impact on community facilities, housing, economic development, and land use. Relative to persons 60 and older, the total number of people of retirement age is anticipated to grow during the planning period.

**Table 2-3
Comparative Population Age Characteristics – 2000**

Geographic Area	Total Population	Percent of total population					Median age (years)
		Under 18 years	18 to 24 years	25 to 44 years	45 to 64 years	65 years & over	
Menasha city	16,331	25.6	9.6	33.6	19.4	11.8	34.0
Neenah city	24,507	27.5	7.6	32.0	20.3	12.5	35.4
Appleton city	70,087	27.4	9.7	31.8	19.7	11.3	33.8
Menasha town	15,585	24.2	9.1	31.0	24.6	11.0	36.9
Harrison town	5,756	31.0	4.9	35.8	20.7	7.6	34.6
Calumet county	40,631	28.6	7.2	32.0	21.4	10.8	35.2
Winnebago county	156,763	23.8	11.8	30.4	21.5	12.5	35.4
Wisconsin	5,363,675	9.7	22.2	25.5	29.5	13.1	36.0

Source: U.S. Bureau of the Census, STF-1 2000

Table 2-3 shows the median age of Menasha’s population compared neighboring jurisdictions and the State of Wisconsin. The age composition of Menasha’s residents is similar to the others listed in the table. However, the median age of 34 years for those residing in the City of Menasha is two years younger than that of the statewide population, and only the City of Appleton has a younger population among the communities listed in the table.

Population by Race

Although the vast majority of Menasha’s residents are white, Table 2.4 reveals that there is a trend toward greater diversity. The Asian population has more than doubled and the number of person of Hispanic Origin has more than quadrupled in the decade between 1990 and 2000.

Increasing diversity will continue to cause school and city department administrators to reevaluate programs and service delivery methods to better serve growing minority populations.

Table 2.4
City of Menasha Population by Race
1990-2000

	1990	%	2000	%
White	14,420	98.0	15,481	94.8
Black or African American	4	>0.1	88	>0.1
American Indian and Alaska Native	116	>0.1	99	>0.1
Asian	122	>0.1	264	1.6
Native Hawaiian and other Pacific Islander	0	0	4	>0.1
Other	49	>0.1	225	1.3
Two or More Races	<u>N/A</u>	-	<u>170</u>	1.0
Total	14,711		16,331	
Persons of Hispanic Origin (may be of any race)	141	>0.1	590	3.6

Source: U.S. Bureau of the Census – Census of Population and Housing 1990/2000.

2.3 Population Forecasts

Population Trends

Each year the Wisconsin Department of Administration (WDOA), Demographic Services Center develops population estimates for every municipality and county in the state. Table 2.3 displays year 2000 Census counts and the 2007 population estimates for the City of Menasha, surrounding areas, Calumet and Winnebago Counties, and Wisconsin. WDOA population estimates should be utilized as the official source of population information, except when Census population counts for a given year are available.

Table 2.5 shows that from 2000 to 2007 the City of Menasha is experienced a population increase of 951 persons or 6.3%. This rate of growth is consistent with rates of growth found in the area. Calumet County and the Town of Harrison are the local jurisdictions that have experienced the most significant growth for the period shown.

**Table 2-5
Population Trends, City of Menasha and Surrounding Areas, 2000-2007**

Municipality	2000 Census	2007 Estimate	# Change 2000-2007	% Change 2000-2007
C. Menasha	16,331	17,354	1,023	6.3%
C. Neenah	24,507	25,430	923	3.8%
C. Appleton	70,087	72,158	2,071	3.0%
T. Menasha	15,858	17,180	1,322	8.3%
T. Harrison	5,756	8,601	2,845	49.5%
Calumet County	40,631	46,031	5,400	13.3%
Winnebago County	156,763	164,703	7,940	5.1%
Wisconsin	5,363,715	5,648,124	284,409	5.3%

Source: U.S. Bureau of the Census, STF-1, 2000. Wisconsin Department of Administration, Demographic Services Center, Population Estimates, 2007.

Population Forecasts

Population forecasts are based on past and current population trends and are not predictions, rather they extend past growth trends into the future and their reliability depends on the continuation of these past growth trends. Forecasts are therefore most accurate in periods of relative socio-economic and cultural stability. Forecasts should be considered as one of many tools used to help anticipate and predict future needs within the community.

Wisconsin Department of Administration (WDOA) Population Forecasts

The Wisconsin Department of Administration (WDOA), Demographic Services Center develops population forecasts for the State of Wisconsin in accordance with Wisconsin Statute 16.96. Forecasts created by WDOA are deemed the official determinations for the state. WDOA forecasts to the year 2030, for the State of Wisconsin, reveal several important trends that should be noted. These trends are anticipated at the state level, and will therefore have effects on county level and local population characteristics as well.

- ◆ Wisconsin’s population in 2030 is projected to be 6.35 million, nearly one million more than the 2000 census count of 5.36 million.
- ◆ The working age population – ages 18 through 64 – will peak in 2015 at 3.67 million and, by 2030 decline slightly to 3.60 million (but still be 300,000 above the 2000 census count).
- ◆ The volume of deaths will increase substantially due to the aging population.

- ◆ The 65-plus population will increase slowly up to 2010, and then grow dramatically as the Baby Boomers join the ranks of the elderly. Senior citizens formed 13% of the state’s total population in 2000. Their proportion will rise to 21% in 2030.

Table 2-4 displays the WDOA population forecasts for the City of Menasha and surrounding areas to the year 2025.

Table 2-6
WDOA Population Forecasts, City of Menasha and Surrounding Areas, 2000-2025

Municipality	2000 Census	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025	# Change 2000-2025	% Change 2000-2025
C. Menasha	16,331	16,547	16,706	16,873	17,103	17,412	1,081	6.6%
C. Neenah	24,507	24,723	24,862	25,018	25,274	25,665	1,158	4.7%
C. Appleton	70,087	73,022	75,670	78,237	80,874	83,214	13,127	18.7%
T. Menasha	15,858	16,776	17,630	18,474	19,375	20,370	4,512	28.5%
T. Harrison	5,756	7,375	8,941	10,445	11,954	13,396	7,640	132.7%
Calumet County	40,631	44,182	47,398	50,381	53,473	56,336	15,705	38.7%
Winnebago County	156,763	162,076	166,717	171,369	176,614	182,767	26,004	16.6%
Wisconsin	5,363,690	5,563,896	5,751,470	5,931,386	6,110,878	6,274,867	911,177	17.0%

Source: Wisconsin Department of Administration, Demographic Services Center, Final Population Projections for Wisconsin Municipalities: 2000-2025, January 2004.

According to WDOA forecasts, the City of Menasha is estimated to experience a population growth of 6.6% or 1,081 persons between 2000 and 2025. When compared to surrounding communities this growth rate is moderate. The Towns of Menasha and Harrison are expected to continue to experience significant rates of growth.

Linear Trend Population Forecasts

Linear forecasts were created by using the 1970, 1980, 1990, and 2000 census counts. Increasing and decreasing population counts were used to calculate a constant value that was based on past census counts. These constant values were used to project the population to the year 2030 using a linear trend. Therefore, linear trends are based directly on historical population trends. Table 2-7 displays the resulting linear trends from the 2000 census count to the estimated 2030 projection.

In general, the linear forecasts that are provided are more conservative than the WDOA forecasts provided in the previous section.

Table 2-7
Linear Population Forecast, City of Menasha and Surrounding Areas,
2000-2030

Municipality	2000 Census	2005 Forecast	2010 Forecast	2015 Forecast	2020 Forecast	2025 Forecast	2030 Forecast	# Change 2000-2030	% Change 2000-2030
C. Menasha	16,331	16,300	16,269	16,492	16,715	16,939	17,162	831	5.1%
C. Neenah	25,338	25,417	25,497	25,901	26,306	26,711	27,116	1,778	7.0%
C. Appleton	70,087	72,417	74,746	77,142	79,537	81,933	84,328	14,241	20.3%
T. Menasha	15,858	17,181	18,505	19,664	20,824	21,984	23,144	7,286	45.9%
T. Harrison	5,756	5,740	5,724	6,081	6,438	6,795	7,152	1,396	24.3%
Calumet County	40,631	42,303	43,975	46,100	48,225	50,350	52,476	11,845	29.2%
Winnebago County	156,763	159,357	161,950	166,400	170,850	175,300	179,750	22,987	14.7%
Wisconsin	5,363,690	5,482,200	5,600,709	5,751,909	5,903,109	6,054,310	6,205,510	841,820	15.7%

Source: U.S. Bureau of the Census, STF-1, 2000. Foth linear projections 2005-2030.

According to linear population forecasts, the City of Menasha is estimated to experience a population growth of 5.1% or 831 persons between 2000 and 2030. Once again, this rate of growth is moderate when compared to surround communities.

East Central Wisconsin Regional Planning Commission Forecasts

The East Central Wisconsin Regional Planning Commission (ECWRPC), which serves Calumet and Winnebago Counties, has also developed population forecasts for the region it serves. Table 2-6 displays the 2005 through 2030 forecasts provided by ECWRPC.

Table 2-8
ECWRPC Population Forecasts, City of Menasha and Surrounding
Areas, 2005-2030

Municipality	2000 Census	ECWRPC 2005	ECWRPC 2010	ECWRPC 2015	ECWRPC 2020	ECWRPC 2025	ECWRPC 2030	# Change 2000-2030	% Change 2000-2030
C. Menasha	16,331	16,988	17,443	17,912	18,460	19,090	19,676	3,345	20.5%
C. Neenah	25,338	25,439	25,845	26,234	26,695	27,271	27,754	2,416	9.5%
C. Appleton	70,087	73,004	75,396	77,528	79,534	81,058	82,196	12,109	17.3%
T. Menasha	15,858	16,950	17,693	18,452	19,290	20,245	21,166	5,308	33.5%
T. Harrison	5,756	8,384	10,112	11,937	13,930	16,005	18,143	12,387	215.2%
Calumet County	40,631	45,812	49,146	52,239	55,445	58,414	61,141	20,510	50.5%
Winnebago County	156,763	163,846	168,538	173,241	178,543	184,763	190,504	33,741	21.5%

Source: East Central Wisconsin Regional Planning Commission, 2005-2030 Population Projections for Communities in East Central Wisconsin, October 2004.

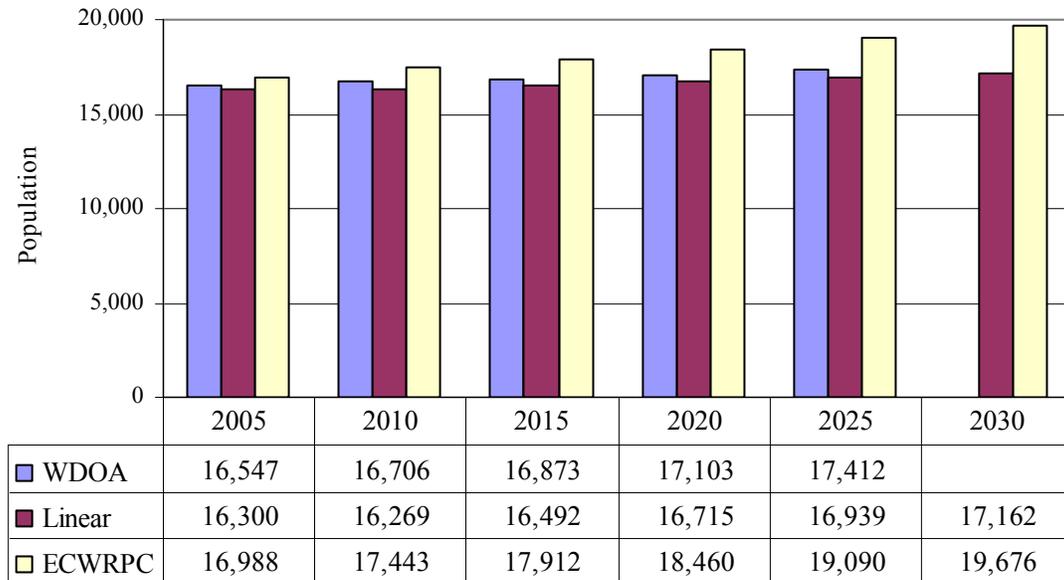
This final population forecast provided by ECWRPC shows a significantly higher estimated rate of growth for the City of Menasha, 20.5% from 2000 to 2030. East Central's methodology for projecting population relies on DOA projections for the counties. It then apportions the

population among the respective jurisdictions primarily based upon the jurisdictions past trend with respect to its share of the county population.

Comparative Population Forecasts

Figure 2-2 displays the three population forecasts for the City of Menasha.

**Figure 2-2
Comparative Population Forecast, City of Menasha, 2005-2030**



Source: Wisconsin Department of Administration, Demographic Services Center, Final Population Projections for Wisconsin Municipalities: 2000-2025, January 2004. Foth linear projections 2005-2030. East Central Wisconsin Regional Planning Commission, 2005-2030 Population Projections for Communities in East Central Wisconsin, October 2004.

The WDOA and Linear population forecasts provided for the City of Menasha are generally well aligned. The ECWRPC forecast is a bit more aggressive. Given that the city has already surpassed the year 2020 projections from both the WDOA and Linear models, the ECWRPC model appears to be more in-step with actual experience. The city should plan for a rate of growth approximating the ECWRPC forecast. The city should also monitor the forecasts and rates of growth in surrounding communities. Significant growth in these areas will also greatly affect the city.

2.4 Housing Characteristics

Housing Supply

Table 2-9 details the number of housing units in the City of Menasha, surrounding communities, Calumet and Winnebago Counties, and the State of Wisconsin.

The U.S. Bureau of the Census classifies housing units as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Table 2-9
Housing Units, City of Menasha and Surrounding Areas, 1990-2000

Municipality	1990	2000	# Change 1990-2000	% Change 1990-2000
C. Menasha	6,168	7,271	1,103	17.9%
C. Neenah	9,261	10,198	937	10.1%
C. Appleton	25,528	27,736	2,208	8.6%
T. Menasha	5,514	6,521	1,007	18.3%
T. Harrison	1,155	2,139	984	85.2%
Calumet County	12,465	15,758	3,293	26.4%
Winnebago County	56,123	64,721	8,598	15.3%
Wisconsin	2,055,774	2,321,144	265,370	12.9%

Source: U.S. Bureau of the Census, STF-1, 1990-2000.

From 1990 to 2000 the number of housing units in the City of Menasha increased by 1,103 units, or 17.9%. This rate of growth was similar to Winnebago County and the Town of Menasha.

The Cities of Neenah and Appleton experience a growth rate less than the City of Menasha, but the Town of Harrison and Calumet County experienced significantly higher growth than the city.

Housing Occupancy and Tenure

Tables 2-10 and 2-11 display the occupancy and tenure characteristics of housing units for Winnebago County and the City of Menasha in 1990 and 2000.

Table 2-10
Housing Occupancy and Tenure, Winnebago County, 1990 and 2000

	1990	Percent of Total	2000	Percent of Total	# Change 1990-2000	% Change 1990-2000
Total housing units	56,123	909.9%	64,721	890.1%	8,598	15.3%
Occupied housing units	53,216	862.8%	61,157	841.1%	7,941	14.9%
Owner-occupied	35,423	574.3%	41,571	571.7%	6,148	17.4%
Renter-occupied	17,793	288.5%	19,586	269.4%	1,793	10.1%
Vacant housing units	2,907	47.1%	3,564	49.0%	657	22.6%
Seasonal units	1,145	18.6%	1,032	14.2%	-113	-9.9%

Source: U.S. Bureau of the Census, STF-1, 1990-2000.

Table 2-11
Housing Occupancy and Tenure, City of Menasha, 1990 and 2000

	1990	Percent of Total	2000	Percent of Total	# Change 1990-2000	% Change 1990-2000
Total housing units	6,168	100.0%	7,271	100.0%	1,103	17.9%
Occupied housing units	5,980	97.0%	6,951	95.6%	971	16.2%
Owner-occupied	3,718	60.3%	4,273	58.8%	555	14.9%
Renter-occupied	2,262	36.7%	2,678	36.8%	416	18.4%
Vacant housing units	188	3.0%	320	4.4%	132	70.2%
Seasonal units	22	0.4%	28	0.4%	6	27.3%

Source: U.S. Bureau of the Census, STF-1, 1990-2000.

For the year 2000, 95.6% of the City of Menasha's housing units were owner occupied and 4.4% were vacant. Approximately 60% of the city's housing units are owner occupied while approximately 40% are renter occupied. From 1990 to 2000, there were 555 more owner occupied units, 416 more renter occupied units, as well as 132 more vacant units.

Units in Structure

Table 2-12 displays the number of units in structure for the City of Menasha, surrounding communities, Calumet and Winnebago Counties, and the State of Wisconsin. Figure 2-3 displays the percentage of units in structure for the City of Menasha in 2000.

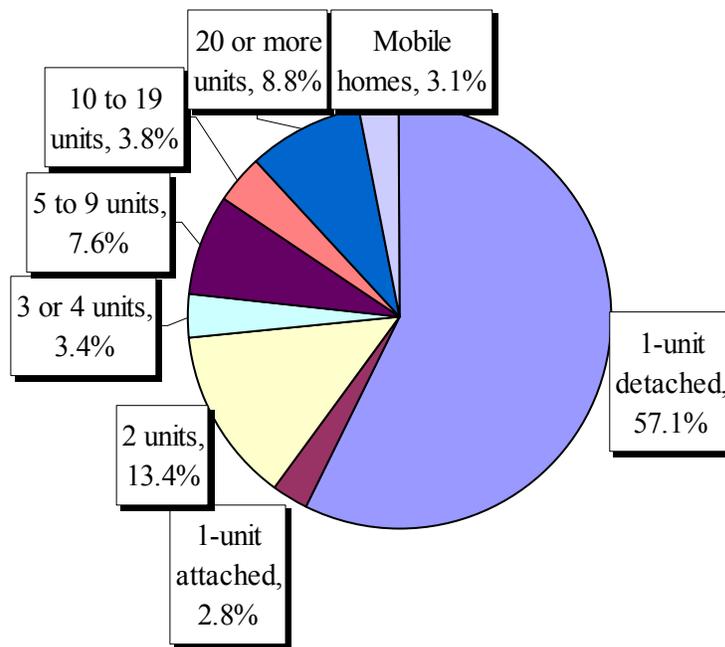
Attached housing units are defined as one-unit structures which have one or more walls extending from ground to roof separating them from adjoining structures, for example, row houses. Detached housing units are one-unit structures detached from any other house, with open space on four sides. Structures are considered detached even if they have an attached garage or contain a business unit.

**Table 2-12
Units in Structure, City of Menasha and Surrounding Areas, 2000**

Municipality	1-unit detached	1-unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 or more units	Mobile home	Boat, RV, van, etc.	Total Units
C. Menasha	4,201	205	984	250	559	276	650	227	0	7,352
C. Neenah	7,119	339	854	542	439	393	476	11	0	10,173
C. Appleton	18,740	1,076	2,873	901	1,326	1,028	1,609	122	0	27,675
T. Menasha	4,026	308	348	195	606	505	153	343	0	6,484
T. Harrison	1,890	119	57	0	9	51	0	18	0	2,144
Calumet County	11,988	479	998	243	631	540	197	680	2	15,758
Winnebago County	43,275	1,751	6,123	2,609	3,857	2,497	3,199	1,404	6	64,721
Wisconsin	1,531,612	77,795	190,889	91,047	106,680	75,456	143,497	101,465	2,703	2,321,144

Source: U.S. Bureau of the Census, STF-3, 2000.

**Figure 2-3
Units in Structure, City of Menasha, 2000**



Source: U.S. Bureau of the Census, STF-3, 2000.

As indicated by the table and figure, the majority of homes in the City of Menasha are one unit single family structures. Two unit homes make up the second greatest proportion of structures.

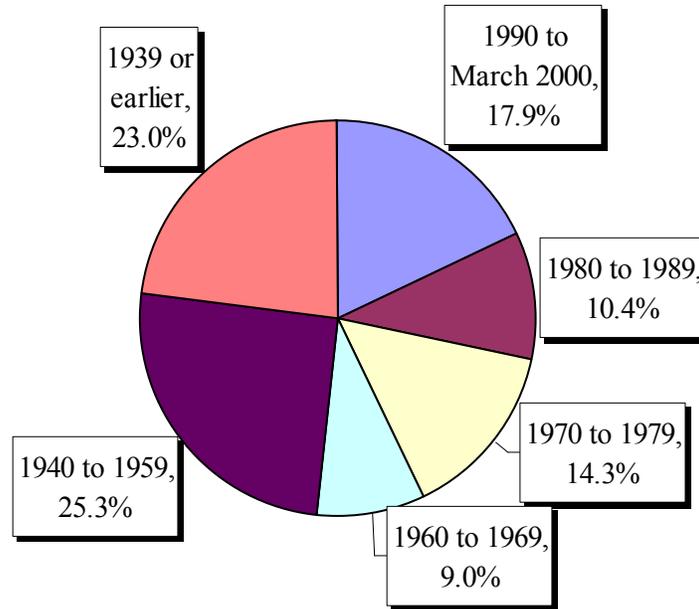
Age of Housing Units

The age of the housing stock is an important element to be analyzed when planning for the future. If there is a significant amount of older housing units within the housing supply they will most likely need to be replaced, rehabilitated, or abandoned for new development within the planning period. The age status may lead to a need for county or community housing assistance

or redevelopment programs. Allowing for a newer housing supply also requires community planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other items which are affected by new housing development.

Figure 2-4 displays the year that structures were built in the City of Menasha.

**Figure 2-4
Year Structures Were Built, City of Menasha, 2000**



Source: U.S. Bureau of the Census, STF-3, 2000.

Within the City of Menasha, the majority of housing units were built between 1940 and 1959. A significant number of homes were also built prior to 1939.

Housing Value

Table 2-13 provides year 2000 housing values of specified owner-occupied units in the City of Menasha, surrounding communities, Calumet and Winnebago Counties, and the State of Wisconsin. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. The U.S. Bureau of the Census determines value by the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

**Table 2-13
Housing Values, City of Menasha and Surrounding Areas, 2000**

Municipality	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more	Median (dollars)
C. Menasha	149	2,357	820	271	97	35	21	7	\$87,700
C. Neenah	189	3,614	1,543	542	321	130	42	22	\$92,900
C. Appleton	265	8,835	5,415	1,479	804	223	31	0	\$97,900
T. Menasha	84	1,350	1,563	467	264	60	32	0	\$112,100
T. Harrison	2	185	741	460	201	48	21	0	\$144,000
Calumet County	245	3,855	3,603	1,356	590	149	41	7	\$109,300
Winnebago County	1,467	17,634	9,950	4,197	1,995	709	274	49	\$97,700
Wisconsin	73,450	396,893	343,993	173,519	95,163	30,507	7,353	1,589	\$112,200

Source: U.S. Bureau of the Census, STF-3, 2000.

According to the 2000 Census, the median value of homes in the City of Menasha was \$87,700 with the majority of homes being valued between \$50,000 and \$99,999. This is lower than the surrounding municipalities and towns, and lower than both Calumet and Winnebago counties.

Community Based Residential Facilities (CBRF)

A Community Based Residential Facility (CBRF) is a home or apartment type setting where five or more unrelated adults live together. The goal of the CBRF is to assist individuals in achieving the highest level of independence of which they are capable. Different populations are targeted by the CBRF and some of these populations include elderly, Alzheimer's, emotionally and mentally disturbed, developmentally and physically disabled, and veterans. A CBRF is required to provide assistance with bathing, dressing, grooming, medication, community and in-house activities, information and referral services, health monitoring, and meals. They are not required to have professional nurses on duty 24 hours a day but do have staff available at all times.

CBRF facilities in the City of Menasha include:

- ◆ Willowpark Residence, 1318 Jordan Ave., Menasha
- ◆ Gardens at Fountain Way, Fountain Way, Menasha
- ◆ Heartwood Homes Senior Living, 1255-65 De Pere Street, Menasha
- ◆ Prairie Home Elder Services, 1463-5 Kenwood Drive, Menasha

2.5 Housing Trends and Forecasts

Building Permits

Building permit data compiled for the period commencing in 1985 and ending in the year 2006 revealed a somewhat cyclical pattern reflective of national housing trends. These patterns are strongly impacted by demographic patterns such as population age structure and household formation rates. However, economic factors – household income, housing prices, and interest rates are also key variables. Finally, local development policies serve to either encourage or

discourage new development through the availability of land, the provision of infrastructures to serve new development and the degree to which the community adopts policies impacting development costs. These policies can range from things such as the size and specifications for streets and subdivision lots and how and by whom the costs are bore between the developer and the community.

The City of Menasha has taken a number of actions and adopted policies to encourage new residential development and redevelopment. These actions were taken to secure a growth corridor for the city, put Menasha on a competitive basis with other communities and help secure the stability of the city's economic base.

Table 2-15 lists all building permit activity from 1985-2006. Figure 2-5 shows the number and value of building permits issued for single family, two family and multi family housing units constructed in that same period.

Table 2-15: City of Menasha Building Permit Activity 1985-2006

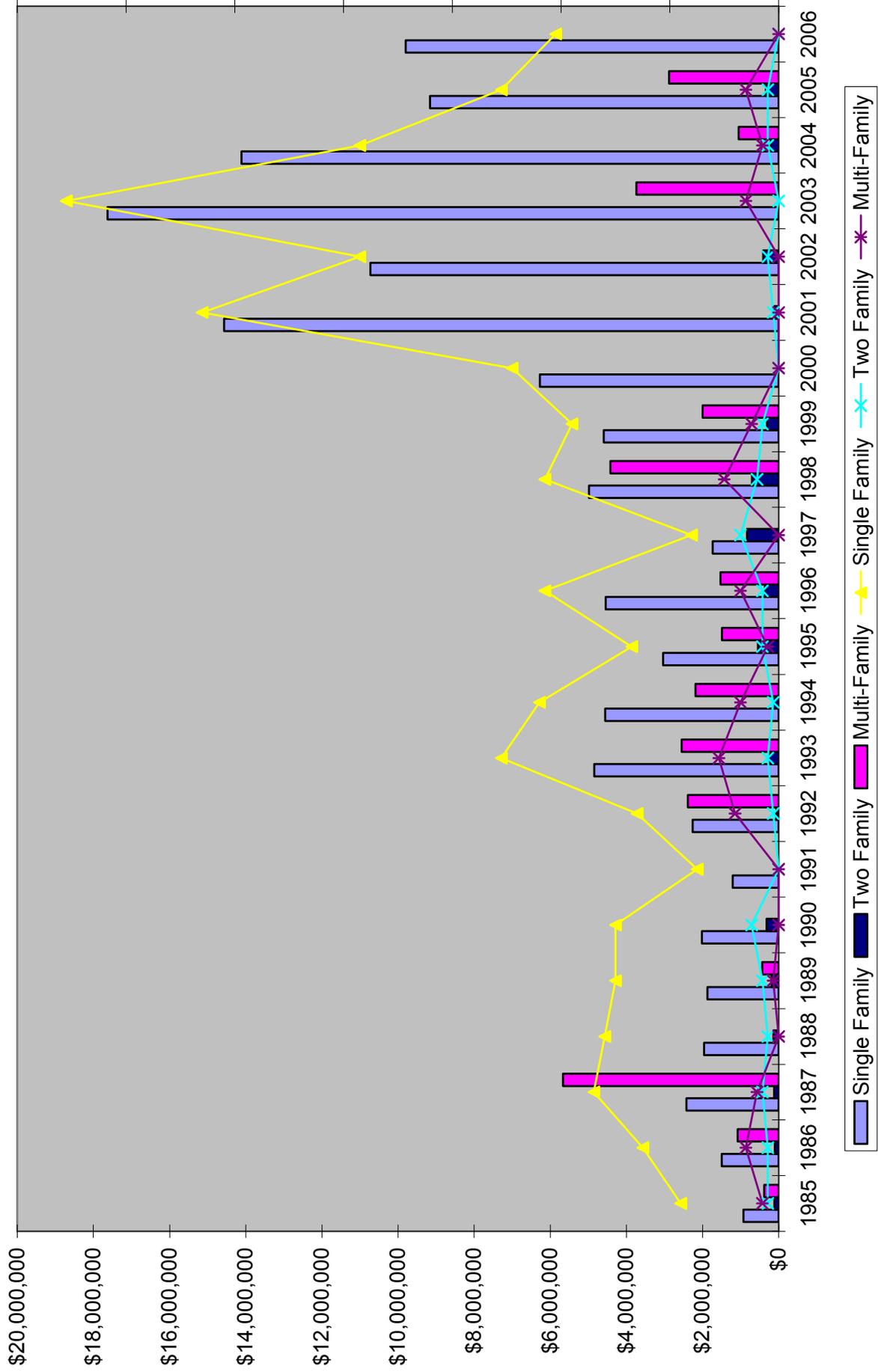
Year	1985	1986	1987	1988	1989	1990	1991	1992	1993
Single Family	\$924,400	\$1,498,000	\$2,425,000	\$1,957,000	\$1,869,675	\$2,017,100	\$1,203,900	\$2,259,000	\$4,850,200
Two Family	\$110,000	\$100,000	\$117,000	\$138,000	\$190,000	\$315,993	\$0	\$60,000	\$245,000
Multi-Family	\$378,000	\$1,075,000	\$5,666,000	\$0	\$432,000	\$0	\$0	\$2,380,000	\$2,545,000
Additions/Alterations (1)	\$795,590	\$747,768	\$807,299	\$769,341	\$766,585	\$1,280,150	\$1,145,986	\$1,451,392	\$1,177,129
Commercial (2)	\$1,276,300	\$3,507,756	\$7,172,775	\$736,000	\$6,698,600	\$13,087,175	\$4,102,849	\$2,090,200	\$1,893,611
Other	\$95,855	\$121,720	\$286,497	\$795,200	\$154,951	\$77,880	\$82,515	\$106,855	\$106,550
Single Family	18	25	34	32	30	30	15	26	51
Two Family	2	2	3	2	3	5	0	1	2
Multi-Family	3	6	4	0	1	0	0	8	11
Additions/Alterations	204	162	172	179	171	160	180	201	189
Commercial	17	14	33	12	14	14	21	11	13
Other	20	31	49	33	29	31	43	40	38
Total \$	\$3,580,145	\$7,050,244	\$16,474,571	\$4,395,541	\$10,111,811	\$16,778,298	\$6,535,250	\$8,347,447	\$10,817,490
Total (3)	264	240	295	258	248	240	259	287	304

Year	1994	1995	1996	1997	1998	1999	2000	2001	2002
Single Family	\$4,558,300	\$3,031,100	\$4,543,900	\$1,734,000	\$4,980,010	\$4,597,400	\$6,629,200	\$14,573,100	\$10,723,080
Two Family	\$140,000	\$541,000	\$359,000	\$830,000	\$696,000	\$305,000	\$0	\$110,000	\$405,000
Multi-Family	\$2,186,000	\$1,490,000	\$1,525,000	\$0	\$4,420,000	\$2,000,000	\$0	\$0	\$0
Additions/Alterations (1)	\$1,677,228	\$1,276,734	\$994,425	\$798,455	\$1,772,770	\$1,192,474	\$1,235,836	\$913,276	\$809,573
Commercial (2)	\$5,520,500	\$7,707,188	\$1,194,486	\$9,172,000	\$12,370,095	\$11,061,491	\$3,432,358	\$12,332,450	\$9,345,900
Other	\$37,550	\$321,855	\$378,945	\$388,502	\$5,737,417	\$1,809,176	\$765,786	\$973,777	\$1,698,428
Single Family	44	27	43	16	43	38	49	106	77
Two Family	1	3	3	7	4	3	0	1	2
Multi-Family	7	2	7	0	10	5	0	0	0
Additions/Alterations	255	152	97	82	116	104	90	97	102
Commercial	6	32	25	24	33	26	22	22	19
Other	17	53	229	217	1288	385	301	321	482
Total \$	\$14,119,578	\$14,367,877	\$8,995,756	\$12,922,957	\$29,976,292	\$20,965,541	\$12,063,180	\$28,902,603	\$22,981,981
Total (3)	330	269	404	346	1494	561	462	547	682

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Single Family	\$17,630,083	\$14,107,100	\$9,163,000	\$9,794,254							
Two Family	\$0	\$200,000	\$337,000	\$0							
Multi-Family	\$3,738,270	\$1,050,000	\$2,880,000	\$0							
Additions/Alterations (1)	\$974,503	\$1,390,753	\$2,082,308	\$891,972							
Commercial (2)	\$14,684,792	\$3,671,157	\$6,747,003	\$20,907,701							
Other	\$49,300	\$554,526	\$527,874	\$160,512							
Single Family	131	77	51	41							
Two Family	0	2	2	0							
Multi-Family	6	3	6	0							
Additions/Alterations	96	110	84	89							
Commercial	29	34	31	24							
Other	371	298	254	204							
Total \$	\$37,076,948	\$20,973,536	\$21,737,185	\$31,754,439							
Total (3)	633	524	428	358							

City of Menasha Year 2010 Draft Comprehensive Plan
 (1) Includes Residential Additions, Remodeling and Garages (2) Includes Industrial/Commercial New Construction, Additions and Remodeling
 (3) Does Not Include Electrical, Plumbing or HVAC Permits

Figure 2-5: City of Menasha Building Permit Summary



East Central Wisconsin Regional Planning Commission Household Forecasts

The East Central Wisconsin Regional Planning Commission (ECWRPC), which serves Calumet and Winnebago Counties, has developed housing forecasts for the 2000-2030 period based on US Census data and Wisconsin Department of Administrative Comparison of Population and Household Projections for Counties. Official housing projections for the region are not adopted by the Commission; however, they are used for sewer service area and transportation planning purposes. Note that projections are for households rather than total housing units. Households are defined as occupied housing units. Tables 2-16 compares the projected growth in the number of households for the City of Menasha with those for neighboring jurisdictions as the state as a whole.

Table 2-16
Estimated Number of Households 2000-2030

Municipality	Projections							# Change 2000-2030	% Change 2000-2030
	2000	2005	2010	2015	2020	2025	2030		
C. Menasha	6,951	7,268	7,564	7,849	8,150	8,404	8,741	1,790	25.8
C. Neenah	9,834	10,289	10,589	10,851	11,116	11,356	11,590	2,056	17.9
C. Appleton	26,864	28,346	29,697	30,816	31,836	32,533	33,068	6,204	23.1
T. Menasha	6,298	6,816	7,239	7,653	8,087	8,487	8,966	2,668	42.4
T. Harrison	1,198	2,913	3,553	4,249	5,001	5,788	6,591	4,593	129.9
Calumet County	14,910	16,829	18,369	19,870	21,349	22,721	23,948	9,038	60.6
Winnebago County	61,157	64,479	67,143	69,632	72,199	74,604	77,158	16,001	26.2
Wisconsin	2,084,556	2,190,210	2,303,238	2,406,798	2,506,932	2,592,462	2,667,688	583,312	27.8

Source: US Census, 2000; East Central Wisconsin Regional Planning Commission, October, 2004 (Methodology "A").

East Central Wisconsin Regional Planning Commission projections show Menasha gaining 1,790 households over the 30 year period ending in 2030. The corresponding 25.8 percent increase is quite consistent with the growth rates projected for Winnebago County and the state as a whole. The recent rapid growth in northern Calumet County, particularly in the City of Appleton and Town of Harrison and Village of Sherwood, is reflected in the substantial increase forecast for Calumet County as a whole.

Linear Trends Housing Forecasts

Using the Census counts from 1990 and 2000, a linear trend was created to estimate the projected number of housing units from 2005 to 2030 in the City of Menasha, surrounding communities, Calumet and Winnebago Counties, and the State of Wisconsin. Table 2-17 displays the forecasts.

Table 2-17
Linear Trends Housing Unit Projection, City of Menasha and
Surrounding Areas, 2000-2030

Municipality	2000	Projections						# Change 2000-2030	% Change 2000-2030
		2005	2010	2015	2020	2025	2030		
C. Menasha	7,271	7,823	8,374	8,926	9,477	10,029	10,580	3,309	45.5%
C. Neenah	10,198	10,667	11,135	11,604	12,072	12,541	13,009	2,811	27.6%
C. Appleton	27,736	28,840	29,944	31,048	32,152	33,256	34,360	6,624	23.9%
T. Menasha	6,521	7,025	7,528	8,032	8,535	9,039	9,542	3,021	46.3%
T. Harrison	2,139	2,631	3,123	3,615	4,107	4,599	5,091	2,952	138.0%
Calumet County	15,758	17,405	19,051	20,698	22,344	23,991	25,637	9,879	62.7%
Winnebago County	64,721	69,020	73,319	77,618	81,917	86,216	90,515	25,794	39.9%
Wisconsin	2,321,144	2,453,829	2,586,514	2,719,199	2,851,884	2,984,569	3,117,254	796,110	34.3%

Source: U.S. Bureau of the Census, 1990-2000, STF-1. Foth linear trend projection, 2005-2030.

According to the linear trend housing projection, the City of Menasha is estimated to experience a housing unit increase of 3,309 or 45.5% from 2000 to 2030. This is significantly higher than both Neenah and Appleton but lower than both surrounding townships.

Comparative Housing Forecast

The housing forecast presented offer differing estimates of the number of households that may be present in the City of Menasha in the year 2030. The Linear project suggests a much higher growth rate than the ECWRPC methodology. Given the external constraints on the City of Menasha's growth, primarily its limited growth area, the more conservative estimate is likely to be nearer the mark. In either case, the city is well positioned to accommodate residential growth within the planning period.

City of Menasha Housing Plan

The City of Menasha has a Comprehensive Housing Plan which was completed and adopted in the year 2000. This plan provides an overview of the various aspects of housing in the community. It identifies goals, policies, and action strategies that can be undertaken by both the public and private sectors to promote stable residential neighborhoods and improve the quality of housing in the city. This plan is intended to be a working document that will guide staff and elected officials in making policy decisions and provide a basis for allocating resources to help address the housing needs of the community.

The plan consists of four sections, including a profile of housing and community characteristics, identification of community housing needs, an inventory of community resources, and goals, policies, and implementation strategies. Please refer to the Comprehensive Housing Plan for indepth data regarding these specific topics.

2.6 Housing for All Income Levels

Traditionally, most rural towns and small cities have a high percentage of single-family homes, with few other housing types available. Larger communities generally can support and provide a greater variety of housing types, particularly for different income levels. Every community should assess whether the cost of housing in the community matches the ability of residents to pay for it. This is the fundamental question to answer when determining housing affordability and the ability to provide a variety of housing types for various income levels.

Although there are many ways to answer this question, the Department of Housing and Urban Development (HUD) offers a common technique, which involves comparing income to housing costs. According to HUD, housing is considered affordable when it costs no more than 30% of total household income (including utilities). Per HUD standards, people should have the choice of having decent and safe housing for no more than 30% of their household income. In the City of Menasha, approximately 15.6% of those with a household mortgage paid 30% or more in monthly owner costs from their household income. For renters in the city, 25.8% paid 30% or more in gross rent as a percentage of their household income.

The City of Menasha has addressed the issue of housing for all income levels in the development of this plan. Please refer to the following goals, objectives, and policies for the city's approach to this issue.

- ◆ Housing Goal 5 and related objectives and policies
- ◆ Housing Goal 6 and related objectives and policies
- ◆ Housing Goal 7 and related objectives and policies
- ◆ Housing Goal 8 and related objectives and policies

2.7 Housing for All Age Groups and Persons with Special Needs

As the general population ages, affordability, security, accessibility, proximity to services, transportation, and medical facilities will all become increasingly important. Many of these issues are already important to those with disabilities or other special needs. As new residents move into the area and the population ages, other types of housing must be considered to meet all resident needs. This is particularly true in communities where a large proportion of the population has been long-time residents and there is a desire for these residents to remain in the area during their retirement years.

The age structure of the City of Menasha is shifting to older age groups. The majority of the population was in the 20 to 44 age group in 2000. It is anticipated that there will be a shift to the next older age group for the majority of the population during the planning period, requiring the community to further assess its ability to provide housing for all age groups and persons with special needs. There are several assisted living facilities within the City of Menasha.

The City of Menasha has addressed the issue of housing for all age groups and persons with special needs in the development of this plan. Please refer to the following goals, objectives, and policies for the city's approach to this issue.

- ◆ Housing Goal 7 and related objectives and policies
- ◆ Housing Goal 8 and related objectives and policies

2.8 Promoting Availability of Land and Housing Stock for Development/Redevelopment of Low-Income and Moderate-Income Housing

Promoting the availability of underdeveloped or underused land is one way to meet the needs of low and moderate income individuals. The community needs to ensure there is an adequate supply of land that is planned or zoned for housing at higher density or for multi-family housing should demand warrant the need for such housing in the future. The community should also use this plan in coordination with developed policies, goals, and objectives to promote the availability of such housing if a need is present.

The City of Menasha has addressed the issue of promoting availability of land and housing stock for development/redevelopment of low-income and moderate-income housing in the development of this plan. Please refer to the following goals, objectives, and policies for the city's approach to this issue.

- ◆ Housing Goal 5 and related objectives and policies
- ◆ Housing Goal 6 and related objectives and policies
- ◆ Housing Goal 7 and related objectives and policies
- ◆ Housing Goal 8 and related objectives and policies

2.9 Maintaining and Rehabilitating the Existing Housing Stock

The maintenance and rehabilitation of the existing housing stock within the community is one of the most effective ways to ensure safe and generally affordable housing while not sacrificing land to development. Over the course of the planning period, the community should continually monitor local housing stock characteristics including, but not limited to, price, aesthetics, safety, cleanliness, and overall suitability with community character. The monitoring process will become important to ensure that steps are taken to preserve the current housing supply before allowing for new development, which has far greater impacts on community resources.

The City of Menasha has addressed the issue of maintaining and rehabilitating the existing housing stock in the development of this plan. Please refer to the following goals, objectives, and policies for the city's approach to this issue.

- ◆ Housing Goal 3 and related objectives and policies
- ◆ Housing Goal 4 and related objectives and policies

2.10 Housing Goals and Objectives

The City of Menasha staff held three focus groups regarding the housing component of the comprehensive plan. The meetings were held on November 29, 2005; January 10 and January 26, 2006. Attendees included elected officials, city staff, representatives from UW Extension,

Housing Authority, and interested parties including realtors, home builders, appraisers, bankers and residents. Through these focus groups the following goals and objectives were developed regarding housing.

Goal 1: Maintain an adequate supply of sites for single family housing in desirable locations to meet current needs and projected growth.

Objectives

1. Encourage the platting of subdivisions so that in any given year, a three-year supply of lots is available for development. Such platting should be located in growth areas identified in the city's comprehensive plan.
2. Promote infill construction of single family housing on vacant lots in established neighborhoods.
3. Provide adequate development area through the annexation of land adjacent to the city.
4. Extend facilities and infrastructure to newly annexed areas to facilitate the timely development of annexed territory.

Goal 2: Maintain an adequate supply of sites for multi-family housing in desirable locations that meet current needs and projected growth.

Objectives

1. The city shall encourage the development of high quality, mixed-income, attractive, high-amenity multi-family neighborhoods in close proximity to services, trails, public transportation, employment, and recreation facilities.

Goal 3: Preserve, rehabilitate, and stabilize the city's existing housing stock and residential neighborhoods.

Objectives

1. Discourage uses that are inappropriate and incompatible with the character of established neighborhoods.
2. Discourage the conversion and/or rezoning of single family structures into multi-family dwellings when contrary to the goal.
3. Encourage the conversion of multi-family structures, specifically duplexes in older neighborhoods, into single family owner-occupied dwellings when consistent with the goal.

4. Continue to pursue and provide funds for affordable rehabilitation of substandard or deteriorating properties.
5. Increase lead-based paint abatement efforts to reduce the risk that it poses to children age six and under.
6. Encourage community involvement in the maintenance and enhancement of public and private properties and adjacent right-of-way in residential neighborhoods.

Goal 4: Increase enforcement of housing and building code standards to ensure that every housing unit is decent, safe, sanitary, and secure.

Objectives

1. Continue to evaluate and improve existing enforcement procedures and create new procedures where necessary.

Goal 5: Create affordable home ownership opportunities for low- and moderate-income residents.

Objectives

1. Continue to pursue funds to provide first time homebuyer programs benefiting low- and moderate-income households.
2. Promote partnership opportunities with organizations able to provide assistance to first time homebuyers.
3. Support the reduction of governmental and regulatory constraints to the production of affordable housing.
4. Investigate how available programs interact with affordable housing goals.
5. Encourage development near existing public transportation opportunities and evaluate the need for expansion of these opportunities.

Goal 6: Maintain an adequate supply of affordable rental housing for low- and moderate-income residents.

Objectives

1. Promote the maintenance and rehabilitation of existing rental units in areas zoned for multi-family use.

2. Identify options and resources for the provision of rental subsidies and rental assistance for low- and moderate-income households in the city.
3. Due to the limited availability of rental subsidies, the city should continue to promote affordable home ownership opportunities.
4. Encourage development near existing public transportation opportunities and evaluate the need for expansion of these opportunities.

Goal 7: Maintain an adequate supply of affordable housing for senior and special need households.

Objectives

1. Support the creation of housing that meets the physical, financial, and supportive needs of seniors and special need individuals and households.
2. Support the preservation of existing group homes and supported living facilities for city residents with special housing needs.
3. Identify options and resources for services that provide assistance to senior and special needs households, specifically in the maintenance and upkeep of their properties.
4. Encourage new senior and special needs development near existing public transportation opportunities and evaluate the need for expansion of these opportunities.

Goal 8: Create a diverse base of housing opportunities appropriate for all segments of the population.

Objectives

1. Encourage a mixture of housing types throughout the community and in new growth areas to be responsive to consumer demand for a variety of housing types. Housing should be available for households at all stages of the life cycle.
2. Disperse assisted or low- to moderate-income housing throughout the city and discourage the concentration of such housing in any one neighborhood.

Goal 9: Create new housing opportunities in close proximity to the downtown.

Objectives

1. Encourage mixed-use residential development in the downtown area as a means of increasing the housing supply and promoting diversity of downtown vitality.
2. Promote residential uses as part of downtown or waterfront redevelopment projects.

Goal 10: Promote a positive image of the City of Menasha as a quality place to live.

Objectives

1. Promote Menasha’s diversity and range of options in employment, education, history, housing, culture, neighborhoods, recreation, transportation, geography, and any other positive features that make Menasha a quality place to live.
2. Develop and promote initiatives that recognize and respect the needs of Menasha’s diverse population and neighborhoods.

Goal 11: End housing discrimination in the City of Menasha.

Objectives

1. Support equal housing opportunity as a right of every individual or household seeking a place to live in the City of Menasha.
2. Promote and support programs and agencies that seek to eliminate housing discrimination, such as the Fair Housing Center of Northeast Wisconsin.
3. Provide for increased use and support of tenant/landlord educational and mediation opportunities.

2.11 Housing Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies and recommendations that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies and recommendations that direct action using the word “should” are advisory and intended to serve as a guide.

1. Update the land use component of the city’s comprehensive plan to reflect changes in development patterns and planned growth, specifically in relation to the development of single family housing.
2. Develop and maintain an inventory of vacant land zoned for single-family residential development.
3. Maintain the city’s deferred assessment policy as a development incentive.
4. Allow for flexibility in the zoning ordinance to allow for construction of single family residential dwellings on lots of record that do not meet the current minimum requirements.

5. Annex territory with residential development potential consistent with the city's boundary agreement with the City of Appleton and the Towns of Menasha and Harrison.
6. Develop engineering plans and budget sufficient funds for the extension of "backbone" facilities and infrastructure in advance of immediate needs.
7. Update the land use component of the city's comprehensive plan to reflect changes in development patterns and planned growth specifically in relation to the development of Multi-family housing.
8. Monitor existing development design standards for multi-family housing. Design standards might include requirements for building materials, functional open space, site amenities, site layout, a variety of unit sizes, walking trails, etc.
9. Update the land use component of the city's comprehensive plan to accommodate mixed-use zoning districts in the older neighborhoods of the community.
10. Rezone residences in the older neighborhoods of the community from R-2 Two Family to R-1 Single Family where appropriate. In addition, the city should adopt standards for rezoning of properties from single family to two family or multi-family zoning classifications. These standards would establish rezoning criteria such as proximity to single family districts or other multi-family or commercial/industrial districts, size of the lot, availability of parking, its conformance with building, housing, and zoning codes, and other similar characteristics.
11. Maintain programs to provide funds for the conversion and rehabilitation of two family structures to single family owner-occupied structures. The city should maintain a collaborative program to acquire, rehabilitate, and convert substandard structures, specifically duplexes, into single family owner-occupied dwellings. The city should also explore a broader range of incentives.
12. Review and update where necessary the city's housing code to require higher maintenance standards of the housing stock.
13. Continue the city's housing rehabilitation program for owner-occupied dwellings.
14. Access other funds such as FHLB, weatherization, and ADVOCAP funds for additional rehabilitation opportunities.
15. Expand the city's rehabilitation program by using alternate sources of funding to include households of higher incomes. The city should develop this program by partnering with lending agencies that would commit to offering low interest rate loans for housing rehabilitation purposes.
16. Continue to work with Menasha Utilities to establish an assistance program for low- to moderate-income households with emergency heating needs.

17. Continue to coordinate efforts with the city's Health Department to provide and disseminate lead paint information to city residents and to promote the testing of all family members age six or under regardless of whether housing subsidies are provided by the city.
18. Continue to prioritize the use of CDBG and other rehabilitation funds as necessary to facilitate lead reduction activities at properties where subsidies are utilized.
19. Continue to incorporate lead paint training into all homebuyer training class materials.
20. Conduct city-sponsored clean-up campaigns for public and private properties. Events that promote neighborhood enhancement such as community volunteer days, neighborhood watch programs, and neighborhood planting day should be promoted.
21. Work with the Menasha Joint School District to expand the student volunteer service that would provide general maintenance assistance to senior or special needs households. Services provided could include lawn care, leaf pick up, snow shoveling, and other duties.
22. Commit additional inspection staff time to enforcing building and housing codes on an ongoing, formalized basis.
23. The city's housing rehabilitation program should be offered as an incentive to lessen the cost impact of improvements required as a result of increased enforcement activity. Programs from other organizations including local schools and technical colleges should also be explored.
24. Actively pursue grant funds to expand the city's affordable housing programs.
25. The city shall maintain its partnership with Habitat for Humanity and plan for construction of houses on infill and other available lots throughout the city.
26. Develop an employer-sponsored first time homebuyer program with major employers in the City of Menasha. Employers could provide down payment and/or closing cost assistance to employees. These funds could be matched with other grant money. The city could provide technical assistance to employers wishing to develop such programs.
27. Where appropriate and feasible, allow waivers of development fees as a means of promoting the construction of housing affordable to low-income households.
28. Promote zoning standards that allow alternate design measures to encourage more efficient land development patterns.
29. Where appropriate and feasible, allow development with reduced street widths, open drainage, and less intensive development practices to reduce infrastructure costs.
30. Assess applicants to determine effectiveness of affordable housing programs.

31. Coordinate with Housing Partnership, Inc. and plan rental rehabilitation projects in order to provide adequate and affordable rental opportunities.
32. Coordinate efforts with Winnebago County Housing Authority to provide Section 8 Vouchers targeted for households with incomes below 30% of the county median income.
33. Refer households with emergency rental needs to existing agencies who provide assistance with security deposits, first and last months rent, etc.
34. Assisted housing units built on a scattered site should be compatible with the size, scale, and architectural character of the existing neighborhood housing stock.
35. Maintain partnerships with state-wide agencies such as Movin' Out Inc. to access down payment and closing cost assistance to assist low- and moderate-income renters and homeowners with disabilities.
36. Consider the transportation needs of all residents, particularly low and moderate income, seniors, and special needs.
37. Maintain a partnership with independent living centers and the State Division of Developmental Disabilities in order to provide needed assistance to special needs households.
38. Utilize HOME, CDBG, and FHLB funds for handicap accessibility improvements.
39. Continue to coordinate efforts with Winnebago County Housing Authority to satisfy unmet senior and special housing needs by utilizing new Section 8 Vouchers targeted for very low income households with incomes below 30% of the county median income.
40. The city will ensure that new housing projects targeted to serve seniors and/or special needs receiving public-assistance or funds will be constructed to meet minimum accessibility standards.
41. Coordinate with partnering organizations such as ADVOCAP, Inc. and Housing Partnership to access the 15% set-aside of HOME Community Housing Development Organization (CHDO) funds for ongoing development of special needs housing projects that target very low income and special needs households.
42. Assist developers, local agencies, and non-profit organizations in the construction or rehabilitation of new facilities for city residents requiring special housing.
43. Recognize and refer residents to other local agencies, such as local service clubs, ADVOCAP's Retired Senior Volunteer Program (RSVP), and the Menasha Joint School District to support community involvement and volunteer service to assist senior and special needs household services.

44. Evaluate zoning incentives that encourage the development of diverse housing types, including smaller, more affordable single family dwellings, townhouses, and condominium units.
45. Work with developers to create residential subdivisions that offer a mix of lot sizes and housing types.
46. Projects in the downtown area that are receiving city assistance should include multi-use components. Development that includes retail or office space on the first level with residential uses on upper levels should be promoted.
47. Make Tax Increment Financing Districts and Planned Unit Development zoning available for downtown and waterfront residential redevelopment projects.
48. Access HOME funds in conjunction with WHEDA financing and the affordable housing tax credit program to construct mixed-income rental housing.
49. Develop marketing brochures and multi-media promotional resources to distribute to realtors, lenders, media, residents, and community organizations.
50. Sponsor and implement an annual housing fair with area businesses, employers, realtors, lenders, and community organizations.
51. Collaborate with community housing groups to develop a housing resource manual describing housing programs available for city residents.
52. Develop a partnership with the Menasha Joint School District and other organizations to create community interaction between residents.
53. Engage stakeholders such as realtors and developers in educational programs and/or conversations to educate them about Menasha's positive features.
54. Update the city's Fair Housing Ordinance to provide protection for all individuals of the community. The city's fair housing ordinance was originally adopted in 1989 and partially updated in 1990 in order to meet state CDBG application requirements. Sections of the old ordinance were kept that do not coincide with the amended ordinance, which references state statutes. In addition, the new ordinance only covers individuals protected by the state statutes. Other classifications could be included, such as marital status, place of birth, sexual preference, lawful source of income, etc.
55. Include fair housing educational material as a part of all city housing programs and activities Work with the Fair Housing Center and other organizations to educate residents, property owners, real estate, and lending agencies regarding fair housing requirements in the City of Menasha.

56. Develop a tenant/landlord training program for the City of Menasha in conjunction with the Rentsmart program. Make educational materials available at city hall, the library, and local businesses.

2.12 Housing Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

ADVOCAP, Inc.

ADVOCAP, Inc. is a community action agency that provides affordable rental and homeownership opportunities for qualified low- and moderate-income households. Applicants to the program may qualify for help with down payment and closing costs, housing rehabilitation loans, lower interest rate mortgages, and weatherization programs. Contact ADVOCAP, Inc. 108 First Street, Fond du Lac, WI (800) 361-7760

Affordable Housing Tax Credit Program (Section 42)

Affordable Housing Tax Credit Program (Section 42) is administered by WHEDA. The program provides tax credits for the development of affordable rental housing. Contact WHEDA, PO Box 1728, Madison, WI 53701-1728, (800) 334-6873.

C-CAP, Inc. Home Mortgage Program

C-CAP, Inc. Home Mortgage Program provides forgivable grants to help low- and moderate-income households with up-front costs of purchasing a home. Contact C-CAP, Inc. 1717 Paramount Drive, Waukesha, WI 53186, (414)650-9508 or 4230 East Towne Boulevard, Suite 285, Madison, WI 53704, (800)371-2227

Calumet County Homebuyer Program

The Calumet County Homebuyer Program is offered through the county's planning department and is administered by Mary Back of Community Housing Coordinators. Funds are allocated to qualifying persons in order to help them make a down payment on a home, make repairs to a home they are purchasing, or even construct a home. Applicants must be income eligible to qualify for services and family size also helps determine eligibility. Applicant must complete an application, participate in homebuyer classes and financial counseling, prepare a spending/savings plan, and use a minimum of \$1,000 of personal funds toward the down payment. Applications are available at the County Planning, Zoning, and Land Information Office.

Community Development Block Grant (CDBG) – Housing Program

The Wisconsin Community Development Block Grant (CDBG) program for housing, administered by the Wisconsin Department of Commerce, provides grants to general purpose units of local government for housing programs which principally benefit low- and moderate-income (LMI) households. The CDBG program is a federal program funded through the Department of Housing and Urban Development's Small Cities CDBG Program. CDBG funds can be used for various housing and neighborhood revitalization activities including housing rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. The maximum grant to an applicant is \$500,000. Approximately 15

communities are awarded funds yearly in Wisconsin. For more information on this program contact the Wisconsin Department of Commerce, Bureau of Housing.

Community Outreach and Temporary Services (COTS)

Community Outreach and Temporary Services (COTS) is a community organization that provides temporary housing for single men and women as well as families who require a springboard toward independent community living. Contact COTS, Inc., 1003 W College Avenue, Appleton, WI 54915, (920)831-6591

Emergency Assistance Program

Emergency Assistance Program is administered by the State of Wisconsin Division of Housing and provides assistance to households that have experienced damage due to a local disaster. Contact DOA Division of Housing Box 8944, Madison, WI 53708-8944, (608) 264-8503.

Emergency Shelters of the Fox Valley Inc.

Emergency Shelters of the Fox Valley Inc. is a non-profit agency that provides temporary shelter to homeless men, women, and children in the Fox Valley area. Shelter, food, laundry facilities, and case management, and food is provided. It is the only homeless shelter between Oshkosh and Green Bay. Contact Emergency Shelters of the Fox Valley, Inc., 400 North Division Street, Appleton, WI 54911, (920) 734-9192

Fair Housing Council of Northeastern Wisconsin

Fair Housing Council of Northeastern Wisconsin provides advocacy, counseling, and referral for victims of housing discrimination. Fair Housing Council of Northeastern Wisconsin, 911 N Lynndale, WI Appleton, WI 54914 (920) 734-9641.

Federal Home Loan Bank Affordable Housing Program

Federal Home Loan Bank Affordable Housing Program provides funding to benefit low-income households, the homeless, senior citizens, and disabled persons. Funds can be used as a direct subsidy for rehabilitation and first-time homebuyer assistance. Loans can be provided at 0% interest, with repayment deferred and the loan forgiven after five years. Contact: Federal Home Loan Bank of Chicago, 111 E. Wacker Drive, Suite 700, Chicago, IL 60601, (312)565-5824.

Federal Home Loan Mortgage Corp. – HomeSteps (Freddie Mac)

Federal Home Loan Mortgage Corp. – HomeSteps (Freddie Mac) offers a variety of properties for sale and also provides Home Steps Special Financing which includes 5% down payment, lower escrow fees, reduced title fees, no mortgage insurance, no appraisal requirement, and competitive interest rates. Contact HomeSteps, 12222 Merit Drive, Suite 700, Dallas TX 75251, (800) 972-7555.

Financial Information and Service Center, Inc. (F.I.S.C.)

Financial Information and Service Center, Inc. (F.I.S.C.) provides counseling about finances, including management of money, working with debt, credit, and withholding taxes. Contact F.I.S.C. 921 Midway Road, Menasha, WI 54952, (920)727-8300.

Greater Fox Cities Area Habitat for Humanity

Greater Fox Cities Area Habitat for Humanity constructs affordable new housing units for low-income families. Habitat for Humanity provides volunteer labor for construction of the new units and 0% interest installment mortgages to the new homebuyers. Contact Habitat for Humanity, 1800 Appleton Road, Menasha, WI 54952, (920)954-8702.

Housing Cost Reduction Initiative (HCRI)

Housing Cost Reduction Initiative (HCRI) is a program funded and administered by the State of Wisconsin Division of Housing. Funds may be used to defray the housing costs of income-eligible households. Proposed assistance may be provided as grants or loans to homeowners (e.g. for down payments, closing costs, property taxes, insurance, utility costs) or to renters (e.g. for security deposits, first/last month's rent, rent subsidies, and utility payments). Contact DOA Division of Housing, PO Box 8944, Madison, WI 53708-8944, (608) 267-6904.

Home Improvement Loan Program for Sight Impaired

Council of the Blind provides funds for rehabilitation of single-family, owner-occupied units; funds are limited to legally blind applicants. Contact Wisconsin Council of the Blind, 354 West Main Street, Madison, WI 53703 (608) 255-1166.

HOME Rental Housing Development Program

HOME Rental Housing Development Program is specifically designed to assist affordable housing development opportunities for persons at or below 60% of county median income. Funds may be used for acquisition, rehabilitation, and new construction of rental housing for low-income persons.

Additional HOME funds are also available in conjunction with WHEDA financing and the affordable housing tax credit program to construct mixed-income rental housing. Contact DOA Division of Housing, PO Box 8944, Madison, WI 53708-8944, (608) 267-0602.

Homes 2000 Program

Homes 2000 Program is a new program available to qualifying families that provides down payment and closing cost assistance in an amount equal to 5% of the purchase price of the home. Under this program, housing authorities issue taxable bonds that are sold at a 4% premium. The premium provides the funds of the program. The loans are originated by local lenders. Contact Winnebago County Housing Authority, 600 Merritt Avenue, Oshkosh, WI (920) 727-2880.

Housing Partnership of the Fox Cities

Housing Partnership of the Fox Cities provides affordable rental and home ownership opportunities for low-income households. They specialize in the acquisition and rehabilitation of existing structures. Contact Housing Partnership of the Fox Cities, 611 Morrison Street, Appleton, WI 54913, (920) 731-6644.

Income Tax Credits (Section 190)

Available for accessibility modification undertaken by homeowners with disabilities. Contact IRA Telephone Tax Assistance, (800) 829-1040.

Income Tax Credits for Historic Rehabilitation

Income Tax Credits for Historic Rehabilitation are provided by the State of Wisconsin Historical

Society. A 25% investment tax credit is available to owner-occupants of non-income-producing properties listed in the national or state registers. Contact: The Division of Historic Preservation, State Historical Society, 816 State Street, Madison, WI 53708, (608) 264-6500.

LEAVEN

LEAVEN is a local interdenominational group that assists financially with housing, food, and other needs. The organization provides loans for rent and assistance in obtaining furniture and other household necessities. Contact LEAVEN 516 W. 6th Street, Appleton, WI 54911, (920) 738-9635.

Movin' Out, Inc.

Movin' Out, Inc. creates opportunities for households with disabilities to establish their own homes and housing of their choice that is safe, affordable, accessible, and integrated into the larger community. They provide down payment and closing cost assistance and technical assistance for low- to moderate-income households with disabilities. They also provide training, information and referral, and housing counseling. Contact: Movin' Out, Inc., (608) 251-4446.

Property Tax Deferral Loan Program

Property Tax Deferral Loan Program is administered by WHEDA and offers loans to assist owner occupants over age sixty-five with property taxes so residents with sufficient home equity and limited disposable income can pay their taxes on time. Reimbursement is not required until the home is sold. Contact WHEDA, PO Box 1728, Madison, WI 53701-1728, (800) 334-6873.

Regional Domestic Abuse Services

Regional Domestic Abuse Services provides a twenty-four hour help line and emergency shelter for women and children in Winnebago County who are experiencing family violence. Contact Regional Domestic Abuse Services, 124 W. Wisconsin Avenue, Neenah, WI 54956, (920) 729-5727.

Reverse Annuity Mortgage Program

Reverse Annuity Mortgage Program offers loans by some private lenders to elderly homeowners for which payment is not required until the home is sold. Contact Coalitions of Wisconsin Aging Groups, 5900 Monona Drive, Madison, WI 53716, (608) 224-0606.

University of Wisconsin-Extension

The UW-Extension provides educational opportunities and services to low income individuals and families regarding money management (Money Management), stretching the food dollar (Money for Food), good renting habits to ensure a good rental history (Rent Smart), and fiscal management (FERN-Financial education resource network). These life skills help lower income individuals and families meet their basic needs while providing a more stable situation for their family. UW-Extension partners with many other agencies to provide this education, and can work with the City of Menasha where appropriate.

CAP (Community Action Program) Services, Inc.

CAP has been on the frontline of the war on poverty since 1966. As a private, non-profit corporation, CAP offers programs in Marquette, Outagamie, Portage, Waupaca, and Waushara counties as well as in parts of Calumet and Wood counties. CAP Services, Inc. is a member of

the Wisconsin Community Action Program Association (WISCAP). CAP offers a number of housing related programs including home buyer's assistance, weatherization, housing rehabilitation, rental housing assistance, and a lease/purchase program. For more information about CAP Services, Inc. visit their web-site at www.capserv.org.

Outagamie Weatherization

The weatherization program may help with home weatherization repair and rehab. Outagamie Weatherization manages this program on behalf of Calumet County. For more information on this program call Outagamie Weatherization at (920) 731-7566.

Wisconsin Rural Development, Rural Housing Service

The mission of the Rural Housing Service is to enhance the quality of life of rural people through the creation of safe, affordable housing where people can live, work, and prosper as part of a community. The Wisconsin Rural Housing Service offers housing preservation grants, loans and grants for farm labor housing, loans and grants for home improvement and repair, loans for financing housing site development, loans for home purchase or construction, loans on apartment buildings, and self-help technical assistance grants. For further information visit the web-site at www.rurdev.usda.gov/wi/index.html.

Local Housing Organization Grants (LHOG)

LHOGs enable community-based organizations and public housing authorities to provide affordable housing opportunities. The program is funded from state general purpose revenue funds. It is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR) and is distributed statewide in response to RFPs on a competitive basis.

Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness. Visit the web-page at www.wheda.com

Wisconsin Home Energy Assistance Program (WHEAP/LIHEAP)

The Energy Services Bureau oversees Wisconsin's Home Energy Assistance Program. This includes the federally funded Low Income Home Energy Assistance Program (LIHEAP) and other related programs. Households with incomes at or below 150% of the federal poverty level may be eligible for assistance. Many households with income from farms, offices, factories, and other work places receive LIHEAP assistance. Visit the web-site for further information, www.heat.doa.state.wi.us/liheap/default.asp

Historic Home Owner's Tax Credits

A 25% Wisconsin investment tax credit is available for people who rehabilitate historic non-income producing, personal residences, and who apply for and receive project approval before beginning physical work on their projects. For more information contact the Wisconsin Historical Society.