

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).

*****AMENDED*****

CITY OF MENASHA
Plan Commission
Council Chambers, 3rd Floor City Hall - 140 Main Street, Menasha
March 18, 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. March 4, 2008 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. Preferred Land Use Map and Proposed Categories

[Attachments](#)

6. ACTION ITEMS

A. Easement Request - AT & T - Tayco and Ninth Street

[Attachments](#)

B. North and West Building Facade - 205 Milwaukee Street

[Attachments](#)

C. STH 114 Community Sensitive Design Proposed Enhancements

[Attachments](#)

D. Acceptance of Comprehensive Plan Chapter 7 - Intergovernmental Cooperation

[Attachments](#)

E. Amendment to Site and Landscape Plan - 400 Ahnaip Street

[Attachments](#)

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, Menasha
March 4, 2008

DRAFT MINUTES

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1. CALL TO ORDER

Mayor Laux called the meeting to order at 3:32 p.m.

Public Hearing - Special Use Permit - 205 Milwaukee Street - ACE Garage LTD: Mayor Laux invited those in the gallery to speak regarding Special Use Permit application. No one from the gallery spoke.

2. ROLL CALL/EXCUSED ABSENCES

A. -

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Schmidt

OTHERS PRESENT: AP Beckendorf, CDD Keil, Ken Kubiak, James Taylor, Paul Hermus, Kevin Shumann, Rosa Moyles, John Moyles, Wm. Doering, Patrick Connor, Lonnie Pichler, and Mike King of The Post-Crescent.

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. [February 19, 2008 Plan Commission Meeting Minutes](#)

Moved by Comm Cruickshank, seconded by Comm Sturm to Approve minutes

Motion Passed

Results:

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

Five (5) minute time limit for each person

A. -

There were no comments from the public.

5. DISCUSSION

A. [None](#)

6. ACTION ITEMS

A. [Special Use Permit - 205 Milwaukee Street - ACE Garage, LTD](#)

Moved by Alderman Merkes, seconded by Comm Sturm to Approve w/ Conditions 205 Milwaukee

Paul Hermus described the proposal and the ACE Garage concept. He then described one of the potential retail tenants - a high-end motorcycle repair and service facility.

CDD Keil reviewed existing nonconformities on the site.

Plan Commissioners discussed the following:

1. Location of the motorcycle repair facility within the building.
2. Concerns with noise related to the motorcycle repair facility.

3. Whether the building will be equipped with exhaust stacks.
4. Facade design.
5. Third Street parking and egress configuration.
6. The use of taller plants for screening in the transitional area.
7. Site lighting.
8. The addition of windows to the Milwaukee Street facade.
9. Location of power poles and transformers.

Motion by Ald. Merkes, seconded by Comm Sturm to recommend approval of the Special Use Permit for ACE Garage without the motorcycle repair facility with the following conditions:

1. The southern-most Milwaukee Street ingress/egress be closed.
2. That the transitional area meets city code.
3. That window are incorporated in the Milwaukee Street facade.
4. The EIFS is to begin at grade, rather than the proposed 3 feet from grade.
5. The initial proposed lighting plan be implemented, with the east light pole to be evaluated for light trespass.

Motion Passed

Results:

Roll Call:

AYES:	Cruickshank , Hendricks , Laux , Merkes , Radtke , Sturm	(6)
NAYS:	Sanders	(1)
ABSENT:	Schmidt	(1)

7. ADJOURNMENT

A. -

Moved by Comm Cruickshank, seconded by Comm Sturm to Approve adjourn

Motion to adjourn at 4:50 p.m.

Motion Carried on voice vote

Results:

DRAFT OF FLU CATEGORIES FOR STAFF REVIEW

Future Land Use Classifications and Map

The future land use classifications represent the desired arrangement of future land use. The classifications are intended to reflect community desires and to display how land is planned for future use(s). The classifications were used to create the future land use map to graphically represent the desired arrangement of land use for the next 20 years and to guide and assist in growth management decisions and community development. The classifications address the type of intended use, the location of development, and density.

According to Section 66.1001 Wis. Stats., Comprehensive Planning, the Land Use element of a comprehensive plan must specify the general location of future land uses by net density or other classification. To address this requirement, the following future land use classifications have been developed for the City of Menasha to promote the desired features of the community. The future land use classifications are simply designated areas of consistent character, use, and density that share similar goals and objectives for future use.

The future land use classifications are not zoning districts and do not have the authority of zoning. However, they can be used to help guide land use decisions through a number of different implementation tools such as land division ordinances and coordination with zoning regulations. The classifications are intended for use by local officials as a guide when making land use management decisions.

Detailed below are the classifications that were selected by the City of Menasha:

- ◆ Single Family Residential (yellow)
- ◆ Multiple Family Residential (dark orange)
- ◆ Mobile Home Park
- ◆ Commercial (red)
 - ▶ Community Commercial
 - ▶ Regional Commercial Destination
- ◆ Industrial (dark purple)
- ◆ Government/Institutional
- ◆ Mixed Use
 - ▶ Mixed Use Neighborhood Center (???)
 - ▶ Central Business District Mixed Use Area
- ◆ Utilities and Communications (Gray and white diagonal stripe)
- ◆ Parks & Recreation (green)

Single Family Residential (Yellow)

Purpose and Intent

The Single Family Residential designation is intended to include existing and planned single family residential development as well as other forms of residential development that will be served by municipal sewer and water systems and as dictated by the city's zoning code and map. Planned residential expansions will primarily occur through recorded subdivisions. Densities allowable in this designation are provided in terms of

DRAFT OF FLU CATEGORIES FOR STAFF REVIEW

maximum lot sizes (dwelling units per acre) and will be regulated by the city's zoning ordinance as found in the R-1 and R-1A districts. The city should consider adopting a density-based zoning system to regulate residential concentrations instead of imposing lot size requirements as the zoning structure does today. This would alleviate some conflicts on existing nonconforming lots and may allow for more creative or conservation subdivision designs.

The residential areas designated on the future land use map reflect all areas that are currently in or are planned for single family residential use. The Single Family Residential district is intended to accommodate primarily single family residential development, but may allow some additional uses such as schools, churches, parks, elder care facilities, and some neighborhood-serving commercial uses. **Mobile home parks and attached condominiums would not be categorized as single family residential but as General Residential (see description below).** Where agricultural uses occur in these mapped areas, it is anticipated that the area will transition to residential in the future.

- ◆ Minimum lot size is 7,200 square feet.
- ◆ The net density in this designation should not exceed six (6) (8??? 7.25???) dwelling units per acre.
- ◆ Modifications to development standards applicable to this category should address minimum open space and should seek greater roadway and pedestrian connectivity.
- ◆ Use of the Planned Unit Development District (hereinafter referred to as PUD) would be acceptable in this Future Land Use Classification.
 - PUD established to provide a project specific regulatory framework designed to encourage and promote improved environmental and aesthetic design in the city by allowing for greater freedom, imagination and flexibility in the development of land while insuring substantial compliance to the basic intent of the zoning ordinance and the general plan for community development.

Multi-Family Residential (Dark Orange)

Purpose and Intent

This category provides for existing and planned multi-family residential development as well as other forms of residential development that will be served by municipal sewer and water systems. These higher density areas provide opportunities to diversify the housing stock by accommodating dwelling types that still maintain a compatible neighborhood scale and character. Densities will be regulated by the city's zoning ordinance as found in the R-2, R-2A, R-3 and R-4 districts.

This category also accommodates duplexes, triplexes, and fourplexes, apartment dwellings, condominiums, elder care facilities and various other forms of multi-family housing. Creating opportunities for diverse types of housing will become increasingly important to respond to demographic shifts and the continued need for affordable housing region-wide. This land use classification is ideally suited near major activity and

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employment centers and in areas near existing transit service or areas suited for future transit service.

The Multi-Family Residential Future Land Use Classification reflects areas that are currently in residential use and some areas that are currently in or planned for higher density residential uses. It also includes the majority of areas that are currently zoned for multi-family uses. A limited higher density multi-family development may also be permitted in appropriate locations along the periphery of this designation adjacent to transportation corridors, commercial areas, and schools. This designation may also support complementary non-residential uses such as neighborhood retail, services, institutional, and civic uses, although such uses are not depicted on the Preferred Land Use Map.

- ◆ Lot sizes will be determined by the number of units in the development, with no less than 750 square feet per unit (consistent with existing R-4 language).
- ◆ The net density in this designation will be determined by the zoning code, with no more than 17 (???) units per acre.
- ◆ Other uses generally allowed in this district could include public and quasi-public use, elder care facilities, utilities, and multi-family structures greater than eight (8) units.
- ◆ Use of the Planned Unit Development District would be an acceptable use in this Future Land Use Classification.

Mobile Home Park

Purpose and Intent

The Mobile Home Park designation is intended to include existing and planned areas that are utilized exclusively for mobile or quality manufactured housing. Densities will be regulated by the city's zoning ordinance as found in the Residential-Mobile Home (R-MH) district and meet requirements of applicable federal HUD standards. This designation is intended to accommodate single family residential development, but may allow some additional uses in accordance with the city's zoning code.

- ◆ Mobile Home Parks should use adequate setbacks, screening, and buffering
- ◆ Other uses generally allowed in this designation could include public and quasi-public uses, elder care facilities, and utilities in accordance with the Zoning Ordinance.

Commercial (Red)

Purpose and Intent

Commercial areas are those where activity is centered on the production, distribution, and sale of goods and services. This land use category accommodates two subcategories of existing and future commercial activities: Community Commercial and Regional Commercial Destination. These areas provide employment opportunities and strengthen the city's commercial base. Standards should be continually reviewed to maximize compatibility of these uses with adjacent land uses, to minimize traffic congestion and

DRAFT OF FLU CATEGORIES FOR STAFF REVIEW

overloading of public infrastructure systems, and to ensure a high standard of site, landscape and architectural. Densities will be regulated by the city's zoning ordinance as found in the C-1, C-2, C-3 and C-4 districts.

- ♦ *Community Commercial.* This category applies to areas that accommodate retail, professional office and service-oriented business activities that serve more than one residential neighborhood. These areas are typically configured as “nodes” of varying scales at the intersection of arterial roads, or at the intersection of arterials and collectors. Community commercial areas typically will include some neighborhood-serving commercial uses as well as larger retail uses including restaurants, specialty retail, mid-box stores, and smaller shopping centers. They may also include churches, governmental branch offices, schools, parks, and other civic facilities.
- ♦ *Regional Commercial Destination.* This category applies to large concentrations of commercial uses that serve or draw a regional market, such as major shopping centers, stand-alone big-box retail, tourist attractions and supporting accommodations, and automobile-oriented commercial uses that rely on convenient access from major transportation routes and highway interchanges. Such properties are often configured in a manner or are located in areas that may not be suitable for the introduction of mixed uses.
- ♦ This classification is primarily located along the major transportation corridors in Menasha.
- ♦ It is important for development within this designation to be attractively designed or substantially screened as necessary along these corridors as they establish a community image for the city.
- ♦ Large gaps in street walls (the line of attached building facades along the street frontage) should be avoided.
- ♦ Reuse and/or redevelopment of vacant commercial buildings is especially encouraged.
- ♦ Use of the Planned Unit Development District would be acceptable in this Future Land Use Classification.

Industrial (Purple)

Purpose and Intent

The Industrial designation includes existing and planned industrial development that will be served by municipal sewer and water systems, served by highways and roads that can accommodate transportation needs of industrial uses, and as dictated by the city's zoning code and map. Densities will be regulated by the city's zoning ordinance as found in the I-1 and I-2 districts.

The Industrial classification is intended to include Menasha's existing and planned **business park and business** expansion areas. This designation is intended to be served by appropriate water and sewer facilities to meet industrial business requirements and provide an area for industrial uses that provide employment for local citizens as well as support the local tax base of the City of Menasha.

DRAFT OF FLU CATEGORIES FOR STAFF REVIEW

- ◆ Use of the Planned Unit Development District would be acceptable in this Future Land Use Classification.
- ◆ Lot minimum is one acre in area.
- ◆ Site plan requirements will be applied to review development proposals in accordance with city plans and codes.

Governmental/Institutional (Blue)

Purpose and Intent

The Governmental/Institutional designation refers to individual or concentrations of government operations and uses, including government administrative offices, libraries, police, fire, and EMS services, infrastructure and utilities. Schools, university and college campuses, and similar educational uses and centers are also a part of this designation, as are community institutions that are privately or semi-privately owned, such as churches, medical and health care facilities.

The Preferred Land Use map shows existing and planned areas for land uses intended for public and quasi-public uses (not including park and recreation areas). It is important for public and institutional developments within this designation to set a high standard for architecture and site design for the community.

- ◆ Lot area and width requirements shall provide sufficient area for the principal structure and its accessory structures, off-street parking and loading areas as required by the Menasha Zoning Ordinance.
- ◆ Expand this as necessary

Mixed Use (Light Purple)

Purpose and Intent

The mixed use category refers to areas that combine retail, service and other commercial uses with office and/or residential use in the same building or on the same site. Mixed-use areas can create vibrant pedestrian-oriented urban environments by bringing complementary activities and public amenities together in one location at various scales. Examples of existing mixed-use characteristics are currently found in Menasha's downtown. Newly proposed mixed-use areas are intended to create similar higher density, pedestrian-friendly environments where the variety of uses enables people to live, work, play and shop in one place. There is also a possibility that these areas can become destinations for the city or even the region.

Mixed uses can be integrated vertically, with the upper floors used for office or residential and the ground floor for retail or service uses. They can also be integrated horizontally, with retail or service uses in the portion fronting the street with offices uses or residential behind. Mixed-use development can also be horizontally integrated when two or more structures are developed on one site.

DRAFT OF FLU CATEGORIES FOR STAFF REVIEW

To support land use policies aimed at promoting more compact, sustainable development patterns, which can help reduce auto trips, increase connectivity, encourage walking and the use of transit, and also help expand housing choices near employment and activity centers, the Preferred Land Use Map sets aside several areas for two types of mixed use designation. These categories differ primarily in the scale and intensity of development encouraged in them, and should be implemented through zoning and development standards that encourage appropriate form and character.

- ◆ *Mixed Use Neighborhood Center.* This designation applies to smaller areas of mixed commercial use within existing and new neighborhoods. These areas are primarily adjacent to, or part of, larger residential neighborhoods. Neighborhood Center mixed use areas abut roadway corridors, or are located at key intersections. They may also function as gateways into the neighborhoods they serve.

These compact, and often walkable, centers provide limited retail goods and services to a local customer base, while having minimal impact on the surrounding residential uses. They accommodate mixed-use development as well as mixed-use buildings.

Uses in these areas might include a corner store, small grocery store, coffee shops, hair salons, dry cleaners and other personal services, as well as small professional offices and upper story apartments. Neighborhood commercial areas may also include churches, schools, and small parks.

- ◆ *Commercial Core Mixed Use Area.* This designation applies to downtown and near downtown Menasha, reflecting its local role as a destination for services, cultural and civic functions. This emphasizes the urban character and the mix and intensity of uses uniquely suited to this center of activity. The designation is intended to permit a true mix of uses (except industrial), with unique development standards tailored to the historic urban character of Downtown. The intent is to move this area towards becoming a center of activity both during the day and at night and during weekends by promoting a mix of commercial, entertainment, residential, and civic uses. Creative forms of housing are encouraged, such as attached homes, “lofts”, and live-work units. To protect the historic character of Downtown, the city should maintain a maximum building height on Main Street of _____ feet.

Parks and Recreation (Green)

(should we include what is now called open space on the FLU map in this category?)

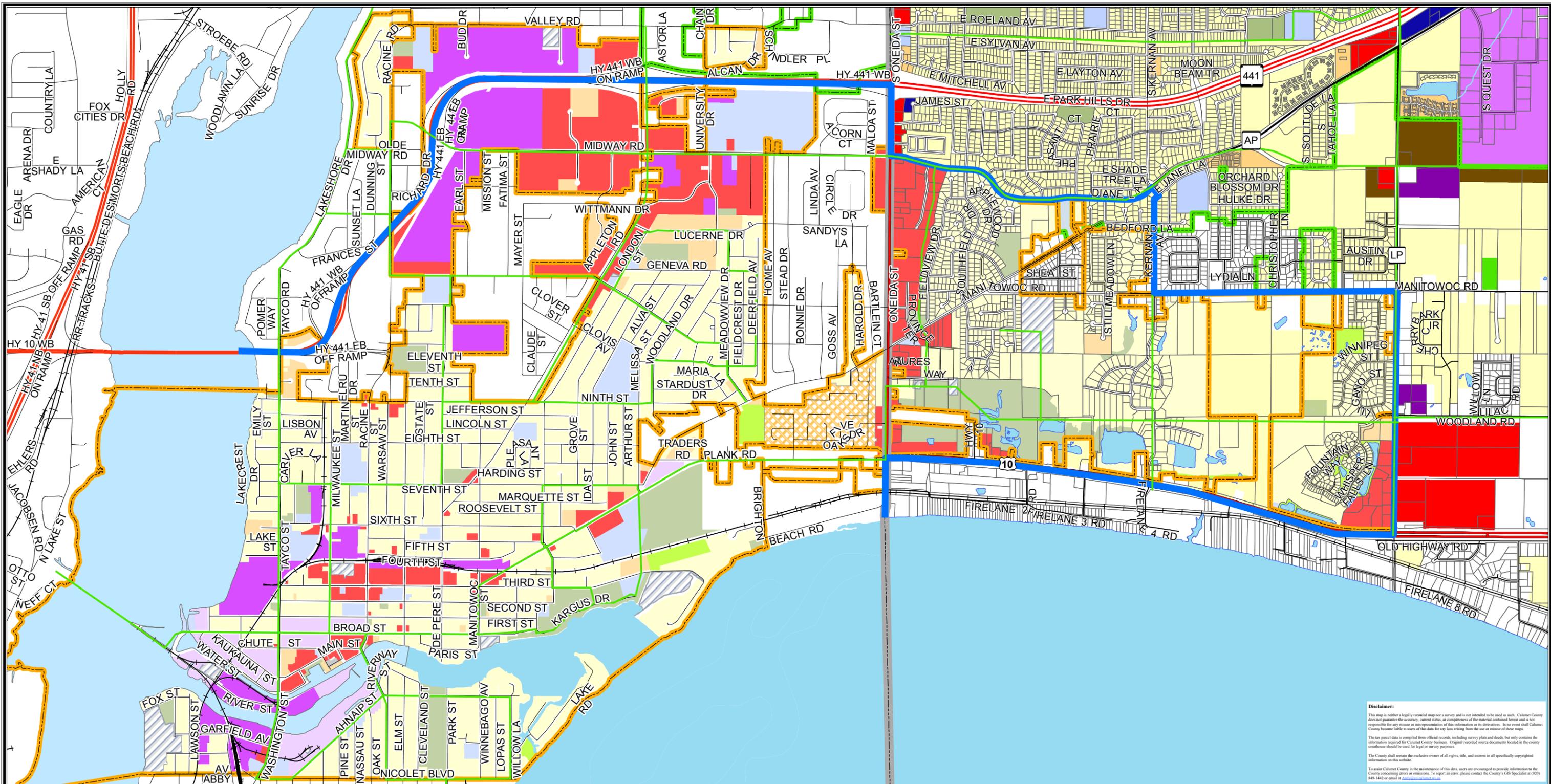
Purpose and Intent

The Park and Recreation classification applies to existing and planned public parks and protected open spaces of citywide significance which are expected to remain as open

DRAFT OF FLU CATEGORIES FOR STAFF REVIEW

space in perpetuity. Potential future park acquisitions may be necessary to allow for the city to serve a growing population's recreation needs.

- ◆ Classification to be coordinated with the Menasha Outdoor Recreation and Open Space Plan.
- ◆ Lot area and width requirements shall provide sufficient area for the principal structure and its accessory structures, off-street parking and loading areas as required by the Menasha Zoning Ordinance.
- ◆ Inter-municipal trail connections to city facilities emphasized.



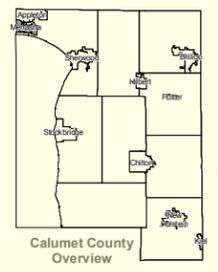
Disclaimer:
 This map is neither a legally recorded map nor a survey and is not intended to be used as such. Calumet County does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. In no event shall Calumet County become liable to users of this data for any loss arising from the use or misuse of these maps.
 The tax parcel data is compiled from official records, including survey plans and deeds, but only contains the information required for Calumet County business. Original recorded source documents located in the county courthouse should be used for legal or survey purposes.
 The County shall remain the exclusive owner of all rights, title, and interest in all specifically copyrighted information on this website.
 To assist Calumet County in the maintenance of this data, users are encouraged to provide information to the County concerning errors or omissions. To report an error, please contact the County's GIS Specialist at (920) 648-1442 or email at gis@calumetcounty.wisconsin.gov.

Future Land Use

City of Menasha, Calumet & Winnebago Counties

Railroad	Rivers	Low Density Residential	Government/Institutional	Single Family Residential (unsewered)	Commercial
Alley	Lakes	Multiple Family Residential	Mixed Use Area	Two Family Residential	Industrial
City and Village Streets	Parcel Boundaries	Mobil Home Park	Utilities/Communications	Multi-Family Residential	Institutional
Town Roads	Menasha	Commercial	Public Parking	Commercial	Multi-Tenant Building
County Highway	Appleton	Industrial	Open Space	Industrial	Single Family Residential
State Highway	County Line	Single Family Residential (sewered)	Parks and Recreation	Public/Institutional	Multiple Family Residential
US Highway	Menasha Growth Management Boundary		Single Family Residential (sewered)	Parks and Recreation	Recreational/Open Space
	Trails				

Map Date: September 25, 2006
 Calumet County LIO
 206 Court St
 Chilton WI, 53014
 920-848-1442
 1 inch equals 1,974 feet



Map 8-2

-DRAFT-

AT&T - WISCONSIN EXCLUSIVE EASEMENT

DOCUMENT NUMBER

UT# 6197353 Ease # 44165 R/W # 2007-58
For a valuable consideration of one thousand dollars (\$1,000.00), receipt of which is hereby acknowledged, the undersigned The City of Menasha, a Municipal Corporation (Grantor) hereby grants and conveys to Wisconsin Bell Inc., d/b/a. AT&T - Wisconsin, a Wisconsin Corporation, and its affiliates and licensees, successors and assigns (collectively "Grantees") an exclusive easement in, under, over, upon and across the Easement Area (described below), for the purposes of and in order to construct, reconstruct, modify, supplement, maintain, operate and/or remove facilities for the transmission of signals used in the provision of communication, video and/or information services and/or any other services or uses for which such facilities may be used including, but not limited to, equipment cabinets or enclosures and support posts or pads, cables, wires, pedestals or other above-ground cable or wire enclosures, marker posts and signs, and other related or useful equipment, fixtures, appurtenances and facilities, together with the right to have commercial electrical service extended across the Property (described below) and Easement Area to provide service to such facilities and the right of ingress and egress across the Property and the Easement Area for the purpose of access to and use of the easement granted herein.

RETURN ADDRESS:
Nancy Betenz
AT&T - Wisconsin
N17 W24300 Riverwood Drive
Waukesha, WI 53188

PARCEL NUMBER: 720076600

The property is legally described as: Lots One (1), Two (2), Three (3) and Four (4) in Block One (1) all in KLENKE PLAT Part of the S.E. ¼ of the S.W. ¼ and the S.W. ¼ of the S.E. ¼ of Sec. 10 T.20N R.17E. in City of Menasha, Winnebago County, Wisconsin, in the Second Ward of said City.

The Exclusive Easement Area is legally described as: The Northerly 13 feet of the Easterly 10 feet of described parcel. See attached sketch marked as Exhibit "A", incorporated into and made a part hereof by reference.

The Grantor represents and warrants to the Grantee that Grantor is the true and lawful owner of the Property and has full right and power to grant and convey the rights conveyed herein.

Grantee hereby agrees to restore all property disturbed by its activities in use of the easement to the condition existing prior to the disturbance.

Grantee shall have the right to remove or trim such trees and brush in the Easement Area as is necessary to exercise the rights conveyed herein.

The Grantor shall not construct improvements in the Easement Area or change the finish grade of the Easement Area without the consent of the Grantee.

The Grantor agrees that, due to the exclusive nature of the grant herein conveyed, no other use of the Easement Area shall be made by anyone, including Grantor, without the consent of the Grantee.

This Easement is binding upon and shall inure to the benefit of the heirs, successors, assigns, and licensees of the parties hereto.

SIGNED THIS _____ DAY OF _____, 2008.

GRANTOR: The City of Menasha, a Municipal Corporation

(Signature)

(Printed)

(Title)

(Signature)

(Printed)

(Title)

ACKNOWLEDGMENT

State of Wisconsin)
)
County of Menasha)

I, _____, being a notary public in and for the state and county aforesaid, do hereby certify that

_____ personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, 2008.

Notary Public

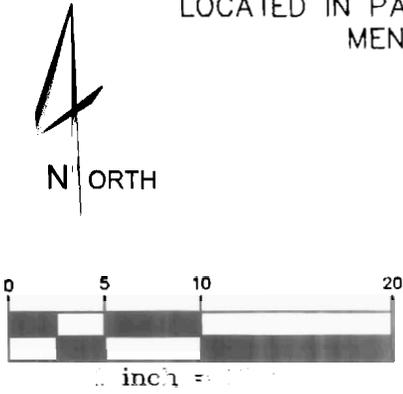
My Commission expires: _____

This document was drafted by Gerald A. Friederichs, Wis. Bar Member No. 1014144, AT&T - Wisconsin Legal Department, 14th, Floor, 722 North Broadway, Milwaukee, WI 53202

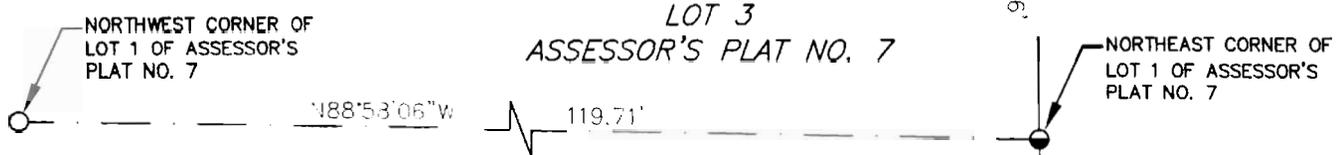
Insertions by: Dan Boettcher, MI-TECH SERVICES, INC.

EXHIBIT "A" FOR AT&T EASEMENT

LOCATED IN PART OF LOT 1, BLOCK 1 OF KLENKE PLAT, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.



March 4, 2008



Legal Description of AT&T Easement:

Located in part of Lot 1, Block 1 of Klenke Plat, City of Menasha, Winnebago County, Wisconsin, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1; thence, on an assumed bearing along the east line of said Lot 1, South 00 degrees 18 minutes 35 seconds East a distance of 13.00 feet; thence, parallel with the north line of said Lot 1, North 88 degrees 58 minutes 06 seconds West a distance of 10.00 feet; thence, parallel with said east line, North 00 degrees 18 minutes 35 seconds West a distance of 13.00 feet to said north line; thence, along said north line, South 88 degrees 58 minutes 06 seconds East a distance of 10.00 feet to the point of beginning.

LOT 1
ASSESSOR'S PLAT NO. 7

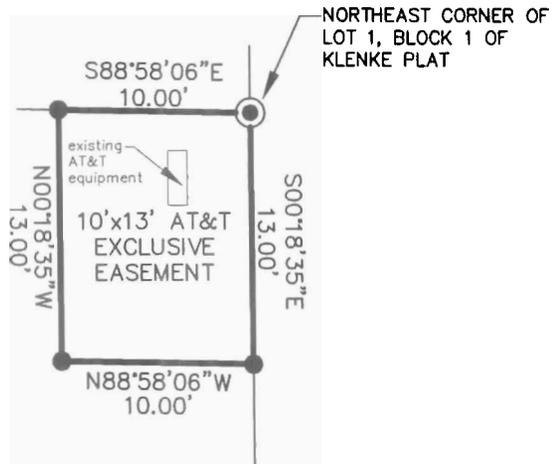
LOT 1, BLOCK 1
KLENKE PLAT



SERVICES, INC.
1700 Industrial Drive
Green Bay, WI 54302
920.465.8018

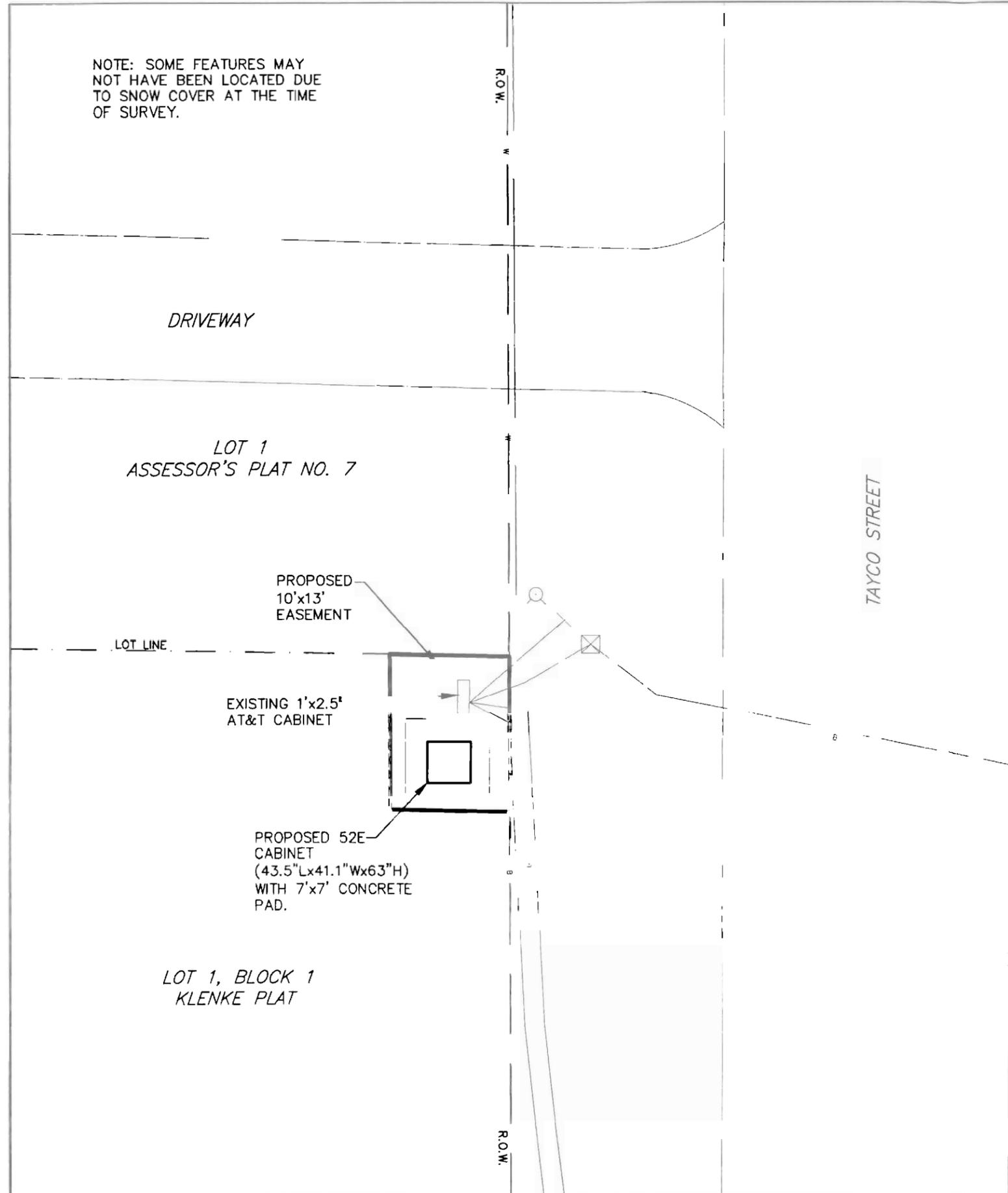
LEGEND

- SET 3/8"x12" SPIKE
- ⊙ FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR



UT. NO. 6197353
RW 2007-58
EASE 44165

NOTE: SOME FEATURES MAY NOT HAVE BEEN LOCATED DUE TO SNOW COVER AT THE TIME OF SURVEY.



SITE PLAN FOR PROPOSED CABINET

PROPOSED AT&T
52E CABINET WITH
7'x7' CONCRETE PAD AND
POWER PEDESTAL.

- LEGEND**
- ☒ TELEPHONE PEDESTAL
 - ⊙ FIRE HYDRANT
 - ⊗ ELECTRIC POWER POLE
 - GUY WIRE
 - B- BURIED TELEPHONE
 - W- WATER MAIN



SCALE: 1" = 10'

Last Jam Step Used #

T  T bug testing is required for Hi-Cap circuits. If you encounter any discrepancy, call local assignment or the Hi-Cap Center (900-572-9846).

Ameritech		Ref	Date Service Req	
RND	Geo Loc	WC	Date Issued	
	PP7473	NEENAH		
Municipality	County	Township	1/4 Sec	Tax Dist
MENASHA	WINNEBAGO			
Location & Description				
A SITE PLAN FOR TAYCO STREET MENASHA, WI.				
Drawn By:	Orig. C.	Tel # (920)	PLR:	
HHH	GODINA	366-5247	MaJ Code:	
Revisions:			EWD #	
			6197353	
Print 1 OF 1				

CONTRACT ENGINEER:
COREY GODINA
(920)465-8018

Proposed Building Remodel for:

Ace Garage

205 Milwaukee Street

Menasha, Wisconsin

Sheet Index

G100	Title Sheet
A101	Floor Plan
A201	Building Elevations

Symbol Key

Detail Number Detail Sheet Number		- Detail Reference
Section Number Section Sheet Number		- Section Cut
OFFICE 		- Room Name and Number
		- Door Number
		- Window Type Tag
30' 70'		- Door or Window Size in Feet and Inches (3'-0" x 7'-0")
		- Exit Sign
		- Wall Type Tag
		- Elevation Marker
		- Ceiling Height Tag
		- Casework Elevation Reference
		- Drawing Revision Number
		- Centerline

Materials

	BRICK IN PLAN		POURED CONCRETE
	MASONRY IN PLAN		GYPSUM BOARD
	CONCRETE WALKS, DRIVES, AND APRONS IN PLAN		DIMENSIONAL LUMBER
	ASPHALT		PLYWOOD
	UNDISTURBED SOIL		STEEL
	BATT INSULATION		FINISHED WOOD
	RIGID INSULATION		

Issue Record

No.	Date	Description	Sheets Issued
A	03/12/2006	Issued for City Approval	A101, A201

4300 N. Richmond Street
Appleton, WI 54913-9704
Phone: 920-739-5555
Toll Free: 800-642-6774
Fax: 920-739-3933
www.consolidated-const.com
cccnc@consolidated-const.com

Proposed Alteration for:
ACE GARAGE
Menasha, Wisconsin

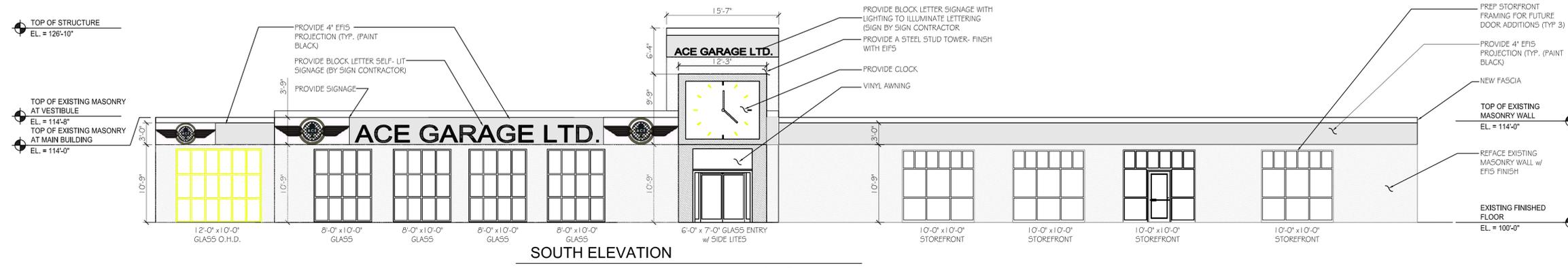
Date	Description
3-10-2008	REVISED FOR CITY REVIEW

Project #:	702028
Drawn By:	MAM
Issue Date:	11/20/2007
Issue #	1

G100
Title Sheet

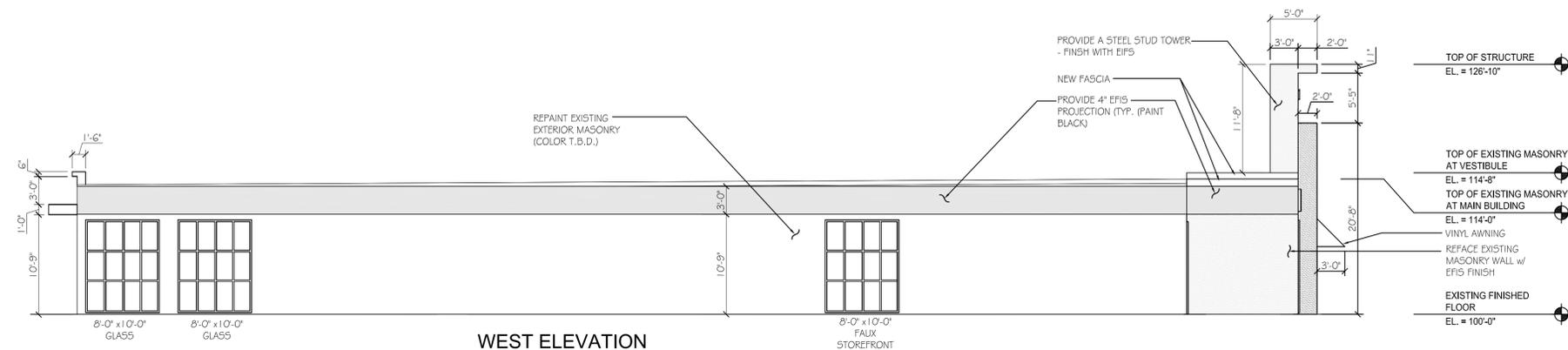
PRELIMINARY
NOT FOR CONSTRUCTION

9/28/2007 11:55:13 AM



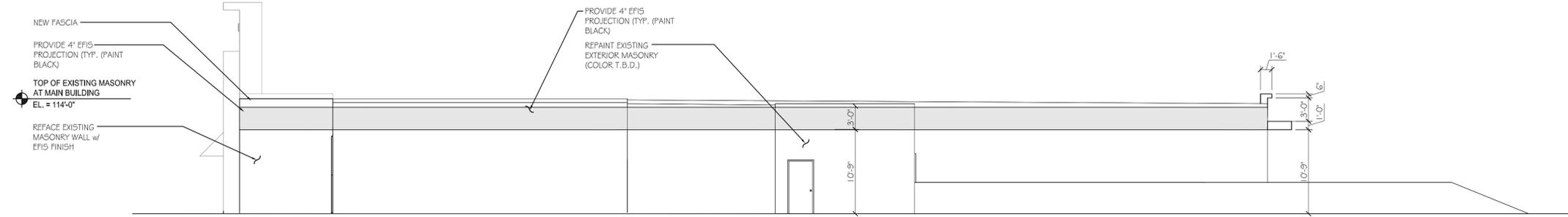
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

4300 N. Richmond Street
Appleton, WI 54913-9704
Phone: 920-739-5555
Toll Free: 800-642-6774
Fax: 920-739-3933
www.consolidated-const.com
ccinc@consolidated-const.com



ACE GARAGE
Menasha, Wisconsin

Proposed Alteration for:

Date:	3-10-2008
Description:	REVISED FOR CITY REVIEW
Project #:	702028
Drawn By:	MAM
Issue Date:	11/20/2007
Issue #	1

9/29/2007 11:58:13 AM
EXTERIOR ELEVATIONS



Memorandum

DATE: March 13, 2008

TO: Plan Commission

FROM: Mark Radtke, Director of Public Works

RE: STH 114 Community Sensitive Design Proposed Enhancements

In 2009 the City of Menasha and WisDOT will be reconstructing Third Street (STH 114) from Tayco Street to Manitowoc Street with new concrete pavement. Our project agreement with WisDOT provides for the use of \$55,300 in Community Sensitive Design (CSD) funds. CSD funding may be used for project enhancements such as decorative landscaping, decorative lighting, decorative pavement/walk treatments such as brick pavers or colored concrete, bump outs at intersections, and other aesthetic treatments within the project limits.

The Plan Commission had previously reviewed some of these possible enhancements but no action was taken at that time. Since that meeting, Menasha Utilities (MU) has arranged for the transfer of its distribution line from the south side of Third Street to the ATC poles on the north side of Third Street. The electric service lines to the properties on the south side of the street will be buried to eliminate the unattractive look of overhead wires crossing Third Street. MU will also be installing more decorative street lights along the south side of Third Street. These poles are similar to the poles recently installed along Province Terrace.

MU should be commended for its commitment to enhance the appearance of Third Street with these proposed actions. The City now has its opportunity to expand upon the positive aspects of this reconstruction project. Third Street is a main corridor through Menasha and I feel now is our window of opportunity to make a statement about the image we want to project to the public. The \$55,300 of CSD funding provided by WisDOT is not sufficient in my mind to achieve the desired outcome for this corridor. I feel strongly the City should decide what the optimal enhancement package is for Third Street and try to fund for such if possible. This may mean deferring some other 2009 street project(s) for one year, but I believe the “big picture” approach would justify such.

It is my recommendation the City should install brick pavers or colored stamped concrete in the terraces from Milwaukee Street to Manitowoc Street because of the narrow (3.5”) terrace width along that segment. In addition, I think crosswalks from Milwaukee Street to Manitowoc Street should be installed with either brick pavers or colored concrete to break up the continuous concrete ribbon appearance of Third Street. Lastly, I believe an enhanced landscape plan should be included for the traffic island at the intersection of Third Street and Plank Road.

The estimated cost for these work items breaks down as follows:

Decorative Terraces

Milwaukee Street to Racine Street	\$25,000 - \$32,000
Racine Street to Manitowoc Street	\$70,000 - \$90,000

Decorative Crosswalks

Milwaukee Street to Manitowoc Street	\$52,000 - \$75,000
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Island Landscaping

Third Street at Plank Road	\$20,000
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The total estimated cost of proposed enhancements ranges from \$167,000 to \$217,000. The City's portion would range from \$131,700 to \$181,700 after the \$55,300 of CSD funding is applied to these items. WisDOT needs a response from the City by the end of April to allow for design completion of this project according to the proposed bid schedule. We will have plans displayed at the Plan Commission meeting for reference.



Memorandum

DATE: 14 March, 2008

TO: City of Menasha Plan Commission

CC: Greg Keil, Jessica Beckendorf, Julie Heuvelman, John Williams

FR: Christine Symchych

RE: March 18 Plan Commission Meeting

Greetings!

You will find attached Chapter 7 of the Comprehensive Plan as well as the suggested Future Land Use map and descriptions of the associated land use categories. These materials will be presented and discussed at the March 18 meeting.

The list of agreements in this chapter is somewhat daunting. Very few people are knowledgeable about all intergovernmental agreements that a city engages in. You all have various areas of expertise and interest and I am confident that you will all find errors or omissions in the areas with which you are most intimately acquainted. I am hoping that any corrections or additions will be noted at the meeting on Tuesday and we will be able to push that chapter forward towards completion.

In addition to that chapter, Jessica and Greg will be reviewing the proposed Future Land Use map. You have seen this material before but it has not been discussed in depth. You will find accompanying language to go with the intent and purpose of each land use category that you will find on the map. Please review and come prepared for discussion. It is our intent that the mapping issues will be discussed on Tuesday and the map, descriptive language for the various categories and the rest of the chapter will be brought forward to the Plan Commission at the April 1 meeting for an overall discussion.

As always, I can be reached at 414-403-7729 (cell phone) or via e-mail at csymchych@foth.com. I look forward to hearing your comments regarding the plan.

Thank-you,
Christine Symchych, AICP

Enclosures:

Chapter 7 Intergovernmental Cooperation

Chapter 8 Future Land Use Map and descriptions of categories

The information contained in this memorandum is considered privileged and confidential and is intended only for the use of recipients and Foth.

7. Intergovernmental Cooperation

7.1 Introduction

In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, or programs to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue. It can even involve consolidating services and jurisdictions or transferring territory.

Many issues cross jurisdictional boundaries, affecting more than one community. For example, air, water, and wildlife pass over the landscape regardless of boundaries so that one jurisdiction's activities with regard to air, water, and wildlife impacts other jurisdictions downwind or downstream.

Today, increased communication technologies and personal mobility mean that people, money, and resources also move across jurisdictions, as quickly and freely as air and water. Persons traveling along roadways use a network of transportation routes, moving between jurisdictions without even realizing it.

Frequently, the action of one governmental unit impacts others. Increasingly, we have come to the realization that many vital issues are regional in nature. Watersheds, economic conditions, commuter patterns, housing, media markets, and effects from growth and change are all issues that spill over municipal boundaries and impact the region as a whole.

7.1.1 Intergovernmental Cooperation Benefits

There are many reasons intergovernmental cooperation makes sense. The following are some examples:

- ◆ Cost savings – Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
- ◆ Opportunity to address regional issues – By communicating and coordinating their actions, and working with regional and state jurisdictions, local communities are able to address and resolve issues which are regional in nature.
- ◆ Early identification of issues – Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.
- ◆ Reduced litigation – Communities that cooperate are able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.
- ◆ Consistency – Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.

- ◆ Predictability – Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.
- ◆ Understanding – As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another’s needs and priorities. They can better anticipate problems and work to avoid them.
- ◆ Trust – Cooperation can lead to positive experiences and results that build trust between jurisdictions.
- ◆ History of success – When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.
- ◆ Service to citizens – The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all Wisconsin residents can appreciate their benefits, such as costs savings, provision of needed services, a healthy environment, and a strong economy.

(Introduction taken from *Intergovernmental Cooperation, A Guide to Preparing the Intergovernmental Cooperation Element of a Local Comprehensive Plan*, WDOA, Division of Housing and Intergovernmental Relations, 2002).

This element will contain information regarding existing plans or agreements, opportunities for the future, and existing and potential conflicts, and will identify goals, objectives, policies, recommendations, and programs for intergovernmental cooperation.

7.2 Inventory of Existing Agreements

The City of Menasha is currently engaged in a multitude of formal and informal cooperative efforts that cover a wide variety of services provided by the city. They include:

Environmental Management

- ◆ The Fox River Steering Committee, a coalition of representatives from Neenah, Menasha, Appleton, De Pere, Wrightstown, Neenah-Menasha Sewerage Commission, and Green Bay Metropolitan Sewerage Commission, monitors PCB levels in the Fox River.
- ◆ Northeast Wisconsin Stormwater Consortium, of which Menasha is an active member, is dedicated to facilitating efficient implementation of stormwater programs locally and regionally that will both meet DNR and EPA regulatory requirements and maximize the benefit of stormwater activities to the watershed by fostering partnerships, and by providing technical, administrative, and financial assistance to members.

- ◆ Waverly Sanitary District provides water and sanitary sewer service to portions of the city.
- ◆ The city has a separate water and sewer agreement with the Town of Menasha Sanitary District.
- ◆ The Neenah-Menasha Sewerage Commission provides service to portions of the Town of Menasha Sanitary District, Waverly Sanitary District, the Town of Neenah Sanitary District #1 as well as the cities of Neenah and Menasha.
- ◆ Winnebago County Solid Waste and Recycling accepts recyclables and solid waste from the City of Menasha for processing/disposal.
- ◆ The City participates in an urban clean sweep with the City of Appleton, Town of Menasha, Town of Harrison, Outagamie, Winnebago and Calumet counties.

Housing

- ◆ Winnebago and Calumet Counties HOME Program funds administered the counties are made available to eligible city residents through the Winnebago County Housing Authority and Calumet County Planning Department

Transportation/Infrastructure

- ◆ There is an agreement with the Fox River Navigational Authority regarding operation of the lift bridges. In addition, the city works with the state with regard to bridge tenders. The city hires and administers the tender positions and the state reimburses the city for related expenses.
- ◆ Agreement with Winnebago County for placement of navigation bouys.
- ◆ The city's electric utility is part of Wisconsin Public Power, Inc. WPPI is 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.
- ◆ Through financial support and cooperation, the city of Menasha supports Valley Transit, Valley Transit II and Dial-A-Ride. See the Transportation element of this Comprehensive Plan for more information about Valley Transit fixed route and paratransit services.
- ◆ The city has agreements for snow plowing/road maintenance with the _____.
- ◆ The city has a chip sealing agreement with the Town of Menasha.

Economic Development

- ◆ The City of Menasha is a participating member of Fox Cities Economic Development Partnership. See Chapter 6 for a description of this organization.

- ◆ East Central Wisconsin Regional Planning Commission is responsible for preparing the regional Community Economic Development Strategy (CEDS). This document can be used to apply for funding for community development planning that is designed to assist in alleviating economic distress and unemployment.
- ◆ UW – Extension has partnered with the city on several economic development initiatives, most notably the Community Economic Development Preparedness Index. See Chapter 6 for more information.
- ◆ Both the Calumet County and Winnebago County Industrial Development Boards have funded economic development projects through revolving loan funds.
- ◆ The Winnebago County IDB provides roughly \$7,000 per year to the city for economic development purposes through its per-capita economic development assistance program.
- ◆ Fox Cities Chamber of Commerce maintains a listing of available sites within the city's business parks and assists with business retention and attraction.
- ◆ Fox Cities Convention and Visitor's Bureau promotes various attractions in the city and has provided financial assistance for several projects.
- ◆ Menasha's Joint Review Board is made up of representatives from the Appleton and Menasha School Districts, counties and Fox Valley Technical College.

Planning

- ◆ Winnebago County maintains the city's geographic information systems database by creating shapefiles of the City's base mapping layers and updating them as new information becomes available on parcel splits, etc.
- ◆ The City of Menasha Community Development Department works with state agencies, UW-Extension, Calumet County, Winnebago County, East Central Wisconsin Regional Planning Commission and surrounding municipalities on numerous planning and economic development efforts.

Culture and Recreation

- ◆ The City of Menasha has reciprocity agreements for programs, park usage, and municipal use of park equipment with the Cities of Neenah and Appleton as well as the Town of Menasha.
- ◆ There is an informal agreement with the Town of Menasha to cross-publicize recreation programs in both the city and the town. Registration for cross-publicized programs can occur at either the town or city hall.
- ◆ There is an agreement in place with the Town of Menasha which provides for mutual maintenance and operation of the Trestle Trail.

- ◆ Communityfest is a public-private joint event with the City of Neenah which takes place on or near the 4th of July.
- ◆ The Menasha Library is part of the Winnefox Library System. Thirty public libraries from five counties hold membership with the Winnefox Library System. See Chapter 5 for more information about this program.
- ◆ The city has an informal agreement with the Menasha Joint School District for facility use. This agreement has been used at the high school for open swim, open gym and youth dance. Both Butte des Morts and Maplewood school facilities have been used for men's basketball.
- ◆ A brief list of programs or activities that the school district and city work cooperatively to provide to the public follows:
 - YMCA Soccer, Football and Elementary 4th and 5th Grade Leagues

Public Protection

- ◆ 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.

Neenah-Menasha Fire Rescue has a mutual aid agreement with surrounding municipalities. Neenah-Menasha Fire Rescue has an agreement with Winnebago County for hovercraft and other water rescue.

- ◆ City of Menasha Police Department The city of Menasha has a mutual aid agreement for police protection with the City of Neenah and Appleton. The city's police department has an agreement with Winnebago County for boat patrol. The Police Department has an agreement with the area MEG unit to deal with drug related offenses. The department has an agreement with the Menasha Joint School district for the provision of a police liaison officer.
- ◆ 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.

Finance/Administration and Legal

- ◆ The City of Neenah houses the city's tax roll data on their AS/400. Menasha's Comptroller has an agreement whereby the department performs various calculations for the Neenah- Menasha Fire-Rescue. In addition the city has a Solomon Software agreement with WPPI which allows the purchase of financial and payroll software and pay maintenance through the WPPI organization.
- ◆ The cost apportionment of Neenah-Menasha Fire Rescue (NMFR) operations is calculated the Finance Department for both Menasha and Neenah.
- ◆ The City of Menasha shares a municipal court with the City of Neenah.
- ◆ The City Attorney has an informal agreement with the Cities of Appleton, Neenah, and Oshkosh for legal services in conflict of interest cases. The City Attorney is also a representative on the Winnebago County Grievance Review Board which is the disciplinary arm of the Sheriff's department. This board protects non-represented county employees.
- ◆ The Cities of Neenah and Menasha have formed the Joint Cable Television Committee and periodically join forces with the City of Appleton to negotiate franchise payments.
- ◆ The city participates in CVMIC (City, Village Mutual Insurance Company) with 45 other municipalities for liability and workers compensation Insurance.

Annexation and Boundary Agreements

- ◆ The City of Menasha has boundary agreements with the Towns of Menasha and Harrison and the City of Appleton.

7.2.1 Health and Education

- ◆ Agent of the State Agreements for a reserve sanitarian:
 - Winnebago County Health Department (restaurant facilities).
 - Department of Agriculture, Trade and Consumer Protection (convenience/grocery).
 - DHFS (restaurant facilities and a separate agreement for tattoo/body art establishments).
 - Department of Commerce (mobile home park inspections).
- ◆ Advocap Mealsite agreement.
- ◆ Winnebago County Commission on Aging (one agreement for the activity coordinator and one agreement for the supervisor).
- ◆ Agreement for Use of Birth Record Data with DHFS.
- ◆ Contract with the DNR to do asbestos compliance inspections.
- ◆ DWD Refugee Screening Contract.
- ◆ Agreement with Appleton Health Department for use of Monarch Scanner.
- ◆ Agreement with Trinity Lutheran and St. Mary's schools for health services.
- ◆ MOU with Winnebago County and Calumet County Register of Deeds for access to birth and death records for investigations.

- ◆ Dispensing Site Agreement with UW-Fox Valley.
- ◆ Agreement with UW-Green Bay and UW-Oshkosh Nursing Education Divisions.
- ◆ MOU with Winnebago County WIC Program for information sharing and immunization data.
- ◆ Mutual Aid Agreement with Winnebago County, Cities of Neenah and Oshkosh.
- ◆ Agreement with DHFS for use of Wisconsin Immunization Registry.
- ◆ The Menasha Joint School District (MJSD) works jointly with Fox Valley Technical College on the Quest program for high school students.
- ◆ MJSD has an agreement with the Appleton School District for Chance II, a charter school
- ◆ MJSD has many programs and services shared under 66.0301 cooperative agreements with surrounding school districts. Examples of such agreements are as follows:
 - ▶ Summer School Consortium
 - ▶ Valley Reading Recovery Consortium
 - ▶ Shared EBD (Emotional Behavior Disorder) Program
 - ▶ Shared Psychologist Services
 - ▶ Community Based 4K Program with YMCA
 - ▶ Community Based 4K Program with UWFV Head Start Program
 - ▶ Kim Central Credit Union with MHS
 - ▶ District Cell Phone Plan with Menasha and Neenah City, School, Police and Fire Departments

7.2.2 Other Agreements

The city periodically enters into intergovernmental agreements on special issues on an as needed basis.

7.3 Relationships with Other Governmental Units

7.3.1 General Government

The City of Menasha maintains relationships with various governmental entities at the local, regional and state levels. The city also deals with a number of federal agencies, primarily in the areas of transportation and environmental management. The following is a synopsis of those relationships and their significance to the city.

Towns

The City of Menasha shares a common boundary with the Town of Menasha and the Town of Harrison, located in Winnebago and Calumet Counties, respectively. Both entities have special purpose units of government operating within their boundaries providing water and sanitary sewer service to both City of Menasha and town residents (see Chapter 4, Utilities and Community Facilities for details on these relationships).

After years of conflict over annexations, the City of Menasha and both neighboring towns have come to an understanding about growth corridors and annexations. These understandings are memorialized in boundary agreements that have been adopted by the respective parties.

The boundary agreements have also created an environment that has opened the door to cooperative approaches on other ventures. Recent examples of these ventures include the conversion of the railroad trestle crossing Little Lake Butte des Morts into a bike-pedestrian trail that connects the City of Menasha to the Town of Menasha on the west side of the Lake. This

trail connection is part of a multi-county connection which is planned to stretch from Manitowoc to Stevens Point (see Chapter 3, Transportation for more information on the Trestle Trail).

Another example of cooperation with towns was a project jointly undertaken by the City of Menasha, Town of Harrison and the Waverly Sanitary District. This multi-million dollar project involved the extension of “backbone” sewer and water facilities to serve growth areas in the city and town in the vicinity of CTH LP.

Cities

The City of Menasha shares common boundaries with both the City of Neenah and the City of Appleton. Cooperative initiatives have been undertaken on a wide spectrum of community functions and services. Examples include consolidation of the City of Menasha and City of Neenah fire departments, mutual aid agreements for police and fire protection, the presence of the Appleton Water Treatment Plant in the City of Menasha, park and recreation reciprocity agreements and a boundary agreement between the cities of Appleton and Menasha.

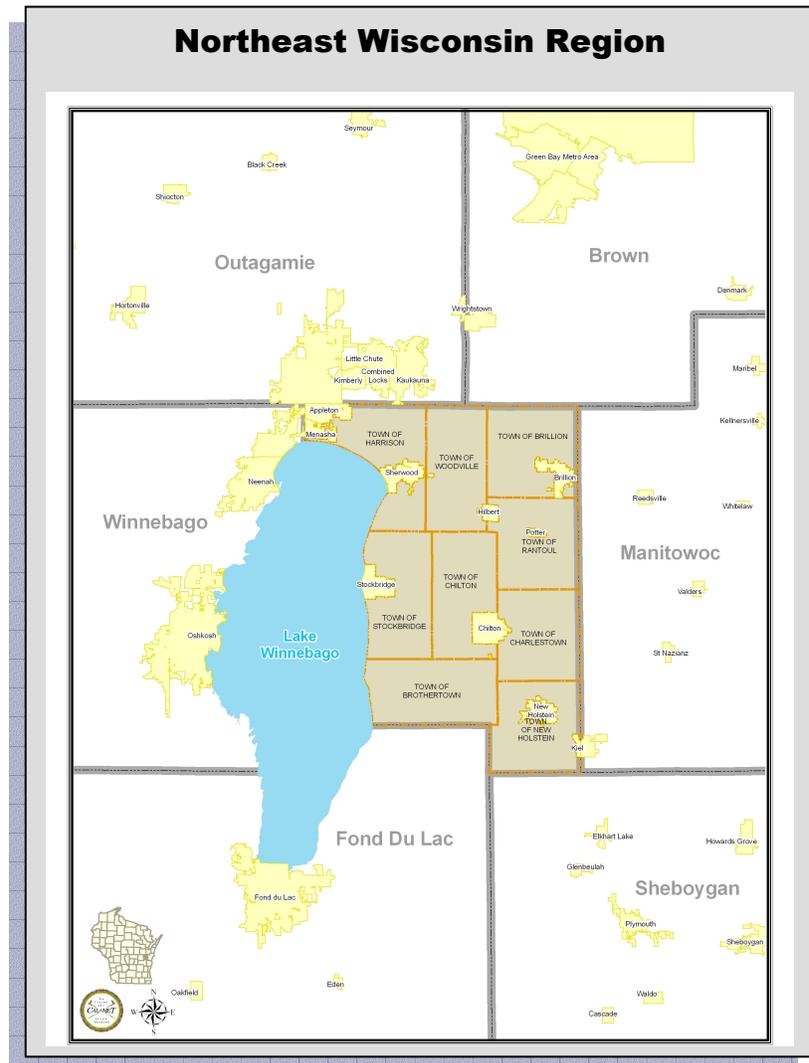
School Districts

The Menasha Joint School District (MJSD) and the Appleton Area School District (AASD) provide for primary and secondary education of Menasha residents. MJSD also provides service to Town of Menasha residents east of Little Lake Butte des Morts and a small portion of the City of Appleton.

Due to the longstanding relationships of the City of Menasha with the MJSD, and the presence of district facilities within the city, the capacity to cooperate in programs and share facilities is much greater than with the AASD. An example of an existing cooperative relationship is the sharing of school facilities for parks and recreation programs.

7.3.2 Region

In recent years Calumet and Winnebago County have been experiencing an increasing role in the region. Each county's significant population growth has resulted in an increased interdependent relationship in the region as a whole for economic development, transportation, natural resource protection, tourism, housing, and planning. This is evident by the number of regional programs and groups that are available to the counties and local municipalities including the Fox Cities Economic Development Partnership, Northeast Wisconsin Stormwater Consortium, New North, Inc., Northeast Wisconsin Regional Economic Partnership, and several other regionally focused efforts. Calumet and Winnebago County, as well as many local municipalities, are active participants in regional efforts and cooperation and will continue to be in the future.



East Central Wisconsin Regional Planning Commission

The Commission is the official comprehensive planning agency for the East Central Wisconsin Counties of Calumet, Fond du Lac, Green Lake, Marquette, Menominee, Outagamie, Shawano, Waupaca, Waushara and Winnebago. Services provided by the Commission include comprehensive and land use planning; transportation improvement and corridor planning; open space, recreational and environmental planning; economic development; demographic information and projections; technical assistance to local governments; geographic information services, and aerial photography distribution. The City of Menasha has worked with ECWRPC in the past in order to facilitate some of its planning efforts.

7.3.3 State

The City of Menasha and Calumet and Winnebago Counties maintain relationships with a variety of state agencies and departments. The majority of these relationships may be characterized as regulatory in nature. Calumet and Winnebago Counties, acting as arms of the state, must ensure enforcement of many state regulations and rules and therefore work with a

variety of state agencies and departments on rule enforcement, compliance monitoring, and reporting. The city has a more limited role in dealing with state regulations. The counties relationships are most common with departments such as the Department of Natural Resources, Department of Revenue, Department of Health and Family Services, and Department of Justice.

The City of Menasha and Calumet and Winnebago Counties also maintain relationships with state agencies that are more related to program implementation. These programs can include goals to improve economic development, housing, natural resources, education, and cultural resources. These types of relationships are most common with departments such as Agriculture, Trade and Consumer Protection, Department of Commerce, State Historical Society, Department of Transportation, Department of Tourism, Department of Public Instruction, and the Department of Natural Resources.

Overall, the majority of state agencies and departments have both a regulatory function and a program based or advancement and planning function. The City of Menasha has a good working relationship with a number of state agencies that help ensure compliance with state regulations as well as the advancement in providing services to citizens.

7.4 Intergovernmental Opportunities, Conflicts, and Resolutions

7.4.1 Potential Opportunities

Numerous opportunities exist for further cooperation with other units of government. Four primary intergovernmental opportunities include the following:

- ◆ Cooperation with services
- ◆ Cooperation with regulations
- ◆ Cooperation by sharing revenue
- ◆ Cooperation with boundaries

Several of these potential opportunities are described as follows:

Opportunity	Other Governmental Unit Assistance
1. Assistance in rating and posting local roads for road maintenance and road improvement planning.	Calumet County Highway Department Winnebago County Highway Department
2. Update and amend comprehensive plan and/or ordinances when applicable.	Community Development Department Calumet County Planning, Zoning, and Land Information Office Winnebago County Planning Department East Central Wisconsin RPC Neighboring municipalities
3. Develop plan implementation ordinances and other tools.	Community Development Department Calumet County Planning, Zoning, and Land Information Office Winnebago County Planning Department East Central Wisconsin RPC Neighboring municipalities
4. Work with the school district to anticipate	School District

Opportunity	Other Governmental Unit Assistance
future growth, facility, recreation, and busing needs.	
5. Share excess capacity of the wastewater or municipal water system.	Neighboring municipalities
6. Share community staff, office equipment, or construction and maintenance equipment.	Neighboring municipalities
7. Coordinate shared services or contracting for services such as police protection, solid waste and recycling, recreation programs, etc.	Neighboring municipalities Calumet County Winnebago County
8. Improve the management of lands in planned extraterritorial growth areas through annexation, extraterritorial authority, official mapping, or boundary agreements.	Neighboring municipalities
9. Cooperatively manage land use and development to ensure continuing groundwater quantity and supply.	Calumet County Planning, Zoning, and Land Information Office Winnebago County Planning Department Neighboring municipalities
10. Improve attractiveness of community entrance points.	Neighboring municipalities

7.4.2 Potential Conflicts and Resolutions

Several potential conflicts may develop through the course of the planning period. Potential conflicts can be most effectively addressed in a “pro-active” fashion. In other words, pursuing opportunities will often avoid future conflicts. Potential conflicts and the process to resolve the conflicts are summarized as follows:

Potential Conflict	Process to Resolve
1. Boundary agreement negotiations.	Joint community plan commission meetings to discuss issues.
2. Low quality commercial or industrial building and site design along shared highway corridors or community entrance areas.	Joint community plan commission meetings to discuss issues. Cooperative design review ordinance development and administration.

Potential Conflict	Process to Resolve
3. Surface water quality issues (location of regional facilities, cost apportionment).	Joint community plan commission meetings to discuss issues. Cooperative planning and implementation of regional storm water policies.
4. Construction of buildings or other improvements in areas planned for future parks, street extensions, or other public infrastructure.	Distribution of plans and plan amendments to adjacent and overlapping governments. Joint community plan commission meetings to discuss issues. Cooperative planning and implementation of official mapping.
5. Concern over poor communication between communities and school districts, sanitary districts, and other special governmental units.	Distribution of plans and plan amendments to adjacent and overlapping governments.
6. Increasing cost of providing services and amenities such as parks, recreation programs, libraries, etc., that benefit the surrounding region.	Cooperative planning for revenue sharing, shared service agreements, impact fees, level of service standards, etc.

7.5 Boundary Agreements and Provision of Services

7.5.1 Boundary and Land Use Agreements

Decisions about municipal boundaries are usually linked to land use and utility service decisions. Towns and neighboring villages/cities should work toward mutually agreeable solutions for long-term municipal boundaries and land use. The Land Use chapter of this document addresses this issue in detail.

Continuing cooperation on comprehensive plans is one good way to achieve coordination among neighboring communities. Going further, plans can be formalized through intergovernmental boundary and land use agreements. Formal intergovernmental agreements may cover agreed future land uses in planned transition areas, set long term municipal boundaries, or set utility expansion limits. Such agreements help minimize potential for future conflicts as time passes.

There are two main formats for intergovernmental agreements under Wisconsin Statutes. The first is available under Section 66.0301, which allows any two or more communities to agree to cooperate for the purpose of furnishing services or the joint exercise of any power or duty authorized under state law. Another format for an intergovernmental agreement is a “cooperative plan” under Section 66.0307 of the Wisconsin Statutes. This approach is more labor intensive and ultimately requires state approval of the agreement, but does not have some of the limitations of the 66.0301 agreement format.

The City of Menasha currently has boundary agreements with the City of Appleton, Town of Harrison, and the Town of Menasha. Please see Map 7-1 for the boundaries of these agreements.

??? Describe location, etc.. – Generally summarize key components.

The agreements in place will all be up for review during the planning period and it is essential that the city work to ensure that all agreements protect their long term interests.

7.5.2 Cooperative Provisions of Utilities, Services, and Community Facilities

Consolidating and coordinating services and facilities between communities is done with the intent to achieve cost savings and improvement in services. Cooperative service agreements are particularly important in the current era of diminishing government financial resources. To advance intergovernmental cooperation with respect to community facilities and utilities, the community should:

- ◆ Encourage cooperative utility system planning in areas that are already developed but may need a higher or more reliable level of sewage treatment over the 20 year planning period. Coordination between neighboring communities on this issue is of particular relevance where higher density developments are close to villages and cities with public utilities. Other alternatives for waster treatment for these types of areas include group (or community) waste treatment systems or separate sanitary or utility districts.
- ◆ Ensure Calumet and Winnebago County policy continues to guide urban development into areas with public sanitary sewer and/or water systems and assist in working out intergovernmental agreements between towns and nearby cities or villages to extend public services into development areas in accordance with area development plans.
- ◆ Continue discussions with local communities and neighboring counties on the provision of emergency medical services in the county to ensure adequate service delivery for residents over the long term, particular given the aging population.
- ◆ Encourage the development and continuance of joint service agreements between communities. Key public services provided to residents and property owners include public education, police and fire protection, emergency medical service, road maintenance, trash collection, recycling, and snow removal. Calumet and Winnebago County communities should recognize a negotiating position that results from common geographical and administrative intent and the resulting strength in numbers. There is an existing potential to save taxpayer dollars through forming a united intergovernmental partnership for purchase of heavy equipment, supplies, capital items and through the bulk purchase of common items such as road salt. Purchases can be directed through the partnership to allow for consolidated purchases, economies of scale, and leveraged price points.

7.6 Intergovernmental Cooperation Goals and Objectives

Following are the goals and objectives developed by the City of Menasha regarding intergovernmental cooperation.

Goal: Establish mutually beneficial intergovernmental relations with other units of government.

Objectives

1. Improve cooperation and coordination with adjacent municipalities and counties regarding long-range planning and land use controls.
2. Continue to develop the cooperative working relationships the city has established with neighboring communities and the counties.
3. Increase cooperation with neighboring communities and counties to provide efficient and effective emergency services, street maintenance, recreation, and other services when appropriate.
4. Improve communication to the public regarding the announcement of meetings, activities, development projects, programs, and issues.
5. Monitor the effectiveness of cooperative boundary agreements with neighboring communities to address annexation, expansion of public sewer and water services, and growth management between neighboring communities.

7.7 Intergovernmental Cooperation 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. Continue cooperative planning efforts with surrounding towns, districts, associations, service providers and the counties.
2. Continue to work with neighboring communities to match land use plans and policies along municipal boundaries to promote consistency and minimize potential conflicts.
3. Departments/offices or agencies should evaluate the cost effectiveness of existing programs/operations and consider the feasibility of joint or cooperative services.
4. Neighboring communities and districts shall be invited to participate in any future amendments or updates to the comprehensive plan; likewise, city representatives will endeavor to participate in comprehensive plan activities of surrounding municipalities and the counties.
5. Encourage East Central Wisconsin Regional Planning Commission to lead regional initiatives aimed at achieving greater intergovernmental coordination.
6. Consider opportunities for coordinating educational efforts regarding planning, land use regulation, implementation or resource management with neighboring communities.
7. A multi-jurisdictional planning effort will be considered when the comprehensive plan is updated.

8. Planning materials, reports, and studies obtained from neighboring jurisdiction shall be kept in a central location and utilized when decisions that affect land use are made.
9. Continue to explore opportunities for trading, renting, sharing, or contracting new equipment from neighboring jurisdictions.
10. Continue to explore opportunities for sharing community staff or contracting out existing staff availability.
11. Continue to explore options for joint use of all community facilities which have available capacity.
12. Participate in the Chamber of Commerce Local Issues Committee to maintain regular contact with federal and state legislators.
13. Continue participation in/membership of regional intergovernmental collaborative efforts such as the Fox Cities Economic Development Partnership, Northeast Wisconsin Stormwater Consortium, Fox Cities Chamber of Commerce, and others.
14. Continue to improve public accessibility to information regarding government services, meetings, activities, development projects, and programs.
15. Continue to work with other local municipalities in the exploration of a Regional Transit Authority.
16. Monitor the effectiveness of cooperative boundary agreements with neighboring communities to address annexation, expansion of public sewer and water services, and growth management between neighboring communities.

7.8 Intergovernmental Cooperation Programs and Resources

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

Office of Land Information Services, Municipal Boundary Review

Municipal Boundary Review regulates the transition of unincorporated areas to city or village status through municipal annexation, incorporation, consolidation, or by joint city-village-town activities involving cooperative boundary plans and agreements. Such agreements may change territorial boundaries and may provide for the sharing of municipal services. Staff members are available upon request to meet with local officials and citizens to discuss annexation, incorporation, consolidation, and cooperative boundary plans. Contact the Wisconsin Department of Administration, Office of Land Information Services for further information.

League of Wisconsin Municipalities

The League of Wisconsin Municipalities is a not-for-profit association of municipalities. Established in 1898, the League acts as an information clearinghouse, lobbying organization, and legal resource for Wisconsin municipalities. Its membership consists of 378 villages and all of the 190 cities in the state.

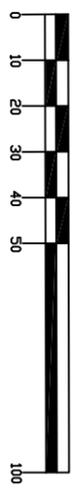
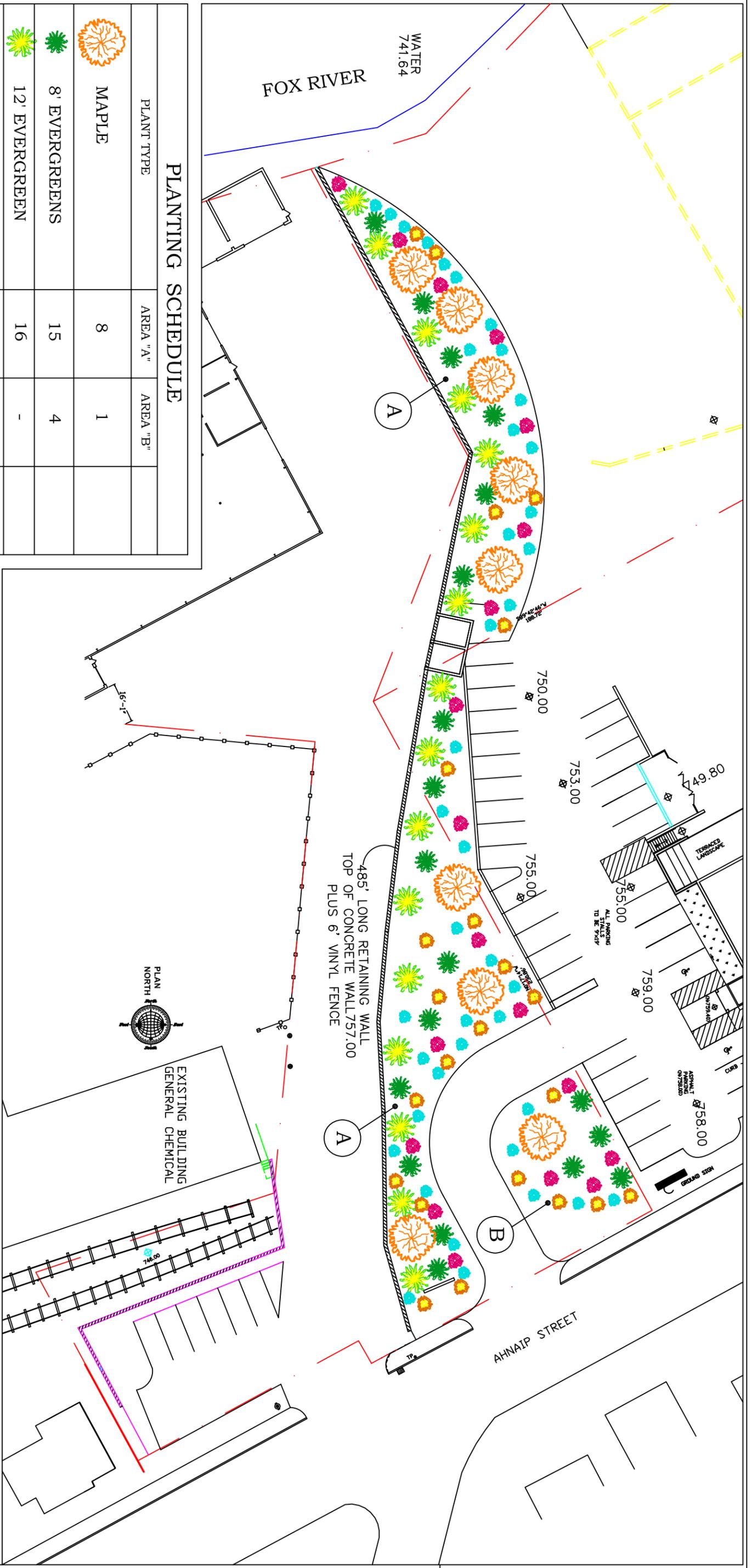
UW-Extension Local Government Center

The mission of the Local Government Center is to provide focus, coordination, and leadership to UW System educational programs for local government, and to expand the research and knowledge base for local government education. The Center conducts and coordinates educational programming in general local government, local government finance, growth management, and community planning and design. Additional programs are under development. Educational programs are delivered through the two-way audio Educational Telecommunications Network (ETN), satellite television, and state-wide and regional workshops. The Center supports the programming of county-based Extension faculty. A variety of resources regarding intergovernmental cooperation is available through the Local Government Center. For further information visit its web-site at www.uwex.edu/lgc/.

Wisconsin Partnership

The State of Wisconsin offers local governments contract purchasing, technical advice, data and financial assistance to more efficiently provide government services and increase cooperation. At www.WisconsinPartnership.wi.gov a variety of information is provided to help local governments become more cost-effective.

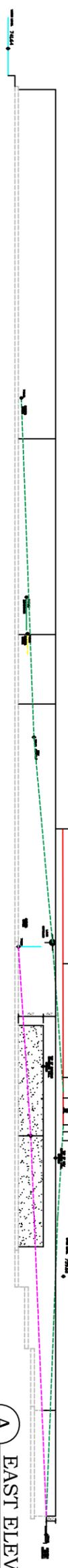
PLANTING SCHEDULE			
PLANT TYPE	AREA "A"	AREA "B"	
 MAPLE	8	1	
 8' EVERGREENS	15	4	
 12' EVERGREEN	16	-	
 EVERGREEN SHRUBS	35	5	
 BURNING BUSH	15	4	
 SHRUB	18	5	



LANDSCAPE PLAN



A EAST ELEVATION



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