

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
Landmarks Commission
City Hall Council Chambers, 140 Main Street
February 20, 2008

4:00 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 approve:

A. Minutes of the January 16, 2008 Landmarks Commission Meeting



[Attachments](#)

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

Five (5) minute time limit for each person

A. -

5. DISCUSSION

A. Grant Update and Next Steps



[Attachments](#)

B. Grant/Loan Policy



[Attachments](#)

6. ACTION ITEMS

A. Review of Comprehensive Plan Chapter 5 - Cultural Resources Section



[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
LANDMARKS COMMISSION
COUNCIL CHAMBERS

DATE: 1-16-08

MINUTE NOTES
CHE—SECRETARY

0. REGULAR MEETING

1. CALL TO ORDER

- a. TIME: 4:10 P.M.
- b. CHAIR: Gary

2. ROLL

- a. LANDMARKS MEMBERS (Mark Present or Absent)
 - i. Chair: Gary Schmude present
 - ii. Vice Chair: Patti Rudolph present
 - iii. Ald. Don Merkes present
 - iv. Kristi Lynch absent
 - v. Mary Nebel present
 - vi. Chris Evenson present
 - vii. Charlie Cross absent
 - viii. _____
- b. OTHERS PRESENT
 - i. Jessica Beckendorf
 - ii. Otter Creek representative
 - iii. _____
 - iv. _____
 - v. _____

3. MINUTES

- a. Date(s) of meeting minutes: 12-12-07
- b. Motions:
 - i. Amendments: None
 - ii. Motion to approve:
 - 1. By: Mary
 - 2. 2nd: Patti
 - 3. Result: Approved

4. SUBSTANTIVE AGENDA ITEMS

A. Sign Design Guidelines

- i. Discussion
- ii. Attachments: Draft of Menasha Sign Design Guidelines and Chart with ordinance comparison
- iii. Presenter: Jessica
- iii. Discussion: Comparison chart discussed; per tenant signage discussed; Adjustments suggested for square footage; Discussion of business hours vis a vis sandwich signs; Upstairs tenants to be allowed 10 square feet signage; Final guidelines, with ordinance and map to be prepared for next meeting.

5. NEXT MEETING

- a. DATE: 2-13-08
- b. TIME: 4:00 pm
- c. LOCATION: Chambers

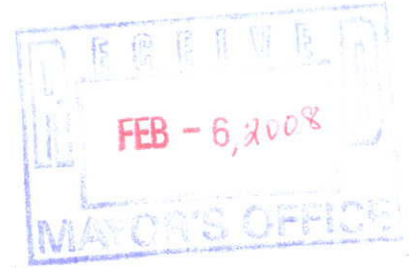
7. ADJOURNMENT

- a. TIME: 5:35 p.m
- b. MOTION
 - i. BY: Gary
 - ii. 2ND: Don
 - iii. Result: Approved



WISCONSIN
HISTORICAL
SOCIETY

Headquarters Building
816 State Street
Madison, WI 53706-1482
608-264-6400



February 6, 2008

Mayor Joseph Laux
140 Main St.
Menasha, WI 54952-3190

Dear Mayor Laux:

I am pleased to notify you that the Wisconsin Historical Society has awarded an \$18,000 historic preservation grant to the City of Menasha. These Certified Local Government subgrants are part of a federal program administered by the Wisconsin Historical Society. Only units of government, such as the City of Menasha, with approved historic preservation programs are eligible for these subgrants.

These funds will be used to conduct an intensive survey of historic properties in your community to support the city's continuing historic preservation efforts. The project will identify and document important properties that may benefit from economic and technical assistance provided through the Historical Society's historic preservation programs. This information will aid property owners, promote economic development and reinvestment, support historic tourism, and provide the city with information to assist in future planning for the preservation of these irreplaceable resources.

The Wisconsin Historical Society's historic preservation program helps preserve places of enduring value by administering the state and national register programs, helping property owners obtain federal and state historic preservation tax credits, and providing an array of technical assistance.

I would like to congratulate the City of Menasha for its fine work on behalf of historic preservation, and my staff looks forward to working with the city on this worthwhile project. To learn more about how the Wisconsin Historical Society can aid your constituents, visit the Wisconsin Historical Society's website at www.wisconsinhistory.org/hp/.

Sincerely,

Ellsworth Brown
Director

Approved 9/15/03

**Menasha Landmarks Commission
Facade Improvement Grant/Loan Policies**

Application for facade/grant loans shall be made to the Community Development Department on forms provided by the department.

I. Pre Application

The preliminary application shall include a description of the proposed work including a timetable with a projected start/completion date.

Such description shall include a listing of the number and type of improvements, the type of material, method of construction and color or colors of materials to be used and a rough cost estimate for completing the work.

II. Initial Consultation

The applicant shall meet with the Community Development Director to review the pre application. A preliminary assessment will be made of project eligibility and the appropriateness of materials and/or finishes to be used using National Park Service Guidelines for Rehabilitating Historic Buildings or other standards as may be adopted pursuant to the Landmark's Commission Ordinance. The Director of Community Development may consult with Landmark's Commission members, the State Historical Society, or others of recognized expertise in conducting such assessment.

III. Application

Following the initial consultation the Director of Community Development may authorize proceeding with the application for facade grant/loan funds. Such application shall include a detailed description of the project including those elements described in Section II.

For projects over \$1,000 two written estimates from bona-fide contractors or suppliers shall be submitted. If the owner is proposing to do the work only the cost of materials shall be eligible for funding.

The completed application will be scheduled for review at the next scheduled Landmarks meeting.

IV. Financial Assistance

A. Grants

Grants are available for approved projects on a dollar for dollar match basis up to a maximum of \$2,500 per building facade. A facade shall be defined as a

building elevation which has a primary exposure to a public street or is otherwise highly visible from space dedicated or leased to the public.

For projects related to the implementation of the TID #7 Project Plan, the grant amount may be increased to a maximum of \$10,000 per façade on a dollar for dollar match basis.

Grant funds will be dispersed upon submission of an invoice and verification of completion of the work by the Director of Community Development.

V. Loans

Loans are available for approved projects. Applications shall be reviewed by the Director of Community Development in consultation with the City Comptroller and City Attorney. Such review shall consider the financial capacity of the applicant to repay the loan, and any other considerations relevant to the project or loan program. The applicant may be required to submit corporate and/or personal financial statements, tax returns or other evidence of financial capacity. The applicant may be required to execute a mortgage or provide other means of securing the funds borrowed.

Approved loans will bear interest at the rate of 4% per annum and have a maximum term of one year per \$1,000 borrowed. The maximum loan amount is \$20,000 per project, with a maximum term of ten years.

For projects related to the implementation of the TID #7 Project Plan, loans will bear no interest and repayment of the principal amount shall be deferred until the property is sold or transferred. The maximum amount of the loan shall be \$30,000 per façade.



City of Menasha
Application for Building Alterations
Within Historic Districts

Property Address

Owner Information:

Owner Name

Address

City, State, Zip

Phone Number

Applicant Information (if different)

Applicant

Address

City, State, Zip

Phone Number

Contractor Information:

Name: _____

Address: _____

Phone: _____

Lic. #: _____

Federal ID or SSN: _____

Name: _____

Address: _____

Phone: _____

Lic. #: _____

Federal ID or SSN: _____

Project Description:

A complete description of the proposed work is required including dimensioned drawings, color samples, architectural plans, or manufacturer's specification sheets. Other information may be required as requested. Any proposals to paint or stain the building exterior shall be accompanied by a sample of the paint color(s).

Office Use Only

Date Approved: _____

Estimated Start Date: _____

Estimated Completion Date: _____

Notes: _____

REQUEST FOR GRANT OR LOAN
Menasha Landmarks Commission

Date: _____ Property Address: _____

Applicant: _____ Owner or Renter: _____

Mailing Address (if different from property address): _____

Daytime telephone number: _____ Evening telephone number: _____

Description of Planned Improvement: _____

Note: Please attach all available bids, proposals and estimates for the planned improvement. Material samples or brochures and a scale drawing are recommended, and may be required by the Commission.

Names of all contractors, sub-contractors and material suppliers: _____

Estimated start date: _____ Estimated completion date: _____

Total estimated cost: \$ _____

Total amount being requested from Landmark's Commission: \$ _____

Grant request: \$ _____ Loan Request: \$ _____

Terms and Conditions:

1. Landmarks Commission reserves the right, in its sole discretion, to approve or deny any request for grant or loan, in whole or in part, or to condition approval and/or payment of said grant or loan upon such terms as it deems appropriate. No grant or denial of any prior request shall constitute precedent for the grant or denial of any subsequent request.
2. Every request shall comply with the attached Improvement Grant/Loan Policies, which are incorporated herein by reference.
3. Payment shall only be made for those improvements approved by the Landmarks Commission prior to or contemporaneous with the contribution request.
4. Payment shall only be made upon submission of actual invoices for labor or materials and only for work that is performed in compliance with all applicable state, county and municipal code provisions and with required permits. Completion of work shall be verified by the Director of Community Development.

5. Agricultural, Natural, and Cultural Resources

5.1 Introduction

A community's natural resources provide for its resident's basic needs. Clean and abundant groundwater and surface water, clean air, and terrestrial and aquatic habitats such as forest, prairies, and wetlands are vital to the health and well being of its residents. Natural resources such as parks, trails, scenic areas, are necessary for outdoor recreation and leisure pursuits and are essential components of quality of life and sense of community. A vibrant economy relies on local natural resources to bring in tourism revenue, enhance property values, produce agricultural and wood products, provide low cost raw material (such as sand, gravel, and stone), and supply water for manufacturing processes, etc.

As local and world population increases, the importance of agricultural resources is becoming more apparent. Besides meeting supply demands, locally produced agricultural products can help reduce the cost of food and other agricultural goods by cutting transportation costs related to imported goods. This helps consumers by lowering food costs. Businesses such as food processors, which rely on agricultural products, likewise benefit. As a significant source of local employment, agriculture is also an integral part of a community's – and the regional – economy.

Cultural resources are places, sites, buildings and intangible values that connect people with each other and the past. They are the keys to reflecting on how events and places help shape a community's physical appearance and its regional context. Cultural resources provide a community's residents with an identity. They also contribute to the educational, recreational, aesthetic, and spiritual values of a community. Most importantly, cultural resources are unique and irreplaceable.

A patchwork of state and federal regulations have been developed to protect Wisconsin's natural resources. Some state laws, including those for floodplains, shorelands, and wetlands, establish minimum use and protection standards that must be adopted and administered by local governments. But not all natural resources are protected by state law. Local governments throughout the state have the flexibility to plan for and develop their own local ordinances to deal with the unique land use issues/conflicts in their communities and to protect the natural resources they value most.

Development must be carefully managed to coincide with the ability of the agricultural, natural, and cultural resource base to support the various forms of development. This balance must be maintained to prevent the deterioration of that underlying and sustaining base. These features promote civic pride and often create a sense of place.

Historical and Cultural Resources

Preserving important aspects of our past gives us a sense of continuity and meaning and historic preservation efforts often foster community pride. Because cultural resources

provide an important window to the past, many Wisconsin residents seek to retain those resources that make their communities distinctive. The presence of these resources also creates a level of respect for those individuals who formed the character of the community new residents now enjoy.

Overall, planning for cultural resource preservation can have several benefits. The cultural resource section of a comprehensive plan can serve as the first step in a cultural and historic preservation effort. This section can also be used as a base for a more detailed analysis of historic preservation at a later date.

The City of Menasha Landmarks Commission was created in 1995 with one goal: to protect, enhance, perpetuate, continue the use of improvements of special character, special historic interest or value. Several objectives were identified related to the overall goal, they are as follows:

- ♦ Safeguard elements of the City's historic and cultural heritage, as embodied and reflected in historic structures, sites, and districts.
- ♦ Foster civic pride in the accomplishments of the past.
- ♦ Promote the use of historic structures, sites and districts for the education, pleasure and welfare of the people of the City.
- ♦ Integrate the modern environment with historic buildings and sites.
- ♦ Stabilize and improve property values.
- ♦ Serve as a support and stimulus to business and industry, thereby strengthening the economy of the city.

In order to meet the identified objectives and ultimately fulfill the overall goal, nine powers and duties were assigned to the Landmarks Commission. These duties were specifically designed to aid in achieving the objectives. In summary, the duties encompass the identification of sites and districts, the completion of a list of eligible sites and districts, the preparation of a Historic Preservation Plan, and promoting public education and support for the preservation and enhancement of historic sites and districts.

A predecessor to the Landmarks Commission, the Historic Preservation Committee commissioned an intensive survey. The Menasha Intensive Survey Report, authored by Peter James Adams and Associates was completed in 1986. The intensive survey was "intended for use by the City and the community in planning development projects and establishing a local preservation agenda."

Historic Places

Menasha has many historic and cultural resources that are important to the fabric of the community. Significant assets include homes, churches, commercial buildings and the effigy mounds. Over the years, many of these resources have been altered or destroyed in the course of redevelopment or by other factors. Nevertheless, the remaining assets provide an important connection to Menasha's past.

The 1986 intensive survey provided a framework on which the Historic Preservation Committee, and later the Landmarks Commission, used to establish two historic districts in the downtown commercial corridor. A revolving loan fund was established to provide assistance for façade improvements to these locally designated properties and the city has had success within these two small, geographically confined districts.

The National Register of Historic Places recognizes properties of local, state, and national significance. Properties are listed in the National Register because of their association with significant persons or events, because they contain important information about our history or prehistory, or because of their architectural or engineering significance. The National Register also lists important groupings of properties as historic districts. In addition, the National Park Service highlights properties that have significance to the nation as a whole by conferring them the status of National Historic Landmark.

The Wisconsin State Register of Historic Places parallels the National Register. However, it is designed to enable state-level historic preservation protection and benefits. Most of the properties in Wisconsin listed in the National Register are also listed in the State Register. According to the Wisconsin Historical Society there are 12 sites located in the City of Menasha as listed. All sites are located in the Winnebago County portion of the city. The period of significance indicates the length of time when a property was associated with important events, activities or persons, or attained the characteristics that qualify it for register listing.

- ♦ Augustin, Gustav, Block. 68 Racine Street. Identified as a single dwelling specialty store with a period of significance of 1875-1899.
- ♦ Banta, George, Sr. and Ellen House. 348 Naymut Street. Identified as a Queen Anne home by the architect William Waters with a period of significance of 1875-1949.
- ♦ Brin Building. 1 Main Street. Identified as a commercial structure having an architectural style of late 19th and 20th century revival from the architect H.D. Werwath. Period of significance of 1925-1949.
- ♦ Doty Island. Identified as having historic, aboriginal, and prehistoric significance. Site includes three structures.
- ♦ Koch, Carl, Block. 2 Tayco Street. Identified as a single dwelling/business with an architectural style of late 19th and early 20th century American movements. Period of significance of 1875-1899.
- ♦ Menasha City Hall. 124 Main Street. Identified as late Victorian government structure from architect Charles Hove. Period of significance of 1875-1924. Please note: This site is listed as having been removed from the National Register due to the fact that it was demolished but it still is included on the State Register list.

- ♦ Menasha Dam. Fox River at Mill Street. Period of significance of 1925-1949.
- ♦ Menasha Lock Site. Identified as including four total sites and one building. Includes a wide range period of significance.
- ♦ Tayco Street Bridge. Tayco and Water Streets. Identified as classical revival architectural style from architect McMahon & Clark. Period of significance of 1925-1949.
- ♦ U.S. Post Office-Menasha. 84 Racine Street. Identified as colonial revival architectural style from architects James A. Wetmore and Vincent Chibai. Period of significance of 1925-1949.
- ♦ Upper Main Street Historic District. 163-240 Main, 3 Mill, 56 Racine, and 408 Water Streets. Identified architectural styles of Queen Anne and classical revival. Period of significance of 1884-1934.
- ♦ Washington Street Historic District. 214-216 Washington Street. Identified as architectural style of tudor revival from architect Henry Auler. Period of significance of 1930-1935.

Museums

Tayco Street Bridge Museum

The Tayco Street Bridge Museum was created in 1995(?) following the collapse of the Tayco Street bridge. The museum and adjoining greenspace redevelopment was conceived as a project to retain the bridge towers as a significant Menasha landmark. The project was largely funded through a Department of Transportation enhancement grant, which was tied to the bridge reconstruction. The theme of the museum relates to the significance of transportation to the development of Menasha and the region as a whole. The museum is open May through October during navigational season from 10 a.m.-7 p.m.

Wisconsin Architecture and History Inventory

NOTE: STILL NEED TO INSERT AHI DATA

The Wisconsin Architecture & History Inventory (AHI) provided by the Wisconsin Historical Society lists historical and architectural information on properties in Wisconsin. The AHI contains data on buildings, structures, and objects that illustrate Wisconsin's unique history. The majority of properties listed are privately owned. Listed properties convey no special status, rights, or benefits. This inventory could be used by the county and its communities as another source for information on historical or architecturally important sites. These sites should be periodically reviewed for possible designation on state or national registers.

According to the AHI, the City of Menasha has 1,173 sites on the Wisconsin Architecture & History Inventory. To get a description of the AHI sites in the City of Menasha, see the AHI website: www.wisconsinhistory.org/index.html

Archaeological Site Inventory

The Wisconsin Historical Society (WHS) maintains a list of archaeological sites and cemeteries referred to as the Archaeological Site Inventory (ASI), a component of the Wisconsin Archaeological and Historic Resource Database (WisAHRD). The Archaeological Site Inventory (ASI) is the most comprehensive list of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites available. However, the ASI does not include all of the sites and cemeteries present in the state. It includes only those sites that have been reported to the Wisconsin Historical Society. The information in the ASI is a compilation of reports covering a period of 150 years. The information for each entry varies widely and WHS has not been able to verify all of the entries. Few of these sites have been evaluated for their importance. The ASI is changed and updated on a daily basis and recommendations about site importance may change as new information becomes available. The attached site list will become quickly out of date and a procedure for updating the list should be developed.

Since only a small portion of the community has been surveyed for the presence of archaeological sites and cemeteries, the sites listed in the inventory represent only a fraction of the sites that are actually present. This sample of sites does not reflect the rich history of the area. Many more sites are present in the area and many may be eligible for the National Register and may be important. Notably missing are sites related to the history of agriculture in the area; a way of life that started 1,000 years ago as well as early home and business sites.

At the present time, a total of five cemeteries or burial sites have been identified as having importance to the City of Menasha community. All are located in the Town of Menasha. Two of the cemeteries are cared for by St. John's Catholic Church, and the third is run by St. Mary's Catholic Church. Resthaven Cemetery is owned and operated by the City of Menasha. Additionally, the Menasha City Cemetery is located in the township. Since a systematic survey of the city has not been completed, additional cemeteries and burials may be present.

Agricultural, Natural, and Cultural Resources Goals and Objectives

Following are the goals and objectives developed by the City of Menasha regarding agricultural, natural, and cultural resources.

PLEASE NOTE THAT HIGHLIGHTED AREAS WERE ALREADY INCLUDED IN THE PLAN AND RELATE DIRECTLY TO ARTS/CULTURAL INITIATIVES

Goal: Support the agricultural resources of the county and the region.

Note: We can discuss why this should stay included as a goal.

Objectives

1. Consider the placement of agriculture related businesses and services in the community's commercial and industrial areas. Again, I think this should stay included- it refers to supporting businesses such as grain trade, stores that cater to ag businesses, etc... that would support regional goals. Obviously the city itself is not agricultural but the counties are and it is important to promote consistency between plans and imply a sense of intergovernmental cooperation and support. It is important for the DOA to see this mutual support and cooperation when it comes time to evaluate compliance of the plan.

Goal: Maintain, preserve, and enhance the city's natural resources.

Objectives

1. Address the potential impacts of proposed public and private development on groundwater quality and quantity, surface water quality, stormwater runoff, green space, wetlands and woodlands.
2. Consider development impacts on, and where appropriate direct development away from wetlands, floodplains, steep slopes, areas of exposed bedrock, high groundwater areas, marginal soil areas, rare or unique, and environmentally sensitive natural resources.

Goal: Mitigate impacts of development on surface waters.

Objectives

1. Encourage the creation and preservation of buffers and building setbacks between intensive land uses and surface water features.
2. Develop partnerships with adjacent towns and communities, counties, lake and river organizations, and state agencies to address surface water quality degradation.
3. Improve the management of stormwater runoff.
4. Educate residents on the impacts of everyday living on water quality.

Goal: Preserve natural features like woodlands, wetlands, floodplains, shorelands, and open spaces in order to maintain and enhance community green space.

Objectives

1. Maintain, improve, and create additional parklands.

2. Manage growth to preserve and create additional interconnected green space corridors.
3. Preserve trees, wetlands and woodlands.
4. Preserve open space next to the shoreline for public access and natural resource protection.

Goal: Enhance community image with attractive entrances, a mix of business types, a vital downtown, and community culture and events.

Objectives

1. Manage the impacts of development on those features that the community values as a part of its character and identity.
2. Explore options for improving the design and appearance of buildings and sites.
3. Address light and noise pollution when evaluating proposed development.
4. Explore options for and enhancements to community entrances, including wayfinding systems.
5. Continue to support existing and the creation of new community events.
6. Promote Menasha's unique cultural assets and support the addition of new cultural places and facilities.
7. Enhance a vital downtown and outlying commercial and retail districts and provide adequate pedestrian areas and aesthetic features which encourage consumer activity and enhance community character.
8. Support the development of regional facilities, cultural amenities, and services that will strengthen the long-term attractiveness of the city, counties, and the region.

Goal: Preserve significant historical and cultural sites, structures, and neighborhoods that contribute to community identity and character.

Objectives

1. Identify, record, and protect community features with historical or archaeological significance.
2. Address the potential impacts of development proposals on historical and archeological resources.

3. Encourage efforts that promote the history, culture, and heritage, of the city.
Please note this was already included- deals with culture which would include arts
4. Explore options for achieving improved historic design and appearance.

Agricultural, Natural, and Cultural Resources 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. Applicable city and county shoreland protection standards shall be utilized to address development proposals in shoreland areas.
2. Development occurring within or near sensitive environmental resources shall incorporate those resources into the development rather than harm or destroy them.
3. Site management practices (e.g. limit/phasing clearing and grubbing), erosion control, and other measures designed to prevent rather than treat sediment and other pollutants from land disturbing activities shall be maintained.
4. Wisconsin Department of Natural Resources Best Management Practices will be utilized to the maximum extent possible for any activities occurring in the community’s forests and wetlands.
5. Implement an erosion control ordinance to minimize the impacts of construction on natural resources.
6. The clean-up and reuse of brown field sites should be pursued to the extent practicable.
7. Household hazardous waste collection will be conducted at least once every five years.
8. Federal, state, and county regulation changes or additions regarding agricultural, natural, and cultural resources will be monitored for their impact on local resources.

9. Community events or programs shall be held at community parks to encourage their use.
10. Streets shall be designed and located in such manner as to maintain and preserve natural topography, cover, significant landmarks, and trees, and to preserve views and vistas.
11. An interconnected network of environmental corridors shall be maintained where possible throughout the community.
12. Environmental corridors shall be defined as those identified as environmentally sensitive areas in the Neenah-Menasha Sewer Service Area Plan.
13. Environmental corridors shall be used for natural habitat, conservancy, trails and pathways, and outdoor recreation activities which do not adversely impact natural features found within the corridor.
14. The conversion and fragmentation of designated environmental corridors by new development, roads, and utilities shall be minimized to the extent practical.
15. All wetlands and buffer areas subject to state or federal jurisdiction, streams, rivers, lakes or ponds; other wetlands; or any wetland associated with a closed depression shall not be developed, drained, or filled except in conformance with applicable permitting requirements.
16. All forms of development in designated flood hazard areas will be regulated in accordance with floodplain zoning requirements.
17. All development proposals will be reviewed and evaluated for their potential effects on the groundwater.
18. Evaluate the community's ability to respond to a spill of contaminated or hazardous material and make changes as necessary to ensure that spills will be remediated as soon as possible.
19. Promote preservation of historical, cultural, and archaeological sites within the community.
20. A map and database of historic structures will be developed within the planning period.
21. Existing ordinance will be reviewed to evaluate their ability to protect historic sites.

22. Continue to review proposals for the development of properties abutting historic resources to ensure that land use or new construction does not detract from the architectural characteristics and environmental setting of the historic resource.
23. Lake protection or similar grants will be evaluated for their applicability to the community.
24. Support the development of comprehensive river, stream and lake management plans which include surveys, assessment and monitoring, and recommendations for restoration and improvement.
25. The community will utilize its subdivision review authority and official mapping authority to protect environmental corridors within the city limits and its extraterritorial area.
26. Municipal services will not be extended unless a plan for their immediate use is in place.
27. Consider amending existing ordinances to extend local preservation jurisdiction to other historically significant sites, structures, and neighborhoods to preserve the history and heritage of these areas for future generations.
28. Modify grass and weed ordinance to allow for natural vegetation, particularly along waterways.
29. Encourage development of Menasha cultural heritage walking and biking tours. These cultural tours could include 'wayfinding' street signs, building signage, and maps to direct the visitor to areas or sites of cultural interest within the City of Menasha.