

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 than any official action of any of those bodies will be taken).

**CITY OF MENASHA
REDEVELOPMENT AUTHORITY
Menasha City Center
September 13, 2022
Room 133**

5:15PM

Or immediately following the Plan Commission Meeting

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. PUBLIC HEARING

D. MINUTES TO APPROVE

1. Minutes of the August 2, 2022 Redevelopment Authority Meeting

E. PUBLIC COMMENTS ON ANY MATTER OF CONCERN ON THIS AGENDA

(five (5) minute time limit for each person)

F. DISCUSSION / ACTION ITEMS

1. Residential Lot Sale Update – Lake Park Villas (Gail Popp)
2. Request PTS Contractor Inc to Lease Portion of Vacant Land (Portion of Parcel 7-00015-01 and 7-00011-08)
3. Oak Street Extension Bridge Design
4. Vacant Banta Parking Lot South of Ahnaip Street (477 Ahnaip Street)
5. Set Next Meeting

G. ADJOURNMENT

If you have questions, please call the Community Development Department at
(920) 967-3650 between 8:00 AM – 4:00 PM, Monday through Friday.

CITY OF MENASHA
Redevelopment Authority
Menasha City Center
100 Main Street, Room 133
August 2, 2022
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order by Chairperson Vanderhyden at 5:15 PM.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Chairperson Kim Vanderhyden, Kip Golden, Kyle Coenen, Matt Vanderlinden, Gail Popp and Bob Stevens.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Alderperson Nichols

OTHERS PRESENT: CDD Schroeder, PP Yang, Sandra Dabill-Taylor (545 Broad Street)

C. PUBLIC HEARING

D. MINUTES TO APPROVE

1. Minutes of the June 7, 2022 Redevelopment Authority Meeting

Coenen made a motion to approve the minutes of June 7, 2022 RDA meeting. The motion was seconded by Chair Vanderhyden.

The motion carried.

**E. PUBLIC COMMENTS ON ANY MATTER OF CONCERN ON THIS AGENDA
(five (5) minute time limit for each person)**

Sandra Dabill-Taylor commented on the EPA Brownfield Site Assessment Grant and present for the update for the Banta/Gilbert Site.

F. DISCUSSION / ACTION ITEMS

1. NAI Pfefferle Listing Agreement Amendment – Province Terrace Lots

CDD Schroeder said this agreement is done twice a year and the RDA have been listing with Pferrerle since 2020. This agreement addresses past concerns adding amendments 24-26 that the proposed land use must meet the characteristics of the surrounding area and the RDA is allowed to deny full price offers that do not fit the compatibility of the area.

Coenen made a motion to approve the NAI Pfefferle Listing Agreement Amendment for Province Terrace Lots. The motion was seconded by Popp.

The motion carried.

2. Residential Lot Sale Update – Lake Park Villas (Gail Popp)

Gail Popp gave an update on the lots saying there have been four different people interested in the lots in the last two weeks with potential for sure lot sales. She said that there will be 13 lots left after Cypress purchases the 7 lots.

CDD Schroeder mentioned that Cypress closed on 3 lots and will be closing on 4 more by August 17th. CDD said that those four lots were just brought through to Plan Commission in a CSM to widen the lot size by purchasing a small sliver of land owned by the Lake Park Villas Home Owners Associations.

3. **US EPA Brownfield Site Assessment Grant - Brownfield Advisory Committee**
CDD Schroeder said that the City was awarded a \$500,000 grant in the fall from the Environmental Protection Agency (EPA). This is for preliminary assesment for both public and private properties. The Common Council, on November 15th, 2021, approved the Redevelopment Authority (RDA) as the Brownfield Advisory Committee (BAC). The BAC will be a place for Staff to give updates on where and how the grant will be spent. Preliminary assessments are important for developers to have upfront information when they look to develop in the city. Phase one is mainly research and can be done without owner permission. Phase two is testing and the City will work with property owners for permission at that point.
4. **Update Banta/Gilbert Development Areas**
CDD Schroeder said that a CSM still needs to be approved for the Gilbert acquisition. Staff has been pushing engineers to get the Oak Street extension designed. For the time being Council approved the restriping of Ahnaip Street to allow parking from the Racine Street roundabout to Nicolet Boulevard. This will allow parking for the commercial space below Banta Apartments. He also said that Banta Condos draft development agreement will start soon but will not be beginning yet. There are other developers interested in that area.
5. **Set Next Meeting**
The next meeting was set for September 13, 2022.

G. ADJOURNMENT

Chair Vanderhyden made a motion to adjourn the meeting at 5:46 PM. The motion was seconded by Coenen. The motion carried.

Minutes respectfully submitted by PP Yang.

From: [steve.horn](#)
To: [Sam Schroeder](#)
Cc: [casey.ashman](#); [branden.strayer](#); [mark.schleis](#)
Subject: Request for lease
Date: Monday, July 18, 2022 8:45:26 AM
Attachments: [doc20220718072909.pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links, attachments, or reply unless you recognize the sender and know the content is safe.

Sam,

PTS is requesting a lease of the property highlighted on the attached map from October 1, 2022 to July 1, 2023. PTS will pay a monthly rental fee of \$300.00 for the time frame listed to The City of Menasha. The payment will be a lump sum payment of \$3,000.00 to cover the specified period and will be paid prior to PTS moving to the specified property. If PTS is required to vacate prior to the period specified, we would request reimbursement for the months not used/needed. We also understand that if an extension beyond the specified time frame is needed and granted, PTS would pay the additional rental rate to the City of Menasha. The site will be used for the storage of PTS materials and equipment for the City of Appleton Redundant Raw Water Line Project. The site will be restored in kind by PTS. PTS also understands that the property is for sale and that there is a potential for a 90 day termination notice from the City.

Please feel free to contact me with any questions.

Regards,

Steve C. Horn

Vice President

O: 920-468-5217

C: 920-371-2975

F: 920-468-4087



Hotels

Gas

Pharmacies

Coffee

Fieldview Dr

Manitowoc Rd

Manitowoc Rd

Storage Garage

Winnegamie Dog Club

2011

2019

1101

808.52 ft

700.00 ft

600.00 ft

500.00 ft

400.00 ft

100.00 ft

200.00 ft

300.00 ft

Measure distance

Click on the measure points to draw path

Total distance: 808.52 ft (246.44 m)



Memorandum

To: Board of Public Works

From: Laura Jungwirth, Director of Public Works
Corey Gordon, Deputy Director of Engineering

Date: August 30, 2022

Re: Oak Street Extension Bridge Design

BACKGROUND

Staff has been working with our consultants Ruekert – Mielke and Stantec Consulting to explore the options for the future Oak Street Extension Bridge. Through this process we have determined that a prefabricated bridge would be the option that would work the best with the proposed future Lawson Canal project and would be less expensive than a concrete girder or flat span bridge. Another option, not yet included in conversations with the consultants but recently brought to our attention is a covered bridge option.

Attached you will find a memo from Stantec Consulting explaining three options for a prefabricated bridges, along with an estimated cost breakdown of each type of prefabricated bridge. All of these options, including a covered bridge, could be considered.

Staff considered the following criteria in evaluating options for a bridge

- Construction costs
- Timing of construction
- Ability access the peninsula with construction equipment & high clearance vehicles
- Maintenance
- Headroom for recreational users of the future canal

After evaluating all the options, staff proposes a prefabricated steel truss bridge as the best option to use. This type of bridge should allow us the most flexibility for clearance under the bridge and offer the least difference in height from bridge surface to bottom of bridge. Of the styles available for a steel truss bridge, staff proposes a Warren Truss style with an un-painted, self-weathering steel finish. This style of bridge currently exists at the end of the channel by the former Gilbert Mill. Staff is also proposing a raised 8' wide concrete trail section along one side of the bridge to allow for the Gilbert Trail to be connected to Ahnaip Street.

RECOMMENDATION

Recommend to Common Council to approve the selection of a prefabricated steel truss bridge in the style of Warren Truss with an un-painted, self-weathering steel finish and the design shall incorporate an 8' wide raised concrete trail section on one side.

To: Mr. Corey Gordan
Ms. Laura Jungwirth
City of Menasha
100 Main Street
Menasha, WI 54952

From: Rob Sisto

Stantec Consulting Ltd.
1165 Scheuring Road
De Pere, WI 54115-1003
Office: (920) 592-8400
Mobile: (920) 515-7979

File: Oak Street Bridge

Date: August 18, 2022

Reference: Oak Street Bridge

The City of Menasha has retained Stantec to investigate suitable options for the proposed Oak Street Bridge over Lawson Canal. This memo provides different alternatives that are appropriate for this location. Example structures are provided for reference and to assist in the final decision process. It presents representative images of prefabricated concrete and steel girder bridges, prefabricated steel truss bridges, precast concrete arch structures, prefabricated timber stringer bridges and prefabricated timber truss bridges. A check list, along with comparative costs factors are provided at the end of the memo to assist in the selection process.

PREFABRICATED STRUCTURE EXAMPLES

PREFARICATED STEEL GIRDER BRIDGE EXAMPLE



Bridge over Retention Pond

Location: Baton Rouge, Louisiana

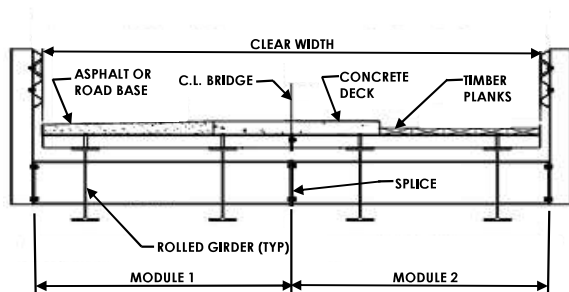
Description: Custom designed single span steel girder and concrete deck bridge. The bridge links a residential area to the center of town using extensive aesthetic treatments.

Technical Data:

- Rolled Steel Girder**
- Width:** 36'-0"
- Span:** 80'-0"
- Style:** Custom
- Finish:** Painted
- Deck:** Cast-in-Place Concrete

Reference: Oak Street Bridge

SAMPLE PREFABRICATED STEEL GIRDER BRIDGE SECTION



Note:

- 1) Bridges come in either 2 girder or 3 girder modules
- 2) Railing shown is for illustrative purposes only
- 3) Bridges can accommodate a concrete, timber plank, asphalt, or road base type deck

STEEL GIRDER BRIDGE STANDARD FEATURES

- Modular bridge with longitudinal splice
- Weathering steel structural members available
- 4.25" - 9 gauge galvanized bridge deck forms available
- Precast sills/abutments available
 - Drawings typically available in one week

DESIGN ACCOMMODATIONS

- Any rail or deck type
- Transported in 2 or 3 beam modules
- Component / kit assembly available

ADVANTAGES

Available in many standard beam sizes

- Aesthetic features can be added
- Can accommodate wide structures
- Bridge modules can be installed in as little as 30 minutes
- Bridge modules can be erected with one crane

DISADVANTAGES

- Not easily adaptable to unexpected changes in the field
- Generally longer lead time than a similar bridge using traditional construction (Available in 12 – 16 weeks)

Reference: Oak Street Bridge

PREFABRICATED STEEL TRUSS BRIDGE EXAMPLE



Roadway over Stream and Wetlands

Location: Matthews, North Carolina

Description: Two Modified Pratt Truss – style vehicular bridges were constructed to provide pedestrian and vehicular access to a regional shopping center across a stream and wetland area.

Technical Data:

- Width:** 26'-0" & 36'-0"
- Span:** 142'-0"
- Style:** Capstone
- Finish:** Painted
- Deck:** Concrete

PREFABRICATED STEEL TRUSS BRIDGE STYLES



STEEL TRUSS BRIDGE FEATURES

- Variety of truss styles
- Shop fabrication with high quality control
- Simple installation
- Easily transported
- Deck Options: Wood
Cast-in-place concrete
Asphalt
Steel grate
- Finish Option: Weathering steel
Painted steel
Galvanized steel
- Railing Options: W-beam guiderail
Mesh panels/wood rub rail
Vertical picket/pipe handrail
Thrie-beam rail

Reference: Oak Street Bridge

PREFABRICATED STEEL TRUSS BRIDGE STYLES

ADVANTAGES

- Available in many truss styles
- Truss sections can be installed in as little as 30 minutes
- Truss sections can be erected with one crane

DISADVANTAGES

- Not easily adaptable to unexpected changes in the field
- Generally longer lead time than a similar bridge using traditional construction (Available in 16 – 20 weeks)
- Installation time is generally longer than other prefabricated bridge types

Reference: Oak Street Bridge

PRECAST CONCRETE ARCH EXAMPLE



Sussex County K-07 Bridge Replacement

Location: Sussex County, New Jersey

Description: A 60'-0" span "C" shape twin-leaf arch bridge was constructed using precast modular components. The structure also features faux window balustrade railings.

Technical Data:

- Rise:** 17'-0"
- Span:** 60'-0"
- Length:** 193'-0"
- Style:** "Crescent" Shape Twin Leaf Concrete Arch
- Finish:** Natural Concrete
- Roadway Surface:** Asphalt Pavement

PRECAST CONCRETE ARCH STYLES

PRECAST CONCRETE ARCH FEATURES

STRUCTURE TYPE	APPLICATION	SPAN RANGE (FEET)	RISE RANGE (FEET)	WATERWAY OPENING RANGE (SQUARE FEET)
"E" Shape Twin Leaf	Longer spans hydraulics, clear spans, grade separations	66.00 - 87.00	10.50 - 20.95	550.00 - 1442.00
"C" Shape Twin Leaf	High rise, large span, grade separations	53.58 - 84.00	14.00 - 29.83	588.00 - 2076.00
"Crescent" Shape Twin Leaf	Large spans with good soil conditions	64.00 - 102.00	7.42 - 13.67	340.00 - 982.00

- Constructed in manageable (modular) sections
- Variety of precast arch styles with headwalls and wingwalls
- Shop fabrication with high quality control
- Simple installation
- Easily transported

ADVANTAGES

- Aesthetic features can be added
- Can accommodate wide structures
- Arch sections can be installed in as little as 30 minutes

DISADVANTAGES

- Not easily adaptable to unexpected changes in the field
- Generally longer lead time than a similar bridge using traditional construction (Available in 16 – 20 weeks)
- Arch sections need to be erected with two cranes
- May not be suitable if the structure needs to accommodate a utility / pipe crossing

Reference: Oak Street Bridge

COSTS COMPARISON STUCTURE ALTERNATIVES

Costs were obtained from Contech for the various steel truss, the prefabricated steel girder, and the precast concrete arch superstructures bridges delivered to the site.

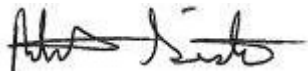
Structure Style	Approximate Cost per Square Foot	Sub-Total	Minor Item Allowance (25%)	Contingencies (25%)	Incidentals (20%)	Mobilization & Project Closeout (5%)	Preliminary Structure Cost
Prefabricated steel girder bridge	\$125.00	\$385,000.00	\$96,350.00	\$120,312.50	\$120,312.50	\$36,093.75	\$758,000.00
Prefabricated steel truss bridge (Average all styles)	\$150.00	\$462,000.00	\$115,500.00	\$144,375.00	\$144,375.00	\$43,312.50	\$910,000.00
Precast concrete arch	\$187.50	\$577,500.00	\$144,375.00	\$180,468.75	\$180,468.75	\$54,140.63	\$1,137,000.00

Notes: Above costs are based on a single span structure approximately 70'-0" long by 44'-0" wide (3,080 square feet). Costs include the construction of the bridge or arch only and do not include site work, utility work or special aesthetic details.

Please let us know if you have any questions regarding the options presented in this memo or if you need any additional information.

Sincerely,

Stantec Consulting Ltd.



Robert Sisto, P.E.

Structural Engineer

Office: (920) 592-8400

Mobile: (920) 515-7979

Robert.Sisto@Stantec.com

Attachment:

cc.