

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
COMPREHENSIVE PLAN AD-HOC COMMITTEE
Menasha City Center
August 19th, 2021
Menasha Public Library
Company Room E
9:00 AM
Or immediately following
AGENDA**

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. DISCUSSION / ACTION ITEMS
 - 1. Land Use Chapter Review
 - 2. Set Next Meeting
- D. 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.



MSA

Memo

To: Menasha Comprehensive Plan Update Ad-Hoc Committee
From: Ria Hull, AICP
Subject: Comprehensive Plan Update – Land Use
Date: August 13, 2021

Included in this Packet

- Land Use Goals, Policies and Actions
 - This includes the existing goals and objectives for comparison.
- Future Land Use Plan
 - The proposed future land use plan reduces the number of FLU categories and creates more flexible districts that are governed by design and compatibility standards.
- Existing and Future Land Use Maps
 - The existing land use map utilizes data from East Central WI Regional Planning Commission.
 - The future land use map is similar to the current map, but it utilizes the new districts, cleans up some areas that were recently annexed and includes city staff edits.
- Public Engagement Summary
 - Overall public engagement summary
 - This is a brief overview of the survey and visioning sessions.
 - Survey Results
 - This includes a more extensive summary, plus the full Survey Monkey printout.
 - Visioning Session Results
 - This includes details from the mapping exercise and the sticky note exercise from the in-person visioning session.

Project Schedule

- I. **June**
 - a. Ad-Hoc Committee Meeting #1 - Project Kick-Off
- II. **July**
 - a. Public Visioning Sessions
 - b. Online Community Survey
- III. **August**
 - a. **Ad-Hoc Committee Meeting #2 (this meeting)**

PUBLIC ENGAGEMENT SUMMARY

COMMUNITY SURVEY

A Community Survey collected opinions from members of the Menasha community in order to inform the crafting of goals and policies in the Comprehensive Plan. In total, 136 people completed the survey and 92% of those were from Menasha. This is not a statistically robust sample of the community, and it is important to keep this in mind when using the results to inform policy decisions.

SURVEY HIGHLIGHTS:

- Residents are generally quite satisfied with their neighborhoods.
- Safety is the biggest factor in determining what neighborhood to live in.
- Regulations regarding land use, signage, noise control, and safety were rated well.
- The pace of multi-family residential development is too fast, while retail growth is too slow.
- In residential areas, anything larger in scale than a duplex is viewed poorly.
- Overall support for smaller-scale, low intensity commercial uses, except in the downtown and along Hwy 10/441, where larger buildings are viewed as more appropriate.
- Concern about vacant storefronts downtown and vacant big-box stores.
- Support for investment in bike and pedestrian infrastructure is strong, particularly for off-road paved trails and sidewalks.

A more extensive survey summary, including the complete Survey Monkey results, can be found in Appendix C.

VISIONING SESSIONS

STICKY NOTE EXERCISE

The City of Menasha held two visioning sessions where participants were asked to give feedback using whiteboards and sticky notes. The following is a summary of that exercise:

How would you describe Menasha to someone not from the region?

- Small-town feeling
- Evolving
- Tired

What are your ideas for changes or improvements?

- Grocery store in the downtown
- More residential in the downtown
- More affordable housing

- More landscaping
- Improve walkability and aesthetics
- Be a leader

What do you love about Menasha?

- Walking and biking trails
- Protect and enhance public transit
- Green spaces
- Public access to water

What do you like least about Menasha?

- Narrow minded
- Too many rental properties

Other general comments included:

- Need to add more localized commercial centers to reduce need to drive long distances
- Evaluate what is missing that causes most to travel by automobile
- Zoning needs to tie in with long-term city goals for green space, bus routes, nature corridors

MAPPING EXERCISE

At the visioning session, participants were also invited to review transportation and land use maps and provide location-based feedback, summarized below:

Transportation and Safety

This category asked about items such as road improvement needs, bike/pedestrian improvement needs and safety concerns. There were many comments regarding the need for bike and pedestrian improvements, both for safety and for connectivity.

Land Use

This category asked about items such as community assets, sites that should be redeveloped and future land use changes. Comments covered a variety of topics including requests for more neighborhood parks, particularly on the east side.

The full comments, for both the sticky note exercise and the mapping exercise, can be found in Appendix D.

Community Survey Summary

Demographics (Q1-9)

The survey was taken by 136 respondents with an 87% completion rate. Out of those 136 six respondents, about 92% of them currently live in the City of Menasha with the other 8% residing in municipalities within close proximity, like Fox Crossing, Appleton and Neenah. Respondents were between the ages of 30 to 70 years old with the majority (26%) being 60 to 69 years old. Most (95%) of respondents identified as White, Non-Hispanic. According to the 2019 ACS 5-yr estimates, this is higher than the actual Menasha population percentage of 86.7% identifying as White, Non-Hispanic. A majority (48%) of respondents indicated that they make over \$100,000 a year in income. Household median income for Menasha, according to ACS data, is only \$54,274. This, combined with the age and race data, indicate that the respondents of this survey are not representative of the City as a whole. It is important to keep this in mind when using the results to inform policy decisions.

Housing Visual Preference (Q10-14)

In this section of the survey, respondents were shown images of various housing types and were asked how appropriate the buildings were for their neighborhood. The neighborhoods in Menasha that were most represented in the survey include Woodland Hills, Doty Island, and Baker Farms.



Figure 1

About 46% of respondents felt the housing type in Figure 1 was inappropriate or very inappropriate, 37% felt it was appropriate or very appropriate, and 17.9% were neutral on the matter. One respondent commented, “I see this is a very nice duplex that looks like a single family, which would be nice!” while another commented, “We have enough duplex/rental units.”



Figure 2

When presented with Figure 2, respondents had a generally negative reaction. About 61% said that the housing type would either be inappropriate or very inappropriate if built in or near their neighborhood. One respondent commented, “Absolutely no apartments in our neighborhood on Doty Island.” Another respondent commented, “This would degrade our property values”.



Figure 3

Respondents were split on their attitude towards the housing type in Figure 3. About 44% of respondents felt the housing type would be inappropriate or very inappropriate if built in or near their neighborhood, about 31% felt that it would be appropriate or very appropriate, and about 25% of respondents were neutral on the matter. One respondent commented, “Our neighborhood has custom, single family homes. Cookie cutter type houses are not a fit with the neighborhood.”



Figure 4

Respondents had a negative response when shown the image in Figure 4. About 76% of respondents felt that the housing type would be inappropriate or very inappropriate if built in or near their neighborhood. One respondent commented, “We have enough new big buildings around us now. Two new complexes this summer.” Another commented, “Too much rental already!”



Figure 5

Survey respondents also had a very negative reaction to the building example in Figure 7. About 76% of respondents felt that this type of housing would be inappropriate or very inappropriate if it were built in or near their neighborhood. One respondent commented, “Very opposed to multifamily dwellings on Doty Island (lets fix up our historic homes!). With the exception of the potential future housing at the Banta river front. I

like the idea of using the historic building and adding modern elements.” There were additional comments that echoed that this housing type would be acceptable on the Banta Property.

Overall, respondents seemed to react negatively to housing types that were larger than duplexes and townhomes. They did not want large apartment buildings in or near their neighborhoods because they believed it would ruin the character of the neighborhood or degrade property values.

Regulation (Q15)

Respondents had an overall positive view of how well the City regulates business signage, noise control, amount/quality of lighting, personal safety, traffic safety and property maintenance. All of the above taken together had a total weighted average of 2.74 out of 4, with 1 being “poor” and 4 being “excellent.” Respondents did comment that there are too many blighted properties and while there are many good regulations, these regulations are not adequately enforced.

Pace of Development (Q16)

Respondents indicated that the pace of retail development in the City is too slow (60% of respondents), while the pace of multi-family development is too fast (31% of respondents). There were comments about too many empty storefronts, especially in the downtown area. Respondents also commented that the City should do more to encourage the growth of living wage jobs.

Neighborhood Factors (Q17)

Respondents were asked to name the top three factors that make a good neighborhood. While there were many different answers, some were mentioned multiple times. Out of 106 respondents, 33 named safety as the most important feature of a good neighborhood. Respondents also valued well maintained and upkept properties in their neighborhoods, echoing a sentiment that was found in the regulation question above. Trees, green spaces/parks, sidewalks and bikeability were also mentioned multiple times.

Commercial Visual Preference (Q18-24)

Respondents were shown several examples of commercial development types and were asked to select where the development would be appropriate if it were built in the city.

Five answer choices were given for each question:

- 1. Downtown (Main St. from Racine to Tayco)
- 2. Major Arterials (Appleton Rd./Hwy 47, Oneida St./Hwy 10)
- 3. Minor Arterials (Plank Rd., Racine St., Tayco Rd., Midway Rd., Valley Rd.)
- 4. Abutting 10/441 (Midway Rd., Appleton Rd. and Racine Rd. interchanges)
- 5. This Would Not Be Appropriate in Menasha.



Figure 6

When presented with this example of a commercial development type (Figure 9), about 72% of respondents felt it would be most appropriate if it were built along the major arterials. However, a sizeable number of respondents also thought it could be appropriate downtown (48.3%), along minor arterials (44.9%), and abutting 10/441 (57.8%).



Figure 8

When shown Figure 8, 54.3% of respondents felt that this development would be appropriate if built along a major arterial road and 53.5% of respondents felt that it would be appropriate along 10/441. Although it is a lower percentage, it should be noted that 19% of respondents felt that this type of development would not be appropriate anywhere in Menasha.



Figure 7

When shown Figure 7, the majority (75%) felt this type of development belonged downtown. Major arterials received 32% of responses, minor arterials received 28% of responses, and abutting 10/441 received 26% of responses.



Figure 9

The majority (47%) of respondents felt that the development in Figure 9 would be most appropriate abutting 10/441. The second highest response was downtown, with 36%, and 25% of respondents said that it would not be appropriate anywhere.



Figure 10

About 47% of respondents thought that the commercial development in Figure 10 would be appropriate if built along 10/441, about 33% of respondents said major arterials, 30% answered that downtown would be an appropriate location and 25% said that this would not be appropriate if built in Menasha.



Figure 11

By a slim majority, 38% of respondents indicated that this development type (Figure 11) would be appropriate if built downtown, while 37% indicated that this would not be appropriate anywhere in the City. This 37% was the highest negative response percentage for an image in this section of the survey.

Overall, respondents were more comfortable with smaller commercial development types, and discomfort rose the larger and more complex the development became. Other concerns that the respondents had for commercial development revolved around empty buildings and a lackluster downtown. Many respondents asked for empty buildings to be revived and filled with new businesses, while preserving historic buildings and redesigning other existing buildings to fit in with the historic character of the downtown. Many also commented that they would like to see a new grocery store in the downtown.

Transportation (Q25-29)

Respondents were asked about their means of transportation, as well as their biking and walking habits and preferences.

When asked about their commute to work, about 64% of respondents answered that they drive to work in a single-occupancy vehicle. Respondents were also asked to indicate how often they biked and walked for both exercise and for transportation. About 54% of respondents indicated that they walked for exercise more than 2 times a week; 22% said that they bike for exercise 1-2 times per month; and about 59% and 73%, respectively, indicated that they did not walk or bike at all for transportation in the past year.

The survey also asked for respondents' comfort levels biking along busy roads and local roads. The majority (74%) said that they would only be comfortable biking along a busy road if there were an off-road paved trail; 52% said they would be comfortable with an on-road dedicated bike lane that had a physical barrier from cars.

On local roads, an on-road dedicated bike lane that was painted and signed was the most common choice (63%), followed by a paved, off-road trail (55%). About 52% said they would be comfortable biking on a local road with no barrier or marked bike lane.

When asked whether the City should require the installation of sidewalks when reconstructing streets, the majority answered favorably for both collectors and local roads, at 67% and 58% respectively. For cul-de-sacs, the majority (51%) answered negatively.

Overall, there is support for the inclusion of bicycle and pedestrian infrastructure in the City of Menasha. In the comments, one respondent said, "Sidewalks should be on all streets. We cannot forget children, elderly, disabled & those who cannot/choose not to drive. Transportation equity is essential to a healthy community."

Other Comments (Q30)

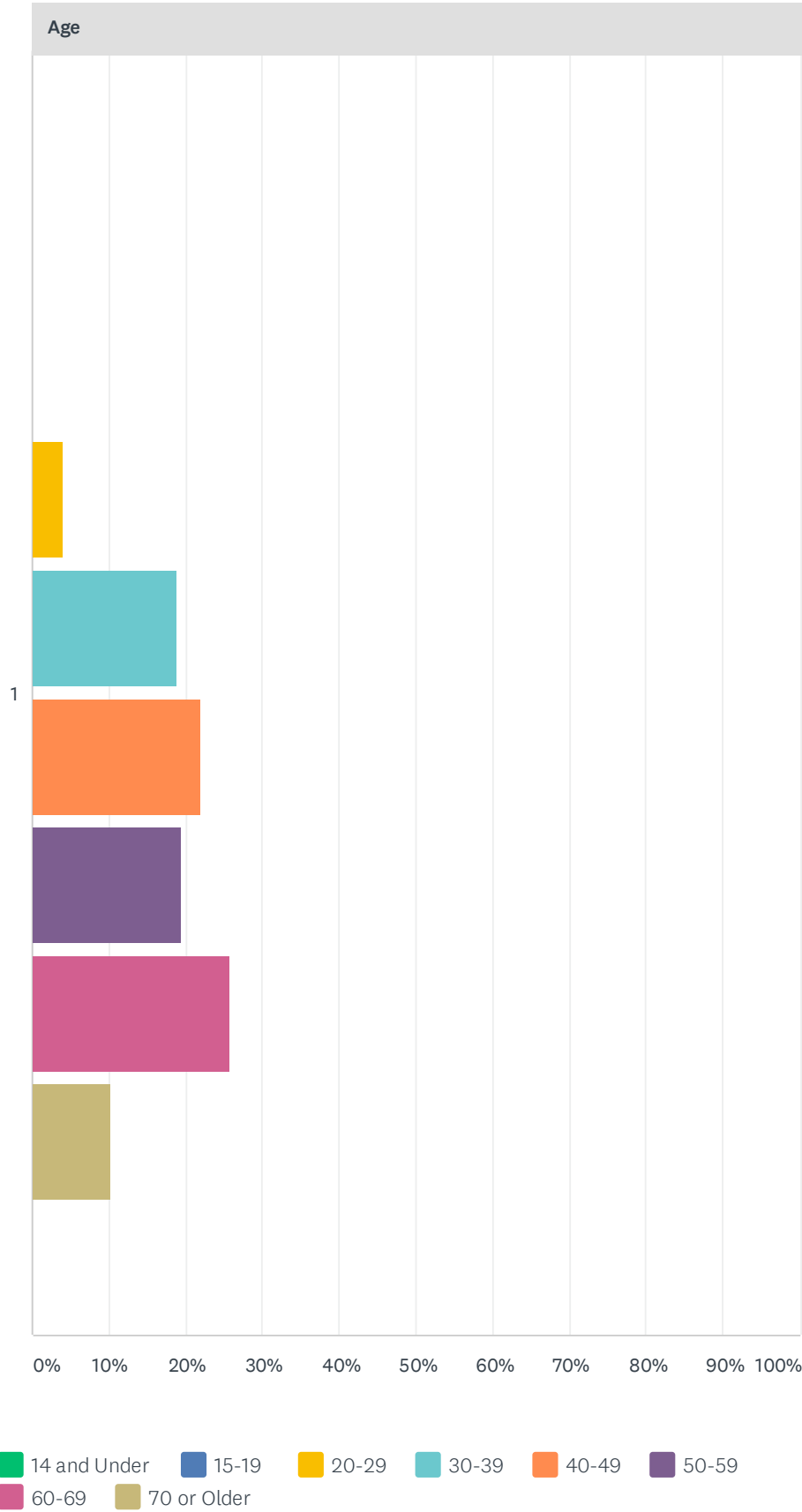
There were 54 other comments at the end of the survey. There were many conflicting statements both for and against the need for more housing, especially affordable housing. The desire for more enforcement of property maintenance codes was mentioned multiple times. The downtown area also received comments regarding the desire for revitalization, historic building preservation, and attracting more businesses to make the downtown a more appealing destination to visit. The full list of comments is included with the survey results below.

APPENDIX C - FULL SURVEY MONKEY RESULTS

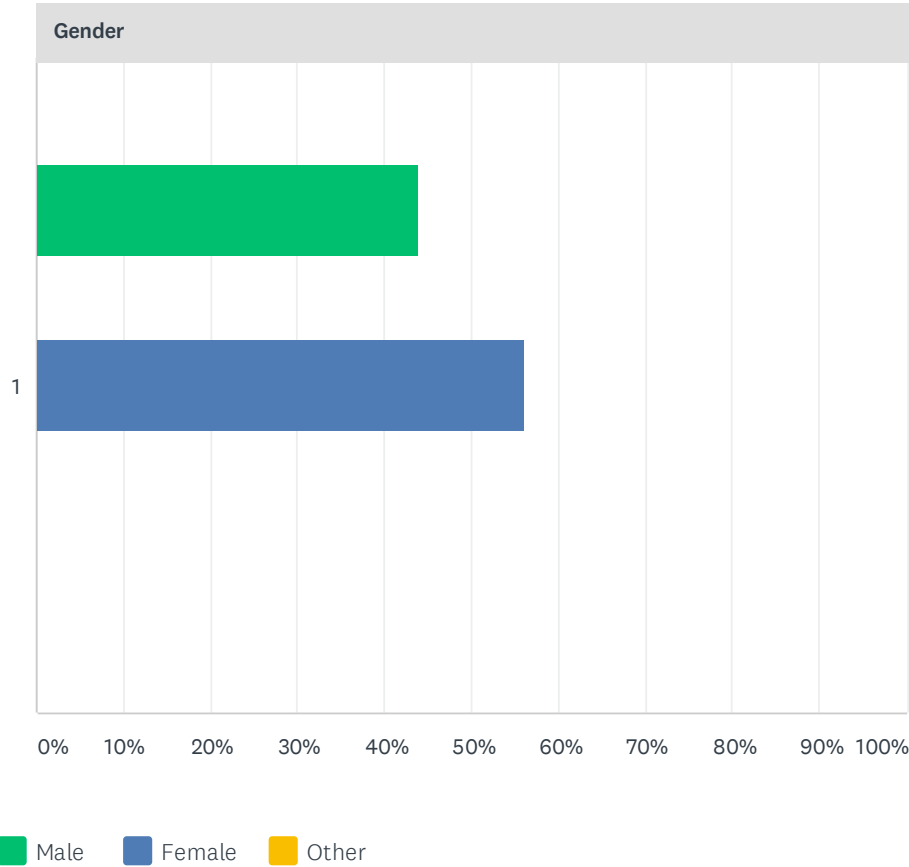
Q1 What is your age and with what gender do you identify?

Answered: 129 Skipped: 7

Menasha Community Survey



Menasha Community Survey

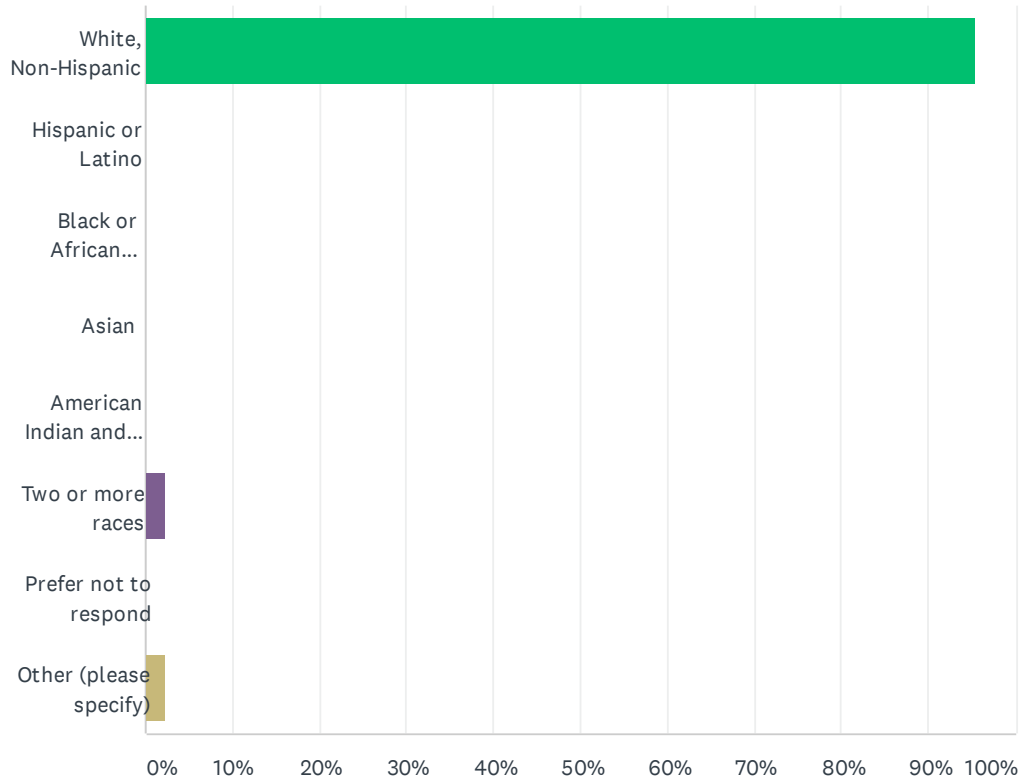


Age									
	14 AND UNDER	15-19	20-29	30-39	40-49	50-59	60-69	70 OR OLDER	TOTAL
1	0.00% 0	0.00% 0	3.91% 5	18.75% 24	21.88% 28	19.53% 25	25.78% 33	10.16% 13	128

Gender				
	MALE	FEMALE	OTHER	TOTAL
1	43.90% 54	56.10% 69	0.00% 0	123

Q2 What is your race?

Answered: 129 Skipped: 7

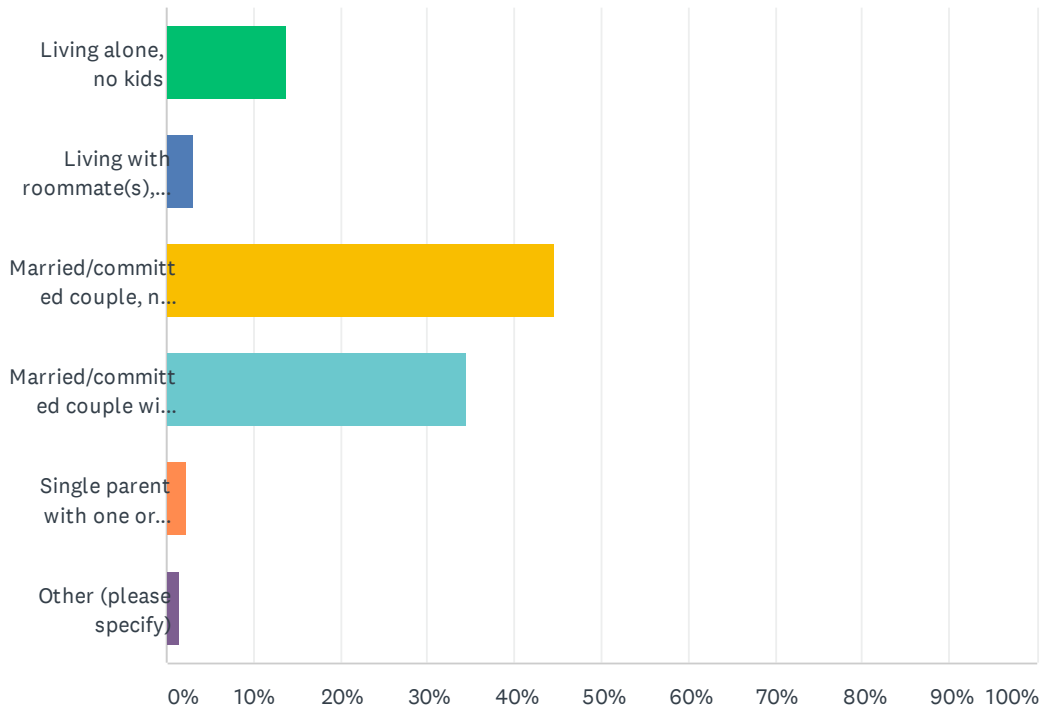


ANSWER CHOICES	RESPONSES	
White, Non-Hispanic	95.35%	123
Hispanic or Latino	0.00%	0
Black or African American	0.00%	0
Asian	0.00%	0
American Indian and Alaska Native	0.00%	0
Two or more races	2.33%	3
Prefer not to respond	0.00%	0
Other (please specify)	2.33%	3
TOTAL		129

#	OTHER (PLEASE SPECIFY)	DATE
1	there are ethnicities listed in this question i don't know how to respond	7/29/2021 9:07 AM
2	Caucasian	7/18/2021 10:36 AM
3	Not your concern	7/17/2021 5:44 AM

Q3 Which of the following best describes your current household?

Answered: 130 Skipped: 6

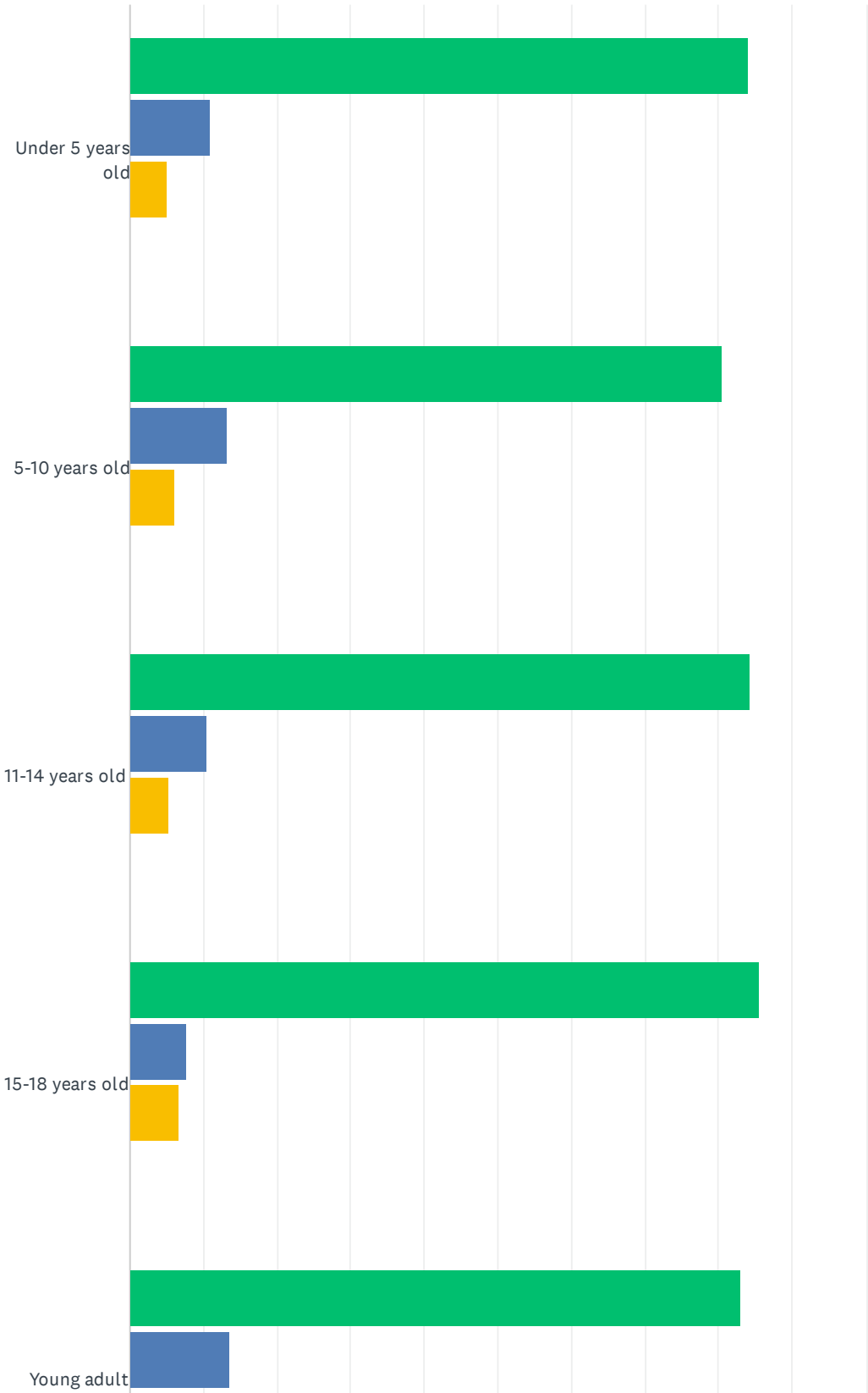


ANSWER CHOICES		RESPONSES	
Living alone, no kids		13.85%	18
Living with roommate(s), no kids		3.08%	4
Married/committed couple, no kids in the home		44.62%	58
Married/committed couple with one or more kids in the home		34.62%	45
Single parent with one or more kids in the home		2.31%	3
Other (please specify)		1.54%	2
TOTAL			130

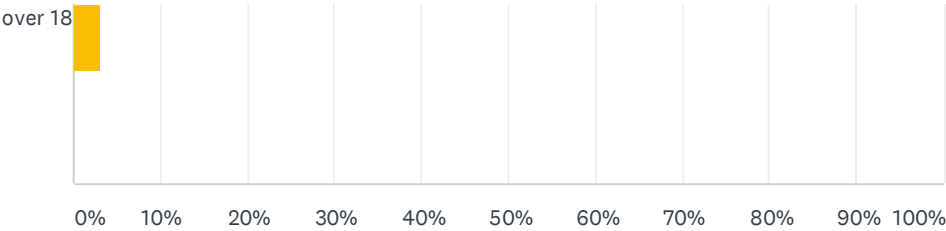
#	OTHER (PLEASE SPECIFY)	DATE
1	Retired	7/24/2021 10:05 AM
2	Grandmother with 2 granddaughters and 1 great granddaughter	7/13/2021 7:11 PM

Q4 How many children live in your home per the following age brackets, at least part of the year?

Answered: 123 Skipped: 13



Menasha Community Survey

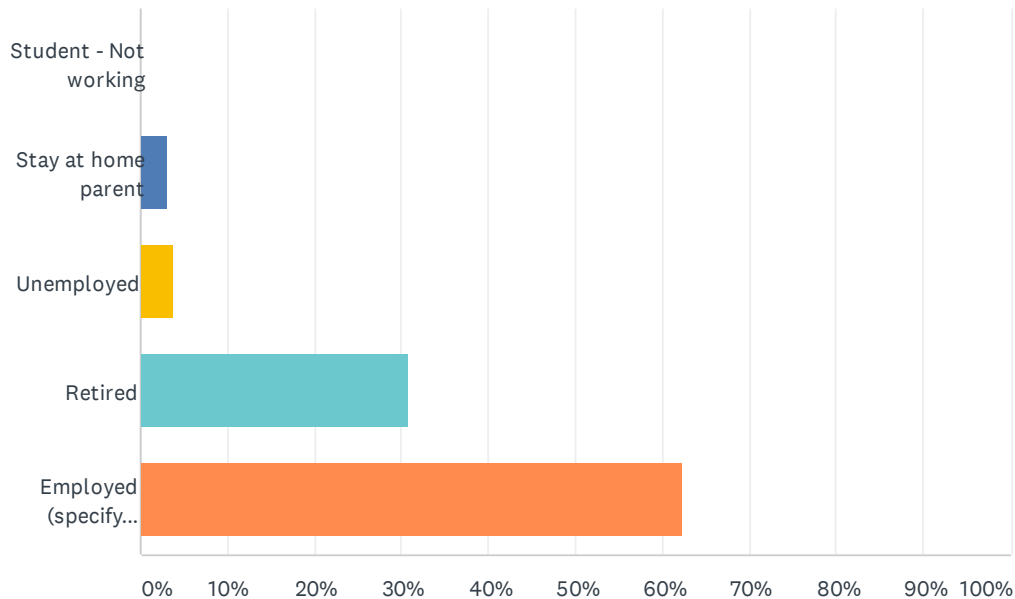


0 1 2-3 4 or More

	0	1	2-3	4 OR MORE	TOTAL
Under 5 years old	84.16% 85	10.89% 11	4.95% 5	0.00% 0	101
5-10 years old	80.61% 79	13.27% 13	6.12% 6	0.00% 0	98
11-14 years old	84.21% 80	10.53% 10	5.26% 5	0.00% 0	95
15-18 years old	85.56% 77	7.78% 7	6.67% 6	0.00% 0	90
Young adult over 18	83.16% 79	13.68% 13	3.16% 3	0.00% 0	95

Q5 What is your employment status, and where (in what city, village or town) is your place of work?

Answered: 130 Skipped: 6



ANSWER CHOICES	RESPONSES	
Student - Not working	0.00%	0
Stay at home parent	3.08%	4
Unemployed	3.85%	5
Retired	30.77%	40
Employed (specify business location)	62.31%	81
TOTAL		130

#	EMPLOYED (SPECIFY BUSINESS LOCATION)	DATE
1	City of Kenosha, City Development Department	7/30/2021 4:00 PM
2	yes	7/29/2021 9:07 AM
3	Home office	7/28/2021 9:26 AM
4	Menasha	7/27/2021 9:03 PM
5	Self-employed	7/26/2021 7:25 PM
6	Appleton orthodontist assistant	7/25/2021 6:44 PM
7	Appleton	7/25/2021 6:17 PM
8	Remote worker	7/25/2021 8:40 AM
9	Greenville	7/24/2021 6:42 PM
10	Menasha Joint School District	7/24/2021 6:31 PM
11	Village of Fox crossing	7/24/2021 4:38 PM

Menasha Community Survey

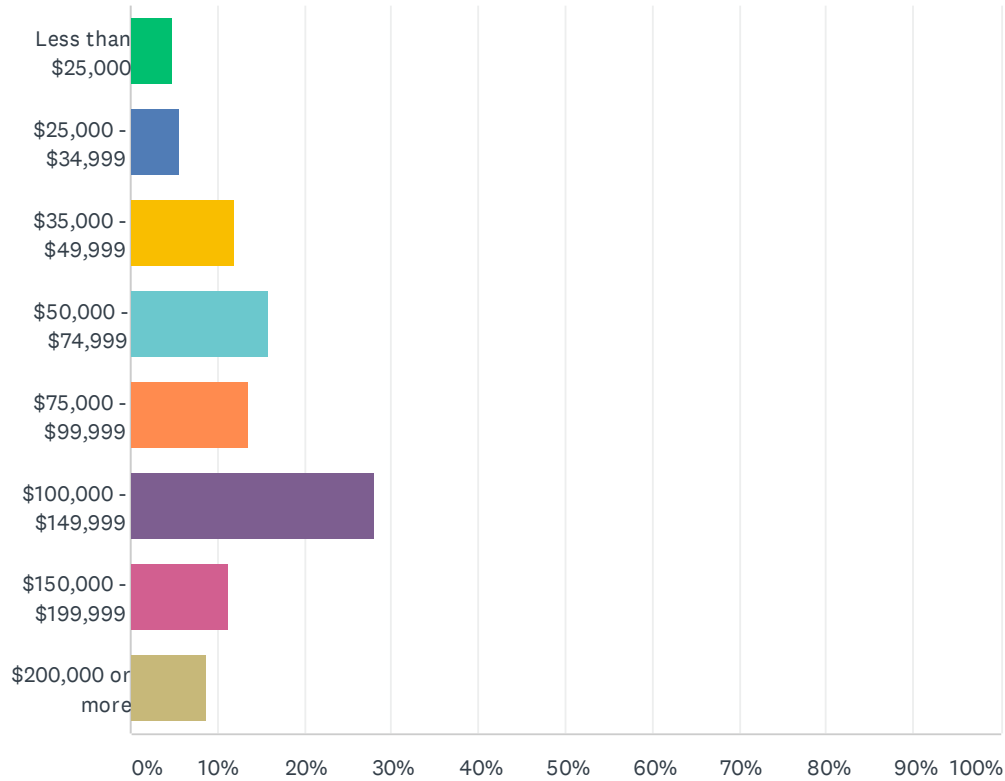
12	Appleton	7/24/2021 4:13 PM
13	Kaukauna	7/24/2021 11:02 AM
14	Full time	7/24/2021 10:09 AM
15	Oshkosh	7/24/2021 9:18 AM
16	Menasha	7/24/2021 9:05 AM
17	Self Employed, work from home	7/24/2021 9:04 AM
18	Choose to remain anonymous	7/24/2021 8:39 AM
19	Remote/Home	7/24/2021 8:27 AM
20	MJSD	7/24/2021 8:14 AM
21	Healthcare	7/24/2021 8:12 AM
22	Appleton	7/24/2021 8:12 AM
23	Appleton	7/24/2021 8:09 AM
24	Little chute & Greenville	7/24/2021 8:07 AM
25	Oshkosh	7/24/2021 8:01 AM
26	Menasha	7/24/2021 8:00 AM
27	Oshkosh	7/23/2021 11:48 AM
28	N/A	7/21/2021 7:31 PM
29	Appleton	7/21/2021 11:01 AM
30	City	7/21/2021 11:00 AM
31	Menasha	7/20/2021 8:16 PM
32	Menasha	7/20/2021 7:44 PM
33	Landro Realty	7/20/2021 7:55 AM
34	Grand chute	7/20/2021 7:42 AM
35	New London	7/19/2021 9:04 PM
36	Appleton	7/19/2021 6:41 PM
37	Appleton	7/19/2021 2:22 PM
38	Appleton, wi	7/19/2021 11:42 AM
39	NYC & Appleton, WI	7/19/2021 11:00 AM
40	Home	7/19/2021 8:42 AM
41	Appleton	7/19/2021 8:38 AM
42	Grand chute	7/18/2021 4:51 PM
43	Appleton	7/18/2021 2:22 PM
44	Lawrence University	7/18/2021 12:58 PM
45	City of Menasha	7/18/2021 9:59 AM
46	Greenville	7/18/2021 8:42 AM
47	Appleton	7/18/2021 8:31 AM
48	Work FT and PT student/intern	7/18/2021 8:22 AM
49	Wrightstown	7/18/2021 8:16 AM

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50	Neenah foundry	7/17/2021 5:44 AM
51	Menasha	7/16/2021 4:57 PM
52	Appleton	7/16/2021 1:17 PM
53	Greenville	7/16/2021 10:12 AM
54	Menasha	7/15/2021 5:23 PM
55	Fox Crossing	7/15/2021 11:19 AM
56	Menasha	7/15/2021 8:43 AM
57	Self	7/14/2021 8:28 PM
58	City of Menasha	7/14/2021 6:46 PM
59	Appleton	7/14/2021 3:41 PM
60	Uber eats, student, and Baker at Panera	7/13/2021 10:38 PM
61	Work virtually from home, teacher	7/13/2021 9:38 PM
62	Lakeside Book Company	7/13/2021 7:57 PM
63	Hortonville	7/13/2021 4:47 PM
64	Little Chute	7/13/2021 3:48 PM
65	Kwik trip	7/13/2021 2:52 PM
66	Kimberly Clark	7/13/2021 11:14 AM
67	Appleton	7/13/2021 11:01 AM
68	Oshkosh	7/13/2021 10:14 AM
69	ThedaCare Regional Medical Center	7/13/2021 8:38 AM
70	Neenah	7/13/2021 8:26 AM
71	Neenah	7/13/2021 5:26 AM
72	ThedaCare	7/13/2021 4:47 AM
73	Neenah	7/13/2021 1:14 AM
74	Kaukauna	7/12/2021 8:55 PM
75	Menasha	7/12/2021 7:08 PM
76	Menasha	7/12/2021 6:04 PM
77	Neenah	7/12/2021 1:30 PM
78	Little Chute	7/12/2021 1:08 PM
79	City of Menasha	7/12/2021 12:00 PM
80	Kaukauna	7/12/2021 10:20 AM
81	Neenah	7/12/2021 9:42 AM

Q6 What is your HOUSEHOLD income?

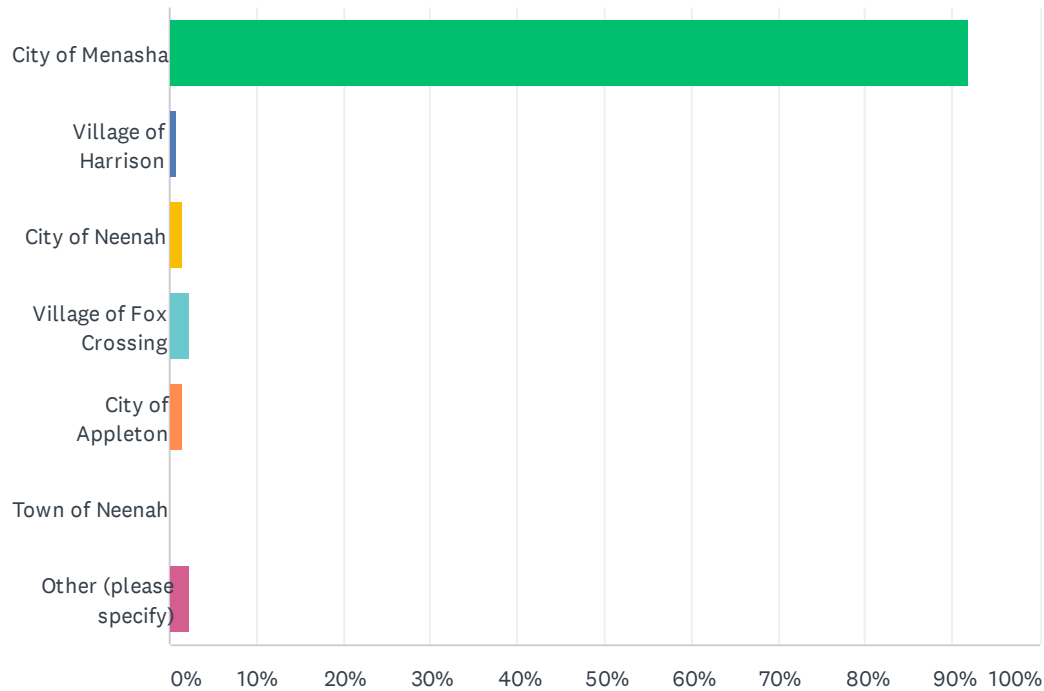
Answered: 125 Skipped: 11



ANSWER CHOICES	RESPONSES	
Less than \$25,000	4.80%	6
\$25,000 - \$34,999	5.60%	7
\$35,000 - \$49,999	12.00%	15
\$50,000 - \$74,999	16.00%	20
\$75,000 - \$99,999	13.60%	17
\$100,000 - \$149,999	28.00%	35
\$150,000 - \$199,999	11.20%	14
\$200,000 or more	8.80%	11
TOTAL		125

Q7 Where do you live?

Answered: 136 Skipped: 0



ANSWER CHOICES	RESPONSES	
City of Menasha	91.91%	125
Village of Harrison	0.74%	1
City of Neenah	1.47%	2
Village of Fox Crossing	2.21%	3
City of Appleton	1.47%	2
Town of Neenah	0.00%	0
Other (please specify)	2.21%	3
TOTAL		136

#	OTHER (PLEASE SPECIFY)	DATE
1	City of Kenosha	7/30/2021 4:00 PM
2	Town of Clayton	7/25/2021 8:40 AM
3	Village of Buchanan	7/14/2021 6:46 PM

**Q8 Do you know the name of the neighborhood or subdivision you live in?
If yes, please provide the name. Otherwise, provide the nearest street intersection to your location.**

Answered: 122 Skipped: 14

#	RESPONSES	DATE
1	NorthPointe, Kenosha, WI	7/30/2021 4:03 PM
2	yes	7/29/2021 9:08 AM
3	Lugano & Villa	7/28/2021 9:27 AM
4	Doty Island	7/27/2021 9:04 PM
5	Hart park	7/26/2021 7:27 PM
6	9th St. and Appleton Rd	7/25/2021 6:46 PM
7	Morgan Taylor court	7/25/2021 6:19 PM
8	Doty Island	7/25/2021 10:01 AM
9	Broad St	7/24/2021 10:55 PM
10	Edgewater and Tayco	7/24/2021 6:42 PM
11	Barker Farms	7/24/2021 6:32 PM
12	First St/ Lock St	7/24/2021 5:02 PM
13	Historic central neighborhood	7/24/2021 4:38 PM
14	Jefferson park	7/24/2021 4:14 PM
15	1st Street and Lock Street	7/24/2021 3:34 PM
16	1st and Tayco	7/24/2021 3:07 PM
17	Main & Tayco St	7/24/2021 1:52 PM
18	12th and Depere	7/24/2021 1:41 PM
19	Rounds subdivision - Appleton Rd & Lincoln	7/24/2021 11:04 AM
20	Pine and ahnap	7/24/2021 10:37 AM
21	Barker Farms	7/24/2021 10:10 AM
22	Ida & Airport	7/24/2021 10:08 AM
23	Fox Crossings	7/24/2021 9:19 AM
24	Oneida St.	7/24/2021 9:17 AM
25	Northridge Court / Hickory Hollow	7/24/2021 9:07 AM
26	Barker Farms	7/24/2021 9:04 AM
27	Plank Rd	7/24/2021 8:39 AM
28	9th and Melissa	7/24/2021 8:39 AM
29	Oneida// Old Manitowoc Road (Five Oaks Park)	7/24/2021 8:38 AM
30	Southfield	7/24/2021 8:36 AM

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31	Ponds of menasha	7/24/2021 8:28 AM
32	Doty Island	7/24/2021 8:28 AM
33	Jefferson Park Neighborhood	7/24/2021 8:24 AM
34	Tayco St.	7/24/2021 8:16 AM
35	Barker Farms	7/24/2021 8:14 AM
36	Appleton street	7/24/2021 8:13 AM
37	Clovis Grove	7/24/2021 8:13 AM
38	Barker Farms	7/24/2021 8:12 AM
39	Brighton	7/24/2021 8:12 AM
40	Jennie, Meadowview	7/24/2021 8:04 AM
41	Doty Island	7/24/2021 8:01 AM
42	Doty Island	7/24/2021 8:01 AM
43	Woodland Hills	7/23/2021 11:48 AM
44	Woodland Hills	7/23/2021 7:56 AM
45	Barker Farm Estates	7/21/2021 11:03 AM
46	Doty Island Neighborhood	7/21/2021 11:01 AM
47	Lotus Trail/Villa Way	7/20/2021 8:18 PM
48	Doty Island	7/20/2021 7:45 PM
49	Woodland Hills	7/20/2021 7:56 AM
50	Lawson st	7/20/2021 7:46 AM
51	Cottages of Lake Park	7/19/2021 9:12 PM
52	Jefferson Park Neighborhood	7/19/2021 7:37 PM
53	Woodland Hills	7/19/2021 7:26 PM
54	Kernan	7/19/2021 6:42 PM
55	Amber and Skyview	7/19/2021 2:24 PM
56	Depere/Eighth	7/19/2021 11:44 AM
57	Woodland Hills	7/19/2021 11:43 AM
58	Doty Island	7/19/2021 11:01 AM
59	Woodland Hills	7/19/2021 8:58 AM
60	Woodland Hills	7/19/2021 8:43 AM
61	Woodland Hills	7/19/2021 8:39 AM
62	Woodland Hills	7/19/2021 7:28 AM
63	Doty Island	7/18/2021 9:30 PM
64	In the Gegan area	7/18/2021 4:56 PM
65	9th st/ grove st	7/18/2021 2:24 PM
66	Riverway on Doty Island	7/18/2021 1:43 PM
67	Doty Island (Nicolet and Oak)	7/18/2021 1:00 PM
68	Harding and Appleton road	7/18/2021 10:38 AM

Menasha Community Survey

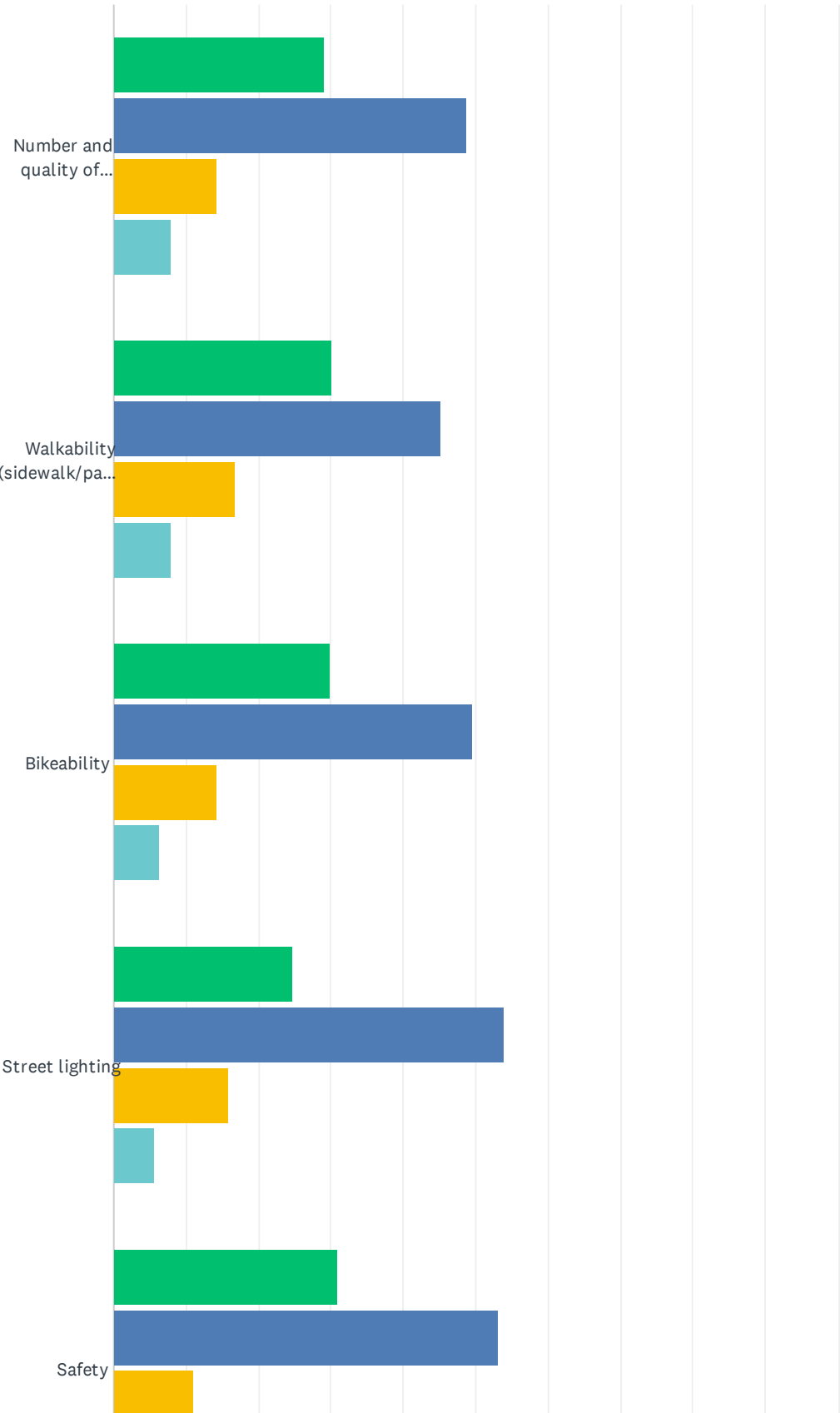
69	Airport Road	7/18/2021 10:00 AM
70	Woodland Hills	7/18/2021 8:43 AM
71	Doty Island	7/18/2021 8:32 AM
72	District 2? Downtown Menasha	7/18/2021 8:24 AM
73	Trumpeter Swan Lane and Woodland Hills	7/18/2021 8:19 AM
74	Doty Island	7/18/2021 7:32 AM
75	Marina Place Condos	7/17/2021 7:30 AM
76	2nd and Depere	7/17/2021 5:46 AM
77	Woodland Hills	7/16/2021 5:16 PM
78	Woodland Hills	7/16/2021 4:57 PM
79	Woodland Hills	7/16/2021 1:22 PM
80	Depere Street	7/16/2021 10:13 AM
81	Barker Farms	7/15/2021 10:41 PM
82	Park and Keyes	7/15/2021 10:32 PM
83	Paris/depere	7/15/2021 8:37 PM
84	Jefferson Park	7/15/2021 6:14 PM
85	Tayco Street	7/15/2021 5:25 PM
86	Kernan St and Maintowoc Rd	7/15/2021 11:20 AM
87	Main Street	7/15/2021 8:45 AM
88	Grove St. near Koslo	7/14/2021 8:31 PM
89	Lavendar Downs	7/14/2021 6:48 PM
90	racine	7/14/2021 5:10 PM
91	Depere/sixth	7/14/2021 3:43 PM
92	Water st	7/14/2021 8:13 AM
93	I think Jefferson Park neighborhood. District 1	7/13/2021 10:39 PM
94	1128 Southfield Drive	7/13/2021 9:39 PM
95	Barker Farms	7/13/2021 9:38 PM
96	Hart Park area	7/13/2021 7:12 PM
97	Ninth and Woodland	7/13/2021 4:48 PM
98	Jefferson Park	7/13/2021 3:50 PM
99	SUB OF LOT 1 Darling's Addition	7/13/2021 1:58 PM
100	Sterling Heights Drive	7/13/2021 11:14 AM
101	Birling	7/13/2021 11:02 AM
102	Lake park road and Winnipeg	7/13/2021 10:15 AM
103	Woodland subdivision	7/13/2021 8:39 AM
104	Barker Farms	7/13/2021 8:27 AM
105	Barker Farms	7/13/2021 8:16 AM
106	London street	7/13/2021 7:29 AM

Menasha Community Survey

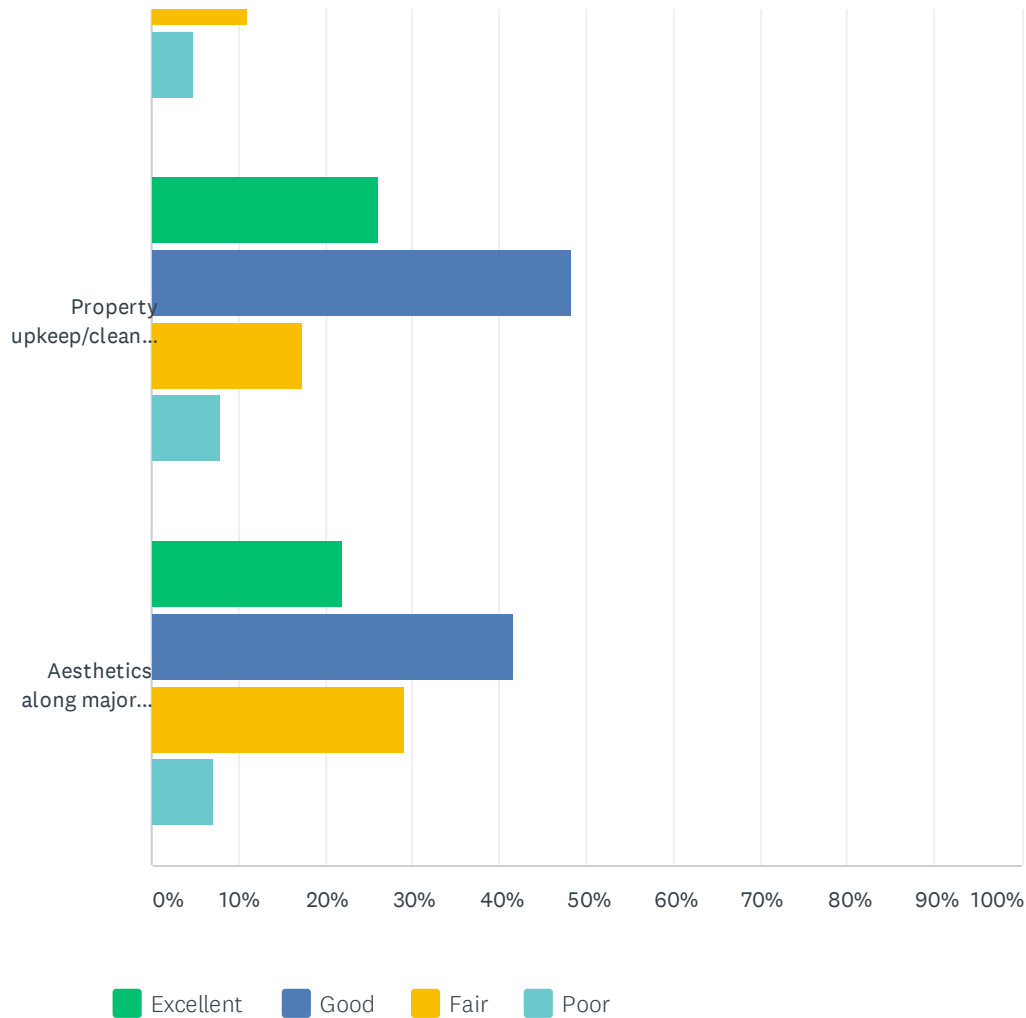
107	736 appleton rd	7/13/2021 6:55 AM
108	Smith Park	7/13/2021 6:47 AM
109	Hart Park	7/13/2021 6:22 AM
110	Doty Island	7/13/2021 5:27 AM
111	8th and milwaukee	7/13/2021 5:20 AM
112	Clovis	7/13/2021 4:48 AM
113	Downtown	7/13/2021 2:20 AM
114	Tayco and Lisbon	7/13/2021 1:15 AM
115	Doty Island	7/13/2021 12:33 AM
116	Darlene Dr and Fifteenth St.	7/12/2021 8:56 PM
117	Keyes street	7/12/2021 7:09 PM
118	Woodland Hills	7/12/2021 6:09 PM
119	Hart Park Neighborhood	7/12/2021 1:30 PM
120	Tana Lane	7/12/2021 1:09 PM
121	downtown	7/12/2021 12:02 PM
122	Clovis Grove Subdivision	7/12/2021 10:21 AM

Q9 How do you rate the following aspects within your neighborhood?

Answered: 127 Skipped: 9



Menasha Community Survey



	EXCELLENT	GOOD	FAIR	POOR	TOTAL	WEIGHTED AVERAGE
Number and quality of street/terrace trees	29.13% 37	48.82% 62	14.17% 18	7.87% 10	127	2.99
Walkability (sidewalk/path, accessible, safe, etc.)	30.16% 38	45.24% 57	16.67% 21	7.94% 10	126	2.98
Bikeability	29.92% 38	49.61% 63	14.17% 18	6.30% 8	127	3.03
Street lighting	24.60% 31	53.97% 68	15.87% 20	5.56% 7	126	2.98
Safety	30.95% 39	53.17% 67	11.11% 14	4.76% 6	126	3.10
Property upkeep/cleanliness	26.19% 33	48.41% 61	17.46% 22	7.94% 10	126	2.93
Aesthetics along major streets	22.05% 28	41.73% 53	29.13% 37	7.09% 9	127	2.79

#	COMMENTS?	DATE
1	Ahnaip Street has safety and aesthetic concerns.	7/27/2021 9:04 PM
2	Need bike lane on manitowoc road. Way too much walkers, bike riders for the size	7/25/2021 6:19 PM
3	The aesthetics along Ahnaip Street are not good.	7/25/2021 10:01 AM

Menasha Community Survey

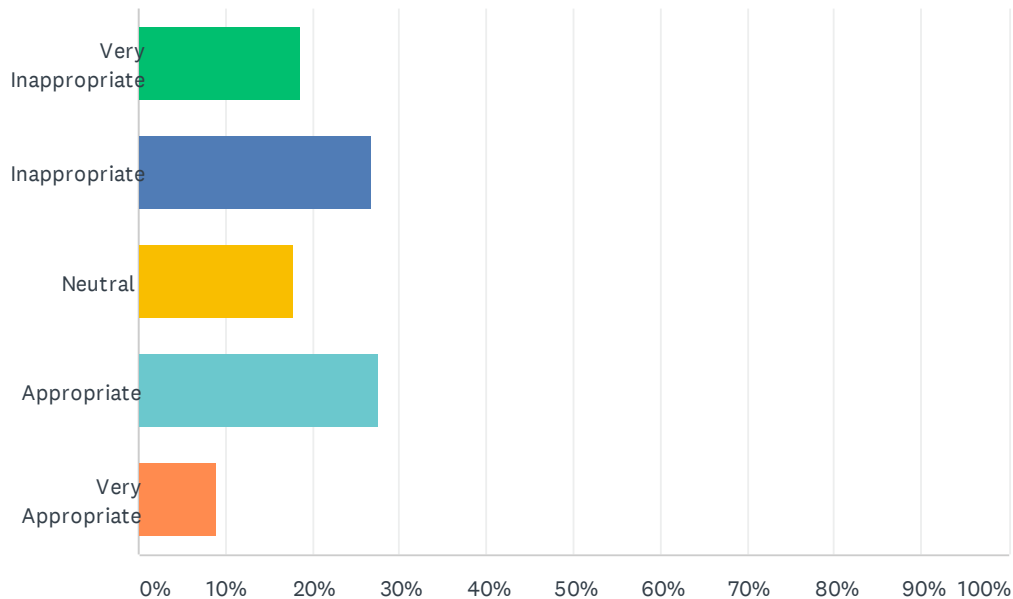
4	Run down properties, bars, junk vehicles, too much rental	7/24/2021 10:55 PM
5	Menasha has a nice small town feeling, and is why we chose to move here from out of state after we retired.	7/24/2021 3:34 PM
6	Tayco could use some sprucing up and 1st. St sidewalks are dangerous	7/24/2021 3:07 PM
7	Our street Depere in particular is always full of parked cars, not sure much can be done but it is one of my only complaints. The other is the recent decline of the decency of renters, there is loud music or shouting after midnight often and police "visiting" regularly.	7/24/2021 1:41 PM
8	Rental property is in need of upkeep. Unattractive and trashy.	7/24/2021 10:08 AM
9	Number of less than desirable landlords seems to be increasing in my neighborhood. Lots of issues with cleanliness of properties including but not limited to garbage around the exterior of homes, unkempt lawns and even drug activity.	7/24/2021 8:28 AM
10	Need a stop sign on Southfield & Sweetbriar to slow vehicles. Too many speeding down the road which is where many kids cross to go to the park.	7/24/2021 8:12 AM
11	We would like to suggest a small roundabout or turn around near the dam/park on Brighton, so motorists can turn around. A lot get frustrated that this isn't Brighton beach Rd or the boat landing and speed both ways in and out because it's a dead end. Very dangerous for walkers or residents pulling out, because the road is narrow.	7/24/2021 8:12 AM
12	takes too long to get things done when I have phoned into the public works depts	7/21/2021 11:03 AM
13	Nicolet Boulevard still needs some work - I avoid the stretch that had work done earlier this summer since it's left unfinished.	7/21/2021 11:01 AM
14	Need more development on Lake Park business wise. Better upkeep to ponds and retention ponds in area.	7/20/2021 8:18 PM
15	Some train track bumps on Garfield were recently fixed thank you, there's still many, many more bumps and potholes in roads in area that need attention.	7/20/2021 7:46 AM
16	More sidewalks could be added on some streets so we don't have to walk in the roadway. Keep the tall weeds mowed down in June, July and August. Have the retaking wall by the Nursing home fixed and get rid of all the thistles. Have better management of the ponds in the accompanying subdivision. Get a better traffic flow out of our street. Could we get another roundabout onto Lake Park? It's very hard to turn left sometimes. Thanks for the newly resurfaced roads that are coming on Fountain Way, etc.	7/19/2021 9:12 PM
17	Garbage/Recycle containers always on terrace outside of the specified times.	7/19/2021 7:37 PM
18	Too many rentals that are not being maintained and make the neighborhood look trashy. Code enforcement needs to do more to help fix this.	7/18/2021 4:56 PM
19	Sidewalk on one side of road, parking on same side only	7/18/2021 1:43 PM
20	I look forward to the repaving of Nicolet Blvd in front of my house.	7/18/2021 1:00 PM
21	We live on the edge of low income housing where the landlords do little to nothing to maintain or improve the dwellings.	7/18/2021 10:38 AM
22	We have been working on improving our property aesthetics when we have time and money.	7/18/2021 8:24 AM
23	Looking forward to Ahnaip St improvements.	7/18/2021 7:32 AM
24	Far too many old homes and unkempt yards It's a real problem when you walk as I do every day	7/17/2021 7:30 AM
25	Our roundabouts have cheap looking landscaping	7/16/2021 5:16 PM
26	Heard Menasha is looking for sidewalks and a walking path directly through our neighborhood. We are very much against this. It ruins the aesthetic appeal to our neighborhood. To the best of our knowledge, there has never been an injury/death due to the lack of sidewalks and pathways.	7/16/2021 1:22 PM
27	no sidewalks. ditches. terrible walking and biking safety. FILL IN THE DITCHES! PUT IN CURBING AND SIDEWALKS!!!!!!	7/15/2021 11:20 AM
28	Home ownership and 'Pride of Ownership' should be a priority.	7/15/2021 8:45 AM

Menasha Community Survey

29	Menasha and its lack of code enforcement has allowed our once nice neighborhood to deteriorate and crime to s increase.	7/14/2021 8:31 PM
30	Run down properties, conflicts between residential and commercial / industrial, no code enforcement, high rental	7/14/2021 5:10 PM
31	No one enforces codes and makes sure home owners are maintaining property and houses.	7/14/2021 3:43 PM
32	Canal is green because locks being closed boats parked across street dont make anyone clean up yards looks horrible not good use of water way now burnt out mill across water	7/14/2021 8:13 AM
33	Live in a well maintained area with nice yards and well kept homes.	7/13/2021 7:12 PM
34	Traffic has increased thru the years, and speed limit 25 mph is not monitored, or enforced .	7/13/2021 1:58 PM
35	No curb trees needed. Plenty of trees in either yards or curbside.	7/13/2021 6:55 AM
36	Railroad tracks are terrible	7/13/2021 5:20 AM
37	We could use a bike/walking path that runs along Hwy 114 that connects 114/Oneida with 114/Lake Park. Current traffic through subdivision is highly trafficked on Kernan. We would NOT like to see a walking path run through our subdivision of existing homes.	7/12/2021 6:09 PM
38	Need a Street light by Hidden Park	7/12/2021 1:09 PM
39	bridges are not safe for bikes and pedestrians Washington St corridor not attractive	7/12/2021 12:02 PM

Q10 Looking at the image above, how appropriate is this residential building if it were to be built in or near your neighborhood?

Answered: 123 Skipped: 13



ANSWER CHOICES	RESPONSES	
Very Inappropriate	18.70%	23
Inappropriate	26.83%	33
Neutral	17.89%	22
Appropriate	27.64%	34
Very Appropriate	8.94%	11
TOTAL		123

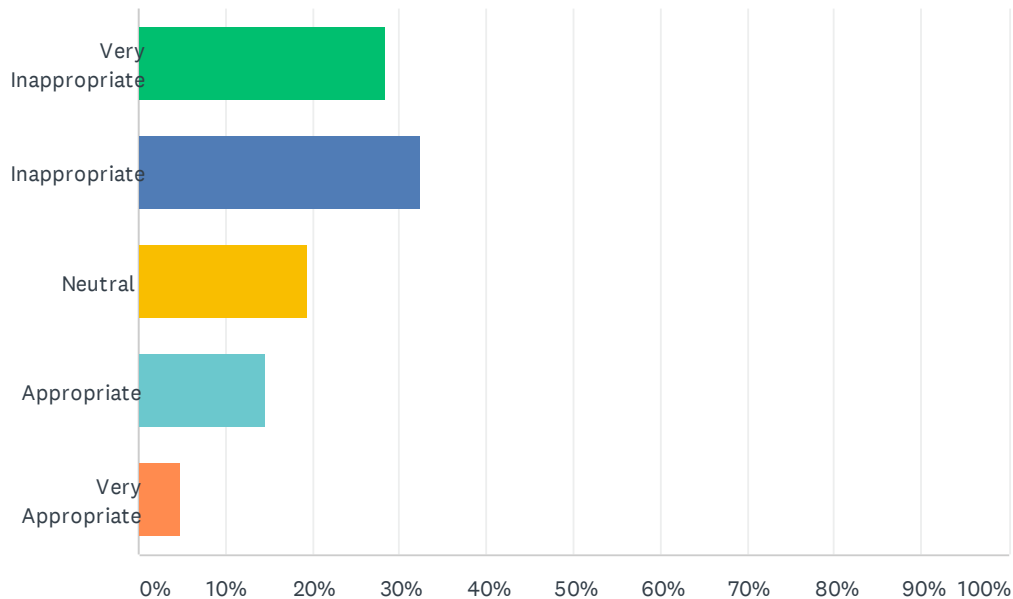
#	COMMENTS?	DATE
1	Not relevant - The Comp Plan is not updating 'Housing'	7/24/2021 10:56 PM
2	Style is okay but single family residences are more desirable	7/24/2021 3:10 PM
3	Out of place	7/24/2021 10:45 AM
4	I see this is a very nice duplex that looks like a single family, which would be nice!	7/24/2021 8:17 AM
5	It's larger than most in area and would stick out	7/24/2021 8:15 AM
6	This does not match up with our neighborhood. So, no. In other neighborhoods...fine.	7/23/2021 11:49 AM
7	We have a single family home subdivision. So this does not fit in our neighborhood	7/23/2021 7:58 AM
8	We don't have duplex's but size is right	7/20/2021 8:19 PM
9	We are in a single family/house neighborhood.	7/20/2021 7:48 PM
10	Unless whole area redeveloped does not fit.	7/20/2021 7:48 AM
11	Our neighborhood currently has zero multi-family dwellings and I don't believe anything is	7/19/2021 11:47 AM

Menasha Community Survey

	zoned for multi-family use.	
12	Too large	7/19/2021 11:46 AM
13	we have large single family homes in our neighborhood. Duplexes do not fit.	7/19/2021 8:59 AM
14	This does not fit in our neighborhood. Our lot sizes are much bigger and we do not have sidewalks.	7/19/2021 8:41 AM
15	We live in an of small one story ranch homes with one car garages. Surrounding homes on streets nearby are older two story homes with detached garages.	7/18/2021 10:43 AM
16	While nice, the style does not fit in with the time frame of when the houses on our block were built and would not fit in.	7/18/2021 8:30 AM
17	The house looks great! In our neighborhood, we do not have houses stacked up on other houses. So, this look does not work in our neighborhood.	7/16/2021 5:18 PM
18	This does not fit Woodland Hills. The house is fine. However, the lot is way too small and the sidewalks does not fit the look of our neighborhood. We already voted down sidewalks and do not need them.	7/16/2021 5:01 PM
19	In Woodland Hills, our homes have big lots and no sidewalks. It does not fit in our neighborhood.	7/16/2021 1:25 PM
20	Need more triplex/duplex with affordable rents	7/15/2021 5:26 PM
21	Need SINGLE FAMILY R-1	7/14/2021 5:13 PM
22	I live in lower income people aren't keeping up property they have	7/14/2021 3:44 PM
23	We have enough duplexes/ rental units	7/13/2021 9:42 PM
24	We live in a single family neighborhood so this would not work in the neighborhood	7/12/2021 6:11 PM
25	provides defensible and identifiable entrance to both units, has appropriate massing and density	7/12/2021 12:08 PM

Q11 Looking at the image above, how appropriate is this residential building if it were to be built in or near your neighborhood?

Answered: 123 Skipped: 13



ANSWER CHOICES	RESPONSES	
Very Inappropriate	28.46%	35
Inappropriate	32.52%	40
Neutral	19.51%	24
Appropriate	14.63%	18
Very Appropriate	4.88%	6
TOTAL		123

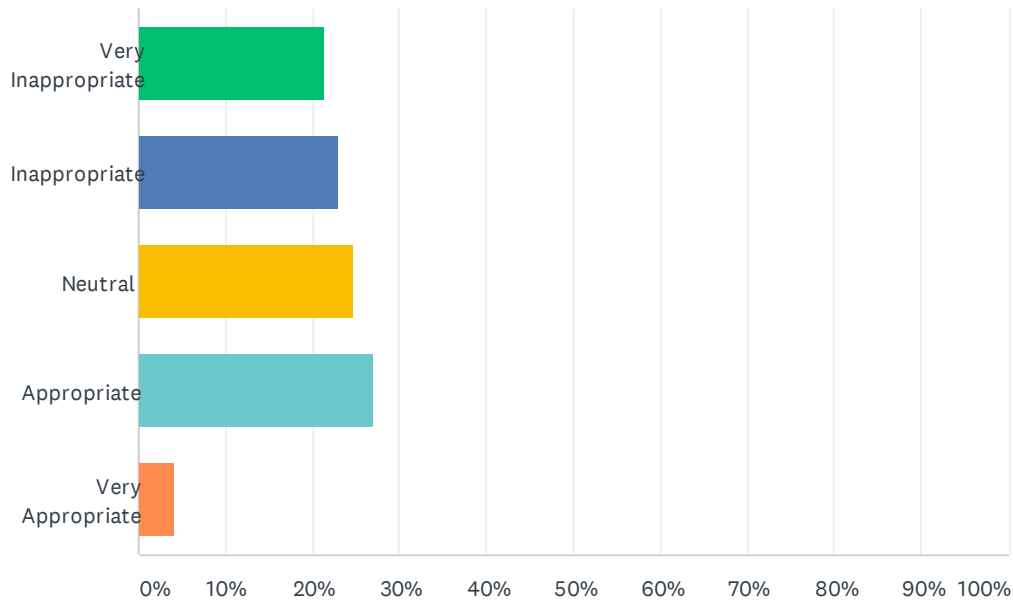
#	COMMENTS?	DATE
1	Not Relevant - The Developer Chooses Type of Units, Not City	7/24/2021 10:56 PM
2	Apartments are out of place in our family neighborhood	7/24/2021 3:10 PM
3	Out of place	7/24/2021 10:45 AM
4	My neighborhood is single story homes.	7/24/2021 10:10 AM
5	Could work in certain locations, like along or near waterfront.	7/24/2021 8:37 AM
6	Most homes on our road are single fam, but this would be nice in the Jefferson Park area.	7/24/2021 8:17 AM
7	This does not match up with our neighborhood. So, no. In other neighborhoods...fine.	7/23/2021 11:49 AM
8	We have a single family home subdivision. So this does not fit in our neighborhood	7/23/2021 7:58 AM
9	We shouldn't have apartments in our residential	7/20/2021 8:19 PM
10	Absolutely no apartments in our neighborhood on Doty Island.	7/20/2021 7:48 PM
11	Unless whole area redeveloped does not fit.	7/20/2021 7:48 AM

Menasha Community Survey

12	It's almost done. Coming in October?	7/19/2021 9:15 PM
13	As indicated, our neighborhood does not currently have any multi-family dwellings.	7/19/2021 11:47 AM
14	Our neighborhood is all decent sized single family homes.	7/19/2021 8:41 AM
15	homes are single owner small lot types; but might work down the Anaip Street near to Tayco Street	7/18/2021 1:53 PM
16	While nice, the style does not fit in with the time frame of when the houses on our block were built and would not fit in.	7/18/2021 8:30 AM
17	This would degrade our property values	7/16/2021 5:18 PM
18	This does not work in our neighborhood. I can see this working in other neighborhoods away from Woodland Hills.	7/16/2021 5:01 PM
19	In Woodland Hills, our homes have big lots and no sidewalks. It does not fit in our neighborhood	7/16/2021 1:25 PM
20	Need SINGLE FAMILY R-1	7/14/2021 5:13 PM
21	Too many rental units	7/13/2021 9:42 PM
22	Nothing like that in our neighborhood today	7/13/2021 11:17 AM
23	We live in a single family neighborhood so this would not work in the neighborhood	7/12/2021 6:11 PM
24	too much setback wasted front yard space, greenspaces should be usable for gathering/kids	7/12/2021 12:08 PM

Q12 Looking at the image above, how appropriate is this residential building if it were to be built in or near your neighborhood?

Answered: 122 Skipped: 14



ANSWER CHOICES	RESPONSES	
Very Inappropriate	21.31%	26
Inappropriate	22.95%	28
Neutral	24.59%	30
Appropriate	27.05%	33
Very Appropriate	4.10%	5
TOTAL		122

#	COMMENTS?	DATE
1	Not Relevant - This is Land Use and Transportation	7/24/2021 10:56 PM
2	If it were a non rentals, single family residences, condo buildings it could be acceptable	7/24/2021 3:10 PM
3	Poor picture not really sure of what I'm looking at.	7/24/2021 1:43 PM
4	This already exists on our road	7/24/2021 8:17 AM
5	This does not match up with our neighborhood. So, no. In other neighborhoods...fine.	7/23/2021 11:49 AM
6	We have a single family home subdivision. So this does not fit in our neighborhood	7/23/2021 7:58 AM
7	Our neighborhood has custom, single family homes. Cookie cutter type houses are not a fit with the neighborhood.	7/19/2021 11:47 AM
8	Same comment as previous question.	7/19/2021 8:41 AM
9	yards are too big	7/18/2021 1:53 PM
10	I have no idea where any of these homes would be built nearby. There are no empty lots.	7/18/2021 10:43 AM

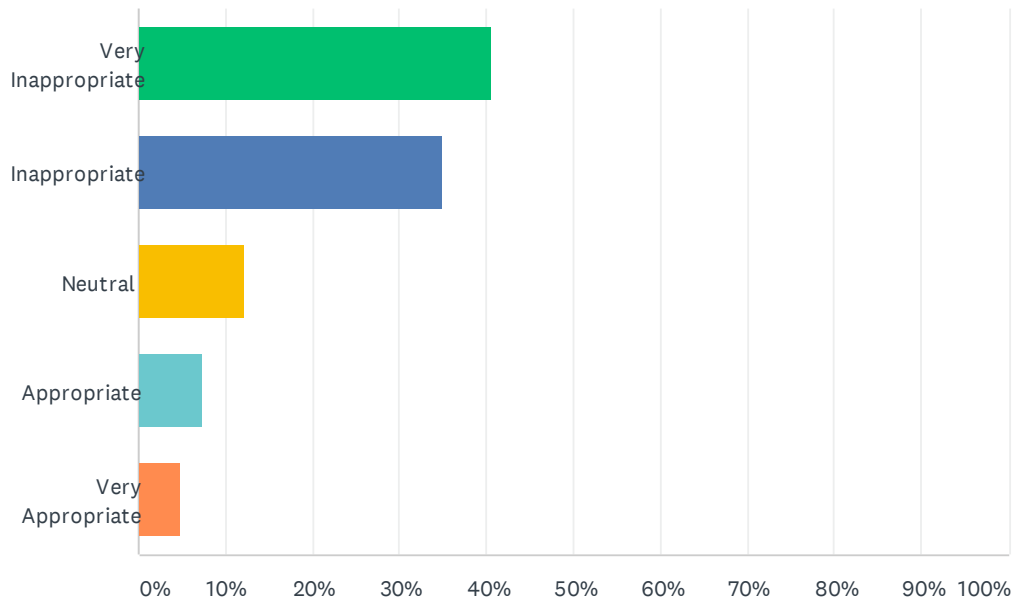
Menasha Community Survey

Menasha needs affordable starter homes for young families and places for the aging population to live.

11	While nice, the style does not fit in with the time frame of when the houses on our block were built and would not fit in.	7/18/2021 8:30 AM
12	Same as my other two answers. This does not work in our neighborhood.	7/16/2021 5:01 PM
13	In Woodland Hills, our homes have big lots and no sidewalks. It does not fit in our neighborhood	7/16/2021 1:25 PM
14	Wouldn't fit in my neighborhood	7/15/2021 6:15 PM
15	Need Single-Family R-1	7/14/2021 5:13 PM
16	Condos	7/13/2021 9:42 PM
17	Single family homes are appropriate for my neighborhood	7/13/2021 6:57 AM
18	We live in a single family neighborhood so this would not work in the neighborhood	7/12/2021 6:11 PM
19	setbacks too large, too auto dependant, no walkable connection between sidewalk and entrance door	7/12/2021 12:08 PM

Q13 Looking at the image above, how appropriate is this residential building if it were to be built in or near your neighborhood?

Answered: 123 Skipped: 13



ANSWER CHOICES	RESPONSES	
Very Inappropriate	40.65%	50
Inappropriate	34.96%	43
Neutral	12.20%	15
Appropriate	7.32%	9
Very Appropriate	4.88%	6
TOTAL		123

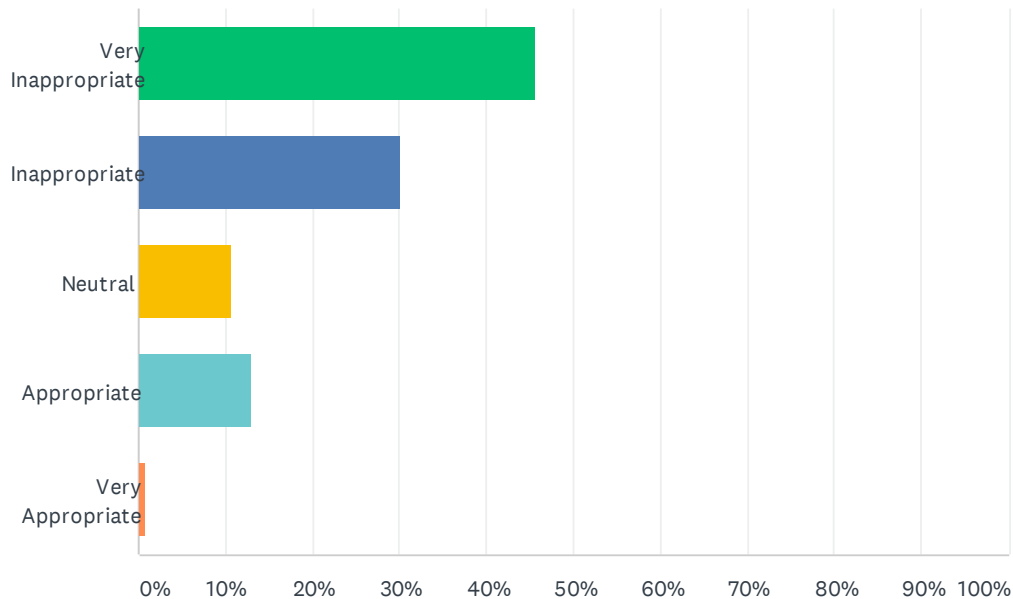
#	COMMENTS?	DATE
1	Too much rental already!	7/24/2021 10:56 PM
2	Could be close to downtown or along waterfront.	7/24/2021 8:37 AM
3	Across from Jefferson Park would be nice.	7/24/2021 8:17 AM
4	This does not match up with our neighborhood. So, no. In other neighborhoods...fine.	7/23/2021 11:49 AM
5	We have a single family home subdivision. So this does not fit in our neighborhood	7/23/2021 7:58 AM
6	Wouldn't fit in at all	7/20/2021 8:19 PM
7	Unless whole area redeveloped does not fit.	7/20/2021 7:48 AM
8	We have enough new big buildings around us now. Two new complexes this summer.	7/19/2021 9:15 PM
9	This type of structure would not be a fit within our current neighborhood.	7/19/2021 11:47 AM
10	Too High, though open area across Commercial near ACE might work	7/18/2021 1:53 PM
11	The high peaks and general aesthetics of this building fit the style of the buildings in our	7/18/2021 8:30 AM

Menasha Community Survey

	neighborhood, and gives off a welcoming feel.	
12	NO!	7/16/2021 5:01 PM
13	In Woodland Hills, our homes have big lots and no sidewalks. It does not fit in our neighborhood	7/16/2021 1:25 PM
14	Need SINGLE-FAMILY R-1	7/14/2021 5:13 PM
15	Too many rental units	7/13/2021 9:42 PM
16	That quantity of multi-family buildings would over-power my street	7/13/2021 11:17 AM
17	We live in a single family neighborhood so this would not work in the neighborhood	7/12/2021 6:11 PM
18	could be brought closer to street so greenspace could be usable space, utility cabinets in too visible location, raised first floor provides privacy	7/12/2021 12:08 PM

Q14 Looking at the image above, how appropriate is this residential building if it were to be built in or near your neighborhood?

Answered: 123 Skipped: 13



ANSWER CHOICES	RESPONSES	
Very Inappropriate	45.53%	56
Inappropriate	30.08%	37
Neutral	10.57%	13
Appropriate	13.01%	16
Very Appropriate	0.81%	1
TOTAL		123

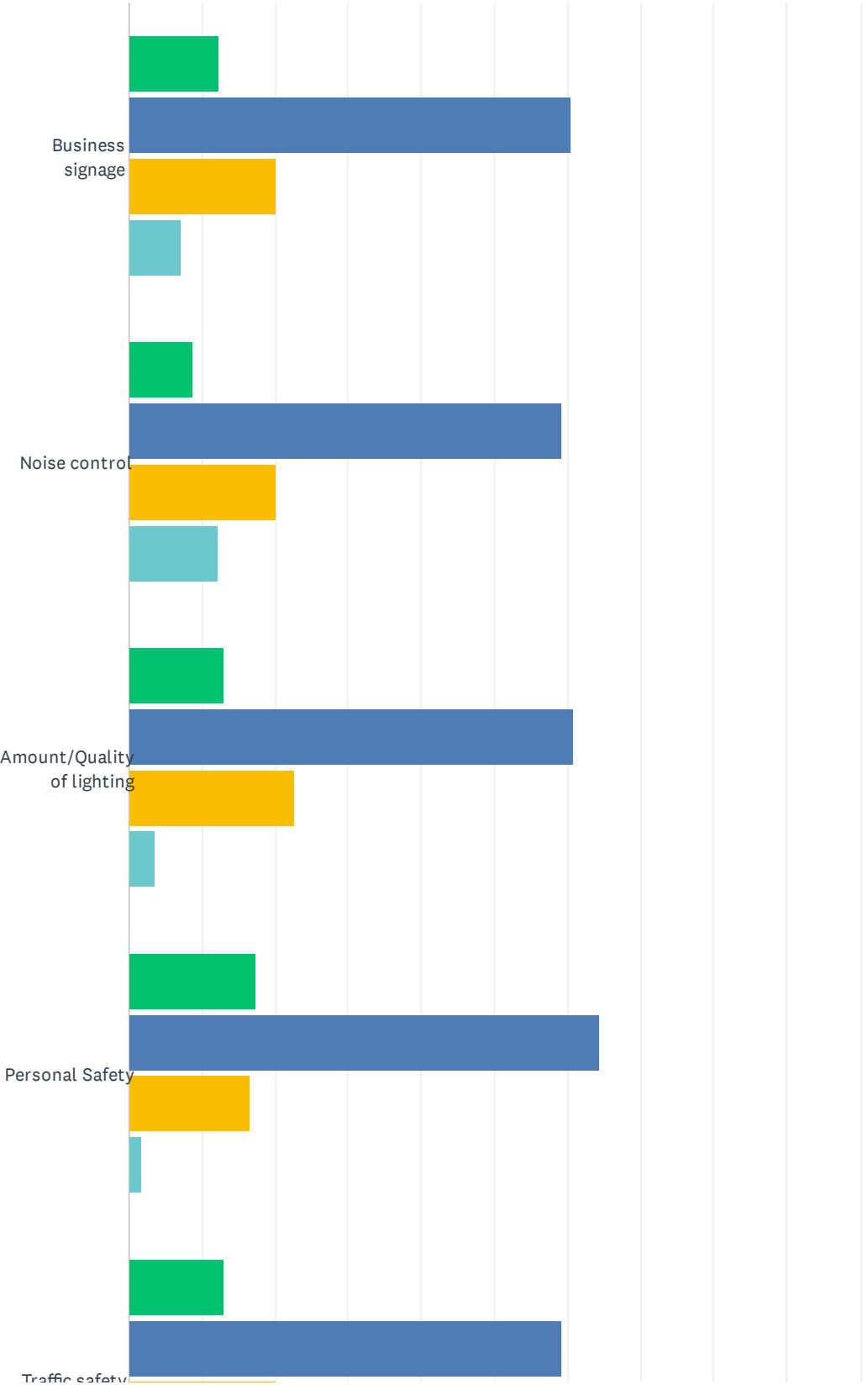
#	COMMENTS?	DATE
1	Very opposed to multi family dwellings on Doty Island (lets fix up our historic homes!). With the exception of the potential future housing at the Banta river front. I like the idea of using the historic building and adding modern elements.	7/27/2021 9:06 PM
2	forget it	7/24/2021 10:56 PM
3	Definitely along the water taking advantage of the best river views. I see this in the Banta/Gilbert area or along the river near Washington St.	7/24/2021 8:37 AM
4	Too modern	7/24/2021 8:17 AM
5	This does not match up with our neighborhood. So, no. In other neighborhoods...fine.	7/23/2021 11:49 AM
6	We have a single family home subdivision. So this does not fit in our neighborhood	7/23/2021 7:58 AM
7	Doesn't fit in at all	7/20/2021 8:19 PM
8	Only if it were near the empty Banta building site.	7/20/2021 7:48 PM
9	Unless whole area redeveloped does not fit.	7/20/2021 7:48 AM

Menasha Community Survey

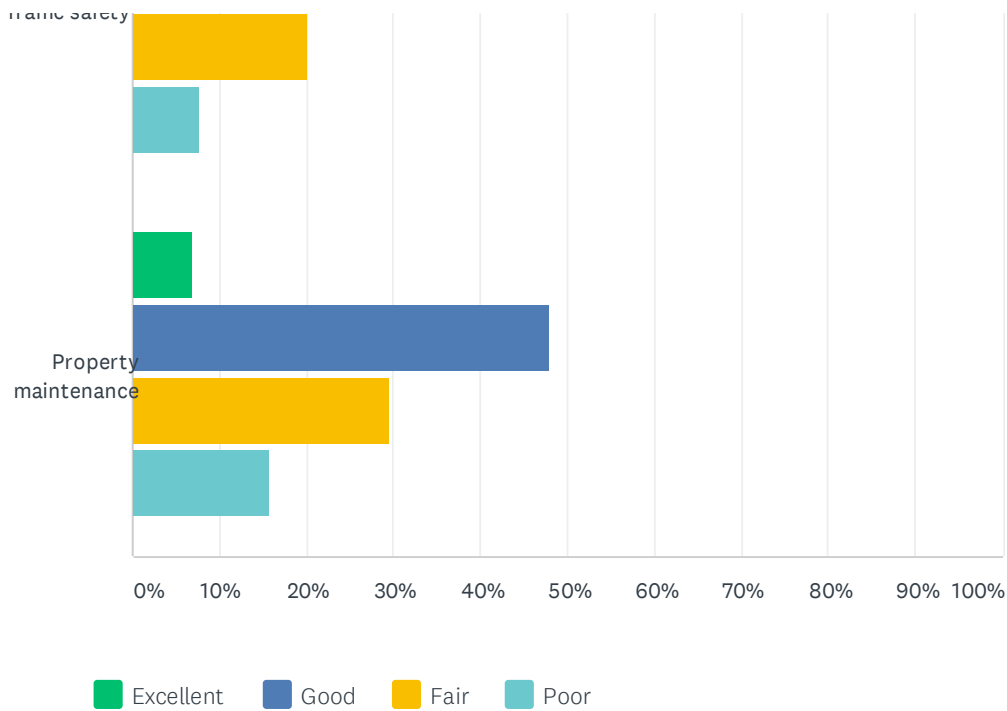
10	Doesn't fit our style.	7/19/2021 9:15 PM
11	This looks to be a better fit in a more urban, downtown area than our neighborhood.	7/19/2021 11:47 AM
12	Too Tall	7/18/2021 1:53 PM
13	Looks expensive.	7/18/2021 10:43 AM
14	Does not fit it. Also, I personally find that style kind of ugly, too boxy, no character.	7/18/2021 8:30 AM
15	NO!	7/16/2021 5:01 PM
16	In Woodland Hills, our homes have big lots and no sidewalks. It does not fit in our neighborhood	7/16/2021 1:25 PM
17	Appropriate if built in the right site	7/15/2021 10:35 PM
18	Need Single-Family R-1	7/14/2021 5:13 PM
19	Too m any rental units	7/13/2021 9:42 PM
20	All these places I marked inappropriate are because they are large complexes and we live in a family home residential area.	7/13/2021 7:15 PM
21	Much more appropriate for downtown	7/13/2021 11:17 AM
22	We live in a single family neighborhood so this would not work in the neighborhood	7/12/2021 6:11 PM
23	seems overly auto dependant no connection back to street for pedestrians	7/12/2021 12:08 PM

Q15 How do you rate the regulation of the following in the City of Menasha?

Answered: 115 Skipped: 21



Menasha Community Survey



	EXCELLENT	GOOD	FAIR	POOR	TOTAL	WEIGHTED AVERAGE
Business signage	12.28% 14	60.53% 69	20.18% 23	7.02% 8	114	2.78
Noise control	8.70% 10	59.13% 68	20.00% 23	12.17% 14	115	2.64
Amount/Quality of lighting	13.04% 15	60.87% 70	22.61% 26	3.48% 4	115	2.83
Personal Safety	17.39% 20	64.35% 74	16.52% 19	1.74% 2	115	2.97
Traffic safety	13.04% 15	59.13% 68	20.00% 23	7.83% 9	115	2.77
Property maintenance	6.96% 8	47.83% 55	29.57% 34	15.65% 18	115	2.46

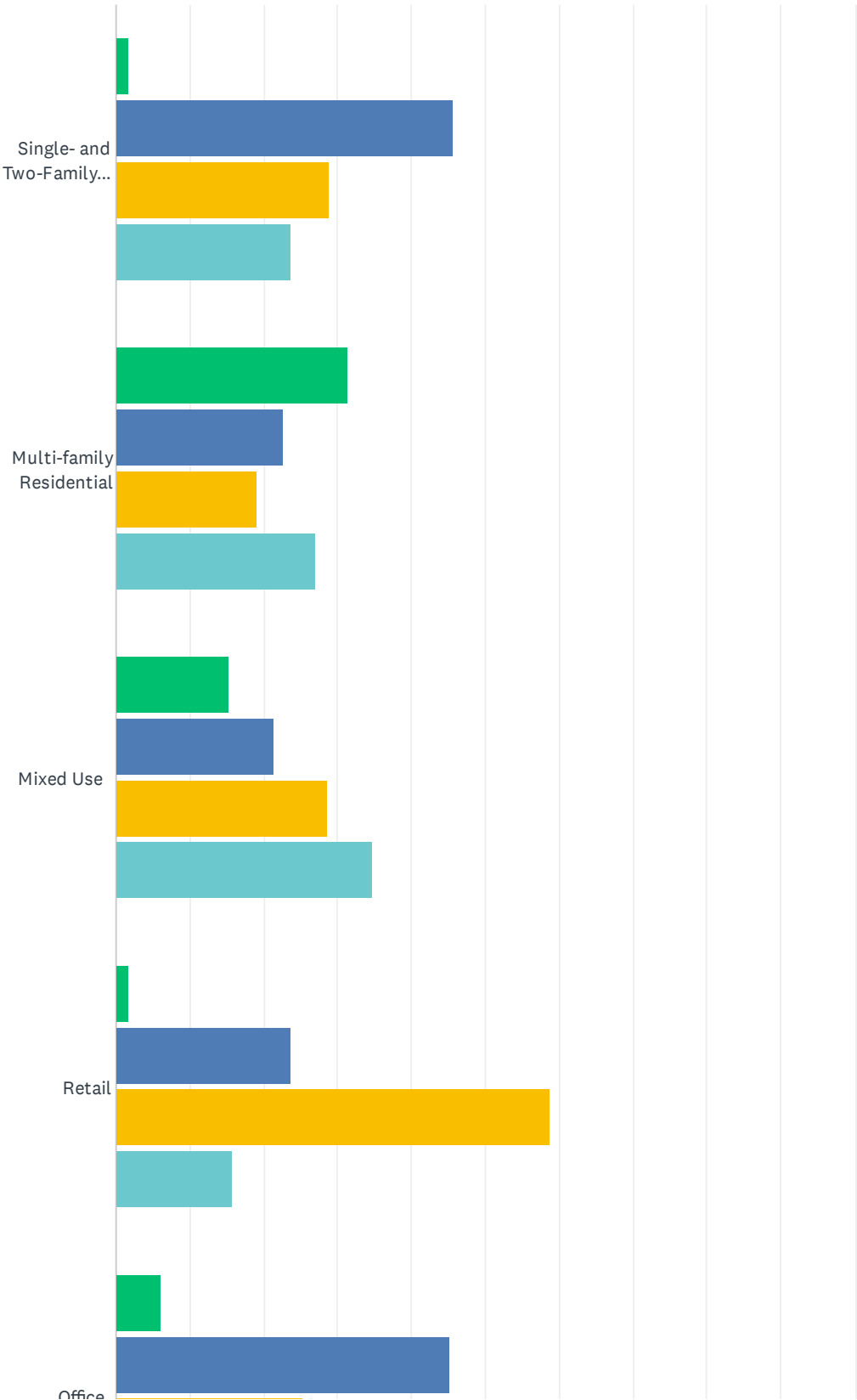
#	COMMENTS?	DATE
1	Rental properties and blighted properties devalue neighborhoods.	7/27/2021 9:09 PM
2	Speeding on Racine street near boys & girls club is a concern and the fact that people think there are two lanes from the rail road tracks to the high school	7/26/2021 7:31 PM
3	Code enforcement is not enforced. City doesn't care about neighborhoods.	7/24/2021 10:59 PM
4	There will always be run down places that are rentals and not cared for or owned by elderly people who can't care for their homes as they would want	7/24/2021 3:13 PM
5	Too many homes are in need of repairs, and nothing is being done by owners/land loads.	7/24/2021 10:14 AM
6	Regulation isn't an issue. Enforcement is.	7/24/2021 8:56 AM
7	People pay little or no attention to four-way stops, which turn into a "slow and go" situation if they see someone else approaching at the same time. If these were eliminated or turned into roundabouts it would improve the traffic in Menasha.	7/24/2021 8:44 AM
8	A lot of run down areas could use improvement. Roads need restructuring and more space like Racine Street. Should be more like commercial street in Neenah south of Winneconne.	7/20/2021 8:23 PM

Menasha Community Survey

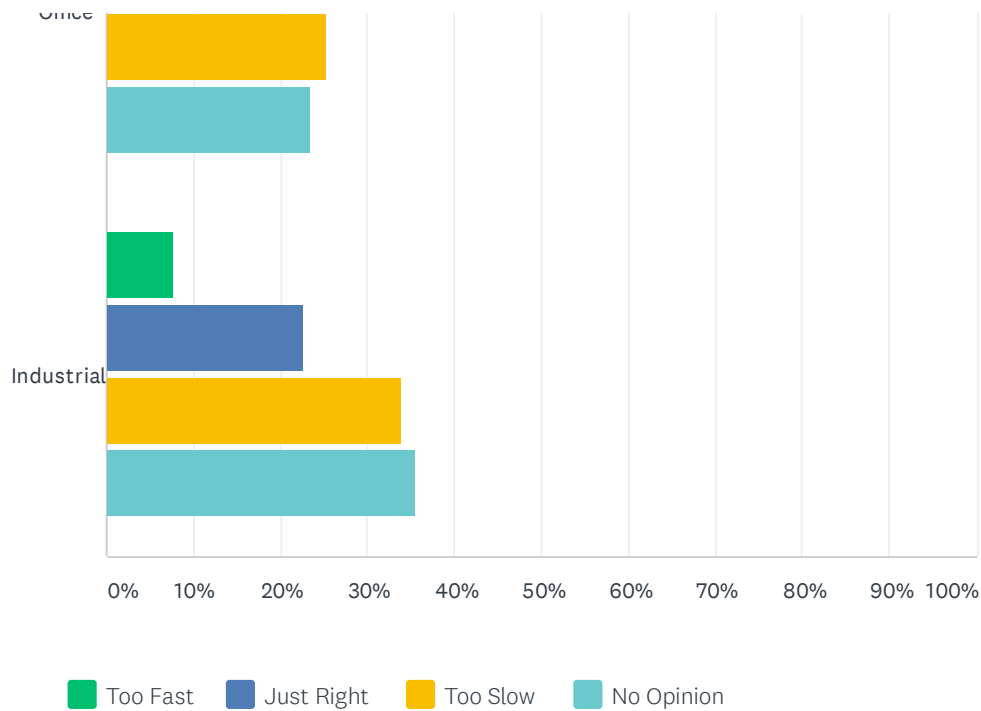
9	It's evident to me that there isn't a great standard for property care.	7/20/2021 7:51 PM
10	Rental properties do not keep their lawn cut and have obnoxious weeds, some owners are an issue to.	7/19/2021 7:44 PM
11	recycling should be every other week.	7/19/2021 9:01 AM
12	Property maintenance fair In some areas. Let's do more to regulate business signage.	7/19/2021 7:32 AM
13	We need more officers to enforce traffic laws on the roads in menasha.	7/18/2021 5:01 PM
14	Don't feel safe riding a bike. People drive in bike lanes all the time. Speeding is definitely a problem. Ordinances for parking and property upkeep do not seem to be enforced.	7/18/2021 10:49 AM
15	I am a crossing guard and there is little attention paid to speed limits and cross walk areas	7/17/2021 7:34 AM
16	How about a sidewalk on Appleton road from 9th to Midway.	7/17/2021 5:53 AM
17	We need more enforcement on unkept property in the area. There are several that either need fined	7/15/2021 6:22 PM
18	Fireworks going off constantly. no street lighting. Ditches make personal safety and traffic safety questionable along Manitowoc Rd. Property Maintenance is OK, but individuals have derelict cars and other things parked in their yards.	7/15/2021 11:24 AM
19	Home Ownership and 'Pride of Ownership' should be a priority.	7/15/2021 8:53 AM
20	The mayor and code enforcement are not strong in this area.	7/14/2021 8:35 PM
21	Everything is complaint basis. No Code Enforcement. No police presence, No upkeep of City properties, No communication with City Hall or Mayor, or Alderman	7/14/2021 5:17 PM
22	Make home owners clean up there property tell code enforcement to do there job	7/14/2021 8:31 AM
23	as stated prior,, with increased traffic , city speed limit is not monitored, nor controlled. [on 3rd Str, have never seen any speed monitoring between Racine St, and Tayco St]	7/13/2021 2:24 PM
24	Please, please, please address the noise around the 4th of July	7/13/2021 11:20 AM
25	I think there needs to be a permanent speed reading light that flashes your speed when coming from appleton, after 9th street intersection when it goes 20 25mph to menasha (near Bethel) or just as you cross 9th st. Intersection. Common is 45mph plus.	7/13/2021 7:05 AM
26	Shut mill down on the island	7/13/2021 6:52 AM
27	Business Signage: The city could relax a little on their sign ordinances; businesses need to update with the times (digital signs) and the city should not hold back businesses that want to do business in our city	7/12/2021 6:19 PM

Q16 Do you believe the pace of development over the last 5 years in Menasha is...

Answered: 115 Skipped: 21



Menasha Community Survey



	TOO FAST	JUST RIGHT	TOO SLOW	NO OPINION	TOTAL	WEIGHTED AVERAGE
Single- and Two-Family Residential	1.75% 2	45.61% 52	28.95% 33	23.68% 27	114	0.54
Multi-family Residential	31.30% 36	22.61% 26	19.13% 22	26.96% 31	115	-0.24
Mixed Use	15.18% 17	21.43% 24	28.57% 32	34.82% 39	112	0.27
Retail	1.75% 2	23.68% 27	58.77% 67	15.79% 18	114	1.14
Office	6.09% 7	45.22% 52	25.22% 29	23.48% 27	115	0.38
Industrial	7.83% 9	22.61% 26	33.91% 39	35.65% 41	115	0.52

#	COMMENTS?	DATE
1	Need more affordable housing options	7/26/2021 7:31 PM
2	Only built gas stations and car washes	7/24/2021 10:59 PM
3	This is a rear-view-mirror question without follow-up of what we think Menasha could/should be in the next 5-10 years. What would be an appropriate mix of these things for a city like Menasha? What can we do to improve the quality of life for our residents and families? What kinds of businesses and services are needed in Menasha to "fill the gaps," and what can we offer to attract and keep them here?	7/24/2021 8:56 AM
4	The city is landlocked with little area for growth. We need to look at improving what we have. Let's make the new development look better by incorporating better development standards.	7/19/2021 7:32 AM
5	My first thought is wondering where there is any growth inside of menasha?	7/18/2021 5:01 PM
6	Downtown Menasha is a disaster. All the historical buildings have been demolished. The Faith building is a misfit. The Brin is a good compromise but holds no semblance to the historic buildings of the past.	7/18/2021 10:49 AM

Menasha Community Survey

7	Too many empty buildings	7/17/2021 7:34 AM
8	We have several empty buildings downtown that need to be updated and one that needs to be sold because it has been out of business for years.	7/15/2021 6:22 PM
9	Need more mixed use and multi-family	7/15/2021 5:29 PM
10	It's challenging when a city embraces industry over quality of life issues in a downtown setting. In the 21st Century, residential housing and quality of life issues should be forefront.	7/15/2021 8:53 AM
11	The only thing the City has built is Storage Sheds, Industrial, Car Washes and Coffee Shops. NO LIVING WAGE jobs, No draw to Downtown, High Taxes	7/14/2021 5:17 PM
12	We are loosing business not gaining, many vancant buildings	7/14/2021 3:46 PM
13	Too many rental units Way too many low income units	7/13/2021 9:45 PM
14	We lost all our mill jobs and businesses are moving out of the city range which hurts residents living in the city to travel for a job and also shop. Progress has hurt Menasha, with putting in a parking ramp restricting residents for much needed parking to local businesses on the north side of Main Street and now that business moved out of the building it required to a different location, a waste for all residents.	7/13/2021 7:19 PM
15	Apartments, Condos keep going up , and I don't feel that they are made available to lower income or, Senior renters/buyers in mind. Retail -feel The city would benefit from an additional Local Grocery within the town.	7/13/2021 2:24 PM
16	We need a grocery store near downtown Menasha	7/13/2021 11:20 AM
17	Would like to city work to fill their downtown with viable businesses. Would like the ratio of home owners to renters increase	7/12/2021 6:19 PM

Q17 Please list your top THREE factors that make for a good neighborhood.

Answered: 106 Skipped: 30

ANSWER CHOICES	RESPONSES	
#1	100.00%	106
#2	100.00%	106
#3	95.28%	101

#	#1	DATE
1	trees	7/29/2021 9:09 AM
2	Safety	7/28/2021 9:29 AM
3	Shared green space, parks, trails	7/27/2021 9:09 PM
4	Diversity	7/26/2021 7:31 PM
5	Friendly neighbors	7/25/2021 6:50 PM
6	Safety	7/25/2021 6:21 PM
7	Trees	7/25/2021 10:05 AM
8	No junk	7/24/2021 10:59 PM
9	Low crime	7/24/2021 6:45 PM
10	Continue upkeep of your residence	7/24/2021 6:40 PM
11	Good Neighbors	7/24/2021 5:11 PM
12	Bikeability	7/24/2021 4:42 PM
13	Looks	7/24/2021 4:17 PM
14	Location	7/24/2021 3:13 PM
15	Multi residential	7/24/2021 2:01 PM
16	Respectful people	7/24/2021 1:47 PM
17	Quaint appearance	7/24/2021 11:17 AM
18	Responsible property owners	7/24/2021 11:11 AM
19	Safety	7/24/2021 10:15 AM
20	Maintenance of property	7/24/2021 10:14 AM
21	Property maintenance	7/24/2021 9:23 AM
22	Safety	7/24/2021 9:22 AM
23	Safety	7/24/2021 9:11 AM
24	Good people	7/24/2021 9:07 AM
25	Well-kept parks with programming for all ages	7/24/2021 8:56 AM
26	Safety	7/24/2021 8:44 AM
27	Low traffic volume	7/24/2021 8:43 AM

Menasha Community Survey

28	Quality people living in it	7/24/2021 8:42 AM
29	Good Streets	7/24/2021 8:40 AM
30	Good yard maintenance	7/24/2021 8:34 AM
31	Trees	7/24/2021 8:32 AM
32	Safety	7/24/2021 8:17 AM
33	Safe	7/24/2021 8:16 AM
34	Low crime	7/24/2021 8:16 AM
35	Clean	7/24/2021 8:05 AM
36	Friendly neighbors	7/24/2021 8:04 AM
37	The type of neighborhood that matches my home	7/23/2021 11:52 AM
38	Home that are similar in size	7/23/2021 8:01 AM
39	Easy access	7/21/2021 11:06 AM
40	Neighboring properties upkeep and ownership, not rentals	7/20/2021 8:23 PM
41	SAFETY, SAFETY, SAFETY!	7/20/2021 7:51 PM
42	Visual attraction	7/20/2021 7:52 AM
43	Safety	7/19/2021 9:17 PM
44	Overall looks of property and housing upkeep.	7/19/2021 7:44 PM
45	Large lots	7/19/2021 7:28 PM
46	Safety	7/19/2021 6:43 PM
47	Good connectivity for vehicles, bikes, pedestrians	7/19/2021 2:29 PM
48	Safety	7/19/2021 11:48 AM
49	Multiple ways to get around: bike, walk, transit, roads	7/19/2021 11:04 AM
50	Consistency...all home being similar value homes	7/19/2021 9:01 AM
51	Clean nice properties	7/19/2021 8:47 AM
52	Same sized and same valued homes	7/19/2021 8:43 AM
53	Safety	7/19/2021 7:32 AM
54	People who are invested in the neighborhood	7/18/2021 9:34 PM
55	Safe streets that are bicycle and pedestrian friendly	7/18/2021 5:01 PM
56	Safety	7/18/2021 2:28 PM
57	Neighborhood relations	7/18/2021 2:01 PM
58	Neighbors who know each other and interact	7/18/2021 1:04 PM
59	Safety	7/18/2021 10:49 AM
60	Close to a Park	7/18/2021 10:03 AM
61	Well kept properties	7/18/2021 8:47 AM
62	Families taking precedence over businesses and industries	7/18/2021 8:37 AM
63	Walkability to schools, retail, etc	7/18/2021 8:34 AM
64	Clean property	7/17/2021 7:34 AM
65	Neighbors	7/17/2021 5:53 AM

Menasha Community Survey

66	The type of neighborhood we currently live in	7/16/2021 5:21 PM
67	Lot size	7/16/2021 5:03 PM
68	Good neighbors	7/16/2021 1:28 PM
69	Clean	7/16/2021 10:18 AM
70	Homeowners who keep up their homes and yards	7/15/2021 10:44 PM
71	Public Amenities	7/15/2021 10:37 PM
72	Homeowners	7/15/2021 8:42 PM
73	nice people	7/15/2021 5:29 PM
74	GET RID OF DITCHES!	7/15/2021 11:24 AM
75	Community Pride	7/15/2021 8:53 AM
76	Well kept homes	7/14/2021 8:35 PM
77	Safety	7/14/2021 5:17 PM
78	Safety	7/14/2021 3:46 PM
79	People and city taking care of property	7/14/2021 8:31 AM
80	Local businesses close by	7/13/2021 10:42 PM
81	Single family houses	7/13/2021 9:45 PM
82	People that take care of their yards	7/13/2021 9:41 PM
83	Safety	7/13/2021 8:00 PM
84	Pleasant neighbors helping one another	7/13/2021 7:19 PM
85	Sidewalks	7/13/2021 4:50 PM
86	Lower taxes for homeowners	7/13/2021 3:55 PM
87	Safety	7/13/2021 2:24 PM
88	Clean and well maintained properties	7/13/2021 11:20 AM
89	Safety	7/13/2021 10:16 AM
90	Love Thy Neighbor	7/13/2021 8:44 AM
91	Friendly neighbors	7/13/2021 8:30 AM
92	Safety	7/13/2021 8:21 AM
93	Willing to help everyone out	7/13/2021 7:34 AM
94	Allowing campers on side yard, boats. Etc	7/13/2021 7:05 AM
95	Noise	7/13/2021 6:52 AM
96	Safety	7/13/2021 6:26 AM
97	Respectable Upstanding Contributing citizens	7/13/2021 5:35 AM
98	safety	7/13/2021 5:26 AM
99	Safety	7/13/2021 2:25 AM
100	Ability to know your neighbors	7/13/2021 1:18 AM
101	Walkability	7/13/2021 12:38 AM
102	Safety	7/12/2021 8:57 PM
103	Safety from crime	7/12/2021 6:19 PM

Menasha Community Survey

104	quiet	7/12/2021 1:32 PM
105	walk-ability connection to trails	7/12/2021 12:11 PM
106	Maintained properties	7/12/2021 10:25 AM
#	#2	DATE
1	cars	7/29/2021 9:09 AM
2	Kind neighbors	7/28/2021 9:29 AM
3	Excellent schools	7/27/2021 9:09 PM
4	Green space	7/26/2021 7:31 PM
5	Good house upkeep	7/25/2021 6:50 PM
6	Neighbors	7/25/2021 6:21 PM
7	Safety	7/25/2021 10:05 AM
8	Maintained properties	7/24/2021 10:59 PM
9	Well kept	7/24/2021 6:45 PM
10	Don't be noisy	7/24/2021 6:40 PM
11	People take responsibility for there property!	7/24/2021 5:11 PM
12	Nearby shops and leisure opportunities	7/24/2021 4:42 PM
13	Businesses nearby	7/24/2021 4:17 PM
14	Safety	7/24/2021 3:13 PM
15	Cleanliness	7/24/2021 2:01 PM
16	Law abiding people	7/24/2021 1:47 PM
17	Greens	7/24/2021 11:17 AM
18	Reasonable city planning	7/24/2021 11:11 AM
19	Property value-single occupancy family homes	7/24/2021 10:15 AM
20	Appropriate noise level	7/24/2021 10:14 AM
21	Safety	7/24/2021 9:23 AM
22	Cleanliness	7/24/2021 9:22 AM
23	Family / neighborhood involvement	7/24/2021 9:11 AM
24	visually pleasing	7/24/2021 9:07 AM
25	Neighborhood schools	7/24/2021 8:56 AM
26	Courtesy	7/24/2021 8:44 AM
27	Neighbors who look out for each other	7/24/2021 8:43 AM
28	Overall upkeep	7/24/2021 8:42 AM
29	Good owner occupied housing	7/24/2021 8:40 AM
30	Good house upkeep	7/24/2021 8:34 AM
31	Kids rec area	7/24/2021 8:32 AM
32	Aesthetics	7/24/2021 8:17 AM
33	Friendly	7/24/2021 8:16 AM
34	Ability to do what we want on our property.	7/24/2021 8:16 AM

Menasha Community Survey

35	Safe	7/24/2021 8:05 AM
36	Near shopping like grocery	7/24/2021 8:04 AM
37	The peace and tranquility our neighborhood offers. It's not over trafficked with outside people coming into neighborhood	7/23/2021 11:52 AM
38	No duplexes, cottages, or anything else that devalues the neighborhood	7/23/2021 8:01 AM
39	Lighting	7/21/2021 11:06 AM
40	Nearby amenities (ie businesses, parks, entertainment)	7/20/2021 8:23 PM
41	Responsible neighbors that take pride in their homes	7/20/2021 7:51 PM
42	Good smell, or at least not a bad smell	7/20/2021 7:52 AM
43	Accessibility to walking/biking	7/19/2021 9:17 PM
44	Roads being kept in good shape.	7/19/2021 7:44 PM
45	Trees	7/19/2021 7:28 PM
46	Appearance	7/19/2021 6:43 PM
47	Good recreation / open space (parks, trails, etc)	7/19/2021 2:29 PM
48	Cleanliness	7/19/2021 11:48 AM
49	Natural environment: trees, landscaping, cleanliness	7/19/2021 11:04 AM
50	No sidewalks or pathways	7/19/2021 9:01 AM
51	Safe	7/19/2021 8:47 AM
52	Lot size	7/19/2021 8:43 AM
53	Walkable	7/19/2021 7:32 AM
54	Location (proximity to grocers library, church, friends.	7/18/2021 9:34 PM
55	Aesthetics/properly maintained properties	7/18/2021 5:01 PM
56	Traffic	7/18/2021 2:28 PM
57	Housing up-keep, access to green-space	7/18/2021 2:01 PM
58	Amenities for all ages and abilities	7/18/2021 1:04 PM
59	Affordable	7/18/2021 10:49 AM
60	Safe walking trails other than a trail around a park	7/18/2021 10:03 AM
61	Safety of the area	7/18/2021 8:47 AM
62	Having affordable and maintainable homes	7/18/2021 8:37 AM
63	Mixture of housing types	7/18/2021 8:34 AM
64	Building upkeep	7/17/2021 7:34 AM
65	Peacefulness	7/17/2021 5:53 AM
66	quality neighbors	7/16/2021 5:21 PM
67	Same quality of homes within neighborhoods	7/16/2021 5:03 PM
68	No pathways	7/16/2021 1:28 PM
69	Safe	7/16/2021 10:18 AM
70	Homeowners who respect neighbors	7/15/2021 10:44 PM
71	Safety	7/15/2021 10:37 PM
72	Limited rentals	7/15/2021 8:42 PM

Menasha Community Survey

73	quality/affordable housing	7/15/2021 5:29 PM
74	GET RID OF DITCHES!	7/15/2021 11:24 AM
75	Pride of Ownership	7/15/2021 8:53 AM
76	Owner occupied	7/14/2021 8:35 PM
77	Maintenance	7/14/2021 5:17 PM
78	Neighbors	7/14/2021 3:46 PM
79	Safety	7/14/2021 8:31 AM
80	Biking trails	7/13/2021 10:42 PM
81	Well kept yards	7/13/2021 9:45 PM
82	Respectful neighbors	7/13/2021 9:41 PM
83	Friendliness of neighbors	7/13/2021 8:00 PM
84	Local stores to keep neighbors/residents shop locally	7/13/2021 7:19 PM
85	Lighting	7/13/2021 4:50 PM
86	Higher taxes or fines for flipped houses and rentals	7/13/2021 3:55 PM
87	Pride in ownership, either rental, or home owner	7/13/2021 2:24 PM
88	Minimal traffic flow through the neighborhood	7/13/2021 11:20 AM
89	Parks	7/13/2021 10:16 AM
90	Communication	7/13/2021 8:44 AM
91	Maintained properties	7/13/2021 8:30 AM
92	Quiet	7/13/2021 8:21 AM
93	Friendly	7/13/2021 7:34 AM
94	Tidy front yards	7/13/2021 7:05 AM
95	Cleanliness	7/13/2021 6:52 AM
96	Maintenance	7/13/2021 6:26 AM
97	Neighbors who follow ordinances	7/13/2021 5:35 AM
98	noise control	7/13/2021 5:26 AM
99	Property kept up	7/13/2021 2:25 AM
100	Pride in ownership, well kept homes/yards even if older	7/13/2021 1:18 AM
101	Parks/public amenneties	7/13/2021 12:38 AM
102	Cleanliness	7/12/2021 8:57 PM
103	Adequate lighting	7/12/2021 6:19 PM
104	nice yard	7/12/2021 1:32 PM
105	nearby amenities retail/entertainment/parks	7/12/2021 12:11 PM
106	Parks	7/12/2021 10:25 AM
#	#3	DATE
1	houses	7/29/2021 9:09 AM
2	Good property upkeep	7/28/2021 9:29 AM
3	Pride in homeownership (upkept homes)	7/27/2021 9:09 PM

Menasha Community Survey

4	Sense of community	7/26/2021 7:31 PM
5	Respectful neighbors	7/25/2021 6:50 PM
6	Upkeep	7/25/2021 6:21 PM
7	Nice neighbors	7/25/2021 10:05 AM
8	Safety	7/24/2021 10:59 PM
9	Quiet	7/24/2021 6:45 PM
10	Follow city ordinances	7/24/2021 6:40 PM
11	Natural appearance	7/24/2021 4:42 PM
12	Parks	7/24/2021 4:17 PM
13	Surrounding houses	7/24/2021 3:13 PM
14	Local business public access	7/24/2021 2:01 PM
15	More home ownership less rentals	7/24/2021 1:47 PM
16	Architecture is consistent	7/24/2021 11:17 AM
17	Proximity to amenities	7/24/2021 11:11 AM
18	Upkeep/maintenance	7/24/2021 10:15 AM
19	Respectful to others	7/24/2021 10:14 AM
20	Friendly neighbors	7/24/2021 9:23 AM
21	Home upkeep	7/24/2021 9:11 AM
22	clean, safe	7/24/2021 9:07 AM
23	Safety	7/24/2021 8:56 AM
24	Appropriate age range.	7/24/2021 8:44 AM
25	Residents who take good care of their property	7/24/2021 8:43 AM
26	Proximity to businesses	7/24/2021 8:42 AM
27	Good involved neighbors	7/24/2021 8:40 AM
28	Fenced dog park	7/24/2021 8:32 AM
29	Accessibility to services	7/24/2021 8:17 AM
30	Good upkeep	7/24/2021 8:16 AM
31	Easy access to walking trails and retailers.	7/24/2021 8:16 AM
32	Accessible	7/24/2021 8:05 AM
33	Walkable/bikeable	7/24/2021 8:04 AM
34	No sidewalks or pathways...no cottages being built across the pond	7/23/2021 11:52 AM
35	no sidewalks	7/23/2021 8:01 AM
36	Nearby parks or walking trails	7/21/2021 11:06 AM
37	Roads and sidewalk for accessibility and recreation	7/20/2021 8:23 PM
38	Sense of community and caring for your friends and neighbors	7/20/2021 7:51 PM
39	Good road access!!	7/20/2021 7:52 AM
40	Services nearby	7/19/2021 9:17 PM
41	Sidewalks maintained.	7/19/2021 7:44 PM

Menasha Community Survey

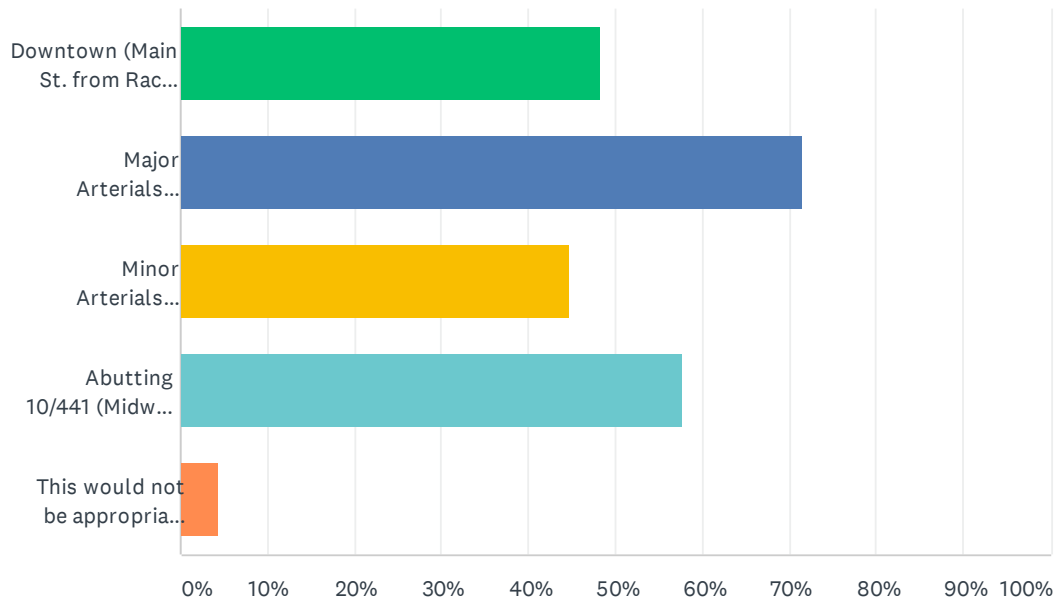
42	Covenants on house size	7/19/2021 7:28 PM
43	Family	7/19/2021 6:43 PM
44	Street trees (program should be required for new development)	7/19/2021 2:29 PM
45	Friendly	7/19/2021 11:48 AM
46	More owners, fewer absentee landlords	7/19/2021 11:04 AM
47	Parks	7/19/2021 9:01 AM
48	Quite	7/19/2021 8:47 AM
49	No sidewalks	7/19/2021 8:43 AM
50	Property maintenance	7/19/2021 7:32 AM
51	Large established trees, a variety of interesting and unique homes	7/18/2021 9:34 PM
52	Good parks within walking distance (menasha has very few good parks)	7/18/2021 5:01 PM
53	Noise	7/18/2021 2:28 PM
54	Slow traffic, bikeable and walkable	7/18/2021 2:01 PM
55	Being able to walk my dog in local parks	7/18/2021 1:04 PM
56	Esthetically pleasing	7/18/2021 10:49 AM
57	Trees/wild life	7/18/2021 10:03 AM
58	Lightning	7/18/2021 8:47 AM
59	Safe and friendly individuals living within the community	7/18/2021 8:37 AM
60	Nice parks	7/18/2021 8:34 AM
61	Things to do!!	7/17/2021 7:34 AM
62	People minding their own business	7/17/2021 5:53 AM
63	no sidewalks or pathways - they would ruin the look/feel of our neighborhood	7/16/2021 5:03 PM
64	Subdivision should follow covenants	7/16/2021 1:28 PM
65	Quiet	7/16/2021 10:18 AM
66	Well designed streets	7/15/2021 10:44 PM
67	Ease of access	7/15/2021 10:37 PM
68	Good size lots	7/15/2021 8:42 PM
69	bike lanes	7/15/2021 5:29 PM
70	GET RID OF DITCHES!	7/15/2021 11:24 AM
71	Progressive Informed Community Leaders	7/15/2021 8:53 AM
72	Single family	7/14/2021 8:35 PM
73	Quiet	7/14/2021 5:17 PM
74	Growth of community	7/14/2021 3:46 PM
75	Lighting	7/14/2021 8:31 AM
76	Parks	7/13/2021 10:42 PM
77	No campers/boats parked long term in driveways	7/13/2021 9:45 PM
78	Aesthetics	7/13/2021 8:00 PM
79	Parks and other things to entertain children and teens.	7/13/2021 7:19 PM

Menasha Community Survey

80	Trees	7/13/2021 4:50 PM
81	Access to parks, trails, and activities	7/13/2021 3:55 PM
82	Ease of access to local events, and More local events in Menasha City.	7/13/2021 2:24 PM
83	Nearby access to groceries, schools, churches	7/13/2021 11:20 AM
84	Space	7/13/2021 10:16 AM
85	Noise control/Respect	7/13/2021 8:44 AM
86	Maintained streets	7/13/2021 8:30 AM
87	Homes kept up	7/13/2021 8:21 AM
88	Respect full	7/13/2021 7:34 AM
89	Clearly marked cross walks	7/13/2021 7:05 AM
90	Animal control	7/13/2021 6:52 AM
91	Quality services	7/13/2021 6:26 AM
92	Neighbors who respect other Neighbors around them. Noise wise, such as barking dogs.	7/13/2021 5:35 AM
93	yard maintenance	7/13/2021 5:26 AM
94	Friendly neighbors	7/13/2021 2:25 AM
95	Able to walk the area and feel safe	7/13/2021 1:18 AM
96	access to shopping	7/13/2021 12:38 AM
97	Community	7/12/2021 8:57 PM
98	No walking paths through established neighborhoods	7/12/2021 6:19 PM
99	close to stores	7/12/2021 1:32 PM
100	garage not entire front facade of home	7/12/2021 12:11 PM
101	Good streets	7/12/2021 10:25 AM

Q18 Where would the above development be appropriate if built in Menasha? (Check all that apply)

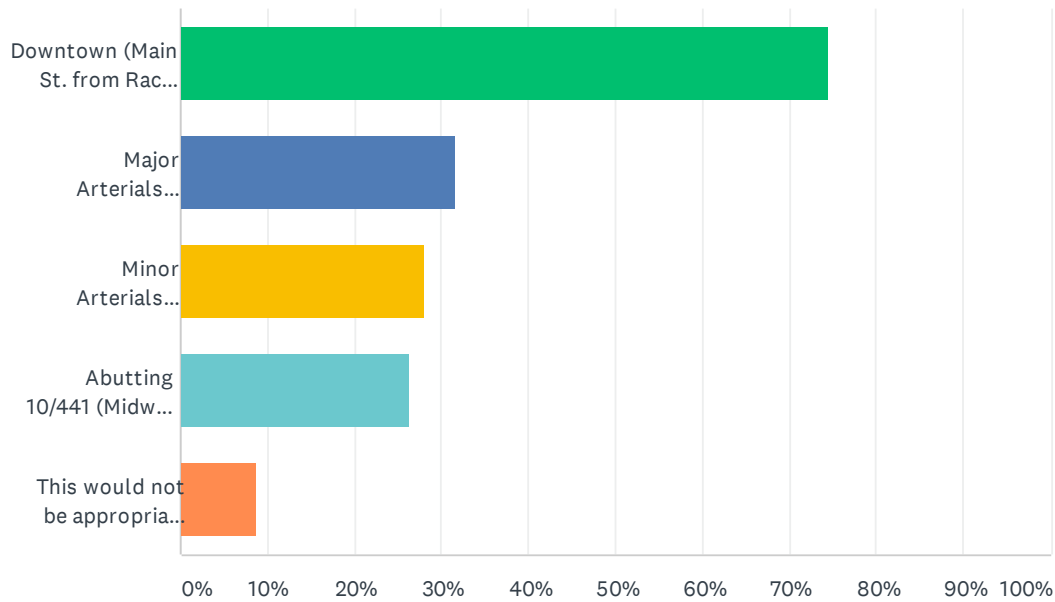
Answered: 116 Skipped: 20



ANSWER CHOICES	RESPONSES	
Downtown (Main St. from Racine to Tayco)	48.28%	56
Major Arterials (Appleton Rd./Hwy 47, Oneida St./Hwy 10)	71.55%	83
Minor Arterials (Plank Rd., Racine St., Tayco Rd., Midway Rd., Valley Rd.)	44.83%	52
Abutting 10/441 (Midway Rd., Appleton Rd. and Racine Rd. interchanges)	57.76%	67
This would not be appropriate in Menasha	4.31%	5
Total Respondents: 116		

Q19 Where would the above development be appropriate if built in Menasha? (Check all that apply)

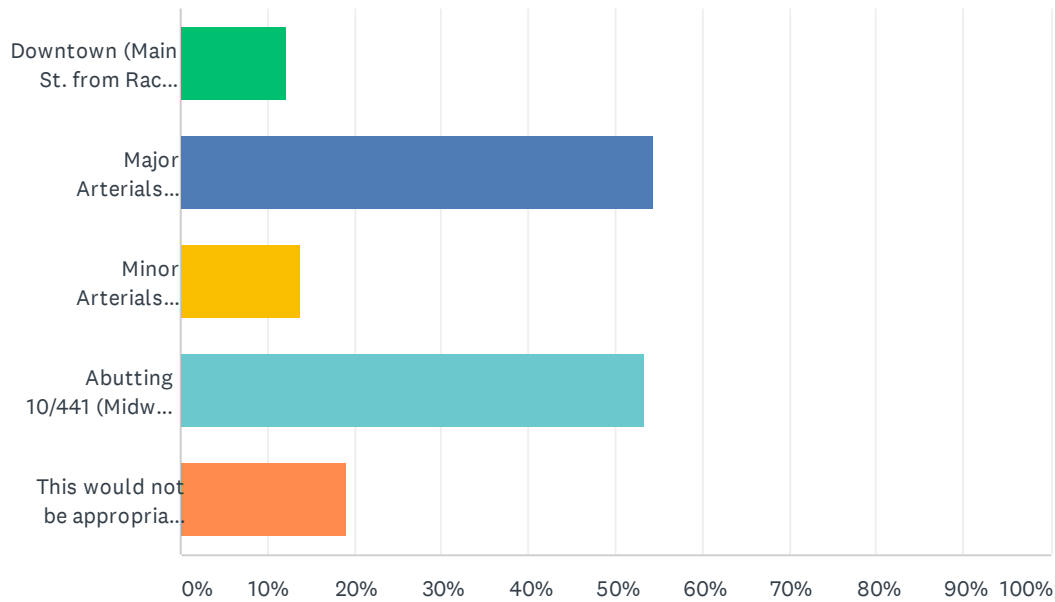
Answered: 114 Skipped: 22



ANSWER CHOICES	RESPONSES	
Downtown (Main St. from Racine to Tayco)	74.56%	85
Major Arterials (Appleton Rd./Hwy 47, Oneida St./Hwy 10)	31.58%	36
Minor Arterials (Plank Rd., Racine St., Tayco Rd., Midway Rd., Valley Rd.)	28.07%	32
Abutting 10/441 (Midway Rd., Appleton Rd. and Racine Rd. interchanges)	26.32%	30
This would not be appropriate in Menasha	8.77%	10
Total Respondents: 114		

Q20 Where would the above development be appropriate if built in Menasha? (Check all that apply)

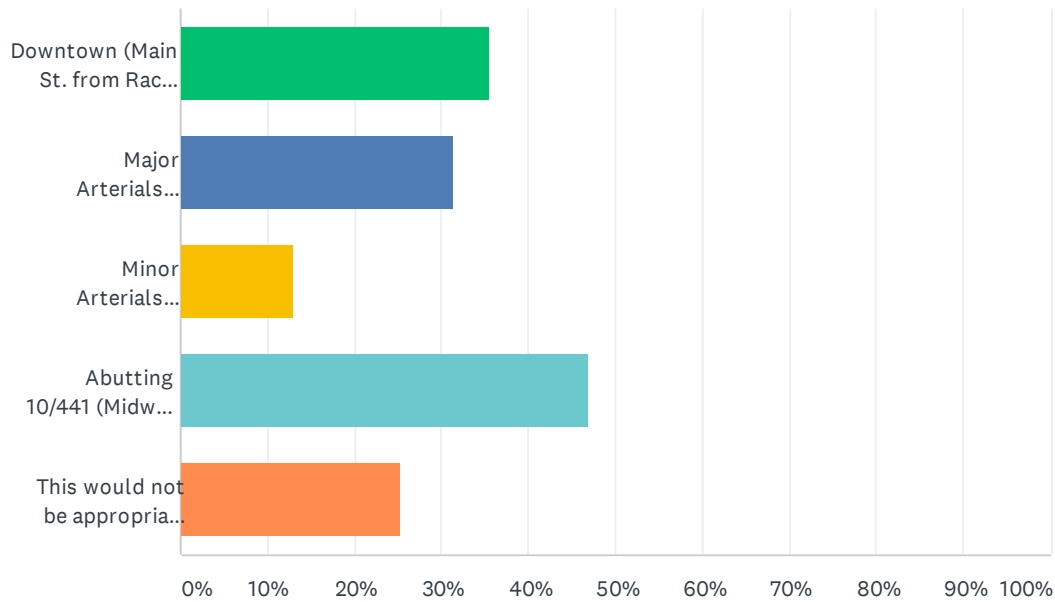
Answered: 116 Skipped: 20



ANSWER CHOICES	RESPONSES	
Downtown (Main St. from Racine to Tayco)	12.07%	14
Major Arterials (Appleton Rd./Hwy 47, Oneida St./Hwy 10)	54.31%	63
Minor Arterials (Plank Rd., Racine St., Tayco Rd., Midway Rd., Valley Rd.)	13.79%	16
Abutting 10/441 (Midway Rd., Appleton Rd. and Racine Rd. interchanges)	53.45%	62
This would not be appropriate in Menasha	18.97%	22
Total Respondents: 116		

Q21 Where would the above development be appropriate if built in Menasha? (Check all that apply)

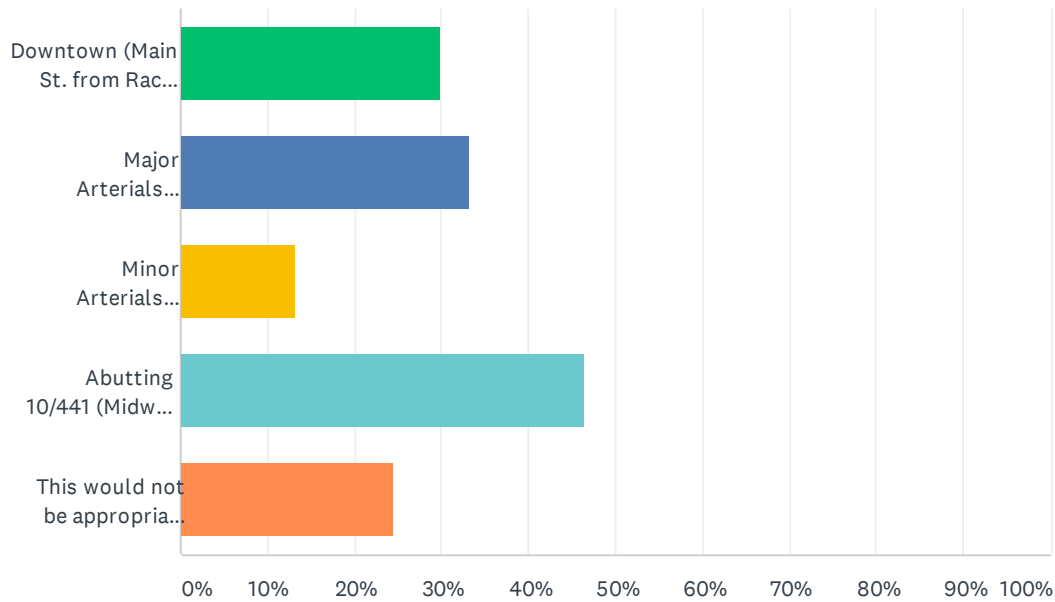
Answered: 115 Skipped: 21



ANSWER CHOICES	RESPONSES	
Downtown (Main St. from Racine to Tayco)	35.65%	41
Major Arterials (Appleton Rd./Hwy 47, Oneida St./Hwy 10)	31.30%	36
Minor Arterials (Plank Rd., Racine St., Tayco Rd., Midway Rd., Valley Rd.)	13.04%	15
Abutting 10/441 (Midway Rd., Appleton Rd. and Racine Rd. interchanges)	46.96%	54
This would not be appropriate in Menasha	25.22%	29
Total Respondents: 115		

Q22 Where would the above development be appropriate if built in Menasha? (Check all that apply)

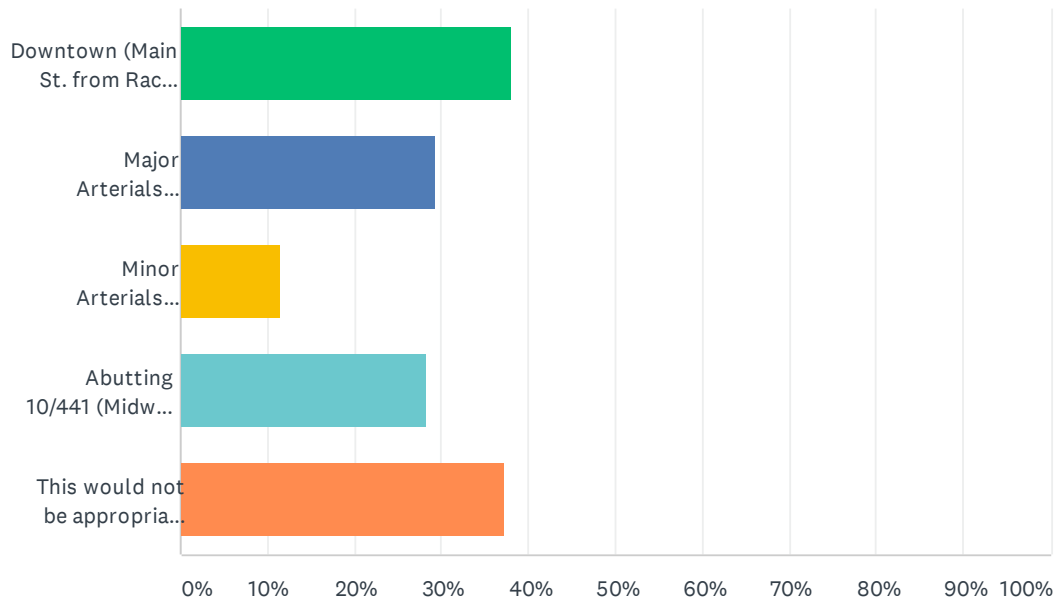
Answered: 114 Skipped: 22



ANSWER CHOICES	RESPONSES	
Downtown (Main St. from Racine to Tayco)	29.82%	34
Major Arterials (Appleton Rd./Hwy 47, Oneida St./Hwy 10)	33.33%	38
Minor Arterials (Plank Rd., Racine St., Tayco Rd., Midway Rd., Valley Rd.)	13.16%	15
Abutting 10/441 (Midway Rd., Appleton Rd. and Racine Rd. interchanges)	46.49%	53
This would not be appropriate in Menasha	24.56%	28
Total Respondents: 114		

Q23 Where would the above development be appropriate if built in Menasha? (Check all that apply)

Answered: 113 Skipped: 23



ANSWER CHOICES	RESPONSES	
Downtown (Main St. from Racine to Tayco)	38.05%	43
Major Arterials (Appleton Rd./Hwy 47, Oneida St./Hwy 10)	29.20%	33
Minor Arterials (Plank Rd., Racine St., Tayco Rd., Midway Rd., Valley Rd.)	11.50%	13
Abutting 10/441 (Midway Rd., Appleton Rd. and Racine Rd. interchanges)	28.32%	32
This would not be appropriate in Menasha	37.17%	42
Total Respondents: 113		

Q24 What hopes or concerns do you have for commercial development in the City?

Answered: 64 Skipped: 72

#	RESPONSES	DATE
1	more stuff for residents and not for other people	7/29/2021 9:09 AM
2	Concerns about commercial and apartment development near Lake Park & Villa, specifically on the South West corner. Too close to the single family residential area.	7/28/2021 9:33 AM
3	My hope is that new construction close to downtown/ the waterfront integrates the historic buildings and keeps a small town/ unique/ downtown feel (no chains/ cookie cutter construction).	7/27/2021 9:13 PM
4	Becoming less affordable	7/26/2021 7:33 PM
5	The City only builds pole buildings. These examples are never offered.	7/24/2021 11:01 PM
6	That it is affordable.	7/24/2021 6:47 PM
7	Use vacant buildings	7/24/2021 6:43 PM
8	None	7/24/2021 5:15 PM
9	Essentials like grocery and leisurely amenities like a bicycle shop, brewpubs, and support the growing downtown restaurants with connections to residential neighborhoods via trails or bike/ped routes	7/24/2021 4:46 PM
10	Not near residential areas	7/24/2021 4:19 PM
11	Pollution, including air, water, light and noise. Crime and traffic	7/24/2021 3:15 PM
12	Good accessibility/better accessibility to local businesses in the downtown Menasha area.	7/24/2021 2:11 PM
13	Small unique shops and business	7/24/2021 11:19 AM
14	We need more tax base and less non profits building in our city.	7/24/2021 10:18 AM
15	Development of the Shopko Center area. Development of downtown area Development of Appleton Road corridor	7/24/2021 9:15 AM
16	I'm concerned about the future of commercial real estate in general. Menasha continues to be unable to address several former industrial properties that remain vacant or undeveloped and I'm concerned about the number of commercial properties already available and that there will be more to come. It's doubly concerning when coupled with the continued decline of our housing stock in the oldest parts of the city.	7/24/2021 9:14 AM
17	Poor access road quality and lack of parking.	7/24/2021 8:20 AM
18	I have a concern that Menasha is placing cottages across our pond. (1) We were told nothing would be built across the pond. (2) These homes do not match up with our subdivision. The concept of senior living is great. Just blend it in better. No cottages across the pond. Put a park or pathway there instead. ALSO, no to sidewalks...no to pathways through our neighborhood. You will ruin the look/feel of our special neighborhood. I sure hope you respect our wishes on this. I've seen how cheap this concept looks on Provence Terrace. We built our home based on this neighborhood as is. Sidewalks and pathways are definitely not needed. Our local streets are easily safe. My family use these streets all the time for biking and walking. Connect the paths to our roads...then let people walk on the roads to get to the next connecting path (just like you have with Nature's Way.	7/23/2021 12:00 PM
19	I like how Menasha is trying to do a complete facelift. Would love to see this process continue.	7/23/2021 8:03 AM
20	The Downtown needs to be developed ASAP. Nobody ever goes there because there is nothing to go to	7/21/2021 11:09 AM

Menasha Community Survey

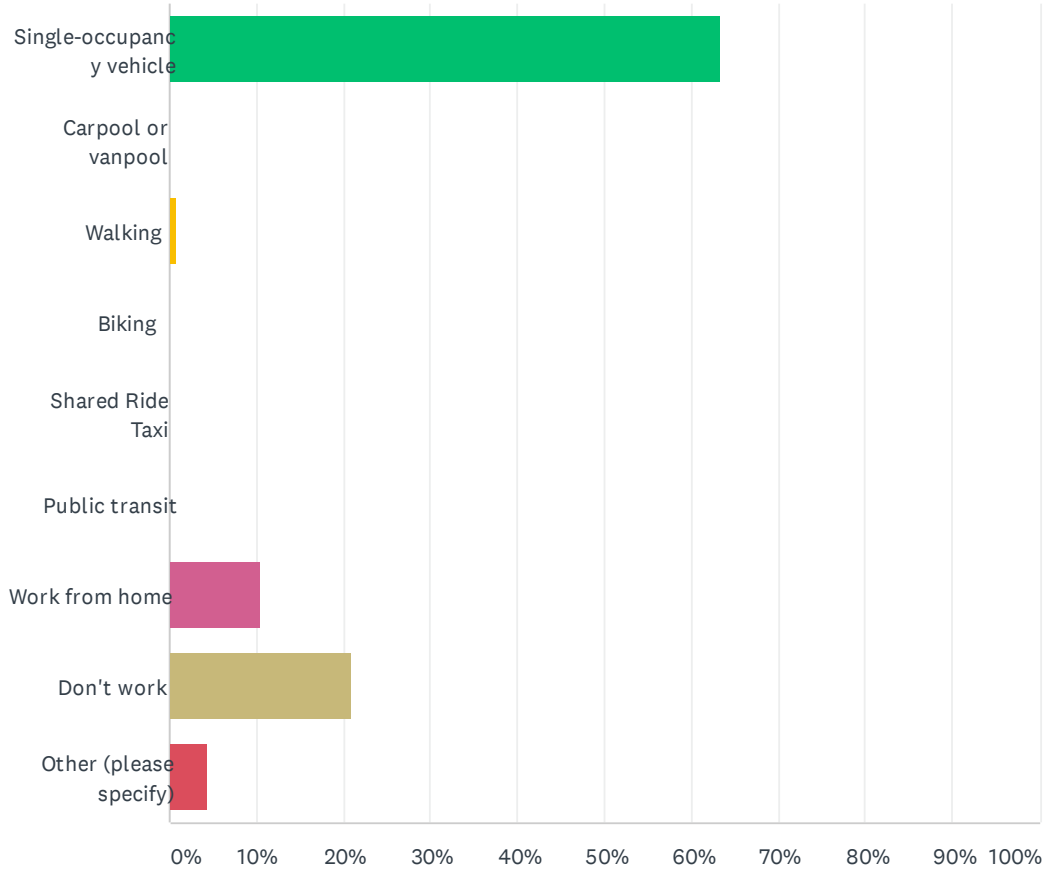
21	Downtown needs a big revival. Appleton road also needs to be utilized more.	7/20/2021 8:24 PM
22	Put the quality into it! We are always chasing Neenah and it's beautiful downtown. I would love for Menasha to be a destination spot like Neenah is with quaint and QUALITY businesses catering to families and upper level activities. Parker Johns, Marina, Weathervane and the beautiful One Menasha Center are amazing places - we just need to build on the good!	7/20/2021 7:54 PM
23	We make use of existing spaces that need updating.	7/19/2021 9:20 PM
24	Ability to maintain retail shops.	7/19/2021 7:46 PM
25	I would love to see high quality vertical mixed use projects.	7/19/2021 2:33 PM
26	It would be great to continue to see development in the downtown area. I think this would lead to an increase in retail and dining locations as they would have a larger population to sustain their business. I think it would be great to see some family friendly businesses in the downtown area (Children's museum, Urban Air or Altitude type business, pottery type things) so families could make a day of spending in downtown Menasha.	7/19/2021 11:50 AM
27	Would like to see development targeted in a way that leverages our publicly owned utility and looks to a future of electric vehicles, enhanced utilization of public transit, and is environmentally sensitive/sound.	7/19/2021 11:07 AM
28	Bring in businesses that have a solid opportunity to survive	7/19/2021 9:04 AM
29	Bring in more corporations which supply good professional jobs, higher income and more tax revenue. Lower taxes for property owners.	7/19/2021 8:50 AM
30	Improvement in visual appearance, especially downtown area. No strip malls. Larger parking lots should incorporate trees and other vegetation.	7/19/2021 7:33 AM
31	We need to continue building on rich varied recreational opportunities and attractive residential areas in order to attract young families and young adults to want to live here.	7/18/2021 9:39 PM
32	Stop giving developers tax dollars for their developments.	7/18/2021 5:03 PM
33	For more businesses to open in Menasha.	7/18/2021 2:31 PM
34	Shops and grocery in down town area. It might be a good thing to develop one or two other "Down-town" areas in the community so services are distributed across the city. Citizens might go to other communities if such services are too far away.	7/18/2021 2:14 PM
35	I'd love to see a grocery store near Doty Island. I would like to have a few fast healthy food places like Panera or Freshii in Menasha.	7/18/2021 1:08 PM
36	Downtown should be able to compete with downtown Neenah. Neenah downtown is thriving and has honored their past without tearing it down.	7/18/2021 10:53 AM
37	We live in downtown Menasha and want our HOME to stay zoned as residential, and NOT rezoned back to commercial as we have no intention of ever moving. Some of these building examples shown remind me of larger cities, which is what we wanted to AVOID when we were looking for desirable housing. The feel of downtown currently has a charm that's found in cities that are a little on the smaller side. Menasha currently has a welcoming charm about it that makes one feel like they want to be a part of this community and come together. Unfortunately, many of the building examples shown in this survey take that away, and I personally feel like it would drive single-family homes and those families/communities away.	7/18/2021 8:58 AM
38	Hope that we can get more in the city	7/18/2021 8:50 AM
39	How about putting some money into road repair? There are a lot of piss poor roads, Appleton and Racine to name a couple along with any road you drive on.	7/17/2021 6:03 AM
40	My neighbor shared with me that Menasha is looking to put up sidewalks and pathways into our neighborhood again. My question is WHY? We said no way! It's still no. We do not want sidewalks. We do not want pathways. We do not want cottages across the pond. We were told their would be no buildings across the pond. Please stop in trying to destroy our neighborhood.	7/16/2021 5:25 PM
41	I heard rumors that Menasha was looking to add sidewalks and pathways in our neighborhood. If this is truly the case, please know we turned this down already. WE SAY NO TO SIDEWALKS AND PATHWAYS. Please do not ruin our neighborhood!	7/16/2021 5:07 PM

Menasha Community Survey

42	The selected areas are not the only applicable sites. Missing are any of the property from the locks to Jefferson.	7/15/2021 10:45 PM
43	Redesign the empty buildings downtown before building new ones... and the bar and grills on TAYCO need to update their curb appeal, makes that part of the city look like a ghetto.	7/15/2021 6:29 PM
44	We need more people, homes, apartments, to support the businesses.	7/15/2021 5:31 PM
45	A variety of businesses and services and adequate parking.	7/15/2021 8:56 AM
46	Please do not invest or encourage more low-income apartments.	7/14/2021 8:38 PM
47	None of the options include Third Street or Ahnaip! Need a DRAW - not apartments. Hotel, Banquet Facility, Entertainment, Restaurants, Corporate Headquarters, Medical Facilities, Up Scale	7/14/2021 5:21 PM
48	Use the building already empty. Don't build new.	7/14/2021 3:48 PM
49	More business downtown	7/14/2021 8:36 AM
50	Difficult for commercial development because of the many low income people in Menasha. People east of Oneida limit their visits to the city. Too many programs invite the poor to live in the city. Like Kmart's Blue light specials. Thriving communities limit the % of low income people/rental units.	7/13/2021 9:52 PM
51	I would like to see businesses in the downtown buildings already existing, in past we had candy store, clothing stores, bakery, and all were affordable. Specialty shops are lovely but we need regular type discount stores like the old dime store so locals can go downtown to buy clothes, etc. I would like to see this happen, as we had festivals in the 60s, and 50s, like Prospector Days and programs at the pool for the younger set. We need to liven up our city with items people need and want.	7/13/2021 7:25 PM
52	I would really hope that the City would place more effort in maintaining and keeping local business HERE ! Instead of continuing to build More ,,that somehow the many vacant, empty buildings could be revamped and utilized. Doing what it takes to invite more local use.	7/13/2021 2:38 PM
53	We definitely need more multi-family housing but it needs to be neat & well maintained. I hope we continue to have investment in beautification such as flowers, fountains etc. We need a grocery store (small one) in Menasha	7/13/2021 11:22 AM
54	Too many apartment buildings being built	7/13/2021 10:18 AM
55	Property to bring the community together...(hopes).	7/13/2021 8:46 AM
56	Something is wrong in the City of Menasha concerning planning and development. Drive down Main Street, Anaip Street, etc. and compare this to Neenah and Appleton. This isn't new... It's been that way for years.	7/13/2021 8:34 AM
57	A major grocery store. Pick n save. Or aldis. A children's place like appleton, an indoor multi tier dog track with a restaurant where dogs can go with. Several are in other states. A year round swimming pool. A pool hall. A dedicated building for Menasha recreation classes , like the old city hall, badminton not just pickleball.	7/13/2021 7:14 AM
58	No more TIFs.	7/13/2021 6:29 AM
59	Tax breaks for those who build. Example the building built by the electric company. Sitting vacant now.	7/13/2021 5:37 AM
60	The smaller businesses that are being brought to Main Street are priced too high for residents to shop there. I bought in Menasha because I wanted a small town feel.	7/13/2021 1:21 AM
61	Experiential facilities might have a chance. - Retail and commercial space is largely dead. Some hy-bred facilities (small retail, distribution, office online combined)	7/13/2021 12:46 AM
62	Would like to see the city draw in more tenants to the downtown district. Would also like to see the strip malls near Appleton Rd/441 be updated with vibrant businesses.	7/12/2021 6:25 PM
63	better distribution of commercial both small and large throughout neighbourhoods do we have too much office space with changes due to COVID need for a general department store need to support small unique businesses not just chains	7/12/2021 12:15 PM

Q25 How do you typically get to work?

Answered: 115 Skipped: 21



ANSWER CHOICES	RESPONSES	
Single-occupancy vehicle	63.48%	73
Carpool or vanpool	0.00%	0
Walking	0.87%	1
Biking	0.00%	0
Shared Ride Taxi	0.00%	0
Public transit	0.00%	0
Work from home	10.43%	12
Don't work	20.87%	24
Other (please specify)	4.35%	5
TOTAL		115

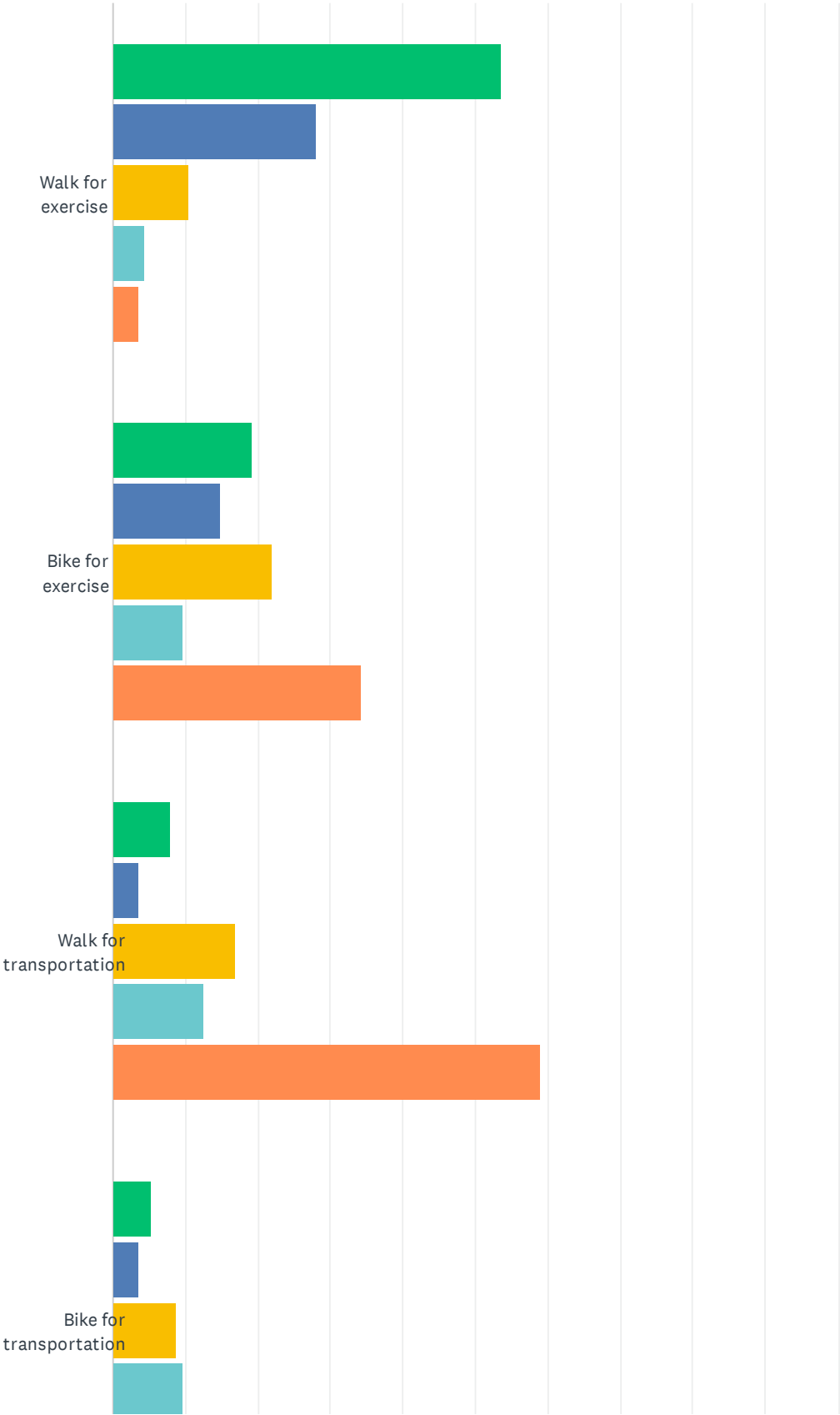
#	OTHER (PLEASE SPECIFY)	DATE
1	Retired	7/24/2021 3:17 PM
2	Retired	7/18/2021 10:56 AM

Menasha Community Survey

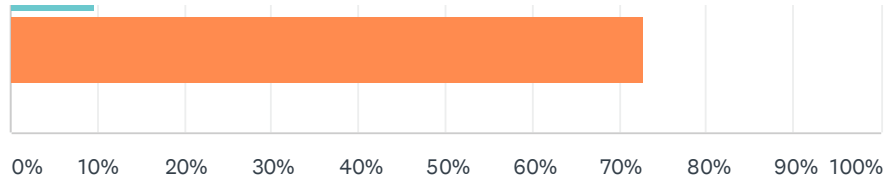
3	Retired	7/17/2021 7:36 AM
4	Used to drive my own car -- to Appleton for a job	7/13/2021 7:27 PM
5	retired	7/13/2021 2:41 PM

Q26 How often do you:

Answered: 114 Skipped: 22



Menasha Community Survey

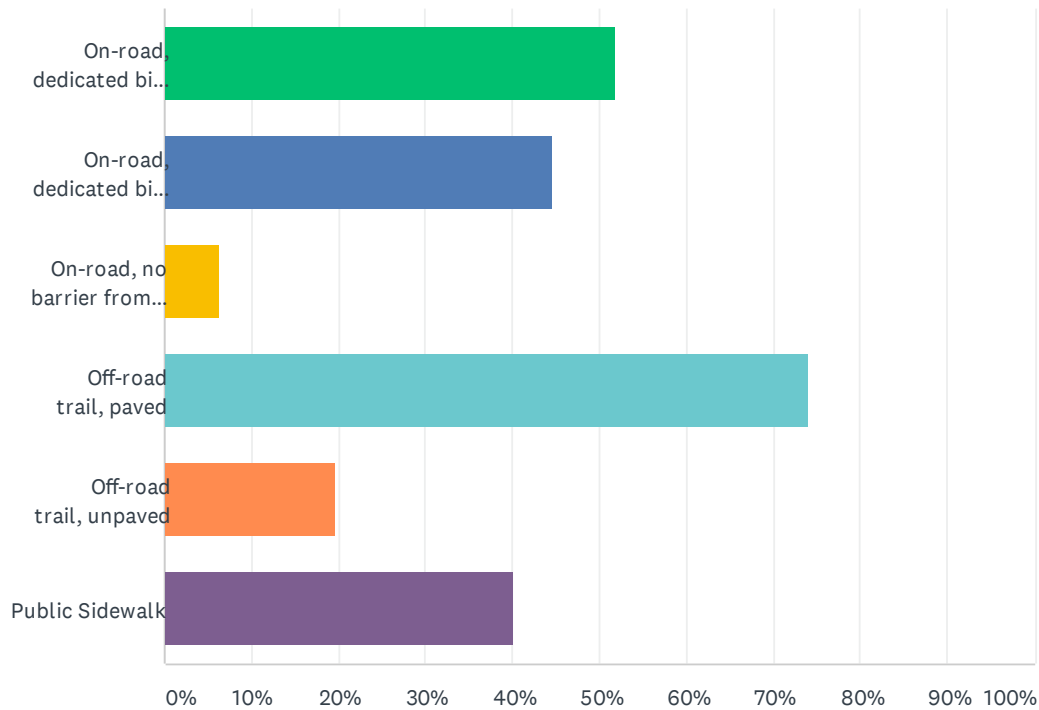


■ More than 2 times per week
 ■ 1-2 times per week
 ■ 1-2 times per month
 ■ 0 times in the past year

	MORE THAN 2 TIMES PER WEEK	1-2 TIMES PER WEEK	1-2 TIMES PER MONTH	1-2 TIMES PER YEAR	0 TIMES IN THE PAST YEAR	TOTAL	WEIGHTED AVERAGE
Walk for exercise	53.51% 61	28.07% 32	10.53% 12	4.39% 5	3.51% 4	114	1.76
Bike for exercise	19.30% 22	14.91% 17	21.93% 25	9.65% 11	34.21% 39	114	3.25
Walk for transportation	8.04% 9	3.57% 4	16.96% 19	12.50% 14	58.93% 66	112	4.11
Bike for transportation	5.26% 6	3.51% 4	8.77% 10	9.65% 11	72.81% 83	114	4.41

Q27 Along a BUSY ROAD, what type of bike facility would you feel safe using? (Check all that apply)

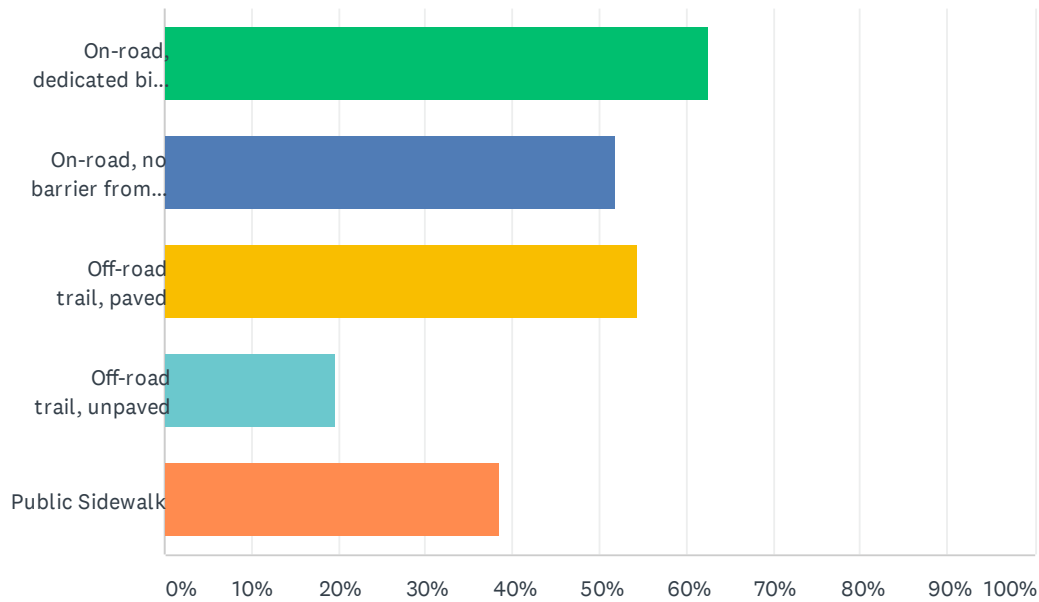
Answered: 112 Skipped: 24



ANSWER CHOICES	RESPONSES	
On-road, dedicated bike lane with physical barrier from cars	51.79%	58
On-road, dedicated bike lane (painted line and signed)	44.64%	50
On-road, no barrier from cars	6.25%	7
Off-road trail, paved	74.11%	83
Off-road trail, unpaved	19.64%	22
Public Sidewalk	40.18%	45
Total Respondents: 112		

Q28 Along a LOCAL STREET, what type of bike facility would you feel safe using? (Check all that apply)

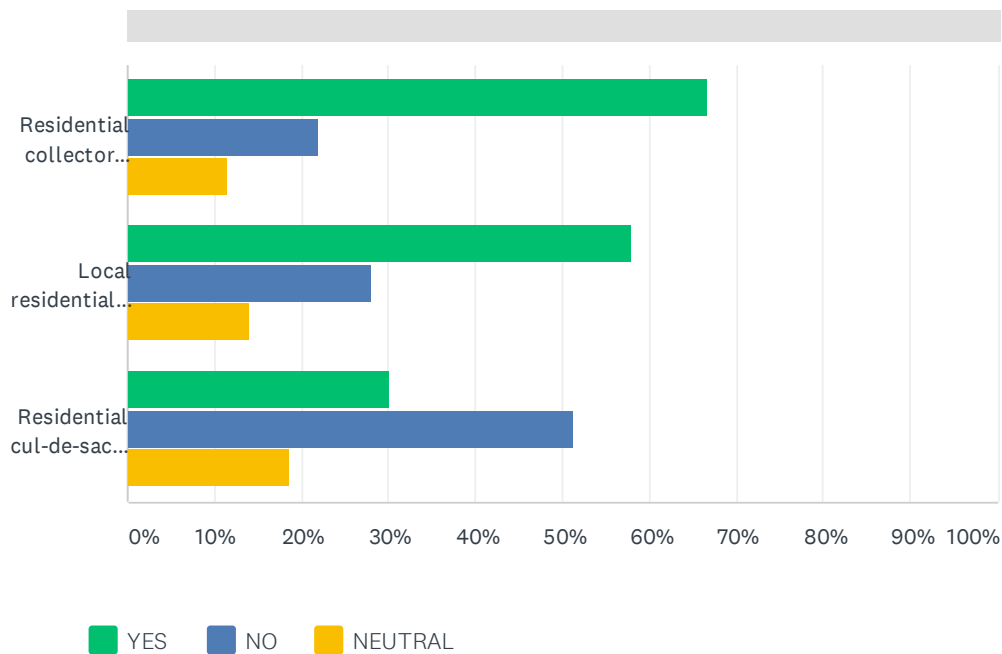
Answered: 112 Skipped: 24



ANSWER CHOICES	RESPONSES	
On-road, dedicated bike lane (painted line and signed)	62.50%	70
On-road, no barrier from cars	51.79%	58
Off-road trail, paved	54.46%	61
Off-road trail, unpaved	19.64%	22
Public Sidewalk	38.39%	43
Total Respondents: 112		

Q29 Should Menasha require the installation of sidewalks when reconstructing the following existing public streets?

Answered: 114 Skipped: 22



	YES	NO	NEUTRAL	TOTAL
Residential collector streets (roads that connect local streets to arterial roads)	66.67% 76	21.93% 25	11.40% 13	114
Local residential streets	57.89% 66	28.07% 32	14.04% 16	114
Residential cul-de-sac streets	30.09% 34	51.33% 58	18.58% 21	113

#	COMMENTS?	DATE
1	Please consider a trail along Manitowoc road west of Lake Park. It is dangerous to walk or bike.	7/28/2021 9:35 AM
2	Sidewalks are required until people complain they don't want them	7/24/2021 11:03 PM
3	Sidewalks keep residents safe and give them a safe way to walk and exercise	7/24/2021 3:17 PM
4	Strong proponent of sidewalks for pedestrians and bike lanes or trails everywhere for cyclists.	7/24/2021 1:56 PM
5	Residents should not be assessed for sidewalk installation. Sidewalks should be installed at the beginning of any new development. This way the City is upfront with future residents about their desire for sidewalks and we can forgo sidewalk battles on reconstruction projects.	7/24/2021 9:23 AM
6	Strongly suggest sidewalks that connect major roads to schools. Appleton Road is so dangerous when children are biking.	7/24/2021 9:18 AM
7	No sidewalks or pathways in our neighborhood. Our streets are extremely safe as is! Put the pathways on the major roads: 114, Midway, Manitowoc. Those areas could be very much considered since the roads are busy and cars drive faster.	7/23/2021 12:02 PM
8	In speaking for Woodland Hills, the streets are extremely safe and secure. We do not need	7/23/2021 8:05 AM

Menasha Community Survey

Menasha spending extra tax dollars of ours to go to a project that is not necessary. My kids are very safe with what we currently have right now.

9	I live on a cul-de-sac street without a sidewalk and it does not bother me, and have young kids.	7/19/2021 2:37 PM
10	I believe the property owners in a particular area should work in partnership with the city to determine if sidewalks should be installed vs. a large public forum. In many cases, individuals answering yes or no may never set foot on the streets in question. Getting and using feedback from those most directly impacted is the best way to decide.	7/19/2021 11:52 AM
11	Sidewalks or pathways will ruin the look in our neighborhood. I can see doing this on the major roads though. Our roads are safe as is when walking through the neighborhood.	7/19/2021 9:06 AM
12	You guys tried to do sidewalks in Woodland. Do not cheapen the look of our neighborhood. Keep our neighborhood clean. Focus your bike trails on the major roads like 114 or Manitowoc	7/19/2021 8:47 AM
13	Menasha should look at sidewalks or trails along Oneida Street, Manitowoc Road, Appleton Road. Menasha should ensure that Individual lots missing sidewalks in neighborhoods with sidewalks be made to install sidewalks.	7/19/2021 7:38 AM
14	We need a trail along appleton rd between 9th and midway.	7/18/2021 5:05 PM
15	Sidewalks equal safety for those in wheelchairs and people pushing strollers.	7/18/2021 1:10 PM
16	We have a lot of small children in our area and retirees who walk.	7/18/2021 10:56 AM
17	We live in downtown Menasha and want our HOME to stay zoned as residential, and NOT rezoned back to commercial as we have no intention of ever moving.	7/18/2021 9:01 AM
18	Sidewalks should be on all streets. We cannot forget children, elderly, disabled & those who cannot/choose not to drive. Transportation equity is essential to a healthy community.	7/18/2021 8:37 AM
19	Do you really plan on fixing the streets? Start with Appleton road.	7/17/2021 6:07 AM
20	Stop with the sidewalks. Stop with the cottages across the pond. We came to this neighborhood with the plan it would remain what we have right not. Put the sidewalks or paths along 114, Midway or Manitowoc roads	7/16/2021 5:28 PM
21	Once again, we turned down sidewalks. We do not want them! We do not want pathways either. Our streets are plenty safe walking on them in our neighborhood. If adding sidewalks or a pathway, put them on Midway, Manitowoc and 114. That's where a pathway or sidewalks are needed. Please stay away from Woodland Hills!	7/16/2021 5:11 PM
22	Each individual neighborhood should have a say on these questions. Not all neighborhoods are the same.	7/16/2021 1:33 PM
23	Especially along 47 to 441	7/15/2021 8:48 PM
24	There should be sidewalks everywhere	7/15/2021 5:32 PM
25	GET RID OF DITCHES! PUT IN SIDEAWALKS!	7/15/2021 11:26 AM
26	Council backs down when confronted by homeowners who don't want to shovel snow or have people walking in front of their house - or developers who don't follow-thru with installation	7/14/2021 5:23 PM
27	No new sidewalks for established streets that are without current sidewalks.	7/13/2021 9:55 PM
28	Sidewalks keep everyone safe. Also winter maintenance should be strictly enforced, especially clearing to road crossing on corner lots for all walking in winter.	7/13/2021 7:19 AM
29	Yes to sidewalks for safety of people walking. Cul de sacs don't normally have walkers or enough traffic to cause a safety concern.	7/13/2021 1:23 AM
30	I do not feel that sidewalks should be required in existing mature subdivisions. If the majority of homes in a subdivision were purchased with the assumption there were no sidewalks/walking paths, then sidewalks/walking paths should not be put in. If a NEW subdivision is being built and the city wants to put in sidewalks that is fine as long as the individuals that are purchasing the lots understand that there would be sidewalks being installed.	7/12/2021 6:34 PM
31	sidewalks should be required on at least one side of the street	7/12/2021 12:17 PM

Q30 Are there any additional comments that you have related to land use, community design and/or transportation?

Answered: 54 Skipped: 82

#	RESPONSES	DATE
1	no more housing. more things to do for people who live here.	7/29/2021 9:10 AM
2	Keep public access to water and green spaces on water. Increase bike/ walker safety around racine st bridge/ ahnaip st/ downtown. Keep downtown unique and historic with a focus on our unique space on the water. Get rid of blighted properties! Clean up our historic neighborhoods and enforce code violations on rental properties. Invest in homeownership and the fixing up of homes.	7/27/2021 9:19 PM
3	900th block of London St. has many pot holes and bumps in the road. Drivers are swerving to avoid the potholes. Road needs to be repaved!!!	7/25/2021 6:57 PM
4	City has a bad reputation because they allow too many conflicting land uses (industrial next to residential, commerical next to residential). The don't enforce signage or parking or junk. The City has never looked so run down as it does now. New construction never puts in enough landscaping.	7/24/2021 11:05 PM
5	No	7/24/2021 6:45 PM
6	I would like to see Menasha keeps it small town appearance and character which is what brought us here. The loss of this would most likely make us relocate	7/24/2021 3:19 PM
7	I know there is some dispute over cost share but can we please repave or reconcrete all of Airport Rd from Racine to Appleton. Not only is it bad for locals but gives a horrible impression to visitors coming to soccer and baseball games.	7/24/2021 2:01 PM
8	I believe Menasha have been on the right track for future growth and development in the city.	7/24/2021 11:17 AM
9	Not Shure way there's sidewalks most places but also non else where? And Airport Road from Eugene to Racine is just plain awefull. The worst road we drive on. Please repave it ASAP.	7/24/2021 10:23 AM
10	I've completed the survey and I'm disappointed that much of it was based on my opinion of what I think would be appropriate in certain areas of the city. Land use, community design transportation (including Public Transit), and HOUSING can build community and improve lives across the board when looked at in connection to each other. With that comes a need to understand where we've been (the old plan), where we are, and where we're going (the new plan) so we can have a workable plan for the upcoming years. Speaking specifically to land use, we really do need a plan for our former and current industrial properties, commercial properties like the ShopKo Plaza and neighboring retail center, and even our undeveloped city-owned properties. To continue to let vacant properties sit undeveloped, deteriorate, and/or not prepare for the eventual shuttering of industry is irresponsible to taxpayers.	7/24/2021 9:53 AM
11	More retail shops etc brought to downtown area to make it more appealing. Something done immediately to the Brin property. Its a disgrace/embarrassment with the overgrowth of weeds etc while driving through. Could make it a nice green space or a nice restaurant by the canal.	7/24/2021 9:41 AM
12	Make sure that our roads parks and city owned land is well maintained before building anymore	7/24/2021 8:44 AM
13	Not sure how i feel about the apartment campuses vs having single apartment mixed throughout single family dwelling. I could see it go either way im just not sure about the reasoning for keeping them clumped together	7/24/2021 8:39 AM
14	There needs to be a clean-up project to clean and restore existing buildings or homes. Also repair roads in bad condition.	7/24/2021 8:25 AM
15	I heard about the path and about sidewalks. Please do not ruin our neighborhood. It has so much character right now. It's completely beautiful as is. Please focus more on 114, Midway or Manitowoc road. Those are the roads I will not let my kids bike on.	7/23/2021 8:09 AM

Menasha Community Survey

16	Revitalize the downtown ASAP	7/21/2021 11:11 AM
17	Shoplifting place needs to bring in business. Downtown as well. Big business is needed and maybe a hotel on Oneida.	7/20/2021 8:26 PM
18	I and many others I know in Menasha area, specifically around downtown, would love to see a Kwik Trip type convenience store instead of a small rundown gas station that thrives on selling cheap cigarettes, gambling, and just kinda an eyesore in that area. Maybe even on doty island near the main roads could "steal" alot of business from downtown Neenah area!!	7/20/2021 8:08 AM
19	At this time, not very thrilled with the "Menasha Cottages" that are being built next to the Woodland Hills Development. Lot sizes are way too small.	7/19/2021 7:33 PM
20	Continue to develop a good connected bike network, more mixed use projects, and front development onto water / create outdoor space for people to enjoy the river / lake mixed with restaurants, retail, etc.	7/19/2021 2:41 PM
21	Please reconsider the proposed trail that will move through the Woodland Hills subdivision. The current design will go directly through individual's front yards. There needs to be input and collaboration from the residents of the area before a blanket decision is made. Additional options that are less intrusive to the residents should be considered.	7/19/2021 11:54 AM
22	More affordable senior housing.	7/19/2021 11:53 AM
23	I very much appreciate having this survey to allow us residents to the opportunity to share our voice. Looks like some nice upgrades happening in Menasha. And that I request, we have a very special place in Woodland Hills. Our neighborhood is perfect the way it is right now. No sidewalks/pathways or other smaller buildings.	7/19/2021 9:09 AM
24	I'm a homeowner in the Woodland Hills subdivision and do not want a large sidewalk going across my front yard. It's already been determined that a walk path is on one side of my property which was not known when we originally picked a slide out and built a house on it two years ago.	7/19/2021 8:54 AM
25	Keep Woodland Hills as is. No sidewalks, no cottages.	7/19/2021 8:48 AM
26	Menasha should look at making the city safer to walk and bike. Especially in the Calumet County portion of the City. Why was the eastern portion of the city allowed to development without parks? The city is extremely deficient with parks in the Calumet County portion of the City.	7/19/2021 7:43 AM
27	Please use our waterways to increase our cities recreational opportunities. Our greatest assists are astoundingly under utilized.	7/18/2021 9:43 PM
28	We appear to not be considering planning for parks and green spaces in this survey, but the time to set-a side land for that purpose is just as important. It WILL NEVER happen if that is not part of the mix in our community planning. I refer to the book the Last Child in the Woods which highlights the very shrinking access to parks and wild areas in the typical community. Let nature be part of our community!	7/18/2021 2:21 PM
29	Please keep seeking community input in local development!	7/18/2021 1:11 PM
30	We live in downtown Menasha and want our HOME to stay zoned as residential, and NOT rezoned back to commercial as we have no intention of ever moving. The feel of downtown community currently has a welcoming charm that we fell in love with and don't want that charm to be taken away and turned into a large city with implementing strip malls, industry, and commercialization just so some people can make more money.	7/18/2021 9:05 AM
31	Complete streets should be a primary goal, in particular along Oneida st, Appleton Rd/sth 47, Manitowoc Rd, plant Rd, valley Rd.	7/18/2021 8:38 AM
32	Far too much set aside for factory use and old unkept homes Too much based on Habitat homes....	7/17/2021 7:38 AM
33	Fix the roads, they're shit to drive on. Mainly Appleton road and Racine st.	7/17/2021 6:09 AM
34	Keep Woodland Hills the way it is. It's perfect the way it is. We do not need for Menasha to devalue our properties.	7/16/2021 5:29 PM
35	No sidewalks or pathways in Woodland Hills. It will cheapen the look of the neighborhood.	7/16/2021 1:36 PM

Menasha Community Survey

Plus, no townhomes, cottages, etc in Woodland Hills. It doesn't fit. Keep this neighborhood as is.

36	It's hard to comment on building types when there is no background material to help define use. So much depends on additional amenities that accompany a project.	7/15/2021 10:50 PM
37	There needs to be more freedom for homeowners on what they can do with their property. While it is good to have standards, Menasha is so restrictive we are looking to leave as soon as possible to be able to make our house and yard work for us.	7/15/2021 10:49 PM
38	Menasha is in a good spot and I can't wait to see what happens in the future.	7/15/2021 5:33 PM
39	Get rid of the ditches. fill them in, they are dangerous, an eyesore, and overall crap..	7/15/2021 11:27 AM
40	Home ownership and 'Pride of Ownership' should be a priority.	7/15/2021 8:58 AM
41	Too much incompatible zoning - spot zoning - (residential abutting commercial / industrial). No enforcement of Code or building setbacks / transitional plantings, no concern for single-family properties - only looking at tax base (high density). Menasha is a bad investment	7/14/2021 5:25 PM
42	You need to look at our city as a whole and figure out how you can bring respect and community back before building all these things. I do have some great neighborhoods, yet to many people don't take care of the properties we do have.	7/14/2021 3:51 PM
43	Attract the business to before building new residential. Then do the residential. We can't be a downtown of just condos and two restaurants.	7/13/2021 10:49 PM
44	City has too many low income people to support any type of thriving new business. Dollar type stores are the ones that can survive in Menasha. Menasha's newer East side does not frequent the western part of Menasha on a consistent basis.	7/13/2021 10:00 PM
45	Love Menasha, lived here many years, growing up here. Always felt safe, just sad that kids don't have the same type of entertainment, fun things we had, or the stores that they can shop at for their every day needs. The specialty stores we have had were amazing, beautiful items, but we need somewhere we can grab some jeans or t-shirts for family, along with the jobs to wear them to. I know it is progress but businesses have been leaving us for years.	7/13/2021 7:29 PM
46	No	7/13/2021 8:35 AM
47	I like menasha land rules just as they are. It's appropriate for small older homes.	7/13/2021 7:20 AM
48	Maintain and enhance the historical integrity of existing historical structures. Improve the Parks, especially Jefferson with a public/private endeavor such as an enclosed swimming pool and multi use boat launch area.	7/13/2021 6:34 AM
49	Object to the city subsidizing current pending developments. The city should not be a source of income for a developer. A developer shouldn't need financial aid from the city, they should have their own funds. Way too many offices downtown that are empty. Retail and eateries or hotels would have created a much more useable downtown. How about a grocery store in the city limits that doesn't require an auto to get to	7/13/2021 2:40 AM
50	Please hire contractors that can pave streets evenly and make them last. Our streets seem to have a lot of bumps.	7/13/2021 1:24 AM
51	The whole area from downtown to the trestle trail should be redeveloped with high density housing and additional housing downtown with 1st floor commercial space to create more critical mass for shopping / dining and entertainment. Vacant industrial properties scattered hap hazardly around the city should be redeveloped to fit their respective neighborhoods. Areas near major interchanges should be developed. .Borders with Fox Crossing should be rationalized to maximize service efficiencies if cooperative agreements can not be established.. Rules/zoneing should be established for "Air B & B type rentals.	7/13/2021 12:59 AM
52	Airport Rd is filled with potholes and people fly down it. Seems like something that should be fixed	7/12/2021 8:59 PM
53	I think that the City plans to run a walking path through an existing mature subdivision should be stopped. I think the walking path should run along Hwy 114 that would connect Oneida to Lake Park. The walking path along the Hwy would impact the fewest residents' properties, but give accessibility to many residents along Hwy 114. A sidewalk connecting Midway to Lake Park (along Manitowoc Rd.) would be nice.	7/12/2021 6:37 PM

Public Comment
Maps

Comprehensive Plan Update

City of Menasha
Winnebago & Calumet
Counties, Wisconsin

- Waterbody
- City of Menasha
- Wisconsin County Boundary
- Comment Type
 - Bike/Ped Improvements
 - Future Land Use
 - Land Use
 - Transportation and Safety
 - Road Improvements

#	Type	Comment	Location
7	Land Use	Please add neighborhood parks with playground equipment on east side.	Kernan/Manitowoc
8	Land Use	Ditto to #7 more parks	Kernan/Gosling
94	Land Use	Abandoned Riverfront Industrial	Sonoco Paper Mill
107	Transportation and Safety	(Racine/7th) The light by the high school needs to be updated, it doesn't recognize when there isn't any traffic on the green side. Hard for people to get to and from school safely.	Racine/7th
130	Transportation and Safety	All of Valley Road is dangerous for pedestrians and bikes.	Valley Road
108	Transportation and Safety	Needs a permanent blinking light and lane for heavy school crossing.	STH 47/7th
109	Transportation and Safety	A light that flashes; telling them what their speed is; coming across 9th street to Menasha.	STH 47/Jefferson
9	Transportation and Safety	Dedicated Bike Lane	Plank Road
11	Transportation and Safety	Dedicated Bike Lane	Kernan Avenue
12	Transportation and Safety	Danger getting across STH 47 on cross street. Need something to slow down traffic.	STH 47/7th
110	Transportation and Safety	Fix railroad crossing—it lifts up when car goes over.	STH 114/Racine
120	Land Use	Park w/ Benches and Fishing Deck	By Kelly Lake Dr
121	Transportation and Safety	Connect Kelly Lake Dr. to STH 114	Kelly Lake Dr
122	Transportation and Safety	Connect Snowberry Way to the adjacent future development.	Snowberry Way

Visioning - Sticky Note Exercise

How would you describe Menasha to someone not from the region? What is our current identity?

- Small town feeling w/ everything at your reach.
- Evolving:
 - Businesses are growing.
 - More recreational walk/bike routes
- Satellite spinning off of Appleton.
- Tired, old mill town.

Looking 20 years into the future, what are your big ideas and aspirations for our community? What would you change or improve?

- A big-name grocery store near the downtown area.
 - ALDI, Festival, Pick-n-Save
- A large dept. store like Target where Shopko was.
- Bring more residential to downtown. Residential will bring more foot traffic to downtown businesses.
- Introduce more housing to downtown area/make use of canal bells(?).
- I know there are plans for developing Lawson Canal area
- How about some affordable housing?
- And landscaping, incorporate native plants.
- Menasha should be walkable, look to aesthetics.
- Use Zoning.
- Let's be a Leader.
- Bring restaurants with outside seating to the city. Especially nicer restaurants.

What do you love about Menasha? What would you protect, enhance, or replicate?

- I love the walking trails and bike trails. I love the wildlife, like Heckrodt. I enjoy the trail going through Jefferson Park. More of all three.
- Protect public access to river/lake edge.
- TRANSPORTATION:
 - Public Transit
 - Help show how RTA can open up far more possibilities for implementing current development plan for next 5 years and allow more visioning to meet needs and help attract new riders as well—seniors and millennials.
- Protect and enhance green space and recreational bike/walk/water use to enhance public health and quality of life.
- Green space, wild areas in common n=y-1 (?) are important

What do you like least about Menasha?

- Recycling is not sufficient. Increase to every week. A narrow-minded council.
- % of rental properties.

General comments:

- Adding more distributed localized commercial centers might stabilize areas of community—Reduce need to drive long distances.
- Comprehensive planning needs to tie together—not be divided into silos as that causes current status quo in plan. . .
- Land use: Zoning needs to tie in with city goals for green space, bus routes, business centers, nature corridors.
- Transportation: First evaluate where and why traffic is using a road. What is missing that causes road leads that might be added. (Stores, Parks, Etc.)
- Truck Routes: Old plans had routes pointed out, but not roads made bigger. Draws them to the bigger routes.
- Bus routes tied to \$ per community. . . (\$/mile). Should be related to future planning. . . this may alter the community development.
- Transportation: If you have developer install roundabouts, the city should maintain them. A neighbor I believe maintains Woodland Hills. Also—we don't need a sign to tell us what to do.

MEMO

August 13, 2021

- i. Public Input Results
 - ii. Land Use Draft
- IV. **September**
 - a. **Ad-Hoc Committee Meeting #3**
 - i. Transportation Draft
 - ii. Introduction Draft
- V. **October**
 - a. Plan Commission Meeting
 - i. Public hearing
 - ii. Recommendation to Council
 - b. Common Council Meeting
 - i. Adoption

Ad-Hoc Committee Assignments for the August 19th Meeting:

Please review the Land Use goals, policies and actions and the Future Land Use Plan and Map and come ready to discuss.

FROM 2008 PLAN

Land Use Goals and Objectives

Following are the goals and objectives developed by the City of Menasha regarding land use.

Goal: Provide for a compatible mix of land uses within the city.

Objectives

1. Focus areas of new growth where public utilities and services can be provided most efficiently.
2. Identify future land use areas that will increase compatibility between existing land uses and work to avoid future land use conflicts.
3. Implement design standards for commercial and industrial development to protect property values and encourage quality design in the community.
4. Encourage urban in-fill, which is future development, or redevelopment in areas where urban services are already in place.
5. Consider options that would allow increased density and building height for commercial or mixed-use buildings.
6. Consider the use of multi-story parking structures to accommodate increased density.

Land Use 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. All development proposals shall meet the intent of the Preferred Land Use Plan classifications as described within the Land Use element.
2. All development proposals shall meet the goals and objectives of the established land use management areas, as identified within the Land Use Element of the comprehensive plan.
3. The Plan Commission has the assigned responsibility to review and amend the current land division ordinance to further the goals, objectives, and policies of the land use plan, and is consistent with state statutes governing local adoption of such controls.
4. The city's existing traditional neighborhood development ordinance should be reviewed and modified to be used in the development and redevelopment in areas designated as mixed-use on the Future Land Use Map.
5. The community intends to use the zoning process as conditions warrant to place conditions on those land uses that have the potential to have significant negative impact on less intensive neighboring land uses.
6. The city shall require shared driveway access, shared parking spaces, and coordinated site plan designs where feasible.
7. The city shall promote mixed-density planned developments that utilize context-sensitive design through the use of Planned Unit Development and other zoning tools.

NEW GOALS, POLICIES, ACTIONS

The policy content of this plan is organized into Goals, Policies and Actions:

Goals

A goal is a general statement about a desired future outcome. Goals provide the big idea and direction but do not indicate how they will be achieved.

Policies

Policies are rules of conduct to be used to achieve the goals of the plan. They are intended to be used regularly to guide City decisions.

Actions

Actions are specific activities that someone within city government should actively pursue, sometimes in coordination with non-governmental agencies.

LAND USE GOAL #1

Create an economically and environmentally sustainable development pattern.

Policies

#1 - New development within the City's jurisdiction should support the efficient use of public services and infrastructure.

- a. Land development will be coordinated with planning for efficient public facilities and services.
- b. Infill development that uses existing infrastructure is strongly encouraged. Leapfrog development that requires costly infrastructure extensions through undeveloped lands is discouraged.

#2 - Encourage development that uses land efficiently.

- a. Encourage infill development and higher-density redevelopment on sites already surrounded by urban uses. Development incentives such as flexibility with standards and/or TIF assistance should be focused mostly on infill and redevelopment, not greenfield development.
- b. Promote the inclusion of residential formats in every neighborhood that minimize land consumption, including small lots and attached units.
- c. Enable and encourage well-planned, mixed-use development areas in all parts of the City, including the integration of small-scale commercial uses into neighborhoods and mixed-use buildings where economically viable.

#3 - Encourage development formats and building designs that support adaptive reuse as markets shift and demand changes. While unique building design is encouraged, designs that render the building hard to use for other occupants in the future are discouraged. Large-format commercial buildings should be reasonably divisible into multi-tenant buildings.

#4 - Protect and respect natural resources and systems in all development decisions.

- a. Preserve environmental corridor features including waterways, floodplains, wetlands, ground water recharge areas, steep slopes (greater than 20%), wildlife habitat, scenic vistas, and mature woodlands through the enforcement of the City's Subdivision Ordinance, Zoning Ordinance and Official Map.
- b. Encourage landscaping practices in new and existing neighborhoods that protect ground water and surface water resources.
- c. Foster the protection of natural resource features from development by requiring those features to be accurately depicted on all site plans, certified survey maps, preliminary plats, and final plats.
- d. Encourage the clean-up of contaminated sites to enable redevelopment of brownfields.

#5 - Require consistency with this Comprehensive Plan in all zoning and land division decisions.

Maintaining consistency with this plan is required by state law and serves to make the development process more predictable for all participants. There will be times that uses are proposed that do not align with the plan, but that most participants see as reasonable and appropriate. In such cases the vision and goals of the plan should still be applied, but the plan can be amended to allow the desired use.

Actions

1. *Work closely with the adjacent municipalities to ensure efficient use of land and provision of public services.*

LAND USE GOAL #2

Establish balanced neighborhoods throughout the City.

Policies

#6 - Provide a mix of housing types to accommodate every stage of life in every neighborhood.

#7 - Use the City review processes to encourage design for land use compatibility. Consider the following design guidelines in these reviews:

- a. *Land Use Planning.* Maintain adequate physical separation between residential areas and uses that tend to produce excessive noise or odors, without sacrificing pedestrian and bicycle

connectivity. Locate community facilities such as schools, churches, libraries, museums, parks and community centers in strategic locations that enhance and are safely accessible from the surrounding neighborhoods.

- b. *Site Design.* Direct traffic from higher volume uses to collector and arterial streets, away from neighborhood streets. Use screening (walls, landscaping, berms) to create separation when distance alone is not possible or sufficient. Design the site so that major activity areas such as building entrances, service and loading areas, parking lots and trash receptacle storage areas are oriented away from less intensive land uses to the greatest degree possible. Reduce the impact of parking areas with physical separation and visual barriers.
- c. *Building Design.* Encourage building and site design techniques to make larger buildings more compatible with smaller residential uses, such as increased setbacks, stepped-back upper stories, and architectural strategies to break up the apparent volume of the building. Require building design and materials standards for all multi-family uses and nonresidential uses in neighborhood settings. Encourage underground parking facilities when feasible.
- d. *Lighting Design.* Outdoor lighting of parking, storage and service areas shall be designed to minimize spillover of light onto adjacent properties and public rights-of-way.

#8 - Institutional land uses designated by the Institutional and Utilities category on the Future Land Use Map (schools, churches, community centers) should communicate with surrounding neighbors whenever they are considering long-term expansion plans. City staff should facilitate this process by creating (or requiring) detailed small area plans that include the possible expansion.

#9 - Promote quality neighborhood development that includes a mix of uses and residential types by requiring the adoption of conceptual development plans prior to plat approvals. Neighborhood plans should address compatibility with adjacent land uses, transportation connectivity, and provision of various city services and utilities.

#10 - Encourage building and neighborhood design to enable passive solar heating and photovoltaic power generation.

#11 - Enforce property maintenance codes to maintain neighborhood quality and prevent blight.

Actions

4. *Update the Zoning and Subdivision Ordinances, considering the following possible changes:*

- a. *Either require bike parking spaces in new developments or encourage bike parking by offering a modest reduction in vehicle parking.*

- b. *Consider reducing or doing away with parking minimums to reduce the amount of impervious surface.*
- c. *Amend the institutional land use regulations to require a detailed small area plan and a neighborhood meeting prior to submitting a formal development application for City review.*
- d. *Consider the use of density bonuses as an incentive to encourage enhancements that the City would not require, such as energy and resource efficient design or income-qualified housing units.*
- e. *Consider the adoption of form-based overlay zoning districts for planned mixed-use areas that provide more detailed building and site design requirements than the underlying zoning districts, including designation of critical build-to lines and building massing requirements.*
- f. *Review and strengthen landscaping, signage, lighting and building design standards in the City's Zoning Ordinance, including standards for employment areas, commercial uses, multi-unit housing and along key corridors and community entries. Maintain basic design standards for buildings and landscaping to protect aesthetic quality within neighborhoods. Consider the design guidance offered within each of the land use areas described on the future land use plan in this Comprehensive Plan. Design guidelines should address the following items (whenever applicable to the use):*
 - i. *Relationship of the building and other site features to the street*
 - ii. *Standards for building placement on corner lots*
 - iii. *Location and screening of parking, loading areas, dumpsters, and utility equipment*
 - iv. *Location and canopy design for drive-through facilities, gas pumps, service bays, and car washes*
 - v. *Treatment of outdoor display and sales areas*
 - vi. *Building architecture and materials, including the use of windows*
 - vii. *Landscaping, signage, and lighting*
 - viii. *Pedestrian and vehicle access and circulation; both on-site and between sites, as well as adjacent to sites and the street*
 - ix. *Parking lot location, design and layout*

LAND USE GOAL #3

Create places that are vibrant, attractive and unique, especially within the downtown.

Policies

#12 - Encourage the development of compact, carefully planned, mixed-use activity centers that include shopping, employment, housing, recreation, and community gathering opportunities. Mixed-use buildings and developments that include residential units with commercial uses are desirable and often necessary to achieve redevelopment.

#13 - Work to achieve a balance among various commercial areas along Main Street (and throughout the City) with design formats and business mixes that allow each area to compete successfully and sustainably in the market.

#14 - Identify small-scale commercial development opportunities in neighborhood settings that fit the site, both in terms of specific use and building and site design. Discourage the development of uncoordinated strip commercial land uses.

#15 - Encourage and facilitate placemaking strategies to make neighborhoods and commercial areas unique, memorable, and attractive. These strategies can be implemented quickly during new development or incrementally over time in existing developed areas. The Project for Public Spaces is a great resource for ideas during the development process. Some examples of place-making strategies:

- a. *Incorporate squares and parks as multi-use destinations.*
- b. *Design buildings to activate outdoor spaces with entrances and ample windows, café space with outdoor seating, etc.*
- c. *Incorporate art into infrastructure and outdoor spaces*
- d. *Incorporate recreation into all public spaces.*
- e. *Design with priority to walking and biking.*
- f. *Allow for experimentations and change. Places may need to be adapted to changing needs and conditions.*

#16 - Encourage infill development of vacant or underutilized lands or buildings. Work with property owners within the downtown to bring forward projects consistent with this Comprehensive Plan, the Downtown Vision Plan and the Water Street Corridor Plan.

#17 - The City recognizes that strong public-private partnerships are often the key to successful redevelopment efforts and will work to establish such relationships.

#18 - Consider development incentives (e.g., waivers, flexibility, and/or TIF assistance) to encourage and support infill and redevelopment projects that substantially improve the downtown and the City as whole. The use of incentives will typically require one or more of the following conditions:

- a. *Severely deteriorated and/or economically obsolescent buildings/sites which are abandoned or underutilized and which may be assembled into a marketable site consistent with the Comprehensive Land Use Plan.*
- b. *Marginally underutilized or deteriorated sites (especially in the downtown) for which there is an immediate and realistic private development possibility.*
- c. *Deteriorated housing sites, which have become a threat to surrounding properties and to human habitation and for which outside financing is available to assist private development to either a residential or non-residential use consistent with the Land Use Plan.*

#19- The City of Menasha will collaborate with the downtown business association (Business Owners of Menasha, or BOOM) and others to foster a vital small business community, assisting businesses and property owners with building renovation, business startup and expansion, and district promotion.

#20 - Encourage the preservation of architecturally, historically, and culturally significant sites, buildings and structures in the City and its environs. Encourage continued use, maintenance, and adaptive reuse of existing buildings with historic value.

#21 - Provide good public access to Lake Winnebago, Little Lake Butte des Morts and the Fox River while encouraging the development and redevelopment of the area along the Lawson Canal and Water Street.

#22 - Integrate the river and canals into the downtown through physical and visual connectivity, expanding waterfront trail systems, and encouraging uses such as outdoor dining that embrace the waterfront.

Actions

5. *Monitor downtown parking supply and demand to seek efficient use of parking investments and a good balance between total cost and user satisfaction.*

6. *Consider creating and managing a Main Street Building Improvement Matching Grant program to encourage exterior building improvements within the downtown.*

7. *Plan for additional public and private parks, plazas, trails, and similar spaces along the downtown waterfront, while securing public access to the river wherever feasible.*

8. *The City will install gateway features to mark the entrances of the downtown, beginning with the Racine Street bridge reconstruction project.*

FUTURE LAND USE MAP (see Appendix E)

MAP TO BE INSERTED

USING THE FUTURE LAND USE MAP

The Future Land Use Map (above) contains different land use categories that together illustrate the City’s land use vision. These categories, including explanation of the City’s intent, zoning, design and development strategies for each, are described in this section.

This plan includes one Planning Jurisdiction Future Land Use Map along with three inset maps (see Appendix E). The inset maps are scaled to enable more detailed review of the Future Land Use Map

inclusive of parcel lines and potential development limitations (i.e., Natural Protection Overlay).

The Future Land Use Map presents recommended future land uses for the City of Menasha and its extraterritorial jurisdiction. This map and the associated policies forms the basis for land development decisions and are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.

Statement of Intent & Typical Use

The future land use categories identify areas by their primary intended uses, character and densities (herein described as “Statement of Intent & Typical Uses”). These classifications are not zoning districts - they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that may be permitted within the future land use class classification.

Parcels on the Future Land Use Map are identified by their primary

intended uses; however, some of the parcels on the Future Land Use Map have yet to be platted or subdivided. The City recognizes that detailed site planning to identify precisely how larger unplatted parent parcels (herein referred to as “unplatted new development areas”) may be subdivided, zoned and developed is outside of the scope of a comprehensive plan. The City may create neighborhood plans for these areas as part of future amendments to this Comprehensive Plan to further illustrate and guide development within these areas. The City may also require that developers create neighborhood plans for these areas prior to submitting requests for rezonings or preliminary plats.

Potentially Acceptable Zoning Districts

The future land use classifications identify those existing City of Menasha Zoning Districts that are “consistent” within each future land use category (herein described as “Potentially Acceptable Zoning Districts”). The list of potentially acceptable zoning districts will be used by the City to confirm whether requests for rezoning of property are generally consistent with this plan. Areas subject to City zoning districts include all lands located within the City of Menasha municipal boundary. Areas outside the municipal boundary, but within the City’s extraterritorial plat review jurisdiction are subject to the City’s Subdivision Ordinance in addition to applicable county or local township zoning and land division regulations.

Effect on Zoning

Land use and design policies in this plan should be considered during all development processes, especially in land division and rezoning or zoning ordinance amendment

processes when consistency with the plan is a statutory requirement. Where development is proposed under existing zoning regulations, including any Planned Unit Development districts, the regulations of existing zoning supersede policies in this plan.

Best Practice Design Strategies

The Best Practice Design Strategies listed within each category are provided to help developers and City officials make design decisions during the development process consistent with the intent of the future land use category and the general desire for high quality site and building design. These strategies may be used to help determine whether to approve rezoning, conditional use permit, site plan, or planned unit developments. The illustrations and photos are not an exhaustive list of best planning practice and do not constitute the whole means by which high quality site and building design can occur.

The identification of future land use categories and potentially acceptable zoning districts does not compel the City to approve development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, its potential effect on City transportation infrastructure, the capacity and ability to provide services to the site, and the phasing of development, before any development applications are approved. In addition, it is not anticipated that all areas suggested for future (re)development on the Future Land Use Map will develop or be rezoned for development immediately following adoption of this Comprehensive Plan. In some cases it may be years

or decades before (re)development envisioned in the plan occurs due to market conditions, property owner intentions, and City capacity to serve new (re)development.

AMENDING THE FUTURE LAND USE MAP

It may from time to time be appropriate to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. See **Implementation** section for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Compatibility - The proposed amendment/development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources - The land does not include natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands (1 or more acres, especially those consisting of heritage trees), which will be adversely affected by the proposed amendment/development. Any proposed building envelopes are not located within the setback of Shoreland-Wetland and Floodplain zones (or is raised above regional flood line). The proposed development will not result in undue water, air, light, noise pollution or soil erosion. Petitioners may indicate those approaches they intend to use to preserve or enhance the most important and sensitive natural features of the proposed site and mitigate impacts to surrounding properties.

Transportation - The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles. The proposed amendment/development will not create a significant detriment to the condition of adjacent transportation facilities or cause significant safety concerns for motorists, bicyclists, or pedestrians. Petitioners may indicate those approaches they intend to use to mitigate transportation compatibility concerns.

Ability to Provide Services - Provision of public facilities and services will not place an unreasonable financial burden on the City. Petitioners may demonstrate to the City that the current level of services in the City, or region, including but not limited to school capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the City with any shortcomings in public services or facilities.

Public Need - There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive social and fiscal impact on the City. The City may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan - The proposed amendment/development is consistent with the general vision for the City, and the other goals, policies and actions of this plan.

INTERPRETING BOUNDARIES
Parcels adjoining a boundary between two different use categories may be treated as if they are in either category for purposes of zoning regulation. In instances where a lower-intensity designation (e.g. Urban Residential Medium Density) could be treated as a higher-intensity designation (e.g. General Commercial), the Plan Commission must find that the more intensive use will not have an unreasonable negative impact on the use and enjoyment of other properties in the lower-intensity area, and/or must apply conditions on the design of the more intensive use that mitigate potential negative impacts.

FUTURE LAND USE CATEGORIES
This section includes a description of each of the Future Land Use Plan categories. These categories include recommended land uses (e.g. residential, commercial, industrial), and land use densities (i.e. dwelling units per net acre). All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan.

FLU Categories:

- Suburban Residential (**SR**)
- Urban Residential - Medium Density (**URM**)
- Urban Residential - High Density (**URH**)
- Neighborhood Mixed Use (**NMU**)
- Downtown Mixed Use (**DMU**)
- General Commercial (**GC**)
- Industrial (**I**)
- Institutional & Utilities (**IU**)
- Parks & Open Space (**POS**)
- Natural Resource Protection Overlay (**NRP**)

SR Suburban Residential

The **SR** category includes single-family homes, two-family homes, and civic uses. The following policies include design guidelines to ensure compatibility.

1. Housing will be one to two-and-a-half stories in height with residential densities in most places of 1-4 units per net acre (excluding streets, parks, outlots, etc.).
2. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.
 - a. Accessory dwelling units should be permitted.



Carriage/Garage House



Detached Accessory Unit

- b. Duplex units are appropriate just about anywhere within a neighborhood, as follows:

What is a neighborhood?
A neighborhood is an area within a city where people live and can interact on a day to day basis. Neighborhood interactions often occur through primary schools, coffee shops, restaurants, parks and recreation activities. Neighborhoods vary in size, typically ranging from 500 to 2,000 housing units and from 80 to 640 acres (1 square mile) in area. They can be formed as a single, coordinated development or as a series of separate land development projects and “plats”.

- i. On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.



- ii. As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case there should be some general consistency of form and style with other homes in the neighborhood, but also more flexibility in design as compared to sites surrounded by single family homes.



Potentially Acceptable Zoning Districts

- Agricultural/Holding (A-1)
- Single-Family Residence (R-1)
- Two-Family Residence (R-2)

URM Urban Residential Medium Density

The **UR-M** category includes single-family homes, two-family homes, carefully integrated townhomes or other housing forms with individual outdoor entrances, and civic uses. The following policies include design guidelines to ensure compatibility.

1. Housing will be one to two-and-a-half stories in height with residential densities in most places of 5-12 units per net acre (excluding streets, parks, outlots, etc.).
2. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.

- a. Accessory dwelling units should be permitted.
- b. Duplex units are appropriate just about anywhere within a neighborhood, as follows:

- i. On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.
- ii. In the middle of a block between single-family detached homes, if substantially similar to other homes along the street in massing, architectural character, total garage doors, and driveway width.



iii. As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case there should be some general consistency of form and style with other homes in the neighborhood, but also more flexibility in design as compared to sites surrounded by single family homes.



Potentially Acceptable Zoning Districts

- Single-Family Residence (R-1)
- Two-Family Residence (R-2)
- Multi-Family, Medium Density Residence (R-3)

URH Urban Residential High Density

The **UR-H** areas provide a mix of housing types, civic uses, and day-care facilities. Townhouses and all forms of apartment buildings are included in this category. This land use is generally located where there is good traffic access and at high-amenity or high-activity locations, such as near parks and major institutions. This land use may also function as a buffer between low/medium-density residential and non-residential land uses. Mixed use development may be allowed through a PUD.

1. Housing will be one to four stories in height with residential densities in most places of 12-40 units per net acre (excluding streets, parks, outlots, etc.).
2. In new neighborhoods, the creation of a conceptual neighborhood plan and/or Planned Unit Development Zoning is strongly encouraged to identify specific locations for various housing types and densities.
3. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.

- a. Accessory dwelling units should be permitted.
- b. Townhomes or rowhouses with up to 6 contiguous units are appropriate in any neighborhood, as follows:

- i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.



- ii. When facing a public park or permanent green space.
- c. Small multi-unit buildings with up to 8 units per building may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL of the following apply:

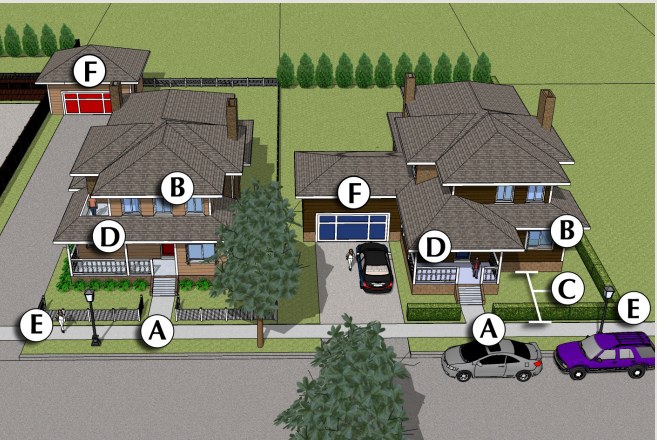
- i. As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater intensity.
- ii. Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building.
- iii. There must be off-street parking consistent with City ordinance and on-street parking adjacent to the lot to accommodate visitors.
- iv. If approved either through the Planned Unit Development (PUD) zoning process or Conditional Use Permit (CUP) process.

BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for single-family, duplex and multi-unit buildings.

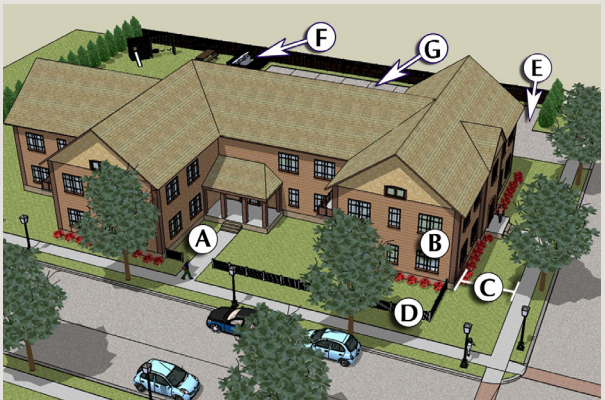
SINGLE-FAMILY & DUPLEX UNITS

- A. Building setbacks will vary according to building type and lot size but should generally be consistent within a given block.
- B. Homes should be designed with architectural details that provide visual interest and human scale for the street and the neighborhood. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. Overly complicated rooflines with multiple pitches and hips and/or excessive gables can negatively impact a street and should be discouraged (see weak and desired design examples on the following page).
- C. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind a sidewalk and residence, if a sidewalk is present.
- D. Incorporate covered front porch or at least a raised stoop, preferably covered and constructed with materials that relate to the overall design of the home.
- E. Decorative fencing and/or landscaping that visually defines the single family lot at the street edge are encouraged.
- F. Consider garage location and scale to avoid a “garage-scape” street appearance. Garages should extend no further than the front facade of the residence. If this is not feasible, garages should be turned 90 degrees with windows provided on the side of the garage facing the street.



MULTI-UNIT BUILDINGS

- A. The front door should face the street and there should be a clear route to the door from the street or sidewalk.
- B. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/ or variation in the depth of the setback along the building facade. Large, undifferentiated building walls and rooflines are strongly discouraged. Desired architectural details include projecting bays/porches and upper-level set-backs and offsets to the primary facade(s).
- C. Building setbacks will vary according to building type and lot size but should generally not exceed 40 feet.
- D. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind the sidewalk.
- E. Off-street parking is located in the side and rear yard.
- F. Service areas and refuse containers should be located at the rear end of the site and screened from public view. Also ground mounted or wall mounted mechanical equipment shall be screened.
- G. Garage doors facing the primary street are discouraged. If unavoidable, recess them from the front facade(s) to minimize their visual impact on the design.



d. Larger multi-unit buildings with 9+ units or exceeding 12 units per net acre have a place in balanced neighborhoods. These more intensive forms are generally most appropriate close to major streets, mixed-use areas, or commercial / employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities.

4. Buildings within a neighborhood, or within a single development, should be both cohesive and varied. Consider the best practice design strategies shown on the previous page.



Potentially Acceptable Zoning Districts

- Two-Family Residence (R-2)
- Multi-Family, Medium Density Residence (R-3)
- Multi-Family, High Density Residence (R-4)
- Mobile Home (R-MH)
- Planned Unit Development (PUD)



NMU Neighborhood Mixed Use

NMU category includes existing and planned activity centers with retail, restaurant, service, institutional and civic uses primarily serving nearby residents. Residential is also a component of the **NMU** district - both in mixed use developments and as stand-alone multi-unit residential developments. Development and design within NMU areas should be compact and walkable. **NMU** areas should be well-connected and integrated into neighborhoods.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with adjacent neighborhoods. Typically residential densities in **NMU** areas will be 12-40 units per net acre (excluding streets, parks, outlots, etc.).
2. While both residential and non-residential uses are accommodated within this mixed-use district, not every building in a mixed-use district needs to include both residential and non-residential uses. However, special attention should be paid to maintaining commercial street frontages along mixed-use streets without creating residential “gaps” along streets that otherwise have commercial tenants at ground level. Nonresidential development within **NMU** areas should be service and retail to support surrounding residential uses, as well as attract a wide customer base.
3. An individual building should not include more than 25,000 square feet of commercial space, except for buildings containing grocery stores and/ or community facilities (such as libraries). When larger commercial uses

are present, the building should still be designed with extra care to ensure compatibility with the surrounding neighborhood. Commercial spaces should be constructed in a range of sizes to add variety and encourage a mix of different commercial uses.

4. New buildings in **NMU** areas are expected to be one to four stories in height with a preference towards multi-story buildings.
5. One-story gas stations with an accompanying convenience store may be considered in newly developing **NMU** areas if the proposed development is designed in a manner that does not impede or substantially detract from the existing or planned development in the surrounding area.
6. Drive-thru establishments may be allowed in **NMU** areas if designed to mitigate the typical auto-centric design, including placing the building close to the street with a public entrance from the public sidewalk and placing the majority of the parking and drive-thru lane facility along the back or side of the building.
7. Buildings in **NMU** areas should be oriented towards streets with minimal setback from the public sidewalks.
8. Private off-street parking should be located primarily behind buildings, underground, or shielded from public streets by liner buildings or substantially landscaped.

Potentially Acceptable Zoning Districts

- Multi-Family, High Density Residence (R-4)
- Traditional Neighborhood Development (TND)
- Planned Unit Development (PUD)

BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for **Neighborhood Mixed Use** buildings and sites.



1.5- to 2-story neighborhood commercial with side-yard parking.



Two-story facade with gabled roof to blend with residential development.



First floor retail with upper story office or residential with shallow setbacks.



Mixed use developments provide two or more uses either on a single tract of land (i.e., horizontal mixed use - see below), or within a single building (i.e., vertical mixed use). Typically the first floor is retail, but office or a public use may also occupy the first floor.



As shown in the images on the left, mixed use developments can come in variety of sizes and styles that can complement the surrounding commercial and residential character.



Elements to consider: building height, roofline (pitched vs. flat), building materials, building setback from the street, parking location, etc.



Townhomes with zero front- and side-yard setbacks.



Home-to-office conversions are a good transition between single family residential and non-residential uses.



DMU Downtown Mixed Use

DMU category represents the majority of downtown Menasha and accommodates a wide variety of employment, service, retail, government, entertainment and residential uses in multi-story buildings. The general intent of the **DMU** area is to preserve the architectural character of the historic commercial district, while providing significant density and intensity of uses befitting the central city commercial district. The core blocks fronting on Main Street should continue to maintain buildings with their front facades built to the edge of the public sidewalk.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with the Downtown Market Study, Downtown Exploratory Committee Report and other relevant plans/documents.
2. Typically residential densities in **DMU** areas will be 30-60 units per net acre (excluding streets, parks, outlots, etc.), and building heights ranging from two to eight stories tall.
3. **DMU** is best suited for mixed use developments with first-floor retail, service and office users, and destination businesses (e.g., restaurants, bars and entertainment venues). Office users may locate on the street level; however, upper-level office use is preferred on Main Street.
4. Continue to require the architecture of any new development in the downtown to be compatible in terms of architectural character and materials within the corresponding block face.

- Potentially Acceptable Zoning Districts**
- Multi-Family, High Density Residence (R-4)
 - General Commercial (C-1)
 - Central Business District (C-2)
 - Traditional Neighborhood Development (TND)
 - Planned Unit Development (PUD)

Did you know?
The mixed-use land use categories allow two or more different land uses on a single tract of land, within a single building, or within separate buildings in close proximity to each other.

GC General Commercial

GC areas provide the city's population with a wide range of retail goods and services, including professional offices and daycare facilities. Commercial areas includes automobile-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.) For example, areas near major transportation routes or near highway inter-sections are generally better suited for larger retail uses (e.g. exceeding 20,000 square feet in size). Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints

and parking lots and are less likely to have intensive truck and delivery needs.

1. **GC** areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. While **GC** areas tend to be auto-oriented, changes to **GC** development that improve walking, biking, and transit access are encouraged.
3. Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping.
4. Outdoor areas for dining are encouraged while outdoor display of retail merchandise should be minimized.
5. Depending on specific uses, the districts may require significant buffering from adjacent land uses.
6. There is no limit on the size of establishments that may be constructed within a **GC** area, but all uses should be compatible with the density and scale of the surrounding development.

- Potentially Acceptable Zoning Districts**
- General Commercial (C-1)
 - Business and Office (C-3)
 - Business Park (C-4)
 - Planned Unit Development (PUD)

BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for **Downtown Mixed Use** buildings and sites.

- Guidelines for the Rehab of Historic Storefronts:**
- Avoid altering, concealing, or removing historic details when renovating upper facades.
 - If the building has an intact and original storefront, preserve the storefront's character.
 - Original window openings should not be concealed and the size and proportion of the original windows and doors should not be altered.
 - Avoid the use of materials that were unavailable when the building was constructed, including vinyl and aluminum siding, mirrored or tinted glass, artificial stone, etc.
 - Canopies that are not part of the original building design should be avoided.
 - Choose paint colors based on the building's historic appearance.
 - Paint should only be applied to trim features of masonry and stone buildings. Masonry and stone should be cleaned rather than painted.

- Guidelines for New Storefronts:**
- The architectural character of buildings on Main Street should reflect traditional architectural themes.
 - Provide an architectural separation (e.g., cornice) between the storefront and upper stories.
 - Differentiate the primary retail entrance from the secondary entrance to upper floors.
 - The storefront generally should be as transparent as possible.
 - The facade design of new buildings should complement adjoining buildings in proportion, material selection and color.

- Fabric awnings are desired. Plastic/metal canopies should be avoided.
- Simple color schemes with up to three colors are appropriate. Avoid bright colors or highly contrasting colors.
- Avoid large projecting signs. The scale of signage should be proportional to buildings and be consistent with the pedestrian environment.
- Parking shall not be in the front yard setback, and rear lot parking is preferred over side yard parking.



Tall buildings should step back the upper floors (above the third floor) to reduce the impact on the surrounding properties, and to maintain the historical scale



First floor retail with upper story office or residences is preferred with shallow setbacks to promote walkability.



Two stories (or the appearance of two stories) should be the minimum building height in the DMU area. Development should hold street corners by extending the building facade (and roofline) higher at least one bay deep from the corner.



Design for a parking structure along a public street should provide visual interest compatible with adjacent developments and is encouraged to provide occupiable spaces along the

BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for **General Commercial** buildings and sites.



The images above illustrate techniques used to vary the facade heights along a long facade.



Left, retail building with primary facade using fiber cement siding with stone as an accent material. Right, retail building with primary facade using stone and brick with EIFS as an accent material. Both meeting a desired natural color palette.



The example above shows a raised parapet wall and cornice that extends back to give the perception of three-dimensional facade (desirable). The example on the right shows a “fake” parapet wall and cornice that is not three-dimensional (as it lacks depth).



This example shows an office building with a primary facade using brick with stone as an accent material, meeting desired natural color palette.



Desired design for a retail building. The color palette includes natural and earth tones. Building uses brick (primary) and EIFS (secondary), and architectural details that breakdown the facade to human scale. There are varying building planes and heights.



An example of a commercial building using earth tones as the primary color with brighter accent color for awnings and roofing.



An example of a high quality office building using variations in building color, projections and windows to break up long walls.

I Industrial

I areas accommodate manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. The designation may also be used for landfills and gravel or mineral extraction activities. Industrial areas can include “nuisance” uses that should not be located in proximity to residential, mixed-use, or some other types of non-residential uses due to noise, odor, appearance, traffic, or other impacts. The Industrial designation is not intended for retail or office uses not related to an industrial use, except for limited retail goods and services provided primarily to employees and users of businesses within the area. Compared to the **E** designation, **I** areas generally have

a relatively smaller workforce (for a given area), an emphasis on truck or rail traffic, and other characteristics such as outdoor work areas and outdoor equipment and materials storage.).

Potentially Acceptable Zoning Districts

- Heavy Industrial (I-1)
- General Industrial (I-2)

1. Areas may provide a variety of flexible sites for small, local, or startup businesses and sites for large regional or national businesses.
2. Architectural, site design, and landscaping features within **I** areas may be less extensive than in **E** areas, though properties should be well-buffered and screened from adjacent land uses that may not be compatible and parking/storage areas should be screened from public streets.

BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for **Industrial** buildings and sites.

WEAK DESIGN DESIRED DESIGN



Left, a metal-faced (or concrete panel) building devoid of any architectural merit or character. Right, an industrial building using stone as a base material and metal siding making up to 75% of the remaining facade.



Variations in facade depth and heights for industrial buildings to break up long monotonous walls.



Using generous amounts of landscaping to screen large industrial buildings from street view.



Monument signs are encouraged in all settings instead of pole signs.

IU Institutional & Utilities

IU areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

- 1. Larger **IU** uses should be located on or near an arterial or collector street, and be designed so that high volumes of traffic will not be drawn through local neighborhood streets.
- 2. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages adjacent to and within larger **IU** areas.
- 3. If a parcel planned for Institutional use is vacated by that use and another use is proposed, the City may approve an alternative use without amending this plan if the proposed use is similar to and compatible with adjacent uses.

Potentially Acceptable Zoning Districts

Permitted in all areas of the City.



POS Parks & Open Space

POS category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation. As the Future Land Use Map is general in nature, smaller parks (generally less than an acre) may be shown as an adjoining land use. Parks and open space uses are allowed uses in all other land use categories, regardless of whether or not the area is mapped as Parks and Open Space.

- 1. Parks often serve as important community gathering places, and should be designed to have frontages on public streets that make them both visible and accessible by neighborhood and City residents.
- 2. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connections when multiple uses are compatible.

Potentially Acceptable Zoning Districts

Permitted in all areas of the City.

NRP Natural Resource Protection Overlay

NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by City, County, State, or Federal agencies. Mapped **NRP** areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 20% or more based on USDA-NRCS Soils data.

Areas shown as **NRP** on the Future Land Use Map do not constitute the limits of all wetlands, floodplains, or steep slopes that may be present within the City's planning area. Mapped NRP areas are derived from third party sources and are generally considered accurate enough to identify the possible presence and approximate location of those features. They are not a substitute for field or site level delineations that may be required by local, county, state, or federal agencies prior to development approval. The NRP areas illustrated on the Future Land Use Map are not a substitute for official Shoreland-Wetland and Floodplain zoning maps.

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat, preventing and controlling water pollution, preventing erosion and sedimentation, preventing property damage caused by flooding, preserving areas of natural beauty, and providing areas for outdoor recreation. A majority of the **NRP** represents areas that are vital to the region's ecosystem and are key ingredients of the character and image in Menasha. Thus, development in areas designated **NRP** shall

be limited based on underlying local, county, state or federal environmental regulations..




- 1. This classification is intended to function as an overlay district, such that the underlying future land use classification (e.g., General Commercial) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.
- 2. Landowners and developers are advised that land within **NRP** areas may be restricted from building development, site grading, or vegetation clearing under local, county, state, or federal regulations. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements are encouraged.
- 3. Recreational uses, agricultural and silviculture operations may be permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.



Existing Land Use

Comprehensive Plan Update

**City of Menasha
Winnebago & Calumet
Counties, Wisconsin**

-  Waterbody
 City of Menasha
 Wisconsin County Boundary

Existing Land Use

- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Water Features
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land

Data Sources:
City of Menasha GIS
Regional Planning Commission
WDNR
Winnebago and Calumet County GIS



**City of Menasha
Winnebago & Calumet
Counties, Wisconsin**

