#### AGENDA

Water Street Corridor Plan Staff Meeting December 20<sup>th</sup> 2018 2:30 p.m. Menasha City Hall

- 1. Introductions
- 2. Project expectations from staff, Mayor, Council, RDA, PC, Neighborhood
- 3. Discuss public participation plan
- 4. Discuss advisory committee
- 5. Discuss schedule and key milestones, including bi-weekly project coordination meetings
- 6. Discuss City's relevant roadway, landscape, and site design requirements & aspirations
- 7. Site tour

#### **RFP Requirements**

- Existing conditions analysis
- Street right of way suggestions/alignment
- Shore wall suggestions
- Proposed trails
- Land-use plan and implementation strategy
- Conceptual designs
- Recreation suggestions
- Possible grant dollars available
- Facilitating public engagement



#### MINUTES

#### Water Street Corridor Plan Staff Meeting December 20<sup>th</sup> 2018 2:30 p.m. Menasha City Hall

**PARTICIPANTS:** Joe Stephenson, Sam Schroeder, Josh Radomski, Garret Perry, Michael Stumpf, Dave Pheifer

- 1. Introductions
- 2. Project expectations from staff, Mayor, Council, RDA, PC, Neighborhood
  - a. Engage a variety of stakeholders throughout process including:
    - i. Menasha residents and businesses
      - ii. Fox River Navigational System Authority (FRSNA)
      - iii. U.S. Army Corps of Engineers (USACE)
      - iv. Wisconsin Department of Natural Resources (WDNR)
  - b. Develop a plan that helps market and stimulate additional investment in the area, and which leverages adjacent investments and amenities including:
    - i. The Loop the Lake Trail
    - ii. The Waterfront
    - iii. The Downtown
    - iv. The Tayco Street Corridor
  - c. Pro-actively identify a preferred development plan for the area; one which is supportive of the overall land use vision for the area as defined in the Downtown Vision Plan
  - d. Prepare and evaluate multiple streetscape alternatives for Water Street
    - i. Explore utility undergrounding (Menasha Utilities=power/water; City=sanitary/storm)
  - e. Develop a logical, well timed plan for implementation
  - f. Programming
    - i. Not a lot of appetite for adding additional events ("event fatigue")
    - ii. For profit alternatives may be explored; though currently not allowed in code

#### 3. Discuss public participation plan

- a. Andrew passed out draft Public Participation Plan document for discussion
- b. Consultant team recommends an ad hoc advisory committee be used for the project. Potential representatives to include: businesses, residents, aldermen, property owners but shouldn't be more than 6-8 people total
- c. A developer panel may be used to help vet alternatives and ground the plan in market realities
- d. Task 4.1 Meeting with City staff/Advisory committee to discuss results of Design Workshop may be structured as an open house to allow for additional public input

#### 4. Discuss advisory committee

- 5. Discuss schedule and key milestones, including bi-weekly project coordination meetings
  - a. January 11<sup>th</sup> 2019 Corridor Today Report Completion
  - b. February 2019 Design Workshop (Exact Date TBD)
  - c. March 2019 Draft/Final Corridor Plan Completion (Exact Date TBD)
  - d. April 1<sup>st</sup> 2019 Project Completion/Council Approval



- e. 2020 CIP identifies Water Street reconstruction; date not set in stone
- f. 2020 Locks may re-open in 2020; currently in archaeological review
- g. Scheduling
  - i. Feb 18-March 1st Mayor Gone
  - ii. March 24-30 Dane Gone
  - iii. Jan 19-26<sup>th</sup> Pheifer Gone

#### 6. Discuss City's relevant roadway, landscape, and site design requirements & aspirations

a. FRSNA has survey of lock site area

#### 7. Site tour

a. Participants reviewed aerial photograph of site

#### 8. Miscellaneous

- a. High voltage power line (WE Energies) to old steam plant may be coming down
- b. Wednesday mornings best for bi-weekly coordination call

#### 9. ACTION ITEMS

- a. Create a project page on City website (City Staff)
- b. Post RFP, proposal, and meeting minutes/workshop summaries to website (City Staff)
- c. Follow up with City for base mapping requirements (Perry)
- d. Set up bi-weekly coordination meetings (Dane)
- e. Identify ad hoc committee members (City Staff)
- f. Update Public Participation Plan and re-send (Dane)



#### AGENDA

#### Water Street Corridor Plan Staff Meeting January 9<sup>th</sup> 2018 9:00 a.m. Menasha City Hall

- 1. Review site issues/opportunities diagram
- 2. Review/discuss rough draft of the Water St. Today Report
- 3. Coordinate dates for design workshop
- 4. Composition of ad hoc advisory committee

#### MINUTES

#### Water Street Corridor Plan Staff Meeting January 9<sup>th</sup> 2018 9:00 a.m. Menasha City Hall

PARTICIPANTS: Joe Stephenson, Sam Schroeder, Garret Perry, Andrew Dane

#### 1. Review site issues/opportunities diagram

a. Consultant team to add opportunities & challenges to diagram

#### 2. Review/discuss rough draft of the Water St. Today Report

a. No discussion - tabled

#### 3. Coordinate dates for design workshop

- a. January 29<sup>th</sup> January 30<sup>th</sup> (Tentative)
- b. Workshop Design Tentative Format
  - i. Day 1 Public Workshop Evening 5:30pm-8:30pm
    - 1. Sign In Sheet
    - 2. Handout with project objectives and timeline
    - 3. Welcome boards
      - a. Project objectives
      - b. Issues and Opportunities Diagram
      - c. Summary of Previous Studies
      - d. Waterfront Principles
      - e. Corridor Existing Conditions
    - 4. Introduction (15 minutes)
      - a. Project objectives
        - b. Key takeaways from Welcome boards
        - c. Tonight's agenda
    - 5. Examples / Inspiration
      - a. Relevant case studies
      - b. Relevant concepts for specific locations in study area



- c. Explain small group table exercises
- 6. Small Group Tables (Groups rotate; facilitator stays at table)
  - a. Land Use Station
    - i. Keyed precedent images to illustrate land use, density, character of alternative development patterns
    - ii. Discussion
      - Likes & Dislikes record on flip chart (use same list for subsequent groups and modify as needed)
      - 2. Visual Preference Survey place green dots and red dots on images to indicate preference
  - b. Open Space, Parks, Trails, and Public Realm Station
    - i. Design your corridor exercise
      - 1. Washed out aerial with SIM cards, markers, string, game pieces for participants to use
      - 2. Identify priority elements with broad appeal
  - c. Street Design Station
    - i. Facilitator present alternative street configurations
    - ii. Discussion of pros and cons of each
    - iii. Identify priority alternative
- 7. Other
  - a. Running PPT with existing conditions photos as background

#### 4. Composition of ad hoc advisory committee

- a. FRSNA
- b. Aldermen for district
- c. Resident from neighborhood
- d. Business property owner
- e. Mayor
- f. Another representative (from outside immediate neighborhood)

#### 5. ACTION ITEMS

- a. Sam coordinate call with FRSNA to clarify their goals and participation in study
- b. City staff to confirm availability of meeting room for design workshop dates
- c. Sam send Utility contact information
- d. Andrew confirm table facilitators

#### AGENDA

#### Water Street Corridor Plan Ad Hoc Steering Committee Meeting January 25<sup>th</sup> 2018 9:00 a.m. Menasha City Hall

- 1. Introductions
- 2. Project overview



- 3. Review draft Water Street Today Report
- 4. Future Meeting schedule

#### MINUTES

#### Water Street Corridor Plan Ad Hoc Steering Committee Meeting January 25<sup>th</sup> 2018 9:00 a.m. Menasha City Hall

**PARTICIPANTS:** Joe Stephenson, Andrew Dane, Don Merkes, Becky Nichols, Pattie Hoehne, Len Hoehne, Mark Vanderwegen, Patrick James

#### 1. Introductions

a. Ad Hoc Committee Members introduced themselves

#### 2. Water Street Today Report

- a. Reviewed and discussed report. Edits/changes:
  - i. Add objectives from RFP
  - ii. More clearly articulate key issues in bullets (add water quality and views as issues)
  - iii. Ask City to summarize current approach to updating zoning and future land use
  - iv. Check for other existing/potential historic structures in study area (besides Tayco Street. Buildings)
  - v. Fox River System Navigational Authority (FRSNA) planning to move orientation mapping to LTLL and Friendship Trail intersection
  - vi.

#### 3. Meeting Schedule

- a. February 6<sup>th</sup> 5pm Review & discuss design workshop results; verbally discuss alternatives
- b. February 20<sup>th</sup> 5pm Provide feedback on preliminary alternatives (May want to push this date back a week)
- c. March 20<sup>th</sup> 5:30pm Draft Corridor Plan (Alternatives) Workshop (May want to push this ahead a few weeks end February or early March)
- April 3<sup>rd</sup> 5pm Review & discuss feedback from Draft Plan workshop (May want to push this ahead a few weeks)

#### AGENDA

Water Street Corridor Plan Design Workshop January 29th 2018 5:30 p.m. Menasha City Hall



- 1. Welcome
- 2. Project overview
- 3. Corridor existing conditions
- 4. Small group exercises
- 5. Visual preference exercise

### MINUTES

Water Street Corridor Plan Design Workshop January 29<sup>th</sup> 2018 5:30 p.m. – 8:00 p.m. Menasha City Hall

#### PARTICIPANTS: See Appendices for Sign-In sheet

- 1. Introductions
- 2. Project overview (See Appendices for Design Workshop Presentation Slides)
  - a. Andrew Dane presented a brief overview of the project objectives
- 3. Corridor existing conditions (See Appendices for Design Workshop Presentation Slides)
  - a. Andrew Dane presented a brief overview of current conditions in the corridor

#### 4. Small Group Exercises

Participants in small table groups designed and presented their own corridor plans. Themes for the area were discussed. Groups explained their concepts by table.

#### Themes:

Canal				
Irish Canal Diggers				
Blue Jays				
Eagles				
Wooden Pale Factory				
Menasha Corporation				
Paddle Wheel/Steam Points				
Historic Gateway Arch				

#### Table No. 1

Redevelop Brain to incorporate Tayco both sides with green space Get bikes in the area Native American burial and locks – amphitheater Save R&R building Evergreens on south canal Sculpture along canal Lower canal walk Little Venice of Wisconsin



#### Table No. 2

Book-end areas Trail connect all the way through separate walk from bike trail West side parking Tayco Street corner moved Downtown walkable development on Main Bridge tower gateway Explain history of canal Connect across Tayco Access waterfront Parking one side with waterf Remove smoke stack on South and green of south canal shore Naming of neighborhood – canal Bigger foundation at Tayco Preserve green space at locks

#### Table No. 3

Face Tayco to public downtown Need parking – Tayco Keep residential Leave lock open Allow boat parking Widen canal for boat traffic Possible housing and Lumber Yard Trees opposite side of canal More parking and picnic/park/bait shop and concession Valley Marina to opposite side opens more marina overflow to LLBM If house solid road winds, creating more scenic park -linear

#### Table No. 5

Historic Preservation Incorporate Tower Design into Street Boulevard concept from Lush West 1-Way entry first block Terrace concept Maintain vibility from street to canal Well lit Green, linear park Benches Fishing Opportunities San Antonio Riverwalk Kayak launches Amphitheater adjacent turning basin Burial grounds may limit development



Lock site – planned improvement – dockage, trail, new bathroom facility Parking by turning basin

#### Table No. 6

Water Street setbacks – bigger front yards Move (?) to opposite side of lighting Green strip Boat parking on canal could fill in portion of lagoon More usable space, including amphitheater as noise block Would like two sidewalks Boardwalk closer to water Need parking Make Water Street like lower path at condominiums Lighting – on water Civilian and parking, ice fishing Screen views to industrial Grade down from road to terrace past rail trestle to canal Save boat launch Walking, fishing, boating No commercial at lock Trash needs to managed

#### MINUTES

Water Street Corridor Plan Ad Hoc Steering Committee March 6<sup>th</sup>, 2019 7:00 p.m. – 8:00 p.m. Menasha City Hall

#### **PARTICIPANTS:**

Josh Radomski Joe Stephenson Becky Nichols Patty & Len Hoehne Don Merkes Sam Schroeder Garret Perry

#### 1. Discussion

- **a.** Discussion regarding preferred concepts was facilitated by the consultant team. The Ad Hoc Committee agreed upon the following changes:
  - i. Show connection between Water Street and canal walk (Main access points). Canal wall should extend up to 14' from water's edge at these nodes.



- ii. Incorporate County and vacant parcels into final design concept for Tayco Street area
- iii. Keynote potential underground connection beneath Tayco Street connecting two towers
- iv. Vacate Water Street between Tayco Street and High Street
- v. Provide 2-way street between expanded Tayco street parking area and High Street if adequate width exists
- vi. Provide handicap parking at canal access points
- vii. Keep residential sidewalk along Water Street in its current location to allow for additional green space adjacent canal
- viii. Provide an 8'-10' wide multi-use trail between street edge and canal walk
- ix. Show decorative lighting on final design concept

#### 2. Additional discussion:

- According to City, one concern of FRSNA's is they don't want to set unrealistic expectations for future development at the locks.
- Check with New London regarding wall funding source
- Construction costs typically go up 3% per year
- If the economy turns, the City will get better pricing for construction something to keep in mind
- Regarding expectations for the final plan, the City would like consultant to include specific implementation recommendations, including for canal walk preliminary design, dredging, and funding
- Potential uses for Tayco Street and Locks site include bait shop, ice cream/concessions, bike shop.



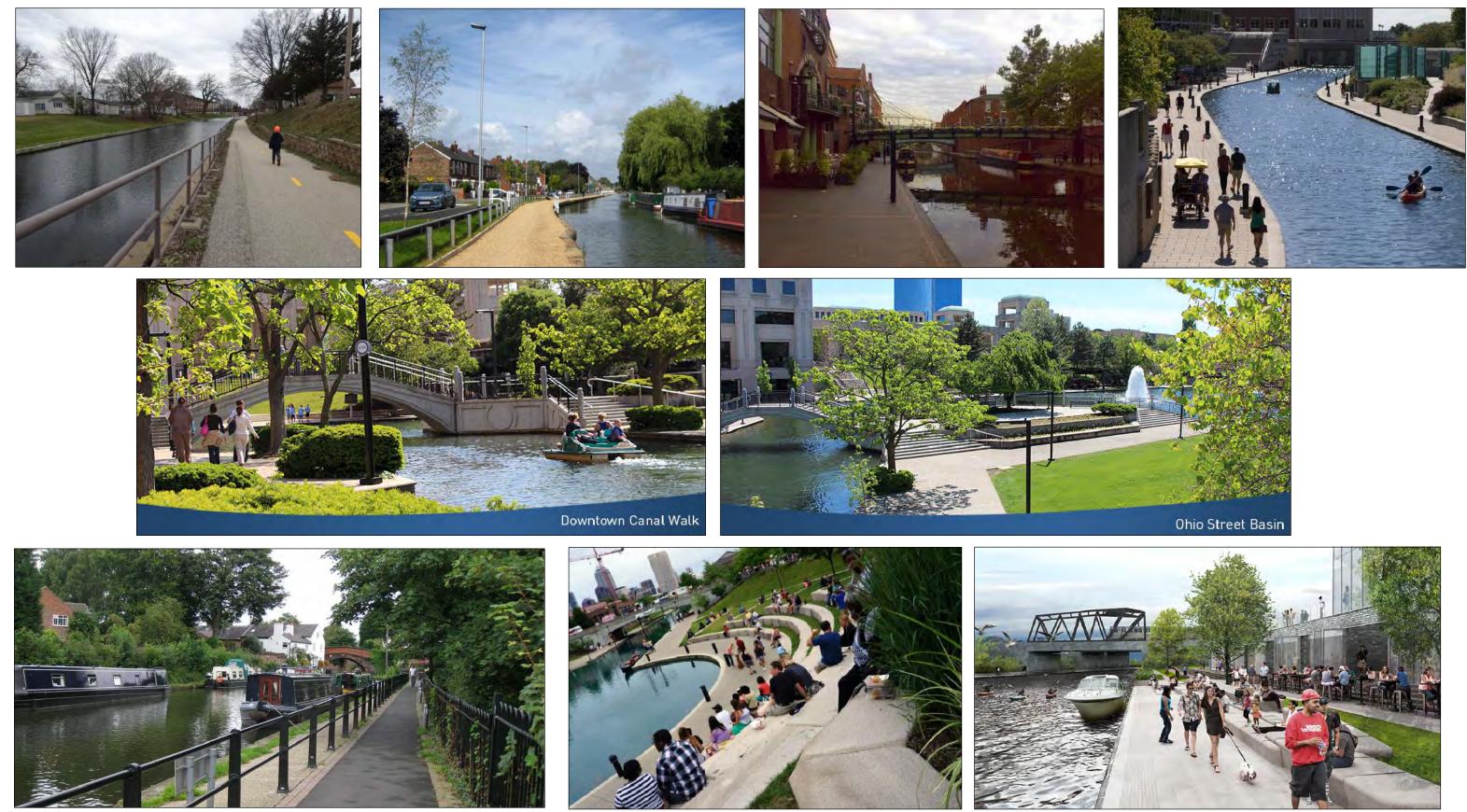
### **Public Participation Plan**

Water Street Corridor Plan Menasha, Wisconsin

This public participation plan identifies **how** and to **what extent** the public's input will be used to guide development of the Water Street Corridor Plan. The matrix below summarizes how each of the various groups (*Ad Hoc Advisory Committee, Redevelopment Authority, Plan Commission, Historic Preservation Commission, Parks and Recreation Commission, Common Council, Property/Business Owners, Public/Neighborhood*) can contribute to the development of the Plan at various stages of the planning process.

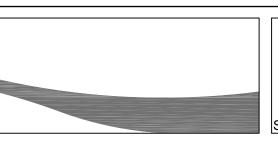
Roles, Responsibilities, and Public Participation Opportunities						
Task	Ad Hoc Advisory Committee	RDA/PC/ HPC/PRC	Common Council (CC)	Property/ Business Owners	Public/ Neighborhood	
1) Kick off meeting (December 20 <sup>th</sup> , 2018)	Not applicable (NA)	NA	NA	NA	NA	
2) Water Street Today Report (January 21 <sup>st)</sup>	Review and comment on report	Stay informed via website/staff updates	Stay informed via website/staff updates	Stay informed via website/staff updates	Stay informed via website/staff updates	
3) Design Workshop (January 29 <sup>th</sup> )	Provide input into design workshop agenda; select preferred alternative	Participate in hands-on design workshop	Participate in hands-on design workshop	Participate in hands-on design workshop	Participate in hands-on design workshop	
4) Draft Corridor Plan (March Date TBD)	Help present and explain draft corridor plan to public & other stakeholders	Stay informed via website/staff updates	Stay informed via website/staff updates	Provide feedback to consultants on draft corridor plan	Provide feedback to consultants on draft corridor plan	
5) Final Corridor Plan (April Date TBD)	Recommend adoption of plan to PC	Recommend adoption of plan to CC	Adopt plan	Share hopes and concerns with PC & CC	Share hopes and concerns with PC & CC	

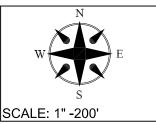






**Canal Visual Preference** Water Street Corridor Master Plan - Menasha, WI









# Kaukauna Street Visual Preference

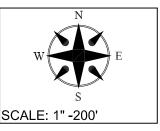
Water Street Corridor Master Plan - Menasha, WI



























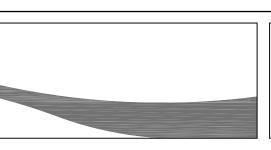


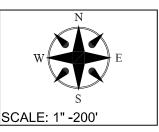
# Tayco Street Visual Preference

Water Street Corridor Master Plan - Menasha, WI







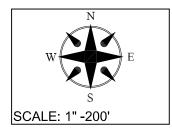






# Water Street Visual Preference

Water Street Corridor Master Plan - Menasha, WI



Event: DESIGN WORICSHUP

DEAN WYDEKEN

Sign

Meeting

Date: 1/29/19 Location: Com Hace

Name Street Address Email MARK SETF 120 WATER ST. Eary Jousten 122 Water St. Lama Steve Nickles 145 KANKAUNA St 645 gTH ST Menasha Ald. Stan Sevenich sould bon THORNAPPLE LANE LIKE KETTNER KAUKAUNA WE 54913 Nicholas Jerne WI 54952 w cecil DAVID PHEIFOR REENAH WI 54956 Sontony Cords MICHAE STAUSTIN 121 RIVERST - Lour + Sharon Body -100 mater SA · Patrick James 10 taxco 57. PATTY HOEHNE 258 WATER ST. 4 -EN HOENNE Kebecca Nichols 402 Elm St. aga Brighton Dr antorade

KSZ W. HIAWATH

judy jourten 122 eg mail.com Steve CSPectrofinting Jak. Com stan7nickesbcslobal.net freewis 1 @ gol, com michael.john. Kettnergigmail.com nickdevilletwo Cool.com Pphaiferegnail.com ) cords @fox lacks. org MICHAELRIVER 141 QYAHOO.COM Vmm @athend.he Taycotale Gmail.com GOLDENZ 7215 @NEW- RR.COM LHOEHNEDNEW. RR. COM rnicholseci.menasha.wi.us

	Community: Event:	Date: Location:	
Sign In	Name Dorve Van Lim - See Gevinent Dan Zelinski ALD JAMES TATLOR MAYOR DON MERKES	Street Address Street Address 1209 Maria Ln. 208 March St	Email dvlenew.rr.com Leccenter Comme.con
Meeting Sig	Kim VANDERHYDEN MARK Kimberly & Todd Moe	95 Broad St.	<u>bubbajoebillybob29måic</u> com

### WATER STREET DESIGN WORKSHOP

January 29th 2019 Menasha, Wisconsin

## AGENDA

- Welcome & Overview 5:30
- Hands-On Exercises 6:00
- Table Presentations 7:00
- Neighborhood Identity & Corridor
   Theme Discussion 7:30



### Welcome & Overview

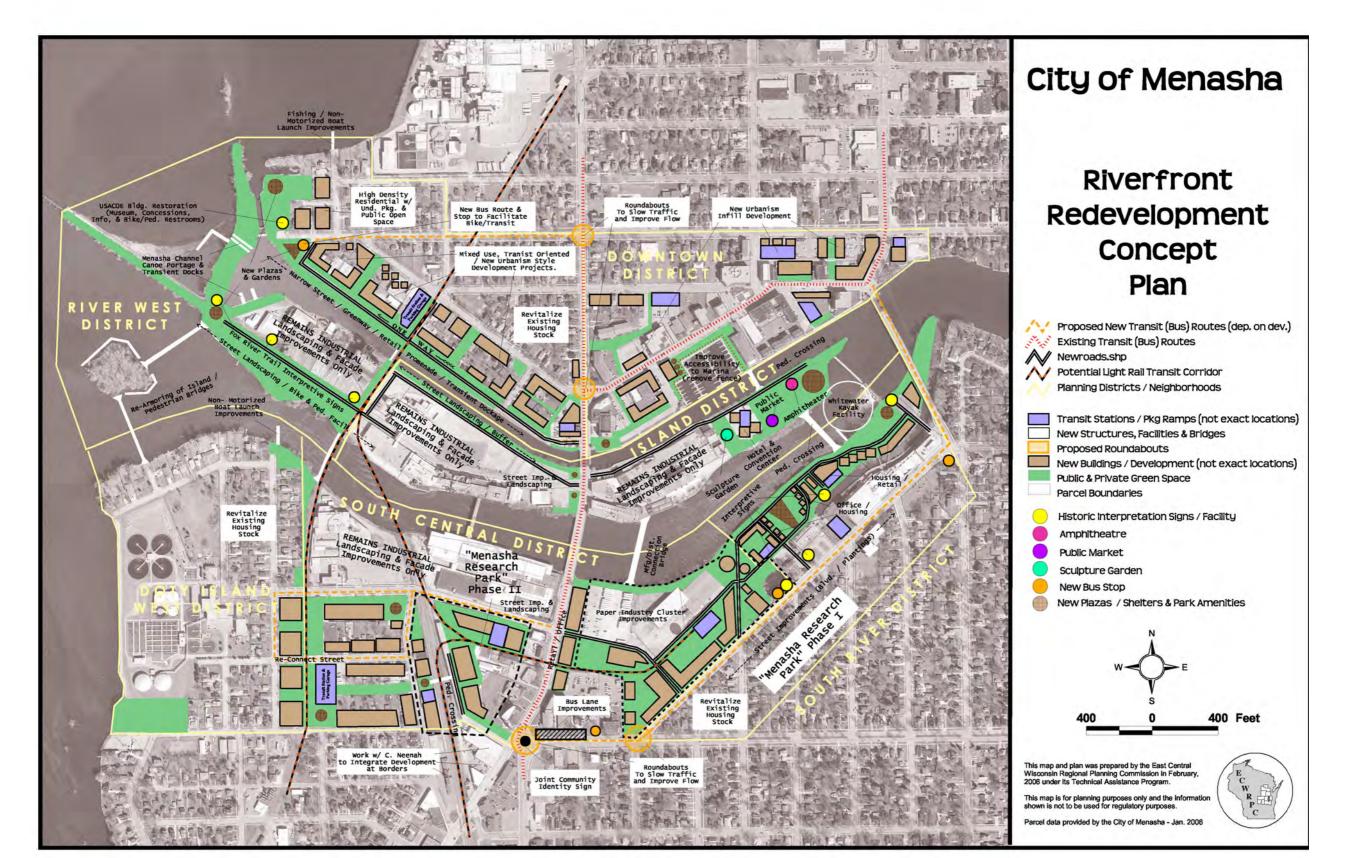
- Project Objectives & Prior Planning
- Existing Conditions
- Housing Opportunities
- Tayco Street
- Menasha Lock
- Canal
- Water Street



## **Project Objectives**

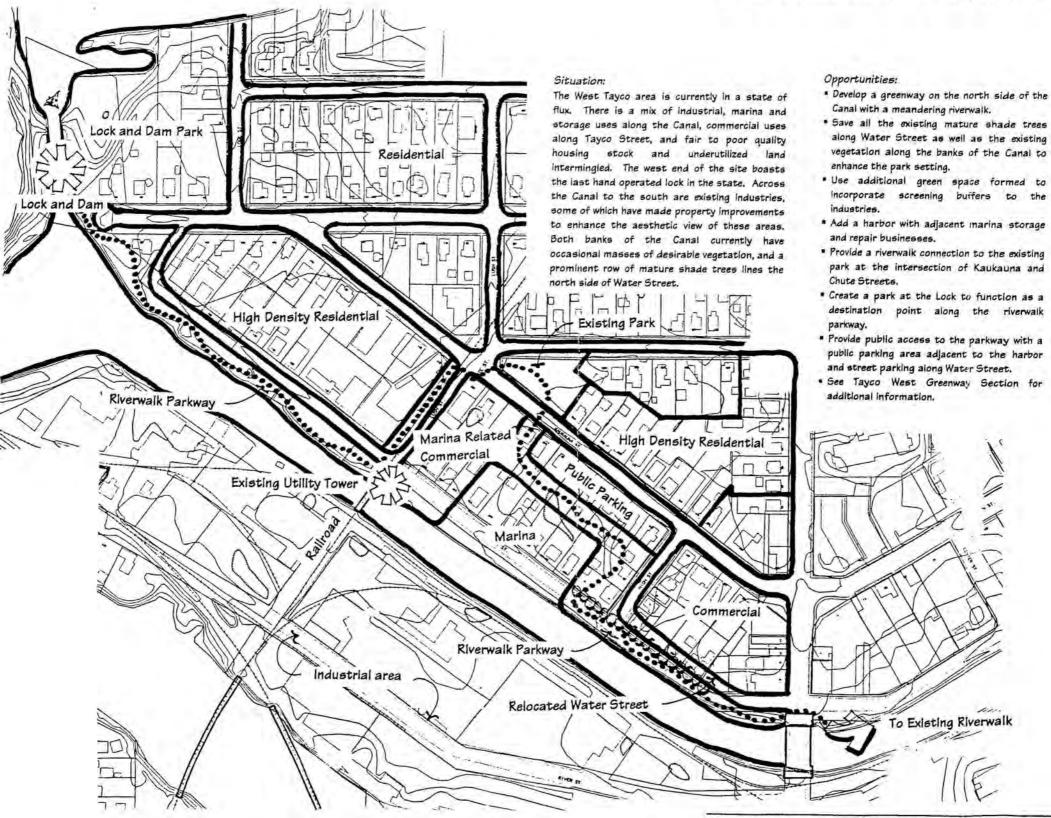
- % Prepare a Corridor Plan to guide, revitalize, and develop future growth within the area including:
  - Shore wall suggestions
  - Proposed trails
  - % Land use plan and implementation strategy
  - % Conceptual designs
  - Recreation suggestions
  - % Funding recommendations

### Prior Planning

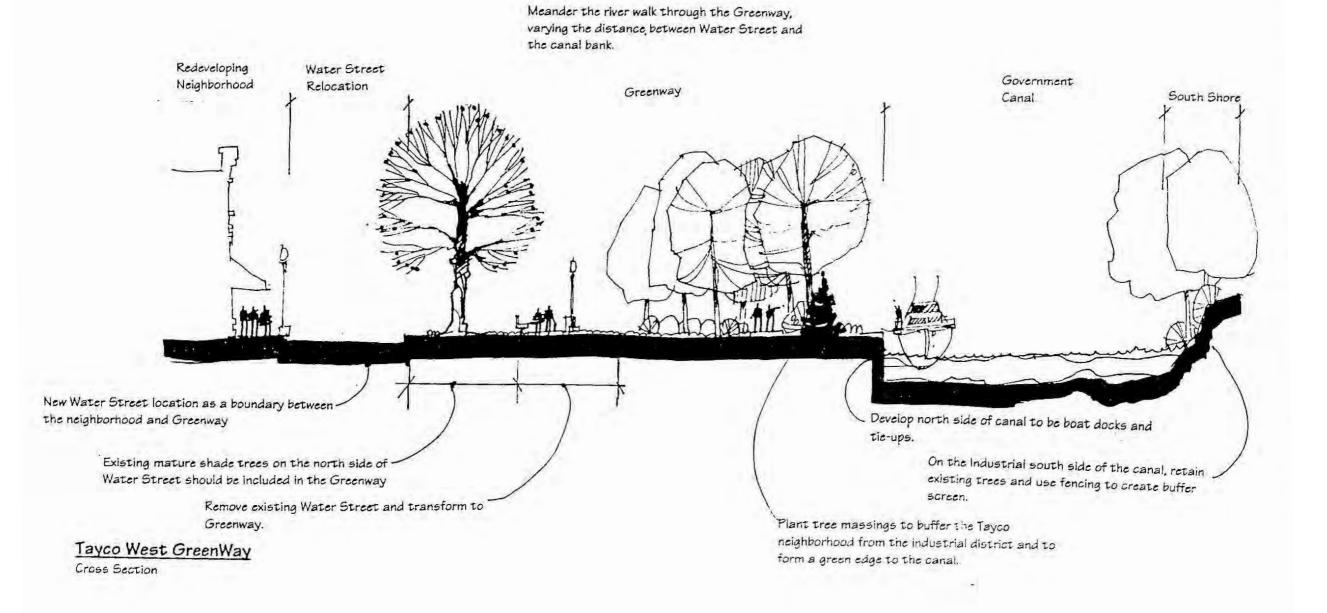


#### > Case Study Sketch: West Tayco Redevelopment Scheme

.....



City of Menasha Downtown Urban Design Plan



Big Ideas for the area included:

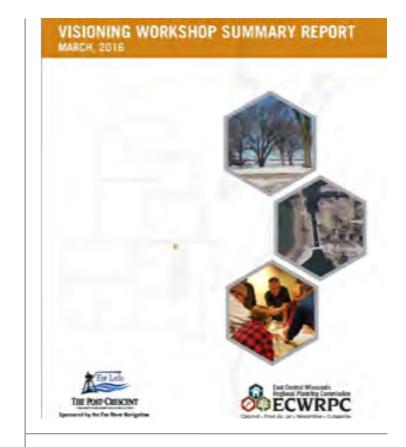
- •Restaurant(s) / Café / Concessions / (13)
- •Boat charters, / bike / boat rentals (9)
- Lodging (7)

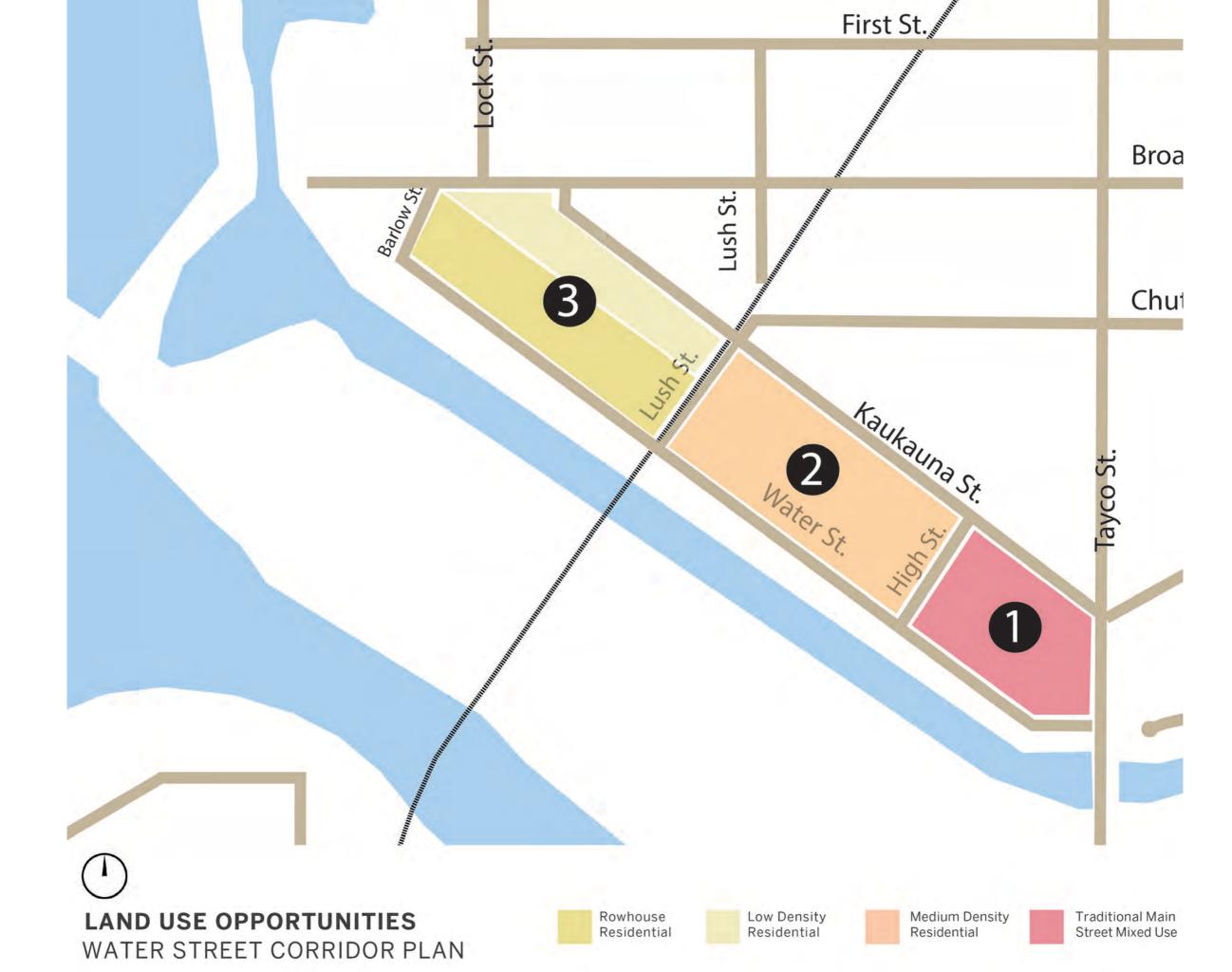
Destinations for the areas included:

- •Observation tower (10)
- Educational / Heritage / Visitors facility (10)
- •Amphitheater/Community Center (9)

Redevelopment opportunities:

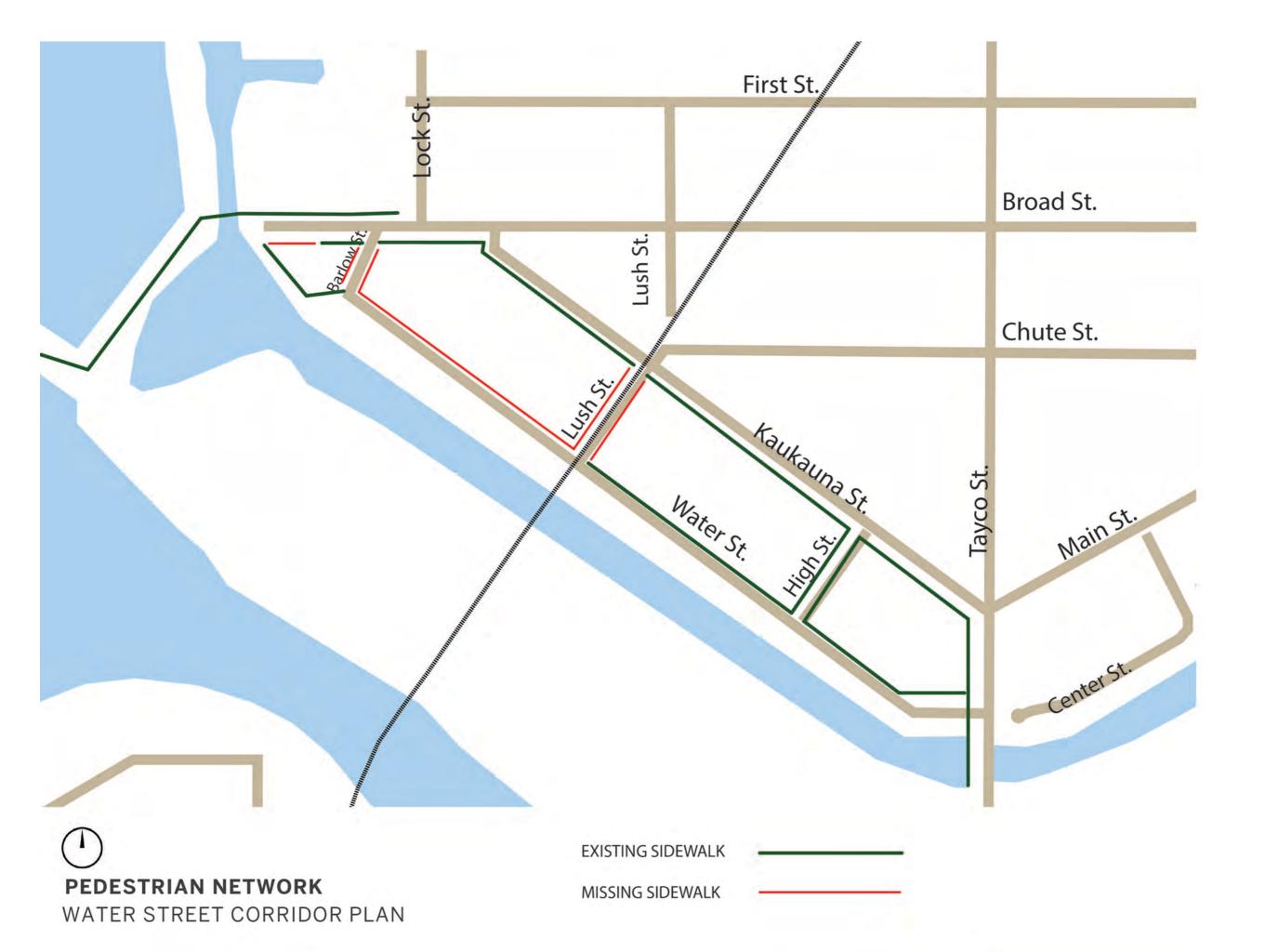
- Sports/recreation (boating/fishing)
- •Marina and light retail and restaurant

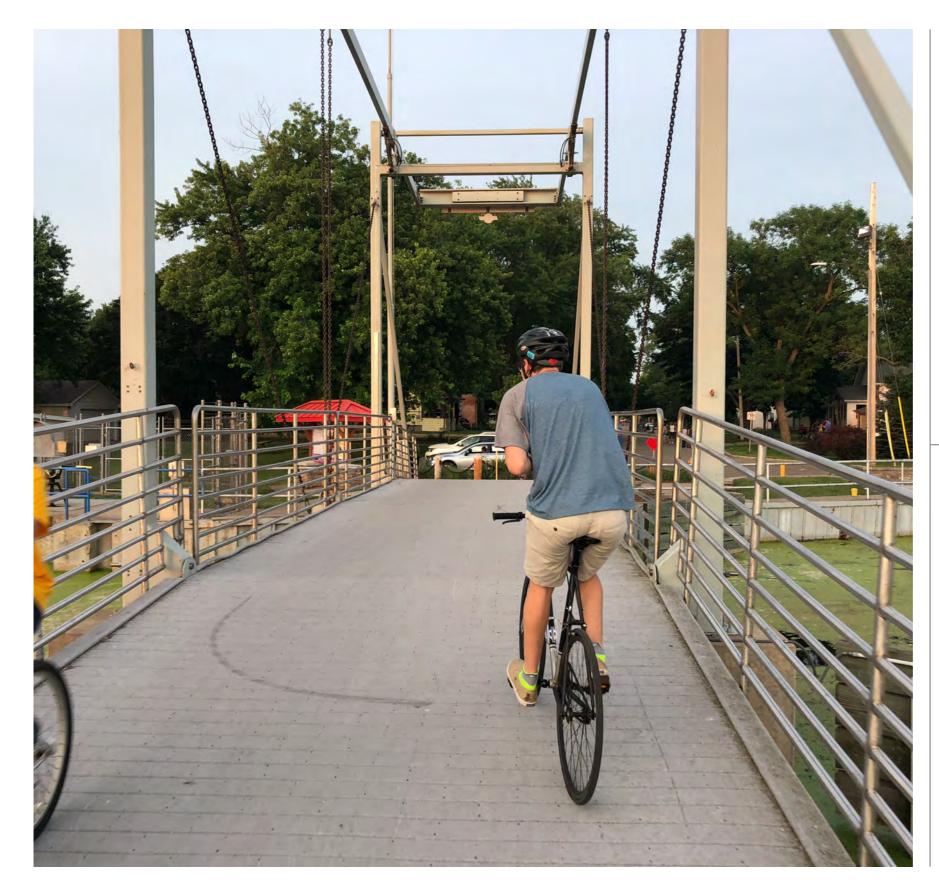




# Existing Conditions

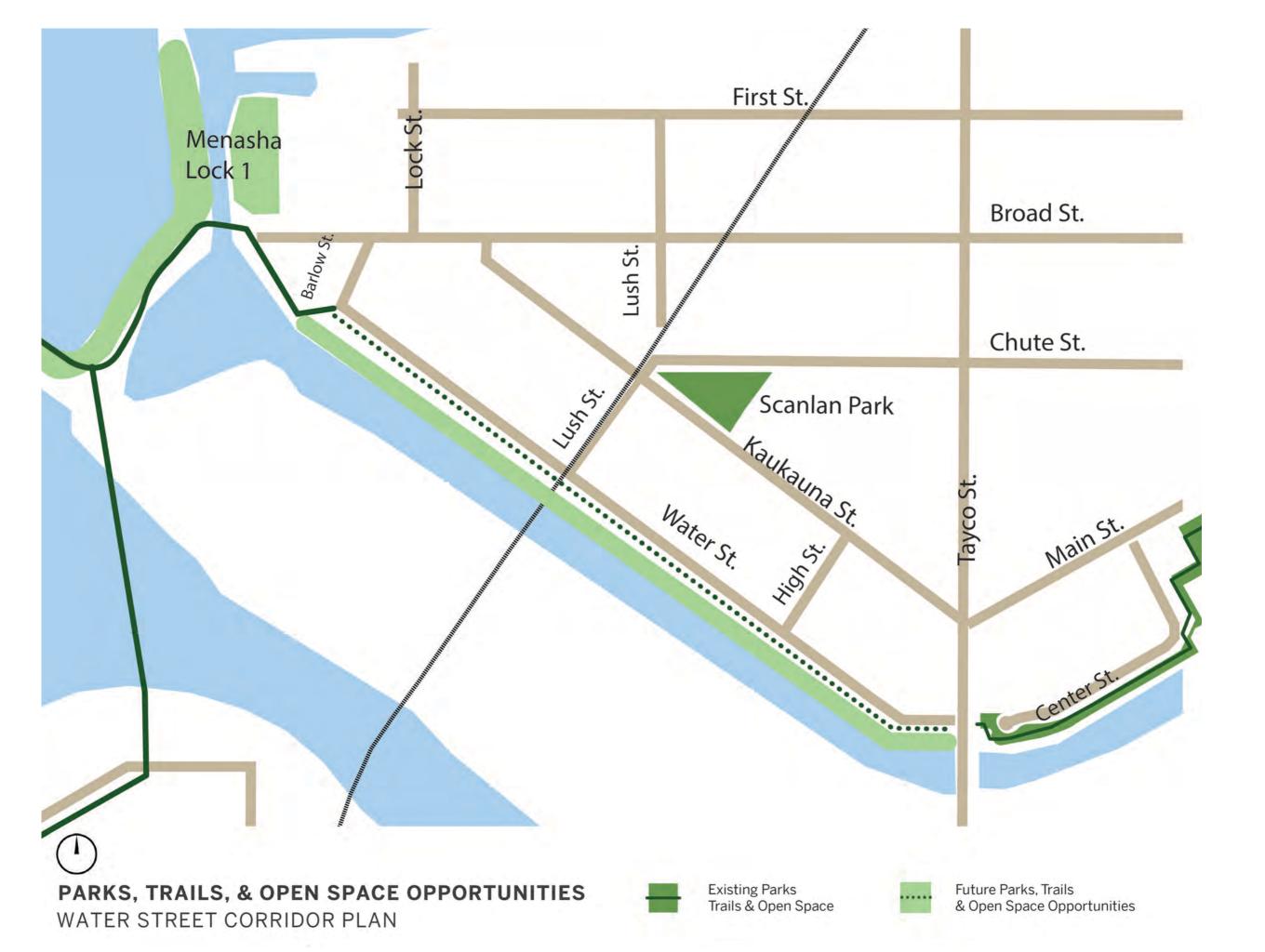


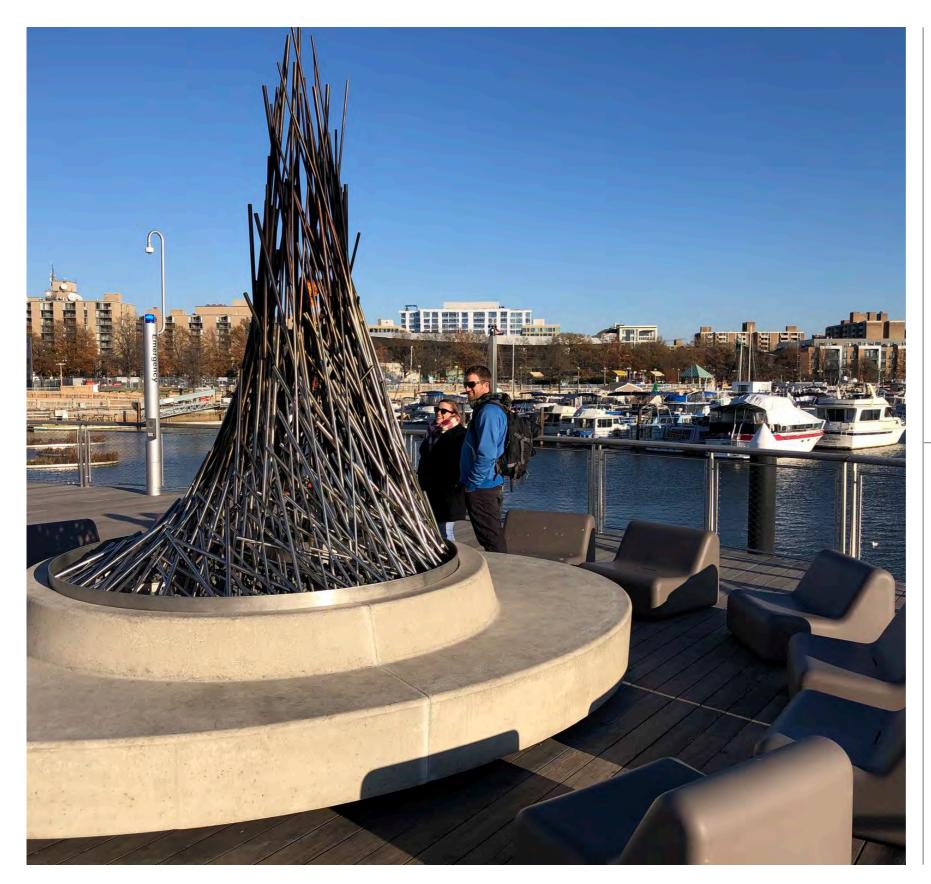










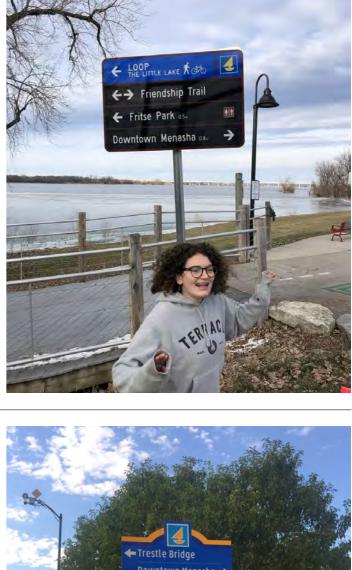


















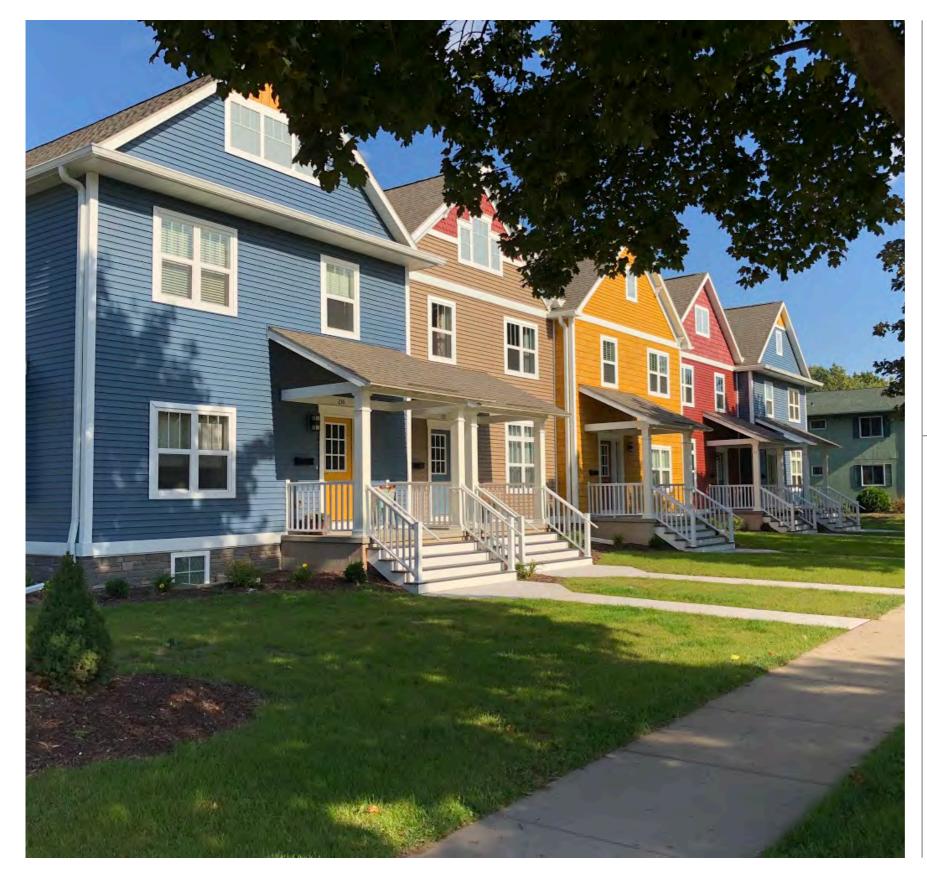


WATER STREET CORRIDOR PLAN

Historic Preservation Opportunity

Destinations









### Neighborworks, Green Bay, WI



Whitney Park Townhomes, Green Bay, WI



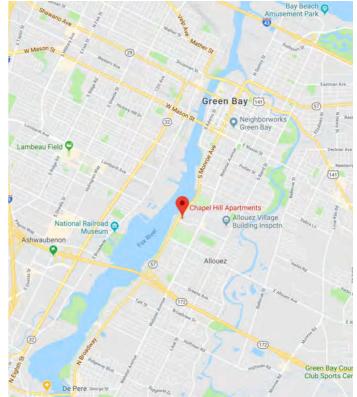
### Western Townhomes, Neenah, WI









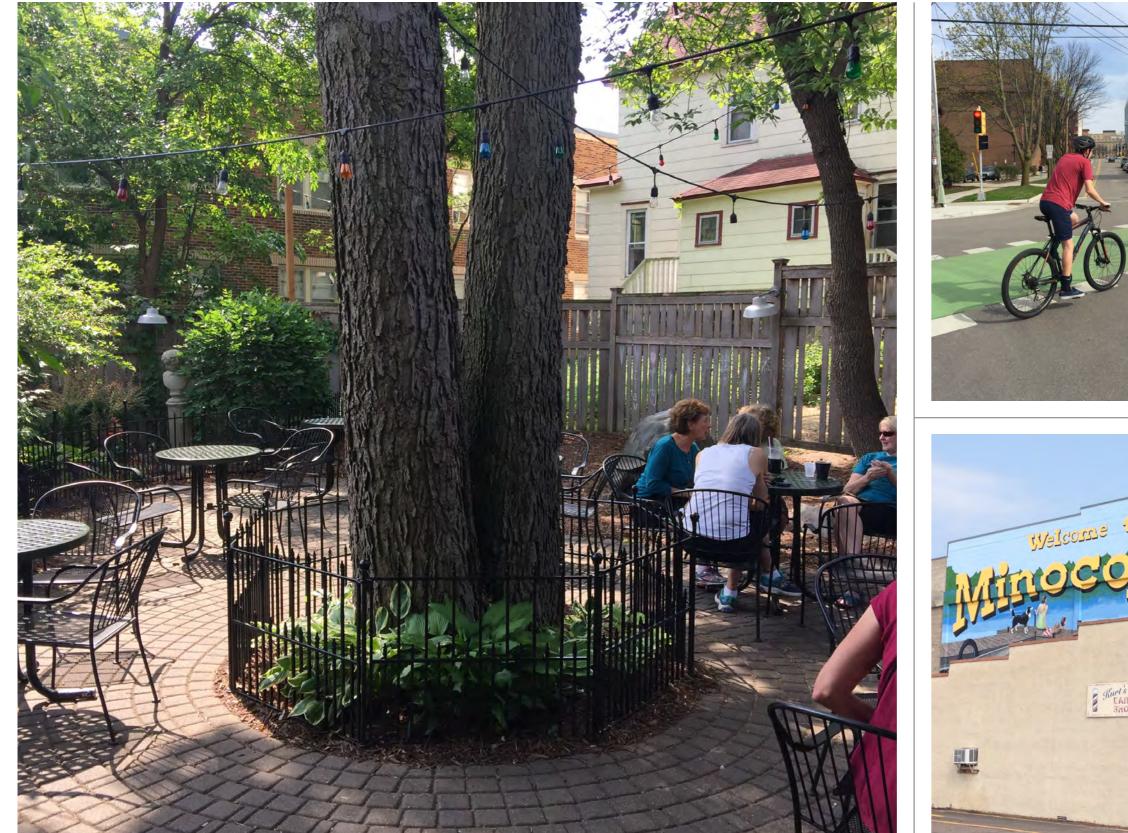


### Chapel Hill Apartments, Allouez, WI

### Tayco Street

- Historic preservation
- Gateway to neighborhood
- Outdoor eating/dining
- Connection destinations
- Public art / murals / beautification









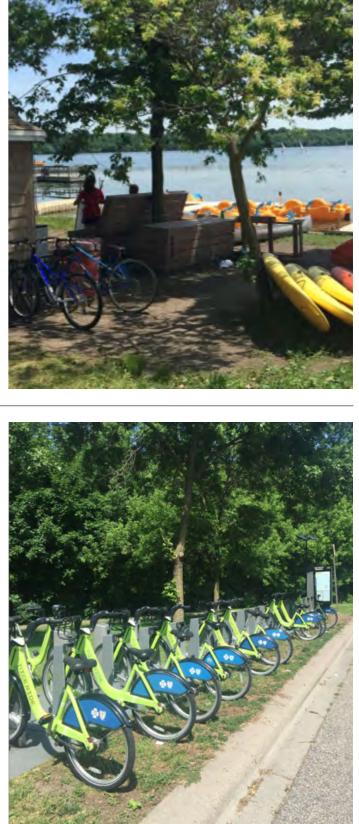


### Menasha Lock Site

- Concessions
- Rentals
- Tower
- Amphitheater
- Lodging











### Canal

- Connections / Access
- Landscaping / Tree Plantings



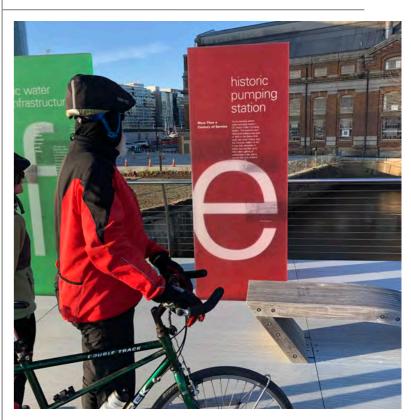








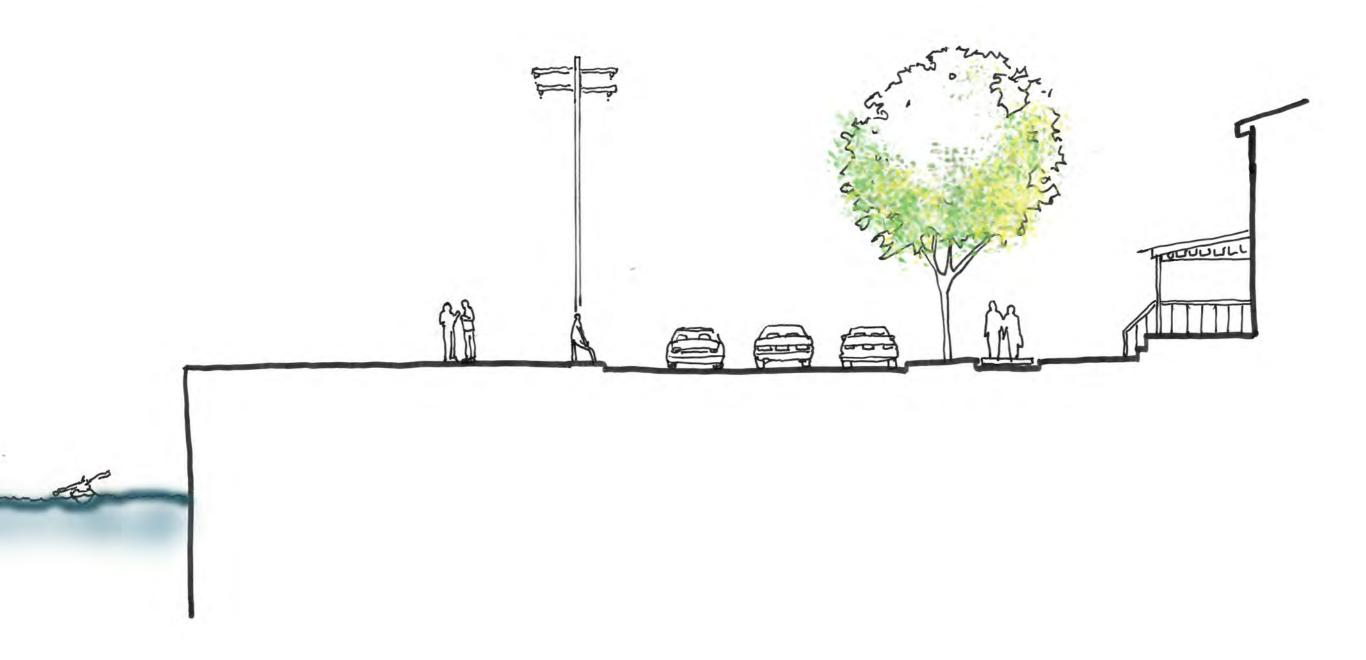




### Water Street

- Cross sections
- Trails
- New housing fronting street
- Landscaping

















#### Design Workshop Results Water Street Corridor Plan January 29<sup>th</sup> 5:30 p.m. – 8:00 p.m City Hall, Menasha, Wisconsin

#### Table of Contents

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Draft Water Street Today Report (See project website)	7
Sign In Sheet	8

#### **Executive Summary**

The overall goal of the Water Street Corridor Plan is to Prepare a Corridor Plan to guide, revitalize, and develop future growth within the area, including recommendations for:

- Shore wall
- Proposed trails
- Land use plan and implementation strategy
- Conceptual designs
- Recreation
- Funding

The design workshop was held on January 29<sup>th</sup>, 2018, with approximately 30 residents, business owners, property owners, and elected officials in attendance, as well as a two-person consulting team and City staff. The workshop provided participants with a short summary of the Water Street Corridor Today Report, as well as an opportunity to provide their own ideas for enhancing the area. Feedback from the workshop is reviewed

by the Ad Hoc Advisory Committee and City staff in order to identify 2-3 design alternatives which the consultant team will then prepare for the next public meeting.

#### Design Objectives

The following draft design objectives were generated at the workshop. The objectives are organized by subarea within the corridor including Tayco Street, Water Street, Canal, and Lock Area.

#### Tayco Street

- 1. Keep Bridge Towers
- 2. Improved Parking
- 3. Keep Buildings Historic Preservation
- 4. Connect corridor to Main Street
- 5. Continuous trail/walk/path to east side of Main along canal
- 6. Terrace to canal

#### Options:

- Close Water Street vs. leaving open
- New Infill Construction (building type, footprint, and intended uses)
- Varied width vs varied terrace and sidewalk
- Incorporate parking in development
- Reroute traffic through new development
- Reroute bicycle traffic mid-block connecting intersection of Kaukauna & Tayco Street with Water Street
- Plaza concept adjacent R&R bar with that area becoming a flex space including seasonal markets, trailhead, outdoor concert venue, outdoor eating & dining.

#### Water Street

- 1. Traffic calming
- 2. On street parking
- 3. Terraced locations
- 4. Seating
- 5. Green it up, linear park and bike trail
- 6. Need more lighting
- 7. Slope from road to canal
- 8. Maintain sight lines to canal

#### **Options:**

- Neighborhood street vs. boulevard or parkway
- Wider front yards smaller cross sections
- Bring development right up to canal and redirect traffic to rear
- Bigger front yards push water street closer to canal
- Close off access to Tayco and make first block public gathering space
- 1-way first block by Tayco
- Traditional layout with sidewalks both sides
- Park like setting block 3 closer to locks (Similar to Jefferson Park)
- Traditional street to rail bridge then terraced to locks
- Block 2 residential infill
- Block 3 new mixed use residential and commercial building where light industry is currently

#### <u>Canal</u>

- 1. More boating tie ups
- 2. Fishing areas
- 3. Add boat parking
- 4. Lower wall add more water access
- 5. Screen Industrial uses to south with trees/solar panels landscaped bump outs
- 6. Boardwalk along canal with good lighting
- 7. Land overflow to increase flow
- 8. Linear like east side of Tayco
- 9. Little Venice of Wisconsin
- 10. San Antonio canal walk

#### Options:

- Leave canal wall height add water entry points along and make linear park between canal and road
- Drop canal wall and add continuous trail along with boat parking
- Widen canal and bump into development to create marina
- Separate off-street walking and biking facilities
- Grade separated multi-use path only
- Sculpture way with solar along southside of canal
- Widen the canal (or dredge for same effect?)

#### <u>Locks</u>

- 1. Tower
- 2. More parking
- 3. Amphitheater
- 4. Boat parking
- 5. Trail
- 6. Bathrooms/Concessions
- 7. Purchase residence and add to park
- 8. Fill in part of lagoon to add space
- 9. Explain history of canal
- 10. Native American investigation
- 11. Fountain
- 12. Playground

#### **Options:**

- One option maintaining residence
- One option without residence
- Incorporate box car architecture
- Lodging

#### Parking Lot Items - Ideas to address elsewhere in the report or in follow up studies or actions

Improve water quality

Snowmobile trail (conditional upon winter dam closure)

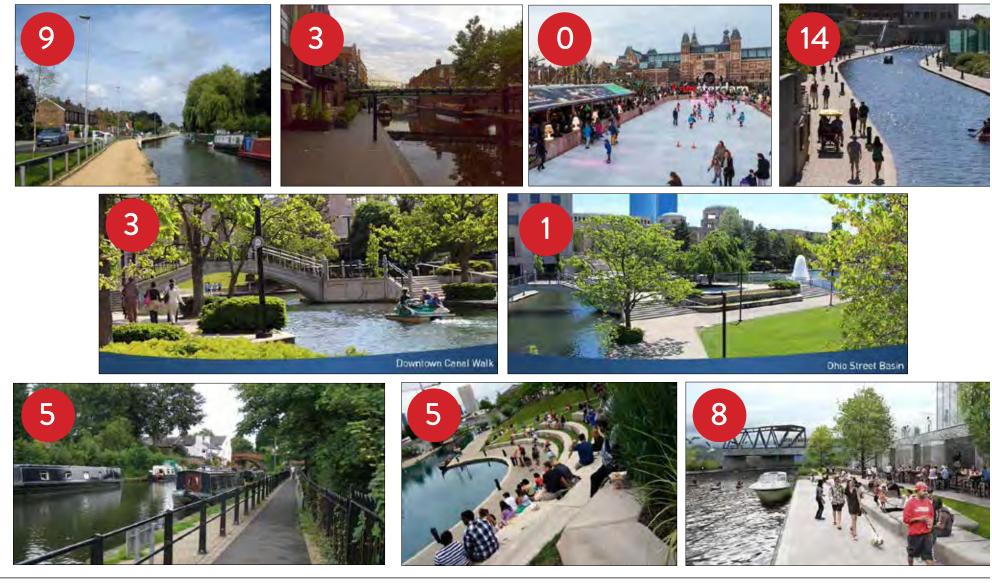
#### Visual Preference Survey Results

Participants were given sticky dots to place by images which they liked. Results are shown in the photos below.





Tayco Street Visual Preference





Canal Visual Preference



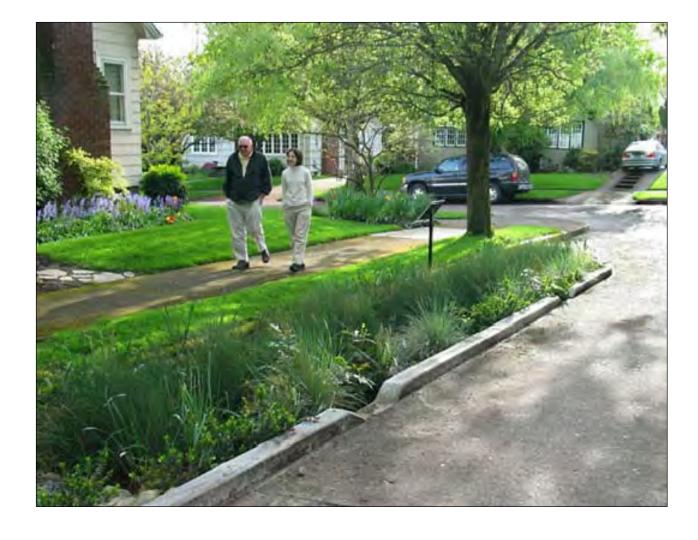


Water Street Visual Preference





### Menasha Locks Visual Preference



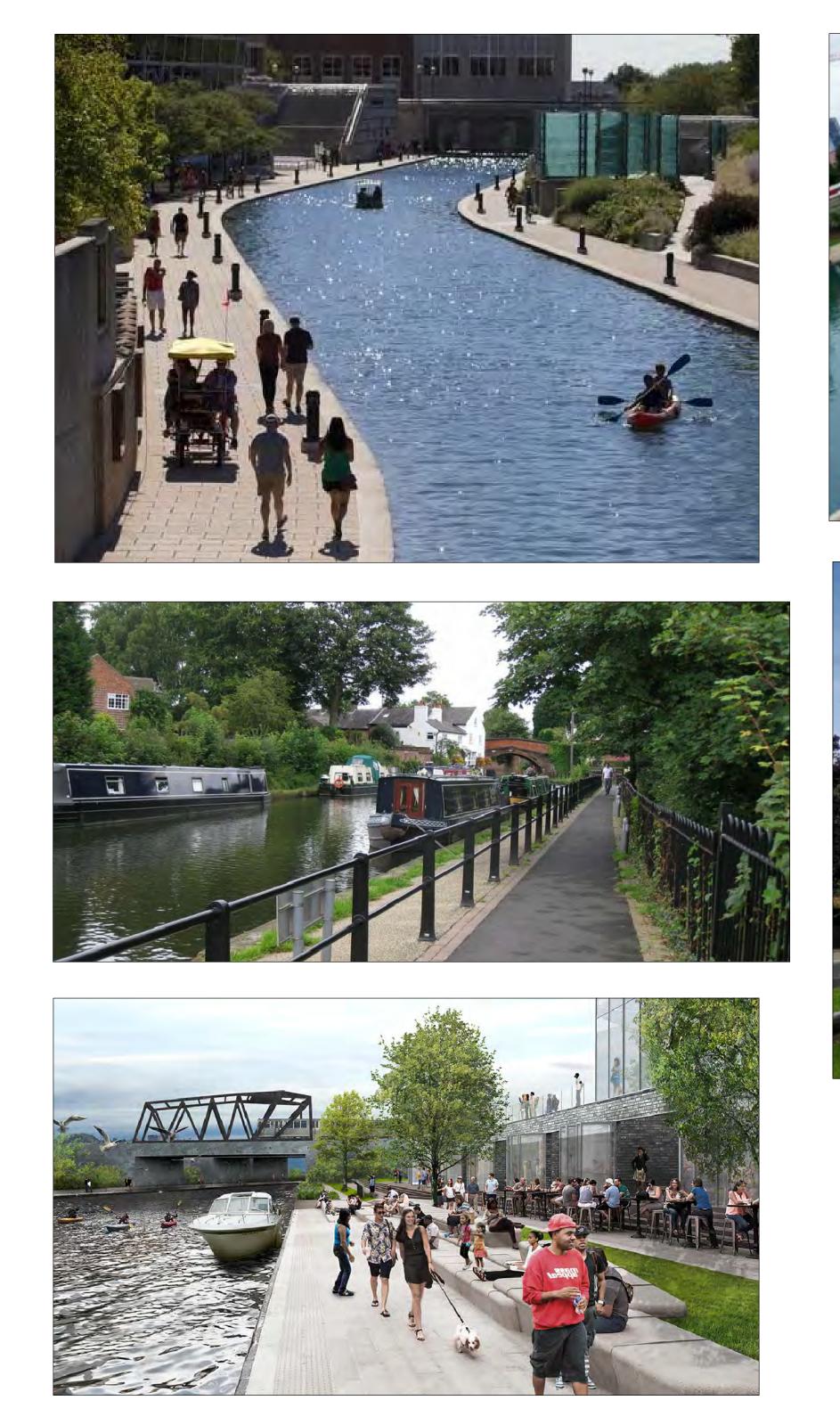




## Water Street





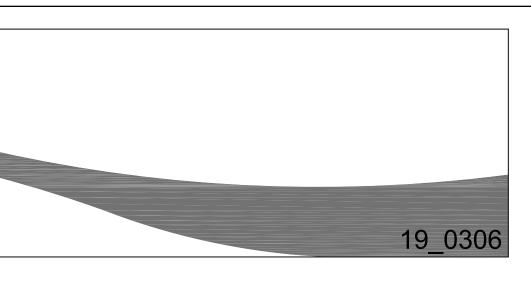


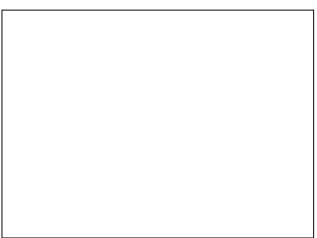
# The Canal

# Preferred Character Images Water Street Corridor Master Plan - Menasha, WI





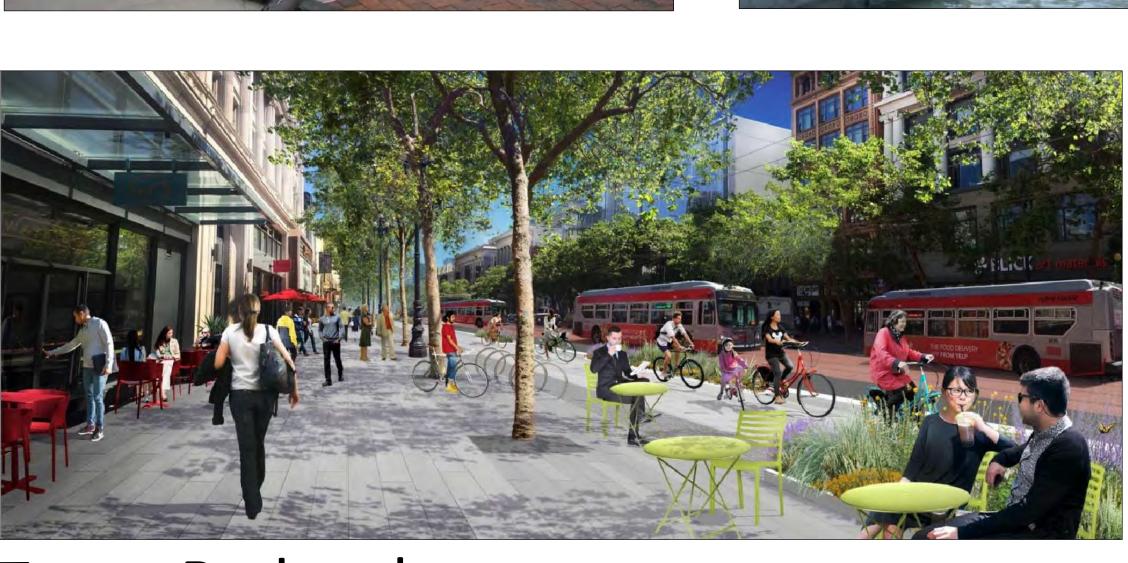












# Tayco Redevelopment







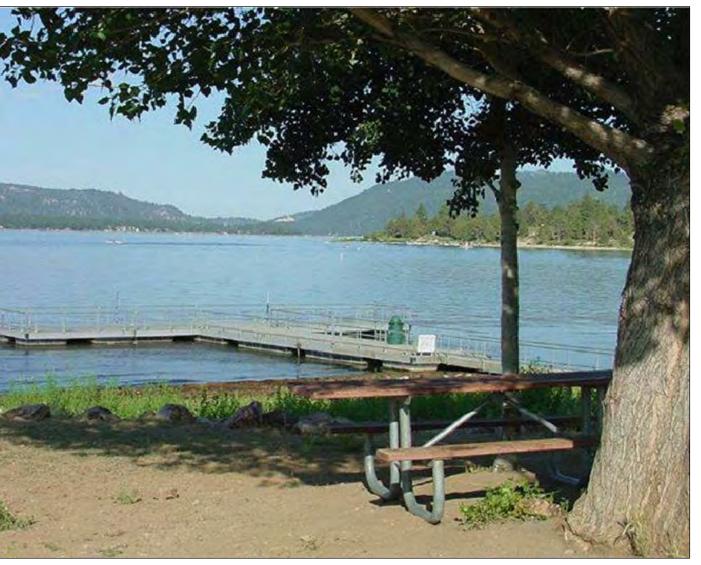


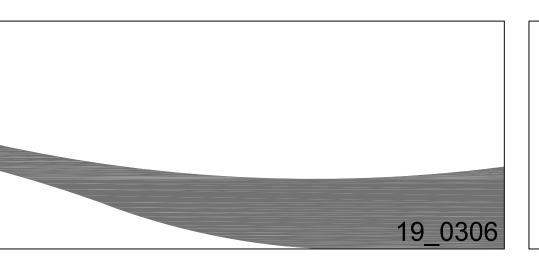
# Locks/Park Site

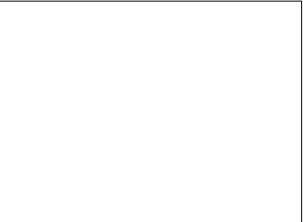


# Preferred Character Images Water Street Corridor Master Plan - Menasha, WI









Community: MEWASHO Event: Open House

Date: 3/6/19 Location: City Harce

Email Street Address Name 645 9TH STREET Menasha StanTnick@sbcglobal.net Stan Sevenich 258 WATER ST. MENASHA GOLDENZ 7215 D. NEW. BR. CON PATTY HOEHNE LHDEHNE ONDEW. R.R. Con 11 LEN HOEHNE 229 BROAD ST MENASHA randygraham Cychoo. com RANDY GRAHAM 1209 Maria Ln. Menasha Crantingegme rindy Vaching -pranoy @mac.com MENASHA 334 PARK ST. KIM VANDERHYDEN 999 Brighton L 1452 W. HIAWATHA DR. deanwydever@yahoo FAN FREEN @ nol 101 BROAD ST KARY & PAULA <u>340 BRDAD</u> Jamestaylor NESZI THORNAFRE W Michael. john. Kettner olgmail. com MESTAULOR ne, MIKE KETTNER ZSS KAUNA Becky Nichols Merkes ) fishenson 1334 Mayer street Fox Crossing WI 54 nickdevilletwo Paol.com icholas Jerne 213 Hautoung ST. houturalaloachicom ancy Howk DAVID

Meeting Sign

2

	Community: Event:	Date: Location:	
Meeting Sign In	Name Jac Generati Jash Radomsti	Street Address         208 WARER SC.	Email

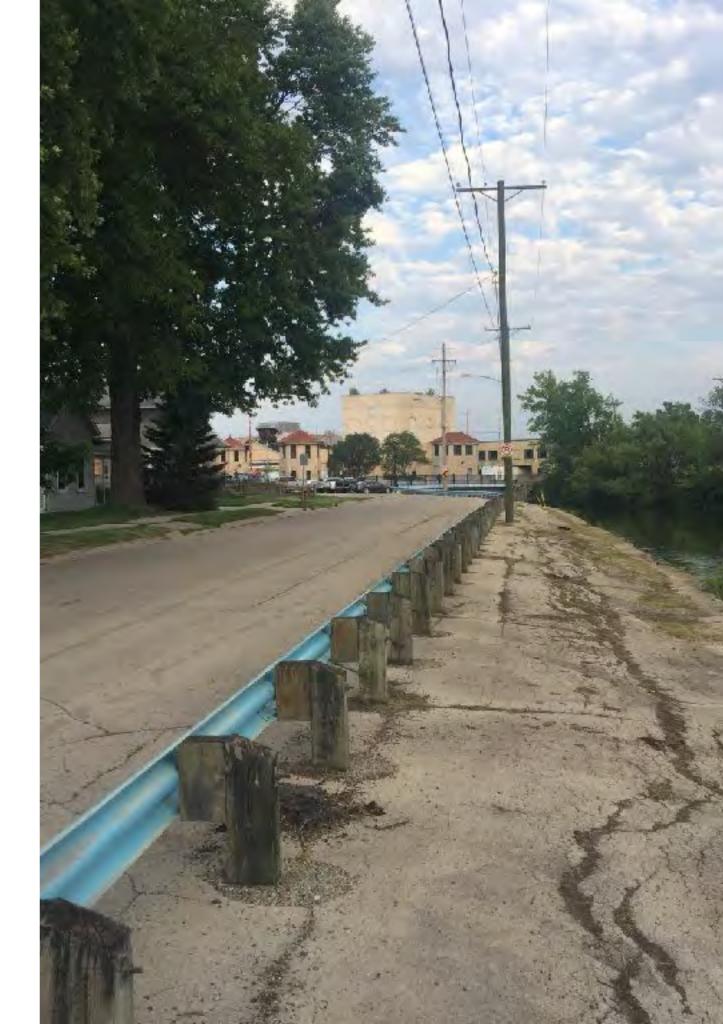
### WATER STREET CORRIDOR OPEN HOUSE

March 6th, 2019 Menasha, Wisconsin



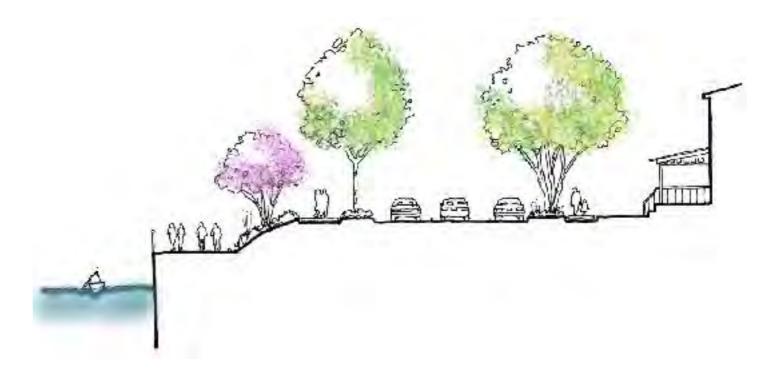
### AGENDA

- Welcome & Overview 5:30
- Comment Period 6:00
- Ad Hoc Advisory Mtg 7:00



### Welcome & Overview

- Overall Goals
- January 29 Design Workshop
   & Subsequent Direction from
   Ad Hoc Steering Committee
- Frameworks
- Preferred Concepts



## Plan Goals

- Substitution Street while % Enhance the functionality and aesthetic qualities of Water Street while continuing to improve Menasha as Your Place on the Water
- % Strengthen bicycle and pedestrian connections between downtown and LLBM
- Section 2 State State
- # Improve gathering areas including Tayco Street and the Menasha Lock site
- % Create attractive gateways that enhance the image of the community
- % Identify long-term improvements to the canal system
- % Prepare a land use plan and implementation strategy to facilitate future investment

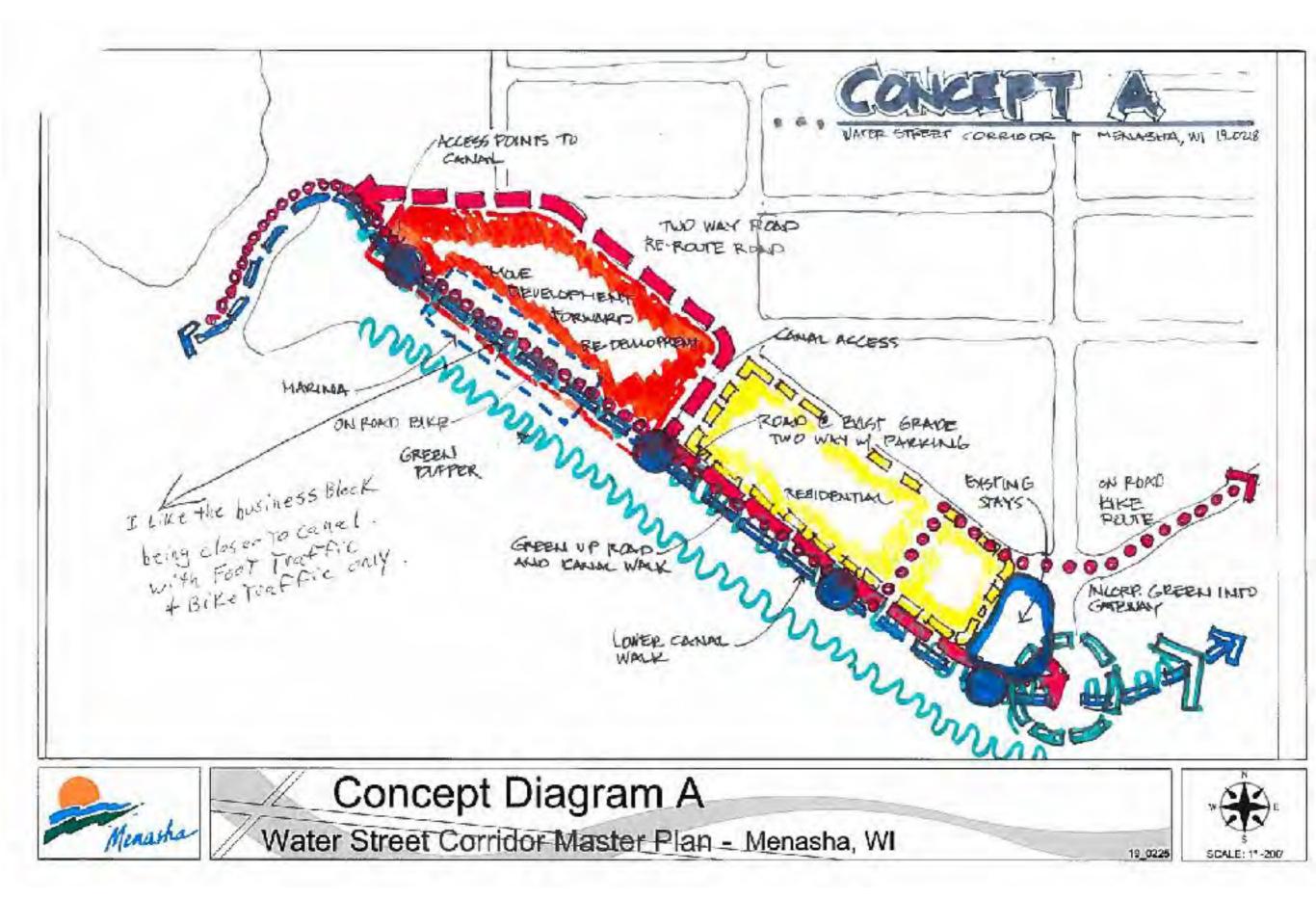
# Design Workshop & Subsequent Direction from Ad Hoc

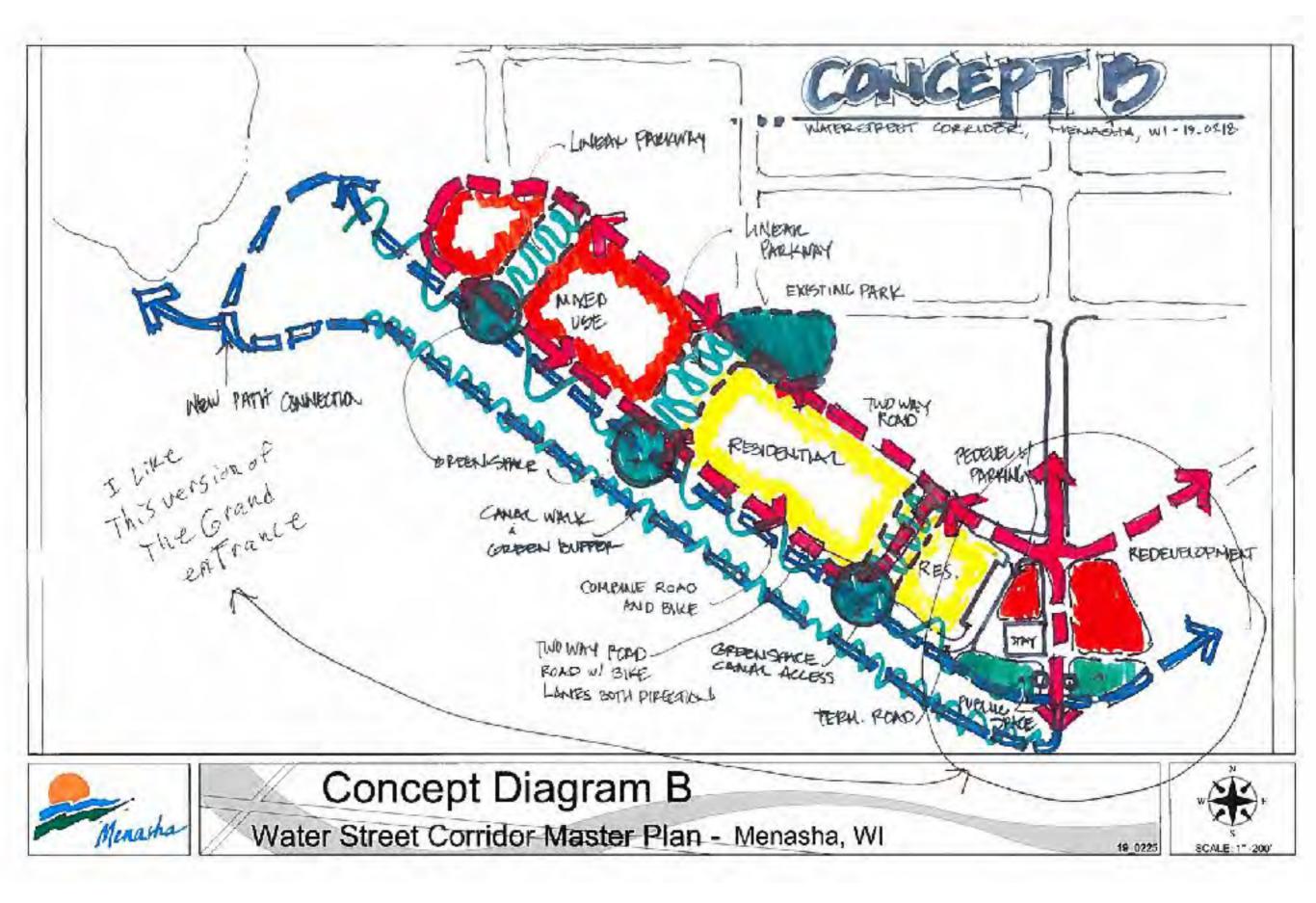
### AD HOC STEERING COMMITTEE

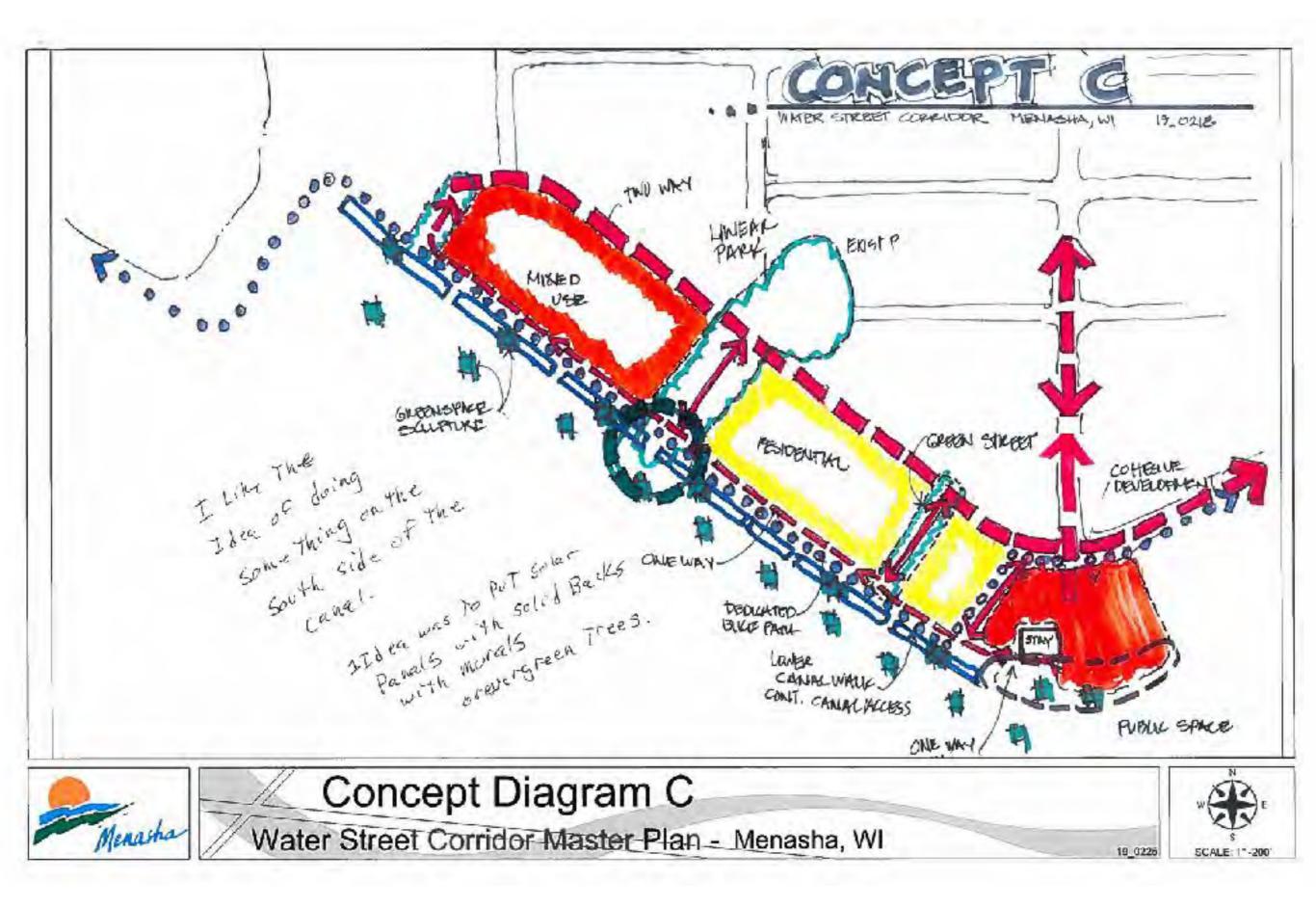
- ℁ City Staff
- % Neighborhood + Community Residents
- Business Owners
- % Property Owners
- Fox River Navigational System Authority (FRSNA)

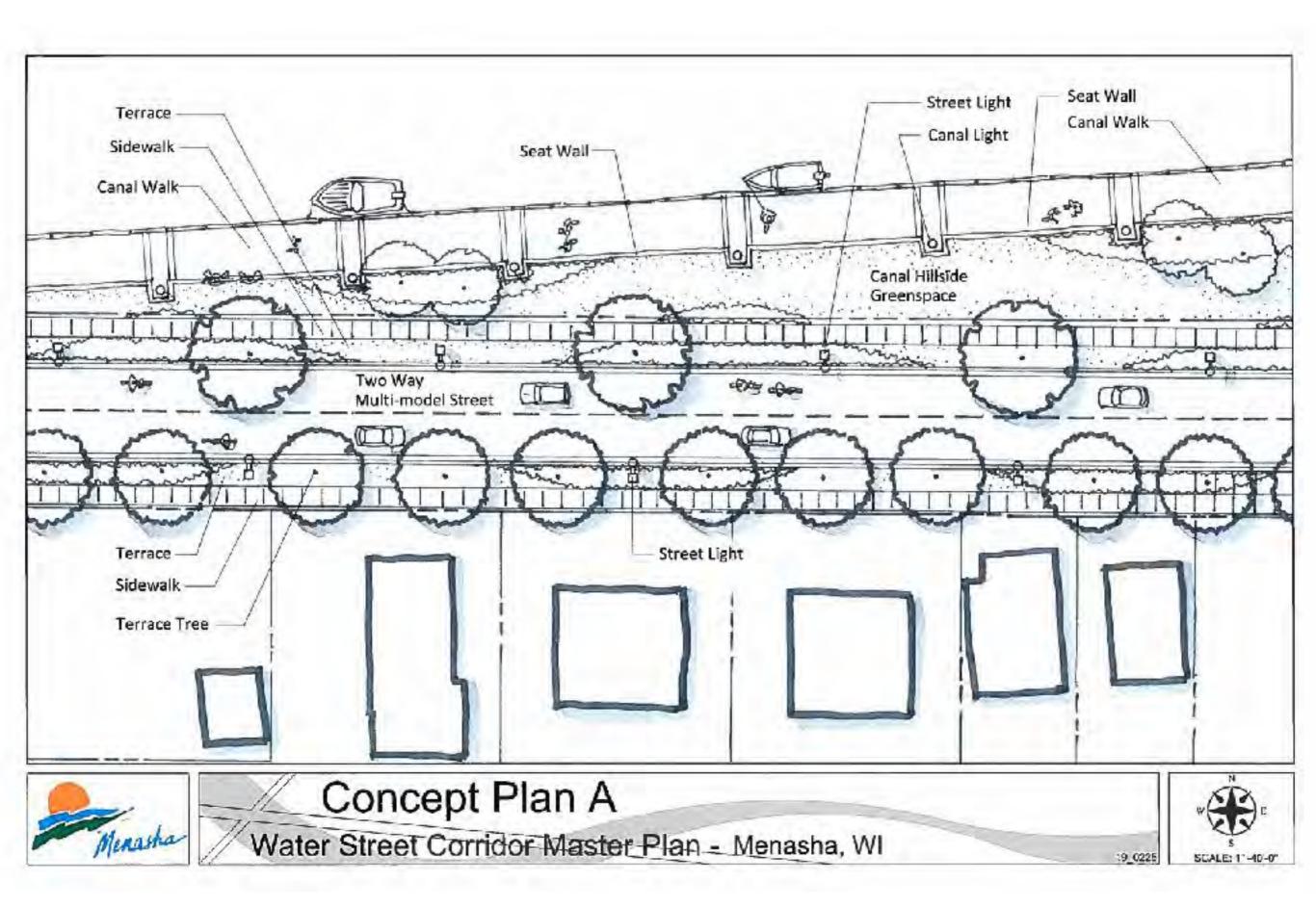
## Design Workshop & Subsequent Direction from Ad Hoc

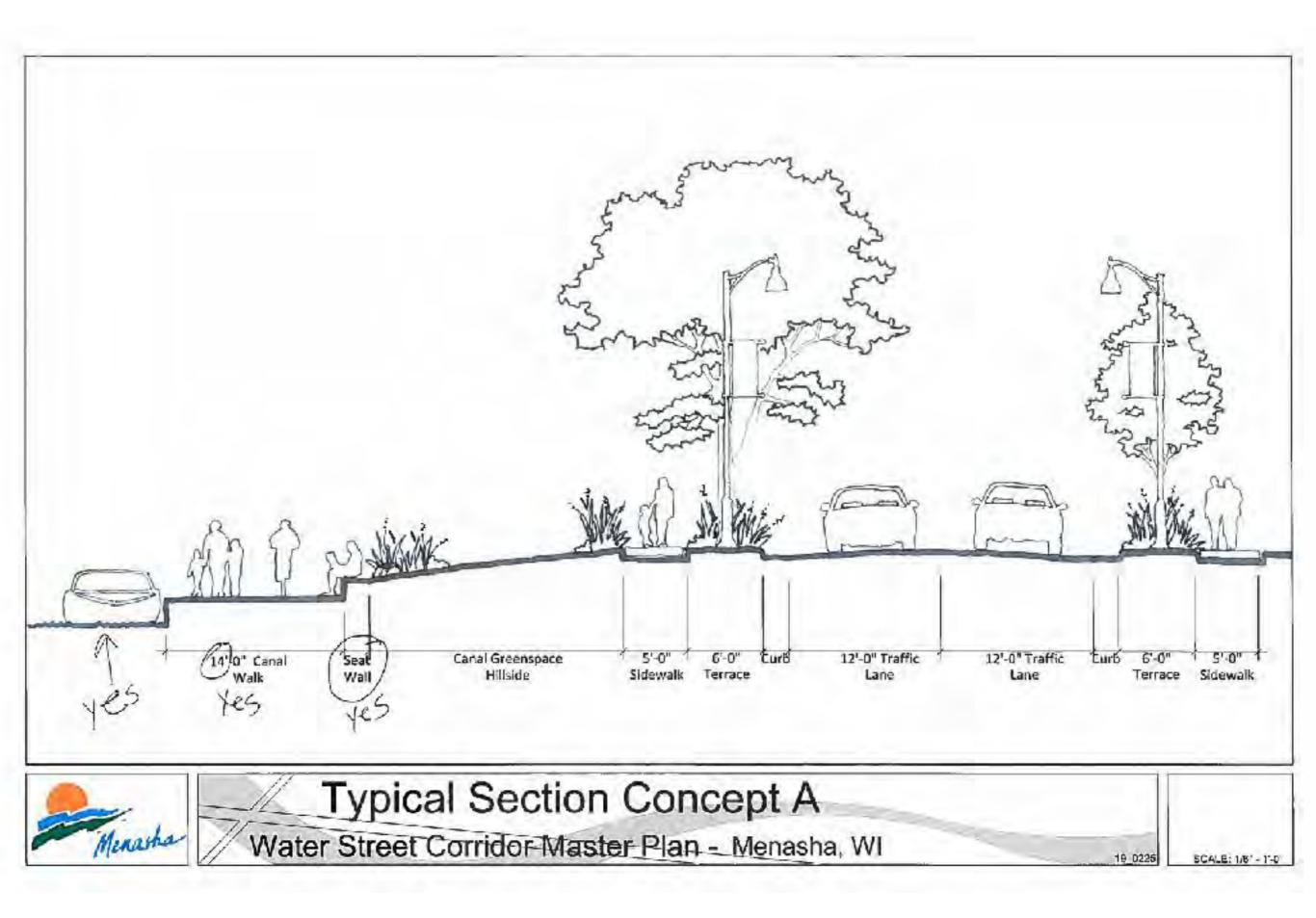
- Reviewed January 29th Design Workshop Results with Ad Hoc
- Developed 3 Alternatives for Ad Hoc
- **%** Identified preferred alternative with Ad Hoc
- Receive input tonight on preferred alternative
- Review input with Ad Hoc tonight

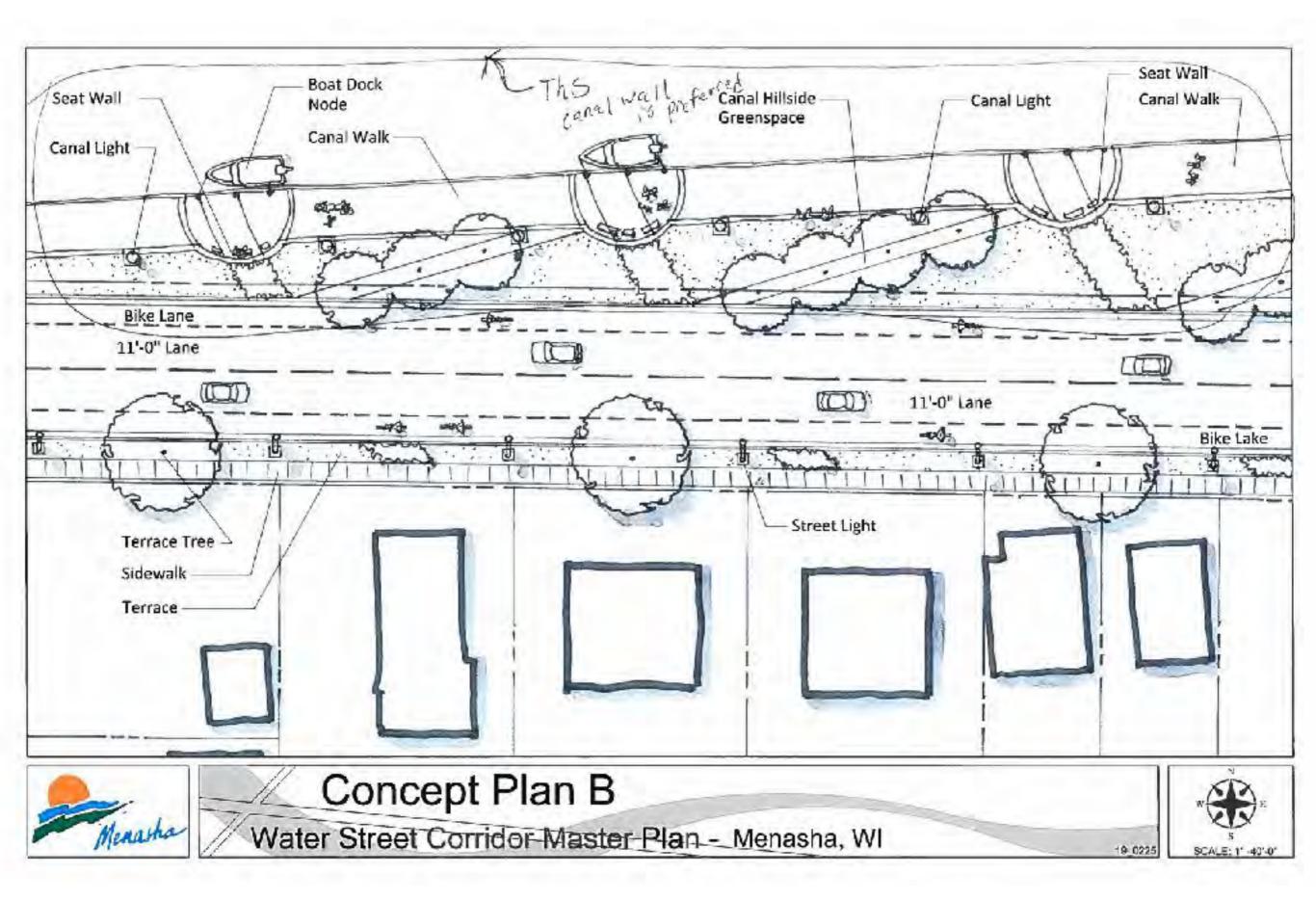


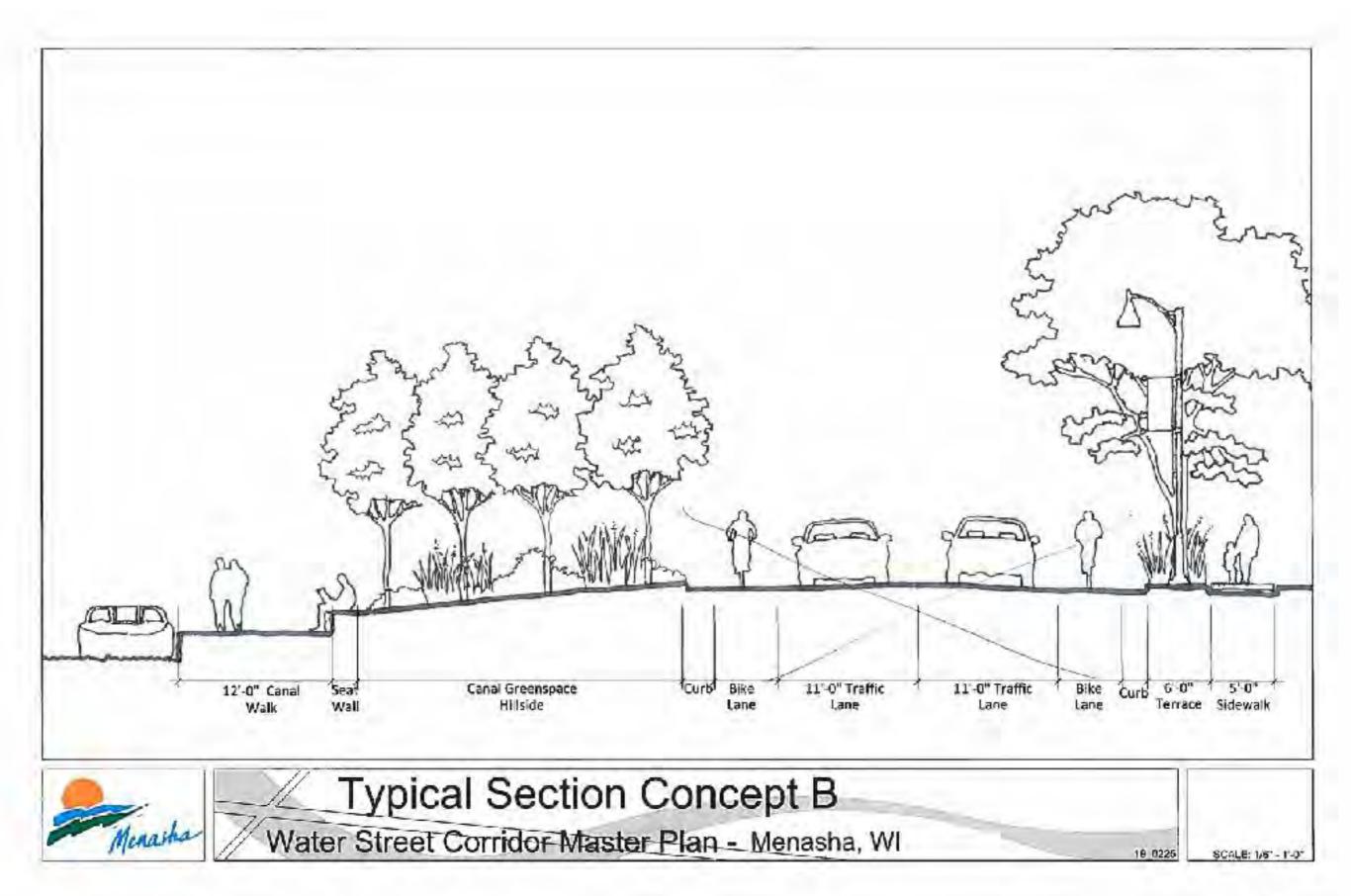


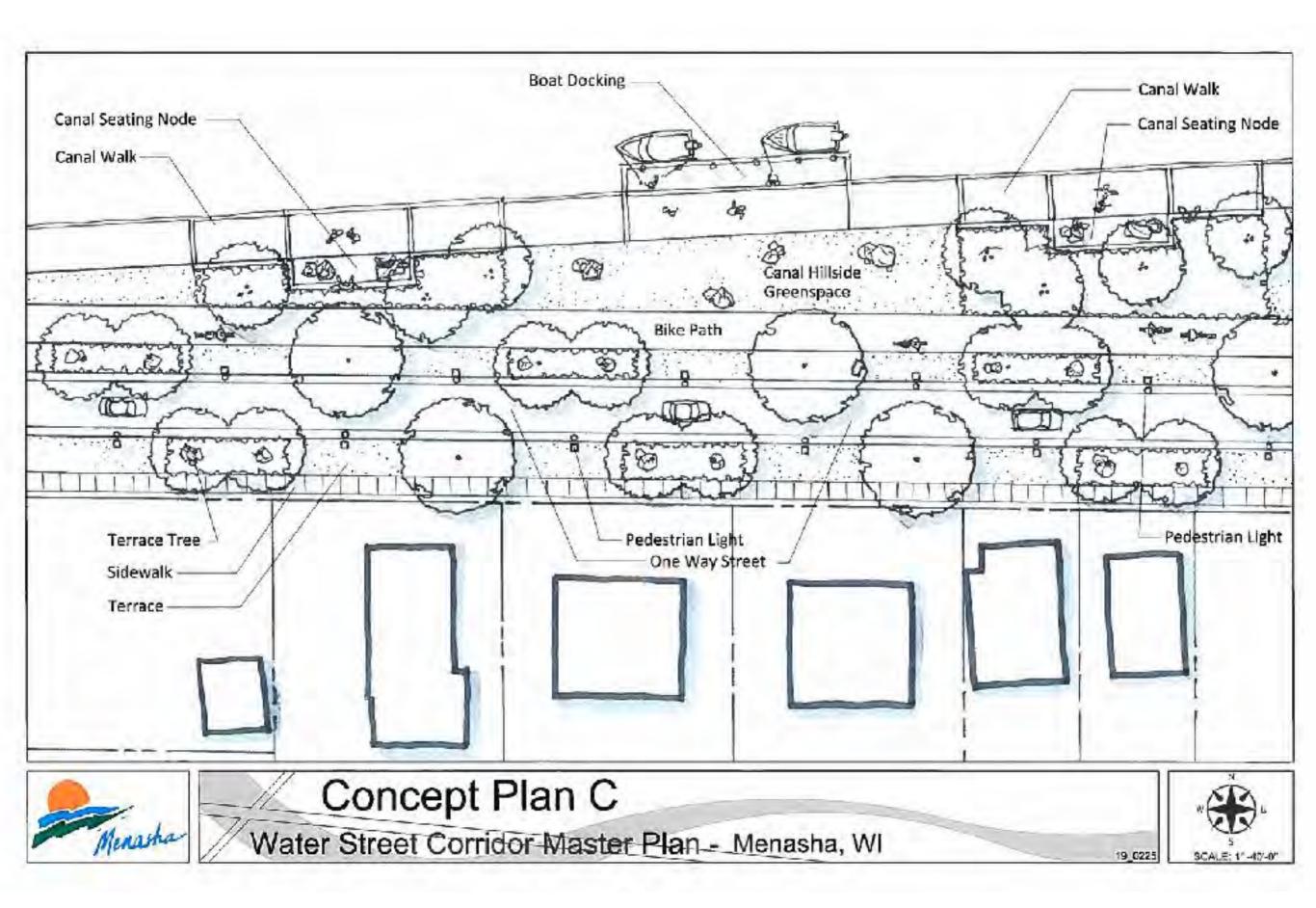


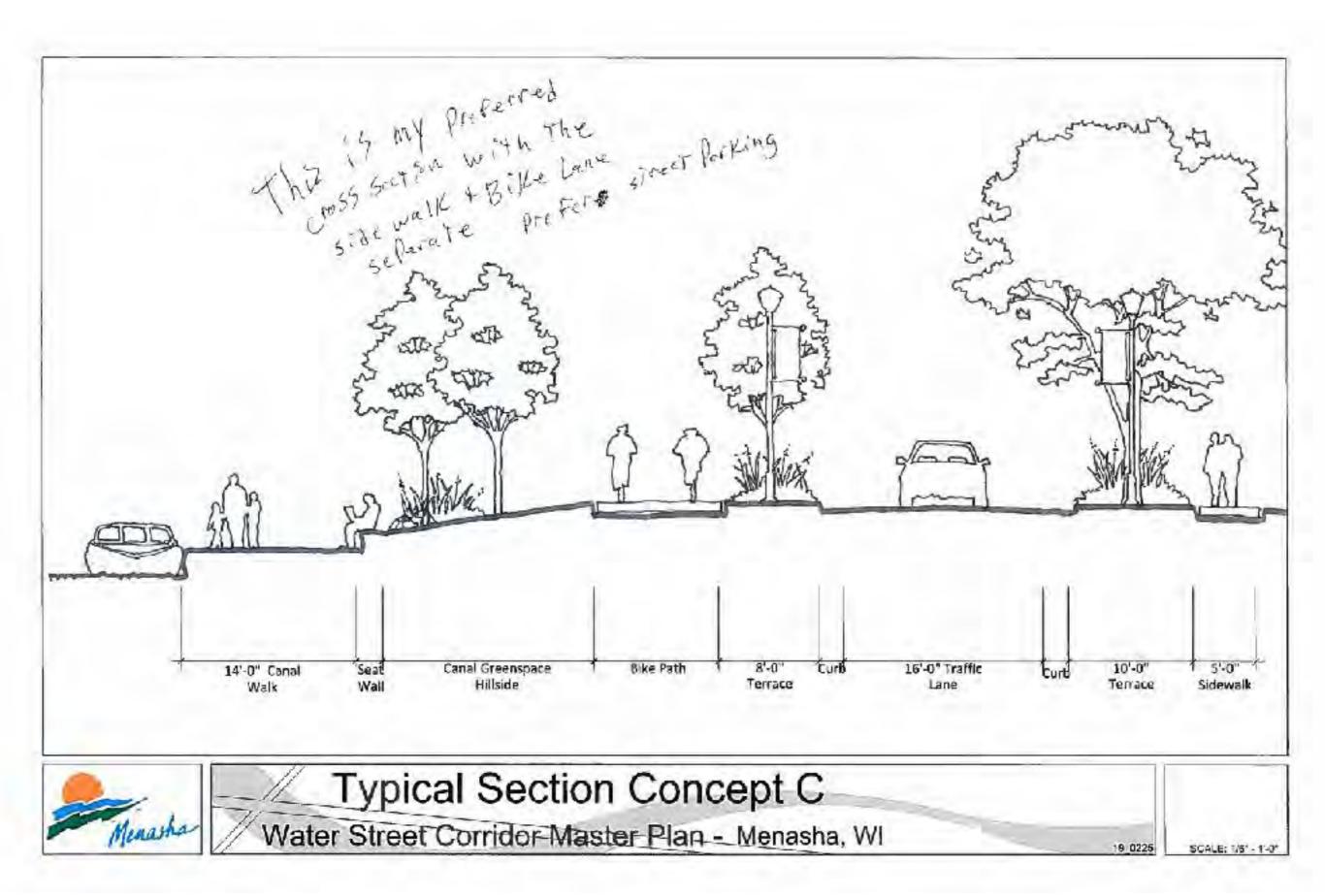


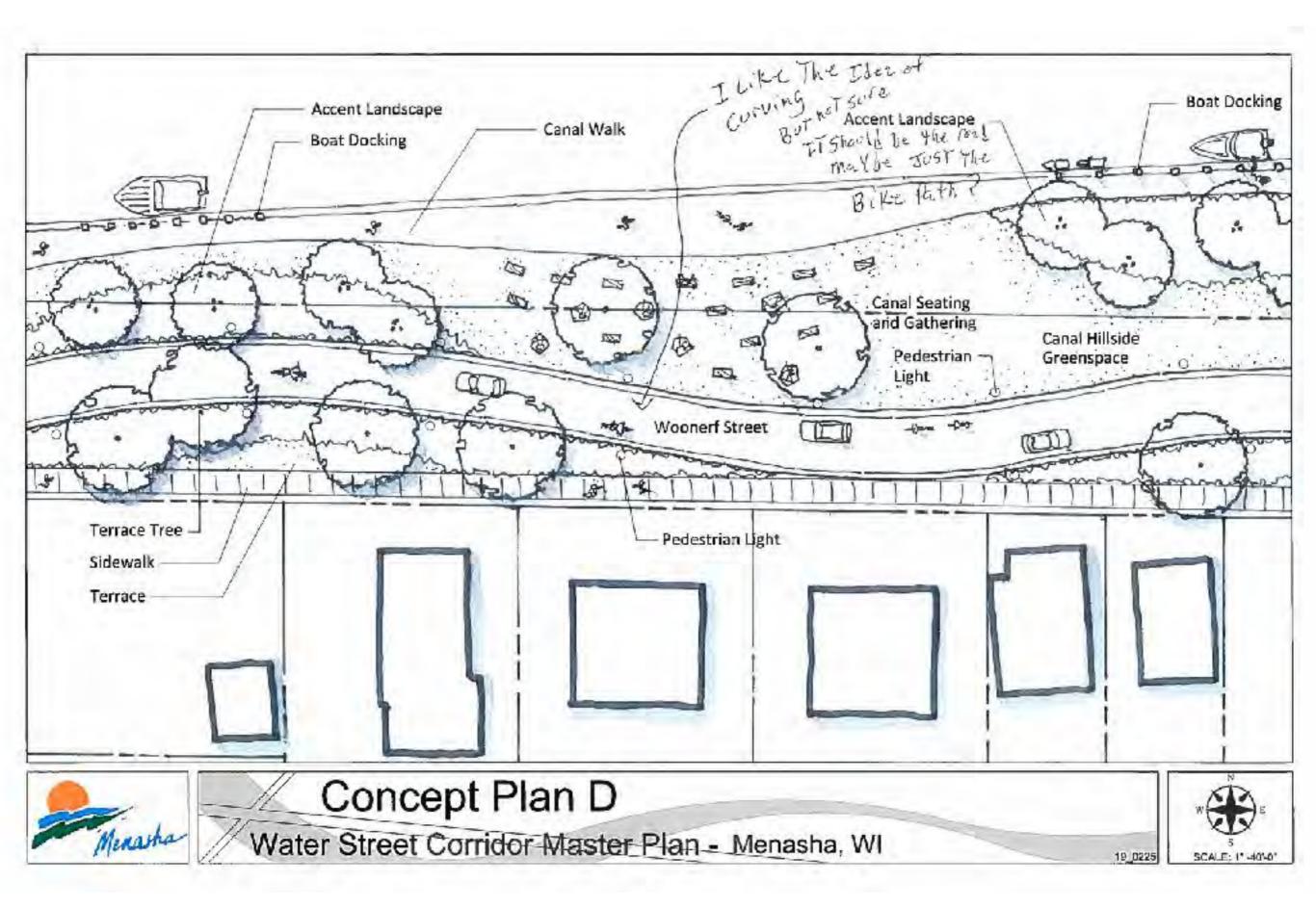


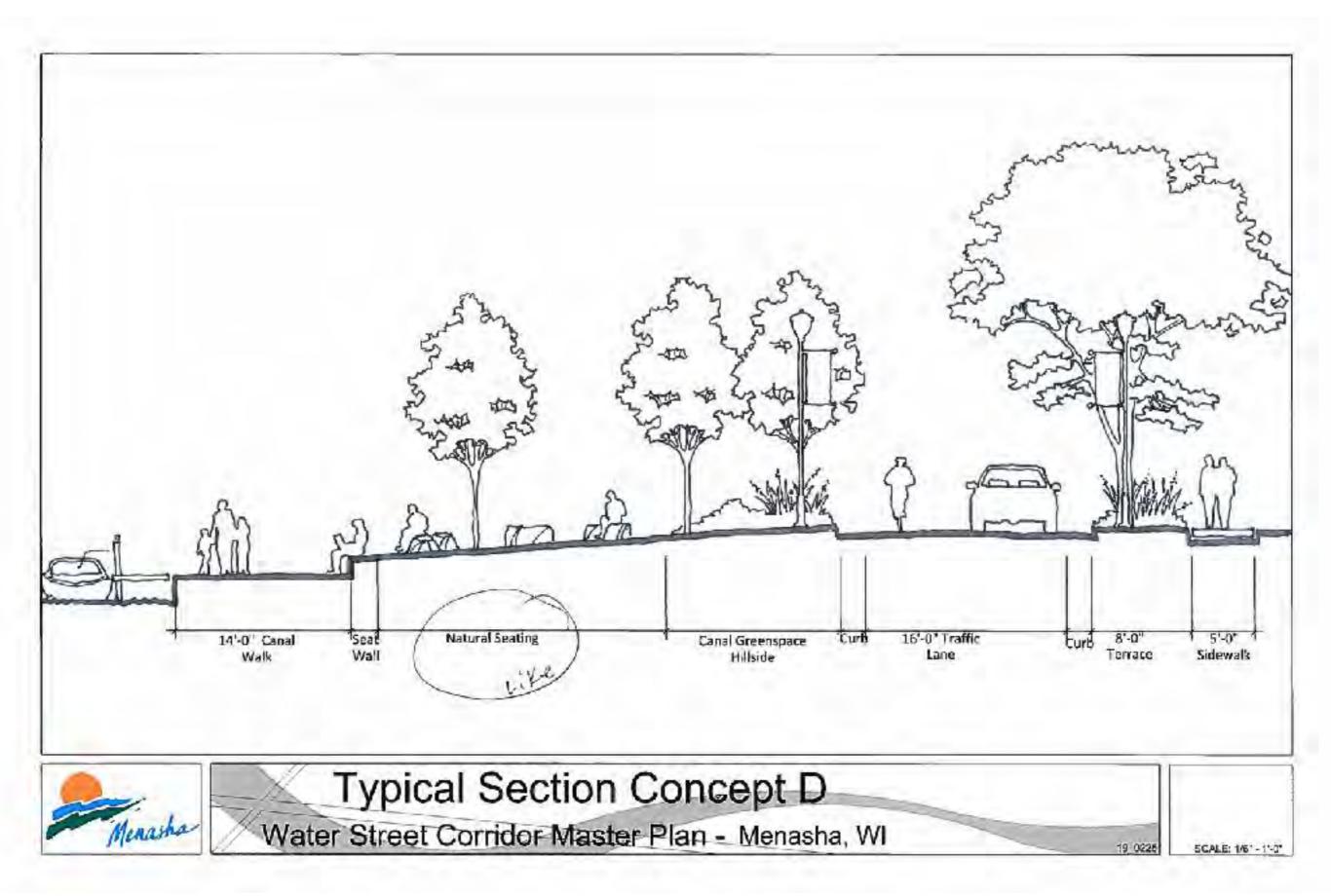


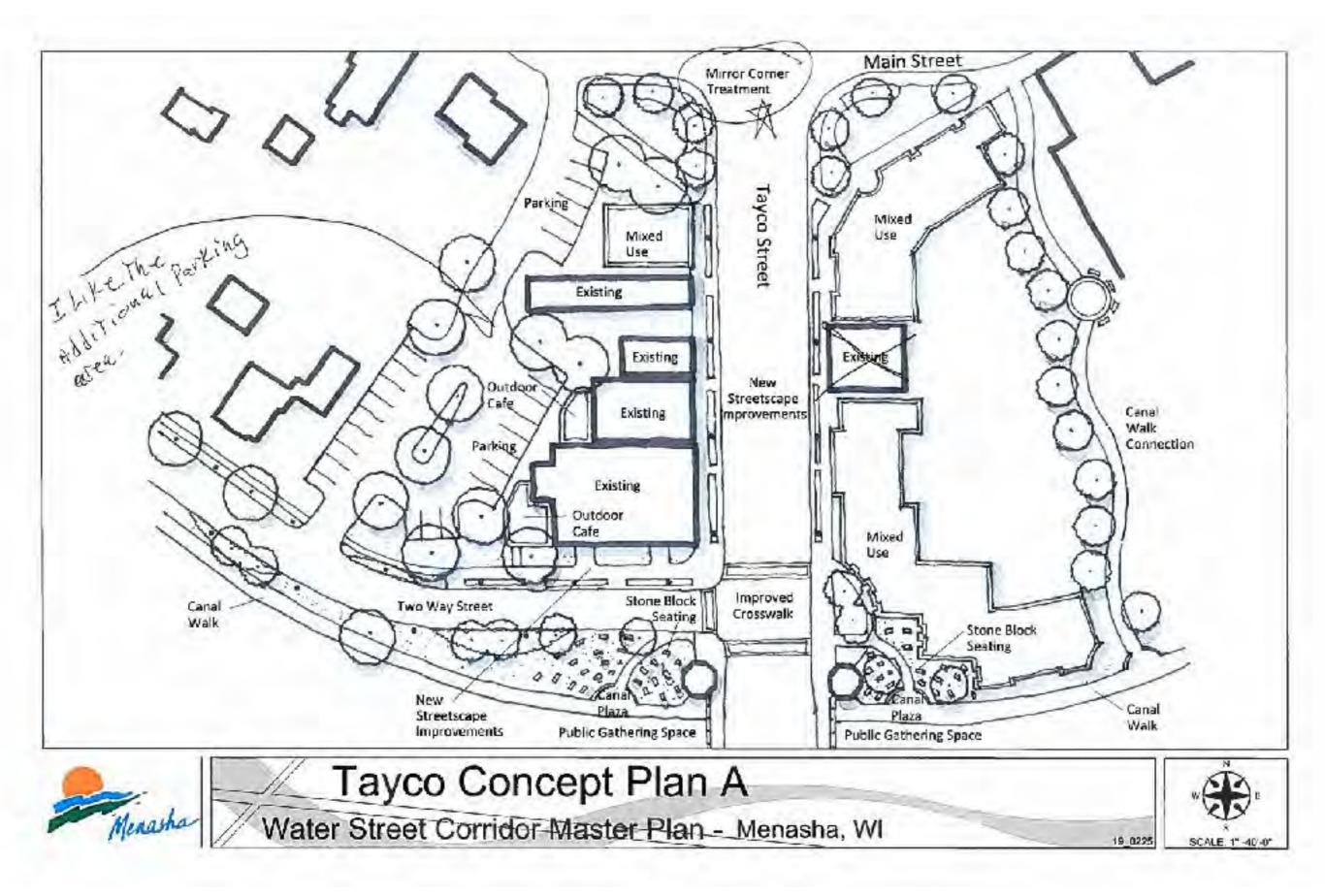


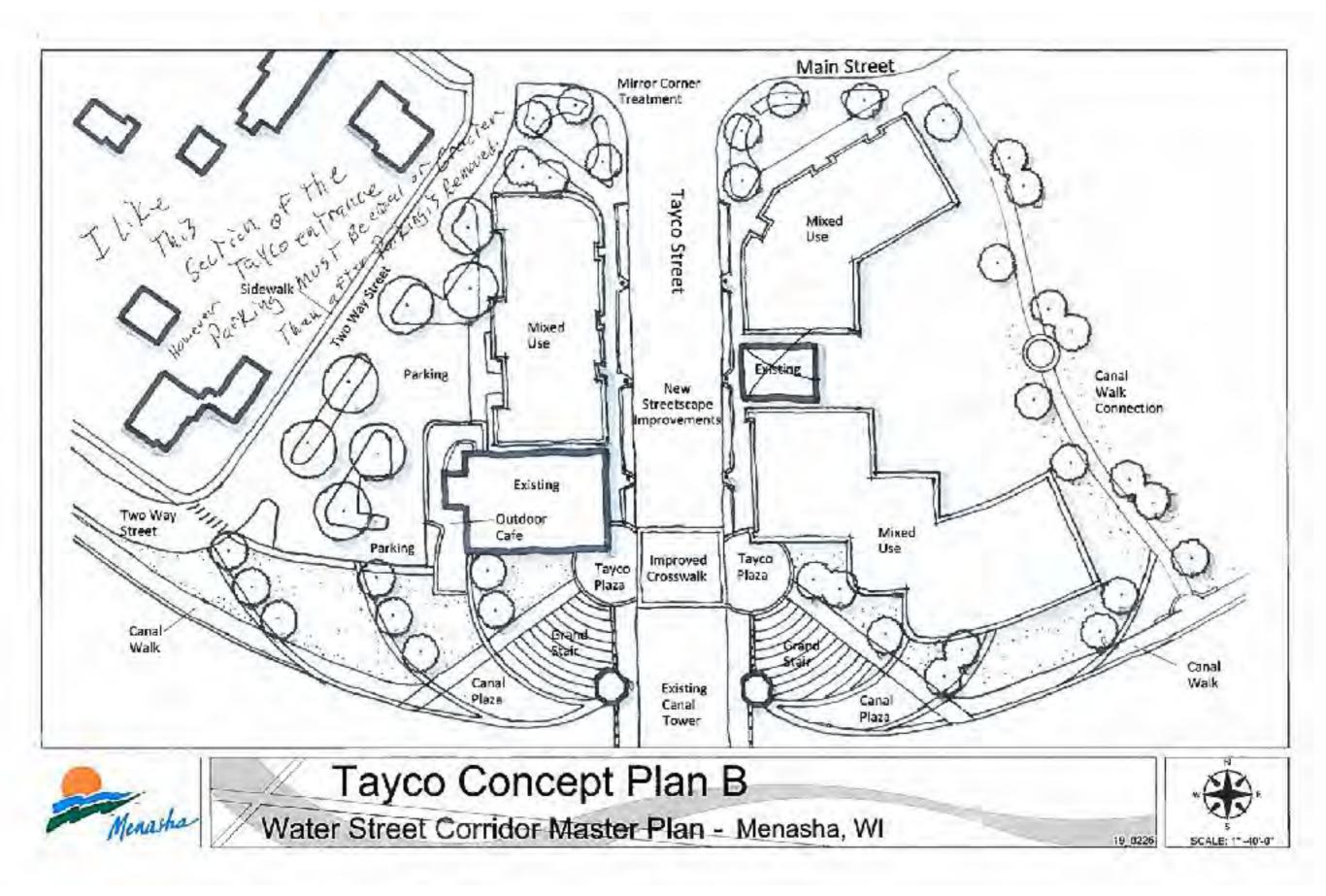


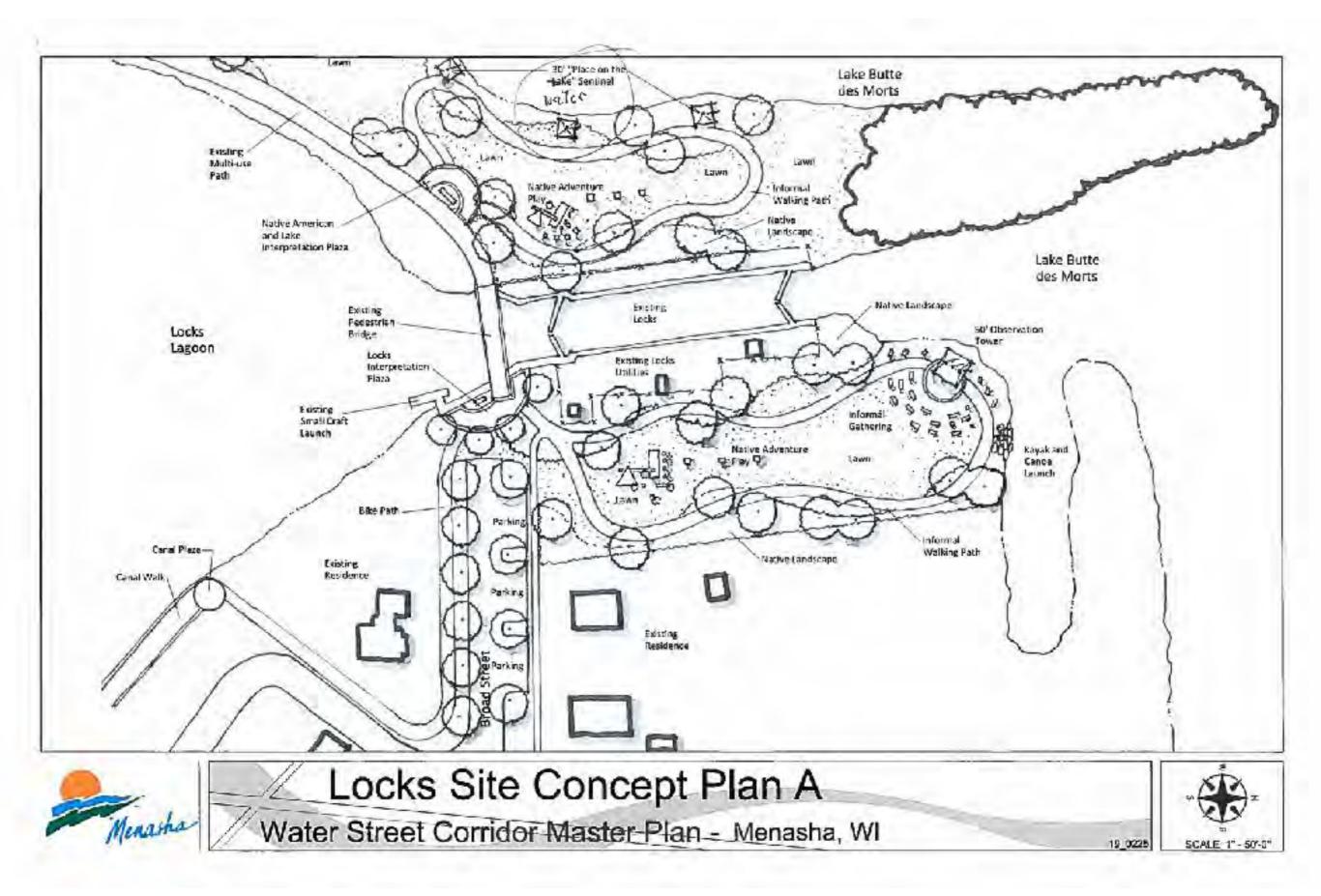


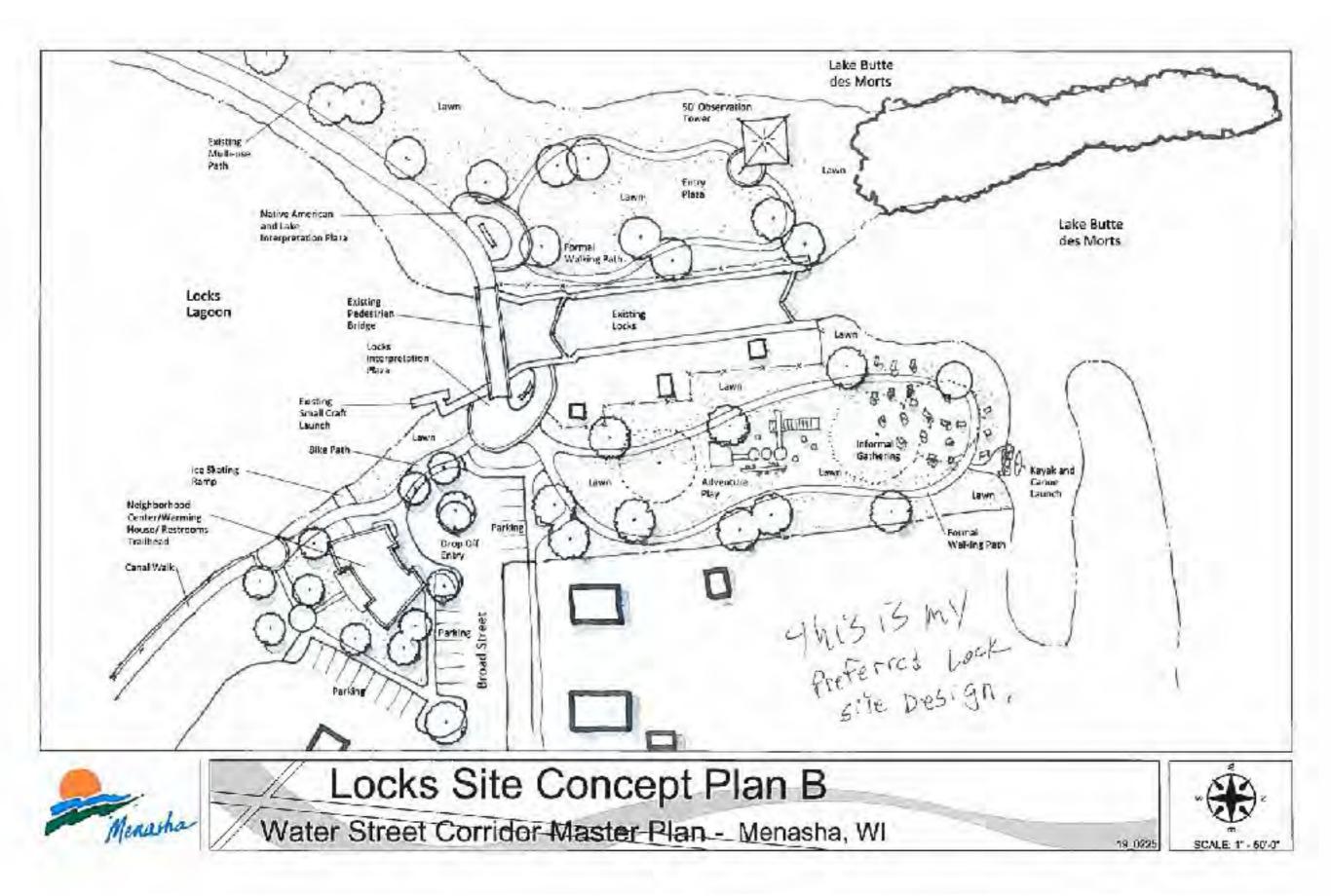


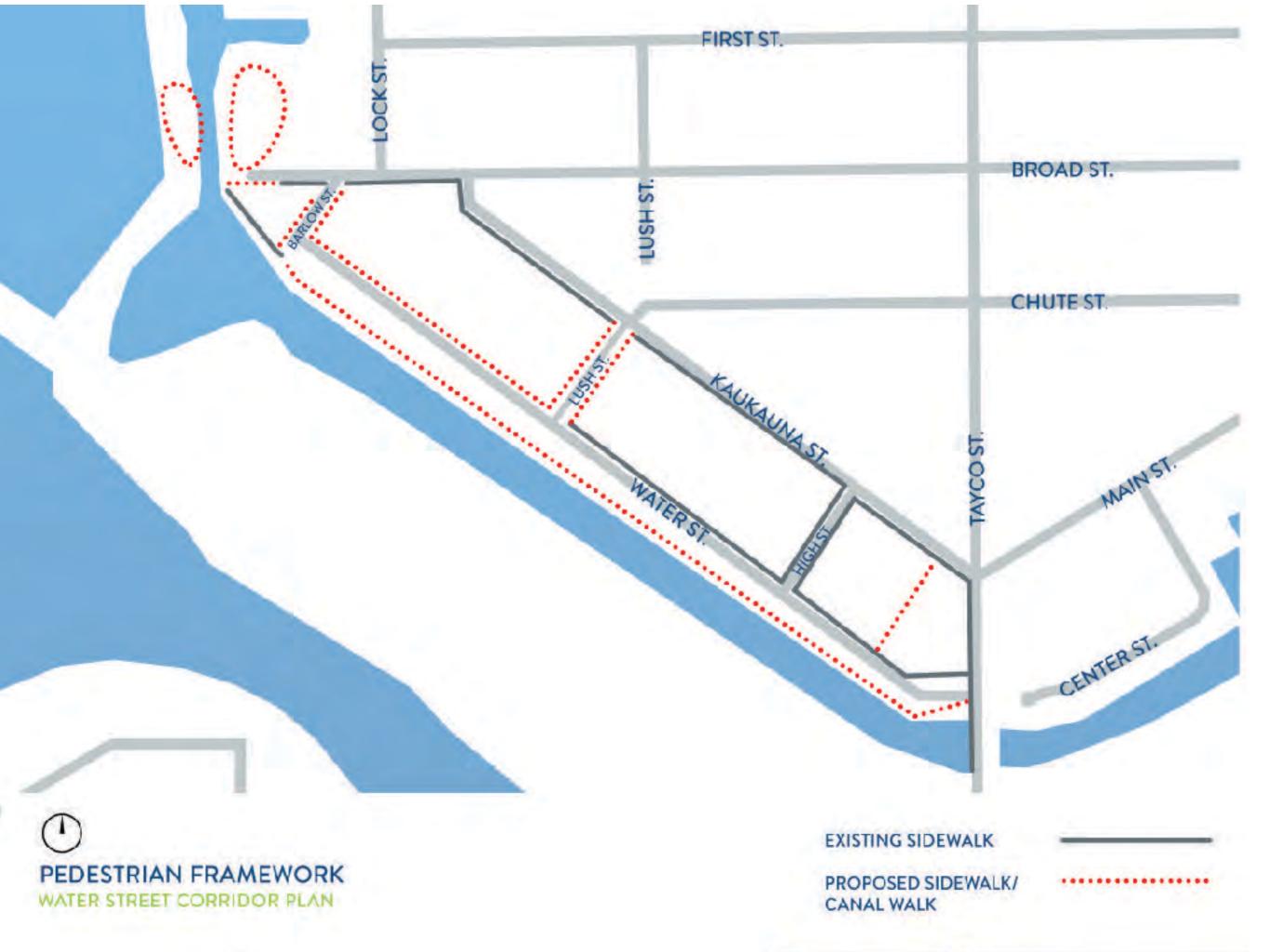




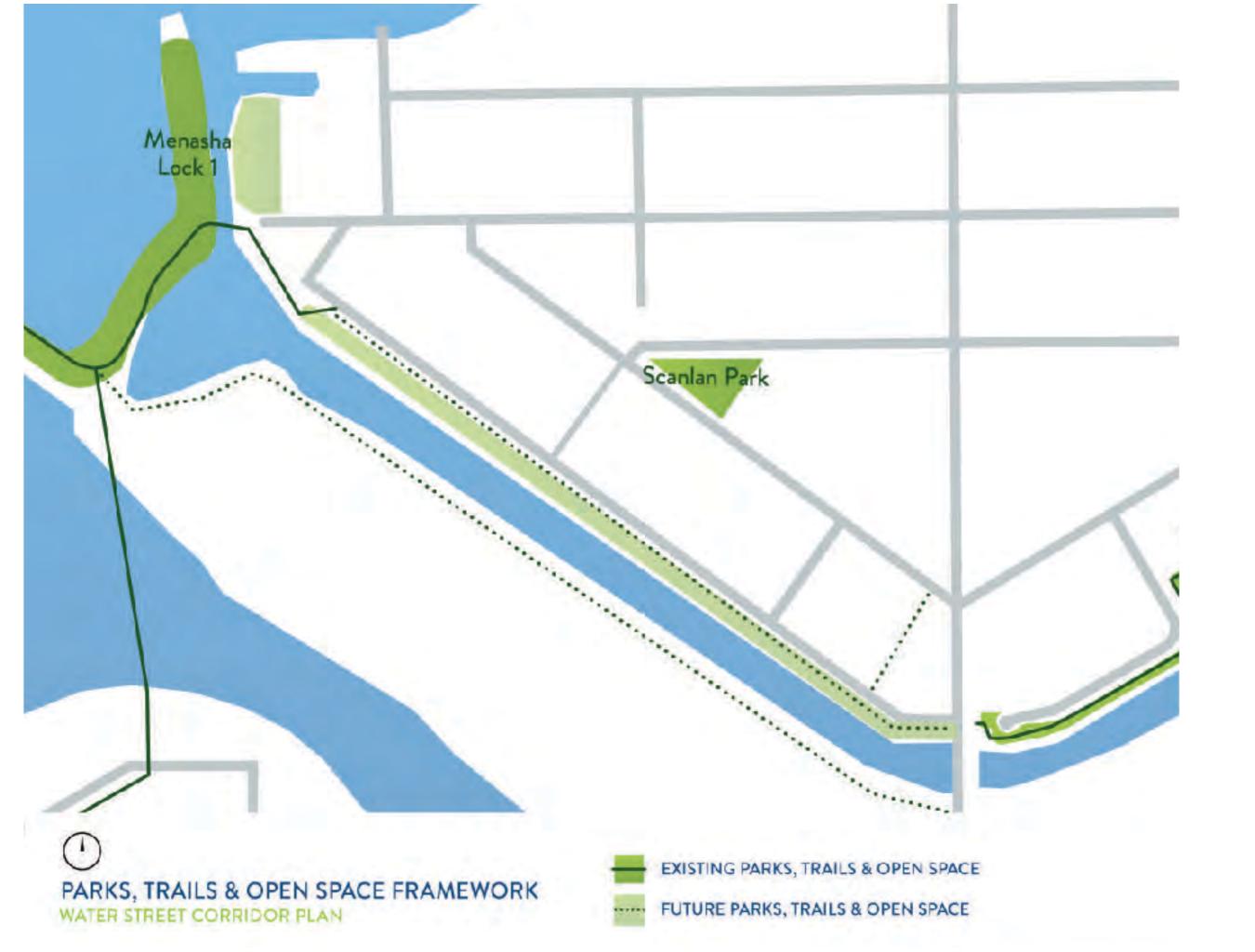
























We Support



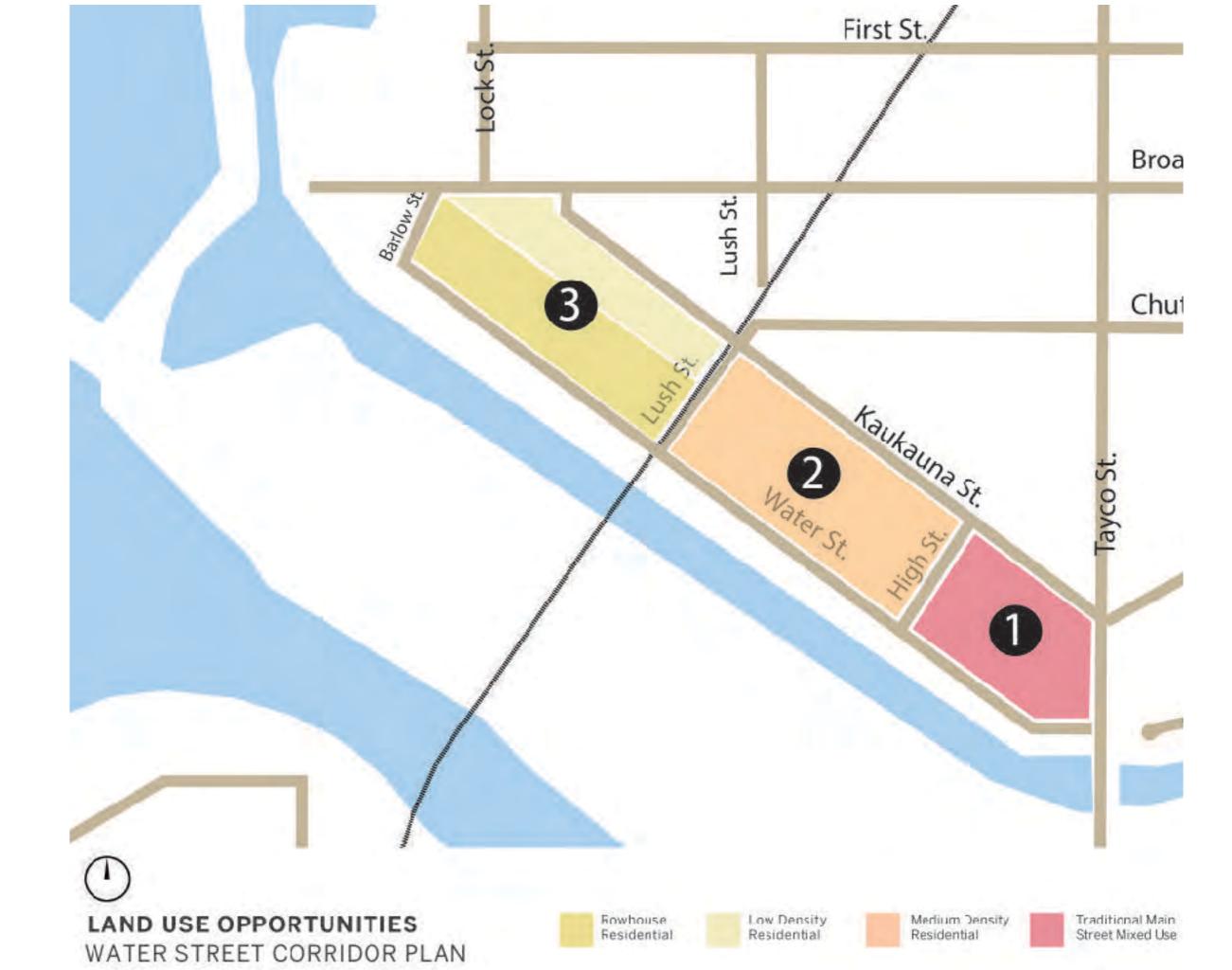


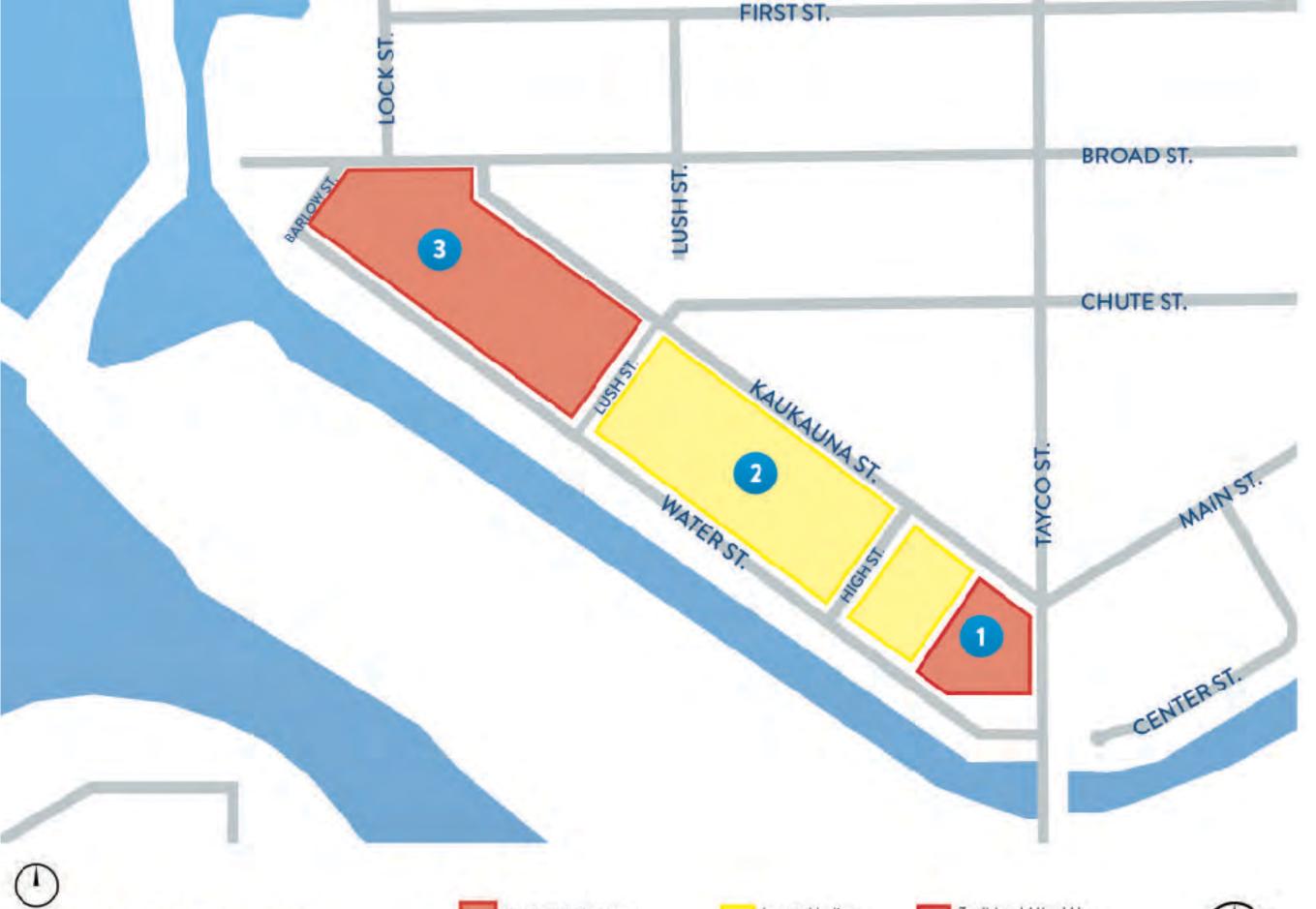










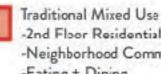


#### LAND USE FRAMEWORK WATER STREET CORRIDOR PLAN



**Residential Mixed Use** Medium Density Residential -Boating Support Services -Limited Commercial/Office

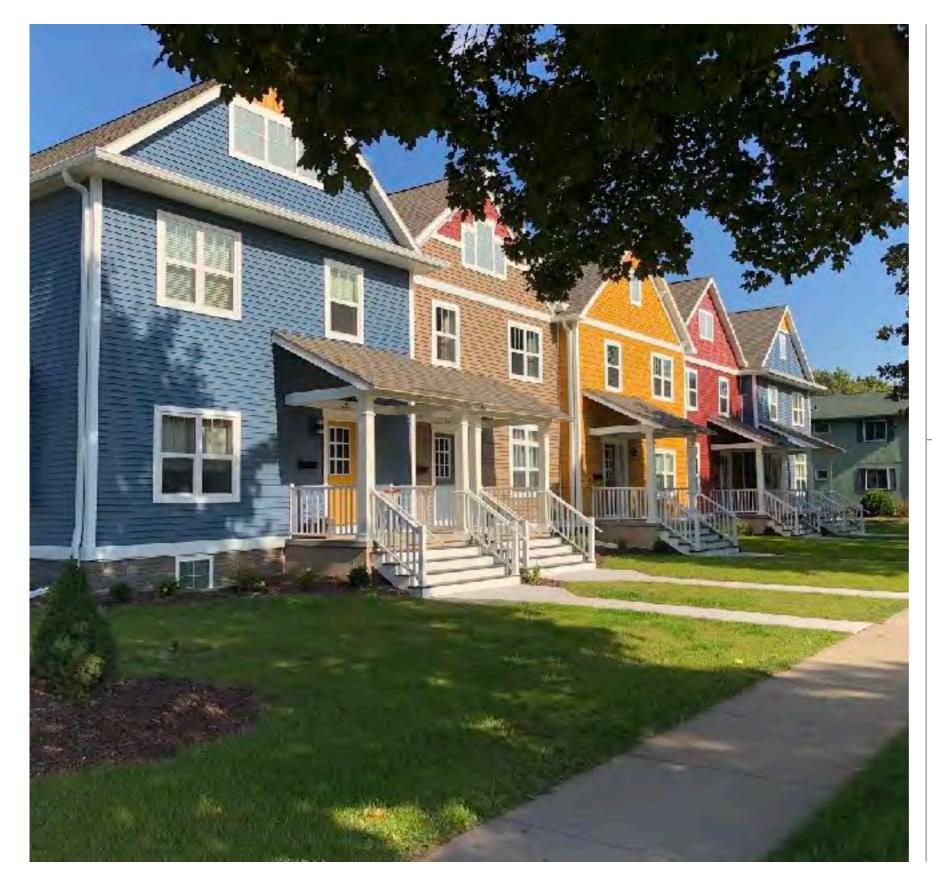
Low to Medium Density Residential



-2nd Floor Residential -Neighborhood Commercial -Eating + Dining











### Neighborworks, Green Bay, WI



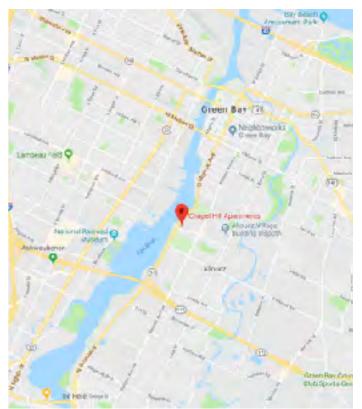
Whitney Park Townhomes, Green Bay, WI



#### Western Townhomes, Neenah, WI







### Chapel Hill Apartments, Allouez, WI

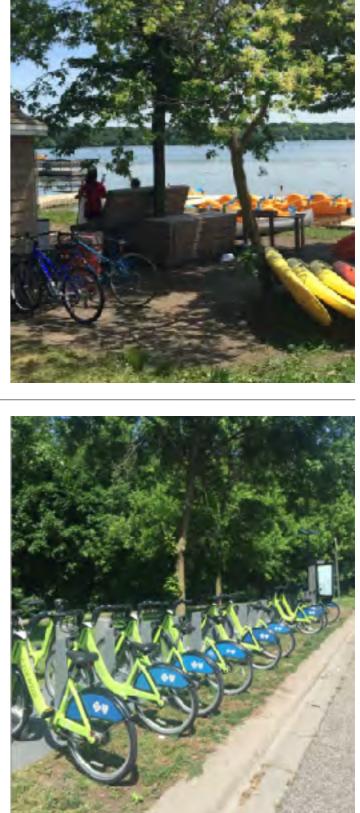


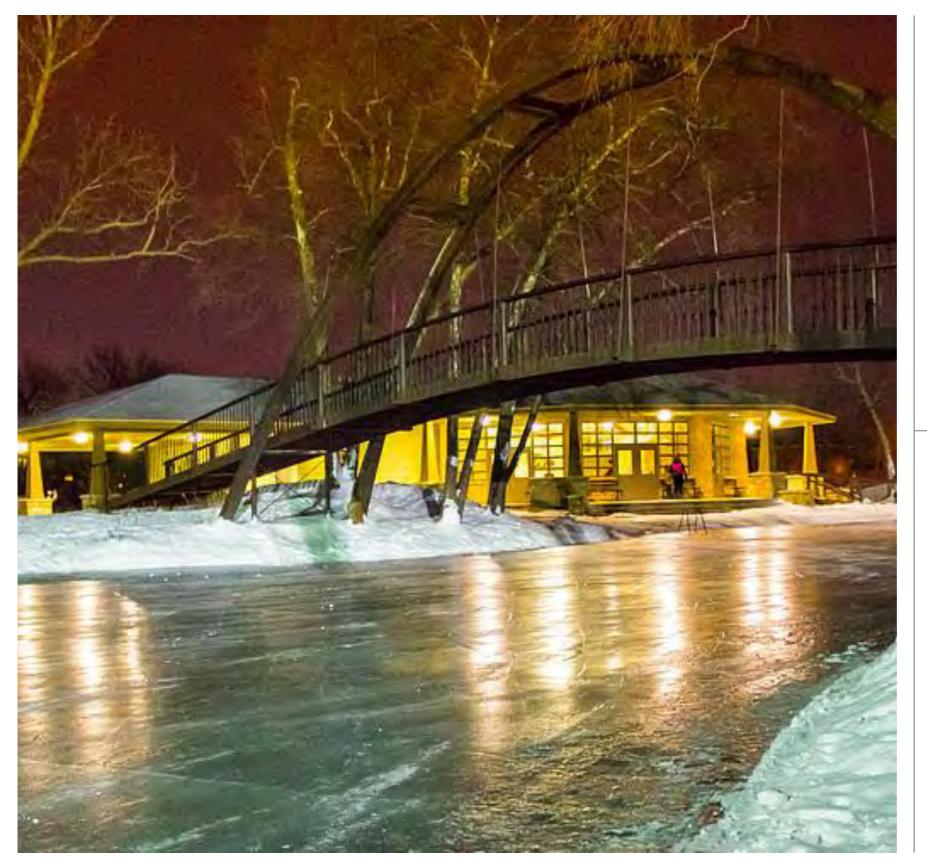






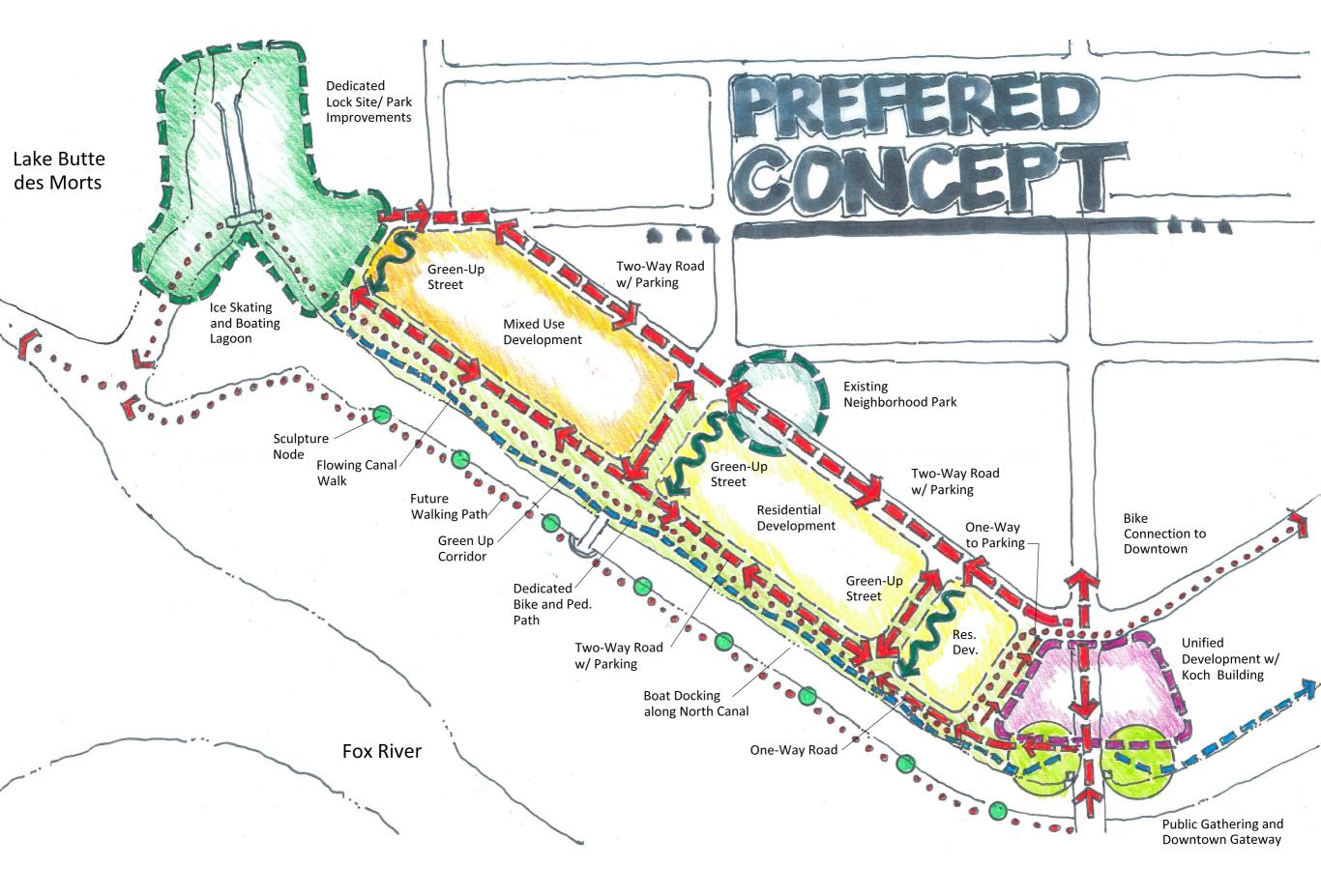












### Design Objectives - Tayco Street

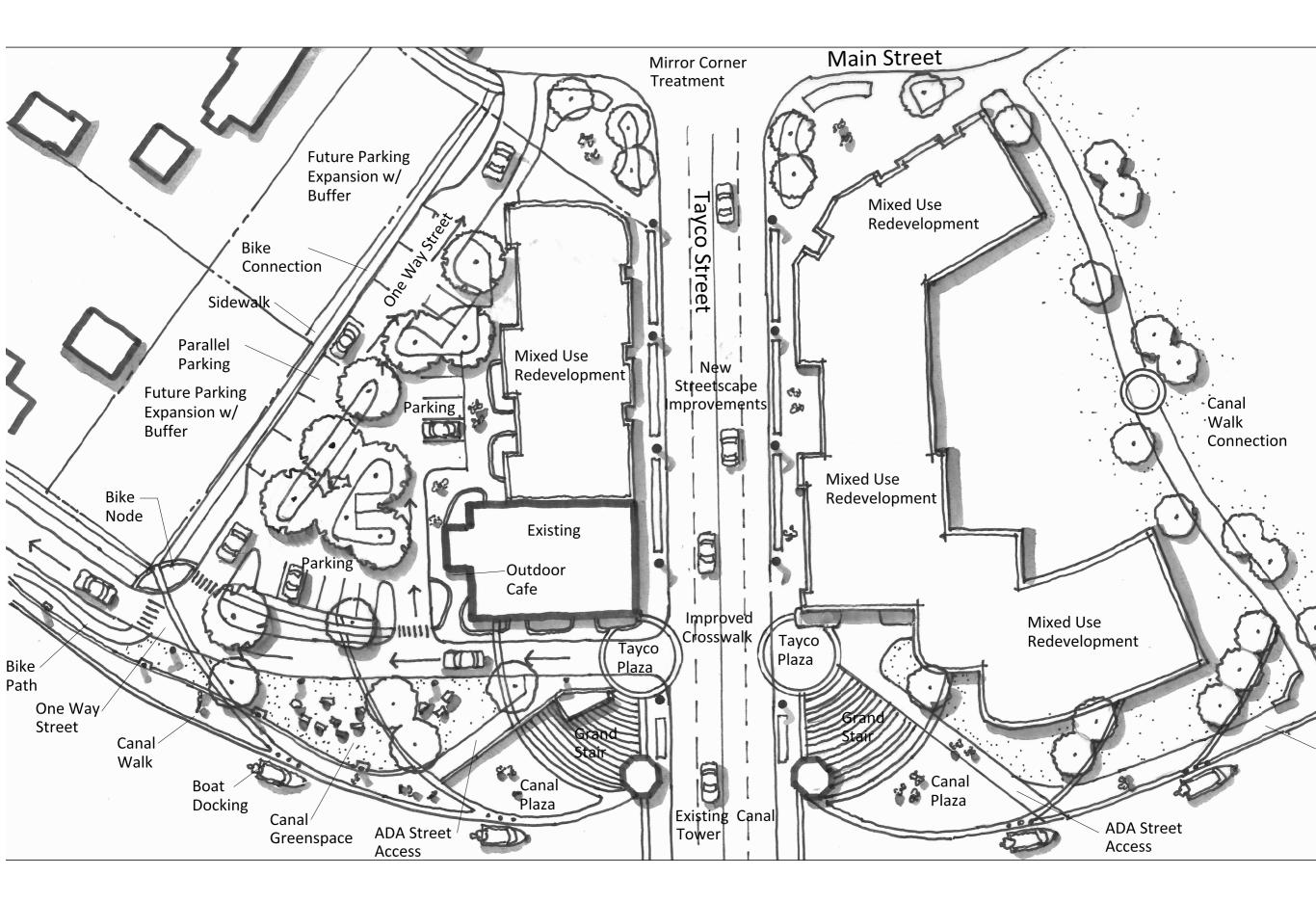
%Improve parking layout and functionality

%Preserve Koch Block building (R&R)

% Create a plaza and outdoor seating opportunities adjacent

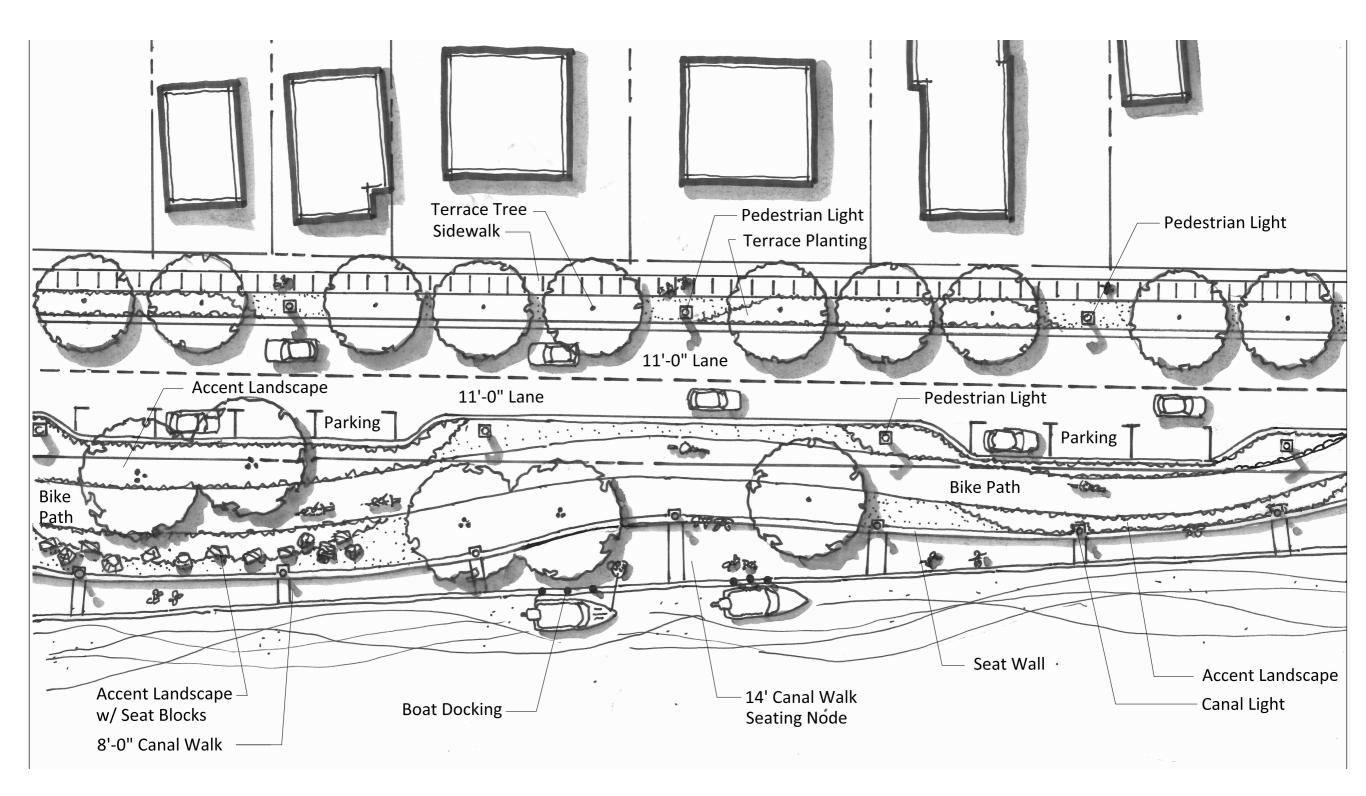
Stablish safe pedestrian crossing across Tayco Street

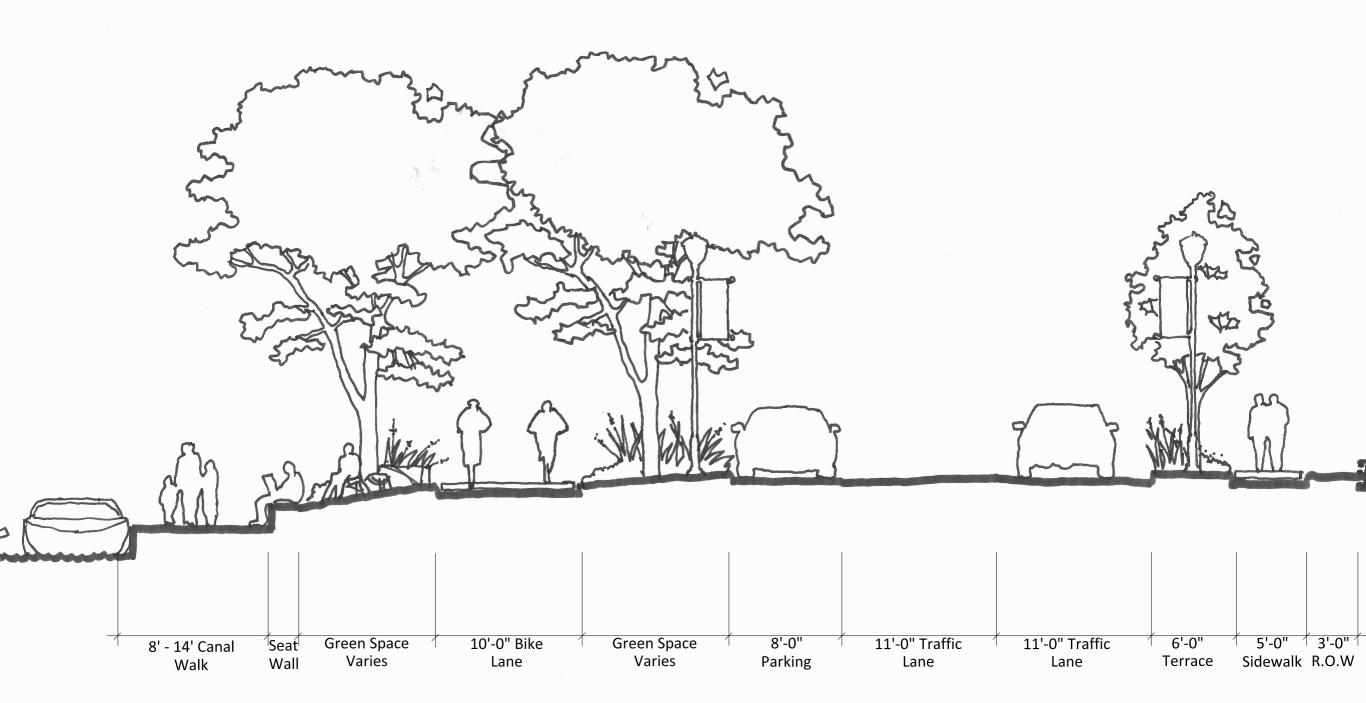
% Create bike connection between Water Street and Kaukauna



### Design Objectives - Water Street/Canal

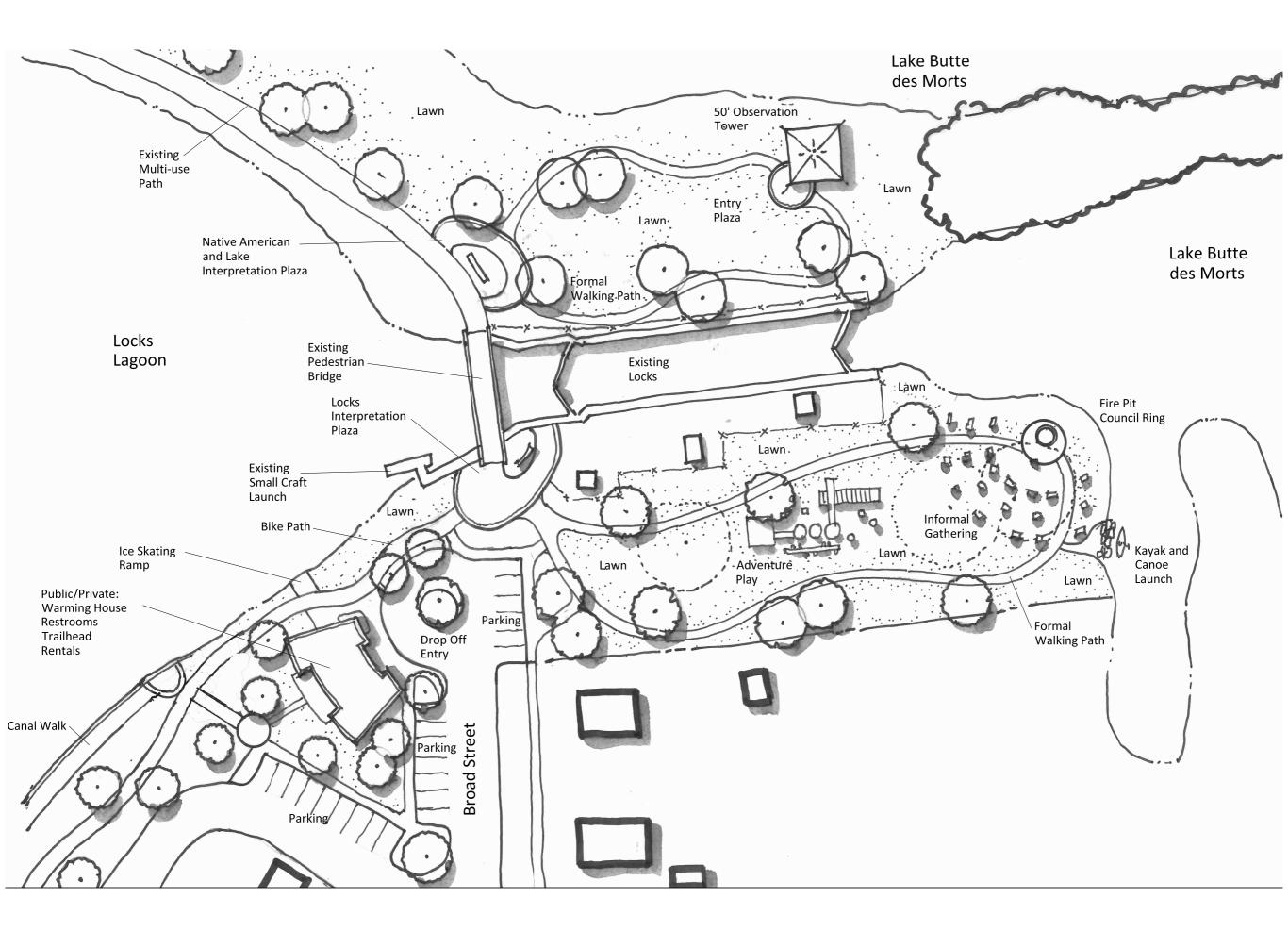
- % Create continuous canal walk from Menasha Lock site to Tayco Street
- % Create off street multi-use trail between street and canal
- % Provide additional green space
- % Provide boat parking along the Canal
- % Provide on-street parking along Water Street
- % Provide seating, terraces, and overlooks along canal
- % Add pedestrian scale lighting





## Design Objectives - Lock Site

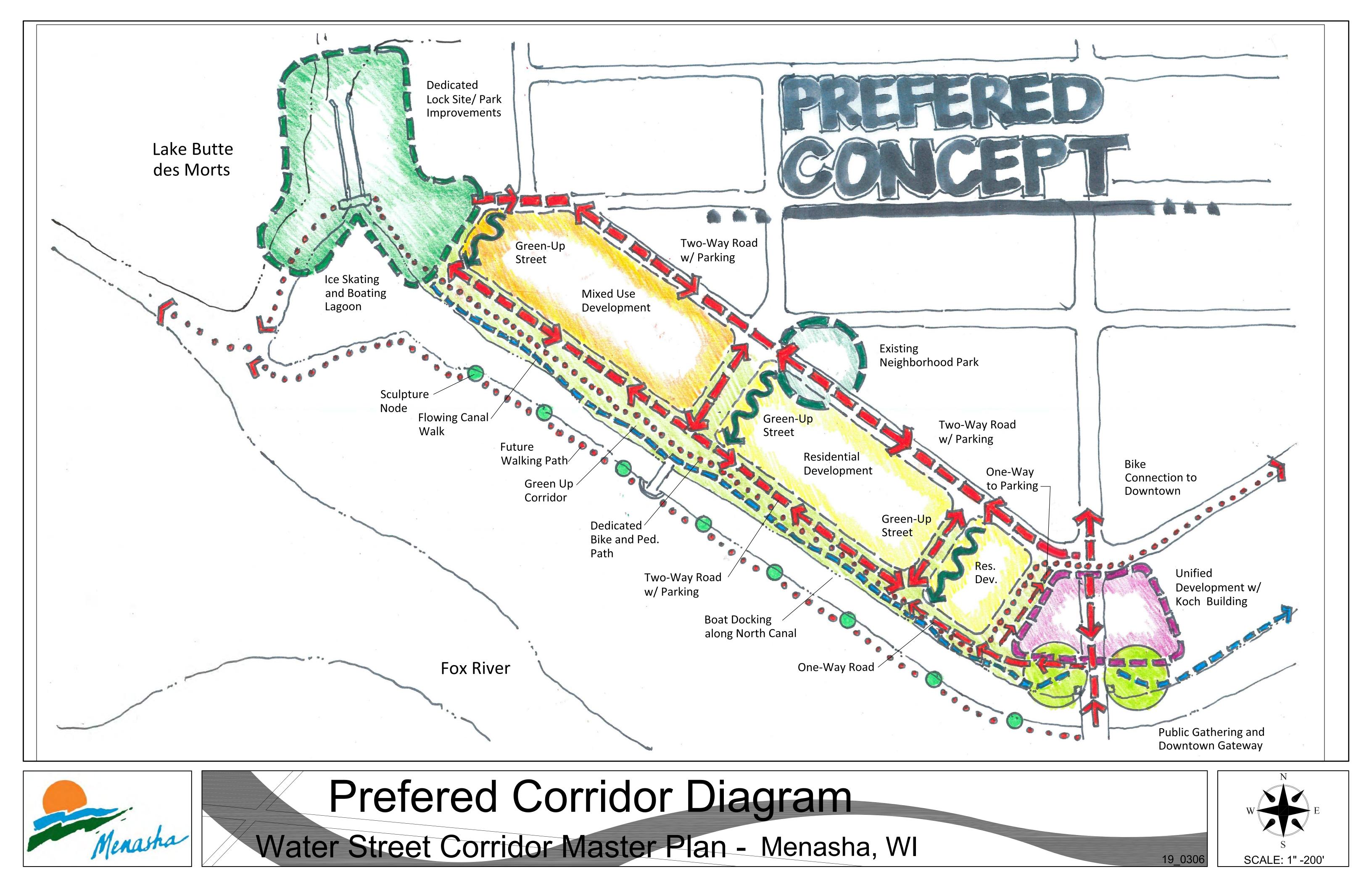
- % Create a look out tower
- % Provide historic interpretation
- % Create a small amphitheater/informal gathering area
- % Provide bathrooms, concessions, and limited equipment rentals
- % Provide a natural playground

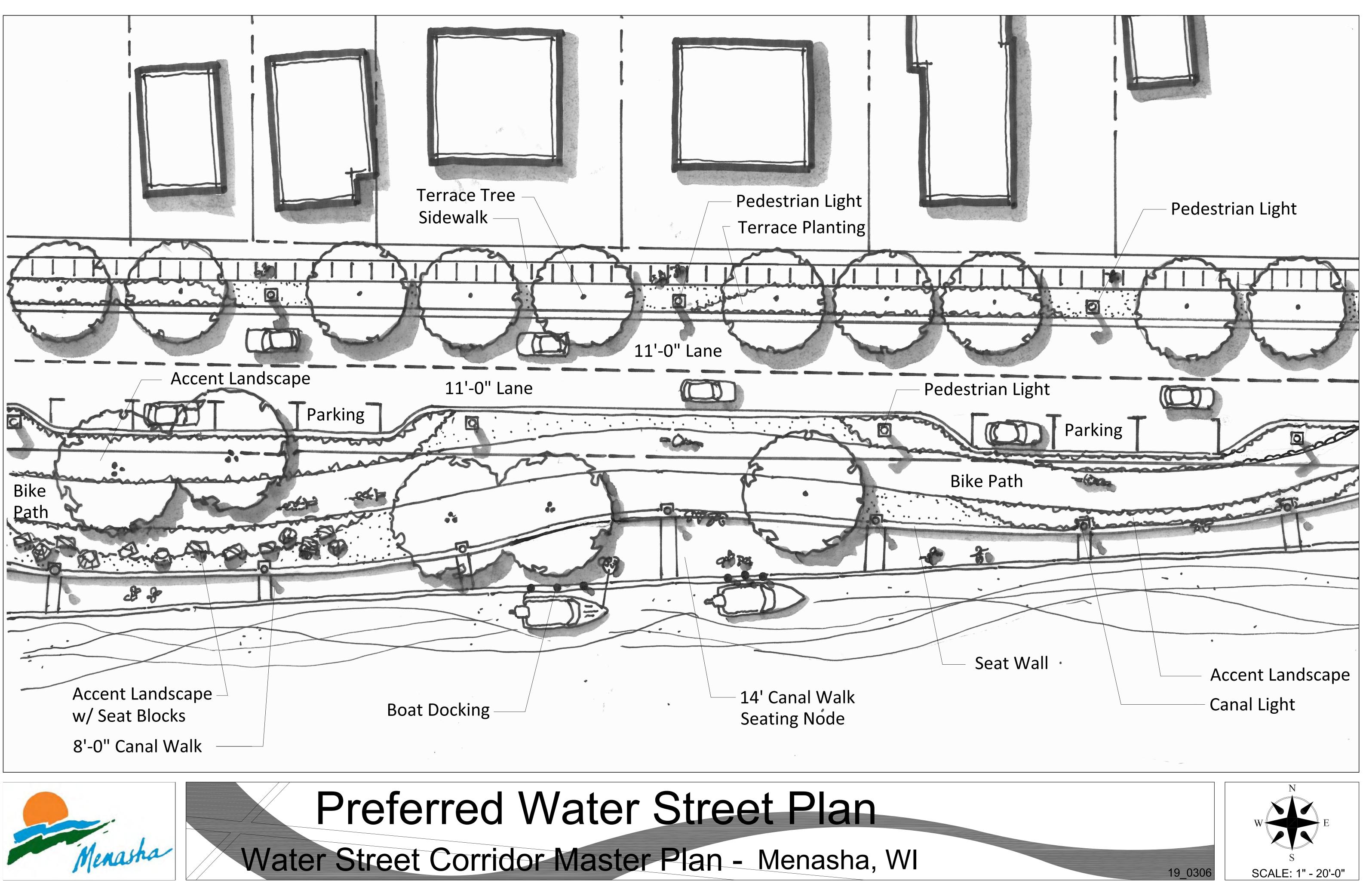


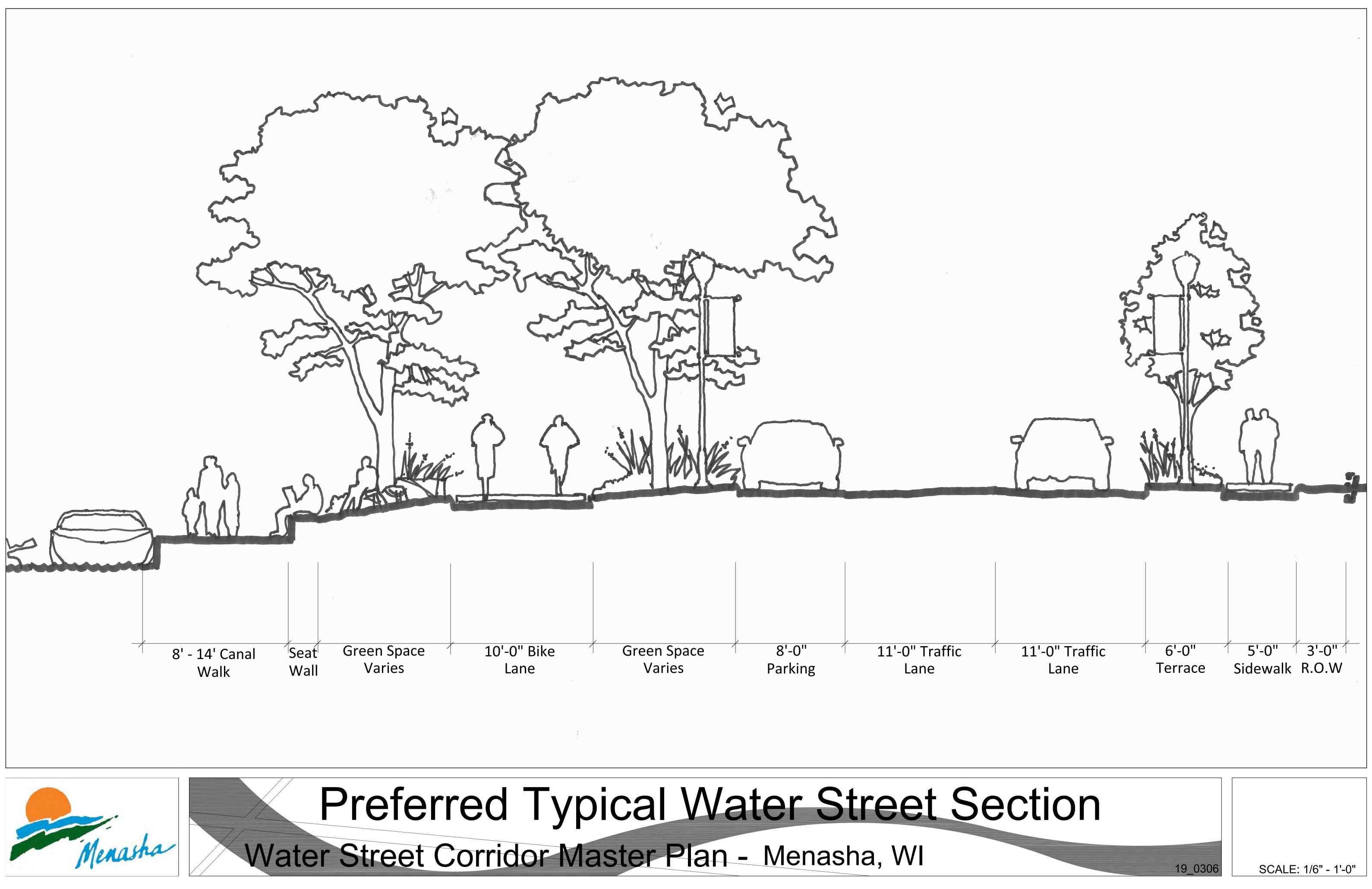
# Next Steps

- Receive input & discuss with MARCH 6 Ad Hoc Committee Open House MARCH 19 plan to Plan Commission (4 pm) Plan Commission **%** Finalize preferred Plan and APRII 1 present to Common Council Common Council Meeting (6pm) APRIL 16
  - Common Council (if necessary)

### Thank You!

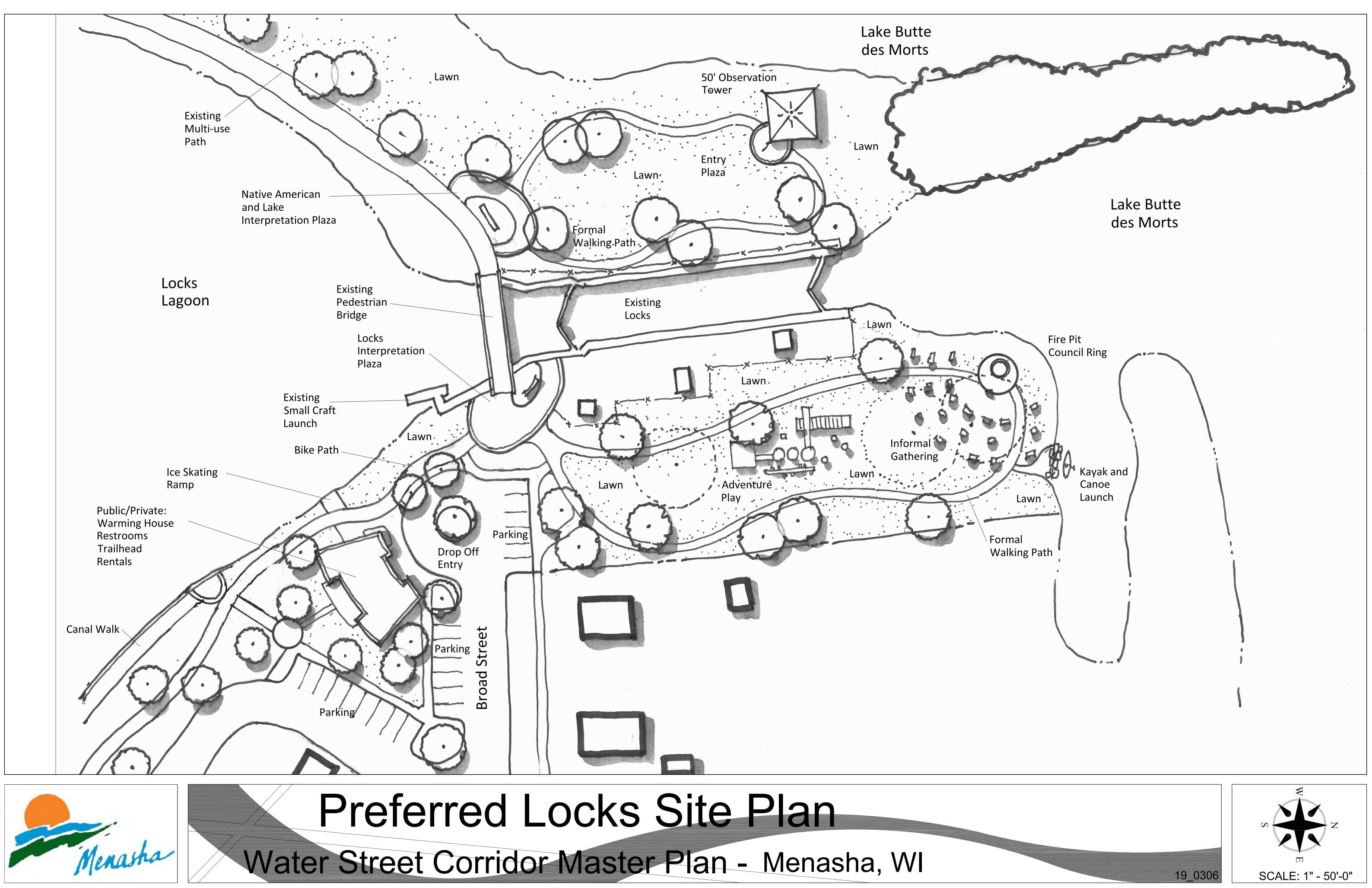


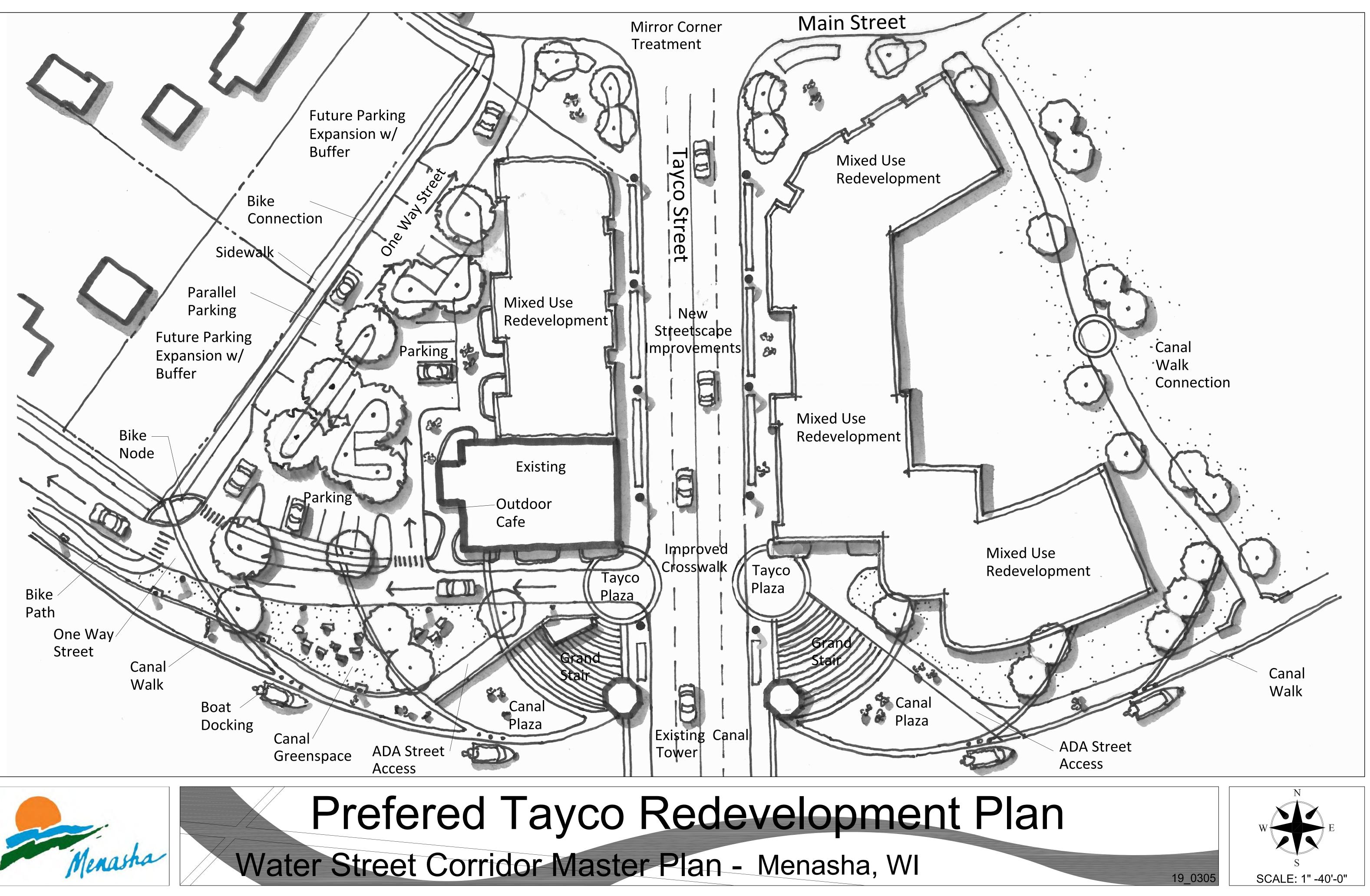


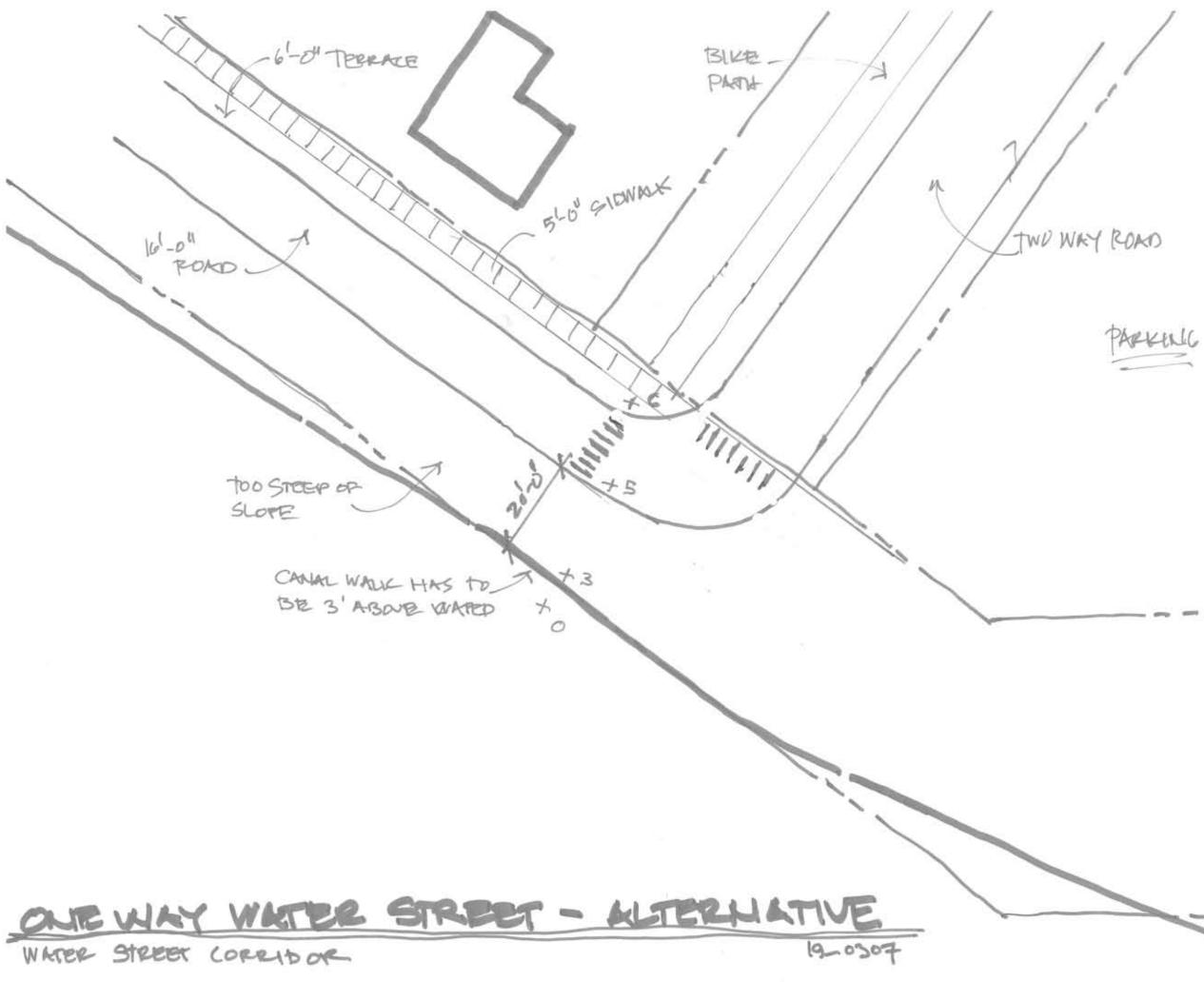






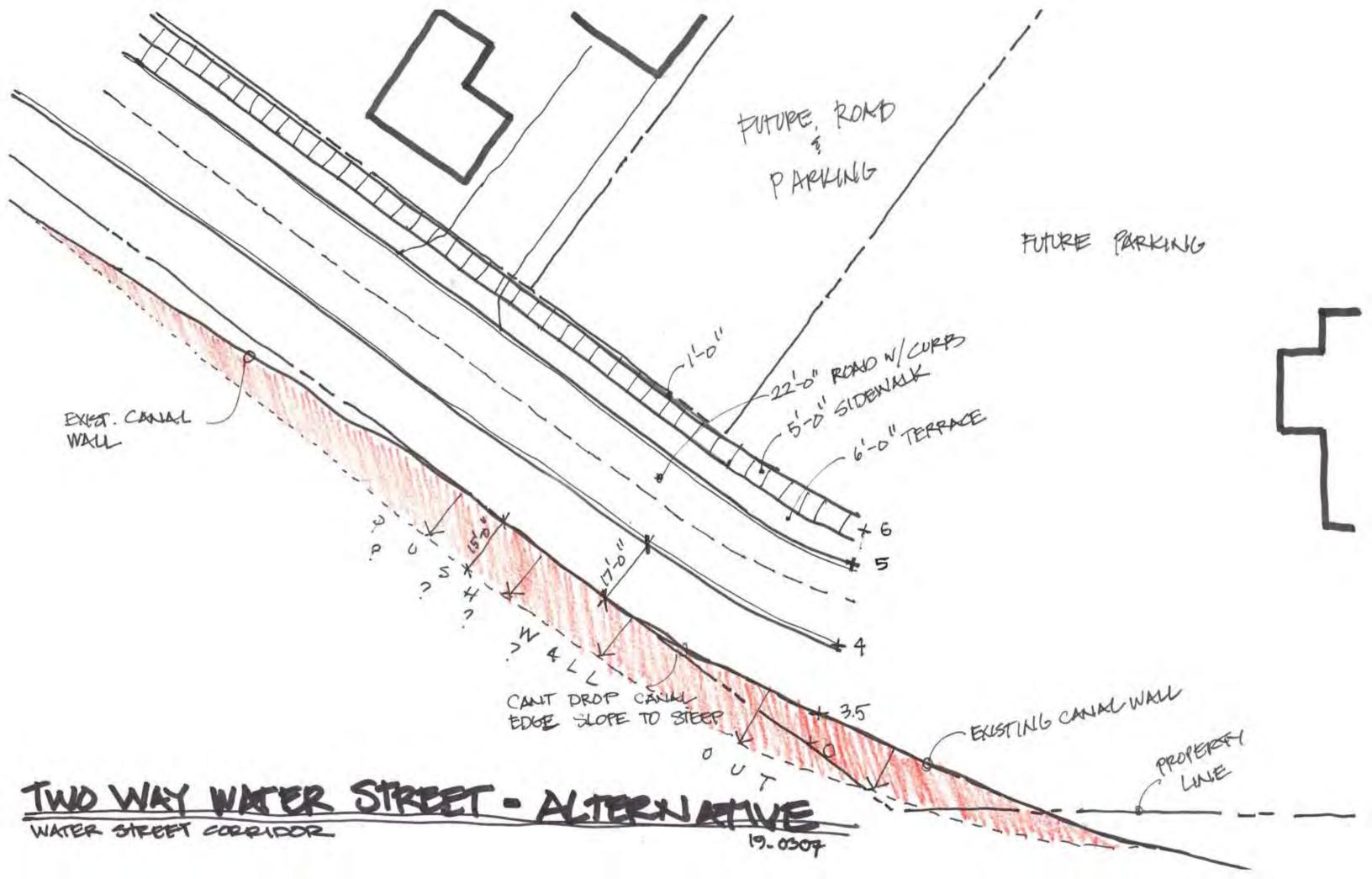


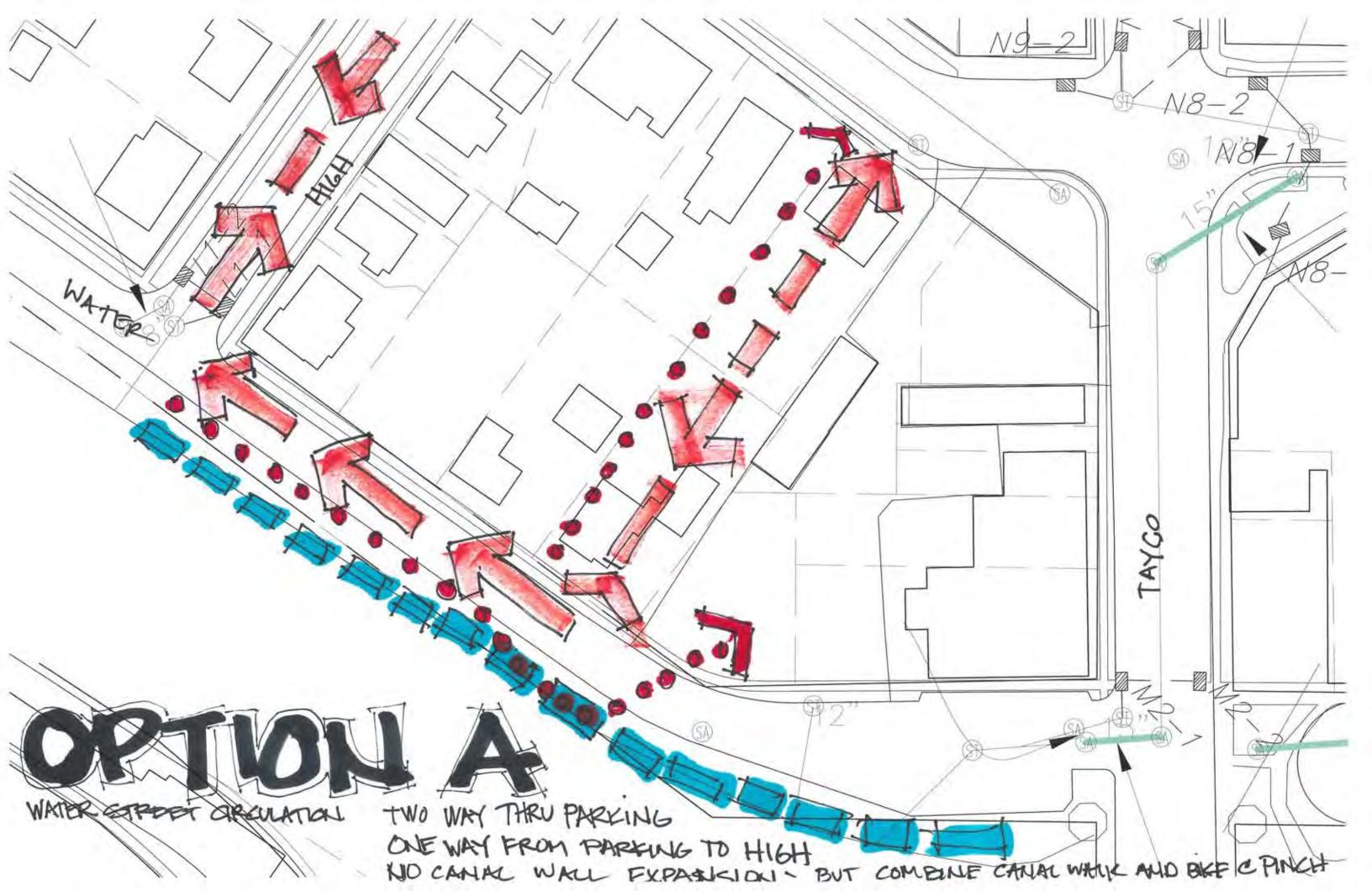


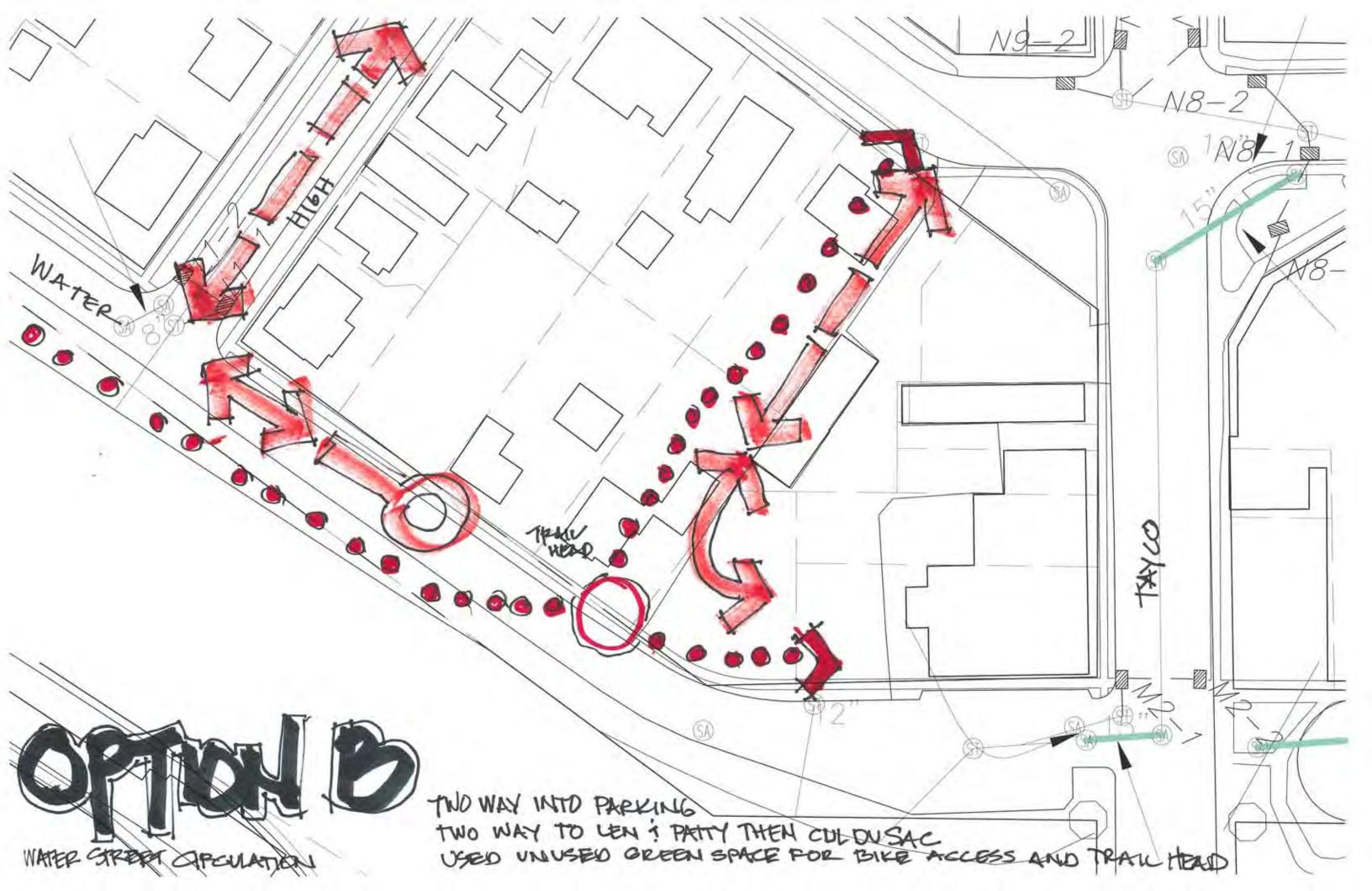


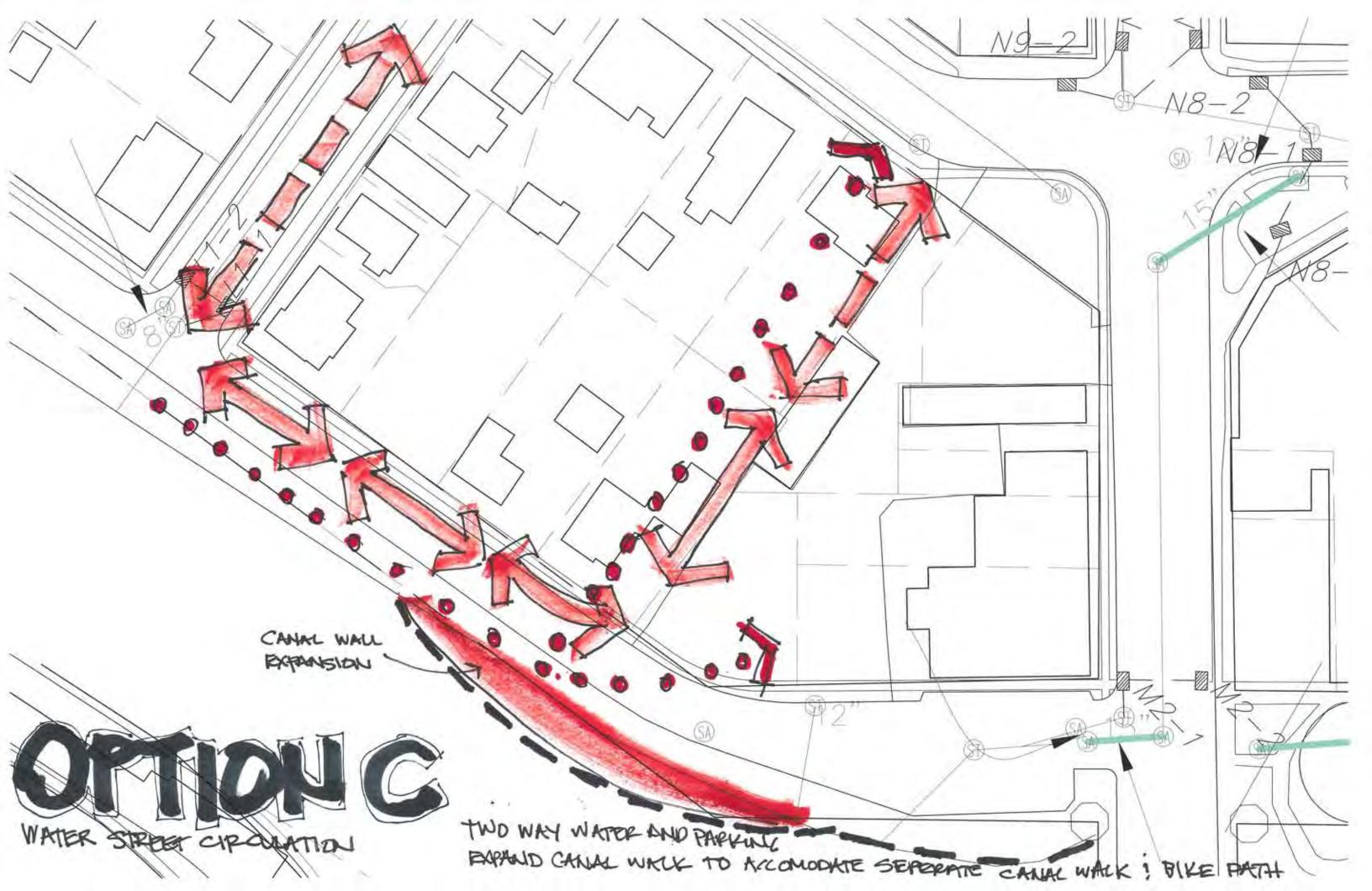


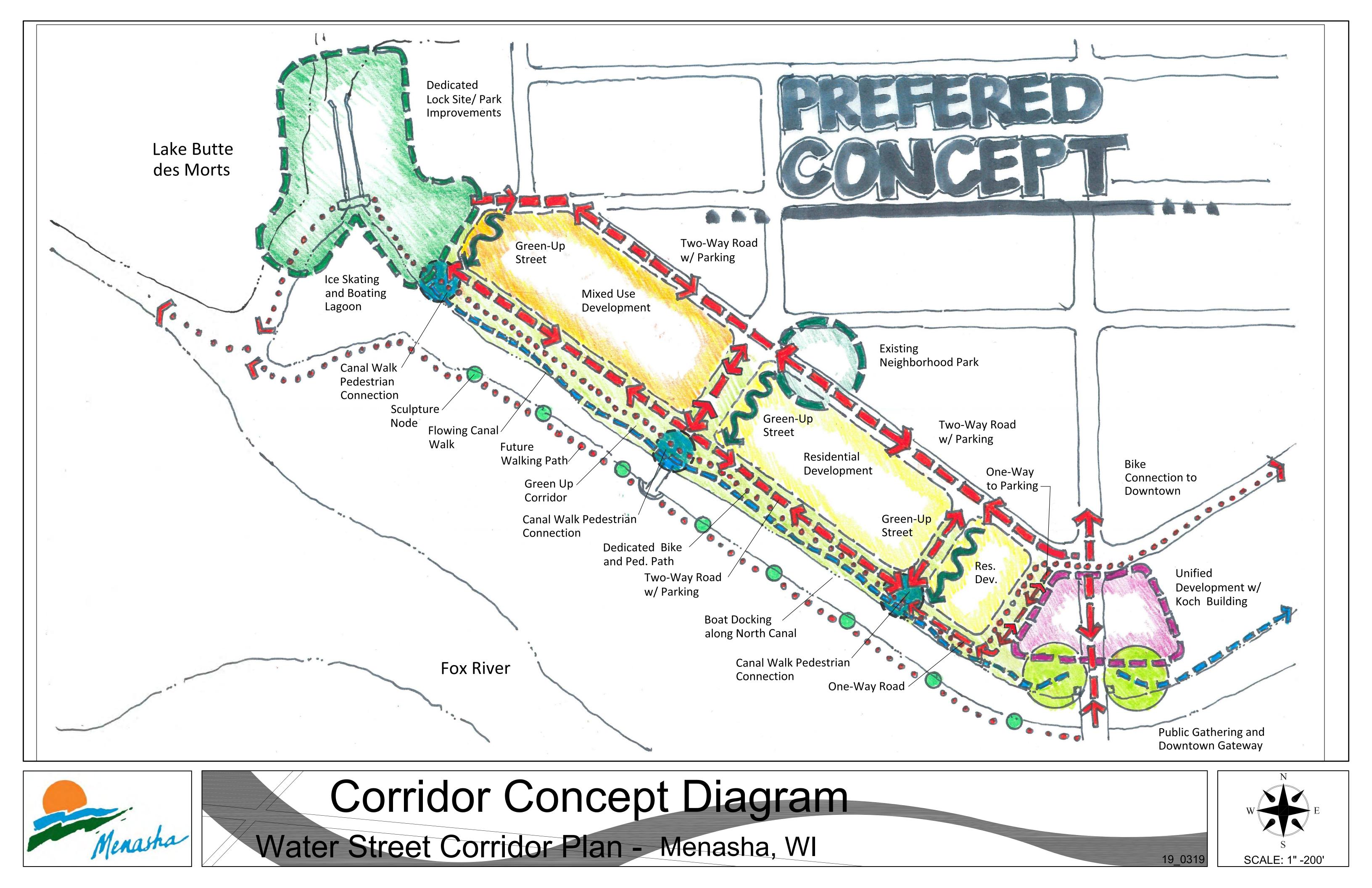
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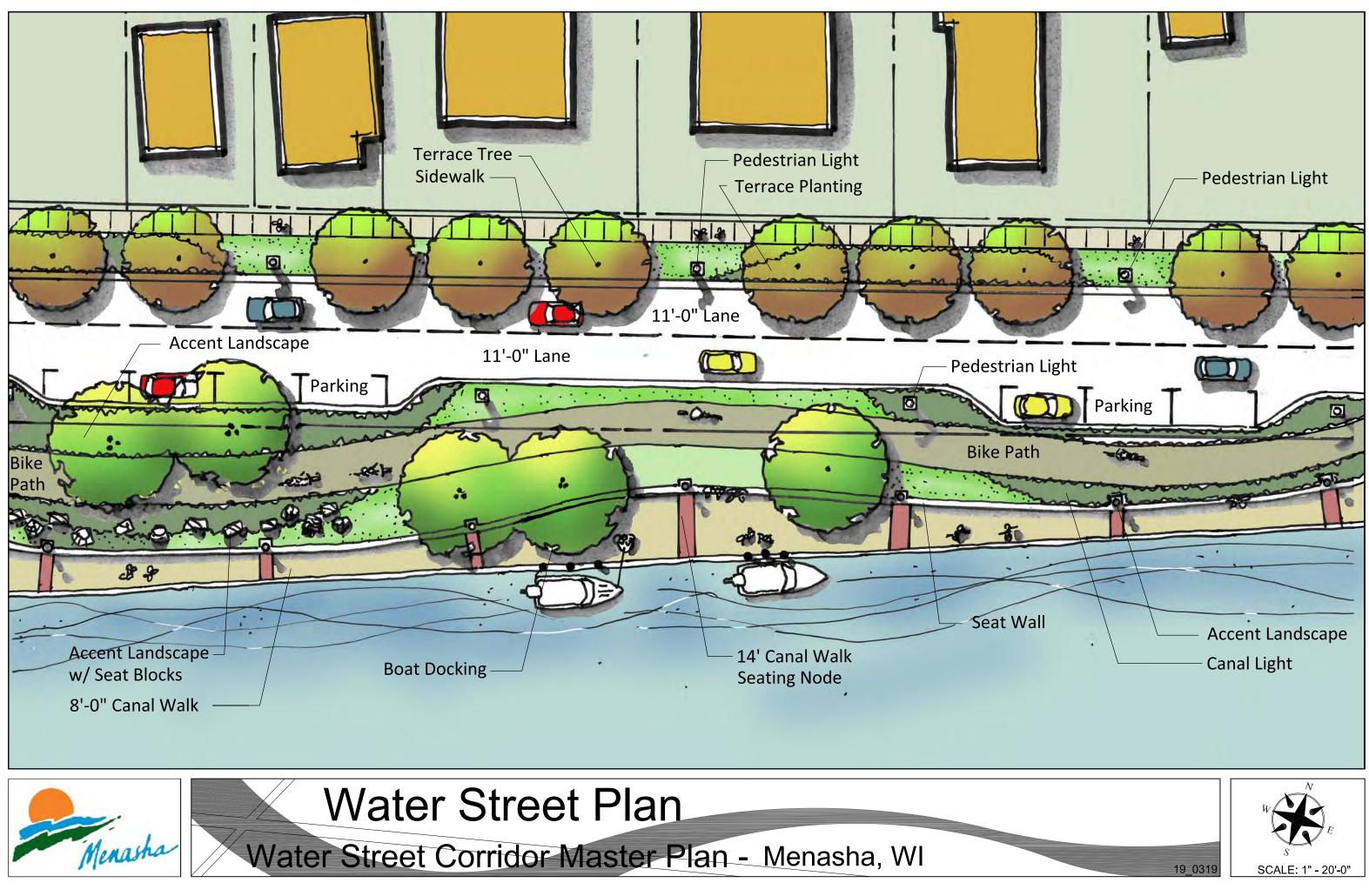




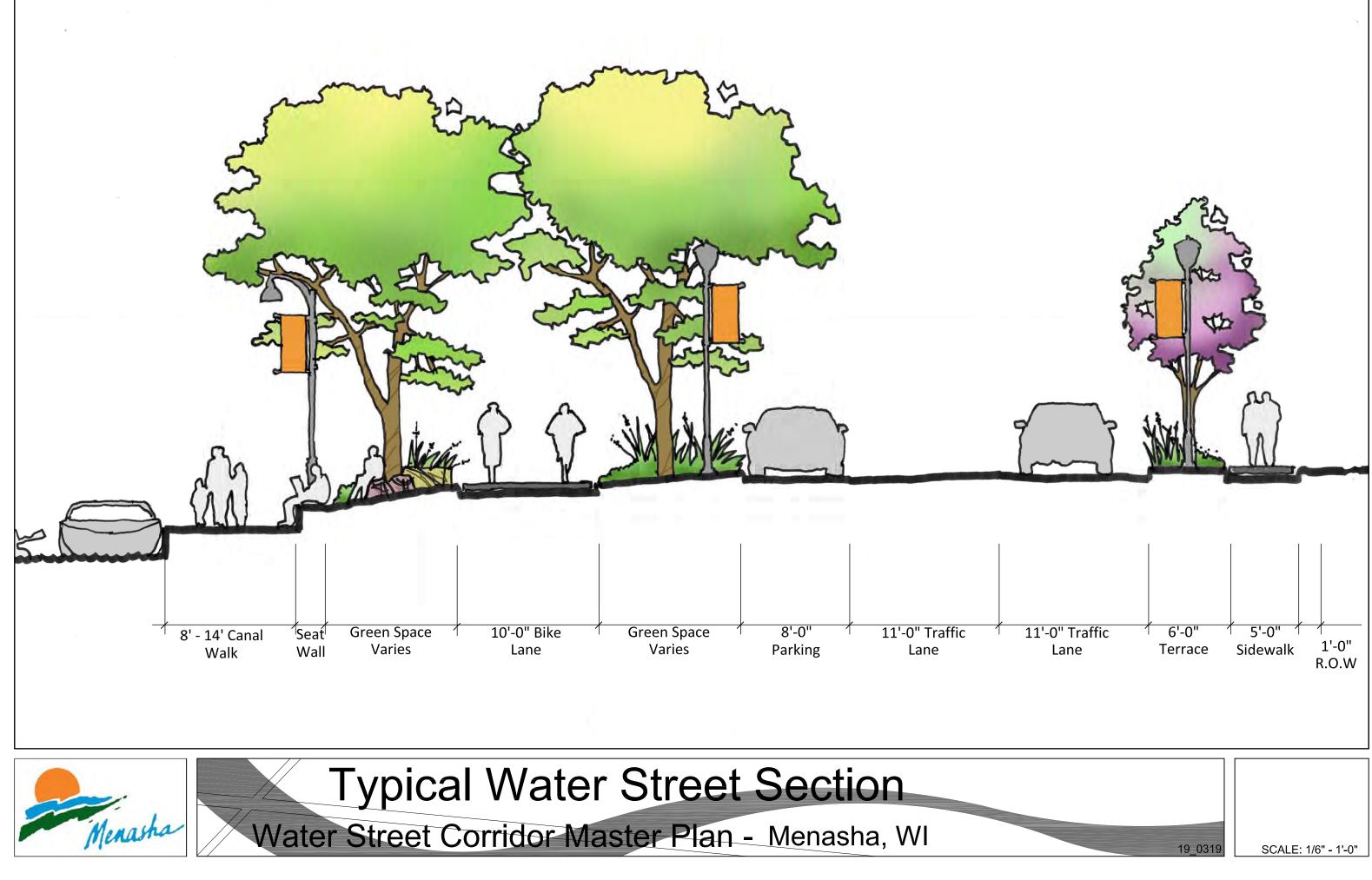




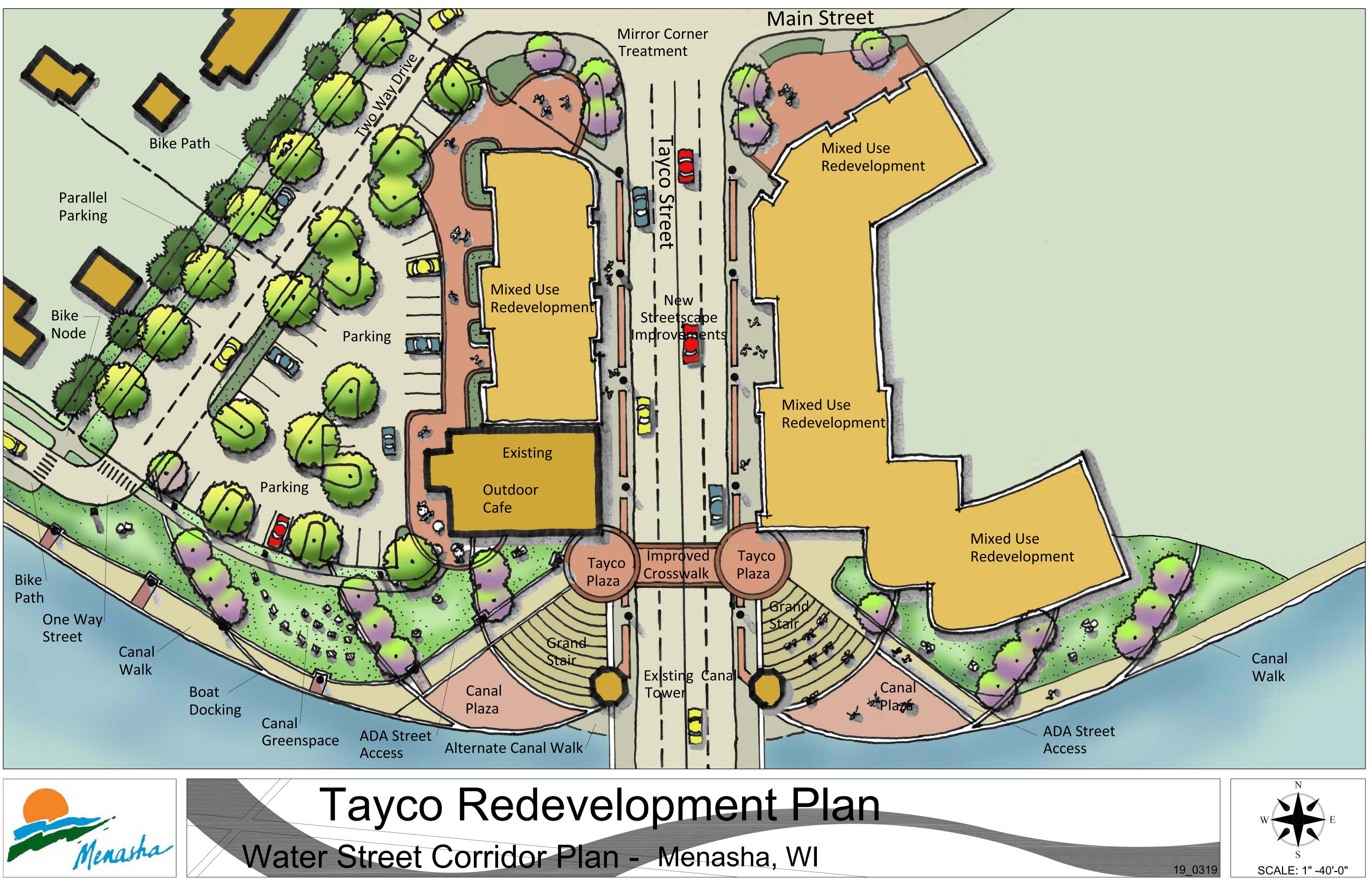


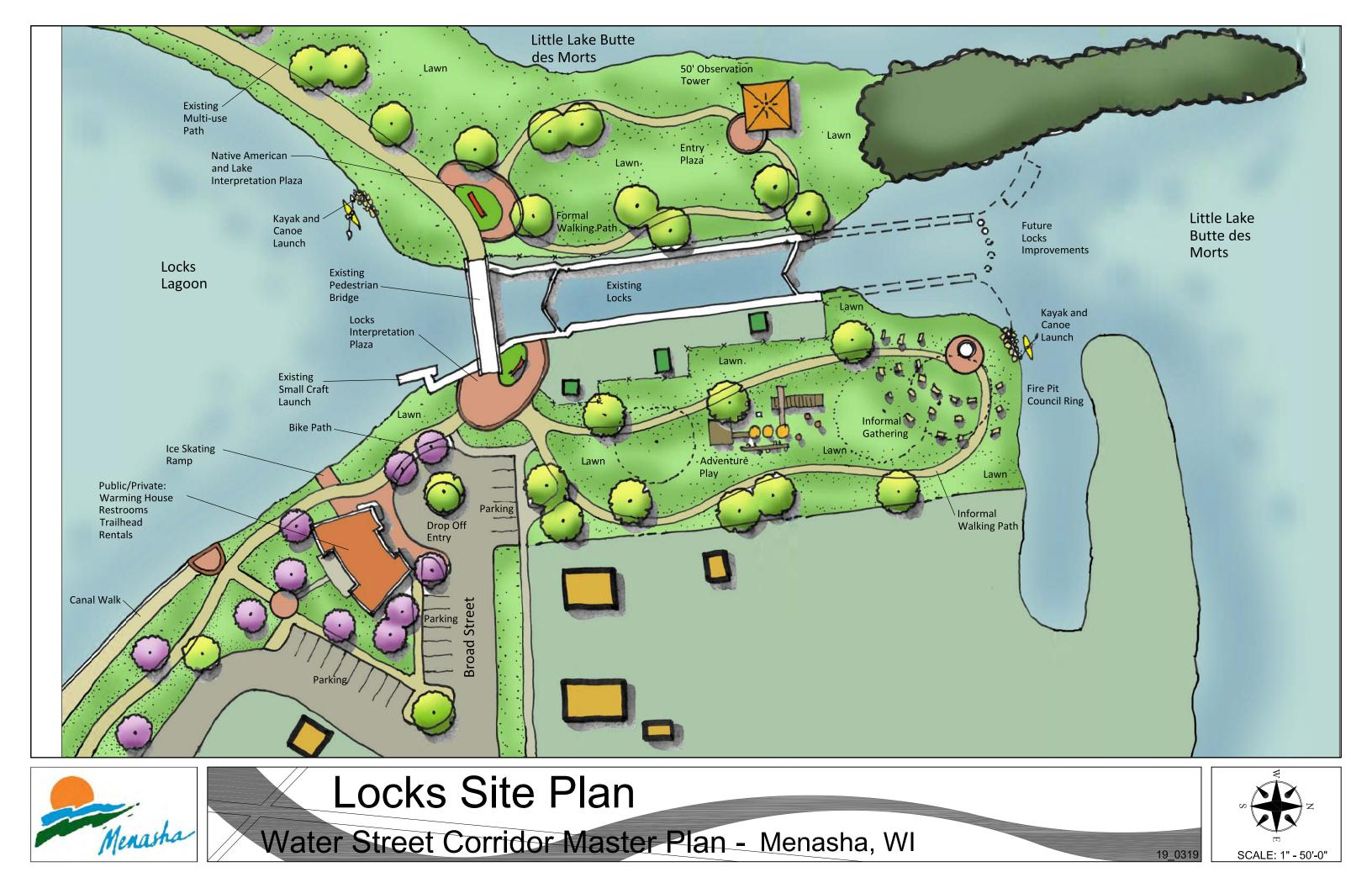












Program Name	Agency/Organization	Applicability	Amount	Matching	Application Cycle	Potential Uses of	Contact
				Requirements		Funds	
Aquatic Invasive Species (AIS) Control Grant	WDNR	Invasive species management			Year-Round	Canal	http://dnr.wi.gov/lakes/grants/
Boating Infrastructure Grant	WDNR	The purpose of BIG is to construct, renovate, and maintain boating infrastructure facilities for transient recreational vessels at least 26 feet long	Provides up to \$200,000 per year to each state. Projects are competitively ranked within the state. Tier 2 National awards up to \$15M		Typicall June 1st annually	Canal boating improvements	WDNR Regional Community Services Specialist
Brownfields Area Wide Planning Grant (EPA)	EPA	Program provides funding to assist communities in responding to local brownfields challenges including corridor and sub-area planning	Variable		Annually	Planning	https://www.epa.gov/brownfields/types- brownfields-grant-funding
Brownfields Grant Program	Wisconsin Economic Development Corporation (WEDC)	Any city, village, town, county, individual or business may apply for funds provided that the party that caused the environmental contamination and any person who possessed or controlled the environmental contaminant is unknown, cannot be located, or is financially unable to pay for the remediation of the soil and/or groundwater.		Variable		Brownfield areas	http://inwisconsin.com/community/assistan ce/brownfield-program/
CDBG Section 108 Loan Program	Wisconsin Departent of Administration (DOA)	The Section 108 Loan Guarantee Program (Section 108) provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and other physical development projects, including improvements to increase their resilience against natural disasters.	Loan	Variable	Open	Housing, historic rehabilitation, other public facilities	https://www.hudexchange.info/programs/se ction-108/
Community Development Block Grant (CDBG)	WI Dept. of Administration	Federal program which provides funds for the benefit of Low and Moderate Income Persons (LMI) and for blight elimination. Range of eligible activities include acquisition, demolition, public improvements, relocation, property rehab, housing, planning, microenterprise assistance and public service. Can be used by City. CDBG dollars are available for variety of downtown and neighborhood planning activities that benefit LMI populations. Recommended programs for study aresa include economic Development (CDBG-PFED), Public Facilities (CDBG-PF), Small Cities Housing Program, (CDBG) and Planning	Facilities; \$25,000 for Planning	507	% May	Flexible including home rehabilitation, Water Street utility work, housing construction.	https://doa.wi.gov/Pages/LocalGovtsGrant s/CommunityDevelopmentPrograms.aspx
Community Development Investment Grant (CDIG)	Wisconsin Economic Development Corporation (WEDC)	State of WI program offered by WEDC for re/development providing financial incentives for shovel ready projects for downtown community-driven efforts. Funds go to City.			Rolling Application Process	Tayco Street business development support	http://inwisconsin.com/community/assistar ce/community-development-investment- grant/

Program Name	Agency/Organization	Applicability	Amount	Matching	Application Cycle	Potential Uses of	Contact
				Requirements		Funds	
Congestion Mitigation and Air Quality Improvement Program. (CMAQ).	WisDOT	The purpose of the CMAQ program is to provide for projects and programs that reduce motor vehicle travel and/or emissions in areas that have failed to meet air quality standards. Bicycle and pedestrian projects are eligible for CMAQ if they reduce the number of vehicle trips and vehicle miles traveled. Almost all bicycle projects eligible for Transportation Enhancement and the Surface Discretionary grant programs are likely to be eligible, but a higher burden of proof that the project will reduce air pollution is required. Non- construction activities such as maps and brochures are also eligible for funding.	Up to 80% of project costs. [\$12.5 million distributed annually to non- attainment areas].	Funding must be utilized only in Wisconsin counties that are current or historic nonattainment or maintenance areas. Verify gographic eligibility	Typically annual, check website for latest information	Not applicable until Winnebago County achieves non-compliance status.	https://wisconsindot.gov/Pages/doing- bus/local-gov/astnce-pgms/aid/cmaq.aspx
County Highway Discretionary Improvement Program	WisDOT	County highway projects with cost >\$250,000		Up to 50%	Jan-18	Street reconstruction	http://wisconsindot.gov/Pages/doing- bus/local-gov/astnce- pgms/highway/Irip.aspx
County Highway Improvement Program	WisDOT	Road improvements		Up to 50%	Jan-18		http://wisconsindot.gov/Pages/doing- bus/local-gov/astnce- pgms/highway/lrip.aspx
Environmental Grants	Community Foundation of the Greater Fox Valley	Partnership grant up to \$25K. The partners work together for shared outcomes. Traditionally one organization is the lead and takes responsibilities for the financial liabilities for the joint effort.	Call to discuss idea. Program in the process of being combined with other grant pools, may provide opportunity for larger funding amount.	Varies			https://www.cffoxvalley.org/grants/environ mental-sustainability-partnership-grants/
Federal Lands Access Program	WisDOT	Projects located on or adjacent to, or that provide acces to Federal lands		80% Federal, 20% local match	2019		https://flh.fhwa.dot.gov/programs/flap/wi/
Fox Cities Greenways - provides small grants and can serve as pass through entity to help secure tax exempt donations and assist with fundraising through members	Non-Profit dedicated to fostering preservation and development of greenways and trails in the Fox Cities.	Smaller grant amounts, no deadlines. Inquire with administrative assistant with specific request via email at fcgreenways@gmail.com. Grants up to 10K.	Matching funds	Trail development; corridor preservation		Trail / greenway planning and construction. Fundraising	
Fox Cities Trail Grants	Fox Cities Convention and Visitors Bureau	Funding for capital projects and special programs which attract visitors to greater Fox Valley. Trail projects must be consistent with Bureau's strategic vision of the Fox Cities as a thriving visitor destination hosting conventions, sports tournaments and leisure visitors	Varies; City recently received funding		Grant review committee meets every other month.		
Great Lakes Revolving Loan Fund	The Conservation Fund	Provides loans for purchasing land or conservation easements for ecologically significant sites in the Great Lakes basin threatened by development		Loan Collateral Required	Rolling Application Process		Mike Kelly, Great Lakes Field Representative The Conservation Fund kellym@conservationfund.org http://www.conservationfund.org/great_Jake s_revol ving_fund
Great Lakes Sediment & Nutrient Reduction Program	Great Lakes Commission	Protect and improve water quality in the Great Lakes by reducing sedimentation and nutrient runoff through financial incentives, information and education, and professional assistance		25% Local	Annually	Canal	http://keepingitontheland.net/contact/
Highway Safety Improvement Program	WisDOT	Low-cost safety improvements that can be implemented quickly. Local roads eligible.		90% Federal, 10% local match	2019	Tayco Street	http://wisconsindot.gov/Pages/doing- bus/local-gov/astnce- pgms/highway/hsip.aspx

Program Name	Agency/Organization	Applicability	Amount	Matching	Application Cycle	Potential Uses of	Contact
				Requirements		Funds	
Historic Tax Credits	National Park Service, State of Wisconsin Historical Society	Applies to certified historic buildings. Under the program, owners of eligible buildings may receive a state income tax credit for 20 percent of the qualified rehabilitated expenditures. The federal portion of the credit also provides 20% federal income tax credit	Up to 40% tax credit			Tayco Street	http://www.wisconsinhistory.org/Content.as px?dsNav=N:4294963828- 4294963805&dsRecordDetails=R:CS32 15
Idle Sites Grant	Wisconsin Economic Development Corporation (WEDC)	Redevelopment of existing large commercial or industrial sites that have been vacant for at least the last five years.	Up to \$500,000			Block 3 redevelopment	http://inwisconsin.com/community/assistan ce/idle-industrial-site-redevelopment- program/
Kodak American Greenways	Eastman Kodak Company & National Geographic Society & Conservation Fund	Small grants to stimulate the planning and design of greenways in communities throughout America	Up to \$2,500	Matching funds chance of award, max. \$2,500	Applications may be submitted from March 1 through June 1 of each calendar year.		American Greenways Program Coordinator
Lake/River Planning and Protection Grants	WDNR	Small and large scale lake management planning grants to develop and implement management goals and associated activities.			December (Planning); February (Management)	Canal	http://dnr.wi.gov/lakes/grants/
Local Roads Improvement Program	WisDOT	Deteriorating highways, town roads, and city/village streets		Up to 50%	Annual	Water Street	http://wisconsindot.gov/Pages/doing- bus/local-gov/astnce- pgms/highway/Irip.aspx
Migratory Bird Conservancy	National Fish and Wildlife Foundation	Acquisition, restoration, and improved management of priority bird habitats		50% local match	Annually, typically due in Spring	Canal, trail areas	https://www.fws.gov/birds/grants/neotropic al-migratory-bird-conservation-act/how- to-apply.php
Municipal Flood Control	Wisconsin Department of Natural Resources	Land acquisition and development assistance to local governments and sewerage districts for municipal flood control management		30% Local Match	Annually	Water Street	WDNR
Municipal Street Discretionary Improvement Program	WisDOT	Cities and Villages (Similar program for Towns)	Projects with cost >\$250,000	50% local match	Jan-18	Water Street	http://wisconsindot.gov/Pages/doing- bus/local-gov/astnce- pgms/highway/lrip.aspx
Municipal Street Improvement Program	WisDOT	Road improvements		Up to 50%	Jan-18	Water Street	http://wisconsindot.gov/Pages/doing- bus/local-gov/astnce- pgms/highway/lrip.aspx
Natural Resource Damage Assessment (NRDA) Program	Settlement funding from Fox River contamination lawsuits. Money can be used for environmental, recreation, and access activities in Lower Fox River	Settlement funding from Fox River contamination lawsuits. Money can be used for environmental, recreation, and access activities in Lower Fox River. Habitat restoratoin and fisheries access are current priorities.	On-going grant cycle; currently approx. \$42 million available. Current 5-yr plan to expend \$3M/year including up to \$400K on "public use."	Variable	Rolling Application Process	Canal, Menasha Lock Site	http://www.foxrivernrda.org/ NRDA Restoration Coordinator
NFWF General Matching Grants Program	National Fish and Wildlife Foundation	Projects that conserve fish, wildlife, plants, and the habitas on which they depend	2x Grant Allowance	Local Match		Canal, Menasha Lock Site	http://www.nfwf.org/whatwedo/grants/Page s/home.aspx
North American Wetlands Conservation Act	U.S. Fish & Wildlife Service	Wetland and upland habitat restoration projects that benefit migratory wetland bird species.	Varies, smaller grants up to 100K	50% Local Match	Quarterly	Canal, Menasha Lock Site	USFWS Joint Venture Coordinator
People for Bikes Community Grant Program	Funding for projects that leverage federal funding, including bike paths and rail trails, mountain bike trails, bike parks, BMX facilities, and large- scale bicycle advocacy initiatives.	Local governments and non-profits may apply with requests of up to \$10,000.	National competition – relatively low dollar grants. Does not fund planning activities.	Limited		Canal	

Program Name	Agency/Organization	Applicability	Amount	Matching	Application Cycle	Potential Uses of	Contact
				Requirements		Funds	
Recreational Boating Facilities (RBF)	WDNR (State Dollars)	Construct docks, ramps, boat wash, simple bathroom, parking lot, access paths, fencing, security, ADA accessibility improvements, feasibility studies, purchase of aquatic weed harvesting equipment, navigation aids and dredging waterway channels.	Up to 2.5M statewide although funding varies; can match SFR program	Up to 50% grant	Multiple grant cycles when funding available	Canal, Menasha Lock Site	WDNR Regional Community Services Specialist
Section 42 Housing Tax Credits (LIHTC) and New Markets Tax Credits (NMTC)	WHEDA; U.S. Treasury	Tax credit programs offered through WHEDA (LIHTC) and the IRS (NMTC) providing financial incentives for housing and economic development. Can provide critical source of equity for developers, particularly effective when combined with Historic Tax Credits.	Variable		Annual	Affordable Housing	https://www.wheda.com/UHTC/; https://www.cdfifund.gov
Sports Fishing Restoration (SFR)	WDNR (Federal Dollars)	These grants may be used to construct fishing piers and motorboat access projects. Eligible components include boat ramp construction and renovation, along with related amenities such as parking lots, accessible paths, lighting and restroom facilities. Funding for this program comes from federal excise taxes on fishing equipment and a portion of the federal gas tax.	-	Up to 75% grant, 40%-50% more likely	Due December 1st or January 1st. Decisions in following March; awards late fall for construction following spring	Canal, Menasha Lock Site	WDNR Regional Community Services Specialist
Surface Transportation Program - Urban (STP-U)	WisDOT	Urban Municipalities with population >5000 (52 in W1) Road functionally classified as urban collector or higher		80% Federal, 20% local match	Annually	Water Street; would require reclassification. Low probability of successful funding but worth investigating at 30% design	http://wisconsindot.gov/Pages/doing- bus/local-gov/astnce-pgms/highway/stp- urban.aspx
Sustain Our Great Lakes	NFWF	Habitat and water quality improvements in the Great Lakes Basin including stream habitat, coastal habitat, and green stormwater	\$50,000 to \$1.5M; \$7.8M total FY 2017		Spring	Canal, Menasha Lock Site	http://www.sustainourgreatlakes.org/apply/
Tax Increment Financing (TIF)	WI Dept. of Revenue	Property taxes generated in a defined area on new development is used by City to pay for investments in improvements or entice new improvements, and therefore increase tax base. Incentive goes to private sector project expected to generate incremental property tax revenue	Variable	None	Variable	Development related costs	https://www.revenue.wi.gov/Pages/SLF/tif. aspx
Transportation Alternatives Program (TAP) Funding	WisDOT	Combination of Safe Routes to School, Bicycle and Pedestrian, and Transportation Enhancement programs	Grants are 80% of project cost.	Applications go through the Appleton MPO.	Applications are accepted every other year, with the next round of applications being available in 2017 (likely late in year) for construction to begin in 2018/2019	Canal Street	http://wisconsindot.gov/Pages/doing- bus/local-gov/astnce-pgms/aid/tap.aspx
Urban Nonpoint Source and Storm Water Management Grant Program (UNPS & SW)	WDNR	UNPS and SW Programs will provide funding assistance for the construction of urban best management practices (BMPs) including detention and infiltration measures, storm sewer improvements, streambank and shoreline stabilization and land acquisition.			Spring	Canal, Menasha Lock Site	http://dnr.wi.gov/aid/urbannonpoint.html

Program Name	Agency/Organization	Applicability	Amount	Matching	Application Cycle	Potential Uses of	Contact
				Requirements		Funds	
WDNR Knowles-Nelson Stewardship Program	WDNR	Aids for the Acquisition and Development of Local Parks (ADLP) is a regional allocation program which provides up to 50 percent matching grants to local and county units of government and nonprofit conservation organizations (NCOs) to provide assistance for the acquisition and development of local and county parks. NCOs can use these funds for the acquisition of land or easements only. County and local governments may use ADLP funds for the purchase of land and easements and the development of outdoor recreation areas for nature-based outdoor recreation purposes.	\$4.0 million distributed annually statewide (approx.)	Projects submitted for grants under the Stewardship Program must be included in a locally-adopted park plan.	Application deadline - May 1 of each year;	Canal, Menasha Lock Site	WDNR Regional Community Services Specialist
WDNR Knowles-Nelson Stewardship Program	WDNR	Urban Green Space (UGS) is a Statewide program to acquire or protect scenic, ecological, or other natural features within or near urban areas and provide land for nature-based outdoor recreation, including noncommercial gardening. These funds can be used for the acquisition of land only. [Application deadline - May 1 of each year; \$1.6 million distributed annually statewide]	Projects submitted for grants under the Stewardship Program must be included in a locally-adopted park plan.	Provides up to 50 percent matching grants to local and county units of government and NCOs		Canal, Menasha Lock Site	WDNR Regional Community Services Specialist
WDNR Knowles-Nelson Stewardship Program	WDNR	Urban Rivers (URGP) is a Statewide program to purchase land or easements, or to develop shoreline enhancements on or adjacent to rivers that flow through urban or urbanizing areas. This program is intended to preserve or restore urban rivers or riverfronts for the purpose of revitalization and nature- based outdoor recreation activities. NCOs can use these funds for the acquisition of land or easements only.	Projects submitted for grants under the Stewardship Program must be included in a locally-adopted park plan.	Provides up to 50 percent matching grants to local and county units of government and NCOs	Application deadline - May 1 of each year; \$1.6 million distributed annually statewide	Canal, Menasha Lock Site	WDNR Regional Community Services Specialist
WDNR Knowles-Nelson Stewardship Program	WDNR	The Land and Water Conservation Fund (LAWCON) program was established by the U.S. Congress in 1964 to provide funding for the acquisition of land for park or open space preservation purposes and the development of outdoor recreation facilities. In Wisconsin, LAWCON funds are administered by the DNR.	Projects submitted for grants under the Stewardship Program must be included in a locally-adopted park plan.	project costs are eligible for funding under this program.	Application deadline - May 1 of each year; \$1.6 million to the State of Wisconsin allocated by Congress, 2005	Canal, Menasha Lock Site	WDNR Regional Community Services Specialist

Program Name	Agency/Organization	Applicability	Amount	Matching	Application Cycle	Potential Uses of	Contact
				Requirements		Funds	
WDNR Recreational Trails (RTA) Program	WDNR	Municipal governments and incorporated organizations are eligible to receive reimbursement for development and maintenance of recreational trails and trail-related facilities for both motorized and non-motorized recreational trail uses. Eligible sponsors may be reimbursed for up to 50 percent of eligible project costs. Funds from this program may be used in conjunction with funds from the state snowmobile or ATV grant programs and Knowles-Nelson Stewardship	grants from the Knowles-	•	Applications are typically due on May 1 each year.	Canal, Menasha Lock Site	Ed Slaminski, Department of Natural Resources, 810 W Maple St, Spooner WI 54801, 715-635-4130
		development projects.					

Strategy / Action Items	Team	Cost	Funding	Timeline	Status
. Evaluate Zoning Update Options		10K	General, CDBG	2019	
1.1. Prepare an overlay district for the study area	City, Consultant				Not started
1.2 Review need for PUD					
1.3 Adopt general overlay district or initiate PUD process	City				Not started
Prepare and Adopt Overlay District		0-20K	General, CDBG	2020-2021	
2.1 Prepare an overlay district for the study area	City, Consultant	0.20K		2020-2021	Not started
2.2 Review need for PUD	City, Consultant				Not started
2.3 Adopt general overlay district or initiate PUD process2	City				Not started
Explore Public-Private Partnership Development (P3) Model	City, Consultant	Variable	General, CDBG	2020	
3.1 Review and discuss P3 options		variable	General, CDBG	2020	Not started
3.2 If City finds P3 approach desirable, define objectives and issue RFP	City City				Not started
3.3 Establish P3 entity to oversee final master land use plan development	City, Development Consultant				Not started
3.4 Adopt Master Land Use Plan + Execute Developments	City, P3				INOL SLAFLED
3.4 Adopt Master Land Ose Plan + Execute Developments	City, PS				
Update Comprensive Plan	City, Consultant, RPC	0-75K	General, CDBG	2020-2021	
4.1 Update Comprehensive Plan including Future Land Use Map	City, Consultant, KFC	0-73K	General, CDDG	2020-2021	Not started
4.1 Opdate Comprehensive Plan including Future Land Ose Map				2020	Not started
4.2 Adopt Comprenensive Plan				2021	IN of started
Update Zoning Ordinances	City, Consultant, RPC	0-100K	General, CDBG	2021	
5.1 Update Zoning Ordinances based on Future Land Use Map + Corridor Study recommendatio	ns City, Consultant				Not started
5.2 Prepare Planned Unit Development (PUD) District if applicable	City, Developer				
Continue Dialogue with FRSNA	City	0	General	2019-2025	Not started
6.1 Further assess feasibility of collaboratively developing Menasha Lock Site					Not started
6.2 Identify additional partners					Not started
Prepare Final Designs and Construction Documents for Water Street Corridor	City, Consultant	375K	General, WisDOT, WDNR	2021	
7.1 Scope out key issues and project goals and prepare RFP	City				Not started
7.2Hire Consultant	City				Not started
7.3 Conduct pedestrian safety/traffic/parking analysis	City, Consultant				Not started
7.4 Evaluate canal reconstruction options	City, Consultant				
7.5 Prepare 30% Preliminary Design Plans	City, Consultant				
7.6 Prepare Final Design Plans and Construction Documents	City, Consultant				
7.7 Apply for Grant Funding	City, Consultant				
Implement Low Cost Wayfinding & Gateway Recommendations	City, Contractor, Property Onwe	10K	General, WisDOT, WDNR	2022-2023	
8.1 In conjunction with Water Street Reconstruction implement larger projects					Not started
8.2 Implement Low Cost Recommendations					

Strategy / Action Items	Team	Cost	Funding	Timeline	Status
9. Reconstruct Water Street Corridor	City, Contractor	3.5M	General, MU, WisDOT, WDNR, Other	2022-2023	
10.1 Water Street Reconstruction					Not started
10.2 Canal walk, canal wall, dockage, seat wall					Not started
10.3 Multi-use trail and sidewalk					Not started
10.4 Wayfinding & Signage					Not started
0. Preserve historic Carl Koch building	City, Landmarks Commission	0-100K	General, Private	2019-2025	
10.1 Pro-actively enforce relevant building coes					Not started
10.2 Identify potential buyers and facilitate transaction if maintenance still concern					Not started
10.3. Prepare feasibility study	City, Consultant				Not started
I. Continue to Pro-Acively engage neighborhood and conmunity	City	0	General	2019-2025	
11.1 Develop better mechanisms to alert neighborhood of future meetings					Not started
11.2 Continue outreach to stakeholders, neighbors, and broader community					Not started
2. Plan, design, and construct Menasha Lock site improvements	City, FRSNA, Partners	2M	General, FFLM, F&W, WDNR	2019-2025	
12.1 Establish final conceptual plan with FRSNA	City, FRSNA, Consultant				Not started
12.2 Prepare preliminary design plans	City, Consultant				Not started
12.3 Prepare final design plans and construction documents	City, Consultant				Not started
12.4 Bid and construct Menasha Lock Site improvements	City, Consultant				Not started
3. Prepare a River Management Plan	City, Consultant, WDNR	5K	WDNR	2023	
13.1 Discuss idea with WDNR and other key stakeholders					Not started
13.2 Apply for plan funding and prepare River Mgmt. Plan					Not started
4. Explore Partnerships	City	0	General	2019-2022	
14.1 Identify and dicuss partnership opportunities					Not started
14.2 Prepare more detailed strateggy for Water Street Reconstruction plan based on feedback					Not started
5. Market Water Street Investment Opportunities	City	10K annually	General	2019-2025	
15.1 Prepare investment opportunities cut sheet				2020	Not started
15.2 Distribute and present to both neighbors and outside investors				2020-2025	Not started

Date:	3/14/19				
WATER STRE	ET CORRIDOR				
MENA	SHA, WI				
PRELIMINARY OPINION OF PF	OBABLE CONSTRUCT	ION COST			
ltem	Item Unit Cost Total Cost				
SUMMA	RY COSTS				
Menasha Lock Site	\$1,937,500	\$1,937,500			
Tayco Redevelopment	\$512,500	\$512,500			
Water Street Reconstruction	\$3,461,563 \$3,461,563				
Tayco Streetscape (US STH 114)	\$378,563	\$378,563			
	TOTAL	\$6,290,125.00			

Date:	3/14/19			
	MENAS	HA LOCK SITE		
		NASHA, WI		
PRELIMINARY OF	PINION OF	PROBABLE CON	NSTRUCTION COST	
	ltem			Total Cost
	MENA	SHALLOCK SITE		
MULTI-PURPOSE PUBLIC/PIVATE PARTNERSHIP BUILDING	LS	1	\$750,000.00	\$750,000.00
SITE IMPROVEMENTS AND PARKING LOT	LS	1	\$800,000.00	\$800,000.00
			SUBTOTAL	\$1,550,000.00
			Design-Construction Contingency (25%)	\$387,500.00
			TOTAL	\$1,937,500.00

Date:	3/14/19			
TAY	CO STREE	T REDEVELOP	PMENT	
	ME	NASHA, WI		
PRELIMINARY OPINION OF	PROBABL	E CONSTRUCTIC	IN COST	
ltem	Unit	Total Quantity	Unit Cost	Total Cost
	TAYCO BUS	SINESS PARKING LOT	-	
ASPHALTIC PARKING & DRIVE	LS	45	\$8,000.00	\$360,000.00
WAYFINDING & INTERPRETIVE SIGNAGE	LS	1	\$25,000.00	\$25,000.00
SITE FURNITURE	LS	1	\$25,000.00	\$25,000.00
			SUBTOTAL	410000
			Design-Construction Contingency (25%)	\$102,500.00
			TOTAL	\$512,500.00

Date	: 3/14/19			
TAW	ER STREE	T RECONSTRU	ICTION	
	ME	NASHA, WI		
PRELIMINARY OPINION OF	PROBABLE	E CONSTRUCTIO	N COST	
ltem	Unit	Total Quantity	Unit Cost	Total Cost
	WATER STREE	ET RECONSTRUCTION	N	
CONTRACTOR MOBILIZATION	LS	1	\$50,000.00	\$50,000.00
DEMO & EROSION CONTROL	LS	1	\$100,000.00	\$100,000.00
EARTHWORK	LS	1	\$100,000.00	\$100,000.00
*UTILITIES	LS	1	\$25,000.00	\$25,000.00
TAYCO STREET PLAZAS	LS	2	\$300,000.00	\$600,000.00
BITUMINOUS STREET	SFT	75000	\$5.00	\$375,000.00
MULTI-USE TRAILS	LFT	2500	\$58.10	\$145,250.00
CANAL SEATWALL	LFT	1000	\$100.00	\$100,000.00
CONCRETE WALK, CANAL WALL, DOCKAGE	LFT	2000	\$400.00	\$800,000.00
LANDSCAPING	LF	2500	\$50.00	\$125,000.00
*LIGHTING	LS	83	\$3,000.00	\$249,000.00
WAYFINDING & INTERPRETIVE SIGNAGE	LS	1	\$25,000.00	\$25,000.00
SITE FURNITURE	LS	1	\$75,000.00	\$75,000.00
ENGINEERING DESIGN	LS	1	\$375,000.00	\$375,000.00
*Cost for new decorative light poles only. Undergrounding or moveing overhead lighting costs to be investigated during preliminary design phase)			SUBTOTAL	\$2,769,250.00
*Cost is for water improvements only. Alternatives and costs for underground lighting, stormwater, and sanitary will be identified during preliminary design			Design-Construction Contingency (25%)	\$692,312.50
			TOTAL	\$3,461,562.50

DATE	3/14/19			
TAYCO STREETSCAPE				
MENASHA, WI				
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST				
ltem				Total Cost
TAYCO STREETSCAPE				
LANDSCAPING	LFT	500	\$175.00	\$87,500.00
LIGHTING	LS	8	\$10,000.00	\$80,000.00
WAYFINDING & INTERPRETIVE SIGNAGE	LS	1	\$25,000.00	\$25,000.00
SITE FURNITURE	LS	1	\$75,000.00	\$75,000.00
CONSULTING ENGINEER/LANDSCAPE ARCHITECT	LS	1	\$30,000.00	\$30,000.00
			SUBTOTAL	\$302,850.00
			Design-Construction Contingency (25%)	\$75,712.50
			TOTAL	\$378,562.50