



TOWN OF MENASHA

OPEN SPACE AND RECREATION PLAN

2011-2015

Town of Menasha
Five-Year Parks & Open Space Plan:
2011 - 2015

Prepared By:
Town of Menasha Park Commission
The Parks and Recreation Department
The Community Development Department
With Assistance from the East Central Wisconsin Regional Planning Commission

ACKNOWLEDGMENTS

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**Adopted:
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I. INTRODUCTION

A. Forward

The Town of Menasha Five Year Park and Open Space Plan: 2011-2015 provides guidance for future parks and open space development and acquisition which are intended to improve the quality of life for Town residents. Parks, trails, and open space including wetlands, woodlands, stream corridors, and other natural resources provide opportunities for recreating, aesthetics, preserving and enhancing the environment, and shaping the character of a community. Proper implementation of this plan, over time, will provide the Town with a park and open space system which is designed to meet the needs of its citizens both in types of facilities and distribution of those facilities.

This plan carries on a nearly thirty-five year history of park and open space planning for Town residents. In 1977, the Town of Menasha Town Board of Supervisors adopted the first *Open Space and Recreation Plan*. Since its original adoption this plan has been updated seven times in 1981, 1986, 1991, 1997, 2001 and 2004. In 2002 into 2003, an evaluation and update of the 2001 edition was completed and in 2004 two revisions were made in 2005 and 2006. This plan constitutes the eighth edition and carries on the Town of Menasha's continued efforts to plan and promote recreational opportunities for its residents.

This plan is an extension of *The Town of Menasha 2023 Comprehensive Plan* that provides a community wide vision through the year 2020. This plan addresses park and open space needs for the community through 2015, but it focuses more directly on providing a vision of the Town's parks and open space system through the year 2030. It evaluates current parks, open spaces, and trails and the need for additional parks, open space, and trails. Current parks and open space amenities within the system are reviewed for improvements. Future parks and open space needs are determined through analysis of projected 2030 population figures and forecasts to anticipate additional lands or facilities which are needed to serve 2030 population levels and distribution. Future needs are based upon the identified goals and strategies and consideration of survey findings completed in September 2010. Recommendations for amenity improvements and future parks and open space acquisition and development are given. Costs and funding and acquisition options are explored. This plan sets forth priorities for implementation for the 2010 to 2015 planning period, and provides eligibility for various state-funded recreational programs.

This plan was prepared by the Town of Menasha Park Commission with assistance from the East Central Wisconsin Regional Planning Commission. The Town of Menasha Park Commission and the Town of Menasha Park and Recreation Department are responsible for implementation of the plan. Implementation will be achieved through land dedication, recreational grant funds, fees, and budgetary allotments through the Town Board of Supervisors. Any budgetary allotment from the Town Board of Supervisors is the prerogative of that body. Decisions for funding are made through the budget process, and are based on available funds and consideration of a variety of activities and projects needing Town financial resources. This plan should not be considered a budgetary document, but as an advisory document.

B. Benefits of Parks, Open Space, and Trails

As stated in the introduction, planning for parks and open space is intended to improve the quality of life for Town residents. Numerous researchers have attempted and succeeded in a number of cases presenting scientific evidence that parks and open space have a number of benefits including community benefits, individual benefits, economic benefits, and environmental benefits. Community benefits can be considered those that bring a positive result to a group of people. Individual benefits are the exact opposite providing a direct result to a single person. Economic benefits, for this report, mean effects of park and open space in attracting investment, tourism, and direct positive effects to property values. Finally, environmental benefits are those that show the economic benefits of protecting and enhancing existing natural areas. These benefits are illustrated to show citizens and property developers alike the direct impact parks and open space have to the Town Residents and the Fox Valley Region.

Community Benefits

- Families that recreate together report greater stability and satisfaction, the foundation of a stronger society.
- Recreation provides a sense of community and an opportunity to interact.
- Communities with natural areas and open spaces are considered good places for children and offer high quality of life to all residents.
 - Sixty-four percent of Americans consider it very important to conserve and protect wetlands, and forty-six percent say they believe there are too few wetlands in North America according to a study conducted by Responsive Management.
- Community recreation reduces alienation, loneliness, and anti-social behavior.
- Recreation provides opportunities for community involvement, and shared management and ownership of resources.
- Recreation opportunities, facilities and the quality of the local environment are the foundations of community pride.

Individual Benefits

- Contributes to a resident's overall well-being and health by providing the opportunity for recreational activities.
- Enhances the quality of residents' lives.
 - Provides opportunities to experience and observe nature.
 - Provides opportunities for learning and living a more balanced life.
- Provides a place for stress reduction, rest, relaxation, and revitalization through recreation. Washington County, Wisconsin residents were asked if they personally benefited from parks:

○ Helped improve overall physical health	55%
○ Helped obtain greater appreciation of nature/outdoors	79%
○ Helped decrease stress level	77%
○ Improved quality of life	76%
○ Helped provide balance between work and play	77%

Economic Benefits

Attracts Investment

- Parks and open space enhances the quality of life which attracts tax-paying businesses and residents to communities.
- Small company owners say recreation, parks, and open space are the highest priority in choosing a new location for their business. (Trust for Public Land, *Economic Benefits Report*, 2002)

Attracts Tourism

- Recreation and park services are often the catalyst for tourism, a growing sector of the economy. For instance, the American Hotel & Lodging Association reported that Americans spent \$150 billion on leisure related stays in 2000. That's fifty-nine percent of the total American hotel/motel industry (\$2.54 billion) for the year." (<http://www.manitowoc.org/parkandrec/benefits.htm>)
- "According to Parks and Recreation and Tourism, the direct tourism impact for Anderson County [South Carolina] in 1998, including state and local accommodations taxes, capital investments, wages and jobs totaled \$6,877,603. In 1998 alone, 1,448 jobs in the County were categorized as being in the tourism industry." (<http://www.andersonpartnership.com/>)

Property Values

Numerous studies have indicated the positive effect of parks on property values:

- A study by Frank and Sielski on Washington County, Wisconsin parks found that for properties within 200 feet of an "active recreation park" assessed value increased \$113.00/foot. Within 2,600 feet of a "passive recreation park," assessed values increased \$4.96/foot. It further found \$1.5 million of assessed value could be attributed to an "active recreation park" of which \$30,000 was collected in taxes; \$879,000 of assessed value could be attributed to the "passive recreation park" yielding \$18,000 in collected taxes."
- In Philadelphia, Pennsylvania proximity to parks increased property values. Homes within forty feet of parks resulted in an additional \$1,171.00 in value and homes within 2,500 feet of parks resulted in an additional \$104.00 of value. (Values not adjusted from 1970s inflation).
- Four city parks in Worcester, Massachusetts were analyzed by researchers. The study found that homes within twenty feet from a park sold for \$2,675.00 more than homes 2,000 feet away. Aggregate property value increased by \$3.5 million.

Studies have also found positive effects of open space on property values:

- Lutzenhiser and Netusil found that homes within 200 feet increase \$11,210.00, 201-400 feet increase \$10,216.00; 401-600 feet increase \$12,621.00; 601-800 feet increase \$11,269.00; and 801-1000 feet increase \$8,981.00.
- Nelson found that homes adjacent to an open space were worth \$1,200.00 more per acre than land 1,000 feet from the open space.

Environmental

Reduces Flooding

- Natural areas reduce the rate and volume of stormwater runoff, which reduces incidents and severity of flooding. Stream flows decrease by 3.7% for every 1% increase in protected wetlands along a stream corridor. (Illinois State Water Survey, 1993)
- A community near Boston purchased or protected 8,000 acres of wetlands along the Charles River. These wetlands were capable of containing 50,000 acre-feet of water and were an alternative to a \$100 million system of dams and levees. The loss of wetlands would have resulted in \$17 million in flood damage annually. (Trust for Public Land, *Economic Benefit Report*, 1999)

Enhances Air Quality

- An urban ecological analysis in New Berlin, Wisconsin found:
 - There are approximately 560,000 trees in the City of New Berlin, creating an average canopy cover of 13 percent.
 - Trees store over 94,000 tons of carbon and sequester carbon at over 2,100 tons a year.
 - Trees save urban residents a total of \$11,000.00 each year in cooling costs. As young trees mature, this is expected to grow to \$107,000.00 in saving each year.
 - Trees in the city remove over \$478,000.00 worth of pollutants each year. (David B. Haines, *The Value of Trees in the City of New Berlin*, 2001)
- A similar study found that a typical tree provides \$196,250.00 worth of ecological benefits including air purification and oxygen formation. (G. Tyler Miller, Jr., *Living in the Environment*, 1998).

C. Local Links to Recreational Organizations and Opportunities

The Town of Menasha is also associated with various organizations, advocacy groups, and recreational opportunities in the Fox Cities area. The Town works closely with these establishments to help promote the continuation of these fore-mentioned benefits.

- *Fox Cities Greenways* – “Fox Cities Greenways, Inc. is a 501(c)(3) non-profit, volunteer organization funded through memberships and other donations. It exists to serve as an advocate for trail and greenways development, facilitate projects, and raise awareness.” <http://www.focol.org/greenways/>
- *Fox-Wisconsin Heritage Parkway* – “The proposed linear parkway slices diagonally across Wisconsin through parts of fifteen counties following the Fox River from Green Bay to Portage and the Wisconsin River from Portage to the Mississippi River. It marks the route taken in 1673 by explorers Father Jacques Marquette and Louis Joliet. The Parkway currently is at legislation waiting to get passed by the Senate and the House to designate it a National Parkway. The Town of Menasha is located on the Lower Fox River in the northern half of the corridor.” <http://www.eastcentralrpc.org/HeritageParkway/index.html>
- *Fox River Navigational Systems Authority* - The Fox River Navigational System “Authority was created in 2001 to oversee the navigational system on the Fox River following the transfer of the system from the federal government to the state, which

occurred on September 17, 2004. As outlined in Chapter 237, Wisconsin Statutes, the authority's primary responsibility is to repair, rehabilitate, replace, operate and maintain the navigational system. To meet this responsibility, the authority must develop and implement a plan to manage monies received from the federal government and the state to ensure that sufficient funds are available for repair and rehabilitation of the system. The authority will also partner with local organizations to provide funding required to match the federal and state monies received.

The authority is governed by a nine-member board of directors, six of whom are appointed by the Governor. The other board members consist of the secretaries of the Departments of Natural Resources and Transportation, and the director of the State Historical Society.” <http://www.doa.state.wi.us/debf/docview0709.asp.budid.22>

- *Friends of the Fox* – “Friends of the Fox is an organization which is an advocate for the Upper and Lower Fox River System of Wisconsin. The Upper Fox flows northeastward from just outside of Portage into Lake Winnebago at Oshkosh, and the Lower Fox begins at the north end of Lake Winnebago and flows north to the Bay of Green Bay. There are urban stretches of the river surrounded by housing, recreation, and industry as well as rural stretches of the river surrounded by agriculture and woodlands. The Friends of the Fox look at the complete picture of the river and the people who live and work on its banks. They strive to advocate for responsible use, responsible re-development, preservation of both culture and natural resources ... but most of all to bring the many individuals along the system together to form one community ... a community of Fox River advocates.” <http://www.friendsofthefox.org/>
- *Wisconsin Parks and Recreation Association*- “Founded in 1965, the Wisconsin Park and Recreation Association is a statewide voluntary organization dedicated to enriching the professional and educational opportunities available to leisure service personnel in parks, recreation, therapeutic recreation and related fields, so that they may better service the needs of their communities and or participants, and to advocate and promote the benefits of parks and leisure services to the general public.

WPRA represents over 1,600 individuals delivering a broad spectrum of services in Wisconsin. Members include Park, Recreation and Therapeutic Recreation professionals in local, county, state, school district, private and agency settings. WPRA also represents public Park and Recreation Boards and Commissions, students, commercial firms and Emeritus (retired) members.” <http://www.wpraweb.org/>

II. GOALS AND STRATEGIES

In the Town of Menasha, community goals and strategies provide the essential framework for meeting present and future community desires and needs. The goals and strategies are based upon the collective efforts of the Town Parks and Recreation Commission, the Director of Parks and Recreation, Parks and Recreation Staff and Community Development Staff after meeting and identifying specific Town needs and priorities. Further efforts were also extended to the task of identifying needed Parks and Recreational improvements which will continue to make the Town of Menasha a desirable place to live.

- *Goals* represent common community ideals that are brought about by a course of action, rather than a physical end product.
- *Strategies* are specific courses of action that can be used by local government, private enterprise, institutions, groups, or individual citizens to accomplish the stated goal.

Parks

Goal

To provide a park and recreational system that will offer a variety of recreational resources for all of our park and recreation guests.

Strategies

1. Provide park and recreational facilities to serve all existing and future residential areas.
2. Provide active and passive recreational areas to meet the various needs of our community.
3. Preserve structures and sites that reflect the historical and natural heritage of the Town.
4. Preserve land of environmental significance and sensitivity.
5. Use Town of Menasha official mapping powers, subdivision ordinances, and zoning ordinance to preserve and add areas designated for future parks and recreation use.
6. Encourage community/school cooperation in providing additional recreation facilities at school sites
7. Encourage regional efforts to provide for joint parks for regional use such as dog parks, major regional parks and the preservation of sensitive and significant natural areas.
8. Locate neighborhood parks within walking distance (approximately ½ mile) of the neighborhoods these parks are intended to serve.
9. To update existing facilities to reflect current and future trends and meet safety guidelines.

Open Spaces

Goal

To conserve, protect, and improve the environmental resources of the Town.

Strategies

1. Use zoning ordinances and official mapping powers to protect wetlands, shorelands, woodlands, and floodplains from development.
2. Ensure that development does not disrupt natural drainage in the Town.

Trails

Goal

Provide a safe and interconnecting trail system for all Town residents.

Strategies

1. Connect parks and open spaces with identifiable routes that link to public, residential, commercial, and regional destinations.
2. Create a comprehensive plan and set of guidelines that:
 - a. Establishes a level of service and estimates potential demand for new trails.
 - b. Identifies facility types, improvements, signage, and markings.
 - c. Develops design criteria for trail facilities.
 - d. Develops an operation and maintenance plan and schedule.
 - e. Identifies trail acquisition strategies and funding sources.

III. PLANNING AREA

A. Physical Setting

The planning area used for this plan update is the Town of Menasha. The Town is geographically located within the Appleton-Oshkosh-Neenah MSA, and encompasses 12.5 square miles of area, or 8,171 acres, in the extreme northeastern portion of Winnebago County. The Town of Menasha is centrally located within the heart of the Tri-County Urbanized area, which includes Calumet, Outagamie, and Winnebago Counties. The Town of Grand Chute and the City of Appleton in Outagamie County border the Town on the north. The eastern boundary of the Town is commonly shared with the Town of Harrison, the City of Appleton and the City of Menasha, which have extended into a portion of Calumet County. A common southern boundary is shared with the City of Menasha and the shoreline of Lake Winnebago on the east side. On the west side of Little Lake Butte des Morts, the southern boundary of the Town of Menasha is shared with the City of Neenah and the Town of Neenah. Finally, the western limits of the Town extend to Clayton Avenue where a common boundary is shared with the Town of Clayton.

To create a park and open space plan for the Town information relative to the community must be gathered. This information includes demographics, land use, parks, open space, trails, and environmentally sensitive areas. Each topic contributes to the formation of the Parks and Open Space Plan and is presented in this chapter.

B. Resident Populations

Population for historic, existing, and projected levels are important for planning parks, open space, and trail needs for the Town. Data levels are recorded for the Town at the Wisconsin Department of Administration and the US Census Bureau. These figures are shown in Table 1 and Figure 1 and Table 2 and Figure 2.

- The 2000 US Census reports a population of 15,858 persons. The population grew 1,883 people, or 13.5 percent, from 13,975 to 15,858 residents between 1990 and 2000.
 - Of the recorded 15,858 residents, 3,835 (24.2%) are under the age of seventeen and 1,751 (11.0%) are over sixty-four years old. The population over sixty-four has grown from nine percent in 1990 and represents a larger share than Winnebago County. These two demographics account for a growing percent of the population that is typically reliant on community facilities.
- Population levels for the Town of Menasha are shown in Table 1:
 - Large population increases in the twenty plus percentage points from 1960 to 1980.
 - A tapering off of population growth has occurred since 1980 with an expected increase in 2020 and a leveling off again by 2030.

TABLE 1: POPULATION LEVELS BY DECADE			
Year	Population	Change from Previous	
		Number	Percent
1950	3,007	---	---
1960	5,480	2,473	45.13%
1970	8,682	3,202	36.88%
1980	12,226	3,544	28.99%
1990	13,975	1,749	12.52%
2000	15,858	1,883	11.87%
2010*	17,430	1,572	9.02%
2020*	19,797	1,983	11.13%
2030*	21,680	1,883	9.51%

*Projected Population Levels

Source: Wisconsin Department of Administration (WiDOA)

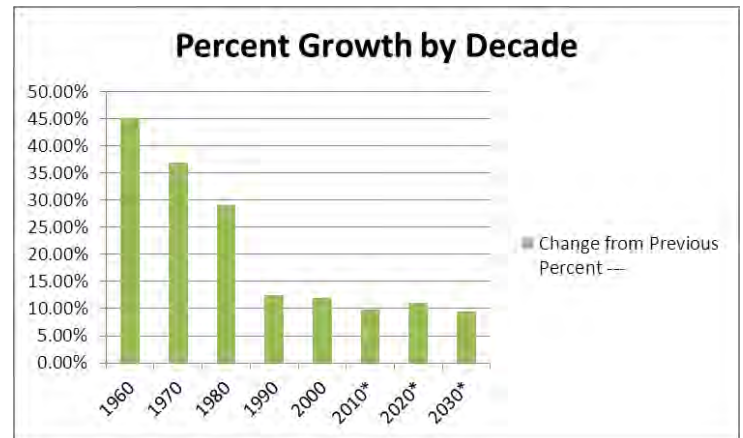
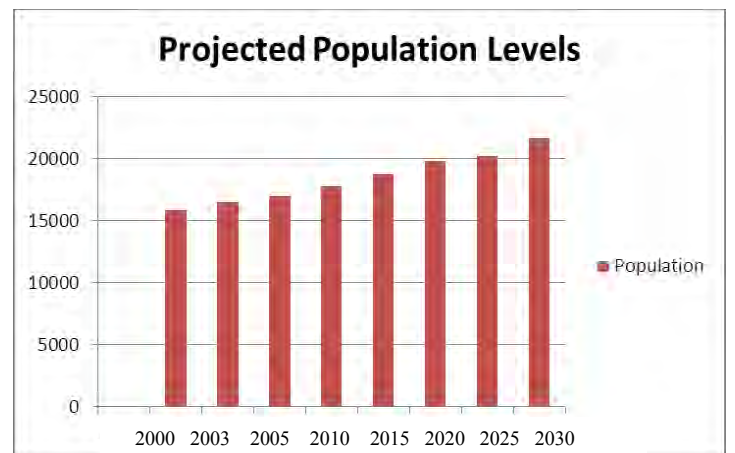


TABLE 2: PROJECTED POPULATION LEVELS			
Year	Population	Change in	
		Number	Percent
2000	15,858	---	---
2003	16,485	627	0.94%
2005	16,985	1,127	7.10%
2010	17,430	445	2.55%
2015	18,786	972	5.46%
2020	19,797	1,011	5.38%
2025	20,245	448	2.26%
2030	21,680	1,435	7.09%



Source: U.S. Census; WiDOA, ECWRPC, and Martenson & Eisele, Inc.

C. Land Use

The historic, existing, and future land use for the Town will be the determining factor in both supply and demand for parks and open space facilities. The type, amount, and distribution of land uses within the Town determine where and how much supply and demand will be generated.

Historic Growth

The pattern of growth in the Town of Menasha can be described in terms of location within the Town using north and south US 41 as an east and west dividing line. Development east of US 41 is older than the development west of US 41. The eastern portion of the Town was developed between the 1930s and the 1970s with pockets of newer infill development. The oldest development is along Little Lake Buttes des Morts while the newer development is inland. West of US 41 development occurred between the 1960s and 2003. Older development on the west side of the Town occurred primarily south of Jacobsen Road.

Current Land Use*

The distribution of current land uses are shown in Map 1 (page 12) and composition is shown in Table 3 and Chart 3. The primary use of land in the Town of Menasha is residential use, totaling 27.3 percent. Following residential uses are transportation (18.1%), agriculture (17.9%), industrial (16.9%), open spaces (7.8%), vacant (5.9%), public/institutional (2.2%), recreational (2.0%), and commercial (1.8%). Equating this to urban and rural uses, urban uses amount to 66.4 percent while 33.6 percent is rural. Urban uses consist of residential, transportation, industrial, and commercial, while rural uses are agricultural, vacant, wetlands, woodlands, and recreational.

Future Land Use*

Projected future development of the Town will also be primarily urban in nature. These uses are outlined in Table 4, Chart 4, and Map 2 (page 13) on the following pages. Future projected urban and rural uses amount to 79.7 percent as urban while 20.3 percent remains rural. Residential land uses remain the predominant projected land use at 31.6 percent. Following residential uses are industrial (20.9%), transportation (18.1%), agricultural (9.6%), open space (7.8%), commercial (5.8%), institutional (3.2%), recreational (2.8%), and vacant land.

**These projections assume no loss of open space and no loss in recreational lands. This is not to say that recreational lands will not be accumulated, simply that the quantity is unknown. These numbers will be used for baseline projections.*

TABLE 3: CURRENT LAND USE		
Current Land Use	Acres	Percent
Agricultural	1,462	17.9%
Low Density Residential	1,938	23.7%
Medium Density Residential	149	1.8%
High Density Residential	145	1.8%
Commercial	152	1.9%
Industrial	1,358	16.6%
Utilities	25	0.3%
Public/Institutional	180	2.2%
Recreational	167	2.0%
Wetlands	379	4.6%
Woodlands	258	3.2%
Transportation	1,481	18.1%
Vacant	478	5.9%
Total:	8,171	100.0%

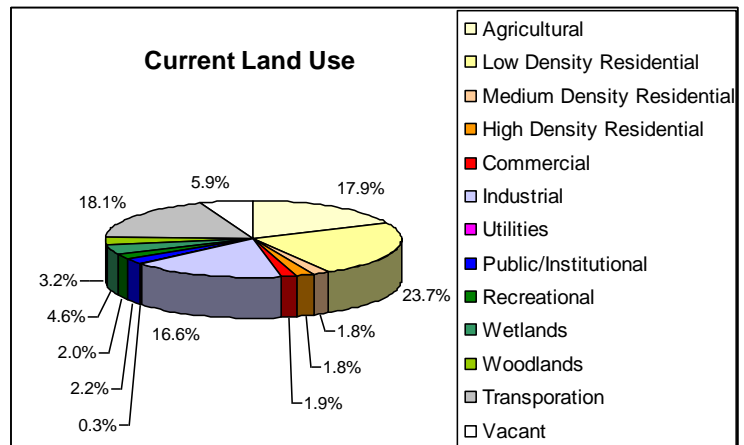


CHART 3: CURRENT LAND USE

Source: ECWRPC, Martenson & Eisele, Inc. and Town of Menasha

TABLE 4: FUTURE LAND USE		
Future Land Use	Acres	Percent
Agricultural	787	9.6%
Low Density Residential	2,235	27.4%
Medium Density Residential	194	2.4%
High Density Residential	150	1.8%
Commercial	476	5.8%
Industrial	1,685	20.6%
Utilities	24	0.3%
Public/Institutional	263	3.2%
Recreational	229	2.8%
Wetlands	379	4.6%
Woodlands	258	3.2%
Transportation	1,481	18.1%
Vacant	9	0.1%
Total:	8,171	100.0%

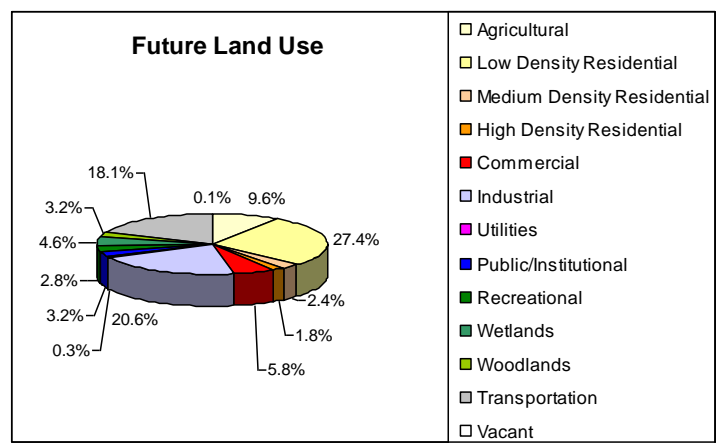
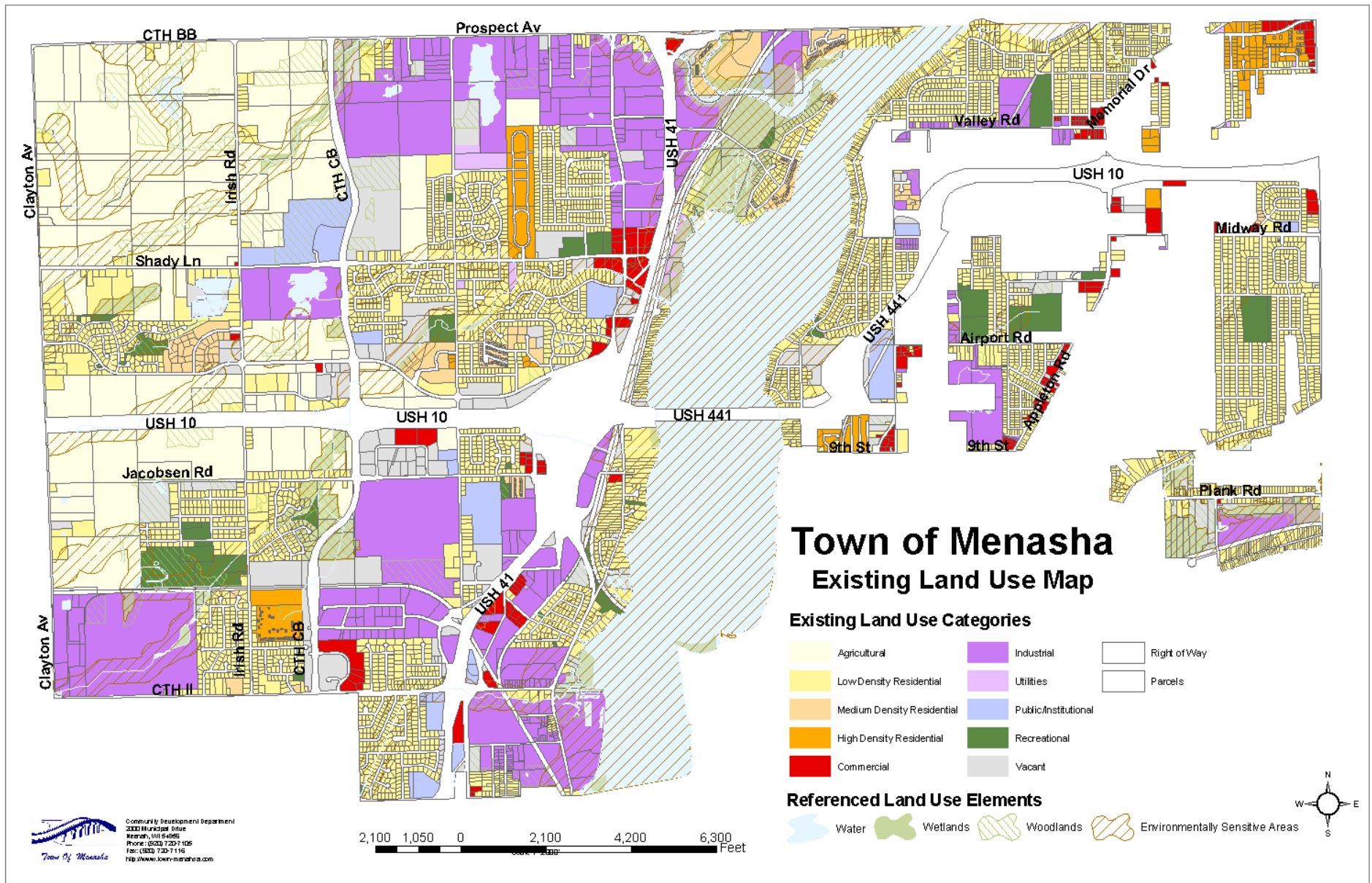


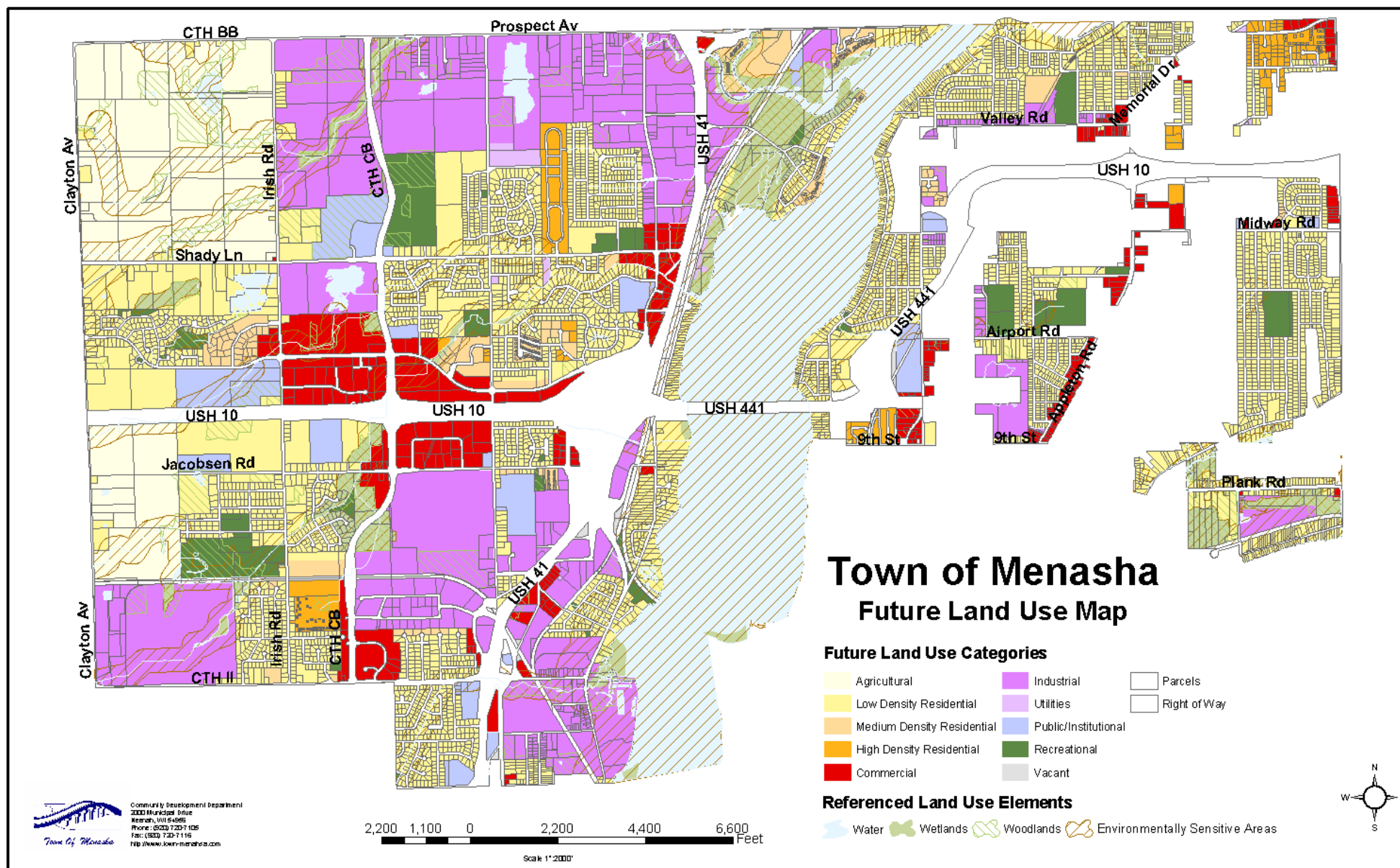
CHART 4: FUTURE LAND USE

Source: ECWRPC, Martenson & Eisele, Inc. and Town of Menasha

MAP 1: EXISTING LAND USE – 2001



MAP 2: FUTURE LAND USE



D. Natural Resource Features

Environmentally Sensitive Areas

Environmentally sensitive areas are identified by the East Central Wisconsin Regional Planning Commission (ECWRPC) for preservation from infringement by sewer development. As ECWRPC defines these areas as environmentally sensitive and are comprised of the following:

- Lakes and streams shown on the United States Geographic Survey maps and adjacent shoreland buffer areas.
- Wetlands shown on the Wisconsin Wetland Inventory Maps (Department of Natural Resources).
- Floodways as delineated on the official Federal Emergency Management Administration (FEMA) Flood Boundary and Floodway Maps.

As shown in Map 3 (page 16), Natural Issues, on the following page, the Town of Menasha has 2,201 acres of environmentally sensitive lands. A large majority of these lands have already been developed, with the exception of portions of undeveloped lands in the western section of the Town.

In addition to the designations of environmentally sensitive, other areas with natural characteristics which could impact environmental quality or development potential have been identified by ECWRPC. These are said to have “limiting environmental conditions,” and include areas with high bedrock, high groundwater, and floodplain areas. These areas are portrayed in Map 3.

High Bedrock

Areas of high bedrock can be found in several areas of the Town. High bedrock can be found at the intersection of County BB and Cold Spring Road, south USH 10, and the intersection of 9th Street and Manitowoc Street. It ranges in depth from surface level to thirty inches below the surface.

High Groundwater

The Town of Menasha has a number of areas with high ground water. Areas with the highest groundwater can be found near Little Lake Butte des Morts, along Mud Creek, Stroebe Island, Brighton Beach, and near Lake Winnebago. Groundwater in these areas is at surface level or above surface. The remainder of the Town has levels of water ranging from two-four feet below the surface.

Floodplain Areas

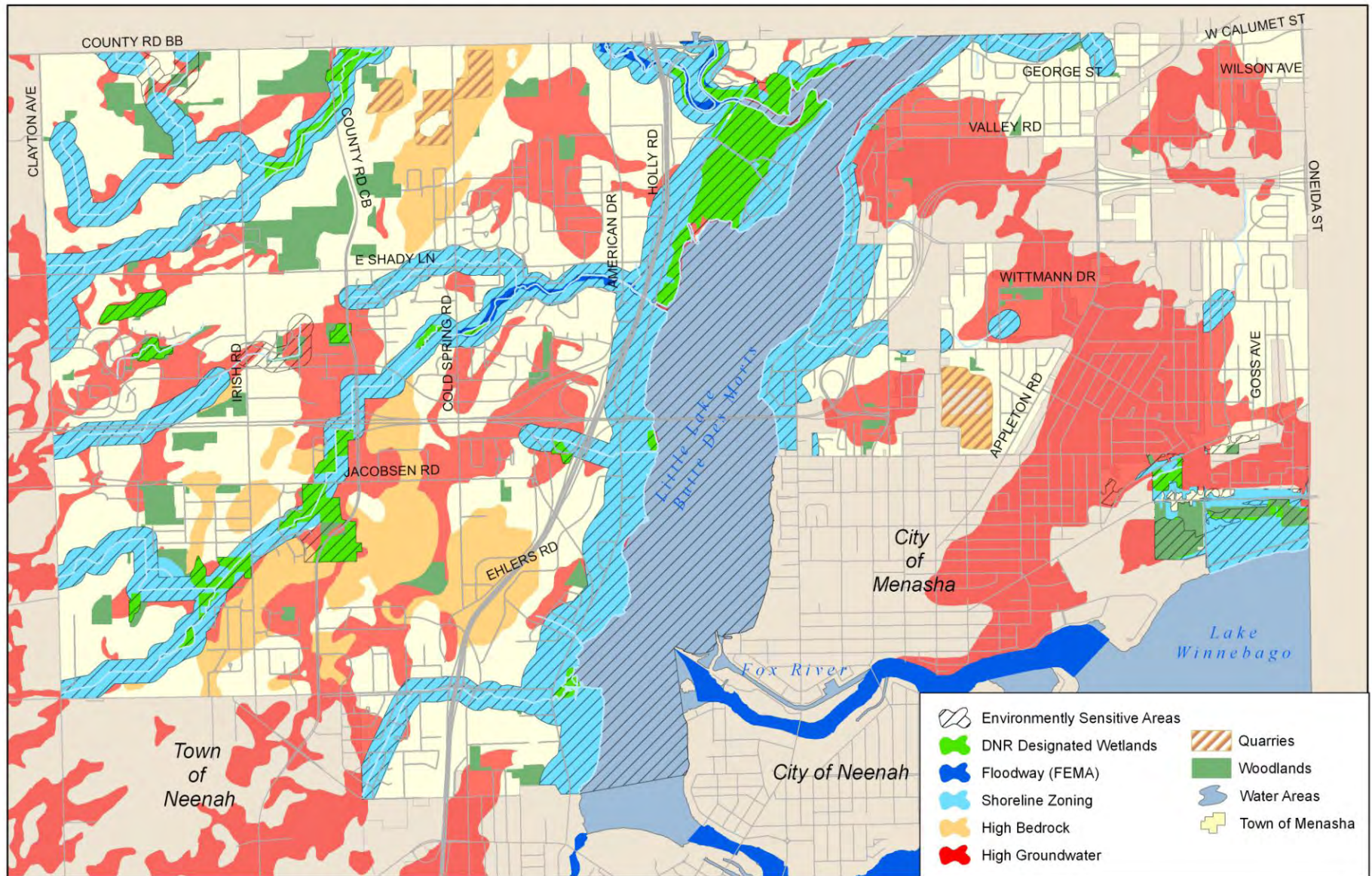
Floodplain areas are prevalent along Little Lake Buttes des Morts, Brighton Beach, Stroebe Island, Mudd Creek, and along Millbrook Creek.

Woodlands

Woodland areas can be found in varying degrees throughout the Town. On the eastside pockets of woodlands can be found in undeveloped or undevelopable lands such as areas of steep slopes. The largest stands of forested lands can be found on the west side of the

Town in the Stroebe Island Marsh, in park lands, around the Municipal Complex, north of Shady Lane and west of Cold Spring Road. Smaller pockets can be found dispersed throughout the remainder of the west side.

Map 3 - Combined Natural Issues Map



Town of Menasha
Community Development Department
2000 Municipal Drive, Neenah, WI 54956
www.town-menasha.com

Created: October, 2010

0 0.5 1 Miles

Sources: Digital Base Data provided by Winnebago County
WIDNR for the wetlands, FEMA for the floodplains, NRCS
for the soils data, ECWRPC for the ESA's



E. Existing Parks and Open Space Sites and Facilities

Town of Menasha residents have access to thirty-seven public and quasi-public parks, open sites, and facilities, totaling 683.84 acres. Public properties including parks and open space sites include a total of twenty-three sites and 206.75 acres. Included in the quasi-public sites are fourteen schools, clubs, arenas, open spaces, and a stadium, totaling 403.27 acres that can be used by Town residents, but are not in Town ownership. Additionally, residents have access to 16.8 miles, totaling 24.4 acres, of trails that are owned and maintained by the Town of Menasha.

As shown by Table 5 (page 23) there are a number of amenities provided by Town parks. Town recreational opportunities include baseball diamonds, basketball courts, a disc golf course, an ice rink, trails, natural areas, picnic facilities, playground equipment, sledding hills, tennis courts, and volleyball courts.

1. Public

Parks/Facilities

Anunson Farm Park

A 3.5 acre future park site has been set aside through the developer land dedication program. The park is projected to include open space, a play area and small basketball court.

Butte des Morts Park

Butte des Morts Park is a 1.6 acre park located on the east shore of Little Lake Buttes des Morts. Facilities include a natural area and trail along with playground equipment.

Community Center

The Community Center is an 11,000 square foot year-round facility that provides space for indoor recreation programs and facility rentals. Typically, recreation programs take place Mondays through Fridays while the majority of the facility rentals occur Fridays through Sundays. Over the past three years, there has been an average of 191 rentals per year.

Fritsch Park

Fritsch Park is an 18.5 acre park located on the eastern half of the Town. Existing facilities include an ice rink, a pavilion with kitchen and picnic tables, playground equipment, restrooms, sledding hill, soccer fields, and a volleyball court.

Fritse Park/Rydell

Fritse Park is a 15.26 acre park located on the western shore of Little Lake Butte des Morts. Ten and a half acres of this property was acquired from the Natural Resource Damage Assessment and Restoration (NRDA) Fox River PCB Clean-up Settlement in 2003. Existing facilities at this site include a newly upgraded boat launch, boat wash station, picnic tables, grills, playground equipment, restrooms, and sledding hill. The park also hosts the western trailhead for the Fox Cities Trestle/Friendship trail connecting the Town to the City of Menasha. The park took on a re-development in the fall of 2009. A year-round two-tiered comfort station with restrooms and an indoor pavilion now exists in the

park along with new landscaping. A newly added play apparatus, bike racks, and a paved parking lot with parking for boat trailers have also been renovated.

Gant Park

Gant Park was acquired through NRDA grant funds as a part of the Fox River PCB Clean-up Settlement. It will be a 1.13 acre park along Little Lake Butte des Morts.

Glenview Park

Glenview Park is a 0.55 acre park located in the south central portion of the Town. It has playground equipment, picnic tables, and grills.

Kippenhan Park

Kippenhan Park is a 0.33 acre park. Like Glenview Park it has playground equipment, picnic tables, and grills.

Meadow Heights Park

This is a 0.15 acre lot that was developed in the Meadow Heights Subdivision. It contains a small tot-lot with climbers and slides.

O’Hauser Park (North/South)

O’Hauser Park is a 64.37 acre park located in the western portion of the Town. An addition of the 1.35 acre Selmer Moseng property to this park was made through the DNR Stewardship Grant in 2003. Existing facilities at this site include four baseball fields, basketball court, disc golf course, wooded natural area with trails, two pavilions with kitchens, picnic tables, grills, restrooms, sledding hill, soccer field, tennis courts, and volleyball court. Future plans include additional parking areas, a nature walk, relocation of tennis courts, volleyball courts and basketball courts. Prairie restoration areas have also been designated.

Palisades Park

Palisades Park is a 14.85 acre park located on the east side of the Town. Existing facilities include baseball fields, batting cage, basketball court, natural area, trail, picnic tables, grills, restrooms, tennis courts, and volleyball court. There is also an additional tot-lot play area and gazebo.

Roy Kuehn

Roy Kuehn Park is a 0.23 acre park in the south central portion of the Town. Existing facilities include playground equipment and a sandbox.

Schildt Park

Schildt Park is a 10.02 acre park. Existing facilities include basketball court, pavilion with kitchen, picnic tables, grills, playground equipment, restrooms, and volleyball court.

Strohmeyer Park

Strohmeyer Park is a 1.42 acre park in the west central section of the Town. Existing facilities include playground equipment and a basketball court with a surfaced trail leading to both.

Westfield Park

Westfield Park is a 0.52 acre park located in the central portion of the Town. Existing facilities include playground equipment with spring toys and a paved path to the park.

Wittmann Park

Wittmann Park is a 25.03 acre park on the east side of the Town. Existing facilities at the park include a basketball court, pavilion, picnic tables, grills, new tree house themed playground equipment with a climbing wall and rock, with entry paths to the playground facilities, restrooms, and soccer fields.

Woodland Prairie Park

This site is an undeveloped sixty-three acre property (formerly CB Park). It contains areas of forested land. In June of 2008, the Town hired Ruekert•Mielke Associates to develop a master plan for the site. Conceptual plans call for a possible fishing/waterfowl pond, a splash pad, and a sustainable wood playground with an environmental theme, a community center building, a large picnic area, numerous shelter/restroom facilities, an amphitheater, and a Veteran's Memorial at the southwest corner of the park. Native prairie and preservation of the wooded areas with an invasive species control plan will be included in the developing efforts.

Open Space

Annex Lane

This open space is on Little Lake Buttes des Morts and is 0.58 acres. It is wholly contained in ECWRPC-defined environmentally sensitive area.

Brighton Beach Open Space

The Brighton Beach Open Space was acquired through a settlement with Warehouse Specialists. It is an 8.98 acre site that has a substantial acreage of wetlands, woodlands, and 100- and 500-year floodplain.

Gateway Meadows Open Space

The Gateway Meadows Open Space is an open space network in the Gateway Meadows Subdivision on the west side of the Town of Menasha. It is 13.56 acres of wetlands and woodlands.

High Plain Meadows Open Space

The High Plain Meadows Open Space is a dedicated 0.68 acre site in the north central portion of the Town.

Stroebe-Pearl-Cox Open Space

The Stroebe-Pearl-Cox Open Space is a 12.34 acre preserve on Stroebe Island in the north central section of the Town of Menasha. It encompasses wetlands, woodlands, 100-year flood plain, and marsh bottoms.

Wildlife Heights Open Space

The Wildlife Heights Open Space is a 4.06 acre preserve in the Wildlife Heights Subdivision in southwest Town of Menasha. The site encompasses wetlands, woodlands, and intermittent navigable stream.

Trails

Map 4 shows the existing 16.8 miles of trails in the Town that are located along CTH II, CTH CB south of East Shady Lane, USH 10 between Fritse Park and Clayton Avenue and along East Shady Lane from just east of CTH CB to Irish Road. Existing trails on the east side of the Town are along STH 114 or Plank Road and USH 10.

The *Fox Cities State Trestle-Friendship Trail* connects the Town east/west over Little Lake Butte des Morts, while the CB trail runs north/south and is part of the Fox Cities Paper Trail connection. On-street and off-street trails exist throughout the Town interconnecting it to parks and recreational facilities.

2. Quasi-Public

Community Facilities

Within the Town of Menasha and the Fox Valley are other park and recreational facilities that compliment the Town Park system. Several of these facilities can be classified as quasi-public, while the remaining facilities are associated with the school districts serving the Town of Menasha residents. Most of these recreation facilities are located within the community, or in close proximity to the Town boundaries.

Butte des Morts Country Club

The Butte des Morts Country Club, open to members and guests only, is located at the intersection of County Road BB and Bluemound Road. The 143.18 acre site provides an 18-hole golf course, driving range, tennis courts, a swimming pool, pro-shop, and clubhouse facilities.

Heckrodt Wetland Reserve

Heckrodt Wetland Reserve is a sixty-five acre urban nature reserve with habitats that include wetlands, marsh, open water, open field, and woodlands. The Reserve has a 4,000 square foot Nature Center with exhibits, a meeting room, amphitheater, library, and two miles of elevated boardwalk trails.

Menasha Area Soccer Club

Prairie Creek Open Space

Prairie Creek Open Space was set aside when the Prairie Creek Subdivision was platted. It is 1.92 acres set aside for subdivision use.

Stroebe Island Marsh

The Stroebe Island Marsh was acquired through NRDA grant funds as a part of the Fox River PCB Clean-up Settlement. It is 34.58 acres held in public trust by the Northeast Wisconsin Land Trust. This land allows Town residents access to Little Lake Buttes des Morts and Mudd Creek and preserves marsh, wetlands, floodplain, and woodlands.

Tri-County Ice Arena

This facility is located on the west side of the Town at 700 East Shady Lane. The arena has an ice rink and spectator viewing area. The facility is used for ice-skating, hockey and other related sporting events, as well as a display center for trade shows.

Menasha Area Soccer and Youth Sports

The 10.5 acre site for Youth Sports is located on Earl Street, north of Airport Road. Facilities include shelter/concession stand, restrooms, baseball/softball diamonds, a basketball court, soccer fields, and parking areas. Menasha Area Soccer leases eight acres of land from the Town.

Wildlife Heights Private Open Space

Like the Prairie Creek Open Space, Wildlife Heights Private Open Space was set aside when the subdivision was platted. It is a privately held 6.70 acres of wetlands and woodlands for subdivision residents.

Wild Ones Ecological Center

The National Headquarters for Wild Ones is located in the Town along Little Lake Butte des Morts. The 12 acre site offers a variety of educational opportunities for individuals desiring to learn about natural landscaping.

Schools

There are several school facilities that provide recreational opportunities for Town of Menasha residents. On the east side these facilities include the UW Fox Valley Campus, Maplewood Middle School, and Gegan Elementary School. On the west side, Spring Road Elementary School is available for recreational use.

UW Fox Valley Center

The UW Fox Valley Campus is located at 1478 Midway Road in the City of Menasha. Outdoor recreational facilities include several soccer fields, tennis courts and hard surfaced multi-purpose courts. The campus underwent a major expansion program a few years ago which included the construction of a new gymnasium, arboretum and performing arts center.

St Mary's Central High School

St. Mary's Central High School has a stadium for football, baseball diamonds, an indoor gymnasium and tennis courts. The school recently received some land to be used as a nature area adjacent to the school.

Maplewood Middle School

Maplewood Middle School is located at 1600 Midway Road in the City of Menasha. Outdoor recreational facilities include open playfields, multi-purpose hard courts, and an indoor gymnasium. Additional recreational facilities may be provided by the Menasha School District in the near future.

Gegan Elementary School

This elementary school is operated by the Menasha Joint School District and is located at 675 Airport Road in the City of Menasha. It has a gymnasium, open playfield, hard surfaced play courts, and playground apparatus.

Spring Road Elementary School

This elementary school is located at 1191 County II. It is operated by the Neenah Joint School District and provides various recreational facilities. It has a gymnasium, softball diamonds, open playfield, play courts and playground equipment.

Nathan Calder Stadium

Nathan Calder Stadium is located at 600 Eleventh Street in the City of Menasha. The stadium provides an excellent site for football games, track meets and other outdoor sporting events. Both the Menasha Joint School District and St. Mary's High School use the facility extensively for their respective athletic events during the fall and spring seasons.

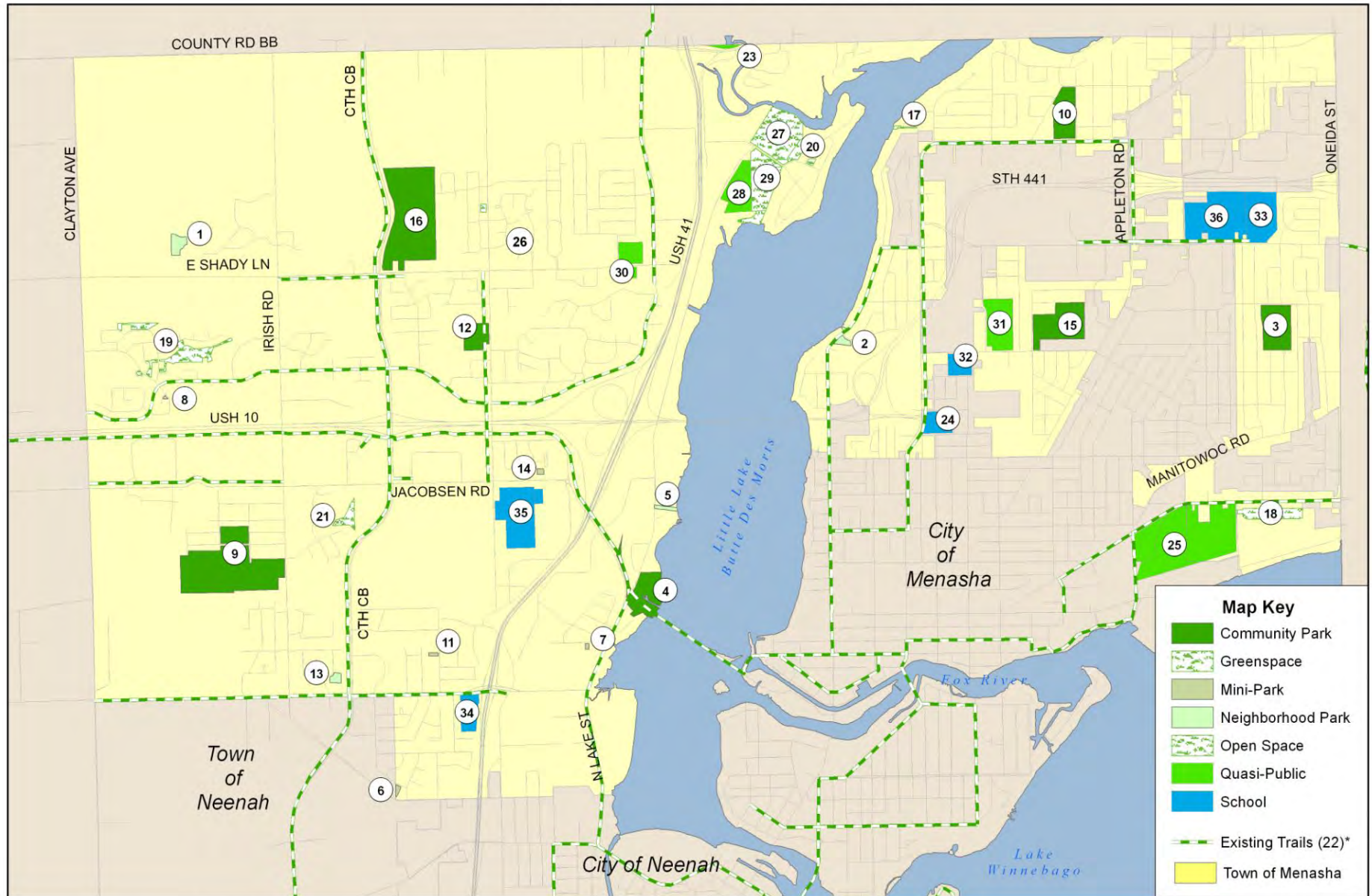
TABLE 5: PARK, OPEN SPACE, AND COMMUNITY FACILITY SYSTEM

		ACRES	BASEBALL/SOFTBALL	BASKETBALL COURT	BOAT LAUNCH	CANOE/KAYAK LAUNCH	CLUBHOUSE/GUEST CTR.	DISC GOLF	FISHING	FOOTBALL FIELD	GOLF COURSE	HAND BALL COURT	ICE RINK	INDOOR GYMNASIUM	NATURAL AREA / TRAIL	OPEN PLAYFIELD	PAVILION W/KITCHENS	PARKING	PICNIC TABLES / GRILLS	PLAYGROUND EQUIP.	RESTROOMS	SHELTER	SLEDDING HILL	SNOW SHOE/XC TRAILS (informal)	SOCCER FIELDS	SWIMMING POOL	TENNIS COURTS	VOLLEYBALL COURT	
	PARKS																												
1	Anunson Farm Park	3.5	undeveloped																										
2	Butte des Morts	1.58							X						X				X	X									X
3	Fritsch	18.49											X			X	X	X	X	X	S		X		X				
4	Fritse/Rydell	15.26			X	X			X				X		X			X	X	X	X	Y	X	X	X				
5	Gant	1.13	Undeveloped																										
6	Glenview	0.55																	X	X									
7	Kippenhan	0.33																	X	X									
8	Meadow Heights	0.15																		X									
9	O’Hauser North/South	64.37	X	X				X							X	X	X	X	X	X	S		X	X	X		X	X	
10	Palisades	14.85	X	X													X	X	X	X	S							X	X
11	Roy Kuehn	0.23																		X									
12	Schildt	10.02		X											X	X	X	X	X	X	S	X							X
13	Strohmeyer	1.42		X																X									
14	Westfield	0.52																		X									
15	Wittmann	25.03		X														X	X	X	S	X			X				
16	Woodland Prairie	63.51	undeveloped													X	X												
	OPEN SPACE																												
17	Annex Lane	0.58													X														
18	Brighton Beach	8.99													X														
19	Gateway Meadows	13.56													X														
20	Pearl Stroebe-Cox	12.34													X														
21	Wildlife Heights	4.06													X														
22	Trails (16.8 miles)	24.44													X														
	COMMUNITY FACILITIES																												
23	Buttes des Morts Country Club	143.18					X				X			X				X			X						X		
24	Nathan Calder Stadium	8.98								X								X			X	X							
25	Heckrodt Nature Preserve	65					X								X	X		X			X								
26	Prairie Creek Open Space	1.92													X														
27	Wildlife Heights Private Open Space	6.7													X														
28	Wild Ones	12													X			X											
29	Stroebe Island Marsh	34.58													X														
30	Tri-County Ice Arena	7.45											X					X			X	X							
31	Youth Sports	20.93	X	X														X			X	X				X			
	SCHOOLS																												
32	Gegan Elementary	7.33												X		X		X		X									
33	Maplewood Middle	21.46												X		X		X											
34	Spring Road Elementary	8.46	X											X		X		X											
35	St. Mary’s High	31.62	X	X						X				X		X		X		X								X	
36	UW Fox Valley Center	39.67		X										X		X		X								X		X	
	Total:	694.87	S=SEASONAL (May-mid-October)													Y=YEAR-ROUND													

S=SEASONAL (May-mid-October)

Y=YEAR-ROUND

Map 4 - Parks and Trails



Town of Menasha
Community Development Department
2000 Municipal Drive, Neenah, WI 54956
www.town-menasha.com

Created: October, 2010

*Note: Facility Numbers correspond to Table 5

0 0.5 1 Miles

Source: Digital Base Data provided by Winnebago County



IV. FRAMEWORK FOR PLAN DEVELOPMENT

A. Review of Existing Plans

Each of the plans and standards below helped shape the development of the Park and Open Space Plan. These plans and standards reflect a body of research conducted by East Central Wisconsin Regional Planning Commission, the Town of Menasha, and the National Recreation and Parks Association.

Town of Menasha 2023 Comprehensive Plan

The Town of Menasha 2023 Comprehensive Plan (adopted August 2003) recommends the update of the Five-Year Park Plan for the 2010-2015 planning period. It also recommends the implementation of *East Central Wisconsin Regional Planning Commission Long-Range Transportation/Land Use Plans for the Fox Cities, Oshkosh, and Fond du Lac* level for service standards of parks.

East Central Wisconsin Regional Planning Commission Long-Range Transportation/Land Use Plan for the Fox Cities, Oshkosh, and Fond du Lac Urban Areas

East Central Wisconsin Regional Planning Commission (ECWRPC), as part of its *Long-Range Transportation/Land Use Plans for the Fox Cities, Oshkosh, and Fond du Lac Urbanized Areas* (adopted in October 2010), identifies a level of service standard for parks.

National Parks and Recreation Association Standards

The National Parks and Recreation Association, also has level of service standards for parks. Unlike ECWRPC, the NRPA has level of service standards for open space as well.

B. Public Participation

Parks and Open Space Survey (September 7-21, 2010)

Methodology and Summary of Results

The Town of Menasha sent out a survey via the survey monkey website to collect responses from residents. There were 164 participants in the process with a 95.1% completion rate. The survey asked residents twenty questions on the following topics:

- Ease of Obtaining Information on Park and Rec Programs
- Meeting the Needs of the Community
- Maintenance of the Current Parks, Open Spaces, and Trails
- Future Needs of Facilities in the Next Five Years
- Where Respondents Wanted Park System Money Spent

Survey questions and detailed results may be found in Appendix A.

Obtaining Information

Of those taking the survey, most residents received program information from the Recreation Guide or Newsletter, about 77%. Approximately 40% received their information from the website or the email list.

Meeting the Needs of the Community

Of the survey respondents, most felt the facilities offered are meeting their needs. Of those facilities listed, playgrounds, pavilions, paved trails, and recreational programs were highest on the list of what residents considered most important.

Maintenance of Parks, Open Space, and Trails

Overwhelmingly, survey respondents reported the overall maintenance of the parks was good. Fritsch Park on the east side was stated as the worst park in terms of up keep and need of improvements. Of the top three priorities for maintenance, restrooms were number one followed by amenities (playground, picnic tables, etc.) and prompt trash pickup.

Future Needs of Facilities in the Next Five Years

Of the respondents, nearly 58% said they would like the Town to pursue the creation of an aquatic center with bike/pedestrian trail expansion next on the list. A dog park and a west side community center were even at approximately 30%.

Where Respondents Want Park System Money Spent

This question asked respondents if they were responsible for \$100 of the Town of Menasha's budget and could allocate it to where they saw fit how they would spend it. Of the respondents, 78% choose to spend it on parks, natural areas, aquatics, and trails. The next highest on the list was that of law enforcement.

C. Classifications

Community Parks

These parks serve several neighborhoods within a one-two mile radius. Typically, these parks are twenty-five acres or more. Community parks address broad base community-wide needs. For example, community parks provide athletic fields while preserving areas for passive recreational uses. Amenities typically include:

- Athletic Courts, Fields, or Playfields
- Boat Launches
- Ice Rinks
- Landscaped/Natural Areas with Trails
- Parking
- Pavilion/Shelter with Kitchen
- Picnic Tables/Grills
- Playground Equipment
- Restrooms
- Sledding Hills/Tobogganing Runs
- Swimming Pools

Accessibility should be by vehicle, biking, and on foot. These parks should be linked to the public transportation system, existing and future trail network and sidewalks.

The Town has seven community parks totaling 211.53 acres. The parks have many of the typical amenities, except for a swimming pool. The complete list of parks and amenities is listed in the following table:

TABLE 6: AMENITIES IN COMMUNITY PARKS

COMMUNITY PARKS	ACRES	BASEBALL/SOFTBALL FIELD	BASKETBALL COURT	BOAT LAUNCH	CANOE/KAYAK LAUNCH	DISC GOLF	ICE RINK	NATURAL AREA / TRAIL	OPEN PLAYFIELD	PAVILION W/KITCHENS	PARKING	PICNIC TABLES / GRILLS	PLAYGROUND EQUIPMENT	RESTROOMS	SHELTER	SLEDDING HILL	SNOW SHOE/XC SKING TRAIL (INFORMAL)	SOCCER FIELDS	TENNIS COURTS	VOLLEYBALL COURT
Fritsch	18.49						X		X	X	X	X	X	X		X		X		X
Fritse/Rydell	15.26			X	X		X	X			X	X	X	X	X	X	X			
O’Hauser (N/S)	64.37	X	X			X		X	X	X	X	X	X	X		X	X	X	X	X
Palisades	14.85	X	X						X	X	X	X	X	X					X	X
Schildt	10.02		X					X	X	X	X	X	X	X	-					X
Wittmann	25.03		X								X	X	X	X	X			X		
Woodland Prairie	63.51		undeveloped					X		undeveloped							X			
Total:	211.53																			

Source: Town of Menasha, 2010

Neighborhood Parks

Neighborhood parks serve residential areas within a half mile walking distance. The minimum desirable size varies from two – twenty acres. Neighborhood parks have a mix of active and passive uses. Usually, 50 percent of the area of a neighborhood park is used for active recreation and fifty percent is passive recreation, such as undeveloped natural areas. This limits problems such as noise, overuse, and congestion. Development and amenities typically include:

- Playground Equipment
- Play Fields/Open Space
- Picnic Tables
- Landscaping
- Sport Field/Court
- Pedestrian Path/Trail
- Parking

Access by foot should be made possible, especially since these parks are designed for children. One should not have to cross a collector or arterial to access the park. Ideally, trails, sidewalks, or low volume minor streets should be used as a linkage from the residential area to the neighborhood park.

There are four neighborhood parks totaling 7.63 acres in the Town of Menasha. The Town's neighborhood parks possess many of the typical amenities. A complete list of amenities is shown in the following table:

TABLE 7: AMENITIES IN NEIGHBORHOOD PARKS

NEIGHBORHOOD PARKS	ACRES	BASEBALL/SOFTBALL FIELD	BASKETBALL COURT	DRINKING FOUNTAIN / WATER	NATURAL AREA / TRAIL	OPEN PLAYFIELD	PARKING	PICNIC TABLES / GRILLS	PLAYGROUND EQUIPMENT	SOCCER FIELDS	TENNIS COURTS	VOLLEYBALL COURT
Anunson Farm	3.5	undeveloped										
Butte des Morts	1.58				X			X	X			
Gant	1.13	undeveloped										
Strohmeyer	1.42		X						X			
Total:	7.63											

Source: Town of Menasha, 2010

Mini-Parks

Mini-parks are those that service a limited population or specific group such as tots or senior citizens. They have a quarter mile or less service area, and are usually less than an acre in size. These parks are generally situated in neighborhoods, apartment complexes, townhouse developments, or senior housing complexes.

Development and amenities typically include:

- Playground Equipment
- Landscaped Sitting Areas
- Picnic Tables

Access to those parks should be located centrally within a neighborhood or housing development to provide easy access.

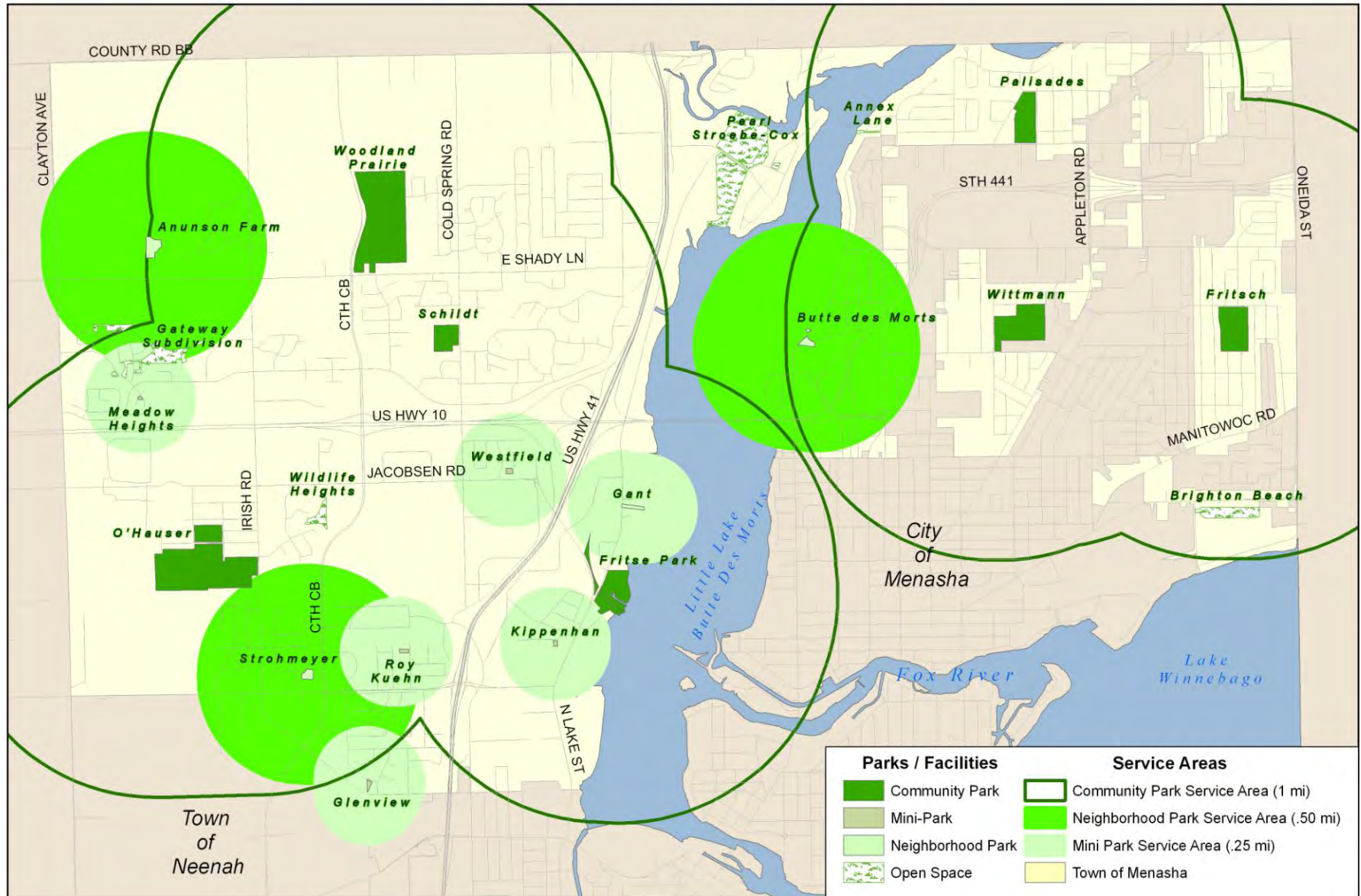
There are five mini-parks totaling 1.78 acres in the Town of Menasha. The mini-parks possess many of the typical amenities. A complete list of parks and amenities is shown in the following table:

TABLE 8: AMENITIES IN MINI-PARKS

NI-PARKS	ACRES	NATURAL AREA / TRAIL	PICNIC TABLES / GRILLS	PLAYGROUND EQUIPMENT
Glenview	0.55		X	X
Kippenhan	0.33		X	X
Meadow Heights	0.15			X
Roy Kuehn	0.23			X
Westfield	0.52			X
Total:	1.78			

Source: Town of Menasha, 2010

Map 5 - Park Service Areas



Town of Menasha
Community Development Department
2000 Municipal Drive, Neenah, WI 54956
www.town-menasha.com

Created: October, 2010

0 0.5 1 Miles

Source: Digital Base Data provided by Winnebago County



Open Space

Open spaces are parcels of land or areas that are reserved for the preservation of unique land, water, vegetative, historic, and other aesthetic features in their natural state. Open spaces should then be addressed separately from park settings. These areas may be publicly or privately owned.

Open spaces may serve certain portions or the entire community. The size of open space areas varies with the type of use. The normal standard is one-two acres per 1,000 persons. Access is important since these areas provide a visual and psychological relief from urban development.

Often, these areas take advantage of streams and other natural features, which then help preserve areas for wildlife and other environmental assets of a community. Urban green spaces can be used for linking open spaces/parks, public facilities, preserving natural resources/wildlife, preserving areas not suitable for development, and addressing the lack of open space in an area. These areas can be used as a less expensive means of addressing stormwater management. Open green space areas may or may not have to be improved but some amenities or characteristics may include:

- Walking/Hiking Trails (Abandoned Railroad Lines, Right-Of-Ways)
- Environmental Corridors or Linear Parkways
- Creeks/Streams/Wetlands/Drainageways/Rivers/Ponds/Lakes/Floodplains
- Ravines
- Areas of High Groundwater
- Woodlands
- Steep Sloped Areas (12% or Greater)
- Minimal Landscaping Areas

The Town of Menasha possesses many of the natural amenities which can be utilized for open space preservation.

TABLE 9: OPEN SPACES

Open Space	Acres
Annex Lane	0.58
Brighton Beach Open Space	8.99
Gateway Open Space	13.56
High Plain Meadows Open Space	0.68
Pearl Stroebe-Cox Open Space	12.34
Wildlife Heights	4.06
Trails (17 miles)	24.44
Total:	64.65

Source: Town of Menasha, 2010

V. LEVEL OF SERVICE STANDARDS FOR PARKS AND OPEN SPACE

C. National Standards

To determine the land required to meet community need for parks and open spaces, the National Recreation and Parks Association (NRPA) has developed a level of service standard. The prevailing national standard for neighborhood and community parks ranges from 9.25-14.5 acres per 1,000 people, which will be used as the criteria to evaluate level of service standards for parks and open space.

As the Town of Menasha becomes more urbanized, resulting in higher densities, it is important to explore ways to preserve or attain additional property in order to meet the desired level of service standard. Table 10 indicates the national standard ranges for community parks, neighborhood parks, mini-parks and open space.

TABLE 10: NRPA STANDARDS FOR PARKS AND OPEN SPACES

Type	Acres per 1,000 persons
Community Park	8.0-10.0
Neighborhood Park	1.0-2.0
Mini-Park	0.25-0.50
Open Space	1-2
Total:	9.25-14.5

Source: National Recreation and Parks Association

D. East Central Wisconsin Regional Planning Commission Standards

East Central Wisconsin Regional Planning Commission (ECWRPC), as part of its *Long-Range Transportation/Land Use Plan for the Fox Cities, Oshkosh, and Fond du Lac Urban Areas* (October 2010), has identified a level of service standard for parks, which is ten acres for every 1,000 residents. ECWRPC created residential standards based on density for various services such as sanitary sewer, water supply, street network, and parks. Their high density category is defined as three or more residential units per acre.

As part of the update to the Comprehensive Plan, the Town identifies low density as three-five units per acre, medium density as six-ten units per acre, and high density as twelve or more units per acre. Therefore, the Town would be encouraged by ECWRPC to apply the high density standard for the specified services, such as parks, since it is classified as an urban town. If the Town applies a level of service standard, then it addresses needed services as development is proposed or as population growth occurs.

Therefore, the ECWRPC level of service standard used for this analysis is ten acres per 1,000 residents. Each park provides a half mile service area. Table 11 highlights the ratio of acres per 1,000 persons for community parks, neighborhood parks, mini-parks, and open spaces.

TABLE 11: CURRENT RATIO PER 1,000 PERSONS VS. RECOMMENDED RATIO

Type	# Acres	Acre Ratio per 1,000 persons	Recommended Ratio per 1,000 persons*
Community Park	211.53	12.14	10
Neighborhood Park	7.63	0.44	2
Mini-Park	1.78	0.10	0.5
Open Space	64.65	3.71	2
TOTAL	285.71*	16.39	14.5

*ECWRPC standard for community parks and NRPA standard for neighborhood parks, mini-parks, and open space.
Source: Town of Menasha, 2010

As Table 11 infers, the Town of Menasha exceeds the level of service standard adopted by ECWRPC when community parks, neighborhood parks, and open space are combined. When open space is not considered, then the Town is at 12.68 acres per 1,000 persons; therefore, it is just over the desired level of service standard. ECWRPC does not specify a level standard for open space, but the NRPA standard is one to two acres per 1,000 persons. The Town meets and exceeds this standard for open space.

Remove designated and undeveloped parkland (Woodland Prairie, Anunson and Gant) totaling 68.14 acres and the 64.65 open space acres from the equation and the town active parkland equals 153.92 acres representing 8.83 acres per 1,000. At present this is well below the standard of 12.5 acres / 1000.

VI. PARKS AND OPEN SPACE NEEDS BASED ON POPULATION PROJECTIONS

A. Parks and Open Space (utilizing East Central Standard)

As the Town of Menasha continues to grow over the next 20 years (2010-2030), it must look at how it can continue to meet the desired level of service standard for parks and open space. Table 12 looks at the needs for parks and open space over the next 20 years.

**TABLE 12: PARK AND OPEN SPACE NEEDS BASED ON 20 YEAR
POPULATION PROJECTION**

Year	Population	# acres per 1,000 persons	Desired # acres per 1,000 persons*	# acres needed
2010	17,430	16.39	14.5	-32.96
2015	18,786	15.26	14.5	-13.31
2020	19,797	14.48	14.5	1.35
2025	20,245	14.16	14.5	7.84
2030	21,680	13.22	14.5	28.65

*Desired # acres per 1,000 persons for parks based on level of service standard set by ECWRPC

Source: Town of Menasha 2010; WiDOA

The above table shows that the Town currently exceeds the amount of parks and open space recommended by ECWRPC and will maintain the level of service standards through 2030.

However, this does not mean that the Town is sufficient in meeting specific park service levels when open space is removed from consideration as in Table 13. The Town is presently just over the acres/1000; however, it is projected to be deficient in parks land dedication in 2015 through the year 2030. To address this need there are options that are available to acquire additional park land. Some of these options include: using open space fees, tax revenues, grants, borrowing, and other revenue sources. The Town may establish future park and open space sites by official mapping these sites on the future Town Land Use Maps and Plans. Additionally, per Chapter 6: Subdivision Control Ordinance of the Town Municipal Code, the Town can mandate areas to be set aside for park development.

B. Community, Neighborhood, and Mini- Parks Combined (utilizing ECWRPC Standard)

As Section V indicated, parks should be separated from open space. When community, neighborhood, and mini-parks are addressed, Table 13 shows there currently is not enough acreage; furthermore, there will be a deficiency in acres through 2030. For example, with a projected population increase to 21,680 by 2030, the Town would need 50.06 acres to address established active parkland service levels.

As shown in Table 10, the national average for community, neighborhood, and mini-parks combined is 9.25-14.5 acres per 1,000 persons. One can conclude from Table 13 that the Town will meet the national average for the next 20 years and will require additional acreage only if it intends on meeting the desired level of service.

TABLE 13: PARK (COMMUNITY, NEIGHBORHOOD, & MINI) NEEDS BASED ON 20 YEAR POPULATION PROJECTION

Year	Population	# Acres per 1,000 persons	Desired # Acres per 1,000 persons*	Acres needed
2010	17,430	12.68	12.5	--3.07
2015	18,786	11.76	12.5	13.89
2020	19,797	11.16	12.5	26.52
2025	20,245	10.91	12.5	32.12
2030	21,680	10.19	12.5	50.06

*Desired # acres per 1,000 persons for parks based on level of service standard set by ECWRPC

Source: Town of Menasha 2010; WI-DOA

- As Table 11 indicated, the Town exceeds the national average for community parks (eight-ten acres per 1,000 persons) with a ratio of 12.14 acres per 1,000 residents.
- The Town has established boundary agreements with the Cities of Menasha and Neenah and has considered incorporating as a village or city. Should the Town incorporate, two community parks, Wittmann and Fritsch, 43.52 acres will be lost from the town's inventory of park land. These two parks are within "islands" on the east side of the Town. These areas by State Statute cannot be incorporated with the rest of the Town.

TABLE 14: PARK AND OPEN SPACE ACREAGE LOSS PROJECTIONS BASED ON INCORPORATION

Type	# Acres	Acre ratio / 1000	Recommended Ratio / 1000**
Community Parks	168.01	9.64	10
Neighborhood Parks	7.63	0.44	2
Mini-Park	1.78	0.1	0.5
Open Space	64.65	3.77	2
Totals	242.07	13.95	14.5
Totals w/open space	177.42	10.18	12.5

- The Town does not meet the national average for neighborhood parks (two acres per 1,000 persons) since the current ratio is 0.44. This can be attributed to the fact that in the past, some subdivision developers did not provide parks, nor were developers required to as they are today. Map 5 illustrates this as it shows some residential areas, mainly on the west side of Little Lake Butte des Morts that are not within a 0.50 mile radius of a neighborhood park. This issue will be explored in further detail under the next section which explores future areas for parks.
- The Town also does not meet the national average for mini-parks (0.50 acres per 1,000 people) as the current ratio is 0.1 acres per 1,000 people. Much like neighborhood parks, older subdivisions were not required to provide parkland as a part of the development as is required today. Map 5 shows areas that are not serviced by mini-parks.

It should be pointed out that the Town has been progressive with meeting demands for community and neighborhood parks; furthermore, the future projections indicate that the Town will not need to acquire a vast amount of acres in order to meet the highest desired level of service standard set forth by ECWRPC.

C. Community, Neighborhood, and Mini- Parks Separately (utilizing NRPA Standards)

The NRPA recommends approximately ten acres per 1,000 persons for community parks and two acres per 1,000 persons for neighborhood parks. In Section B, community and neighborhood parks were combined to address the levels of service set forth by ECWRPC. This analysis showed that the Town required 50.06 acres by 2030 for parks. However, as evident from Map 5 and the areas identified in the forthcoming section, the real need is for neighborhood parks. The following tables, Table 15, 16 and 17, use NRPA suggested service levels, which conclude that the Town presently fulfills the needs for community parks. However, this category will be deficient by 2030, in addition to lacking the acreage required for neighborhood parks and mini-parks. The Town will meet the desired service level for community parks through 2025 but then will require 5.27 acres for 2030, and will need to consider the acquisition of 35.73 acres for neighborhood parks and 9.06 acres of mini-parks by 2030 to maintain current service levels.

TABLE 15: COMMUNITY PARK NEEDS BASED ON 20 YEAR POPULATIONS PROJECTION

Year	Population	# acres per 1,000 persons	Desired # Acres per 1,000 persons*	Acres needed
2010	17,430	12.14	10.0	-37.23
2015	18,786	11.26	10.0	-23.67
2020	19,797	10.68	10.0	-13.56
2025	20,245	10.45	10.0	-9.08
2030	21,680	9.75	10.0	5.27

* Desired # of acres per 1,000 persons based on level of service recommendation by ECWRPC

Source: Town of Menasha 2003; WiDOA

TABLE 16: NEIGHBORHOOD PARK NEEDS BASED ON 20 YEAR POPULATION PROJECTION

Year	Population	# acres per 1,000 persons	Desired # acres per 1,000 persons*	# acres needed
2010	17,430	.44	2	27.23
2015	18,786	.41	2	29.94
2020	19,797	.39	2	31.96
2025	20,245	.38	2	32.86
2030	21,680	.35	2	35.73

* Desired # of acres per 1,000 persons based on level of service recommendation by NRPA

Source: Town of Menasha 2003; WiDOA

TABLE 17: MINI-PARK NEEDS BASED ON 20 YEAR POPULATION PROJECTION

Year	Population	# acres per 1,000 persons	Desired # acres per 1,000 persons*	# acres needed
2010	17,430	.10	0.5	6.94
2015	18,786	.09	0.5	7.61
2020	19,797	.089	0.5	8.12
2025	20,245	.087	0.5	8.34
2030	21,680	.082	0.5	9.06

* Desired # of acres per 1,000 persons based on level of service recommendation by NRPA

Source: Town of Menasha 2003; WiDOA

D. Open Space (utilizing NRPA Standard)

As the Town begins to constitute a more elderly population, with the baby-boom population nearing the retirement age, the demand for natural open spaces and trails will increase. In 1990, the Town had 1,271 persons sixty-five and over (nine percent of population) and in 2000, there were 1,751 persons sixty-five and over (eleven percent of population). This shows a two percent (2%) increase in the elderly population over a ten-year period. Furthermore, as the population increases, so does the population the density, which means increased demand for public services and planned open space.

Town surveys indicate a strong desire by residents to preserve more land for trails, environmental corridors, and open spaces. For example, a scientific survey conducted by the Town of Menasha in August 2001 found that seventy-nine percent of respondents favored preserving open space and eighty-two percent favored expanding the Town's trail system. A survey completed in June 2003 found similar results: 82.7 percent of residents favored further development of the trail system.

The national standard for open space averages between one-two acres per 1,000 persons. For the purpose of the Town's park plan update, the average of 1.5 acres per 1,000 persons will be used when looking at population projections. Table 18 shows that the Town currently exceeds the desired number of acres of open space and will continue to exceed the minimal level of service standard for the next twenty years. The addition of park lands acquired through the NRDA Fox River PCB Clean-up Settlement in 2003 accounts for a drastic increase of open space, which is in line with public opinion. A survey completed in September 2010 finds a majority (77%) of survey respondents in favor of the acquisition and preservation of open space. (See Section IV and Appendix A for more details).

TABLE 18: OPEN SPACE NEEDS BASED ON 20 YEAR POPULATION PROJECTION

Year	Population	# Acres per 1,000 persons	Desired # Acres per 1,000 persons*	# Acres needed
2010	17,430	3.71	2	-29.79
2015	18,786	3.44	2	-27.08
2020	19,797	3.27	2	-25.06
2025	20,245	3.19	2	-24.16
2030	21,680	2.98	2	-21.29

Desired # acres per 1,000 persons for open space based on NRPA
Source: Town of Menasha, 2003; WiDOA

VII. RECOMMENDATIONS FOR PARK DEVELOPMENT AND ACQUISITION

A. General Recommendations

- a. Based upon public input survey results the town should develop long term strategies to study and plan for the following projects:
 - Aquatic Center (57.9%)
 - Bike / Pedestrian Trail extension and connectivity (51%)
 - West Side Programming Space (33.8%)
 - Dog Park (30.3%)
- b. Development of parks and open space should follow the Town of Menasha's Sustainability policy and industry best practices.

B. Policy Recommendations

Park Impact Fee Structure

A Park Impact Fee Study and Land Dedication/Fee-In-Lieu of Land Dedication calculations review was conducted by Ruekert•Mielke in February 2009 to ensure compliance with State Statutes revisions. Based upon the Park Impact Fee Study which took into account costs for developing Woodland Prairie Park (CB Park) Ruekert•Mielke recommended the following Park Impact Fee:

- Studio/1 Bedroom Unit - \$1,064
- 2 Bedroom Unit - \$1,596
- 3 Bedroom/Single Family Home - \$2,128

The Town Board, however, elected to remove the development of Woodland Prairie Park from consideration and establish the fees at:

- Studio/1 Bedroom Unit - \$392
- 2 Bedroom Unit - \$587
- 3 Bedroom/Single Family Home - \$783

The Town should consider enacting the full amount as determined by Ruekert•Mielke thereby establishing an additional future funding source for the development of Woodland Prairie Park.

The complete Park Impact Calculations and Land Dedication and Fees in Lieu Of Land Dedication study and justification can be found in Appendix B.

Tree Preservation Ordinance

The Town should consider adopting a tree preservation ordinance. Such an ordinance would aid in choosing areas of dedication for parks. As stated in the last section, active recreation parks should be located next to environmentally sensitive areas. Additionally, this ordinance would protect the aesthetics and character which trees provide to a community. Trees have also been proven to add economic value to residents in reduced cooling costs, increased property value, and ecological benefits of reduced pollutants. (These properties are further described in the Introduction). Added economic benefits can

be obtained by being designated a *TreeCity USA* by *The National Arbor Day Foundation*. In some cases preferential status is assigned to municipalities that are designated a *Tree City* when applying for grants.

Tree preservation ordinances are directed at preserving native and historical trees or providing provisions for replacement of trees should removal be necessary on public and private property. This type of ordinance is usually enacted during the land development (e.g. Site Plan Review, Subdivision/Land Division) process. In the preservation portion of the ordinance, certain species of trees or trees of a certain size are preserved. Should these trees be removed, the replacement portion of the ordinance is enacted. Replacement of trees can be governed by:

- sliding scales;
- percentage replacement;
- off-site reforestation;
- flexible no-net loss formulas.

C. Recommended Sites for Expansion and Development

Community, Neighborhood, and Mini- Parks

As was stated in the last park plan update and further illustrated by Map 6 (page 42), the following areas of the Town need to be explored for park development and expansion:

- Site A: A park site should be considered in the northeast corner of the Town bordered by Calumet and Oneida Streets as this area lacks park and recreational facilities.
- Site B: A park site should be considered in this area to alleviate the lack of park facilities northeast of the intersection of Cold Spring Road and East Shady Lane.
- Site C: This site should be developed for a community park location. It has forested lands, navigable streams, as well as area for play fields. Should the Town incorporate, by State Statutes its borders must be contiguous. This would mean a loss of Wittmann and Fritsch Parks. As Wittmann Park and Fritsch Park are both defined as community parks, a community park is proposed to maintain park levels and compensate for an increased population. Additionally, the Town ratio found within Tables 13 and 14 calls for additional acreage without considering incorporation.
- Site D: The Town-owned landfill has the potential to be utilized for such facilities as sledding and tobogganing hill-runs, cross-country skiing and terrain courses for non-motorized dirt or mountain bike trails. The west section could be used for cross country skiing and snowshoeing, a golf course, playfields, trails, etc.
- Site E: This corridor should be considered for a trail that would connect to the future Anunson, Woodland Prairie Parks and Site D. Note, these properties are within Environmentally Sensitive Areas and trail flooding should be considered when planning a connection.
- Site F: A neighborhood park should be considered in this vicinity that could incorporate the Department of Natural Resources identified wetlands and an area for playfields, playground equipment, and other amenities while connecting to the Gateway Subdivision. This site will supplement Meadow Heights Park, which is located on the

south side of the heavily used West American Drive. The area west of Irish Road, North of Hwy 10 east of Clayton Ave and south of E. Shady Lane, which includes significant residential areas does not have safe “walkable” access to a neighborhood or community park

- Site G: When the area west of O’Hauser Park is developed, the Town should be considered incorporating the existing pond, stream, and wetland areas into the park.
- Site H: When the property at the southwest corner of Jacobsen Road and County Hwy CB develops, the wetlands and additional acreage should be dedicated to the Town for an expansion of Wildlife Heights Open Space to include an area for playground equipment.
- Site I: A section of the property to the west of Schildt Park should be dedicated to the Town for the expansion of Schildt Park.

Open Space

As stated in the *Land Dedication and Fees in Lieu of Land Dedication & Park Improvement Calculations and Costs* and as noted by a majority of respondents in the *Parks and Open Space Survey*, acquisition of environmentally sensitive lands is a premium concern. However, the Town has 3.77 acres per 1,000 person ratio which exceeds the NRPA 2.0 acres per 1,000 person ratio adopted by this plan. This does not negate the Town from proceeding to protect and preserve environmentally sensitive areas. It does suggest that the Town use a holistic method of partnering environmentally sensitive areas with active recreation areas within community and neighborhood parks. Many of the sites recommended for expansion and development in the Park section above recommend acquisition of open space along with active areas.

As a whole, land that becomes available along the shores of Little Lake Butte des Morts should be considered for acquisition. There are minimal public access points to Little Lake Butte des Morts and this is a water resource that could be enjoyed by the entire community.

One section of the Town that could be used for open space purposes are two streets that stub onto Little Lake Butte des Morts. They are:

- Site J: Riverview Court in the northeast section of Town and Dock Street in the south central portion of Town should have amenities such as seating, perennial plantings, and piers installed to increase resident access to Little Lake Butte des Morts.
- Site K: Fredrickson Open Space - Little Lake Clean-Up Team (LLCT) has held the 12.62 acres along Little Lake Buttes des Morts for the purposes of conducting clean-up efforts. LLCT has approached the Town regarding the dedication of this property for use by the public as access to the lake. The land consists of wetlands, a prairie and a navigable stream. Further considerations for the Fredrikson Open Space might include:
 - a. Consider additional land acquisition.
 - b. Develop concept plan that might include the following: Identify and eradicate invasive species; restore and stabilize the shoreline and wetland habitat; a park shelter; parking lot; a play area; a picnic area; an ADA accessible pier and

install a canoe and kayak launch; connecting trail system and native prairie plantings.

- c. Connect to Fritse Park via trail.
- d. Consider independent study of public/private partnership to develop a marina.

Trails

Bike and Pedestrian Facility Plan: An urban bike trail system has been developed in the Town of Menasha. This trail system connects various residential neighborhoods with destinations. The Town of Menasha should strongly consider the development of “*A Bike and Pedestrian Facility Plan*” for the entire town. “*A Bike and Pedestrian Facility Plan*” should consider local levels of service for trail provision, recommend areas of first priority for development and acquisition, and recommend improvements to existing facilities. Development of “*A Bike and Pedestrian Facility Plan*” should incorporate town residents, local business leaders and the Community Development, Street and Park and Recreation Departments.

- Site E: This corridor, shown on Map 6 (page 42), should be developed with a trail system that might connect to the Anunson Farm Park, Woodland Prairie Park and Site D.

In the meantime, the Town of Menasha Comprehensive Plan recommends areas of trail expansion and development. In 2004, construction of the trestle trail across Little Lake Butte des Morts was completed connecting the Town with the City of Menasha. The Highway 10 trail from County Road CB to Clayton Avenue was also developed completing the Highway 10 trail corridor within the Town of Menasha.

The Fox Cities Paper Trail also is in the process of placing signs along the 42-mile loop around the Fox Cities, existing of on-road and off-road trails. The Town of Menasha has already placed signs areas along the CB trail, but should work with adjacent communities to get the loop extended northwest as a future route.

Map 6 - Recommended Sites for Park Development and Expansion



Town of Menasha
Community Development Department
2000 Municipal Drive, Neenah, WI 54956
www.town-menasha.com

Created: December, 2010

0 0.5 1
Miles

Source: Digital Base Data provided by Winnebago County.
Mapping assistance provided by ECWRPC.



VIII. RECOMMENDATIONS FOR EXISTING PARKS AND OPEN SPACE

A. General Recommendations

- a. Throughout the public survey, responses point to the need to update and improve Fritsch Park.
- b. Survey results gathered for this study, as seen in Appendix A, clearly indicate the public's desire to see maintenance of restrooms (89.9%) and site amenities (72%) as the main priority with trash pickup (47.8%) and trail maintenance (44.7%) as secondary priorities.
- c. Beautification projects, such as flower bed plantings, should be started by the Town and maintained by volunteers.
- d. Ensure that active and passive recreational areas and facilities are ADA compliant and meet the various needs of our community.
- e. Redevelopment of parks and open space should follow the Town of Menasha's Sustainability policy and industry best practices.

B. Community Parks

Fritse/Rydell

- a. Develop concept plans for the Rydell Property that might include: a year-round facility or pavilion on the Rydell property, an updated trail system, native prairie restoration, shoreline habitat restoration projects along the pond banks and Little Lake Butte des Morts, and removal of invasive species.
- b. Develop stormwater management demonstration sites.
- c. Develop an internal connecting walking path between the Fritse and the Rydell sites.
- d. Keep Trestle Trail informational kiosk up to date.
- e. Finish replica Indian burial mound.
- f. Investigate possible land donations south of the existing park boundaries.
- g. Hill of the Dead historical sign moved to historically correct site.

Fritsch

- a. Develop park and stormwater management/drainage concept plans that might include: north and south parking lot facilities, athletic surfaces (lacrosse, soccer etc...), upgraded play equipment and supporting facilities.
- b. Keep the volleyball court free of weeds or consider removal of court.
- c. Add a crushed limestone trail around the park.

O'Hauser – North/South/Disc

- a. Expand O'Hauser-South parking lot to serve both disc golfers and Suburban Athletics.
- b. Replace tennis court and O' Hauser-South Pavilion asphalt surfaces.
- c. Provide connecting park access trail to residents in the Elk Trail Village.
- d. Upgrade kiosk by the disc golf course, replace aerial of park and make vandalism proof.
- e. Consider adding lights to the baseball diamonds for night play.
- f. New basketball surface west of O'Hauser North Pavilion
- g. Expand nature trails to incorporate the southwest wetlands with board walks
- h. New Play equipment for O'Hauser South.

- i. Disc Golf Improvements to include: re-route course to begin near O' Hauser-South Pavilion, remove culverts from stream bed and replace with bridges outside of stream banks, consider an onsite disc golf vender, and consider pay-to-play.

Palisades

- a. Walking path connecting George Street athletic diamonds and the Community Center.
- b. Maintenance/upgrade of existing playground equipment.
- c. Upgrade basketball court or move to make a bigger play area with court lines.
- d. Drainage improvements for southwest and southern areas of the park.

Schildt

- a. Prepare conceptual site master plan for south portion of park to possibly include: parking lot, connecting trails to existing park and neighborhood, athletic surfaces and/or dog park.
- b. Develop use plan for granary.
- c. Resurface parking lot.
- d. Maintain volleyball court or remove.
- e. Consider possible land acquisition west of park to provide connectivity to west subdivision and expanded recreational opportunities.

Wittmann

- a. Construct a new pavilion w/kitchen, located to the east of the new play area. New pavilion should include/consider: restrooms with baby changing stations, kitchen, storage for soccer associations and Park and Rec. Department, renewable energy production / use and sustainability.
- b. Repave / realign existing access roadway.
- c. Basketball and new double tennis court.
- d. An access trail connecting Midway Road to the interior of the park.
- e. Consider stone walking path around park
- f. Additional Soccer fields.
- g. Native prairie area.

Woodland Prairie

- a. Develop short term access into the property with proper signs.
- b. Finish development of looping trail system.
- c. Develop strategies to begin the implementation of the overall concept plan.

C. Neighborhood Parks

Anunson Farm

- a. Develop concept plan once road access is achieved
- b. Implement concept plan once 70% of residential development is achieved.

Butte des Morts

- a. Conduct shoreline restoration.
- b. Consider an upgrade to the picnic area.

- c. Consider a fishing pier as an option.

Gant

- a. Remediate the shoreline.
- b. Identify and eradicate invasive species such as Buckthorn, Purple Loosestrife, Canadian Thistle, and Mustard Weed should any exist.
- c. Remove the barn and convert the silo into a bathroom facility.
- d. Develop long term use plan
- e. Post signage for the park.
- f. Realign the pier so that it is ADA accessible and install a canoe and kayak launch.

Strohmeyer

- a. Consider more benches near the playground.
- b. Maintenance of basketball court.

D. Mini-Parks

Glenview

- a. Change sign to match the rest of the parks in the Town.

Kippenhan

- a. Consider adding a few more park benches.

Meadow Heights

- a. Consider adding more benches.
- b. Landscaping - trees.

Roy Kuehn

- a. Install small play structure that meets current safety guidelines and standards.
- b. Consider adding a few park benches.

Westfield

- a. Consider the installation of a bike rack or hitching post near the park sign.

E. Open Space

Annex Lane

- a. Install seating, perennial plantings, and a pier.

Brighton Beach Open Space

- a. Deed to the Heckrodt Nature Center.

Gateway Meadows Open Space

- a. Consider working with the subdivision to develop the space into a park.
- b. Develop a trail system and identify and eradicate invasive species.

High Plain Meadows Open Space

- a. Identify and eradicate invasive species such as Buckthorn, Purple Loosestrife, Canadian Thistle, and Mustard Weed should any exist.
- b. Develop a trail system.

Pearl Stroebe-Cox Open Space

- a. Identify and eradicate invasive species such as Buckthorn, Purple Loosestrife, Canadian Thistle, and Mustard Weed should any exist.
- b. Develop a trail connection to Fritse Park.
- c. Consider deeding to the Northeast Wisconsin Land Trust.

APPENDIX A: PARKS AND OPEN SPACE SURVEY RESULTS –



2010 Park and Rec Survey Results

Survey conducted online at www.surveymonkey.com
From Tuesday September 7, 2010 – Tuesday September 21, 2010

Total Started Survey: 164
Total Completed Survey: 156 (95.1%)

Town of Menasha Parks & Rec Survey

1. What municipality do you live in?		
Answer Options	Response Percent	Response Count
Town of Menasha	80.9%	131
City of Menasha	8.6%	14
City of Neenah	5.6%	9
Town of Neenah	0.6%	1
Town of Clayton	0.6%	1
Other	3.7%	6
Other (please specify)		7
<i>answered question</i>		162
<i>skipped question</i>		2

Number	Response Date	Other (please specify)
1	Sep. 7, 2010 3:32 PM	City of Appleton
2	Sep. 7, 2010 3:39 PM	Greenville
3	Sep. 7, 2010 4:27 PM	Appleton
4	Sep. 7, 2010 8:33 PM	City of Appleton
5	Sep. 7, 2010 10:33 PM	Village of Sherwood
6	Sep. 8, 2010 12:58 AM	Appleton
7	Sep. 10, 2010 3:03 PM	Town of Buchanan

2. How old is the person filling out this survey?		
Answer Options	Response Percent	Response Count
5-14	0.6%	1
15-30	7.3%	12
31-45	59.1%	97
46-60	26.2%	43
61-75	6.1%	10
75+	0.6%	1
<i>answered question</i>		164
<i>skipped question</i>		0

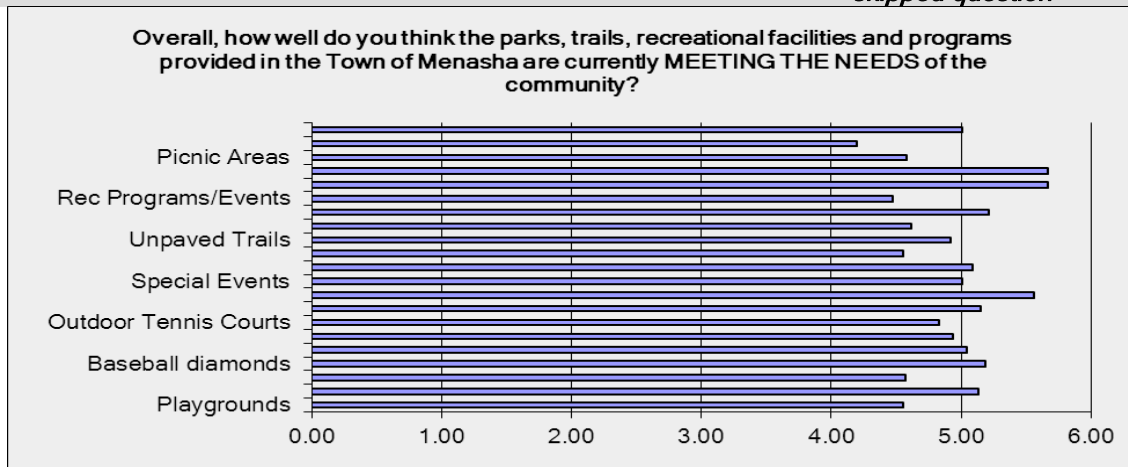
3. How do you obtain information about Park & Recreation programs, events, & facility rentals?

Answer Options	Response Percent	Response Count
Rec Guide / Newsletter	77.3%	126
Newspaper	10.4%	17
Email / Quarterly Update	46.0%	75
Website	38.7%	63
Word of Mouth	11.7%	19
School Handouts	14.7%	24
Other	2.5%	4
Other (please specify)		9
<i>answered question</i>		163
<i>skipped question</i>		1

Number	Response Date	Other (please specify)
1	Sep. 7, 2010 3:46 PM	Facebook
2	Sep. 7, 2010 4:16 PM	I get email, but don't use it. I hear about the events I'm interested in from the instructor.
3	Sep. 7, 2010 6:58 PM	Facebook
4	Sep. 7, 2010 7:10 PM	Facebook
5	Sep. 7, 2010 10:33 PM	from the Parks and Recreation employees
6	Sep. 7, 2010 10:39 PM	Facebook
7	Sep. 12, 2010 2:19 AM	Facebook
8	Sep. 15, 2010 2:05 AM	Facebook
9	Sep. 18, 2010 2:21 AM	T.O.M. Park Commissioner

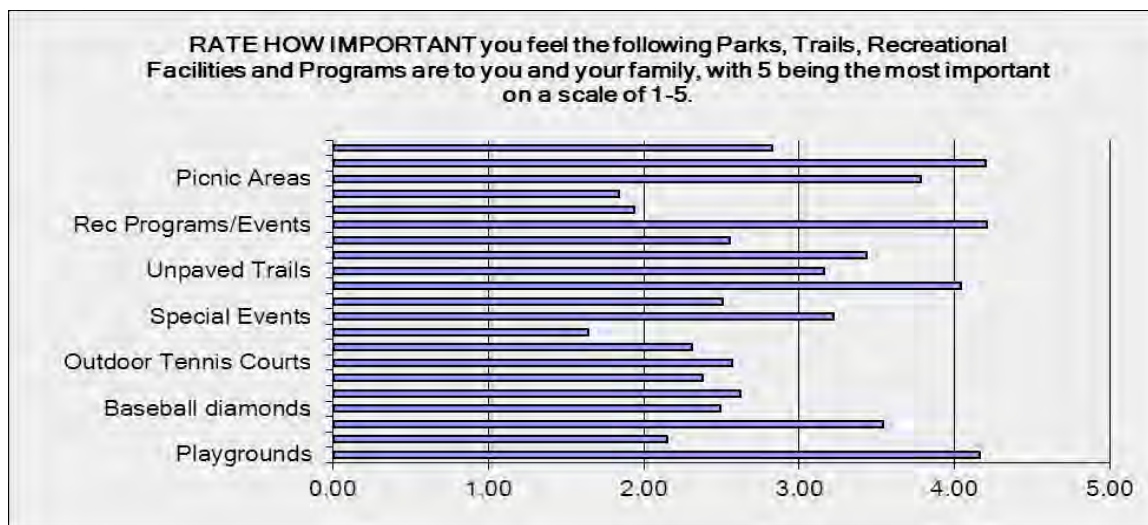
4. Overall, how well do you think the parks, trails, recreational facilities and programs provided in the Town of Menasha are currently MEETING THE NEEDS of the community?

Answer Options	Not At All	Not Very	Somewhat	Mostly	Completely	Not Sure	Rating Average	Response Count
Playgrounds	1	3	12	50	77	16	4.55	159
Disc Golf	1	3	12	27	29	85	5.13	157
Pavilions	0	2	12	59	63	21	4.57	157
Baseball diamonds	1	2	10	28	28	87	5.19	156
Soccer Fields	3	5	15	23	25	86	5.04	157
Outdoor Basketball Courts	3	9	14	29	14	87	4.94	156
Outdoor Tennis Courts	3	8	18	29	23	75	4.83	156
Outdoor Volleyball Courts	1	7	15	20	14	98	5.15	155
Horseshoe Pits	2	3	7	10	6	129	5.56	157
Special Events	1	5	7	36	36	71	5.01	156
Meeting Rooms Availability	1	3	7	33	40	74	5.09	158
Paved Trails	0	6	14	52	58	27	4.55	157
Unpaved Trails	0	8	15	35	19	77	4.92	154
Sledding Hill	1	9	23	40	26	58	4.62	157
Concessions for events	1	1	12	32	15	96	5.21	157
Rec Programs/Events	1	5	12	58	66	17	4.47	159
Senior Programming	1	3	4	8	7	134	5.67	157
Senior Transportation	1	4	2	8	7	130	5.67	152
Picnic Areas	0	2	14	55	61	24	4.58	156
Park Restrooms	2	11	21	67	34	23	4.20	158
Native Prairie Areas	0	10	13	29	18	87	5.01	157
answered question								160
skipped question								4



5. RATE HOW IMPORTANT you feel the following Parks, Trails, Recreational Facilities and Programs are to you and your family, with 5 being the most important on a scale of 1-5.

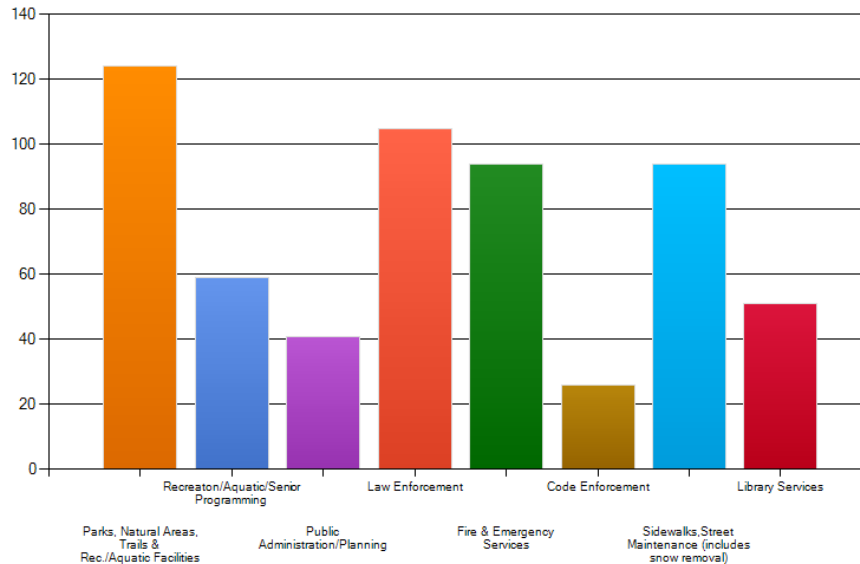
Answer Options	1	2	3	4	5	Rating Average	Response Count
Playgrounds	10	5	18	42	83	4.16	158
Disc Golf	66	31	33	16	8	2.15	154
Pavilions	10	15	47	48	36	3.54	156
Baseball diamonds	57	31	25	18	24	2.49	155
Soccer Fields	46	25	41	30	14	2.62	156
Outdoor Basketball Courts	46	39	44	17	9	2.38	155
Outdoor Tennis Courts	44	32	39	24	15	2.57	154
Outdoor Volleyball Courts	48	40	42	15	8	2.31	153
Horseshoe Pits	92	38	16	7	2	1.64	155
Special Events	23	15	50	41	27	3.22	156
Meeting Rooms Availability	46	31	43	28	9	2.51	157
Paved Trails	10	5	24	46	71	4.04	156
Unpaved Trails	25	19	48	32	31	3.16	155
Sledding Hill	14	23	41	38	40	3.43	156
Concessions for events	44	35	37	25	14	2.55	155
Rec Programs/Events	6	8	13	48	80	4.21	155
Senior Programming	89	21	22	11	12	1.94	155
Senior Transportation	95	20	16	11	11	1.84	153
Picnic Areas	6	13	33	61	43	3.78	156
Park Restrooms	6	4	17	56	75	4.20	158
Native Prairie Areas	34	26	44	32	18	2.83	154
<i>answered question</i>							159
<i>skipped question</i>							5



6. The Town of Menasha is responsible for managing a variety of town services, such as law enforcement, emergency services, street maintenance, etc. as well as parks and recreation. If you were responsible for budgeting \$100 of taxpayers' money, how would you spend it? You may allocate the entire amount to a single item or distribute it, based on your personal needs.

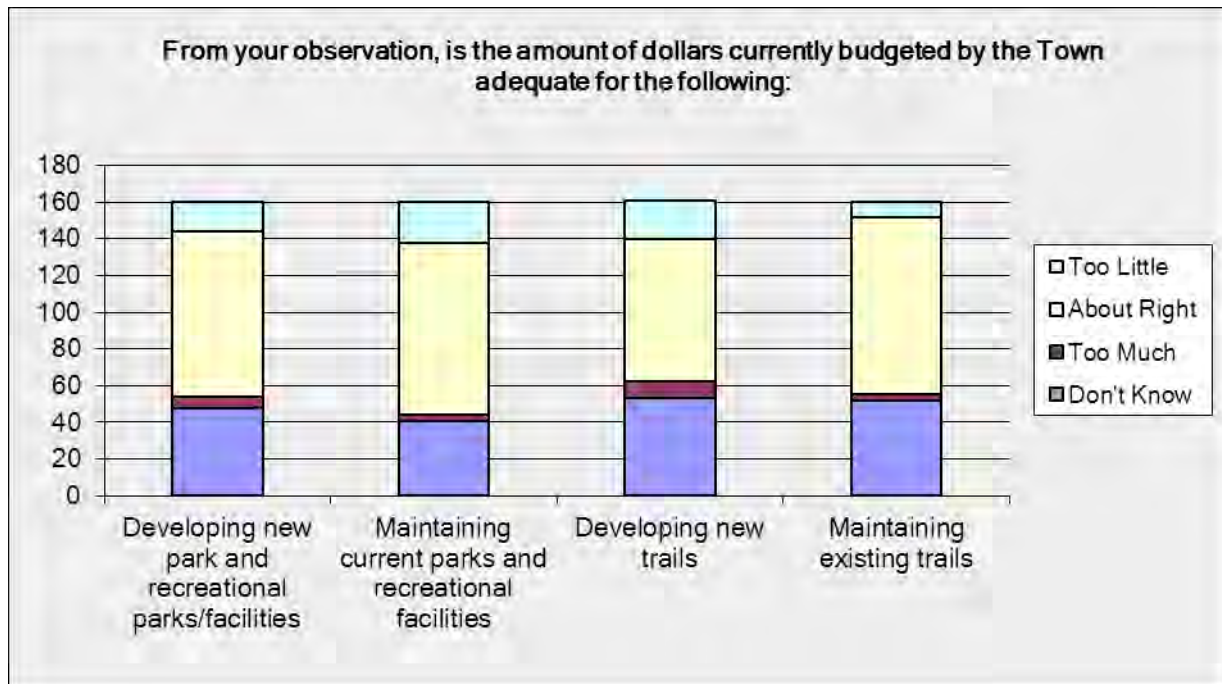
Answer Options	Response Percent	Response Count
Parks, Natural Areas, Trails & Rec./Aquatic Facilities	78.5%	124
Recreation/Aquatic/Senior Programming	37.3%	59
Public Administration/Planning	25.9%	41
Law Enforcement	66.5%	105
Fire & Emergency Services	59.5%	94
Code Enforcement	16.5%	26
Sidewalks, Street Maintenance (includes snow removal)	59.5%	94
Library Services	32.3%	51
answered question		158
skipped question		6

The Town of Menasha is responsible for managing a variety of town services, such as law enforcement, emergency services, street maintenance, etc. as well as parks and recreation. If you were responsible for budgeting \$100 of taxpayers money, how would you spend it? You may allocate the entire amount to a single item or distribute it, based on your personal needs.



7. From your observation, is the amount of dollars currently budgeted by the Town adequate for the following:

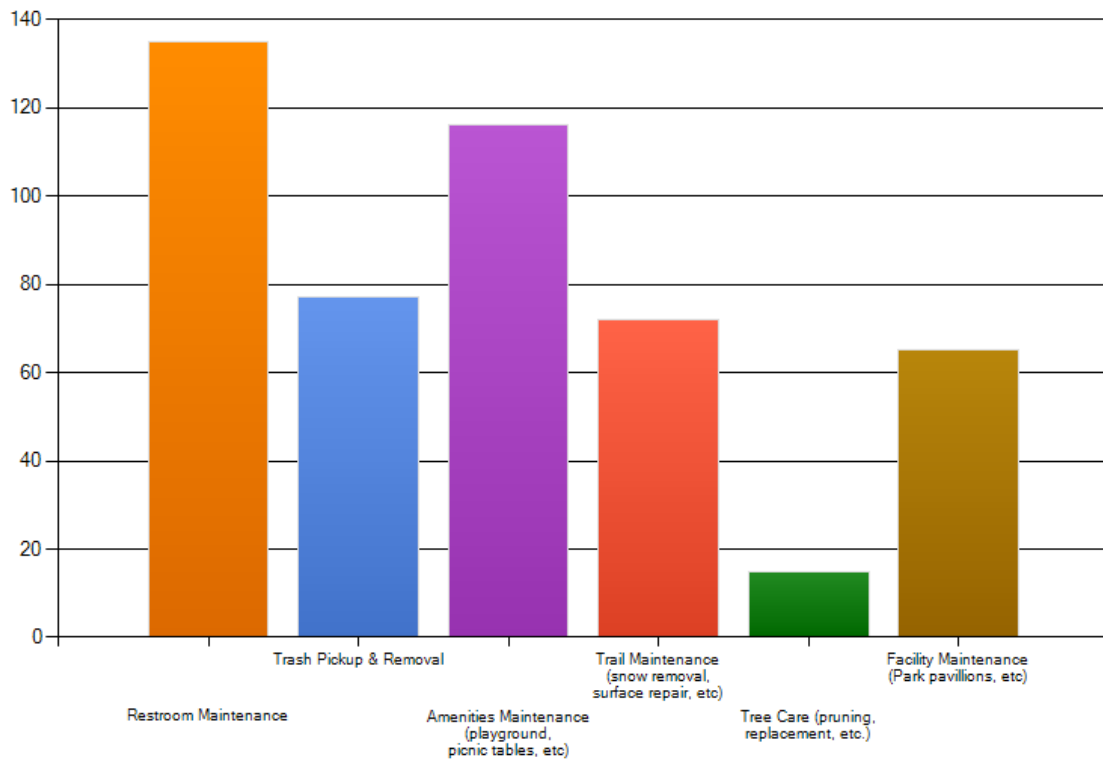
Answer Options	Too Little	About Right	Too Much	Don't Know	Response Count
Developing new park and recreational parks/facilities	16	90	6	48	160
Maintaining current parks and recreational facilities	22	94	3	41	160
Developing new trails	21	78	9	53	161
Maintaining existing trails	8	97	3	52	160
<i>answered question</i>					161
<i>skipped question</i>					3



8. Please choose your TOP 3 priorities for park and trail maintenance. PLEASE MARK ONLY 3.

Answer Options	Response Percent	Response Count
Restroom Maintenance	83.9%	135
Trash Pickup & Removal	47.8%	77
Amenities Maintenance (playground, picnic tables, etc.)	72.0%	116
Trail Maintenance (snow removal, surface repair, etc.)	44.7%	72
Tree Care (pruning, replacement, etc.)	9.3%	15
Facility Maintenance (Park pavilions, etc)	40.4%	65
<i>answered question</i>		161
<i>skipped question</i>		3

Please choose your TOP 3 priorities for park and trail maintenance. PLEASE MARK ONLY 3.



9. Please let us know if you or one of your family members participate in the following and if there is the need for expansion, improvement or additions.

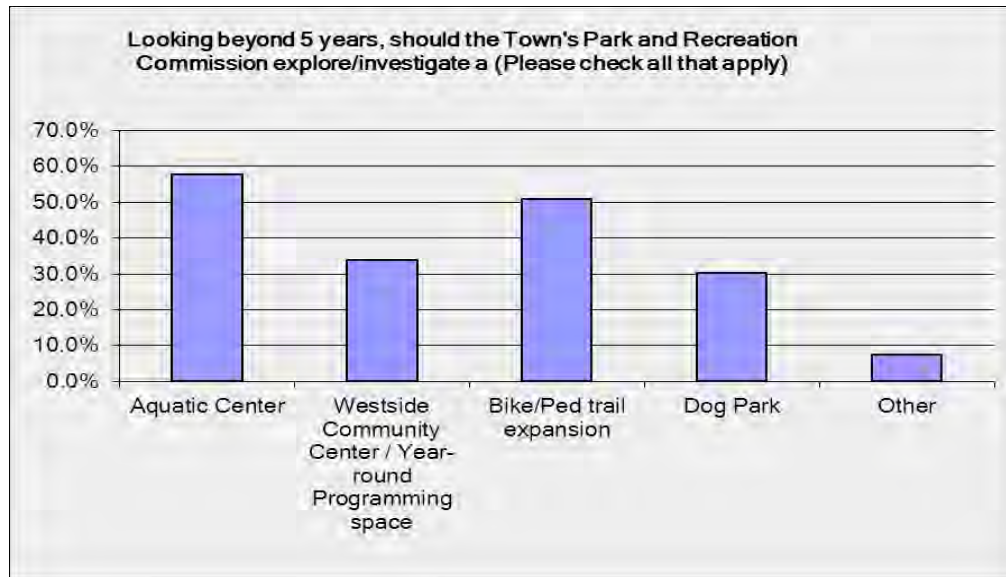
Answer Options	I or one of my household members utilize this service	This service needs expansion/improvement	This service needs to be added	Response Count
Individual Activities (biking, hiking, etc.)	86	13	1	100
Special Events	50	8	2	60
Cultural / Arts programs	20	11	5	36
Leisure Swimming	22	16	18	56
Youth Athletic Leagues	39	17	5	61
Adult Athletic Leagues	7	12	11	30
Disc Golf	29	3	2	34
Swimming Lessons	16	13	17	46
Tennis Programs/Leagues	17	14	4	35
Senior Citizen Programs	5	9	3	17
Senior Transportation	3	8	1	12
Teen Activities	5	18	13	36
Civic Group Activities	4	5	3	12
<i>answered question</i>				138
<i>skipped question</i>				26

10. Looking beyond 5 years, should the Town's Park and Recreation Commission explore/investigate a (Please check all that apply)

Answer Options	Response Percent	Response Count
Aquatic Center	57.9%	84
Westside Community Center / Year-round Programming space	33.8%	49
Bike/Pedestrian trail expansion	51.0%	74
Dog Park	30.3%	44
Other	7.6%	11
Other (please specify)		19
<i>answered question</i>		145
<i>skipped question</i>		19

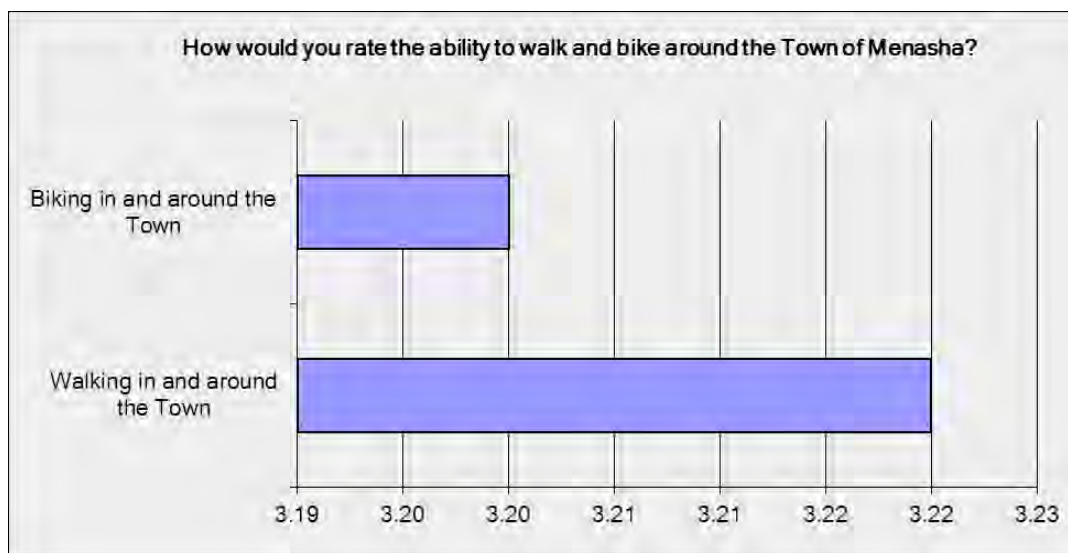
Number	Response Date	Other (please specify)
1	Sep. 7, 2010 3:52 PM	Fixing up Fritch Park in the Town of Menasha
2	Sep. 7, 2010 4:02 PM	dog park!!!!!!!!!!!! is the one thing that is missing
3	Sep. 7, 2010 4:25 PM	outdoor skate rink in winter
4	Sep. 7, 2010 5:36 PM	outdoor ice rink at Fritze Park
5	Sep. 7, 2010 5:53 PM	Freestyle/skateboard park (westside)
6	Sep. 7, 2010 6:39 PM	Pool at Schildt Park
7	Sep. 7, 2010 7:33 PM	Tennis Courts and maintenance
8	Sep. 7, 2010 8:19 PM	Woodland Park, Fritse/Rydell property development
9	Sep. 7, 2010 11:44 PM	Better play ground for the kids at the park on Linda-Sandys - great building awful park
10	Sep. 8, 2010 2:07 AM	more exercise at better times
11	Sep. 8, 2010 3:46 AM	Fritsch Park update
12	Sep. 8, 2010 1:26 PM	need to link trail from irish rd and CB on Jacobson, RD
13	Sep. 8, 2010 11:39 PM	improve existing park - Fritsch Park

14	Sep. 9, 2010 12:36 AM	parks- they benefit everyone
15	Sep. 9, 2010 2:00 AM	fishing pond
16	Sep. 11, 2010 4:42 PM	Volunteer Services Dept.
17	Sep. 12, 2010 3:07 PM	How bout the East side?
18	Sep. 12, 2010 6:31 PM	Farm Market at Palisades Park
19	Sep. 15, 2010 2:05 AM	Bike/Pedestrian trail expansion on the East Side



11. How would you rate the ability to walk and bike around the Town of Menasha?

Answer Options	Poor	Fair	OK	Good	Excellent	Rating Average	Response Count
Walking in and around the Town	9	33	46	54	16	3.22	158
Biking in and around the Town	11	33	42	55	16	3.20	157
<i>answered question</i>							159
<i>skipped question</i>							5



12. How many times in the past 12 months have you used the Town's website to gain information on Park and Rec services?

Answer Options	Response Percent	Response Count
0 times	5.6%	9
1-3 times	37.9%	61
3-5 times	42.9%	69
10 or more times	13.7%	22
<i>answered question</i>		161
<i>skipped question</i>		3

13. Do you find the Town's Website easy to navigate?		
Answer Options	Response Percent	Response Count
Yes	85.7%	138
No	6.8%	11
N/A	7.5%	12
<i>answered question</i>		161
<i>skipped question</i>		3

14. If any, what other information would you like to see on the Town's Webpage that isn't there already?	
Answer Options	Response Count
	10
<i>answered question</i>	10
<i>skipped question</i>	154

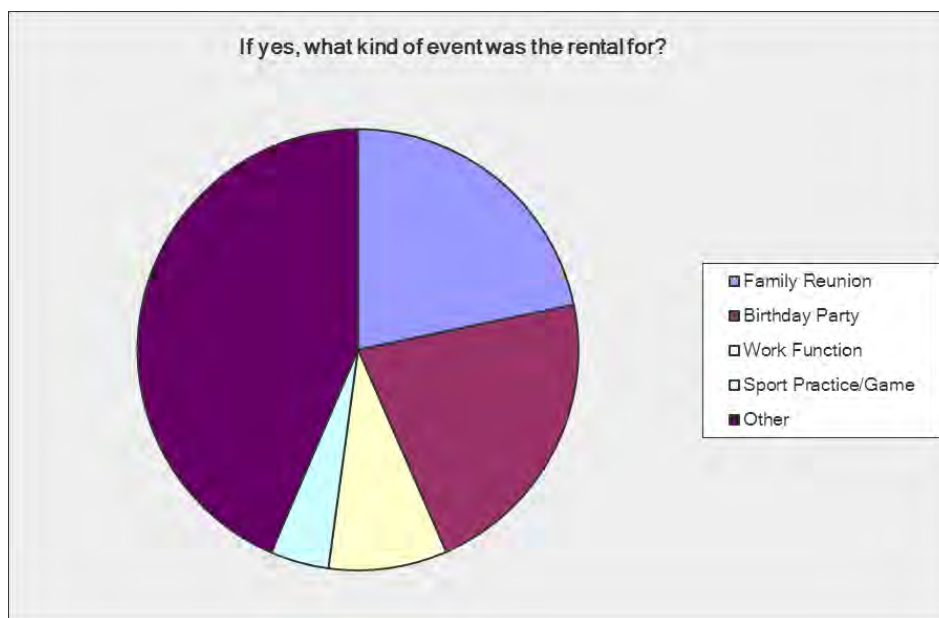
Number	Response Date	Response Text
1	Sep. 7, 2010 6:53 PM	Had great difficulty trying to log in to register for classes -- not user friendly. I finally ended up going into the office and had Kelly help me... THANK YOU KELLY!!!
2	Sep. 8, 2010 3:22 AM	Printable user map / score card for O'Hauser disc golf course
3	Sep. 8, 2010 3:33 AM	Definite datelines for the services to be added or removed in our town. Such as the proposed fixing of Irish Rd with added bike trail.
4	Sep. 8, 2010 5:15 AM	cancellations on the HOME page...maybe some reminders of trash pickup on holidays or some other "important" town happenings right on the front page like a "news" section
5	Sep. 9, 2010 3:08 AM	Easier access to water bill payment
6	Sep. 11, 2010 4:42 PM	Volunteer Opportunity in Town of Menasha
7	Sep. 12, 2010 5:02 AM	Bios on town officials, police, firefighters. Encouraging getting to know your neighbor, neighborhood. Historical info.
8	Sep. 12, 2010 3:07 PM	More information on planning commission meetings and park commission meetings made available similar to police reports from Jason Weber
9	Sep. 13, 2010 5:25 PM	Not sure
10	Sep. 15, 2010 2:05 AM	An up to date activity guide would be nice. I tried to find information about the National Night Out and had to finally go to the newspaper to find anything. There was nothing on the website
		It would be nice if the town board minutes and agendas were indexed so that you can do a search to find what you are looking for.

15. Have you reserved/rented one of the sports fields or pavilions in the past 12 months?		
Answer Options	Response Percent	Response Count
Yes	15.1%	24
No	84.9%	135
<i>answered question</i>		159
<i>skipped question</i>		5

16. If yes, what kind of event was the rental for?

Answer Options	Response Percent	Response Count
Family Reunion	21.7%	5
Birthday Party	21.7%	5
Work Function	8.7%	2
Sport Practice/Game	4.3%	1
Other	43.5%	10
Other (please specify)		12
<i>answered question</i>		23
<i>skipped question</i>		141

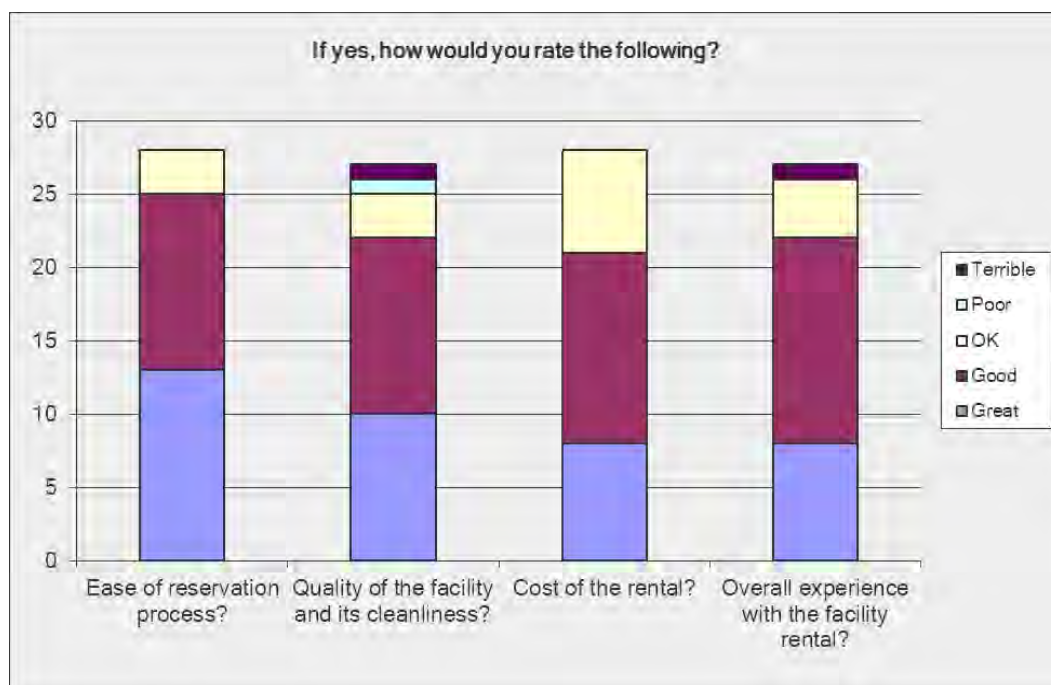
Number	Response Date	Other (please specify)
1	Sep. 7, 2010 3:26 PM	girl Scouts
2	Sep. 7, 2010 3:35 PM	Graduation
3	Sep. 7, 2010 3:47 PM	Group of Ladies Making Crafts
4	Sep. 7, 2010 3:56 PM	Multiple Church Youth Activity
5	Sep. 7, 2010 4:25 PM	grad party
6	Sep. 7, 2010 4:44 PM	I rented the Maple Room at the Community Center for a baby shower.
7	Sep. 7, 2010 8:19 PM	Graduation
8	Sep. 7, 2010 11:57 PM	church group get together
9	Sep. 8, 2010 12:00 AM	na
10	Sep. 8, 2010 1:38 AM	graduation
11	Sep. 9, 2010 10:06 PM	graduation party
12	Sep. 11, 2010 2:20 PM	Girl Scout activity/event



17. If yes, how would you rate the following?

Answer Options	Terrible	Poor	OK	Good	Great	Response Count
Ease of reservation process?	0	0	3	12	13	28
Quality of the facility and its cleanliness?	1	1	3	12	10	27
Cost of the rental?	0	0	7	13	8	28
Overall experience with the facility rental?	1	0	4	14	8	27
If it was not up to standards, what can we do better?					5	
<i>answered question</i>					29	
<i>skipped question</i>					135	

Number	Response Date	If it was not up to standards, what can we do better?
1	Sep. 7, 2010 3:47 PM	Have not used the facilities yet-only have made reservations so far.
2	Sep. 7, 2010 4:44 PM	The only suggestion that I have is maybe there be a calendar online for each place that is available to rent that shows available dates and dates that are already booked. If this is available online, I was unable to find it.
3	Sep. 7, 2010 11:57 PM	The lights in the women's bathroom wouldn't turn on at Schildt Park
4	Sep. 8, 2010 12:00 AM	na
5	Sep. 10, 2010 7:58 PM	Lights in bathroom were on a timer and not able to be turned on. No windows to provide light during the day and had to prop doors open. Other than that the facility is great.



18. In the past month, how many times did you or one of your family members use a recreational facility?		
Answer Options	Response Percent	Response Count
0-3 times	41.3%	66
4-6 times	25.0%	40
7-9 times	6.9%	11
10 or more times	26.9%	43
<i>answered question</i>		160
<i>skipped question</i>		4

19. If so, how did you use that facility? Check all that apply.			
Answer Options		Response Percent	Response Count
For Personal Use (walking trails, biking, playgrounds, etc.)		89.9%	124
For Business Use (events, meetings, etc.)		1.4%	2
Sports Leagues (play fields, games, etc.)		26.8%	37
A Civic event (Lions, Kiwanis, American Legion etc.)		2.9%	4
Community Center (classes, etc.)		18.8%	26
Other (please specify)			4
<i>answered question</i>			138
<i>skipped question</i>			26
Number	Response Date	Other (please specify)	
1	Sep. 7, 2010 8:19 PM	geocaching	
2	Sep. 7, 2010 11:44 PM	Mom's group	
3	Sep. 8, 2010 12:00 AM	na	
4	Sep. 12, 2010 5:02 AM	Dedication of Fritse Park revamp	

20. Please provide any other comments to help us improve the Parks and Recreation services for the Town of Menasha.		
Answer Options		Response Count
		53
<i>answered question</i>		53
<i>skipped question</i>		111
Number	Response Date	Response Text
1	Sep. 7, 2010 3:25 PM	The Town of Menasha Staff and Town Board have this big thing about Fritse Park and the Friendship trail. Neither of these two, although based in the town, is used primarily for town residents! You have Palisades Park on the East side that has people using the pavillion every weekend as well as the community center and yet the equipment in this park is atrocious. Immediate attention should be given to this park. It also appears from this survey that the only worry for the staff is on the west side people--maybe question 10 should have read "looking 5 years ahead on the west side".... I think it's high time the town board and town staff start spending some time on the east side--mainly Palisades where the 'flagship' community center is located and used extensively! Course, maybe the taxpayers need to look at this as a good reason to start looking at getting these 'old/tenured' people off the town board and then potentially start withlooking at staff replacement as well. The Fritse Park/Friendship trail does NOT benefit the town in anyway. Where are people spending money when using this park/trail? They ARE NOT! They are TAKING MONEY from the town in the form of maintenance needs and electrical costs to maintain the property that THEY (primarily out of town people) get to use!
2	Sep. 7, 2010 3:33 PM	The Town of Menasha needs a dog park, please!
3	Sep. 7, 2010 3:35 PM	I feel a little money should be stuck in Fritsch Park. Most of the park is covered in water because of all the low spots and therefore, hardly anyone uses the park. The pavillion could be updated also.
4	Sep. 7, 2010 3:36 PM	wish there was a way to add a trail on jacobson road, a lot of children are biking on this road and it has a lot of car/truck traffic. otherwise, keep up the excellent work. thank you.
5	Sep. 7, 2010 3:40 PM	I did n which is closest to my home. This park is AWFUL - poorly kept, outdated play equipment and often flooded. It has such potential and is big & open. When my nieces/nephews come to play it is embarrassing to even take them there :(I hope something can be done to update it in the future. Thanks!
6	Sep. 7, 2010 3:49 PM	I have lived on this side of town for over 20 years, would love to see a pool added to this side of town. The old Club West would make a great addition to our Community, maybe something could be worked out with the new owners.
7	Sep. 7, 2010 3:52 PM	I am very disappointed with the quality of the playground equipment at Fritche Park. Other Town of Menasha Parks seem to get more maintenance and better care to the grounds. I feel that if more care it taken here, the public will take better care of it as well.
8	Sep. 7, 2010 3:55 PM	I would like to see something with hmong education.
9	Sep. 7, 2010 4:02 PM	or soccer and basketball to get ready for summer street ball challanges for our grade schooler girls, it would be great to see some summer basket ball leagues for 4th grade co ed and up the kids are playing street ball in the summer challenges and it would be nice to see it played in the parks like in the big cities the way the game was ment to be played.
10	Sep. 7, 2010 4:10 PM	My family would love to see the bike trail expanded along Shady Lane to connect the CB and American Dr trails.
11	Sep. 7, 2010 4:16 PM	Need to allow biking on sidewalks with rules to stay on one side. It is too dangerous to bike on the streets. Or have walk/bike lanes.

12	Sep. 7, 2010 4:16 PM	I've only attended a couple of bellydance seminars with Kristi Krueger, and I am friends with her so I find out from her when they are happening. The online reservation process for classes is horrible - you create an account online but then have to contact the town to have the account set up? It's easier to print and mail the reservation form, which is what I recommend to people.
13	Sep. 7, 2010 4:25 PM	I would like to see an outdoor ice skating rink at Schildt Park.
14	Sep. 7, 2010 4:27 PM	Fritsch Park was unseable (standing water) most of the summer due to poor drainage
15	Sep. 7, 2010 4:46 PM	I am looking for the town to offer more programs after work for children rather than during the daytime. Most families have 2 parents working and neither is able to take them to any daytime activities due to their work. Looking for more after 6 pm programs for children or Saturday programs.Thanks,
16	Sep. 7, 2010 5:01 PM	Would love to see a trail or a way to get to the bike/walking trail (other than the busy road) on Irish or Jacobsen Road.
17	Sep. 7, 2010 5:10 PM	The paved walking trails are nice...if you live on the west side which we do not. The lack of sidewalks makes walking, and our childrens ability to ride a bike virtually impossible! Tayco Rd is dangerous due to large amt of traffic and excessive speeding. Also need to get sidewalks along Midway Rd and Appleton Rd!
18	Sep. 7, 2010 5:36 PM	Allow dogs on the trails and in the parks! Most owners are responsible and DO pick up after their dogs. Why punish the majority because of the infractions of a few dopes who do not? Can their be more policing of areas on the trails or in parks where this is a problem? Or, perhaps reminder signs could be posted warning of the penalty for leaving droppings? Dogs are part of the family for most people and they need exercise along with us. Please reconsider this strict policy!
19	Sep. 7, 2010 6:20 PM	Fritsch park needs a new playground soon.
20	Sep. 7, 2010 6:33 PM	When you send out mass emails like you did when you sent this survey out; you should BLIND carbon copy everyone so that we don't all see each others' email addresses.
21	Sep. 7, 2010 6:43 PM	LOVE the Friendship Trail in Menasha and the Fritzie Park renovations. Finally getting some use out of that park. What a crowd there !! Great to see.
22	Sep. 7, 2010 6:58 PM	I love the parks in and around Menasha! I think Park and Rec does a great job with their summer and winter activities. The main thing I am disappointed in is the lack of affordable swimming lessons for children in the TOWN of Menasha.
23	Sep. 7, 2010 7:12 PM	The restrooms at Wittmann Park need to be re-done. They are not a pretty sight when I was at that Park this past Spring. More emphasis needs to be put forward to improve Fritsch Park on the East side. Sure glad I don't live near that Park. When it rains and that water sits, not only can you use the playground equipment, but the standing water begins to stink. Please improve this park
24	Sep. 7, 2010 8:19 PM	Continue to ask for help from local businesses and volunteers to develop parks and trails.
25	Sep. 7, 2010 8:24 PM	Soap in the bathroom -O'Hauser
26	Sep. 7, 2010 10:33 PM	Pavilions that have removable sides to be used during inclement weather. Director Kading and his staff have made great progress in improving/expanding facilities and programs to better serve the community. Thank you all for your perseverance and commitment.
27	Sep. 7, 2010 10:49 PM	We love the dance classes. Ms Carla is great. An amazing program and recital for an unbeatable price!
28	Sep. 7, 2010 11:13 PM	I believe our fire and police services need to be merged with a neighboring community. This would allow additional financial allocations to go toward developing more park and rec facilities.
29	Sep. 7, 2010 11:27 PM	I WOULD LIKE TO SEE MORE PROGRAMMING FOR SENIOR CITIZENS, SUCH AS CLASSES, ETC. NOT ALL OF US ARE CARD PLAYERS
30	Sep. 8, 2010 12:39 AM	I wish the town was safer for biking, walkers and those in wheelchairs.I live only a short distance from work but don't walk or bike because I can't safely cross Memorial Drive/Appleton Rd. I see people in wheelchairs have difficulty getting across and drivers are impatient and rude. There should be a pedestrian crossing button over

		by KFC/McDonald's but even more than that, we need to get the town into the mindset of saving gas, getting some exercise and having a healthier town.
31	Sep. 8, 2010 2:07 AM	I would like more exercise classes offered at different times of the day. I'm particularly interested in the Zumba classes but offered at night. I currently go to the City of Appleton for my classes and would definitely switch to the town if there were better options for times. I would also like to get my children involved in swimming but there doesn't seem to be anything to fit into our schedules (long work hours for both parents).
32	Sep. 8, 2010 2:52 AM	I support expansion of paved bike and walking trails. I would also like to see more bike lanes on the roads. I'm not dissatisfied but would take advantage of any improvements.
33	Sep. 8, 2010 3:46 AM	I live near Fritsch park (walking distance) and my family drives to other parks. The park has severe flooding problems and isn't usable for children or other events.
34	Sep. 8, 2010 5:15 AM	Difficult to access trails with young children especially in the Irish rd. area. Cars drive too fast on too narrow of a road. Difficult to access from Jacobsen as well on the west side. Rarely travel to the east side of the Town on foot/bike--lack of trails/ped walkways connecting from city of menasha or appleton. Difficult to get to Neenah as well via Lake St. would be nice to have an indoor option for children's rec programs that are held outdoors in the fall/spring. too much incimate weather drags out the session.
35	Sep. 8, 2010 1:53 PM	I have a 12 year old and a 14 year old. They would like to see more park and rec activities for their age group. They get excited when the book comes in the mail and then they are disappointed at the limited choices.
36	Sep. 8, 2010 5:52 PM	I think an aquatic center would be a big hit. For being a relatively small town, I think the Parks and Rec dept is doing a good job.
37	Sep. 8, 2010 8:47 PM	We rented Schildt park in 2009 for a graduation party for my son and were completely satisfied with the service and the condition of the park/pavilion. Thank you and keep up the good work.
38	Sep. 8, 2010 9:02 PM	The town needs more soccer practice fields- the sport has grown exponetially and the town seems to be behind in this sport. Also since dogs are not allowed in the parks, a dog park or a plan for one would be a nice addition to the town since no other nearby facilities exist.
39	Sep. 8, 2010 9:23 PM	I would love a pool or less expensive access to the Neenah pool.
40	Sep. 8, 2010 11:39 PM	Some sort of new drain tile - system should be installed in Fritsch Park off Sandy Lane - there has been standing water in the park all summer due to heavy rainfall - much of the water flows down our yards and street - we live next door to park. Also, with onset of heavy rain, some sort of mosquito control would be nice. The playground & volleyball court/basketball courts are in bad shape. This park is in DESPERATE need of a makeover! Don't get rid of the sledding hill - many people seem to enjoy it!
41	Sep. 9, 2010 12:36 AM	We used to live in the town and enjoyed all you did.
42	Sep. 9, 2010 2:00 AM	The Meadow Heights Park needs to have more wood chips added. The current layer is only about 1/2-inch thick.
43	Sep. 9, 2010 5:49 PM	I think that the Park and Recreation services for the Town of Menasha are wonderful. I really enjoy bringing my niece to the events for children; I have brought her to a fall/harvest day, breakfast with Santa, Messy Fest, Ice Cream Social, and the Easter Egg Hunt - they have all been wonderful. The cost is affordable, the staff that interact with the children are excellent, there are great activities, and we always have a great time. Also, I have contacted the office a couple of times for questions and the receptionist/customer service rep. has been so courteous, and so helpful. Keep up the great work.
44	Sep. 10, 2010 2:58 AM	Thanks for all you do... keep up the good work
45	Sep. 10, 2010 7:58 PM	I just moved into the TOM in May and live over by O'Hauser park.Love the trails and walking through the park but getting to the trails is quite dangerous. No shoulder on the busy roads (Jacobsen and Irish) especially in the afternoon/evening. I wish there was some kind of trail from subdivision thru the green space to CB trail.

46	Sep. 11, 2010 1:52 AM	We would like to see the Suburban Athletics league expand to include older children.
47	Sep. 11, 2010 4:42 PM	Although the Greenville and Neenah Y's are close by, the cost for a family membership is high, which limits accessibility to many members of the community. Town of Menasha residents, along with surrounding community members, would benefit from an aquatic center. Being off CB and Hwy 10 would provide easy access to a facility and other business in the TOM. Additionally, an aquatic center would provide employment to adults and youths in the community. I would use it everyday. Thanks for providing the opportunity to give my opinion.
48	Sep. 12, 2010 5:02 AM	Miss the pavilion at Fritse Park and lack of summer recreation program for children during summer months.at Fritse.
49	Sep. 12, 2010 3:07 PM	Old equipment at Palisades park. Needs to have some geared to under age 5.
50	Sep. 13, 2010 6:33 PM	It would be nice to see the baseball diamonds at Palisades Park better equipped to handle more tournament and upper level children's games.
51	Sep. 13, 2010 8:48 PM	I love the Tressle trail and the CB trail!
52	Sep. 15, 2010 2:05 AM	It would be nice to fix the playground equipment at Palisades Park. The equipment over by the tennis courts is mounted about a foot too low and when it rains the basin fills up with water and is unusable for a few days.
53	Sep. 18, 2010 2:21 AM	Overall theTown has excellent Parks and Recreation Facilities. The staff is dedicated and the facilities are well maintained.

Appendix B

**PUBLIC FACILITIES NEEDS
ASSESSMENT AND IMPACT
FEE STUDY - PARKS FACILITIES**

TOWN OF MENASHA
WINNEBAGO COUNTY, WISCONSIN
FEBRUARY 2009

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MUNICIPAL ECONOMICS &
PLANNING
W233 N2080 Ridgeview Parkway
Waukesha, Wisconsin 53188-1020

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CHAPTER ONE: INTRODUCTION

INTRODUCTION

One of the important functions of local government is to provide for the planning, design, construction and maintenance of public facilities, such as water supply systems, police stations, and libraries, needed to serve new land development. Along with this function comes the responsibility to finance these public facilities in a manner that is fiscally sound, equitable and affordable to residents and taxpayers, and within the statutory authority granted to local municipalities. Sound planning practice requires that sufficient public facilities be in place before new development is allowed to occur. Thus, these facilities are typically designed with excess capacity to accommodate anticipated development and the associated increases in demand.

The Town of Menasha, located in Winnebago County, has seen significant development in recent decades. Expectations of continued growth in the Town have created a need to expand the Town's park and recreation facilities in order to maintain the desired level of service standard to residents. In response to this anticipated growth, the Town has hired Municipal Economics and Planning, a division of Ruekert/Mielke, to structure a plan to equitably fund the facilities needed to serve the current and future residents. This Needs Assessment and Park Impact Fee Study will be used to justify recovery of a proportionate share of the costs for new park recreation facilities needed to serve new development. This study will address recovery of costs for parkland improvements only and not the costs of new parklands.

In determining the need for an impact fee, an inventory of existing facilities must be developed. An assessment must then be made as to the adequacy of the existing facilities to serve the existing population, relative to a defined service level standard adopted by the municipality. Since the future residents and property owners who will use the excess capacity are not part of the community during the construction of such public facilities, existing residents and property owners may bear more than a proportionate share of the cost of facilities needed for new development if the excess capacity is financed through property taxes or utility taxes. In order to distribute costs more fairly and make new development "pay its own way", municipalities have historically been allowed to impose a variety of fees on new development. The impact fee law allows the Town to continue to collect a source of revenue for park facilities necessary to serve new development. This report satisfies the requirements of Wisconsin State Statute §66.0617.

AUTHORITY TO IMPOSE IMPACT FEES UNDER WISCONSIN STATUTES

1993 Wisconsin Act 305 created Section §66.55 (now §66.0617) of the Wisconsin Statutes, which provides the authority for cities, villages, and towns to impose impact fees on new development for recovering public facility capital costs. The statute specifies the type of facilities for which impact fees may be imposed and prescribes certain procedural requirements for impact fee ordinances enacted by a municipality. In 2006, the statute was amended by Wisconsin Acts 203 and 477.

Eligible Facilities

The statute allows for the use of impact fees in a wide variety of public facilities projects. Impact fees may be used to pay for the capital costs of park facilities, emergency medical facilities, fire protection facilities, highways, law enforcement facilities, libraries, sewerage facilities, solid waste and recycling facilities, storm water facilities, traffic control facilities, and water facilities.

Eligible Costs

Impact fees may only be used to fund capital costs, which are defined as the costs to construct, expand, or improve public facilities. Eligible costs may include land, legal, engineering and design cost.

Impact fees may not be used for operation or maintenance costs or to correct existing public facility deficiencies. Existing deficiencies may include issues such as: facilities or portions of facilities that need to be replaced due to age or obsolescence; or improvements made to existing facilities to meet State or federal requirements or utilize improved technology (i.e. handicap accessibility, more stringent wastewater treatment standards).

Procedural Requirements

Prior to enacting or amending an ordinance that imposes impact fees, a municipality must comply with the following procedural requirements:

1. Prepare needs assessment for the public facilities for which it is anticipated that impact fees may be imposed. The public facilities needs assessment shall include the following:
 - An inventory of existing public facilities, including an identification of existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that an impact fee may be imposed.
 - An identification of new public facilities, or improvements and expansions of existing public facilities that will be required because of new land development. This identification shall be based upon an explicitly identified level of service and standards.
 - A detailed estimate of the capital costs of providing the new public facilities or improvements and expansions previously mentioned, including an estimate of the effect of imposing impact fees on the affordability of housing within the municipality.
2. Hold a public hearing prior to enact an impact fee ordinance. The public facilities needs assessment must be available for public review at least 20 days before the hearing date.

DESCRIPTION OF FOLLOWING CHAPTERS

The remainder of the report is organized in three additional chapters as follows:

Chapter Two: Public Parks Facilities Needs Assessment - Inventory of Facilities, Population Projections and Capital Improvement Plan

This chapter includes an inventory of all parks and park facilities owned by the Town of Menasha. Historic population data and future population projections are presented. The chapter also includes a detailed Capital Improvement Plan (CIP), which will provide park facilities to serve current and future residents.

Chapter Three: Public Parks Facilities Needs Assessment – Deficiency Growth Analysis and Computation of Impact Fee

This chapter includes an analysis to determine facility deficiencies based upon adopted service levels standards and objectives. The analysis provides an allocation of costs between that attributable to current residents (deficiency) and that attributable to new development. Based upon the growth share allocation of CIP costs and the population projections, a park impact fee was calculated. Also, in accordance with statutory requirements an estimate of the impact on housing affordability is provided.

Chapter Four: Conclusion and Recommendations

This chapter presents the recommendations and outlines the required steps for implementation of an impact fee.

**CHAPTER TWO:
PUBLIC PARKS FACILITIES NEEDS ASSESSMENT - INVENTORY OF FACILITIES,
POPULATION PROJECTIONS AND CAPITAL IMPROVEMENT PLAN**

INVENTORY OF EXISTING PARK FACILITIES

An inventory of all public park facilities owned by the Town was conducted. The Town is currently served by 20 parks, and a series of Town owned trails that include a total of approximately 274 acres of parklands and trails. Currently, the Town of Menasha has: 7 Community Parks; 3 Neighborhood Parks; 5 Mini-Parks; and 6 Open Space Parks including the trail network, as shown in Table 1 of the report. An inventory of the existing improvements is located on Table 2. Some of the major improvements include: baseball and softball diamonds, basketball courts, boat launch, frisbee golf course, ice rink, soccer fields, tennis courts, and volleyball courts.

POPULATION HISTORY AND PROJECTIONS

Today the Town of Menasha has an estimated population of 17,180. Population has grown by 3,205 since 1990, or a 23% increase as shown in Table 3. The Wisconsin Department of Administration projects a population of 20,370 by the year 2025 as shown in the attached Table 4 and Chart 1.

CAPITAL IMPROVEMENT PLAN FOR PARK FACILITIES

The Town has adopted a Capital Improvement Plan (CIP) that includes park facility improvements needed to serve current and future residents. Improvements include the upgrade and expansion of eight existing parks, and improvements for one new park. The improvements have an estimated total cost of approximately \$12.9 million as shown in Table 5. Of the projects in the CIP, some relate solely to the replacement of existing facilities. Therefore, the costs associated with them, totaling \$3.6 million, are not eligible for recovery through impact fees. The remaining projects, which total approximately \$9.3 million, relate to servicing both existing populations and new development. A portion of these costs may be eligible for recovery through impact fees based upon the deficiency – growth analysis in the following chapter.

Table 1
Parkland Inventory
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Park Name	Park Type	Acreage
CB	Community	63.51
Fritse	Community	15.26
Fritsch	Community	18.49
O' Hauser	Community	64.37
Palisades	Community	14.85
Schildt	Community	10.02
Wittman	Community	25.03
Subtotal Community Parks		211.53
Butte des Morts	Neighborhood	1.58
Gant	Neighborhood	1.13
Strohmeyer	Neighborhood	1.42
Subtotal Neighborhood Parks		4.13
Glenview	Mini-Park	0.55
Kippenhan	Mini-Park	0.33
Meadow Heights	Mini-Park	0.15
Roy Kuehn	Mini-Park	0.23
Westfield	Mini-Park	0.52
Subtotal Mini-Parks		1.78
Annex Lane	Open Space	0.58
Brighton Beach	Open Space	8.99
Gateway Meadows	Open Space	13.56
Pearl Stroebe-Cox	Open Space	12.34
Wildlife Heights	Open Space	4.06
Trails	Open Space	17.0
Subtotal Open Space		56.53
Total		273.97

Table 2
Park Facilities Inventory ⁽¹⁾
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Park Name	Park Type	Acreage	Baseball/Softball	Basketball Court	Boat Launch	Clubhouse/Guest CTR.	Frisbee Golf	Football field	Golf Course	Hand Ball Court	Ice Rink	Indoor Gymnasium	Natural Area/Trail	Open Playfield	Pavilion W/Kitchens	Parking	Picnic Tables/Grills	Playground Equip.	Restrooms	Shelter	Sledding Hill	Soccer Fields	Swimming Pool	Tennis Courts	Volleyball Court	Water Access
CB	Community	63.51																								
Fritze	Community	15.26			X											X	X	X			X				X	X
Fritsch	Community	18.49		X							X			X	X	X	X	X	X		X	X				
O' Hauser	Community	64.37	X	X			X						X	X	X	X	X	X	X		X	X		X	X	
Palisades	Community	14.85	X	X											X		X	X	X					X	X	
Schüdt	Community	10.02		X									X	X	X	X	X	X	X						X	
Wittman	Community	25.03		X													X	X	X	X		X			X	
Subtotal Community Parks		211.53																								
Butte des Morts	Neighborhood	1.58											X			X		X								X
Gani	Neighborhood	1.13											X													
Strohmeier	Neighborhood	1.42		X										X			X	X								
Subtotal Neighborhood Parks		4.13																								
Glenview	Mini-Park	0.55															X	X								
Kippenhan	Mini-Park	0.33															X	X								
Meadow Heights	Mini-Park	0.15																								
Roy Koehn	Mini-Park	0.23															X	X								
Westfield	Mini-Park	0.52															X	X								
Subtotal Mini-Parks		1.78																								
Annex Lane	Open Space	0.58											X													X
Brighton Beach	Open Space	8.99											X													
Gateway Meadows	Open Space	13.56											X													
Pearl Stroebe-Cox	Open Space	12.34											X													X
Wildlife Heights	Open Space	4.06											X													
Trails	Open Space	17.0											X													
Subtotal Open Space		56.53																								
	Total	273.97	2	6	1	0	1	0	0	0	1	0	10	4	4	5	11	12	5	1	3	3	0	2	6	4

Notes:

(1) Source: Town of Menasha Parks & Recreation Director August 2008.

Table 3
Historical Population Data 1970-2007
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Year	Population	Percent Change
1970 ⁽¹⁾	8,682	
1980 ⁽¹⁾	12,307	41.75%
1990 ⁽¹⁾	13,975	13.55%
2000 ⁽¹⁾	15,858	13.47%
2007 ⁽²⁾	17,180	8.34%

Notes

1. Source: US Department of the Census.
2. Source: WI Department of Administration.

Chart 1: Town of Menasha Historical Population Data and Projections

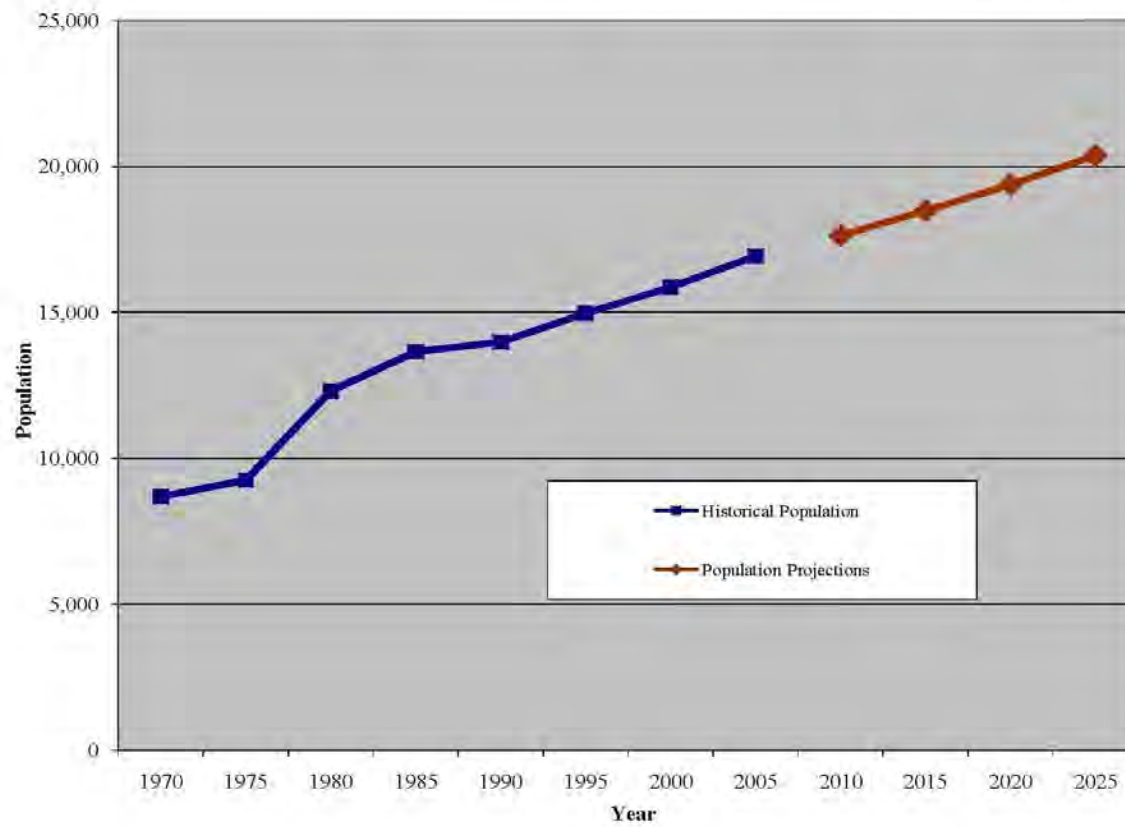


Table 4
Population Estimates and Projections 1970-2025
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Year	Population ⁽¹⁾	Population Projection ⁽¹⁾
1970	8,682	
1975	9,243	
1980	12,307	
1985	13,648	
1990	13,975	
1995	14,963	
2000	15,858	
2005	16,924	
2010		17,630
2015		18,474
2020		19,375
2025		20,370

Notes:

(1) Source: Demographic Services Center, Wisconsin Department of Administration.

Table 5
Park and Recreation Department Capital Improvement Plan
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Project	2008 Cost	Potential Impact Fee Eligible	Ineligible
CR Park ⁽⁸⁾			
Concept	\$10,816	\$0	\$10,816
Followup Plan	\$10,816	\$0	\$10,816
Multipurpose No-Mow Open-space Area (275,000 SF)	\$45,000	\$45,000	\$0
Restored Stream (304,000 SF)	\$60,000	\$60,000	\$0
8' Asphalt Walking Trail (75,820 SF)	\$264,000	\$264,000	\$0
Main Drive Through Park - Asphalt (91,000 SF)*	\$262,000	\$262,000	\$0
Parking Lots - Asphalt (120,575 SF)*	\$504,000	\$504,000	\$0
Splash Pad (5625 SF)	\$400,000	\$400,000	\$0
Educational Wood Chip Trail	\$3,000	\$3,000	\$0
Rain Gardens (25,800 SF)	\$187,200	\$187,200	\$0
1600 SF Restroom/Shelter Building	\$225,000	\$225,000	\$0
1600 SF Restroom/Shelter Building	\$230,000	\$230,000	\$0
1600 SF Restroom/Shelter Building	\$235,000	\$235,000	\$0
2500 SF Restroom/Shelter Building	\$340,000	\$340,000	\$0
Community Gardens (Site Acquisition)	\$20,000	\$20,000	\$0
Sustainable Wood Playground (4000 SF)	\$250,000	\$250,000	\$0
Veteran's Memorial	\$150,000	\$150,000	\$0
Amphitheater (Seating for 400)	\$750,000	\$750,000	\$0
Community Center (10,000 SF)	\$1,600,000	\$0	\$1,600,000
Picnic Area	\$25,000	\$25,000	\$0
Picnic Tables, Electric Canning, Grills, Trails (Containers)	\$5,000	\$5,000	\$0
Archery Range	\$425,000	\$0	\$425,000
CRH*CR* Entrance Improvements (Low Improvements and Signification)	\$100,000	\$0	\$100,000
Shady Lane Entrance Improvements (Low Improvements)	\$500,000	\$500,000	\$0
Site Clearing (Flattening Beds, Trees, Turf Grass Areas)	\$1,500,000	\$1,500,000	\$0
Excavate and Remove Buried Debris	\$150,000	\$350,000	\$0
Intensive Erosion Remediation (\$50,000/Year for 7 Years)	\$12,500	\$12,500	\$0
Signage	\$10,000	\$10,000	\$0
Trail Kiosks/tables (20)	\$30,000	\$30,000	\$0
Benches (20)			
Subtotal	\$8,112,632	\$6,366,000	\$2,146,632
Fetis Park/Rydel Conservancy			
New Entry Location	\$110,000	\$110,000	\$0
New Roadway/Site Improvements	\$616,000	\$402,000	\$154,000
New Parking	\$77,000	\$0	\$77,000
Vietnam Comfort Station	\$242,000	\$242,000	\$0
Plaza & Landscaping	\$36,500	\$36,500	\$0
Trailers	\$55,000	\$55,000	\$0
Rawal/Water Lunch	\$394,350	\$0	\$394,350
Play equipment	\$110,000	\$110,000	\$0

Table 5
Park and Recreation Department Capital Improvement Plan
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Project	2008 Cost	Potential Impact Fee Eligible	Ineligible
ADA Accessibility	\$22,000	\$0	\$22,000
Rydell Site improvements	\$22,000	\$22,000	\$0
Architectural/Engineering Fees	\$168,685	\$168,685	\$0
Reimbursable	\$62,040	\$62,040	\$0
Subtotal	\$1,917,575	\$1,270,225	\$647,350
Fritsch Park			
South entrance sign/flower bed	\$3,245	\$0	\$3,245
Concept Plan/Drainage Plan	\$12,979	\$0	\$12,979
Drainage	\$108,160	\$0	\$108,160
Parking lot redone/overlaid	\$59,488	\$0	\$59,488
Pave south parking lot	\$54,080	\$54,080	\$0
Baseball court- full	\$22,714	\$0	\$22,714
Tennis court (1)	\$32,448	\$32,448	\$0
Permanent bike racks	\$865	\$865	\$0
New play equipment	\$86,528	\$86,528	\$0
New ball diamond	\$54,080	\$54,080	\$0
Lighting	\$54,080	\$54,080	\$0
Subtotal	\$488,667	\$282,081	\$206,586
O'Hausser Park			
Crack Fill/Seal Coat and paint lines south parking lot	\$3,245	\$0	\$3,245
Back nine hole signs	\$3,245	\$0	\$3,245
Crack Fill/Seal Coat and paint lines north/frisbee golf parking lot	\$5,408	\$0	\$5,408
New asphalt- frisbee golf, north, entrance to concession and	\$29,203	\$29,203	\$0
Rollard - O'Leary/Karwin/Disc golf St Path	\$1,622	\$1,622	\$0
Overall disc golf sign	\$3,245	\$0	\$3,245
Replace and move swing closer location of existing play equip	\$10,816	\$0	\$10,816
Boarder around new playground, add mulch and accessible paths	\$21,632	\$0	\$21,632
Large grill	\$541	\$0	\$541
Disc Golf Improvements - hole 13, new pads/garbage cans	\$5,408	\$0	\$5,408
Permanent bike racks (2 each side)	\$1,731	\$1,731	\$0
O'Hausser South Pavilion- Updating	\$32,448	\$32,448	\$0
New play equipment - south	\$27,040	\$27,040	\$0
Extend trail/bridge through marsh	\$27,040	\$27,040	\$0
New Bridge- disc golf	\$27,040	\$27,040	\$0
Free standing shelter- disc golf	\$27,040	\$27,040	\$0
New tennis courts	\$64,896	\$0	\$64,896
Extend parking lot - CHS	\$43,264	\$43,264	\$0
Baseball Court - full size	\$19,469	\$19,469	\$0
Ice rink	\$10,816	\$10,816	\$0
Lighting	\$54,080	\$54,080	\$0
Subtotal	\$419,238	\$300,793	\$118,435
Palisades Park			
New entrance and exit signs	\$1,082	\$1,082	\$0
New in ground bike racks	\$865	\$865	\$0
Tot Lot - sand, connect transfer paved to path making truly accessible	\$10,816	\$0	\$10,816

Table 5
Park and Recreation Department Capital Improvement Plan
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Project	2008 Cost	Potential Impact Fee Eligible	Ineligible
New fencing around tennis courts	\$11,898	\$0	\$11,898
Parking lot restoration	\$70,404	\$0	\$70,404
Full size basketball court	\$16,224	\$16,224	\$0
Connecting path from east parking lot to courts	\$3,796	\$3,796	\$0
New sidewalk around shelter	\$5,408	\$0	\$5,408
New community park play equipment	\$81,120	\$40,560	\$40,560
Movetball court, new poles and curbing	\$1,622	\$0	\$1,622
Crushed trail	\$10,816	\$10,816	\$0
Lighting	\$54,080	\$54,080	\$0
Subtotal	\$268,020	\$127,412	\$140,608
Schmidt Park			
Crack seal, sealcoat, paint lines	\$5,408	\$0	\$5,408
Play equipment	\$59,468	\$29,744	\$29,744
Replace Schmidt Park sign/flowerbed	\$1,622	\$0	\$1,622
Ford Management grant	\$2,704	\$0	\$2,704
Ford Corrections	\$21,632	\$0	\$21,632
Develop Concept Plan for additional property	\$5,408	\$5,408	\$0
Tear down buildings	\$10,816	\$10,816	\$0
Swing benches	\$2,163	\$2,163	\$0
Permanent bike racks	\$863	\$863	\$0
1/2 court basketball court	\$0	\$0	\$0
Lighting	\$27,040	\$27,040	\$0
Subtotal	\$137,147	\$76,036	\$61,110
Witzmann Park			
Design	\$34,611	\$34,611	\$0
Additional drainage	\$104,915	\$0	\$104,915
New parking lot (1/2 the lot)	\$75,712	\$75,712	\$0
New parking lot (1/2 the lot) - geoblocks	\$125,200	\$125,200	\$0
New tennis court/full court bball court	\$48,672	\$48,672	\$0
New play equipment	\$108,160	\$54,080	\$54,080
Large grille (2)	\$1,082	\$0	\$1,082
New shelter/concessions	\$86,528	\$86,528	\$0
Reposition Vball court	\$5,408	\$0	\$5,408
Sun Shade	\$54,080	\$54,080	\$0
Detention	\$37,056	\$37,056	\$0
Road/trail into park (1,000')	\$43,264	\$43,264	\$0
Lighting	\$54,080	\$54,080	\$0
Subtotal	\$789,568	\$624,093	\$165,475

Table 5
Park and Recreation Department Capital Improvement Plan
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Project	2008 Cost	Potential Impact Fee Eligible	Ineligible
Town Trails			
Koak (CB/Presidential Trail)	\$1,022	\$0	\$1,022
Decorative Garbage Cans (2/Year)	\$811	\$0	\$811
Develop yearly maintenance plan	\$0	\$0	\$0
Covered rest areas	\$5,408	\$0	\$5,408
Decorative benches	\$1,032	\$0	\$1,032
Subtotal	\$8,273	\$0	\$8,273
Amnison Farm Park			
Obelisk			
Play structure	\$81,120	\$81,120	\$0
1/2 basketball court	\$19,469	\$19,469	\$0
10 car parking lot	\$21,632	\$21,632	\$0
Soccer goals	\$2,704	\$2,704	\$0
Backstop	\$2,163	\$2,163	\$0
Misc. tables, bike racks	\$3,408	\$3,408	\$0
Free-standing shelter	\$27,040	\$27,040	\$0
Paths/Connecting bridges	\$27,040	\$27,040	\$0
Lighting	\$27,040	\$27,040	\$0
Subtotal	\$213,616	\$213,616	\$0
Tot-Lots			
Butte des Morts	\$3,245	\$0	\$3,245
Koppenhan	\$0	\$0	\$0
Kouss	\$21,632	\$0	\$21,632
Park Cove	\$0	\$0	\$0
Strolzwey	\$37,356	\$0	\$37,356
Meadow Heights	\$21,632	\$21,632	\$0
Westfield	\$0	\$0	\$0
Overview	\$0	\$0	\$0
Outenay	\$23,795	\$0	\$23,795
High Plain Meadows	\$21,632	\$0	\$21,632
Subtotal	\$128,792	\$21,632	\$108,160
Totals	\$12,895,169	\$9,281,879	\$3,603,289

Notes:
(1) Source: Town of Menasha, July, 2008
(2) Source: CB Park Master Plan, Appendix N, Completed in December, 2003 by Kuehni/McLain

CHAPTER THREE
PUBLIC PARKS FACILITIES NEEDS ASSESSMENT – DEFICIENCY/GROWTH
ANALYSIS AND COMPUTATION OF IMPACT FEE

DEFICIENCY GROWTH ANALYSIS

The Capital Improvement Plan identified a total cost of approximately \$12.9 million for necessary park improvements. Of this total, approximately \$6.3 million of costs are potentially eligible for some recovery through the collection of impact fees. The Town's Park and Open Space Plan and CIP established goals and standards for service levels for the Town's future population. An analysis was conducted to determine the share of costs that relate to deficiency in the existing system of park improvements when compared to the 2025 standard levels of service for each facility improvement type. Based upon the detailed analysis shown in Table 6 and Table 7, it was determined that a total of \$10,622,516 of costs, including the \$3,603,289 identified as ineligible in the previous chapter, are considered as relating to existing deficiency for the current population served. A total of \$2,262,652 of cost is therefore eligible for recovery through impact fees.

COMPUTATION OF IMPACT FEES

In order to compute the amount of impact fees, the growth, or impact fee eligible, share of cost is first divided by the projected population growth to determine a fee per person. A fee per type of residential unit was determined by applying the per capita fee amount to the estimated number of persons for each housing unit type. The computed fees by residential housing unit type from Table 8 are as follows: studio or one bedroom unit - \$1,064, two bed unit - \$1,596, three bedroom unit or single-family home - \$2,128.

IMPACT ON HOUSING AFFORDABILITY

One of the procedural requirements of Wisconsin Statute §66.0617 is to calculate the effect the impact fee will have on affordable housing. Impact fees may have an effect on the cost of new development, home prices, and home affordability. However, these effects can vary considerably depending upon local housing market dynamics.

Table 9 shows a calculation of the effect that the proposed impact fees will have on housing prices and on required income levels to purchase housing in the Town of Menasha. The impacts are estimated for homes valued at \$250,000 and \$400,000. Assuming that homebuyer finances 90% of the purchase, the amount to be financed would increase by \$2,049 as a result of the impact fees. Assuming a 30-year fixed rate mortgage at 6.5 percent interest, the increase in fees would result in an increase of approximately \$202 in the amount of the annual housing costs. According to conventional mortgage lending standards, the additional annual income required to finance a new home with the proposed impact fees would be approximately \$722. This equates to an increase in required income of approximately 0.90 percent for a \$250,000 home, or 0.56 percent for a \$400,000 home.

Table 6
Parks Service Level Standards and Deficiency/Growth Analysis
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Facility	Current Acres/Facilities	Standard (acres/facilities)(10)	2025 Access/Facilities required to meet standard	A Additional Access/Facilities to meet 30-25 Population	CWRT Acres/Facilities required to meet standards	Current Supply (% efficiency)	Current Deficiency	Growth
Community Parks								
CB	63.51							
Frizee	15.06							
French	18.48							
OJ Hunter	64.57							
Palladium	14.85							
Schmidt	10.02							
Whitman	25.03							
Subtotal Community Parks	211.53	10.00	20476	0.80	171.80	81%	N/A	N/A
Neighborhood Parks								
Butter over Moss	1.50							
Vine	1.13							
Strawberry	1.43							
Subtotal Neighborhood Parks	4.13	2.50	30.83	46.88	42.95	138.20	33.8%	17.8%
Misc Parks								
Glennview	0.55							
Krypinian	0.33							
Mansfield Heights	0.15							
Roy Estates	0.23							
Westfield	0.32							
Subtotal Misc Parks	1.78	0.37	7.54	-5.76	6.36	-14.20	79.8%	-20.2%
Open Space								
Atkins Lane	0.08							
Brighton Beach	3.99							
Dorsey Meadows	15.56							
East Shoreline-Creek	12.34							
Wildlife Heights	4.06							
Trails	37.8							
Subtotal Open Space	66.63	1.50	33.56	0.80	25.77	38.2%	N/A	N/A
Facilities								
Baseball/Softball	3	0.15	3	3	2.58	(0.58)	-57.7%	43.3%
Baseball Court	0	0.49	10	4	8.42	(2.42)	60.5%	39.5%
Ben Lomond	1	0.05	1	0	0.86	0.14	N/A	N/A
Emblem Golf	1	0.05	1	0	0.86	0.14	N/A	N/A
Ice Rink	1	0.16	2	1	1.72	(0.72)	71.8%	28.2%
Natural Area/Trial	10	0.50	12	2	16.34	(6.34)	0.8%	100.0%
Open Playfields	4	0.25	2	1	4.30	(0.30)	29.5%	70.5%
Parkway W/Children	4	0.25	6	1	4.30	(0.30)	29.5%	70.5%
Parking	5	0.40	10	5	8.42	(2.42)	98.4%	31.6%
Picnic Tables/Benches	11	0.54	11	0	8.28	1.72	N/A	N/A
Playground Equip.	12	0.63	17	5	14.26	(2.26)	45.2%	54.8%
Restrooms	5	0.44	9	4	7.56	(2.56)	64.0%	36.0%
Shells	1	0.20	4	3	2.44	(2.44)	81.2%	18.8%
Shedding Hill	3	0.15	1	0	2.58	1	N/A	N/A
Soccer Field	3	0.20	4	1	3.44	(0.44)	43.6%	56.4%
Tennis Courts	2	0.15	3	1	2.58	(0.58)	-57.7%	42.3%
Volleyball Court	6	0.29	6	0	4.98	1.02	N/A	N/A
Toilets	9	0.49	10	1	8.42	0.58	0.9%	100.0%
Overall Park Improvement (Total Improvements needed)(11)								
							84.3%	15.7%

(1) Average per 1,000 residents taken from the Town of Mendota Five-Year Parks and Open Space Plan 2004-2009. Created January 1, 2008. Revised January 2008. Page 36. Service level standards for park facilities developed by assessing actual existing and planned facilities for the year 2025.

(2) General Park improvements calculated based on projected incremental population growth through the year 2025 as shown on Tables 1 and 2.

Table 7
Allocation of Capital Costs
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Project	2008 Cost	Potential Impact Fee Eligible	Ineligible	Deficiency %	Growth %	Deficiency Costs	Growth Costs
Fritsch Park/Rydell Conservancy							
New Entry Location	\$110,000	\$110,000	\$0	84%	16%	\$92,774	\$17,226
New Roadway/Site Improvement(s)	\$616,000	\$462,000	\$154,000	84%	16%	\$519,535	\$96,467
New Parking	\$77,000	\$0	\$77,000	100%	0%	\$77,000	\$0
Victorian Comfort Station	\$242,000	\$242,000	\$0	84%	16%	\$204,102	\$37,898
Plaza & Landscaping	\$38,500	\$38,500	\$0	84%	16%	\$32,471	\$6,029
Utilities	\$55,000	\$55,000	\$0	84%	16%	\$46,387	\$8,613
Seawall/Boat Launch	\$394,350	\$0	\$394,350	100%	0%	\$394,350	\$0
Play equipment	\$110,000	\$110,000	\$0	45%	55%	\$49,707	\$60,293
ADA Accessibility	\$22,000	\$0	\$22,000	100%	0%	\$22,000	\$0
Rydell Site improvements	\$22,000	\$22,000	\$0	84%	16%	\$18,555	\$3,445
Architectural/Engineering Fees	\$168,685	\$168,685	\$0	84%	16%	\$142,268	\$26,417
Reimbursable	\$62,040	\$62,040	\$0	84%	16%	\$52,324	\$9,716
Subtotal	\$1,917,575	\$1,270,225	\$647,350			\$1,651,470	\$266,105
Fritsch Park							
South entrance sign/flower bed	\$3,245	\$0	\$3,245	100%	0%	\$3,245	\$0
Concept Plan/Drainage Plan	\$12,979	\$0	\$12,979	100%	0%	\$12,979	\$0
Drainage	\$108,160	\$0	\$108,160	100%	0%	\$108,160	\$0
Parking lot redone/overlaid	\$59,488	\$0	\$59,488	100%	0%	\$59,488	\$0
Pave south parking lot	\$54,080	\$54,080	\$0	68%	32%	\$36,971	\$17,109
Basketball court - full	\$22,714	\$0	\$22,714	100%	0%	\$22,714	\$0
Tennis court (1)	\$32,448	\$32,448	\$0	58%	42%	\$18,722	\$13,726
Permanent bike racks	\$865	\$865	\$0	84%	16%	\$730	\$136
New play equipment	\$86,528	\$86,528	\$0	45%	55%	\$39,100	\$47,428
New ball diamond	\$54,080	\$54,080	\$0	58%	42%	\$31,204	\$22,876
Lighting	\$54,080	\$54,080	\$0	84%	16%	\$45,611	\$8,469
Subtotal	\$488,667	\$282,081	\$206,586			\$378,924	\$109,742
O'Hausser Park							
Crack Fill/Seal Coat and paint lines south parking lot	\$3,245	\$0	\$3,245	100%	0%	\$3,245	\$0
Back nine hole signs	\$3,245	\$0	\$3,245	100%	0%	\$3,245	\$0
Crack Fill/Seal Coat and paint lines north/frisbee golf parking lot	\$5,408	\$0	\$5,408	100%	0%	\$5,408	\$0
New asphalt - frisbee golf, north, entrance to concession and	\$29,203	\$29,203	\$0	84%	16%	\$24,630	\$4,573
Bollard - O'Leary/Kerwin/Disc golf/St Path	\$1,622	\$1,622	\$0	84%	16%	\$1,368	\$254
Overall disc golf sign	\$3,245	\$0	\$3,245	100%	0%	\$3,245	\$0
Replace and move swing closer location of existing play equipment	\$10,816	\$0	\$10,816	100%	0%	\$10,816	\$0
Boarder around new playground, ada mulch and accessible paths	\$21,632	\$0	\$21,632	100%	0%	\$21,632	\$0
Large grill	\$541	\$0	\$541	100%	0%	\$541	\$0
Disc Golf Improvements - hole 13, new pads garbage cans	\$5,408	\$0	\$5,408	100%	0%	\$5,408	\$0

Table 7
Allocation of Capital Costs
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Project	Potential Impact		Ineligible	Deficiency %	Growth %	Deficiency Costs	Growth Costs
	2008 Cost	Fee Eligible					
Permanent bike racks (2 each side)	\$1,731	\$1,731	\$0	84%	16%	\$1,160	\$271
O'Hausser South Pavilion - Updating	\$32,448	\$32,448	\$0	30%	71%	\$9,572	\$22,876
New play equipment - south	\$27,040	\$27,040	\$0	45%	55%	\$12,219	\$14,821
Extend trail/bridges through marsh	\$27,040	\$27,040	\$0	84%	16%	\$22,805	\$4,235
New Bridge - disc golf	\$27,040	\$27,040	\$0	84%	16%	\$22,805	\$4,235
Free standing shelter - disc golf	\$27,040	\$27,040	\$0	81%	19%	\$21,956	\$5,084
New tennis courts (replacement)	\$64,896	\$0	\$64,896	100%	0%	\$64,896	\$0
Extend pking lot - OHS	\$43,264	\$43,264	\$0	68%	32%	\$29,577	\$13,687
Basketball Court - full size	\$19,469	\$19,469	\$0	60%	40%	\$11,770	\$7,699
Ice rink	\$10,816	\$10,816	\$0	72%	28%	\$7,766	\$3,050
Lighting	\$54,080	\$54,080	\$0	84%	16%	\$45,611	\$8,469
Subtotal	\$419,228	\$300,793	\$118,435			\$329,975	\$89,253
Palisades Park							
New entrance and exit signs	\$1,082	\$1,082	\$0	84%	16%	\$912	\$169
New in ground bike racks	\$865	\$865	\$0	84%	16%	\$730	\$136
Toi-Lot: sand; connect transfer point to path making truly accessible	\$10,816	\$0	\$10,816	100%	0%	\$10,816	\$0
New fencing around tennis court	\$11,898	\$0	\$11,898	100%	0%	\$11,898	\$0
Parking lot restoration	\$70,304	\$0	\$70,304	100%	0%	\$70,304	\$0
Full size basketball court	\$16,224	\$16,224	\$0	60%	40%	\$9,808	\$6,416
Connecting path from east pking lot to courts	\$3,786	\$3,786	\$0	84%	16%	\$3,193	\$593
New side walk around shelter	\$5,408	\$0	\$5,408	100%	0%	\$5,408	\$0
New community park play equipment	\$81,120	\$40,560	\$40,560	45%	55%	\$58,888	\$22,232
Move vball court, new poles and curbing	\$1,622	\$0	\$1,622	100%	0%	\$1,622	\$0
Crushed trail	\$10,816	\$10,816	\$0	84%	16%	\$9,122	\$1,694
Lighting	\$54,080	\$54,080	\$0	84%	16%	\$45,611	\$8,469
Subtotal	\$268,020	\$127,412	\$140,608			\$228,312	\$39,708
Schildt Park							
Crack seal, sealcoat, paint lines	\$5,408	\$0	\$5,408	100%	0%	\$5,408	\$0
Play equipment	\$59,488	\$29,744	\$29,744	45%	55%	\$43,185	\$16,303
Replace Schildt Park sign/flowerbed	\$1,622	\$0	\$1,622	100%	0%	\$1,622	\$0
Pond Management grant	\$2,704	\$0	\$2,704	100%	0%	\$2,704	\$0
Pond Corrections	\$21,632	\$0	\$21,632	100%	0%	\$21,632	\$0
Develop Concept Plan for additional property	\$5,408	\$5,408	\$0	84%	16%	\$4,561	\$847
Tear down buildings	\$10,816	\$10,816	\$0	84%	16%	\$9,122	\$1,694
Swing benches	\$2,163	\$2,163	\$0	84%	16%	\$1,824	\$339
Permanent bike racks	\$865	\$865	\$0	84%	16%	\$730	\$136
1/2 court basketball court	\$0	\$0	\$0	60%	40%	\$0	\$0

1/13/2009

Ministry & Economy - In Progress
 Minutes: Town of Menasha Impact Fee (Provisional) of Local Infrastructure Study - 10/1/2009 - Financial Analysis & Impact Fee Analysis - C&B File (77 Allocation of Costs)

Table 7
Allocation of Capital Costs
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Project	Potential Impact				Deficiency %	Growth %	Deficiency Costs	Growth Costs
	2008 Cost	Fee Eligible	Ineligible					
Lighting	\$27,040	\$27,040	\$0	84%	16%	\$22,805	\$4,235	
Subtotal	\$137,147	\$76,036	\$61,110			\$113,594	\$23,553	
Wittmann Park								
Design	\$34,611	\$34,611	\$0	84%	16%	\$29,191	\$5,420	
Addition of drainage	\$104,915	\$0	\$104,915	100%	0%	\$104,915	\$0	
New parking lot (1/2 the lot)	\$75,712	\$75,712	\$0	68%	32%	\$31,760	\$23,952	
New parking lot (1/2 the lot) - goeblock	\$135,200	\$135,200	\$0	68%	32%	\$92,428	\$42,772	
New tennis court/full court bball court	\$48,672	\$48,672	\$0	60%	40%	\$29,425	\$19,247	
New play equipment	\$108,160	\$54,080	\$54,080	45%	55%	\$78,518	\$29,642	
Large grills (2)	\$1,082	\$0	\$1,082	100%	0%	\$1,082	\$0	
New shelter/concessions	\$86,528	\$86,528	\$0	81%	19%	\$70,261	\$16,267	
Reposition Vball court	\$5,408	\$0	\$5,408	100%	0%	\$5,408	\$0	
Sun Shade	\$54,080	\$54,080	\$0	81%	16%	\$45,611	\$8,469	
Detention	\$37,856	\$37,856	\$0	84%	16%	\$31,928	\$5,928	
Road/Trail into park (1,000')	\$43,264	\$43,264	\$0	84%	16%	\$36,489	\$6,775	
Lighting	\$54,080	\$54,080	\$0	84%	16%	\$45,611	\$8,469	
Subtotal	\$789,568	\$624,083	\$165,485			\$622,625	\$166,943	
Town Trails								
Kiosk (CB/Friendship Trail)	\$1,622	\$0	\$1,622	100%	0%	\$1,622	\$0	
Decorative Garbage Cans (2/year)	\$811	\$0	\$811	100%	0%	\$811	\$0	
Develop yearly maintenance plan	\$0	\$0	\$0	100%	0%	\$0	\$0	
Covered rest areas	\$5,408	\$0	\$5,408	100%	0%	\$5,408	\$0	
Decorative benches	\$1,082	\$0	\$1,082	100%	0%	\$1,082	\$0	
Subtotal	\$8,923	\$0	\$8,923			\$8,923	\$0	
Annonson Farm Park								
Concept								
Play structure	\$81,120	\$81,120	\$0	45%	55%	\$36,657	\$44,463	
1/2 bball court	\$19,469	\$19,469	\$0	60%	40%	\$11,770	\$7,699	
10 car pking lot	\$21,632	\$21,632	\$0	68%	32%	\$14,789	\$6,843	
Soccer goals	\$2,704	\$2,704	\$0	44%	56%	\$1,179	\$1,525	
Backstop	\$2,163	\$2,163	\$0	83%	17%	\$1,795	\$369	
Misc...tables, bike racks	\$5,408	\$5,408	\$0	83%	17%	\$4,486	\$922	
Free standing shelter	\$27,040	\$27,040	\$0	81%	19%	\$21,956	\$5,084	
Path/Connecting bridge	\$27,040	\$27,040	\$0	83%	17%	\$22,432	\$4,608	
Lighting	\$27,040	\$27,040	\$0	83%	17%	\$22,432	\$4,608	
Subtotal	\$213,616	\$213,616	\$0			\$137,495	\$76,121	

Table 7
Allocation of Capital Costs
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

Project	2008 Cost	Potential Impact Fee Eligible	Ineligible	Deficiency %	Growth %	Deficiency Costs	Growth Costs
Tot Lots							
Butte des Morts	\$3,245	\$0	\$3,245	100%	0%	\$3,245	\$0
Kippenham	\$0	\$0	\$0	0%	100%	\$0	\$0
Kuehn	\$21,632	\$0	\$21,632	100%	0%	\$21,632	\$0
Pearl Cox	\$0	\$0	\$0	0%	100%	\$0	\$0
Strohmeyer	\$37,856	\$0	\$37,856	100%	0%	\$37,856	\$0
Meadow Heights	\$21,632	\$21,632	\$0	0%	100%	\$0	\$21,632
Westfield	\$0	\$0	\$0	0%	100%	\$0	\$0
Glenview	\$0	\$0	\$0	0%	100%	\$0	\$0
Gateway	\$23,795	\$0	\$23,795	100%	0%	\$23,795	\$0
High Plain Meadows	\$21,632	\$0	\$21,632	100%	0%	\$21,632	\$0
Subtotal	\$129,792	\$21,632	\$108,160			\$108,160	\$21,632
C/B Park							
Multipurpose No-Mow Greenspace Area (229,000 SF)	\$45,000	\$45,000	\$0	30%	71%	\$13,275	\$31,725
Restored Prairie (304,000 SF)	\$68,000	\$68,000	\$0	0%	100%	\$0	\$68,000
8' Asphalt Walking Trail (75,330 SF)	\$264,000	\$264,000	\$0	84%	16%	\$222,657	\$41,343
Main Drive Through Park - Asphalt (91,000 SF)*	\$262,000	\$262,000	\$0	84%	16%	\$220,970	\$41,030
Parking Lots - Asphalt (120,575 SF)*	\$504,000	\$504,000	\$0	68%	32%	\$344,555	\$159,445
Splash Pad (5625 SF)	\$400,000	\$400,000	\$0	84%	16%	\$337,359	\$62,641
Educational Wood Chip Trail	\$3,000	\$3,000	\$0	0%	100%	\$0	\$3,000
Rain Gardens (28,850 SF)	\$187,500	\$187,500	\$0	84%	16%	\$158,137	\$29,363
1600 SF Restroom/Shelter Building	\$225,000	\$225,000	\$0	64%	36%	\$143,955	\$81,045
1600 SF Restroom/Shelter Building	\$230,000	\$230,000	\$0	64%	36%	\$147,154	\$82,846
1600 SF Restroom/Shelter Building	\$235,000	\$235,000	\$0	64%	36%	\$150,353	\$84,647
2500 SF Restroom/Shelter Building	\$340,000	\$340,000	\$0	64%	36%	\$217,532	\$122,468
Community Gardens (Site Preparation)	\$20,000	\$20,000	\$0	84%	16%	\$16,868	\$3,132
Sustainable Wood Playground (9000 SF)	\$250,000	\$250,000	\$0	45%	55%	\$112,970	\$137,030
Veteran's Memorial	\$150,000	\$150,000	\$0	84%	16%	\$126,510	\$23,490
Amphitheater (Seating for 400)	\$750,000	\$750,000	\$0	84%	16%	\$632,548	\$117,452
Community Center (10,000 SF)	\$1,600,000	\$0	\$1,600,000	100%	0%	\$1,600,000	\$0
Picnic Area	\$25,000	\$25,000	\$0	84%	16%	\$21,085	\$3,915
(Picnic Tables, Selective Clearing, Grills, Trash Containers)							
Archery Range	\$5,000	\$5,000	\$0	84%	16%	\$4,217	\$783
CTH "CB" Entrance Improvements	\$425,000	\$0	\$425,000	100%	0%	\$425,000	\$0
(Lane Improvements and Signalization)							
Shady Lane Entrance Improvements	\$100,000	\$0	\$100,000	100%	0%	\$100,000	\$0
(Lane Improvements)							
Landscaping	\$500,000	\$500,000	\$0	84%	16%	\$421,699	\$78,301
(Planting Beds, Trees, Turf Grass Areas)							

Table 8
Park Impact Fee Calculation
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

	Cost	Incremental Development Population	Recommended Fee	Units
2006-2025 Population Increment	\$2,262,652.25	3,190	\$709.30	per capita

Residential Property Type	Total
Studio and one-bedroom apartment ⁽¹⁾	\$1,064
Two-bedroom unit ⁽²⁾	\$1,596
Three-bedroom unit or single-family home ⁽³⁾	\$2,128

Notes:

- (1) Assumes 1.50 persons per household.
(2) Assumes 2.25 persons per household.
(3) Assumes 3.00 persons per household.

Table 9
Effect of Impact Fees on Housing Affordability
Public Facilities Needs Assessment and Impact Fee Study
Town of Menasha

	\$250,000 Home		\$400,000 Home	
	Without Impact Fee	With Impact Fee ⁽⁴⁾	Without Impact Fee	With Impact Fee ⁽⁴⁾
Home Price	\$250,000	\$252,277	\$400,000	\$402,277
Down Payment	\$25,000	\$25,228	\$40,000	\$40,228
Amount Financed	\$225,000	\$227,049	\$360,000	\$362,049
Principal and Interest Payments ⁽¹⁾	\$17,230	\$17,387	\$27,568	\$27,725
Taxes ⁽²⁾	\$4,973	\$5,018	\$7,957	\$8,002
Insurance	\$200	\$200	\$300	\$300
Annual Housing Cost	\$22,403	\$22,605	\$35,825	\$36,027
Income Required ⁽³⁾	\$80,010	\$80,733	\$127,945	\$128,667
Additional income required		\$722		\$722
Additional income as percent of total		0.90%		0.56%

Notes:

(1) Assumes 6.5 percent annual interest rate, 30 year fixed rate mortgage

(2) Source: Wisconsin Department of Revenue

(3) Based upon standard conventional mortgage underwriting guidelines

(4) Effect with impact fee includes proposed park impact fee plus the existing fire impact fee of \$149.00 per single-family home, as shown in the Town of Menasha Fee Schedule.

CHAPTER FOUR: RECOMMENDED IMPACT FEES AND IMPLEMENTATION

RECOMMENDATION

The purpose of this study was to determine the appropriateness of impact fees as a source of funds for new park facilities. This report was also intended to fulfill the “public facilities needs assessment” procedural requirement under Wisconsin Statutes §66.0617.

In order to determine the appropriate amount of impact fees for park facilities, an inventory was conducted of existing conditions in the Town. Forecasts were then made regarding future conditions and standards. The costs of recommended improvements were allocated to the proportionate share needed to remedy existing deficiencies and the proportionate share needed to provide excess capacity to accommodate future development. The analysis resulted in the computation of an impact fee in the amount of \$2,128 for a single-family residence. It is recommended that the Town implement impact fees for residential development in accordance with Table 8 of the report.

ENACTMENT OF AN IMPACT FEE ORDINANCE

To implement the recommendations of this report and impose impact fees for park facilities, the following tasks will need to be completed:

- A. Present the findings of this report to the Town Board.
- B. An ordinance must be drafted defining the proposed impact fees.
- C. A Class 1 notice must be published in the Town newspaper prior to the public hearing as required under Wisconsin Statutes §66.0617(3). The needs assessment must be available 20 days prior to the public hearing to allow the public sufficient time to review as required under Wisconsin Statutes §66.0617(4)(b).
- D. After the public hearing, the Town Board may adopt the proposed ordinance as recommended or adopt the ordinance with amendments.

PERIODIC REVIEW

It is recommended that the Town increase the amount of the impact fees each year so that the amount paid by future development is approximately equal to the amount paid by new development in the first year, in terms of constant dollars. This will allow future fees collected to reflect the current cost of constructing facilities. If the Town intends to increase impact fees on an annual basis, the ordinance should state that intention and specify the amount by which fees will be increased or the method that will be used to determine the amount of the increase. This will allow the fees to be increased without an amendment to the ordinance and an additional public hearing that is required whenever an impact fee ordinance is adopted or amended. It is

recommended that a provision be included to review the fees each year and adjust them by the Engineering News Record Construction Costs Index.

The impact fees computed in this report were based on numerous assumptions and forecasts related to future development and population growth, and preferred service levels for municipal services. The recommendations of this report are intended to serve as a guideline for the types of required facilities planned. Based upon the fact that levels of future development are uncertain and that the Town may decide to build different facilities than those identified in the CIP, it is recommended that the impact fees be reviewed at a minimum of every 3-5 years to adjust for changes in the pace of development or project costs.

**FEE-IN-LIEU OF LAND DEDICATION
FOR
PARKLAND ACQUISITION UPDATE**

TOWN OF MENASHA
WINNEBAGO COUNTY, WISCONSIN

SEPTEMBER 2008

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MUNICIPAL ECONOMICS &
PLANNING
W233 N2080 Ridgeview Parkway
Waukesha, Wisconsin 53188-1020

TOWN OF MENASHA
FEE-IN-LIEU OF LAND DEDICATION FOR PARKLAND ACQUISITION UPDATE

INTRODUCTION

The Town of Menasha, like most municipalities, offers a system of municipal parks for Town residents. In order to provide adequate amounts of parkland as new development occurs, the Town currently requires developers to dedicate the portion of their development that encompasses a designated park site, to the Town. If the subdivision does not encompass a proposed park site, the developer is required to pay a fee-in-lieu of land dedication fee, currently set at \$1,046 per single-family residential unit, in place of land dedication. The Town retained Municipal Economics and Planning, a division of Ruekert & Mielke to estimate the cost per residential lot of providing parkland and to recommend a fee-in-lieu of land dedication based upon current standards and costs.

STUDY PROCESS

The recommended fee-in-lieu of land dedication was developed based on the Town's standards in terms of acres of parkland per 1,000 residents and costs per acre to purchase parkland. The standards used for the recommended acres of parkland per 1,000 residents were those used in the Town's current Park and Open Space Plan. The average cost per acre for each type of park, along with the standard in terms of acres per 1,000 residents, was used to develop the equivalent cost per residential unit for parkland. The analysis and recommendations of the study are summarized in this report.

COMPUTATION OF RECOMMENDED FEE-IN-LIEU OF LAND DEDICATION

Table 1 shows the estimated cost per acre to purchase community, neighborhood, mini and open space parkland. The table also shows the composite cost to purchase 14.37 acres of parkland to meet the Town's service level standards of acres of parkland per thousand residents.

Table 2 shows the computation of the cost per single-family dwelling unit to provide parkland. The total costs for land acquisition shown on Table 1 are broken out into the total number of acres acquired for community, neighborhood, mini, and open space parkland and were converted to a cost per capita based on the recommended recreational standards of parkland per 1,000 residents. When the cost per acre of parkland acquisition is multiplied by the standard in terms of acres per capita, it yields an average cost of \$265.45 per capita to acquire parkland. The per capita cost for acquisition multiplied by 3.00 persons per single-family household is \$796 per single-family dwelling unit. Similarly the estimated cost per multi-family dwelling unit for parkland acquisition and development is \$597, and \$398 for a studio or one bedroom unit.

RECOMMENDATIONS

It is recommended that the Town revise its current fee to reflect the findings of this report and charge a fee for single-family units in the amount of \$796, a fee to multi-family units of \$597, and a fee of \$398 for a studio or one bedroom apartment. Additionally, it is suggested that the

Town update this fee on an annual basis to reflect inflation. The Town's existing land division ordinance should state that intention and specify the amount by which fees will be increased or the method that will be used to determine the amount of the increase. It is recommended that a provision be included to review the fees each year and adjust them by the Engineering News Record Construction Costs Index.

Table 1
Parkland Acreage Computation
Parkland Fee-In-Lieu of Land Dedication Computation Study
Town of Menasha

Park Type	Existing Service Level		Total Cost
	Standard (Acres/000) ⁽¹⁾	Cost Per Acre ⁽²⁾	
Community Parkland	10	\$17,000	\$170,000
Neighborhood	2.5	\$30,000	\$75,000
Mini	0.37	\$35,000	\$12,950
Open Space	1.5	\$5,000	\$7,500
	14.37		\$265,450

Notes:

(1) Taken from the Town of Menasha Parks and Open Space Plan.

(2) Information on vacant land cost per acre gathered from the Town of Menasha and wisconsinhomes.com, July, 2008.

Table 2
Fee-In-Lieu of Land Dedication Calculation
Parkland Fee-In-Lieu of Land Dedication Computation Study
Town of Menasha

Park Type	Acres	Cost per Acre	Total Cost	Acres/Capita	Cost per Capita
Community Parkland	10	\$17,000.00	\$170,000.00	0.01000	\$170.00
Neighborhood	2.5	\$30,000.00	\$75,000.00	0.00250	\$75.00
Mini	0.37	\$35,000.00	\$12,950.00	0.00037	\$12.95
Open Space	1.5	\$5,000.00	\$7,500.00	0.00150	\$7.50
	14.37		\$265,450.00	0.01437	\$265.45

Residential Property Type	Total
Studio and one-bedroom apartment ⁽¹⁾	\$398
Two-bedroom unit ⁽²⁾	\$597
Three-bedroom unit or single-family home ⁽³⁾	\$796

Notes:

(1) Assumes 1.50 persons per household.

(2) Assumes 2.25 persons per household.

(3) Assumes 3.00 persons per household.

Appendix D

Park and Recreation Department Capital Improvement Plan

	2010	2011	2012	2013	2014	2015	Historical Totals - 2005- 2015	
Fritse Park	\$800,000	\$	\$				\$1,448,000	Fritse Park
Rydell							\$	Rydell
Fritsch Park	\$	\$8,400	\$	\$	\$356,672	\$250,880	\$631,552	Fritsch Park
O'Hauser Park	\$54,600	\$319,987	\$146,067				\$596,834	O'Hauser Park
Palisades Park	\$16,200	\$106,400	\$30,740				\$250,841	Palisades Park
Schildt	\$28,300	\$	\$6,960	\$247,800			\$370,692	Schildt
Wittmann	\$	\$12,960	\$206,919	\$150,000	\$245,520		\$872,599	Wittmann
Tot-Lots	\$		\$29,000				\$87,120	Tot-Lots
Town Trails	\$						\$7,000	Town Trails
Woodland Prairie	\$	\$	\$					Woodland Prairie
Anunson Farm				\$89,600	\$33,640	\$112,592	\$235,832	Anunson Farm
Fredrickson Prairie							\$	Fredrickson Prairie
Dube				\$16,800	\$44,000		\$60,800	Dube
Community Center	\$1,010	\$4,442	\$8,030	\$12,566	\$1,240	\$548	\$36,667	Community Center
Overall C.N.A.							\$20,000	Overall C.N.A.
5yr review Pk & Open Space Plan	\$5,000							
Totals	\$905,110	\$ 452,189	\$ 427,717	\$ 516,766	\$ 681,072	\$ 364,020	\$ 2,441,764	

RES #110228-2

APPROVAL OF UPDATE TO THE TOWN OF MENASHA FIVE-YEAR PARKS AND OPEN SPACE PLAN 2011-2015

WHEREAS, the Park Commission has adopted and recommended approval of an update to the Town of Menasha Five-Year Parks and Open Space Plan 2011-2015; and

WHEREAS, this plan update will be incorporated into the Town of Menasha Winnebago County Comprehensive Plan 2003-2023 by reference; and

WHEREAS, updates to the Town of Menasha Five-Year Parks and Open Space Plan must be approved by the Planning Commission; and

WHEREAS, the Planning Commission at their regular February 16, 2011 meeting approved this update.

Planning Commission: 6 Aye 0 Nay 0 Excused 0 Abstain

WHEREAS, the approval of this plan update is necessary for future grant applications.

NOW, THEREFORE BE IT RESOLVED that the Town of Menasha Board of Supervisors hereby approves the update to the Town of Menasha Five-Year Parks and Open Space Plan 2011-2015; and

BE IT FURTHER RESOLVED that approval of this plan does not authorize or suggest authorization for the expenditure of Town funds for any of the proposed park and trail improvements. All projects proposed in this plan shall be reviewed on an annual basis and shall only be authorized through the formal annual budget process by the Town Board subject to availability of funds and/or borrowing desire and capability.

Adopted this 28th day of February, 2011

Requested by: George Dearborn, Director of Community Development

Submitted by: Arden Tews, Town Chairman



Arden Tews, Town Chairman



Attest: Karen Backman, Town Clerk