



COMMON COUNCIL MINUTES
Monday, July 7, 2025 at 6:00 PM
First Floor Conference Rooms
100 Main Street, Menasha, WI

A. CALL TO ORDER

Meeting called to order by Mayor Hammond at 6:02 pm.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

Present: Alds. Rand, Eisenach, Hale, Perkins, Lewis, Marshall, Grade, Ropella

Also Present: FD Sassman, AP Heim, PP Larsen, DDMO Brown, Lt. Sawyer, PRD Sackett, LD Kopetsky, DDE Gordon, CA Struve, Mayor Hammond, Clerk Snyder, DDE Gordon

D. PUBLIC HEARING

1. Proposed Rezoning of Property Located at N8910 Oneida Street (Parcel No. 7-00725-56) and Oneida Street (Parcel No. 7-00725-57) from R-1 Single Family Residence District to C-1 General Commercial District

Staff advised on the zoning history of the property in question.

Mayor Hammond opened the public hearing at 6:05pm and invited members of the public to speak.

Mayor Hammond closed the public hearing at 6:05pm after no members of the public elected to speak.

2. Proposed Rezoning of Properties Located at 1221 Province Terrace (Parcel No. 7-00001-07), 1237 Province Terrace (Parcel No. 7-00001-06), 1253 Province Terrace (Parcel No. 7-00001-05), 1269 Province Terrace (Parcel No. 7-00001-04) and 1285 Province Terrace (Parcel No. 7-00001-03) from C-1 General Commercial District to R-4 Multi-Family High Density Residential District

Staff advised that this rezoning seeks to allow denser housing instead of allowing business development on the empty lots in question. Staff further clarified the function of protest petitions as they relate to proposed zoning amendments. Specifically, State of Wisconsin law has preempted City of Menasha Municipal Code regarding protest petitions concerning zoning ordinances; this makes them obsolete in ordinances such as these.

Mayor Hammond opened the public hearing at 6:11pm and invited members of the public to speak.

Mike Rodman (1226 Fieldview Drive, Menasha) commented in opposition of the rezoning. Rodman enumerated specific concerns including property value depreciation, environmental risks, light pollution, increased crime, and heightened infrastructure needs.

Mike Huelsbeck (2227 W Hiawatha Dr, Appleton) introduced himself as the Province Terrace lots property owner and commented on the merits of Menasha's purchase of the Province Terrace lots involved in this proposed rezoning. Specifically, this purchase presents increased revenue through taxation and economic development. The City of Menasha may additionally address resident complaints by working with contracted developers. Huelsbeck concluded by discussing additional benefits of sale to his family and their efforts to sell the parcels in question.

Tom Klister (229 E Washington Street, Appleton) introduced himself as a partner with a small family development company. This represents the company's third project in Menasha. Klister advised that they intend to handle the project with care.

Troy Hieptas (1282 Fieldview Drive, Menasha) commented on the protest petition and the vote required for this motion. Hieptas additionally spoke on Common Council members' sentiments on living near dense housing, and appropriate solutions to the present housing crisis. Hieptas later spoke a second time to share that the proposed apartments would be priced at market rate.

Matt Gieseke (1274 Fieldview Drive, Menasha) commented on the community's prioritization of the Barker Farms neighborhood area, and suggested exploration of other areas for the development of high-density housing.

Kiersten Lewis (1032 Grove Street, Menasha) commented on the lack of affordable housing options for young people in Menasha and advocated for the proposed rezoning. Lewis further commented on the benefit of attracting young community members to Menasha.

Eli Wickman (700 Tenth Street, Menasha) commented on the lack of housing options available to aged populations looking to downsize into smaller units in Menasha. Wickman suggested areas for development and discussed code enforcement.

Mayor Hammond closed the public hearing at 6:36pm.

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

Chris Evenson (525 Broad Street, Menasha) commented on the press release communication describing State of Wisconsin funds allocated to the Racine Street

Bridge in this budget cycle. Evenson thanked community member Mike Taylor for his efforts to this end.

KristL Laux (388 Naussau Street, Menasha) shared an update on the round goby in the Menasha community, as one was recently found. Laux asked that community members that find such fish contact the Wisconsin DNR.

Ashley Stephens (432 Broad Street, Menasha) spoke on her alcohol operator's license application. This appears as an action item in this Common Council packet. Stephens described a change to life circumstances, the separation of these personal matters from her work, and her passion for bartending.

Heather Loudon (1068 Durham Lane, Menasha) commented on hazardous conditions around the Fox Cities Paper Trail, specifically where it intersects Manitowoc Road.

Klaire Heiptas (1282 Fieldview Drive, Menasha) commented on hazards around the Manitowoc Road intersection, and the potential for increased traffic in this area.

F. REPORT OF DEPARTMENT OFFICERS/DEPARTMENT HEADS/STAFF/CONSULTANTS

Motion by District 7 Alderperson Grade, seconded by District 4 Alderperson Perkins to approve.

Motion carried 8-0 on voice vote.

Staff advised further on funding allocated for the Racine Street Bridge and Neenah-Menasha Fire Rescue training tower by the State of Wisconsin during its budget finalization early this month. For the bridge, this includes maintenance costs and represents an indefinite, annual allocation.

1. Presentations:
2. Minutes to Receive:
 - a. Neenah-Menasha Sewerage Commission, 5/27/25
 - b. Neenah-Menasha Fire Rescue Fire Commission, 6/17/25
 - c. Board of Public Works, 6/16/25
 - d. Plan Commission, 6/3/25
3. Communications:
 - a. Quarterly Storm Water Flyer
 - b. National Parks and Recreation Month Proclamation
 - c. Press Release - City of Menasha Thanks Wisconsin's Elected Representatives for Funding Towards Racine Street Bridge and Neenah-

Menasha Fire Rescue Training Tower (2025 - 2027 Biennial State Budget)

G. CONSENT AGENDA

1. Common Council Minutes, 6/16/25
Motion by District 7 Alderperson Grade seconded by District 6 Alderperson Marshall to approve. Motion carried on voice vote.
2. Board of Public Works, 6/16/25, Recommends Approval of:
 - a. Change Order - Janke General Contractors, Inc.; Contract Unit No. 2024-08; Water Street Corridor Reconstruction; Deduct \$53,039.40 (Change Order No. 3 and Final)
Motion by District 8 Alderperson Ropella, seconded by District 6 Alderperson Marshall to approve.

Motion carried 8-0 on roll call.
 - b. Payment - Janke General Contractors, Inc.; Contract Unit No. 2024-08; Water Street Corridor Reconstruction; \$78,799.94 (Payment No. 12 and Final)
Motion by District 8 Alderperson Ropella, seconded by District 6 Alderperson Marshall to approve.

Motion carried 8-0 on roll call.
 - c. Payment - Northeast Asphalt, Inc.; Contract Unit No. 2024-03; Jefferson Park Improvements; \$195,308.74 (Payment No. 8)
Motion by District 8 Alderperson Ropella, seconded by District 6 Alderperson Marshall to approve.

Motion carried 8-0 on roll call.
 - d. Payment - Donald Hietpas & Sons; Contract Unit No. M0002-09-24-00362; Sewer & Water Main Reconstruction (Wilson Street & Harding Street); \$302,097.64 (Payment No. 2)
Motion by District 8 Alderperson Ropella, seconded by District 3 Alderperson Hale to approve.

Motion carried 8-0 on roll call.

H. ITEMS REMOVED FROM THE CONSENT AGENDA

I. ACTION ITEMS

1. Accounts payable and payroll for the term of 6/13/25 - 7/3/25 in the amount of \$1,676,565.23
Motion by District 2 Alderperson Eisenach, seconded by District 4 Alderperson Perkins to approve.

Motion carried 8-0 on roll call.

2. Temporary Expansion of Licensed Premises Permit Application - Wilzke's Pub (528 Milwaukee Street, Menasha), July 12, 2025
Motion by District 2 Alderperson Eisenach, seconded by District 3 Alderperson Hale to approve.

Motion carried 8-0 on roll call.

3. Temporary Expansion of Licensed Premises Permit Application - Wilzke's Pub (528 Milwaukee Street, Menasha), September 13, 2025
Motion by District 2 Alderperson Eisenach, seconded by District 3 Alderperson Hale to approve.

Motion carried 8-0 on roll call.

4. Alcohol Operator's License Applications for the 2025-2027 Licensing Term
Motion by District 3 Alderperson Hale, seconded by District 5 Alderperson Lewis to deny Heather Campanella's application for an operator's license.

Motion carried 6-1 on roll call. District 7 Alderperson Grade voted no. District 2 Alderperson Eisenach abstained due to employing alcohol operators.

Motion by District 4 Alderperson Perkins, seconded by District 5 Alderperson Lewis to deny Ashley Stephen's application for an operator's license.

Motion carried 6-1 on roll call. District 6 Alderperson Marshall voted no. District 2 Alderperson Eisenach abstained due to employing alcohol operators.

Motion by District 3 Alderperson Hale seconded by District 8 Alderperson Ropella to approve Andrew Stanzcak's alcohol operator's license.

Motion Carried 6-1 on roll call. District 1 Alderperson Rand voted no. District 2 Alderperson Eisenach abstained due to employing alcohol operators.

J. HELD OVER BUSINESS

K. ORDINANCES AND RESOLUTIONS

1. R-17-25 - A Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$3,675,000 General Obligation Promissory Notes, Series 2025 A (Introduced by Mayor Hammond)
Motion by District 7 Alderperson Grade, seconded by District 8 Alderperson Ropella to approve.

Motion carried 8-0 on roll call.

Greg Johnson, Senior Municipal Advisor of Ehlers Public Finance Advisors, presented on the parameters resolution before the Common Council this evening. This resolution, R-17-25, authorizes Ehlers to move forward with general obligation and promissory notes, outlines debt service payment, and financing for certain improvements. More specifically, parameters further prescribe a maximum and minimum bid, true interest cost, and maturity schedule adjustments.

Discussion considered the purpose of municipal borrowing, refinancing, services provided by Ehlers, and combining levies.

2. R-18-25 - A Resolution Acknowledging Review of City of Menasha 2024 Compliance Maintenance Annual Report (CMAR) Under Wisconsin Administrative Code NR 208 (Introduced by Ald. Ropella)
Motion by District 8 Alderperson Ropella, seconded by District 7 Alderperson Grade to approve.

Motion carried 8-0 on roll call.

3. R-16-25 - A Resolution Supporting The Grow Solar Program (Introduced by Ald. Rand)
Motion by District 1 Alderperson Rand, seconded by District 5 Alderperson Lewis to approve.

Motion carried 8-0 on roll call.

4. O-6-25 - An Ordinance Amending Title 13, by Making Certain Changes to the District of N8910 Oneida Street (Parcel No. 7-00725-56) and Oneida Street (Parcel No. 7-00725-57); R-1 Single Family Residence District to C-1 General Commercial District (Introduced by Ald. Eisenach)
Motion by District 2 Alderperson Eisenach, seconded by District 3 Alderperson Hale to approve.

Motion carried 8-0 on roll call.

5. O-8-25 - An Ordinance Amending Title 13, by Making Certain Changes to the District of 1221 Province Terrace (Parcel No. 7-00001-07), 1237 Province Terrace (Parcel No. 7-00001-06), 1253 Province Terrace (Parcel No. 7-00001-05), 1269 Province Terrace (Parcel No. 7-00001-04) and 1285 Province Terrace (Parcel No. 7-00001-03); C-1 General Commercial District to R-4 Multi-Family High Density Residential District (Introduced by Ald. Eisenach)
Motion by District 2 Alderperson Eisenach, seconded by District 4 Alderperson Perkins to approve.

Motion carried 7-1 on roll call. District 7 Alderperson Marshall voted no.

Discussion considered the financial benefit of this sale to the City of Menasha

and the community's land-locked status. The Common Council further considered specific plans for the eventual development. Discussion further considered the purpose of the motion; specifically, this motion is the first step in allowing discussions around development, as development is not possible without first rezoning the properties in question. The Common Council additionally centered around a changed housing market requiring increased access to rentable units, as homeownership becomes increasingly inaccessible.

Staff advised on concerns presented by residents during the public hearing on this proposed rezoning. Specifically, Wisconsin State Statute requires notification to property owners within 150 feet of the lots in question; this requirement was achieved. Light pollution differences between the present zoning and the proposed zoning may be negligible as neither classification restricts lighting. Finally, staff advised that environmental risks to wildlife and ecosystems are answered by site plan reviews to be completed before development.

Clerk's Note: The Province Terrace parcels indicated by this ordinance proposal were initially zoned C-3 Business and Office District rather than C-1 General Commercial District as the text indicates. Although the ordinance language is inaccurate, municipal counsel advised that, because the ordinance language herein does not change the legislative intent (effect) of the rezoning of affected properties to R-4 Multi Family, High Density Residence District, a correction is not necessary. Further, discussion on this item during Plan Commission, the body which recommended this item to the Common Council, and during Common Council consistently described the Province Terrace parcels' current zoning accurately.

L. APPOINTMENTS

1. Mayor's appointment of Gary Daughtery to the Board of Health for a term of 7/8/25 - 5/1/28

Motion by District 7 Alderperson Grade seconded by District 8 Alderperson Ropella to approve. Motion carried on voice vote.

M. CLAIMS AGAINST THE CITY

N. PUBLIC COMMENTS ON ANY MATTER LISTED ON THE AGENDA

O. ADJOURNMENT

Motion by District 4 Alderperson Perkins seconded by District 5 Alderperson Lewis to adjourn the Common Council meeting at 8:04 pm. Motion carried on voice vote.

Minutes submitted by City Clerk Kaija Snyder.