

City of Neenah

Comprehensive Plan Update 2040

Public Visioning Workshops Summary Report



Draft
August, 2016

**City of Neenah Comprehensive Plan
Update 2040
Public Visioning Workshops Summary
Report**

Draft August 2016

Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

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Visioning Workshops Summary Report

CONTACT: Kathy Thunes, Principal Planner

AUTHORS: Kathy Thunes, Principal Planner
Tyler DeBruin, GIS Specialist

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400 Ahnaip Street, Suite 100
Menasha, WI 54952
(920) 751-4770
www.ecwrpc.org

This report provides a summary of the information collected during the three City of Neenah Visioning Workshops held during April 2016 as part of the City of Neenah Comprehensive Plan Update 2040.



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Introduction

A series of three public visioning workshops were held in April between the 19th and 21st in order to obtain input from residents, business owners and others. Each workshop focused a specific area of the City, though participants were invited to attend any of the workshops. While most exercises allowed participants to provide input for the entire City, there were a few exercises that concentrated on the specific focus area. Workshop focus areas included Downtown and Doty Island (Workshop No. 1); South Commercial Street / Green Bay Road Corridor (Workshop No. 2), the West Side Growth Areas (Workshop No. 3).

A total of eighty-one participants attended the public visioning workshops; five people attended multiple workshops. Participants were divided into small working groups to better facilitate input. This resulted in six groups for Workshop No.1, three groups for Workshop No. 2 and two groups for Workshop No. 3. A series of five interactive group/individual exercises were completed, each exercise was preceded by a short presentation. Input was sought on the following concepts: Community Assets, Neighborhood and Business District Delineation, Community Connections, Business District / Corridor and Community Improvements, and New Development or Redevelopment.

Summary of Findings

Exercise No. 1: Community Assets

Purpose: Create a list of qualities and characteristics that define the City of Neenah and physical features, structures, places or other geographies that contribute to its identity and 'sense of place'.

Use of Information: This data can be utilized for a number of purposes including:

- identification of areas for preservation or enhancement;
- ideas for replication in other parts of community;
- creation/reinforcement of community/neighborhood identity;
- guidance of overall development theme(s); and
- relationship of property uses and amenities.

This exercise included a group mapping exercise and an individual activity.

Group Mapping Exercise

Working in groups, participants identified community assets on a map. Assets were classified into seven categories: recreational / natural resources (green), community facilities, historic /

cultural resources, economic development, transportation, housing and other for analysis purposes. Assets identified by all 11 groups included:

- Waterfront / Lake Front / Shoreline / Lake Winnebago / Water Access / Boating Access
- ThedaCare Regional Medical Center – Neenah

Other top assets include (number of groups identifying asset are shown in parenthesis):

- Trestle Trail / Bike Trail / Trail System / “Loop the Lake” (10)
- Library (10)
- Arrowhead Park (8)
- Recreation Park (Pool, Boat Launch) (8)
- Kimberly Point / Lighthouse (7)
- Schools (System) (7)
- Downtown (7)
- Riverside Park (6)
- Shattuck Park / Public Gathering (6)
- I-41 (6)
- Wilderness Park (5)

Individual Activity

Individuals were given an opportunity, on a separate sheet of paper, to identify assets that they felt were important. These assets may or may not have been identified by the group. Many of these assets could not be identified by a dot on a map and are more reflective of personal feelings. Similar to the mapping exercise, assets identified under this activity were classified, for analysis purposes, into seven categories: recreational / natural resources, community facilities, historic / cultural resources, economic development, transportation, housing and other. Top assets or themes are identified below (number of groups identifying asset are shown in parenthesis):

- Identification of City parks, either in general terms or a specific park (26)
- City of Neenah (positive / clean / well maintained / safe / progressive / friendly / quiet / good people / diverse) (23)
- Neenah Downtown (engaging / vibrant / good mix of retail, food, bars / restaurants / historic / viable / towers) (21)
- Water Access / Waterfront / Lake Winnebago / Proximity to Lake / Water Resources / Water Views / Slough (19)
- Environment for running or biking / trails / bike lanes / Trestle Trail (17)
- Education / Schools / Teachers / FVTC (12)
- Philanthropic Attitude / volunteerism / giving / community support / generosity (12)
- Neighborhoods / Neighbors (9)
- Greenery / Trees (9)

Exercise No. 2: Neighborhood and Business District Delineation

Purpose: Identify more specific neighborhood and business district delineations within the City of Neenah and its workshop focus areas.

Use of Information: This information can be used to better identify:

- community identity;
- design theme(s);
- small-scale improvement programs; and
- participatory budgeting.

This exercise included two individual activities: Neighborhood Delineation and Business District / Corridor Delineation. Working on individual maps, participants were asked to place a dot on their house. They then were asked to draw lines on the map, delineating the extent of their neighborhood. On a separate sheet, participants were also asked to draw lines on the map to reflect the extent of the business district / corridor in the focus area. Business districts may include only the commercial properties or it may include residential and other properties.

Heat type maps of the individual responses were created to illustrate business districts / corridors and neighborhoods.

Neighborhood Delineation

Five areas representing neighborhoods received the largest number of responses:

- Two neighborhoods on Doty Island; one in the business district area of N. Commercial Street and the second south of Nicolet Boulevard, east of 8th Street and north of the River.
- Three neighborhoods in the remainder of the City: one in the downtown area, the second in the Congress Street/Cedar Street/Cecil Street/ Fairview Avenue area, and the third in the South Park Avenue/Maple Street/Kraft Street/ Omaha Avenue area.

Business District / Corridor Delineation

Four major business districts / commercial corridors were identified:

- Downtown Neenah Business District;
- Doty Island Business District;
- S. Commercial Street Business Corridor; and
- Fox Point / Green Bay Road Commercial District.

Exercise No. 3: Community Connections

Purpose: Identify routes and paths that you travel using a variety means within/across the City of Neenah. Identify barriers to travel within the City of Neenah that may be in need of improvement.

Use of Information: This information can be used in a number of ways to assess the level of 'connectivity' within the City and its focus areas. Specific recommendations may be developed for:

- road/street improvements;
- bike lanes/bike path routes;
- transit stops and route enhancements; and
- parkways and greenways.

This exercise included two group mapping activities: Bicycling and Pedestrian Routes / Paths and Barriers to Travel.

Bicycling and Pedestrian Routes / Paths

Working in groups, participants were asked to first highlight bicycling and pedestrian routes / paths that they use to go between various locations in and near the City. Heat type maps of the group responses were created to illustrate bicycling and pedestrian routes. For the purpose of this exercise, bicycling and pedestrian routes were grouped together. Streets / corridors with the largest number of responses included:

- Kimberly Point area (N. Park Avenue and Lakeshore Avenue);
- Wisconsin Avenue (Lakeshore Avenue to Main Street);
- Trail along Little Lake Butte des Morts (Main Street / Wisconsin Avenue to N. Lake Street);
- N. Lake Street (Railroad tracks north);
- S. Park Avenue (Wisconsin Avenue to Bell Street);
- Oak Street (Wisconsin Avenue across the W. G. Bryan Bridge);
- First Street (W. G. Bryan Bridge to Nicolet Boulevard); and
- N. Commercial Street (Nicolet Boulevard north).

Barriers to Travel

Working in groups people were asked to identify barriers to travel on a map. Barriers are restrictive or limiting. They slow or prevent people from safely getting one point to another. Barriers to travel were classified by street. Major streets and barriers identified within these streets include (number of responses identifying a barrier are shown in parenthesis):

- South Commercial Street (24)
 - Cecil Street to Bell Street (14)
 - Congestion
 - Parking
 - Bike Safety
- North Commercial Street (21)
 - Area north of Wisconsin Avenue (6)
 - Congestion, etc.
 - Nicolet Boulevard / First Street Intersection (5)
 - Confusion
- Winneconne Avenue (20)
 - Green Bay Road Area (8)
 - Congestion
 - Roundabouts
 - Pedestrian and bike safety
 - Henry Street Intersection (5)
 - Congestion
- Breezewood Lane (12)
 - I-41 Roundabouts (8)
- Main Street (10)
 - Arrowhead Park Area (8)
 - Congestion
 - Left turns onto Main Street

Exercise No. 4: Business District / Corridor and Community Improvements

Purpose: Brainstorm ideas and discussion pertaining to needed improvements within existing business districts and the community as a whole.

Use of Information: A list of visionary, “big picture” ideas can be used to consider physical and social improvements with the community or within specific business districts. Such items could include:

- landscaping;
- parking aesthetics;
- lighting/safety;
- building rehabilitation;
- service improvements;
- wayfinding signage; and
- parkland improvements.

This exercise included two group mapping activities: Business and Community Improvements, and one individual activity: Business District / Corridor Improvements Individual Feedback.

Since there was a blurring of business district and community improvements, these two improvements were analyzed together.

Group Mapping Exercise: Business District / Corridor and Community Improvements

Improvements were classified by area / street: Downtown Business District, Doty Island, South Commercial Street, Green Bay Road, Main Street, Westowne Retail Development, Southpark Industrial Park and Community-wide.

Downtown Business District (63 comments): People had numerous suggestions for the downtown business district, though the need for additional parking along with suggestions on where this parking could be located was one of the more common themes. Participants recommended enhanced dining, recreation and cultural experiences in the downtown and Arrowhead Park area. Areas recommended for redevelopment were also targeted and included the N. Commercial Street area between the river and Wisconsin Avenue as well as a few specific neighborhoods.

Doty Island (38 comments): People primarily focused on the North Commercial Street and First Street corridors. Over half of the comments were directed to N. Commercial Street (13) and 1st Street (11). Remarks pertaining to N. Commercial Street included façade improvements and the desire for additional parking, retail and restaurants. Suggestions for 1st Street involved a desire to see this street redeveloped, and that the former Jersild site was a prime location. With the uncertainty of the fate of the ThedaCare Regional Medical Center in its current location, people highlighted this site and expressed concern over the fate and future use.

South Commercial Street Corridor (41 comments): A number of comments were directed towards Cecil Street and the businesses and vacant buildings in the vicinity and along the corridor. General comments about the corridor were also made such as the need to revitalize the entire district.

Green Bay Road Corridor (10 comments): Most of the observations were directed to the Winneconne Avenue, Lake Street and Green Bay Road area and the area on the west side of Green Bay Road in the vicinity of Plummer Court.

Main Street Corridor (8 comments): A majority of the comments were directed to the area east of the Neenah Slough and Western Avenue. It was felt that these areas should be targeted for redevelopment.

Southpark Industrial Park (4 comments): Concern was expressed about the need for additional land for industrial development, median maintenance and a mixture of land uses.

Westowne Commercial Area (5 comments): People mentioned the quarry in the area, and the need for additional pedestrian facilities.

Community-Wide Improvements (51 comments): Improvements that could not be classified into one of the above business districts or corridors were included under this category. Community-wide improvements were divided into the following general categories: Streets, Additional Identified Areas, Schools, Park / Recreation, Other and Outside the City Limits. However, while a number of comments were received, very few specific areas under this category received more than one or two comments. Top community-wide improvements receiving more than two comments include:

- Lakeshore Drive (4)
 - Road Improvements
 - Walking Trail
- Cecil Street / Harrison Street / Hunt Avenue triangle (3)
 - Distressed / dumpsters overflow into the Slough / Confused land use
- Gillingham Road Area (3)
 - Distressed
- Doty Park (4)
 - Dry sailing / therapy boating opportunities
 - Playground improvements
- Washington Park (3)
 - Redevelop

Business District / Corridor Improvements Individual Feedback

Participants were asked to respond to two simple questions: What types of businesses or services are missing and what existing features, businesses and services should be preserved with the existing business districts and corridors?

What types of businesses or services are missing within the City of Neenah?

Two hundred and twenty-nine responses were received. Responses were divided into the following categories for analyses: Arts / Cultural / Historical; Bicycle / Pedestrian Infrastructure; Community Amenities / Infrastructure; Environmental; Events / Festivals; Housing; Parks / Recreation / Entertainment; Renewable Energy; Restaurants; Retail Businesses; Services: Professional; Services: Other; and Other.

Top business or services missing in Neenah are identified below (number of individuals identifying a business or service is shown in parenthesis):

- Grocery Store (17), especially a Trader Joe's (9)
- Dog Park (13)
- Community Theater (10)
- Recreational Equipment Rental: Boats (kayaks/canoes), bikes, Segways (8)
- More parking downtown (6)
- Waterfront Dining (6)

- Butcher (6)
- Hardware Store (6), especially a big box (4)
- Bakery (5)
- Movie Theater (5)

What existing features, businesses or buildings should be preserved within the business district / corridors?

Ninety-eight responses were received for this question. Responses were divided into the following categories for analyses: Arts / Cultural / Historical; Business; Character; Community Facilities; Environmental; Parks / Recreation; Restaurants; Retail Businesses; Services: Professional; and Other.

Top existing features, businesses or buildings that should be preserved in Neenah are identified below (number of individuals identifying a business or service is shown in parenthesis):

- Downtown Area - Charm, Historical, Brick Buildings, Façade (12)
- Medical Complex on ThedaClark Site / Hospital (11)
- Historic Architecture (businesses, homes, neighborhoods, corridors (10)
- Clock Tower (6)
- Parks, Greenspace and Open Space (5)
- Doty Cabin (3)
- Old Post Office (3)
- Whiting Boathouse (3)
- Shattuck Park Uses (3)

Exercise No. 5: New Development or Redevelopment

Purpose: Identify specific sites or broader locations for potential re-development or for accommodating new development within the City of Neenah.

Use of Information: This information can be used to assess future development locations based on market trends, demographic changes and economic opportunities. Impacts to existing neighborhoods, transportation infrastructure and services can be assessed based on the areas identified.

This exercise included one group mapping activity. Working in groups, participants were asked to identify areas within the City of Neenah and surrounding areas that should be developed or redeveloped. Some groups identified specific areas by drawing a line around an area, block or neighborhood. Other groups placed a labeled dot on the map in the general area. The following categories were identified: Doty Island, Downtown Business District, South Commercial Street Business Corridor, Green Bay Road Business Corridor, Main Street / Lake Street Corridor, Winneconne Avenue Area, Parks, Other Areas and New Development.

Top areas and suggestions for redevelopment are identified below (number of comments identifying an area and suggestion are shown in parenthesis):

- First Street (Doty Island) (14)
 - Jersild Site Redevelopment (6)
 - Residential
 - Greenspace
 - Neighborhood Convenience
 - ThedaCare Regional Medical Center Site (6)
 - Water Innovation
 - Keep it
 - Medical Research
 - Residential
 - Water Park
- Arrowhead Park (8)
 - Redevelop
 - Community Boathouse / Kayak
 - Festivals
 - Music Stage
 - Recreation
 - Incorporate historical significance
- South Commercial Street Commercial Corridor (9)
 - Façade Improvement
 - Redevelop
 - Quality Commercial
 - New Development
 - Retail Development

Participants made 16 suggestions for improvements in undeveloped areas near or adjacent to the City corporate limits. Many of the areas were identified for new development, though few comments were provided to give direction as to what types of new development should occur.

The area north of Breezewood Lane and west of Pendleton Road was the only area to receive comments from multiple groups. Four groups identified the growth area north of Breezewood Lane and west of Pendleton Road extended; connecting Pendleton Road to Breezewood was also suggested by one group. Finally, two groups identified the growth area at the southwest corner of Winneconne Avenue and Pendleton Road extended. Other areas targeted for new development on the west side of the City include:

- Southwest corner of Oakridge Road and Tullar Road
- Michels Materials site on the east side of Tullar Road
- Area north of Carpenter Preserve
- Area south of CTH G and west of I-41

Areas identified to the east of I-41 include:

- Northwest corner of CTH G and S. Commercial Street
- Area south of Industrial Drive and north of CTH G
- West side of S. Park Avenue, south of Bell Street
- Infill area south of Maple Lane, between Hidden Acres Lane and Plumbers Harbor Road

Community-Wide Concerns / Other Concerns, Ideas, Issues

Many of the activities completed during the visioning session were group activities and individual responses were not requested. To offset the desire for participants to provide input on all exercises; people were given an opportunity to provide input on any of the above exercises. Over 200 responses were received. Some of the concerns and redevelopment / development opportunities people provided input on were expressed in previous exercises. Some of the concerns, ideas or issues that were raised include:

- Neenah – Menasha corridor connection
- Redevelopment ideas and safety concerns along the N. Commercial Street corridor
- Redevelopment ideas and safety concerns along the First Street corridor
- Safety concerns on Doty Island
- Improvements for the Commercial Street and W.G. Bryan Bridge
- Downtown parking
- Downtown waterfront development
- Arrowhead Park Area redevelopment
- Additional bicycle lanes / trails / connections
- Roundabouts
- Downtown car free greenspace
- Downtown events
- Housing Choices
- Redevelopment ideas along and near the S. Commercial Street corridor
- Main Street City Entrance
- New Parks, including a dog park
- Interactive Community Art
- City-wide high speed internet
- Focus on redevelopment
- Preserve open areas
- Address entry corridor aesthetics



**CITY OF NEENAH COMPREHENSIVE PLAN
UPDATE 2040 PUBLIC VISIONING
WORKSHOPS SUMMARY REPORT**

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PROCESS

A series of three public visioning workshops were held in three separate locations and days in order to obtain input from residents, business owners and others (Public Visioning Workshops, Poster, Appendix).

Workshop No. 1: Downtown and Doty Island

Date: April 19, 2016

Location: Holiday Inn Riverwalk

Workshop No. 2: South Commercial Street / Green Bay Road Corridor

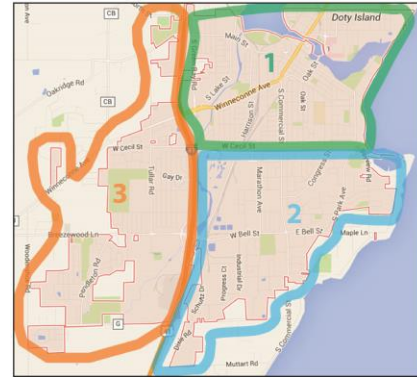
Date: April 20, 2016

Location: Horace Mann Middle School Cafeteria

Workshop No. 3: West Side Growth Areas

Date: April 21, 2016

Location: Neenah High School Cafeteria



*Public Visioning Workshop
Focus Areas*

Each workshop focused a specific area of the City, though participants were invited to attend any of the workshops. Most exercises allowed participants to provide input on the entire City, although there were a few exercises that concentrated on the specific focus area. The workshops were developed and held in close consultation with City staff, as their cooperation, support and marketing was key to the effectiveness of the events.



Workshop No. 1: Downtown Neenah and Doty Island

A total of eighty-one participants attended the public visioning workshops; five people attended multiple workshops (Attendance Sheets, Appendix). It appeared that people who attended multiple workshops provided the bulk of their input at the first workshop they attended. Participation at additional workshops was more as the role of observer. Residents from all three areas of the City participated in one or more of the workshops, though people living outside of, but near the City were present (Map

1: Registration). Participants were divided into small groups of five to eight people to better facilitate input. This resulted in six groups at Workshop No. 1, three groups at Workshop No. 2 and two groups at Workshop No. 3 for a total of 11 groups.

A series of five interactive group/individual exercises were completed, each exercise was preceded by a short presentation. Input was sought on the following concepts: Community Assets, Neighborhood and Business District Delineation, Community Connections, Business District / Corridor and Community Improvements, and New Development or Redevelopment.

PURPOSE AND GOALS

The purpose of the workshop was to explore broad community level issues and opportunities in order to derive feedback from participants. Information gleaned from the workshop will be used to help guide future development and re-development opportunities in a manner that is beneficial for residents, businesses, property owners and the City of Neenah.

The goals of the workshop are to (1) better engage residents and landowners in the planning process and (2) foster a positive, collaborative, community driven process for the comprehensive plan update;

SUMMARY OF FINDINGS

Exercise No. 1: Community Assets

Purpose: Create a list of qualities and characteristics that define the City of Neenah and physical features, structures, places or other geographies that contribute to its identity and 'sense of place'.

Use of Information: This data can be utilized for a number of purposes including:

- identification of areas for preservation or enhancement;
- ideas for replication in other parts of community;
- creation/reinforcement of community/neighborhood identity;
- guidance of overall development theme(s); and
- relationship of property uses and amenities.

Community assets contribute to the City of Neenah's identity. They may be a visual landmark, a park or other recreational location, a natural resource, a historic building, structure or feature, a favorite business or location, etc. This exercise included a group mapping exercise and an individual activity.

Group Mapping Exercise

Working in groups, participants identified assets by placing dots on a map and identifying them on a corresponding worksheet. Since sometimes assets cannot be defined by a dot on a map, participants were asked to list other assets on individual worksheets. Other assets may be a feeling such as friendly neighbors, a good place to raise a family, etc.

Assets were classified into seven categories: recreational / natural resources (green), community facilities, historic / cultural resources, economic development, transportation, housing and other (Map 2: Exercise 1: Community Assets, Map 3: Exercise 1: Community

Assets Inset, and the following appendix items: Exercise No. 1: Community Assets Mapping Exercise by Table, and Exercise No. 1: Community Assets, Mapping Exercise Summary). Numerous assets were recognized. The number of groups identifying a specific asset is indicated in parentheses. The color coded letter corresponds to the mapping label (see Map 2 and Map 3).

Recreational / Natural Resources

Assets classified as recreational / Natural Resources were identified by more groups than any other asset. Thirty-three separate assets were identified; about half were parks. Other assets were associated with the water resources, biking / pedestrian facilities, and the golf course.

- **V** – Waterfront / Lake Front / Shoreline / Lake Winnebago / Water Access / Boating Access (11)
- **R** – Trestle Trail / Bike Trail / Trail System / “Loop the Lake” (10)
- **A** – Arrowhead Park (8)
- **I** – Recreation Park (Pool, Boat Launch) (8)
- **G** – Kimberly Point / Lighthouse (7)
- **J** – Riverside Park (6)
- **K** – Shattuck Park / Public Gathering (6)
- **O** – Wilderness Park (5)
- **D** – Doty Park / Cabin (4)
- **H** – Memorial Park (4)
- **N** – Whiting Boat House (4)
- **P** – Harbor / Boats / Marina (4)
- **Q** – Bridgewood Golf Course (4)
- **W** – Neenah Slough (4)
- **B** – Bill Miller Park (2)
- **F** – Island Park (2)
- **L** – Southview Park (2)
- **T** – End of Nicolet Boulevard (2)
- **C** – Cook Park (1)
- **E** – Green Park (1)
- **M** – Washington Park (1)
- **S** – CB Trail (1)
- **U** – End of Wisconsin Avenue (1)



Kimberly Point Lighthouse

Community Facilities

Assets classified as community facilities were the second largest identified asset. A total of nine separate assets were identified but these assets were identified by more groups than any other asset. Assets recognized as community facilities include the library, hospital, schools, YMCA and community gardens to name a few.

- **B** – ThedaCare Regional Medical Center – Neenah (11)
- **A** – Library (10)
- **C** – Schools (System) (7)
- **F** – YMCA (4)
- **D** – Neenah High School (3)
- **E** – Boys and Girls Brigade (3)
- **H** – Fire Station / City Garage (2)
- **I** – Plaza (1)
- **G** – Community Gardens (1)

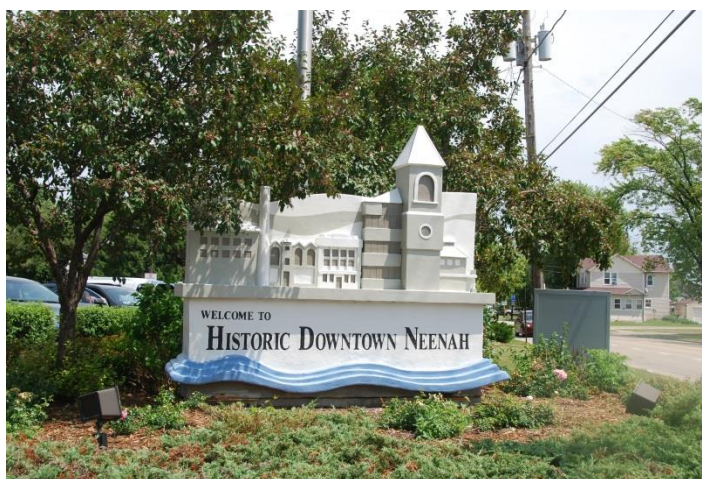


Theda Clark Regional Medical Center - Neenah

Historic / Cultural Resources

Most assets classified as historic / cultural resources were recognized by less than three tables. A total of eight separate assets were identified and included the historic downtown, historic homes in the Wisconsin Avenue historic district and “Point”, clock tower, Bergstrom / Mahler Museum, the Historical Society and the Octagon House and the Appleton Performing Art Center (PAC).

- **C** – Bergstrom / Mahler Museum (4)
- **D** – Historical Society / Octagon House (4)
- **E** – Wisconsin Avenue Historic District (4)
- **A** – Historic Downtown (2)
- **B** – Clock Tower (1)
- **F** – Kimberly Point Historic Homes (1)



Historic Downtown Neenah

Economic Development

A number of assets were classified as economic development but again, most were recognized by less than three tables. A total of 14 different assets were identified and included the downtown, Westowne, Doty Island commercial, Mahler Farm, and Menasha downtown business

districts, industrial park and other assets harder to define on the map such as downtown jobs, global corporate environment, and businesses in general.

- **A** – Downtown (7)
- **F** – South Industrial Park (4)
- **C** – Future Neenah (3)
- **G** – Westowne Retail Development (3)
- **B** – Island Commercial District (1)
- **D** – Downtown Jobs (1)
- **E** – Plexus (1)
- **H** – Mahler Farm Business Park (1)
- **I** – Copps Grocery Store (1)
- **J** – Menasha Downtown (1)
- **K** – Farmers Market (1)

Transportation

Nine assets were identified as transportation; most were identified by less than three tables. Transportation assets included Interstate-41 (I-41), railroad facilities, roundabouts, transportation corridors including Lake Shore Avenue, Nicolet Boulevard, and South Park and the Appleton International Airport.

- **A** – I-41 (6)
- **B** – Lakeshore Avenue / Transportation Easement Zone (4)
- **G** – Roundabouts / Breezewood / Bell (3)
- **D** – Railroad Overpasses – Safety / Transportation / Community Access (2)
- **C** – Railroad Transportation (1)
- **E** – Nicolet Boulevard (1)
- **F** – South Park Avenue Corridor (1)

Housing

Only two assets were identified as housing, though historic housing was included under the Historic / Cultural Resource category. The two assets were the Valley VNA / Senior Living Area and Senior Places / Island Shore.

Other

Other assets could not be placed in one of the other six categories. These assets were broader in nature or just didn't fit in a category. The other category included Doty Island; Bridgewood Development, community size (safety, crime), clean community, Packers; and free compost.

Individual Activity

Individuals were given an opportunity, on a separate sheet of paper, to identify assets that they felt were important. These assets may or may not have been identified by the group. Similar to the mapping exercise, other assets were classified into seven categories: recreational / natural resources, community facilities, historic / cultural resources, economic development, transportation, housing and other (Exercise No. 1: Community Assets, Workshop No. 1, Other Assets; Exercise No. 1: Community Assets, Workshop No. 2, Other Assets; and Exercise No. 1: Community Assets, Workshop No. 3, Other Assets; Appendix). Many of the assets identified on the individual sheets were identical or followed the same themes as those identified in the group mapping activity above.

Recreational / Natural Resources

There were 79 responses related to water resources and related activities. Most of the comments were associated with Lake Winnebago; people highlighted access, proximity, harbor and views. Other comments included recreational opportunities such as fishing. Parks were the most recognized asset (26 responses). Remarks ranged from generalities about parks to specific parks people really felt were assets. Parks referred to by multiple people included Kimberly Point, Riverside and Shattuck. Nine responses recognized trees and greenery around the City. Trails, biking and walking were grouped under this category though they could just as easily been grouped under transportation. Seventeen comments were received; people highlighted biking and walking trails including the nearby Trestle Trail and commented that the City was a walkable / bikable community. Finally, local sports teams, including winter sports for children and recreation, in general, was listed (5 responses).



Shattuck Park

Community Facilities

There were 34 comments received relating to community facilities. Community facilities include the hospital and doctors (6), schools and the educational system (12), library (6), government and municipal departments (3), swimming pool (1), YMCA (2), Fox Cities Sailing School (1), regional accessibility to assets (1), recycling center (1) and the Boys and Girls Brigade (1).

Historic / Cultural Resources

Historic homes and neighborhoods, the Clock Tower, local museums (Bergstrom Mahler and the EAA), local performing arts centers/venues (Neenah High School Auditorium and PAC), and

cultural events (Art in the Park and Mile of Music) were identified. Fourteen comments relating to historic / cultural resources were listed.

Economic Development

Twenty-one comments were received about the Neenah downtown area. People described the downtown as historic, quaint, fun, engaging, vibrant, and viable and felt that there was a good mix of retail, food and bars. A number of people specifically mentioned Future Neenah as an asset. Employment, jobs and an educated workforce were also considered assets. Participants mentioned philanthropic individuals, locally owned business who give back to the community and supportive thriving businesses. Comments were made about the diversity of businesses, and the corporate headquarters presence. Favorite businesses and restaurants were pointed out and included Alta Vista, Plexus, Kimberly Clark, Neenah Foundry, Dairy Queen, Zuppas and Cranky Pats. Finally a comment was made about available land for business expansion. In all, 45 comments relating to economic development were received.

Transportation

Transportation assets included access to I-41, roundabouts, Lakeshore Avenue, the railroad overpass, safe streets and the good job the City's street department does. Nine comments relating to transportation were identified.

Housing

Participants described housing as well-maintained, variety, quality and affordable. The Highlands senior apartments at Mahler were also highlighted. Five comments relating to housing were received.

Other

Most of the comments falling under this category could not be identified as a dot on the map. People described the City as positive, clean, well maintained, safe, low crime, progressive, friendly, quiet and diverse. Neenah neighborhoods are considered an asset. Comments were made about "Sense of Community", spirit, identity and pride. It was felt that Neenah was a great place to raise a family and while it had the charm of a small town, there were many things typically found in big cities to do, as well. The philanthropic attitude and the culture of giving, community support and involvement, volunteerism and the ability to easily get involved were highlighted. People commented that there are great events and a lot happening in the City, specifically mentioned was the downtown, parks, new businesses and gathering places. Leadership and opportunities to develop leadership and character development was cited. Government and citizens willing to take a risk, as well as good City employees and departments were mentioned. Finally, let's not forget the "Packers", Neenah's central Wisconsin location, proximity to other cities within the region and the opportunities they offer, mutual cooperation

between the Fox Cities communities and Wisconsin's summer climate. About 81 comments that could not be classified under any of the other six categories were received.

Exercise No. 2: Neighborhood and Business District Delineation

Purpose: Identify more specific neighborhood and business district delineations within the City of Neenah and its workshop focus areas.

Use of Information: This information can be used to better identify:

- community identity;
- design theme(s);
- small-scale improvement programs; and
- participatory budgeting.

This exercise included two individual activities: Neighborhood Delineation and Business District / Corridor Delineation. Participants were provided individual maps of the focus area (see public visioning workshop focus areas map on page 1). People in Workshop No. 1 were given maps that included the downtown and Doty Island; those in Workshop No. 2 were provided maps of the southeast area of the City; and finally those in Workshop No. 3 were given maps of the area west of I-41. Participants, from other areas of the City, attending Workshop No. 2 and 3 were given the option of delineating their neighborhood on one of the other focus area maps.

Working on individual maps, participants were asked to place a dot on their house. They then were asked to draw lines on the map, delineating the extent of their neighborhood. As most neighborhoods in the City of Neenah have not been defined, and since people have different perceptions of what is in and out of individual neighborhoods, neighborhood boundaries may vary between different individuals.

Working on individual maps, participants were also asked to draw lines on the map to reflect the extent of the business district / corridor in the focus area. Business districts may include only the commercial properties or it may include residential and other properties.

Heat type maps of the individual responses were created to illustrate business districts / corridors and neighborhoods. Using a sliding color scale of red to green, with red illustrating the largest number of responses, and green illustrating the lowest number of responses, areas of highest identification were revealed.

Neighborhood Delineation

Utilizing a heat type map, participants identified what they perceived their neighborhood boundaries were (Map 4: Exercise 2: Neighborhood District Delineation). Remember there is no right or wrong answer and that the map reflects a visual representation of all the responses.

Two neighborhoods were identified on Doty Island; one in the business district area of N. Commercial Street and the second south of Nicolet Boulevard, east of 8th Street and north of the River. A number of neighborhoods were identified in the remainder of Neenah. The highest neighborhood area identification occurred in the downtown area; Kimberly Point area; Congress Street/Cedar Street/Cecil Street/ Fairview Avenue area; and South Park Avenue/Maple Street/Kraft Street/ Omaha Avenue area. A few other neighborhoods were also identified and included the Fox Point Plaza area, the Breezewood Lane area (west of I-41), the Gillingham Road area and the Walmart/Kohl's area.

Business District / Corridor Delineation

Utilizing a heat type map, participants identified what they perceived as the business districts within the City (Map 5: Exercise 2: Business District Corridor Delineation). The map reflects a visual representation of all responses. Not everyone identified all business districts / corridors within the City. Roughly eight business districts / corridors were identified. These included the Downtown Neenah Business District, the Doty Island Business District, the S. Commercial Street Business Corridor, and the Fox Point / Green Bay Road Commercial District. Lesser responses identified the Westowne Commercial District, the Gillingham Road corridor, the Jeweler's Park Drive area and the Southpark Industrial Park.

Exercise No. 3: Community Connections

Purpose: Identify routes and paths that you travel using a variety means within/across the City of Neenah. Identify barriers to travel within the City of Neenah that may be in need of improvement.

Use of Information: This information can be used in a number of ways to assess the level of 'connectivity' within the City and its focus areas. Specific recommendations may be developed for:

- road/street improvements;
- bike lanes/bike path routes;
- transit stops and route enhancements; and
- parkways and greenways.

This exercise included two group mapping activities: Bicycling and Pedestrian Routes / Paths and Barriers to Travel. Participants were asked to highlight bicycling and pedestrian routes / paths that they use to go between various locations in and near the City. Working in groups, participants identified routes on a map that they use.

Barriers are restrictive or limiting. They slow or prevent people from safely getting one point to another. Barriers could be places with inappropriate / unsafe speeds (too slow or too fast); long waits for traffic; dangerous intersections; lake of infrastructure, such as turn lanes / signage /

sewer / water / etc.; sidewalk gaps; trail needs; parking issues; unsafe pedestrian or bicycle crossings; lack of safe bike lanes; etc. Working in groups, participants were asked to identify barriers to travel.

Bicycling and Pedestrian Routes / Paths

A heat type map of the group responses were created to illustrate bicycling and pedestrian routes and / or paths that people utilize to go between various locations in and near the City. Using a sliding color scale of red to green, with red illustrating the largest number of responses, and green illustrating the lowest number of responses, areas of highest identification were revealed. For the purpose of this exercise, bicycling and pedestrian routes were grouped together (Map 6: Exercise 3: Bicycle and Pedestrian Routes / Paths). Streets / corridors with the largest number of responses included (redder in color):

- Kimberly Point area (N. Park Avenue and Lakeshore Avenue);
- Wisconsin Avenue from Lakeshore Avenue to Main Street;
- Trail from Main Street / Wisconsin Avenue along Little Lake Butte des Morts to N. Lake Street;
- N. Lake Street from the railroad tracks north;
- S. Park Avenue from Wisconsin Avenue to Bell Street;
- Oak Street from Wisconsin Avenue across the W. G. Bryan Bridge;
- First Street from the W. G. Bryan Bridge to Nicolet Boulevard; and
- N. Commercial Street from Nicolet Boulevard north.

Streets / corridors with slightly less responses include (darker yellow in color):

- Commercial Avenue from Wisconsin Avenue north to Nicolet Boulevard;
- Nicolet Boulevard from Commercial Street east to Lake Winnebago;
- Bayview Road from S. Park Avenue to Maple Lane;
- Sunrise Bay Road / Hunters Point Road from Yorkshire Road to Maple Lane;
- Maple Lane from Hunters Point Road to E. Bell Street;
- E. Bell Street from Maple Lane to Marathon Avenue;
- S. Commercial Street from Alcott Drive to S. Park Avenue;
- Pendleton Road from CTH G to Breezewood Lane; and
- Loop around Memorial Park (Apple Blossom drive to Pendleton Road to Gay Drive to Tullar Road).

Barriers to Travel

Barriers to travel were classified by street. Roundabouts and confusing/busy intersections within the City were identified by more groups than any other barrier (Map 7: Exercise 3: Transportation Connections, and the following appendix items: Exercise No 3: Community Connections, Barriers to Travel, Mapping Exercise by Table and Exercise No. 3: Community

Connections, Barriers to Travel, Mapping Exercise Summary). More barriers along the S. Commercial Street corridor were identified (24) than in any other area in the City. People identified traffic and congestion, dangerous intersections, difficulty in riding a bicycle, and confusing lane changes among other things. N. Commercial Street received the second highest number of responses (21). The confusing and dangerous intersections included Nicolet Boulevard (5) and North Water Street (3). While the congested area between the river and Wisconsin Avenue was also noted (6). Winneconne Avenue received the third highest responses. Targeted areas included the Henry Street intersection (5) and the Green Bay Road intersection (8).

Below is a listing of all responses. The number of groups identifying a specific barrier is indicated in parentheses. The color coded letter corresponds to the mapping label¹ (see Map 7). Single points are indicated in green on the accompanying map, while statements that apply to the entire street or corridor are indicated in red.

C – CTH G at I-41 (2)

- Improvement for biking (truck traffic), no facilities (2)

A – Abby Avenue (1)

- New trail proposed by mill unsafe

B – Appleblossom Drive (near Meadow Lane)

- Discontinuous / lack of sidewalks

C – West Bell Street (4)

- Could be more bicycle friendly (1)
- Marathon Avenue Intersection (2)
- Near South Park Industrial Park (1)

Breezewood Lane (12)

- **AJ** – Tullar Road Intersection (2)
 - Roundabouts
 - Congestion
 - Speed
 - Safety
 - Can't move over or get in
- **D** – I-41 Intersection (Roundabouts / Overpass / Walking / Fast Traffic) (8)
- **D** – Breezewood Lane (No sidewalks / no dot – unsure where) (1)
- **D** – West of Tullar Road (Narrow roads for biking and walking) (1)

West Cecil Street (3)

- **E** – End of Cecil Street trail (by railroad tracks)

¹ Green letters correspond to intersection barriers, while pink correspond to street / corridor barriers.

- **F** – Gillingham Road Intersection
- **F** – No east-west crossing of I-41

North Commercial Street (21)

- **E** – Commercial Street in general, Nicolet to Galloway
- **G** – Nicolet Boulevard / 1st Street Intersection (5)
 - Messy
 - Weird
 - Left turn confusing
- **AK** – North Water Street (3)
 - YMCA area too busy
 - County Building
 - Left turn lane
- **AB** – Commercial Street Bridge (3)
 - Not bicycle friendly / traffic backups (3)
- **AB** – Area north of Wisconsin Avenue (6)
 - Industrial dead zone (no facilities)
 - Alta Resources crossing (2)
 - Trucks entering Neenah Paper (2)
 - Railroad Bridge south of Neenah Paper (1)
- **AL** – Wisconsin Avenue Intersection (Traffic nightmare / downtown cars and busses (3)



N. Commercial Street by Bridge

South Commercial Street (24)

- **F** – South of Wisconsin Avenue (Between Wisconsin Avenue and Winneconne Avenue) (3)
 - Left turn lanes are dangerous
 - No parking
 - No bicycle lanes
- **Q** – Columbian Avenue (1)
 - Programming lights by Brigade / crosswalk / flashing lights
- **H** – Winneconne Avenue Intersection (3)
 - Busy
 - Tough to turn at Winneconne Avenue and Commercial Street or switch lanes
- **I** – Near Galloway (railroad)
- **I** – Division Street Intersection (2)
 - Constant need to change lanes on Commercial Street
 - Right turn is confusing
- **J** – Cecil Street Intersection (hard to make left turn into traffic)



S. Commercial Street at Bell Street Intersection

-
- **L** – South end (5)
 - Heavy traffic
 - Discontinuous bicycle lanes
 - Riding a bicycle
 - Near Byrd Street Intersection – parking on S. Commercial
 - **J** – Peckham Street Intersection
 - Hard to make left turn into traffic
 - **K** – Bell Street Intersection (4)
 - Middle lane on Commercial at McDonalds and Schubbe Resch
 - Dangerous intersection
 - Crossing
 - **L** – Lyon Drive Crosswalk (Crosswalk / Speed)
 - **L** – Alexander Drive Intersection
 - **M** – At Lakeview Elementary School (Speed through crosswalk)
- N** – Doty Avenue / Congress Street / Pine Street
- Poorly Marked Intersection
- G** – Edna Street
- "Dog Town" road conditions
- A** – First Street (1)
- North Water Street Intersection (roundabout)
- B** – Forest Street (1)
- Third Street Intersection (congestion)
- O** – Gillingham Road
- By DQ – Menasha Paper (trucks blocking street)
- Green Bay Road (3)
- **AM** – Cecil Street Intersection (Crossing bad for children)
 - **AN** – Bergstrom Area (Traffic)
 - **AO** – Main Street Intersection
- E** – Harrison Street (North of W. Cecil Street – see W. Cecil Street) (2)
- Lack of understanding / respecting crosswalks / pedestrian protocol
 - Bicycle rules and respect
- I** – Jewelers Park Drive
- Unsafe for Bikes

P – N. Lake Street (3)

- Railroad Crossing north of Main Street (Train blocks traffic)

J – Lakeshore Avenue (3)

- North of Wisconsin Avenue (2)
 - Potholes
 - Unsafe surface
 - Confusion of public right-of-way
 - Bicycles and pedestrians
- North of Wheeler Street
 - Lighting Issues, especially in winter

Main Street (10)

- **AP** – Arrowhead Park (Main Street facilities)
- **AP** – Near Wisconsin Avenue (Tracks by Affinity Clinic)
- **AP** – Torrey Street Intersection (2)
 - Confusing curve onto Torrey Street
 - Hard to turn off of Torrey Street
- **AP** – By Union Street (Hard to turn out to downtown)
- **AP** – W. Doty Street Intersection (2)
 - Left turn lane
 - Crossing
- **AP** – Curve by Plexus
- **R** – I-41 (Cannot get onto I-41, only off) (2)

AT – Maple Street and Haylett Street

- Floods

Marathon Avenue (3)

- **M** – Near Kenwood Drive (No safe routes to school – no sidewalks)
- **M** – North of Bell Street (Disjointed sidewalks in industrial area)
- **M** – Near Stanley Court (Rough road)

Oak Street

- **O** – Oak Street Bridge
 - Bikes on sidewalk over bridge
- **AS** – Washington Street Intersection

S - Oakridge Road

- At Calvary Church (traffic busy on Sundays)

S. Park Avenue (6)

- **T** – Bayview Road Intersection
- **P** – Neenah pool south to Cecil Street (Speed, small bike lane) (2)
- **AR** – Mahler Park (Dangerous for heavy pedestrian traffic, soccer game parking)
- **P** – Near Yorkshire Road (speed)
- **AC** – Recreation Park (no dry storage)

Q – Pendleton Road (1)

- Drag racing to Memorial Park

N – Riverside Parkway

- Car conflicts with pedestrians

Tullar Road (10)

- **W** – Winneconne Avenue Intersection (Dangerous)
- **U** – Cecil Street Intersection (Dangerous) (2)
- **AG** – Neenah High School and Memorial Park (5)
 - School Traffic
 - Congestion
 - Difficult to cross street
- **V** – Apple Blossom Drive Intersection
- **AD** – Memorial Park (lack of lighting)

H – Westowne Drive (1)

- Safe routes needed for senior housing development

X – E. Winneconne Avenue (1)

- Triangle formed with Washington Avenue behind Walgreens / Dairy Queen

Winneconne Avenue (20)

- **U** – Between Commercial Street and Green Bay Road, speeding
- **U** – West of Commercial Street, crossing Winneconne Avenue in general
- **Y** – Henry Street Intersection (5)
 - Left turn into Henry Street
 - Turn onto Commercial Street
 - Intersection
 - Fast Traffic
 - Safety
- **U** – Viaduct East of Harrison Street
 - Only has one sidewalk
- **AH** – Harrison Street Intersection (Washington Park Crossing)
- **Z** – Zemlock Avenue Intersection
- **AA** – Green Bay Road Area (8)

- Intersection
- Roundabouts
- Traffic Problems
- Fox Point Congestion
- Pedestrians trying to cross
- Biking
- Dangerous
- **U** – I-41
 - Signage onto I-41
- **AI** – Westowne Place
 - No pedestrian facilities

Wisconsin Avenue (5)

- **AQ** – Oak Street Intersection (Traffic Congestion)
- **R** – Downtown Area (4)
 - Backups
 - Bicycling Confusing
 - Bicycle parking
 - Congestion

S – Yorkshire Road (east of Bayview Road)

- Dark, rough – bad pavement

Outside of City Limits:

Besides “Barriers to Travel” in the City of Neenah, Participants also identified areas in the Village of Fox Crossing, Town of Neenah and City of Menasha. Within the Village of Fox Crossing, barriers were identified at Winchester Road; in the Town of Neenah, barriers were identified at the intersection of Oakridge Road and CTH CB and CTH A. Finally in the City of Menasha, barriers to travel were acknowledged at the Racine Street Bridge, the Racine Street / Ahnaip Street and Keyes Street Intersection and Tayco Street and Washington Street. Within the Town of Neenah, people would like to see a connection made between CTH CB, Pendleton and Winneconne roads.

Village of Fox Crossing:

Winchester Road (3)

- Green Bay Road / I-41 area (2)
 - Confusing area to navigate
 - Timing of lights
- Spring Road Intersection
 - No safe place for bicycles

Town of Neenah:**CTH CB (6)**

- **AE** – Oakridge Road Intersection (2)
- **AF** – Winneconne Road Intersection (4)
 - No connection to Pendleton Road
 - Goat Path
 - Provide connection from Pendleton Road to CB Trail

CTH A (South of CTH G)

- **T** – Community connectivity – unsafe pedestrian routes to Oshkosh

City of Menasha:

- Racine Street / Ahnaip Street / Keyes Street (Intersection)
- Racine Street Bridge
 - Bridge is narrow, especially for bikers)
- Tayco Street / Washington Street (at river)
 - Tayco not conducive to pedestrians and bikes

Exercise No. 4: Business District / Corridor and Community Improvements

Purpose: Brainstorm ideas and discussion pertaining to needed improvements within existing business districts and the community as a whole.

Use of Information: A list of visionary, “big picture” ideas can be used to consider physical and social improvements with the community or within specific business districts. Such items could include:

- landscaping;
- parking aesthetics;
- lighting/safety;
- building rehabilitation;
- service improvements;
- wayfinding signage; and
- parkland improvements.

Business district / corridor and community improvements assist in maintaining or enhancing aesthetics, quality of life and / or services. This exercise included two group mapping activities: Business District / Corridor and Community Improvements, and one individual activity: Business District / Corridor Improvements Individual Feedback.

Working in groups, participants identified areas and buildings needing improvement. Participants also had numerous ideas on how many of these areas could be improved. Since there was a blurring of business district and community improvements, these two improvements were analyzed together.

Group Mapping Exercise: Business District / Corridor and Community Improvements

Improvements were classified by area / street: Downtown Business District, Doty Island, South Commercial Street, Green Bay Road, Main Street, Westowne Retail Development, Southpark Industrial Park and Community-wide (Map 8: Exercise 4: Business and Community Improvements, and the following appendix items: Exercise No. 4: Business District / Corridor Improvements, Mapping Exercise by Table; Exercise No. 4: Community Improvements, Mapping Exercise by Table; Exercise No. 4: Business District / Corridor and Community Improvements, Mapping Exercise Summary). The downtown business district received the largest number of suggestions for improvements, while the community-wide (remainder of the City plus general topics) received the second most suggestions. The number of responses identifying a business and / or community improvement is indicated in parentheses. The color coded letter corresponds to the mapping label² (see Map 8).

Downtown Business District

Participants made 63 comments pertaining to the downtown business district / area. For the purpose of this visioning analysis, the downtown business district is roughly identified as encompassing an area on E. Wisconsin Avenue / W. Wisconsin Avenue / Main Street from Oak Street through the Arrowhead Park area; Union Street from W. Wisconsin Avenue to Winneconne Avenue; N. Commercial Street from the River to Winneconne Avenue; Walnut Street from Doty Street to Winneconne Avenue. People had numerous suggestions for the downtown business district, though the need for additional parking along with suggestions on where this parking could be located was one of the more common themes. Participants recommended enhanced dining, recreation and cultural experiences in the downtown and Arrowhead Park area. Areas recommended for redevelopment were also targeted and included the N. Commercial Street area between the river and Wisconsin Avenue as well as a few specific neighborhoods.

- General Downtown Area (29)
 - **A** – Connectivity to Doty Island and Downtown Menasha (3)
 - Additional Parking in Downtown Area (10)
 - **A**³ – Downtown (5)
 - **J** – Shattuck Park
 - **J** – Library

² Note: All improvements identified by participants are identified below and on the corresponding map.

³ Note: “A” is used to denote a general downtown improvement, no specific location was given.

-
- **B** – Columbian Avenue
 - **F** – Warehouse Site by Millview Drive
 - **I** – KC Warehouse Site
 - **A** – Performing Arts Venues / Evening Outdoor Entertainment (2)
 - **A** – Ice Skating
 - **A** – Rooftop Patios
 - **A** – Bicycle Parking
 - **A** – Community Art
 - **A** – Lakefront Dining (2)
 - **A** – Welcome Statue / Décor
 - **A / I** – Residential Living Space near or in Downtown (2)
 - **A** – Traffic Backups
 - **K** – Improved Lighting Plan (E. Wisconsin Avenue)
 - **K** – Updated Wayfinding Signage
 - **K** – Bicycle Rental / Borrowed Bicycles
 - **A** – High Crime
 - **South Commercial Street** (4)
 - **B** – W. Columbian Avenue (2)
 - Pedestrian Crossing Improvement
 - Traffic Problems
 - **C** – Between Franklin Avenue and Washington Avenue (1)
 - Neenah Joint School District – Aging Building
 - **D** – Winneconne Avenue Intersection – Unsafe (1)
 - **E** – Main Street Southside (West of Doty Avenue) (4)
 - Building Improvement (3)
 - Move Bus Depot
 - **F** – Arrowhead Park Site Re-development (8 groups identified improvements to Arrowhead Park Site)
 - Demolish / Develop (3)
 - Trolley
 - Pedestrian Hub with rental areas and lockers
 - Green
 - Electric Route
 - Boat Rentals (1)
 - Water Access (2)
 - Bicycle Park
 - Community Art (1)
 - Dog Park (2)
 - Arboretum (Prairie / guided paths / education)
 - **G** – Herb and Dolly Smith Park – Boat Rental (2)
 - **H** – Octagon House
 - Enhanced Museum Campus (2)
 - Trail Connectivity : Downtown Trail to Octagon House (2)

- **I** – North Commercial Street (3)
 - Neenah Paper Site (Unattractive)
 - Waterfront redevelopment – more public access
 - Facility through industrial area
- Neighborhood Improvements
 - **A** – Downtown Area
 - **E** – Martens Street Area (Triangle bordered by Main Street / Doty Avenue / Brien / Smith / Torrey)
- **I** – W.C. Bryan Bridge (near)
 - Kayak / canoe rental / paddle boat

Doty Island

Thirty-eight comments, primarily focusing on the North Commercial Street and First Street corridors were received. All comments pertained to the City of Neenah portion of Doty Island. Over half of the comments were directed to N. Commercial Street (13) and 1st Street (11). Remarks pertaining to N. Commercial Street included façade improvements and the desire for additional parking, retail and restaurants. Suggestions for 1st Street involved a desire to see this street redeveloped, and that the former Jersild site was a prime location. With the uncertainty of the fate of the ThedaCare Regional Medical Center in its current location, people highlighted this site and expressed concern over the fate and future use.



Former Jersild / Island Foods Site

- **A** – North Commercial Street (13)
 - Façade Improvement
 - Nicolet Boulevard (2)
 - Unattractive Warehouse
 - Gravel Lot
 - Forest Avenue to High Street (7)
 - Additional Parking (3)
 - Additional Retail / Commercial
 - Redevelop (2)
 - Splash Pad (SW Corner of High Street and Commercial Street)
 - North Water Street to Forest Avenue (3)
 - Food by YMCA
 - Improve old Dialysis Building (2)
- 1st Street Corridor (11)

- Forest Avenue to Nicolet Boulevard (11)
 - **B** – General Redevelopment
 - **B** – Westside – Redevelop former Jersild's / Island Foods Site (6)
 - **B** – Eastside – Redevelop commercial / apartments / gas station / music store / hang up (4)
 - **C** – Improve bicycling to Roosevelt Elementary School
- **D** – Forest Avenue (2nd Street to 9th Street) – Repair Street
- **E** – Hewett Street (2nd Street to 9th Street) – Repair Street
- **F** – High Street (near Railroad) – Redevelop Industrial
- **J** – E. North Water Street – dilapidated across from Island Park
- **G** – YMCA Neighborhood – Renovate (4)
- **H** – Island Park – Add pedestrian facility along river
- **I** – Theda Medical Center (5)
 - Noise / Congestion (2)
 - Future Uncertainty (2)
 - Potential Waterfront Housing (1)

South Commercial Street Corridor

The South Commercial Street Corridor is defined from roughly Winneconne Avenue through the Bell Street intersection. A total of 41 comments pertaining to the South Commercial Street corridor were received. A number of these comments were directed towards Cecil Street and the businesses and vacant buildings in the vicinity and along the corridor. General comments about the corridor were also made such as the need to revitalize the entire district. Though, it should be noted that at times it was difficult to determine if the comment was being made in general about the corridor or if the comment referred to a specific section, i.e. Cecil Street to Byrd Street. A summary of the comments are below:



S. Commercial Street looking north at Cecil Street Intersection

- **A** – General Comments / Overall Corridor (7)
 - Identified Corridor (2)
 - Prohibit temporary sales of tie-dye T-shirts
 - Additional Retail / business development
 - Revitalize old businesses / entire district
 - Add trees / setback buildings
 - South of Douglas Street – residential

- **B** – Cecil Street (8)
 - BP Gas Station – Renovate
 - Cranky Pats
 - Used Car Lot – Not maintained (2)
 - St. Vincent de Paul – Former (4)
- South of Cecil Street (14)
 - **C** – General (4)
 - **C** – Business Development (Cecil to Stanley)
 - **C** – Add green space setback requirement
 - **C** – Donaldson’s Retail Center – Renovate
 - **I** – Vallhaven and doctors
 - **C** – Shilobrit / Harns – Former – Building / Parking lot maintenance / vacancies (5)
 - **C** – Overall vacancies (St. Vincent de Paul / Harns)
- **D** – Hawlett Street (2)
 - Family Video – Building / Parking Lot / Rear – Not maintained
- **E** – Peckham Street (1)
 - Apartment Building not maintained
- **C** – South of Byrd Street (3)
 - Boat Causes on Building
 - Improve walkability from residential to businesses
 - Doctor’s Plaza – High Crime
- **G** – Orange Street (2)
 - House / Rehab
- **H** – Bell Street (4)
 - Intersection (2)
 - Additional Restaurants to serve industrial park
 - Add Community Enrichment Center for Seniors

Green Bay Road Corridor

The Green Bay Road Corridor is defined as running from Cecil Street to Winchester Road. A total of 10 comments relating to the corridor were received. Most of the observations were directed to the Winneconne Avenue, Lake Street and Green Bay Road area and the area on the west side of Green Bay Road in the vicinity of Plummer Court.

- **A** – Winneconne Avenue / Lake Street Intersection (4)
 - Mini-Mall (NE Corner) – Renovate / Cleanup (2)
 - Starbucks area – Traffic
 - Shopko Parking Lot – Difficult to access
- **B** – S. Green Bay Road (former Twin City Appliance area) – Renovate / Cleanup (4)
- **C** – Winneconne Avenue to Cecil Street (2)
 - Mighty Auto – Massive Parking Lot

- Burger King – Renovate Parking Lot and Landscaping

Main Street Corridor

The Main Street Corridor is defined as beginning west of the overpass and continuing to Green Bay Road. A total of eight comments relating to the Main Street corridor were identified. A majority of the comments were directed to the area east of the Neenah Slough and Western Avenue. It was felt that these areas should be targeted for redevelopment.

- **A** – Western Avenue to Green Bay Road (1)
 - Improve Corridor
- **B** – Western Avenue (3)
 - Development Opportunity
- **C** – East of Neenah Slough (4)
 - Improve Machine Building / Children’s Fund (Northside)
 - Southside – Development Opportunity / Neighborhood Redevelopment (3)

Southpark Industrial Park

The Southpark Industrial Park is located near the intersection of Bell Street and I-41. Four comments were made about the South Park Industrial Park. Concern was expressed about the need for additional land for industrial development, median maintenance and a mixture of land uses.

- **A** – Concerned about the junk yard and Werner Electric moving out
- **B** – Industrial Drive medians need to be maintained (weeds)
- **B** – Industrial Drive – Industrial / Residential Meeting
- **C** – Additional industrial land with access to I-41 needed

Westowne Commercial Area

The Westowne Retail Development is located west of I-41 at Winneconne Avenue. A total of five comments were received. People mentioned the quarry in the area, and the need for additional pedestrian facilities.

- **A** – Michel’s Quarry (2)
 - Get rid of quarry (blasting)
 - Use commercial properties to hide quarry operation / further develop area
- **B** – Pedestrian Access (2)
 - Provide longer “walk” time to across Winneconne Avenue at Tullar Road
 - Add sidewalk for pedestrian through underpass under I-41
- **C** – Walmart does not fit in area (too large)

Community-Wide Improvements

Community improvements assist in maintaining or enhancing aesthetics, quality of life and/or services. A total of 51 improvements were identified in the City of Neenah and four were identified in the Town of Neenah. Community-wide improvements were divided into the following general categories: Streets, Additional Identified Areas, Schools, Park / Recreation, Other and Outside the City Limits. About half of the comments were directed to a specific street or area (22). Park and Recreation also received a number of responses (15). The following improvements were noted:

Streets (22):

A total of 22 responses were categorized by street. People mentioned that Lake Shore Drive (4) needs to be repaved and that walking trail be added. Other notable highlights included the Cecil Street and Hunt Avenue area and the Gillingham Road area between Gay Drive and Appleblossom Drive.

- **F** – Apple Blossom Drive (1)
 - Barracks by High School
- **G** – Bayview Road (1)
 - Near Great Northern Park – Needs more trees
- Breezewood Lane / Bell Street (2)
 - **H** – I-41 exit area
 - **I** – Farm field north of Breezewood Lane, across from Pendleton Road – Future residential development
- Cecil Street / Hunt Avenue (3)
 - **J** – Triangle formed by Cecil Street / Bridgewood Golf Course / Harrison Street – Distressed Area
 - **J** – Hunt Avenue – Multi-family dumpsters overflow into slough
 - **K** – Area bounded by Cecil Street / Commercial Street / Marathon Street / Curtis Street – Confused Land Use
- **A** – Gillingham Road (3)
 - Renovate Dairy Queen, Gem Roller Rink, motel area
- **L** – Joseph Street (1)
 - Duplexes south of community gardens
- **B** – Lakeshore Drive area (4)
 - Road Improvements (3)
 - Walking Trail
- **M** – Marathon Avenue (1)
 - Residential is transient / redevelop
- **N** – S. Park Avenue (1)
 - Additional residential lots (Mahler Park area)
- **O** – Reed Street (1)

- House
- **P** – Riverside Parkway (1)
 - No improvements
- Winneconne Avenue (2)
 - **Q** – Viaduct Ugly – Revitalize
 - **R** – Dog Park
- **S** – Wisconsin Avenue (1)
 - Clean up east end by lake

Additional Identified Areas (6):

Six comments targeted specific areas that were not mentioned under a previous category. This included the residential area southwest of the downtown and two residential areas near Winneconne Avenue.

- **T** – North of Apple Blossom Area (east of Tullar Road / west of Gillingham Road) – high crime / lots of rentals
- **U** – Residential area southwest of downtown (includes Neenah Slough and Washington Park) (2)
 - Connection from residential area to community amenities
 - Recreational accessible opportunities for ages 2 – 5 – Tot Spot / Dig and Play
- **V** - Residential area south of Main Street and North of Winneconne near downtown (2)
 - Opportunity for Improvement / focused residential improvement
- **W** – Western Avenue and Adams Street Area
 - Neighborhood Identity / Facilities (Parks)

Schools (1):

One comment related to schools was received. While Horace Mann Middle School was highlighted, the comment was actually directed to all schools in Neenah and the desire to see more bushes and flowers.

- **X** – Horace Mann Middle School
 - Bushes and flowers at all schools

Park / Recreation (15):

Fifteen comments related to park and recreational facilities were indicated and encompassed nine different parks. Suggestions for specific parks addressed accessibility, improvements and additional features. Doty and Washington parks received the largest number of comments. People wanted to see improvements to playground equipment and an opportunity for dry sailing and therapy boating at Doty Park, while a general comment was made to redevelop Washington Park.

-
- **Y** – Bill Miller Park (1)
 - Senior Accessible
 - **Z** – Carpenter Preserve (1)
 - Park / Playground – Children
 - **B** – Doty Park (4)
 - Remove houses for entrance
 - Dry Sailing / Therapy Boating opportunities (2)
 - Playground improvements (1)
 - **AA** – Douglas Park (1)
 - Access
 - **AB** – Memorial Park (1)
 - Additional Parking
 - **D** – Recreation Park (2)
 - Non-motorized boat access / floating dock / dry sailing
 - **AC** – Southview Park (1)
 - Rehabilitation
 - **AD** – Sunrise Bay – Recreational Facility (1)
 - Buckthorn
 - **E** – Washington Park (3)
 - Redevelop

Other (4):

The Other category was reserved for suggestions that didn't seem to fit into the other categories above. A general comment was made regarding the Neenah Slough, the desire to see bike lanes on W.G. Bryan and the Commercial Street bridges and Wi-Fi provided throughout the City.

- **AE** – Neenah Slough
- **AF** – W.G. Bryan and Commercial Street Bridges
 - Bike Lanes
- Neenah to Appleton biking
- Wi-Fi in central city and throughout

Outside of the City Limits

Besides Business District / corridor and community improvements in the City of Neenah, Participants also identified areas in the Town of Neenah. A total of four comments were received. Within the Town of Neenah community improvements were identified at the intersection of Breezewood Lane and Pendleton Road, Breezewood Lane and CTH JJ, CTH CB and CTH JJ and at Wheelers Point.

- Breezewood Lane (2)
 - **AG** – Extension of Pendleton Road
 - **AH** – CTH JJ – Gas Station
- **AI** – CTH CB / CTH JJ (1)
 - Roundabout
- **AJ** – Fresh Air Park
 - Better access to water
 - Sturgeon Fishing
 - Better Lighting

Business District / Corridor Improvements Individual Feedback

What types of businesses or services are missing and what existing features, businesses and services should be preserved with the existing business districts and corridors? Participants were asked to respond to two simple questions (Exercise No 4: Business District / Corridor Improvements, Individual Comments and Exercise No 4: Business District / Corridor Improvements, Individual Comments Summary, Appendix).

What types of businesses or services are missing within the City of Neenah?

Two hundred and twenty-nine responses were received. Responses were divided into the following categories for analyses: Arts / Cultural / Historical; Bicycle / Pedestrian Infrastructure; Community Amenities / Infrastructure; Environmental; Events / Festivals; Housing; Parks / Recreation / Entertainment; Renewable Energy; Restaurants; Retail Businesses; Services: Professional; Services: Other; and Other.

Arts / Cultural / Historical:

A total of 25 comments were received. Responses ranged from a desire for more arts and museums to historic walking and carriage rides. Theaters received the most responses. However, it was sometimes difficult to differentiate if a person was referring to a movie theater or a community theater. Therefore if just “theater or theatre” was listed it was assumed that this was a community theater. The following received more than one response:

- Performing Arts Center (3)
- Theater – Movie (5)
- Theater – Community (Plays) / Multi-Disciplinary Arts / Riverside Players (10)

Bicycle / Pedestrian Infrastructure:

Six comments were received. This category includes things related to walking, running and biking. The following received more than one response:

-
- Well-marked walking paths with distances labeled and clearly defined (2)
 - Connected running / biking loops (2)

Community Amenities / Infrastructure:

Sixteen comments were received. This category includes community gardens, holiday decorations, street lighting, parking, skywalks, Wi-Fi and city squares. The following received more than one response:

- More parking downtown / parking garage (6)
- Designated community garden area (2)

Environmental:

Two comments were received and included eliminating upstream agricultural runoff and dredging the channel into the harbor.

Events / Festivals:

Five comments were received. One person made a general comment about wanting to see more events downtown, while three people included more information that these events should be sidewalk sales which included street closures.

Parks / Recreation / Entertainment:

Thirty-five comments were received. Participants suggested improvements to specific parks, additional activities in the parks, a variety of amenities (fishing, driving range, mountain Bike Park, splash pad, toboggan hill, botanical garden, Dog Park, beach, amusement park, and sailing / yacht club. The following received more than one response:

- Dog park (13)
- Allow beer in City parks (2)
- Sailboat storage / dry dock storage at Recreation Park (2)
- Boathouse / sailing club / yacht club (2)
- Waterfront music / gathering area (2)

Renewable Energy:

Three comments were received. These included general comments on renewable energy, to attracting a green energy business or producer to utilizing solar power for flashing speed signs.

Restaurants:

42 comments were received. People made general comments that they would like to see more restaurants on Doty Island, the downtown area, S. Commercial Street and the City's west side. Participants also identified a number of different food specialties including breakfast, custard, coffee shop, deli, fast food, formal dining, family friendly, pizza, small diner, supper club, healthy, waterfront, etc. Finally people listed favorite restaurants they would like to see in Neenah (Brazilian Buffet, Cheesecake Factory, Chic Fila, Sal's Pizza, etc.) The following received more than one response:

- Waterfront (6)
- Healthy Food Restaurant (3)
- Non-Chain Restaurants (3)
- Outdoor Eating / Bistro (3)
- Additional Restaurants Downtown (2)
- Downtown Custard Shop (2)
- Supper Club (2)
- Chic Fila (2)
- Noodles (2)

Retail Businesses:

The retail business category received the most comments (67). People mostly indicated they want to see more of a certain type of store such as antique, bookstore, bulk, butcher, bakery, craft, electronics, fabric, grocery, garden, hardware, lumber, music, pharmacy, sporting goods, etc. There were also specific stores people would like in Neenah: Target, Home Depot, Menards, Lowes, Kwik Trip, Trader Joes, Crate and Barrel, etc. The following received more than one response:

- Grocery (17), especially on Doty Island (3), Whole Foods (2) or Trader Joe's (9)
- Butcher (6)
- Hardware Store (6), especially a big box store like Lowes, Menards or Home Depot (4)
- Bakery (5)
- Bookstore, possible with coffee shop (3)
- Sporting goods / soccer (3)
- Craft Store / Hobby Store (2)
- Electronics Store (2)
- Garden Store / Greenhouse (2)
- Outdoor Recreation Store (2)
- Pharmacy (2)

Services: Professional:

Two comments were received; both had to do with a hospital / medical professional plaza.

Services: Other:

Eight comments were made about wanting to see the ability to rent bikes, boats, Segway's, etc.

Other:

Nine comments did not seem to fit into the categories identified above. This include comments on more corporate headquarters in the downtown area, too much office space already, moving the Ronald McDonald House to the old Jersild site, rehabilitating Roosevelt School, connecting the downtowns of Neenah and Menasha, installing flashing lights to check vehicle speed, etc. The only suggestion receiving more than one response was the connection between Neenah and Menasha downtown's.

What existing features, businesses or buildings should be preserved within the business district / corridors?

Ninety-eight responses were received for this question. Responses were divided into the following categories for analyses: Arts / Cultural / Historical; Business; Character; Community Facilities; Environmental; Parks / Recreation; Restaurants; Retail Businesses; Services: Professional; and Other.

Arts / Cultural / Historical:

Thirty-six comments were received for this category. Comments included generalities such as historic architecture (businesses, homes, neighborhoods and corridors), landmarks and specific buildings (Equitable Building, Bergstrom Museum, Clock Tower, Doty Cabin, Old Post Office, Whiting Boathouse, and Neenah Joint School District Administration Building). The following received more than one response:

- Historic architecture, i.e. businesses, homes, neighborhoods, corridors (10)
- Clock Tower (6)
- Doty Cabin (3)
- Old Post Office (3)
- Whiting Boathouse (3)
- Equitable Building (2)
- Churches (2)
- Landmarks, i.e. eagle, statutes, murals, etc. (2)

Businesses:

Six comments were received. No business received more than one response. Identified businesses / buildings included: Alta Resources, Kimberly Clark, Neenah Foundry, Neenah Towers, Plexus and Bridgewood Resort Hotel.

Character:

Fifteen comments were received. Some may have been combined under Arts / Cultural / Historical. Most (13) of the comments referred to the downtown area (charm, historical, brick buildings and façade).

Community Facilities:

Three comments were received; two of the comments were for preserving the Neenah Library, while the remaining comment was to preserve Roosevelt School on Doty Island.

Environmental:

Four comments related to the environment were received. Three of the comments related to water, public accessibility to viewing the water and the Neenah Slough. The remaining comment was to preserve the wooded area east of Pendleton Road.

Parks and Recreation:

Ten comments related to parks and recreation was received. All received more than one response.

- Parks, Green Space, Open Space (5)
- Uses for Shattuck Park (3)
- Trails connecting retail to businesses and parks (2)

Restaurants:

Five comments related to restaurants were received. Mostly people wanted to preserve their favorites (Dairy Queen, Ground Round, McDonald's, Pump N' Munch and sidewalk café's).

Retail:

Four comments related to retail were received. Two participants would like to see the small boutique type stores remain in the downtown area. Other businesses to preserve included Cops and the Hardware Store.

Services: Professional:

Thirteen comments related to professional services were identified. All the comments were about access to medical care. People would like to see either ThedaCare Regional Medical Center remain in Neenah or a medical complex on this site (11).

Other:

Two comments were received that were not related to the categories above. Participants would like to see Future Neenah remain and they would like to see buildings kept tight to the sidewalk.

Exercise No. 5: New Development or Redevelopment

Purpose: Identify specific sites or broader locations for potential re-development or for accommodating new development within the City of Neenah.

Use of Information: This information can be used to assess future development locations based on market trends, demographic changes and economic opportunities. Impacts to existing neighborhoods, transportation infrastructure and services can be assessed based on the areas identified.

This exercise included one group mapping activity. Working in groups, participants were asked to identify areas within the City of Neenah and surrounding areas that should be developed or redeveloped. Some groups identified specific areas by drawing a line around an area, block or neighborhood. Other groups placed a labeled dot on the map in the general area. Sometimes a comment was made that the area should be redeveloped with a specific use (i.e. commercial, residential), while in other instances, no comment was made as to why this area was identified or what the future use should be. Improvements were classified by area / street. All but the last category includes suggestions for areas within the City of Neenah. The following categories were identified: Doty Island, Downtown Business District, South Commercial Street Business Corridor, Green Bay Road Business Corridor, Main Street / Lake Street Corridor, Winneconne Avenue Area, Parks, Other Areas and New Development (Map 9: Exercise 5: New Development or Redevelopment, and the following appendix items: Exercise No 5: New Development or Redevelopment Mapping Exercise by Table; Exercise No. 5: New Development or Redevelopment, Mapping Exercise Summary). The number of groups identifying a specific comment is indicated in parentheses. The color coded letter corresponds to the mapping label (see Map 9).

Redevelopment

Doty Island

Participants identified a number of redevelopment areas on Doty Island (27). Comments ranged from specific areas that should be redevelopment such as the Jersild / Island Foods

property on First Street to general comments about certain buildings or areas, i.e. rentals need maintenance. About half of the comments focused on the former Jersild site and the ThedaCare Regional Medical Center-Neenah on First Street. The following comments are grouped by street, if possible.

- **A** – Areas (2)
 - West of railroad tracks and south of Abbey Street – Develop and improve area
- **B** – North Commercial Street (6)
 - Provide Neenah – Menasha connection (2)
 - YMCA Area (1)
 - Business always for lease (1)
 - General Corridor identification (1)
 - Train Station Building Identified (1)
- **C and D** – First Street (Between Forest Avenue and Nicolet Boulevard) (14)
 - **C** – General Corridor identification (2)
 - **C** – Jersild Site Redevelopment (6)
 - Residential
 - Greenspace
 - Neighborhood Convenience
 - **D** – Hospital Site (6)
 - Keep it
 - Water Innovation
 - Medical Research
 - Residential
 - Water Park
- **E** – Third Street (3)
 - Forest Avenue (1)
 - Rentals need maintenance
 - Hewitt Street Area (1)
 - Grocery Store
 - Lincoln Street (1)
 - Former Nicolet Clinic site identified
- **F and G** – Others (2)
 - **F** – N. Water Street (1)
 - Loop to Trestle Trail
 - **G** – Provide bike trail between Doty Park and Island Park (1)

Downtown Business District

Participants identified a number of redevelopment areas in the downtown area (28). Comments ranged from areas needing redevelopment such as the Arrowhead Park property on Main Street to ideas they thought would improve the City such condominiums with water access in the downtown area. Comments are grouped by street, if possible.

- **A** – Downtown (Wisconsin Avenue Area) (3)
 - Renewable Energy
 - Additional parking, especially for event
 - Martens Street
 - Site identified
- **B** – N. Commercial Street (north of Wisconsin Avenue) (3)
 - Redevelop Kimberly Clark site, redevelop from industrial to something else
 - Neenah Paper site (Hewett Island), housing for employees
- **C** – S. Commercial Street (5)
 - Clock Tower Block
 - Commercial Development
 - Develop plaza around clock tower
 - Columbian Avenue
 - Parking ramp
 - Old Post Office area identified
 - Winneconne Avenue
 - Roundabout
- **D** – Main Street (7)
 - Doty Street Area
 - Update buildings
 - Church Street to Neenah Slough
 - Commercial Development
 - Arrowhead Park Area
 - Boulevard
- **E** – E. Wisconsin Avenue (2)
 - Condominiums for millennials
- **F** – Arrowhead Park (8)
 - Redevelop
 - Community Boathouse / kayak
 - Festivals
 - Music Stage
 - Recreation
 - Incorporate historic significance

South Commercial Street Business Corridor

Participants made 9 suggestions for improvements within this corridor. A number, though not all, of the groups highlighted specific areas within the corridor, and most of these areas overlapped.

- **A** – S. Commercial Street Business Corridor (9)
 - Façade Improvement
 - Redevelop

-
- Quality Commercial
 - New Development
 - Retail Development

Green Bay Road Business Corridor

Participants made suggestions for 5 improvements within this corridor. Either the entire corridor was highlighted or the area north of Bergstrom Ford, Lincoln of the Fox Valley.

- **A** – Green Bay Road Business Corridor (2)
- **A** – Area north of Bergstrom Ford, Lincoln of the Fox Valley.
 - Future Commercial Development
 - Hotel – Action Center / Adventure Park / Go-Carts

Main Street / Lake Street Corridor

Participants made 6 suggestions for improvements in this corridor. Either the entire Main Street corridor was highlighted or the building to the east of the Neenah Slough.

- **A** – Main Street (3)
 - Identified general
 - Define Use
- **A** – South of Neenah Slough (2)
 - Old building / apartments
- **A** – North Lake Street (1)

Winneconne Avenue Area

Participants made 5 suggestions for the Winneconne Area. Comments in this area included identification of two neighborhoods, one north of Winneconne Avenue and one south of Winneconne Avenue. A comment was also made about Washington Park, but this was included under the Park category.

- **A** – Winneconne Avenue
 - Define identity (commercial, residential, park)
- **A** – Neenah Foundry Property
- **B** – Neighborhood north of Winneconne Avenue and east of the railroad tracks
 - Rock the Block Bar
 - Improve Neighborhood
- **C** – Neighborhood south of Winneconne Avenue, west of Commercial Street and north and east of the railroad tracks

Parks

Participants identified 7 improvements that could be made in City of Neenah parks. Three of these comments identified park and parking improvements. The only park receiving more than one suggestion was Carpenter Preserve.

- **A** – Carpenter Preserve (2)
 - Develop trails and connection
- **B** – Great Northern Park (1)
 - Park / parking improvements
- **C** – Memorial Park (1)
 - Park / parking improvements
- **D** – Recreation Park (1)
 - Community sailing center
- **E** – Southview Park (1)
 - Park / parking improvements
- **F** – Washington Park (1)

Other Areas

Participants made 6 suggestions for improvements in other areas of the City of Neenah. Other areas were defined as suggestions that did not fit into any of the categories above. Suggestions ranged from portions of street corridors (Cecil Street between Marathon Avenue and Maple Street) to locations such as the salvage yard near the Bell Street / I-41 intersection.

- **A** – Bell Street (property south of Bell Street and east of I-41) (1)
 - Redevelop salvage yard
- **B** – Cecil Street between Marathon Avenue and Maple Streets (2)
- **C** – Gillingham Road, north of Appleblossom Road (1)
 - Cluttered
- **D** – Harrison Street (1)
- **E** – E. Wisconsin Avenue at Lake Winnebago (1)
 - Redevelop

New Development

Participants made 16 suggestions for improvements in undeveloped areas near or adjacent to the City corporate limits. Many of the areas were identified for new development, though few comments were provided to give direction as to what types of new development should occur. The area north of Breezewood Lane and west of Pendleton Road received the most comments.

- **A** – North of Breezewood Lane and west of Pendleton Road extended (4)
 - Growth Area

- Residential Development
 - **B** – Northwest corner of S. Commercial Street and CTH G (1)
 - **C** – North of CTH G and south of Southpark Industrial Park (1)
 - **D** – Southwest corner of CTH G and Green Valley Road (1)
 - **E** – Southwest corner of Oakridge Road and Tullar Road (1)
 - **F** – In-fill area south of Maple Lane, between Hidden Acres Lane and Plumbers Harbor Road (1)
 - **G** – West side of S. Park Avenue, south of Bell Street (1)
 - Residential
 - **H** – Tullar Road (Michels Materials) (1)
 - **I** – Southwest corner of Winneconne Avenue and Pendleton Road extended (2)
 - **L** – Vacant field north of Carpenter Preserve (1)
 - **K** – Vacant area south of CTH G, west of I-41 (1)
 - **J** – Connection between Breezewood Lane and Pendleton Road (1)

Participants made one suggestion to areas in the City of Menasha. It was felt that the City of Menasha should capitalize on waterfront access at the Whiting Paper site on River Street.

- River Street
 - Whiting Paper site (Capitalize on waterfront access)
 - Recreation
 - Restaurant

Community-Wide Concerns / Other Concerns, Ideas, Issues

Many of the activities completed during the visioning session were group activities and individual responses were not requested. To offset the desire for participants to provide input on all exercises; people were given an opportunity to provide input on any of the above exercises, on an individual sheet. In some instances, people provided information prepared before the visioning session or emailed additional concerns after the visioning session was held. Many of these concerns and redevelopment / development opportunities people provided input on were expressed in previous exercises. For ease in looking at the data, comments were divided into the following categories: major business / commercial areas, remaining streets and major issue categories. Major business / commercial areas included: Municipal Interconnections, Doty Island, Doty Island / Downtown, Downtown, S. Commercial Street Corridor, Green Bay Road Corridor, Main Street Corridor, Winneconne Avenue Corridor, and Westowne Retail Development. The major issue categories included: art / culture / historic, bicycle / pedestrian, community facilities, economic development, environmental, housing, land use, parks / recreation, transportation and other (Community-Wide Concerns / Other Concerns, Ideas, Issues, Individual Comments; Community-Wide Concerns Summary, Appendix). Individual comments collected at the end of the visioning session plus additional comments received are summarized below.

Municipal Interconnections (5)

Five comments were received related to municipal interconnections. Four people suggested that a corridor should be developed between the cities of Neenah and Menasha, as a way to more closely tie the two communities together. Another person felt that bike connections should be developed to other communities from the City of Neenah.

Doty Island (26)

Twenty six comments were received for Doty Island, one of these comments related to an area within the City of Menasha. About half of the comments (14) were for suggestions or concerns relating to First Street and in particular the fate of ThedaCare Regional Medical Center. Another seven comments focused on N. Commercial Street. Comments ranged from suggestions for redevelopment and improvements, to safety concerns.

- N. Commercial Street (7)
 - Forest Avenue to Clyburn Street – Commercial on west side
 - Commercial Plaza on Ace Hardware site
 - Redevelop warehouses south of old train station
 - Consider a N. Commercial Street Art District
 - Nicolet Boulevard / First Street – Install roundabout
 - Bike lanes on sidewalks are dangerous
 - Dangerous traffic crossing at E. North Water Street (YMCA)
- First Street (14)
 - Forest Avenue to Nicolet Boulevard – Commercial on east side
 - Forest Avenue – Develop vacant lot at northeast corner as mixed use multi-family / commercial or mixed use with commercial on the first floor / residential on the second floor (2)
 - Forest Avenue (3)
 - Crossing at Roosevelt School dangerous (2)
 - Crossing signals ridiculous when no traffic (2)
 - Rundown houses
 - ThedaCare Regional Medical Center (8)
 - Fate of hospital and future land use (4)
 - Doctors' offices at ThedaCare Regional Medical Center moving to new offices on Green Bay Road
 - Keep hospital
 - Keep hospital, expand to Roosevelt School site. Consider moving school to Jersild site.
 - Light pollution
- Forest Avenue (1)
 - Tracks are dangerous, improve safety if no longer used, remove
- Nicolet Boulevard (1)
 - Third Street / Ahnaip Street – roundabout
- North Water Street (2)

- More and better access to water at Riverwalk by Island Shore to connect across railroad
 - Tracks are dangerous, improve safety if no longer used, remove
- Neighborhoods (1)
 - South of Nicolet Boulevard and west of Commercial Street

Doty Island to Downtown (8)

Eight comments relating to the bridges and the river between Doty Island and the downtown area were received. Most (5) focused on either the N. Commercial Street or W.G. Bryan Bridge.

- Improve water traffic patterns to library and downtown from Doty Island
- Provide golf cart access from Doty Island to YMCA, library and downtown Neenah
- Consider trolley / street car system to deliver employees to downtown area from hospital site, if hospital remains
- Commercial Street Bridge (2)
 - Improve sidewalk – too close to building
 - Install lights
- W.G. Bryan Bridge (3)
 - Improve sidewalk
 - Improve pathway from bridge to library
 - Walking / biking facilities not cleared of snow after a snowfall

Downtown (39)

Thirty nine comments were received for the downtown area. These ranged from general comments about bicycling and pedestrian infrastructure, economic development, housing and safety to specific suggestions and comments about parking, the Arrowhead Park area / site, and identified streets and intersections.

- General (1)
 - Motorcycle group in downtown district
- Bicycle / Pedestrian (2)
 - Difficult to access downtown by bike
 - Bike friendly
- Economic Development (1)
 - Keep quaint with variety of stores, shops and restaurants
- Parking (7)
 - General (3)
 - Provide parking at Brien Street / church parking lot
 - Address concerns revealed in downtown parking study
 - Additional parking at library
 - Aesthetics – Make parking structures look like businesses

-
- Housing (1)
 - Develop multi-family housing for millennial generation
 - Safety (1)
 - Female employee approached by scam man by bus stop near Greene's Pour House
 - Waterfront (2)
 - Encourage waterfront development
 - Redevelop waterfront – add dog park / trails
 - Arrowhead Park Area (7)
 - West of Millview Drive
 - Office / med-density residential / hotel
 - Millview Avenue / Torrey Street / Main Street (2)
 - Roundabout
 - Park / Plaza east of intersection
 - Millview Avenue
 - Realign and intersect Main Street at new roundabout
 - Create new street to follow railroad tracks from Millview Drive / RR intersection to end in a cul-de-sac under the Main Street Overpass
 - Redevelop residential across from Arrowhead Park
 - Provide a connection from Arrowhead Park to Washington Park across the railroad tracks
 - Arrowhead Park (5)
 - Develop (2)
 - Develop as arboretum
 - Develop trails with signage depicting historical references to Winnebago Rapids
 - Develop bicycle / bus / multi-use center to access gateway / Arrowhead Park
 - Church Street (2)
 - Develop housing over Presbyterian Church parking lot
 - Add bike lanes
 - Columbian Avenue (1)
 - Add bike lanes
 - N. Commercial Street (2)
 - Remove south railroad bridge to Neenah Paper to open downtown to boaters
 - Convert the north railroad bridge at Neenah Papers to truck traffic
 - S. Commercial Street (3)
 - Develop plaza at the clock tower site
 - Install roundabout at Commercial Street / Winneconne Avenue / Church Street intersection (2)
 - Main Street / Doty Street Intersection (1)
 - Realign
 - Construct roundabout at current site of Gord's Pub
 - Redevelop area as med-density residential / commercial or both
 - Wisconsin Avenue (3)
-

- Create a 2-3 block (car free) green space between Plexus and Commercial Street (similar to Madison' State Street)
- Use (car free) green space for outside events / dining
- Create an "Evenings on Wisconsin Avenue" event. Close down street and service food and drink
- Add bike lanes

S. Commercial Street Corridor (16)

Sixteen comments relating to redevelopment, existing land uses, concerns and desires were identified. Comments were distributed throughout the corridor. People had suggestions for general corridor improvements, road extensions, properties in need of maintenance, redevelopment opportunities and locations where roundabouts should be installed.

- General (2)
 - Improve confused land uses
- Bell Street (2)
 - Additional restaurants / coffee shops in Zuppa area
 - Install roundabout
- Cecil Street (2)
 - Shopping Center
 - Install roundabout
- Doctors Drive (3)
 - Extend Doctors Drive from Peckham Street to S. Commercial (use lot in-between Harns and Hair Connections)
 - Redevelop area south of Doctors Drive extension as medium density residential
 - Redevelop area between Doctors Drive and Krist Oil as medium density residential
- Former Harns (1)
 - Create park on lots behind former Harn's.
 - Develop parking lot on former Harns site
- Papa John's (1)
 - Southside of Alley concern about parking lot maintenance / snow plowing / loitering
- Family Video (1)
 - Building / parking lot need maintenance
- Gill Liquor and Smith Auto / South of Family Video and Auto Zone (1)
 - Small-scale commercial development
- Redevelop from Alcott Drive north past Cecil Street (1)
- Repave S. Commercial Street (2)
 - General
 - Wright Avenue to Stanley Street

Green Bay Road Corridor (2)

Two comments were identified for the Green Bay Road corridor. A suggestion was made to install a roundabout at Green Bay Road and Main Street. A second comment identified the area on the west side of Green Bay Road between Main Street and Days Inn.

Main Street Corridor (6)

Six comments pertaining to the Main Street corridor were identified. Half (3) of the suggestions received referred to the Main Street Overpass area. Ideas ranged from road improvements to thoughts on redevelopment.

General (1)

- Create entrance to City with new residential / commercial mix

Main Street Overpass Area (3)

- Develop medium density condominiums and townhouses next to the Hafemeiser Machine / International Children's Fund site
- Create park along the Neenah Slough, across the street from the Hafemeiser Machine / International Children's Fund site
- Install lights on the Main Street Overpass

Lake Street (1)

- Install roundabout

I-41 (1)

- Develop full interchange at Main Street and I-41

Winneconne Avenue Corridor (4)

Four comments along / near Winneconne Avenue were made. A suggestion was made to develop a Commercial plaza on the north side of the road near the Reddin Street intersection. Another suggestion was made to create a dog park on the Neenah Foundry lot by Harrison Street. Two roundabouts were recommended, the first at I-41 and the second at Westowne Place.

Westowne (1)

One comment was made to clean up the Affinity Clinic area and to attract more restaurants.

Remaining Streets / Corridors (13)

Thirteen comments were made to other areas to the City that did not fit into the areas identified above. About half (7) of the suggestions were for the addition of bicycle / pedestrian lanes or trails.

Bayview Road (1)

- Plant trees along Bayview Road near Green Northern Park to act as a winter windbreak

Breezewood Lane (1)

- Install roundabout at Pendleton Road

Cecil Street (1)

- Add bike lanes

Congress Street / E. Doty Street / Pine Street (1)

- Install roundabout

I-41 (3)

- Install bike / pedestrian paths over / under I-41
- Lowering of barricade causes traffic problems
- Develop full interchange at I-41 and CTH G

Lake Street (1)

- Add bike lanes

Lakeshore Drive (2)

- Install bike / pedestrian trail

Tullar Road (2)

- Add bike lanes
- Commercial

E. Wisconsin Avenue (1)

- Resurface

Art / Cultural / Historic (4)

Four comments related to the art / cultural and historic category was made. One person recommended interactive community art, while another mentioned that it was important for the old and new to co-exist. Another participant felt that there was a lack of community support for historic preservation. Finally a comment was made that a landmark building is needed.

Bicycle / Pedestrian (20)

This category received 20 comments. Most of the comments were general in nature and didn't focus on a specific area in the City. People indicated that they would like to see additional bicycle and pedestrian trails and identified situations they felt were dangerous.

- Improve bike / pedestrian routes by identifying which routes should be made safer and to develop additional dedicated trails (2)
- Develop a green grid bicycle / pedestrian system linking the City and trail connections (3)
- Finish "Loop the Lake" project (2)
- Improve trail connections between schools, parks, library and the YMCA
- Improve pedestrian / bicycling access to the library and downtown from everywhere
- Provide trail and pedestrian connections from city neighborhoods to businesses

-
- Develop a recreational trail along the Neenah Slough from Harrison Street to Washington Park
 - Develop a bicycle / pedestrian trail along the Neenah Slough
 - Off road trails are nicer
 - Winneconne Avenue, Main Street, Commercial Street and Cecil Street provides a barrier for pedestrians and bicyclists
 - Develop safe pedestrian and bicycling routes for children
 - 8" curbs provide a danger for pedestrians and bicyclists
 - Install bicycle friendly tilted garbage cans, lighting and signage
 - Install additional pedestrian signage at crosswalks
 - Address pedestrian and bicycling safety / congestion at roundabouts
 - Install additional cross walk beacons on 4-lane roads (arterials)

Community Facilities (14)

Fourteen comments fell into the community facilities category. About half (6) of the suggestions were in regard to renewable energy such as geothermal, solar and wind. Schools were the other category receiving more than one response. People felt that it was important to maintain Neenah's high quality schools as well as utilize former schools for residential and parks.

- Schools (3)
 - Maintain high quality schools
 - Reuse former schools for residential and park sites
 - Add a middle school on the west side of the City
- Renewable energy improvements - geothermal, wind, solar (6)
- Keep the City of Neenah safe and clean
- Identify a site for excess snow
- Remove overhead power lines
- Install city wide high speed internet
- Water, sewer and road infrastructure

Economic Development (5)

Five comments relating to economic development were received. Suggestions were made to develop an Innovation Center for entrepreneurs, limit industrial building space and thriving / vibrant businesses. People also indicated that they would like to see a specialty meat / cheese store in the City as well as another grocery store.

Environmental (5)

Five comments related to the environment were received. Comments included a concern for algae in Lake Winnebago and the Fox River, a feeling that some of the ash trees could be

saved, and climate change. One person mentioned that access to the Neenah Slough was important. While another mentioned clean air.

Housing (6)

Six general comments related to housing were expressed. Four comments were associated with housing choices were made: the need for additional housing for one and two person households such as smaller condominiums under \$150,000; the attraction of an comprehensive eldercare facility that would be able to accommodate those desiring separate homes to those needing an end of life nursing facility; additional low to moderate income rental housing units (apartments, condominiums, and single family homes); and decent low-income housing. The final two comments included a plea to clean up crime in low income housing and to address abandoned houses.

Land Use (10)

Nine comments related to land use were identified. Six comments focused on general land use issues, while the remaining comments addressed land uses in the Town of Neenah.

General Land Use (6)

- Focus on redevelopment instead of new development
- Preserve open areas and rural aspect
- Address entry corridor aesthetics
- Properties (buildings, houses, yards) not maintained per ordinance
- Living area / work space
- Jobs and housing in close proximity

Town of Neenah (4)

- Annex more land from the Town
- S. Park Avenue and Mahler Park
 - Develop area as single-family residential
- Hidden Acres
 - Annex and expand residential development
- CTH G and I-41
 - Create Town Center south of CTH G and west of I-41

Parks and Recreation (14)

Fourteen comments related to parks and recreation was identified. Five comments were general in nature. Five people would like to see a dog park; one suggestion was to develop the dog park along the railroad tracks. The remaining four comments were in reference to a specific park.

General (5)

- Impressed with park and recreation program
- Utilize natural plantings, reduce grass cutting, increase composting and utilize rain gardens
- Install therapy boating area
- No alcohol in parks
- Park to Park Paddle

Recreation Park (1)

- Develop a sailing and paddle center

Riverside Park (1)

- Installation of mulch too high up the trunk will kill the tree

Whiting Boathouse (2)

- Convert the second story to a meeting room for water based groups
- Utilize boathouse for dry sailing and boating needs of the City

Transportation (8)




Eight comments related to transportation and roads were identified. Three of the suggestions were general in nature, while five included suggestions for specific areas or intersections. People expressed concerns about road maintenance and traffic, especially in the afternoon. Participants expressed a desire for green infrastructure and improved rail service to Chicago, Minneapolis and Milwaukee. Roundabouts were identified at S. Commercial Street and S. Park Avenue, S. Commercial Street and CTH G and CTH CB / Winneconne Avenue and Pendleton Road. Finally people requested that a connection between Pendleton Road and CTH CB be constructed complete with sidewalks and trails.

Other (3)

Three comments did not fit into any other category. This included a desire to make Neenah a destination and to hold festivals like Appleton's Oktoberfest. Finally someone felt that elected officials may not all be forward thinking.

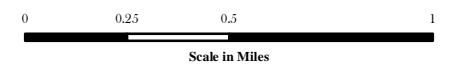
Registration City of Neenah

Legend

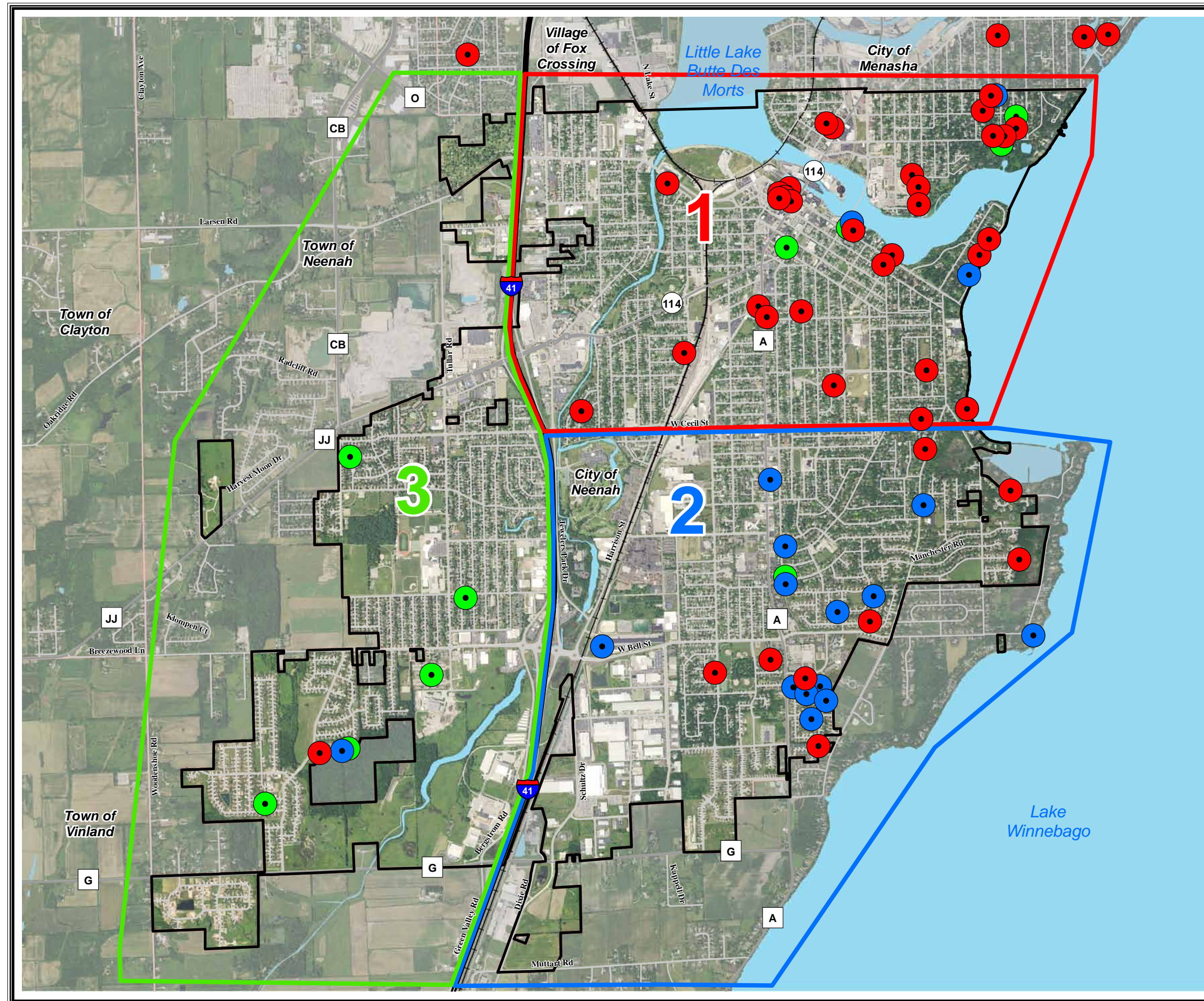
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-  Workshop No. 2
-  Workshop No. 3

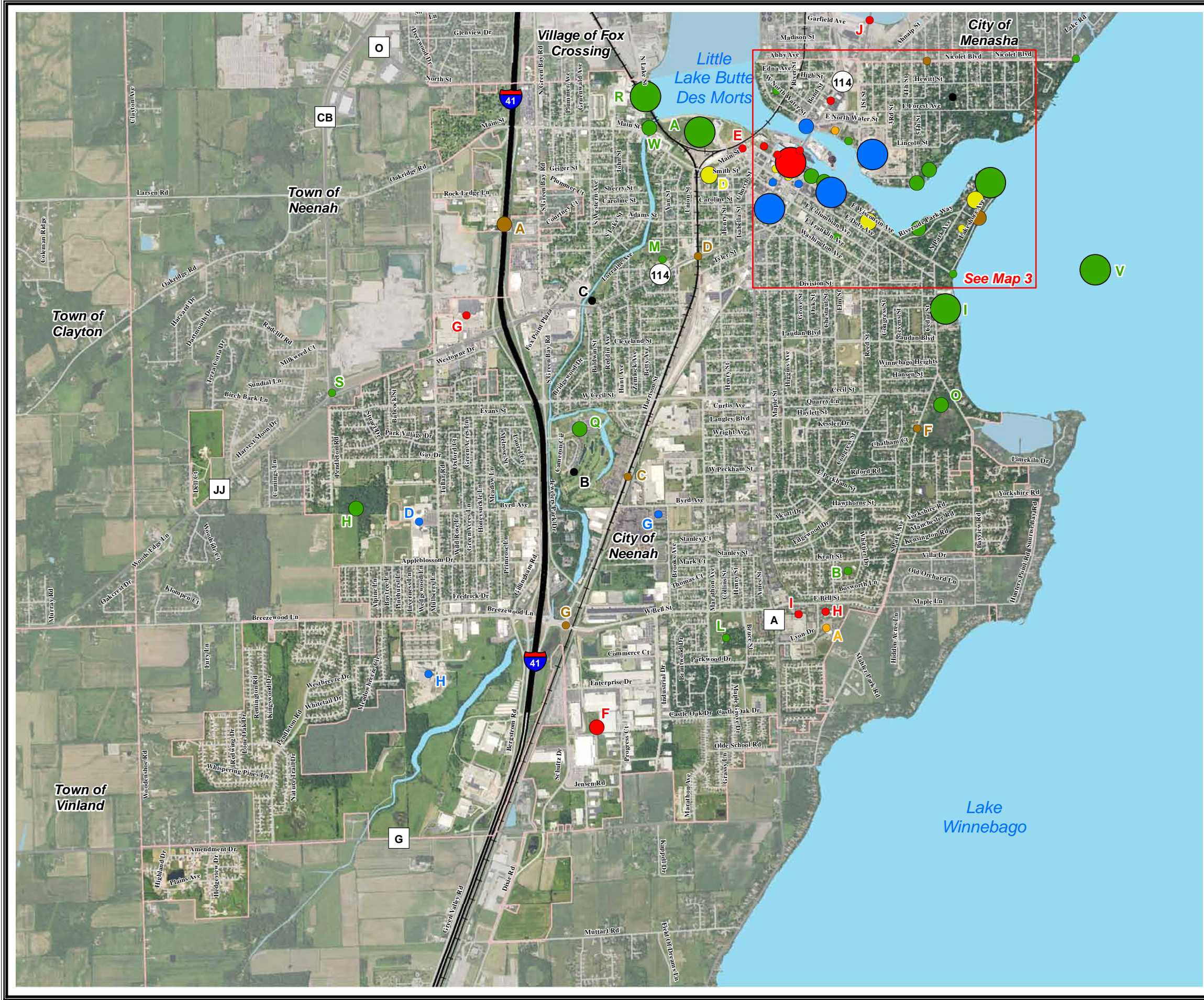
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MAP 2

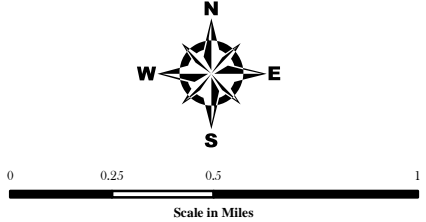
Exercise 1: Community Assets

City of Neenah

- Legend
- Community Facilities (Less than 3 Tables)
 - Community Facilities (4 - 6 Tables)
 - Community Facilities (Greater than 6 Tables)
 - Economic Development (Less than 3 Tables)
 - Economic Development (4 - 6 Tables)
 - Economic Development (Greater than 6 Tables)
 - Historical/Cultural Resources (Less than 3 Tables)
 - Historical/Cultural Resources (4 - 6 Tables)
 - Historical/Cultural Resources (Greater than 6 Tables)
 - Housing (Less than 3 Tables)
 - Housing (4 - 6 Tables)
 - Housing (Greater than 6 Tables)
 - Recreational/Natural Resources (Less than 3 Tables)
 - Recreational/Natural Resources (4 - 6 Tables)
 - Recreational/Natural Resources (Greater than 6 Tables)
 - Transportation (Less than 3 Tables)
 - Transportation (4 - 6 Tables)
 - Transportation (Greater than 6 Tables)
 - Other (Less than 3 Tables)
 - Other (4 - 6 Tables)
 - Other (Greater than 6 Tables)

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East Central Wisconsin
Regional Planning Commission
ECWRPC

MAP 3
Exercise 1: Community Assets
Inset
City of Neenah

Legend

- Community Facilities (Less than 3 Tables)
- Community Facilities (4 - 6 Tables)
- Community Facilities (Greater than 6 Tables)
- Economic Development (Less than 3 Tables)
- Economic Development (4 - 6 Tables)
- Economic Development (Greater than 6 Tables)
- Historical/Cultural Resources (Less than 3 Tables)
- Historical/Cultural Resources (4 - 6 Tables)
- Historical/Cultural Resources (Greater than 6 Tables)
- Housing (Less than 3 Tables)
- Housing (4 - 6 Tables)
- Housing (Greater than 6 Tables)
- Recreational/Natural Resources (Less than 3 Tables)
- Recreational/Natural Resources (4 - 6 Tables)
- Recreational/Natural Resources (Greater than 6 Tables)
- Transportation (Less than 3 Tables)
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- Other (Less than 3 Tables)
- Other (4 - 6 Tables)
- Other (Greater than 6 Tables)

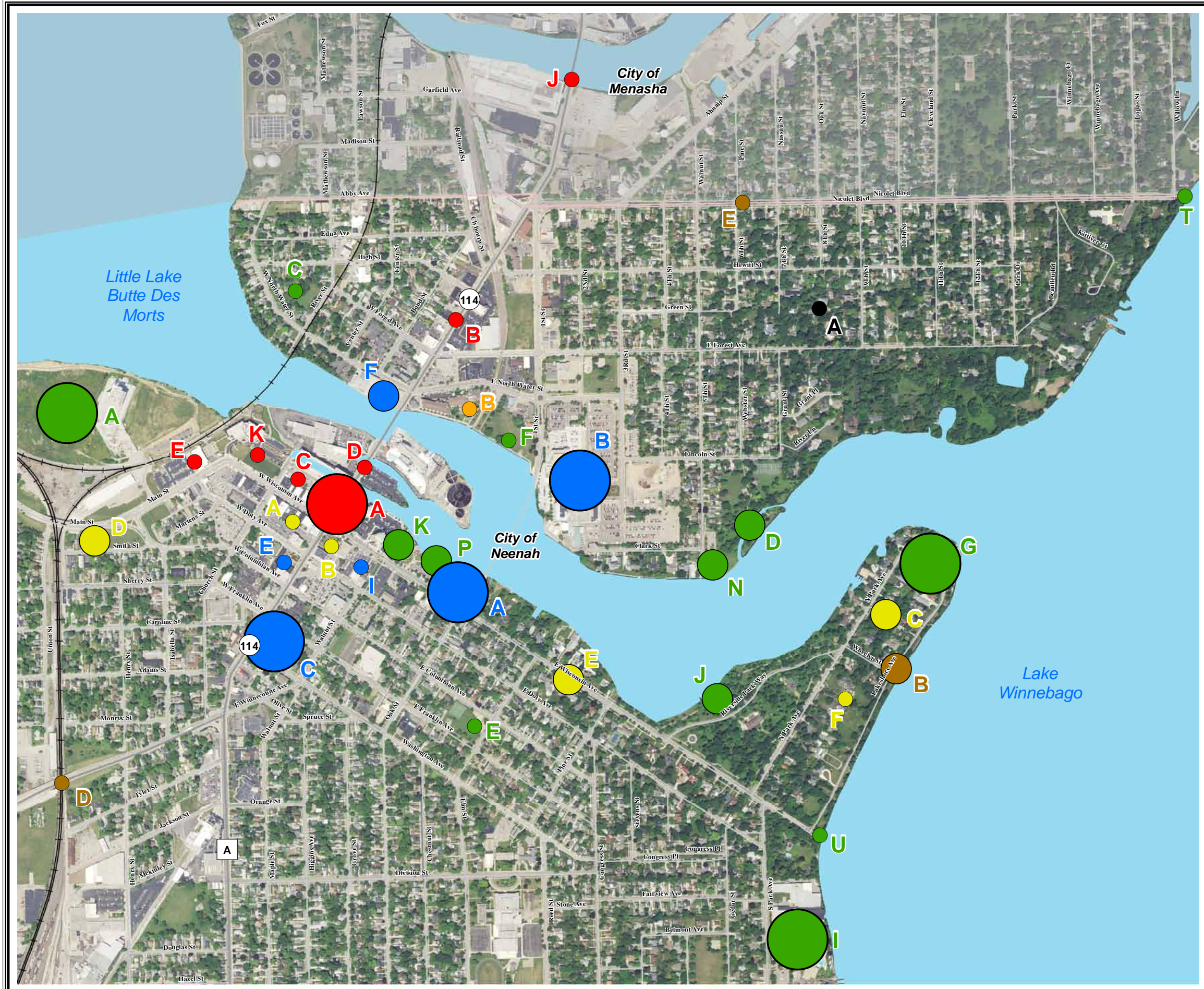
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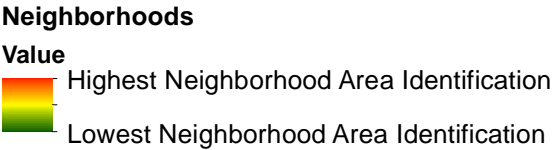
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Prepared by:



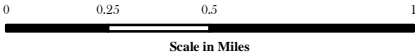
Exercise 2: Neighborhood District
Delineation
City of Neenah

Legend

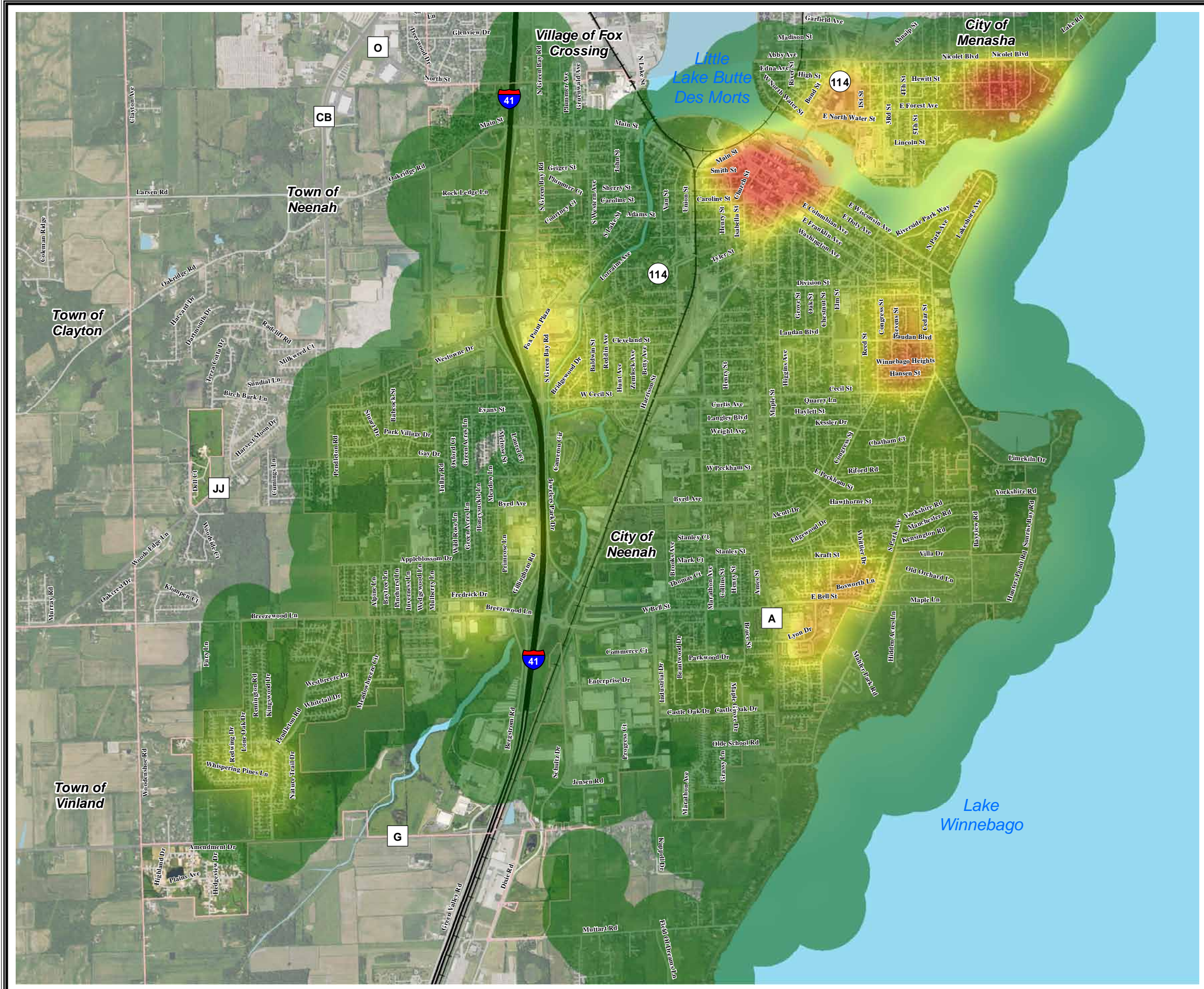


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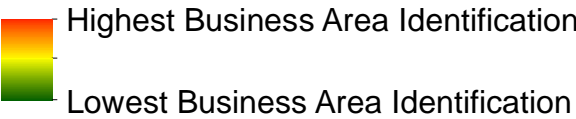


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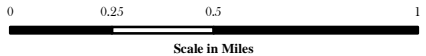
Exercise 2: Business District
Corridor Delineation
City of Neenah

Legend

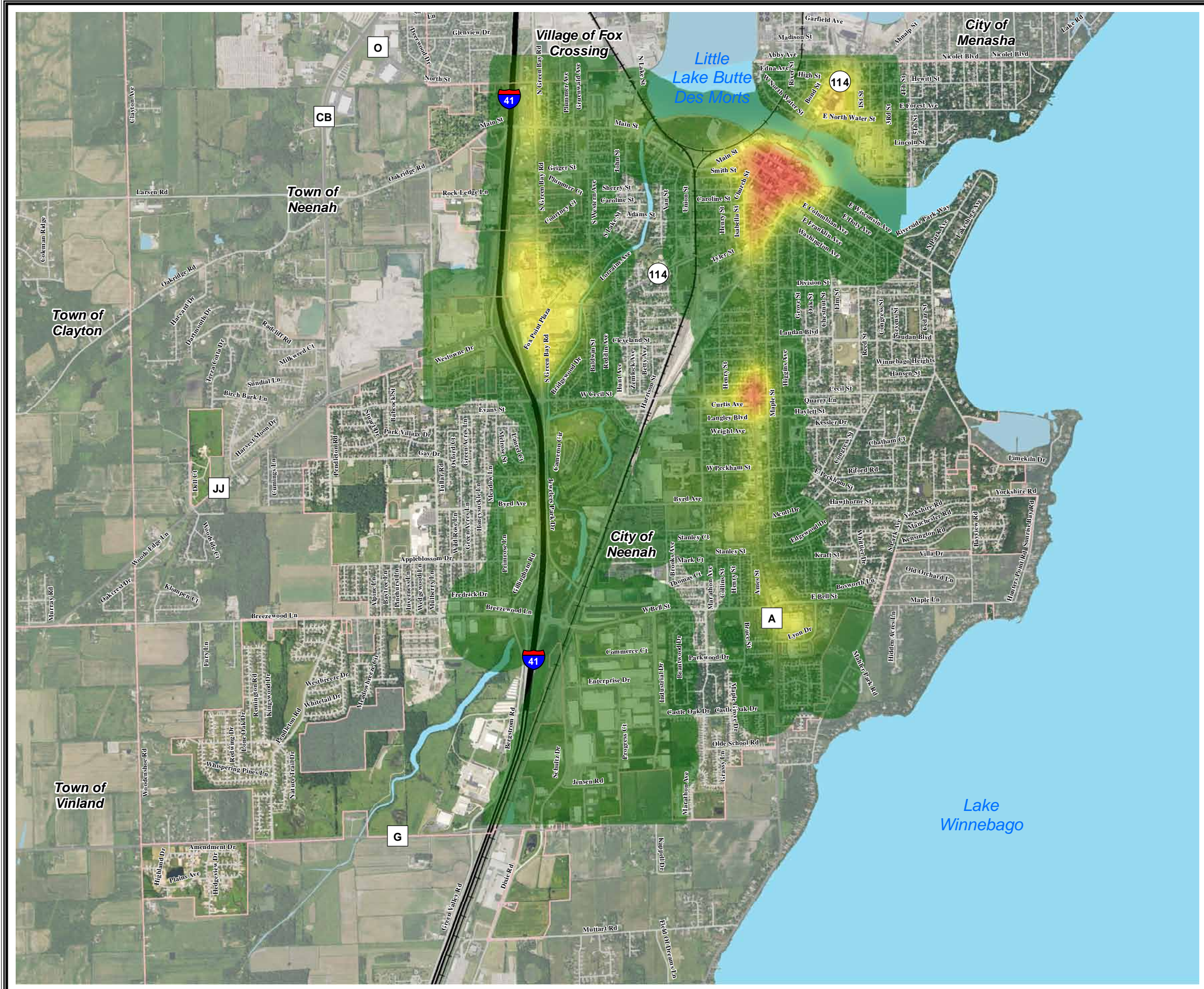


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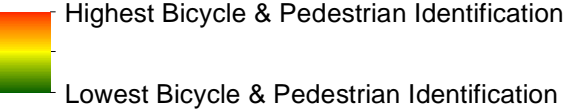


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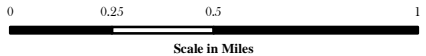
Exercise 3: Bicycle & Pedestrian Routes/Paths City of Neenah

Legend

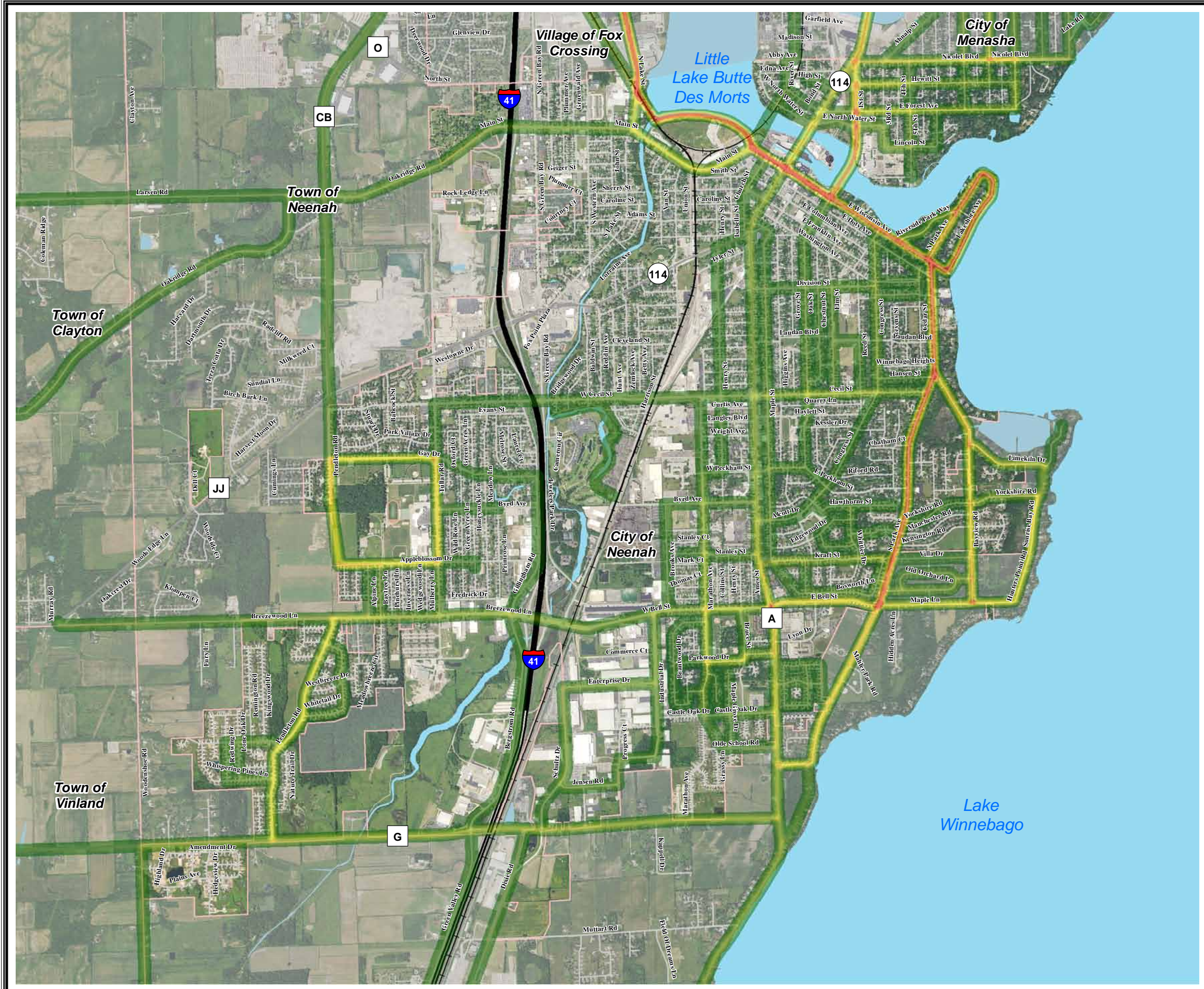


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Exercise 3: Transportation
Connections
City of Neenah

Legend

- 1 Response
- 2 to 5 Responses
- Greater than 5 Responses

Identified Street/Corridor Improvements

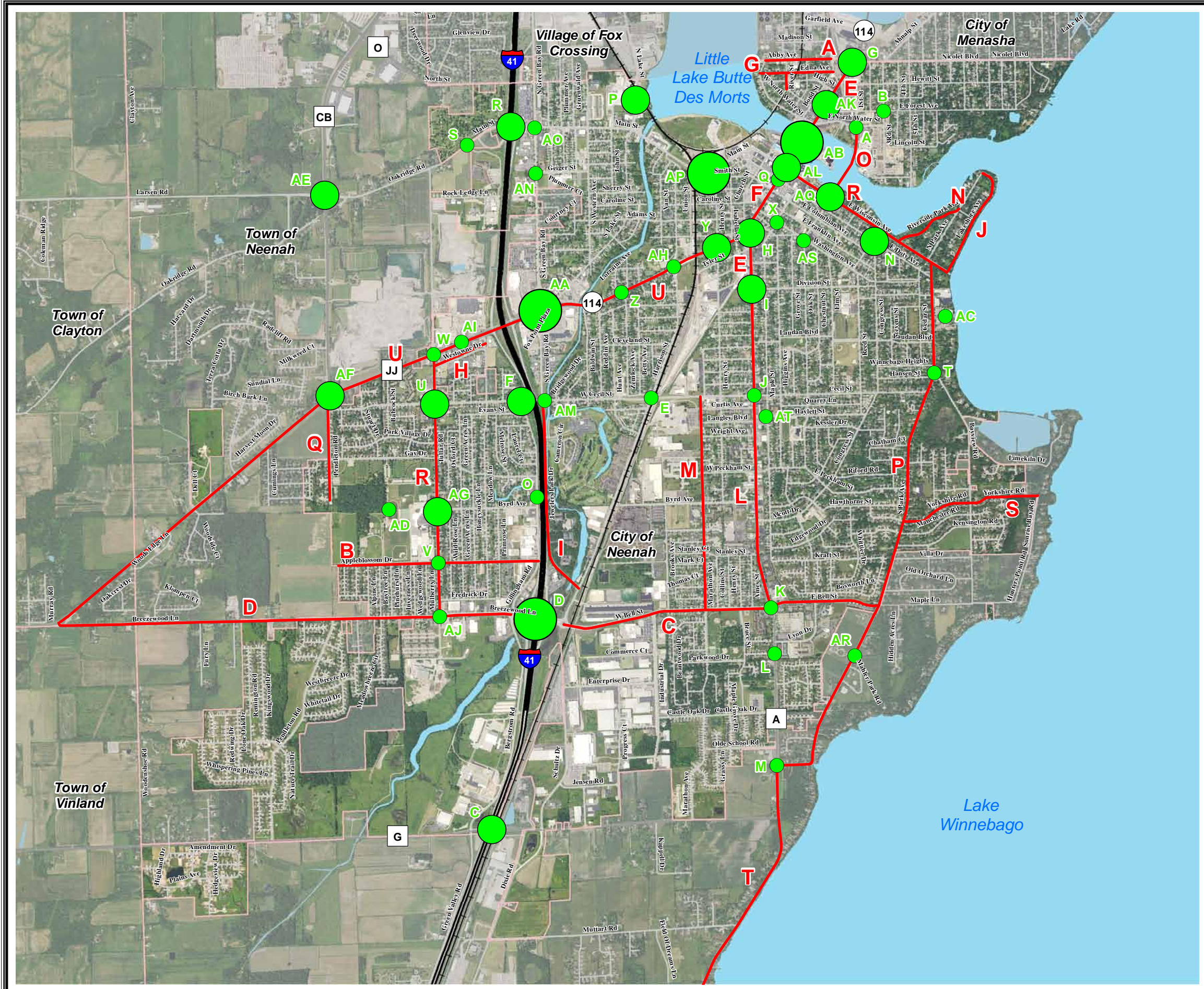
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Scale in Miles

Prepared by:



Exercise 4: Business & Community Improvements
City of Neenah

Legend

- Doty Island
 - Downtown Business District
 - Green Bay Road
 - South Park Industrial Park
 - Main Street Corridor
 - Community Wide
 - South Commercial Street Corridor
 - Westowne Commercial Area
- Doty Island
- Downtown Business District
- Green Bay Road
- South Park Industrial Park
- Main Street Corridor
- South Commercial Street Corridor
- Community Wide

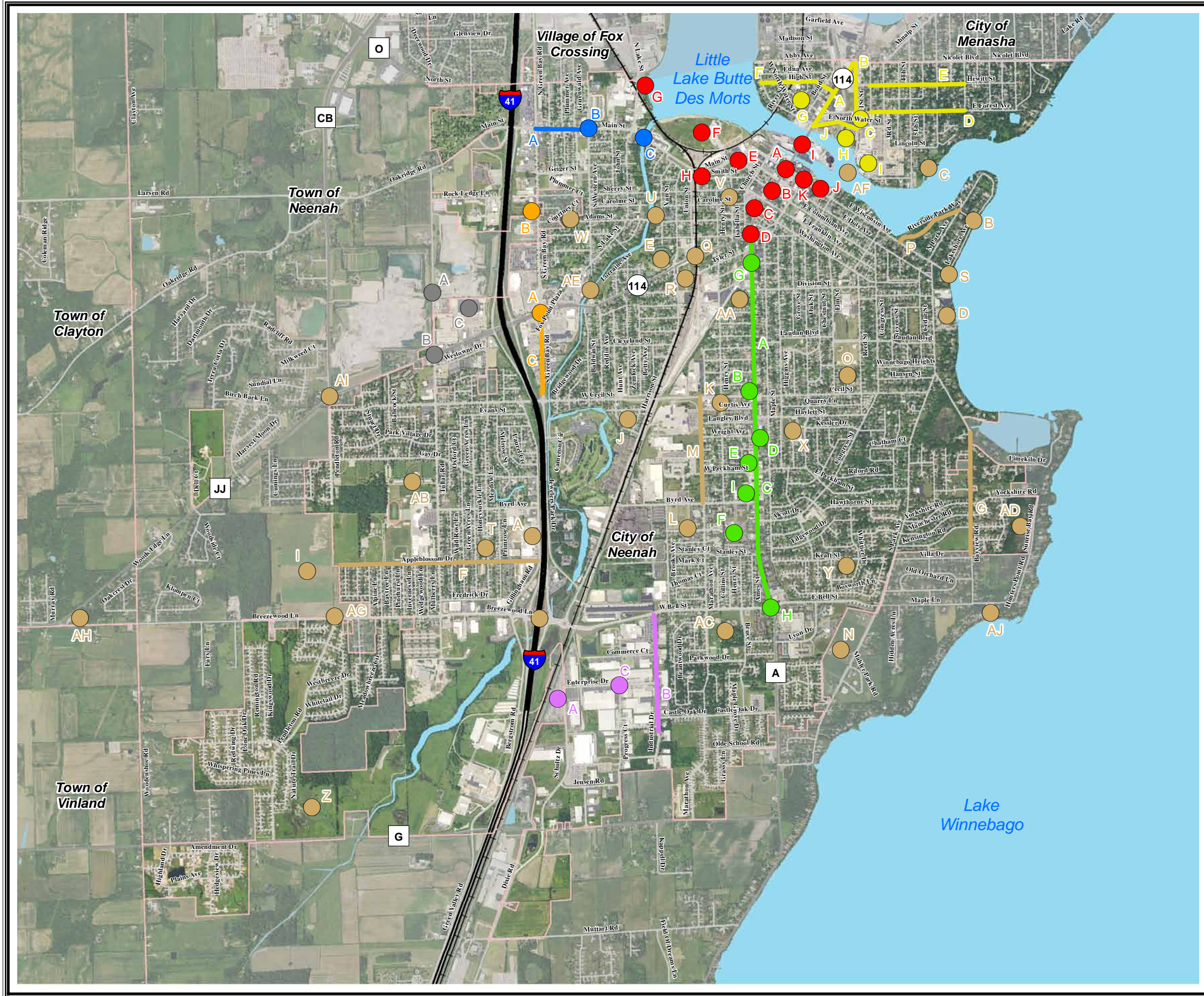
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Scale in Miles

Prepared by:



Exercise 5: New Development
or Redevelopment
City of Neenah

Legend

- Doty Island
- Downtown
- Green Bay Road
- Main Street
- South Commercial Street
- Winneconne Avenue
- Other Areas
- Doty Island
- Downtown
- Winneconne Avenue
- Other Areas
- New Development Areas
- Park Development Areas

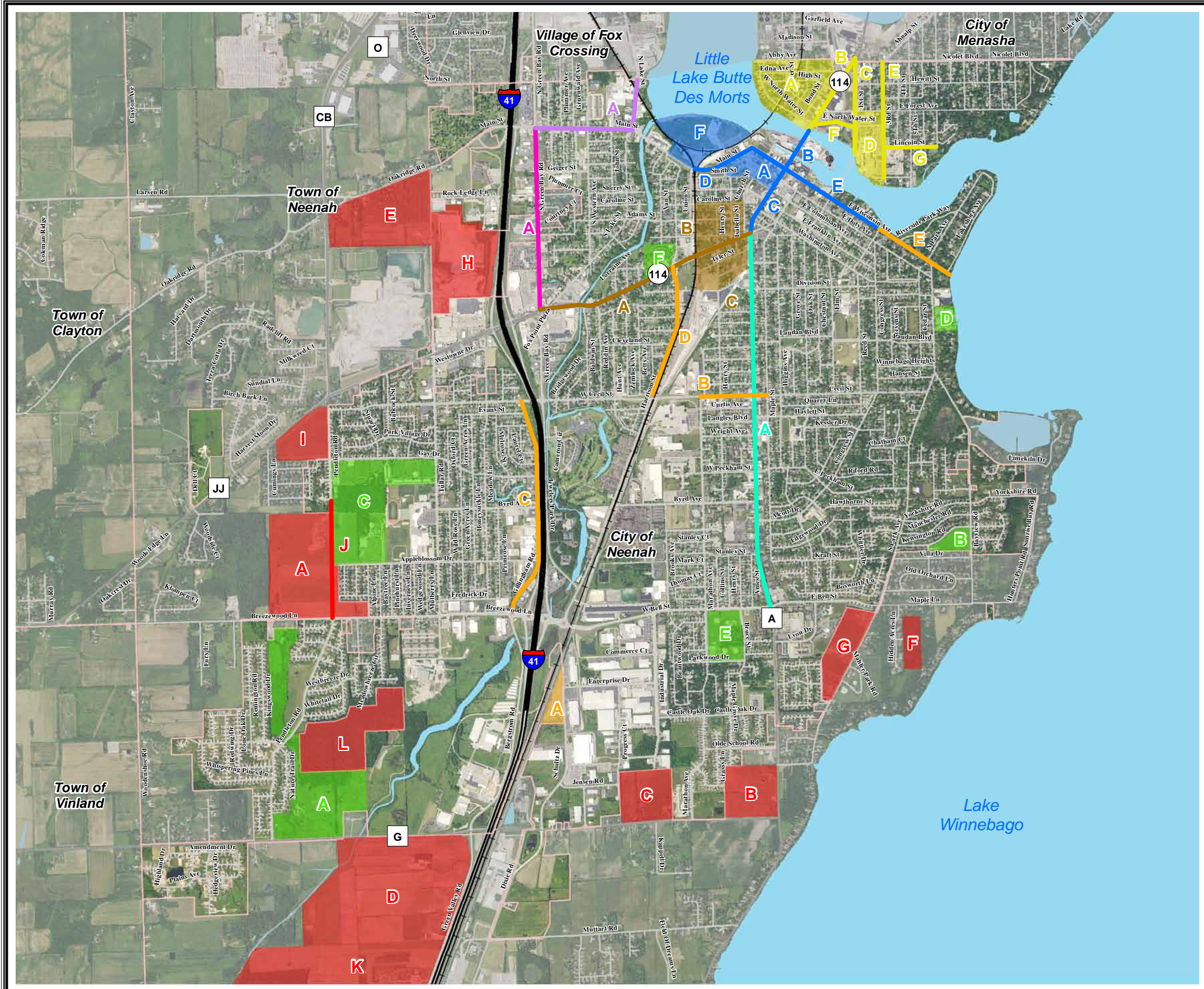
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Scale in Miles

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APPENDIX

PUBLIC VISIONING WORKSHOPS

APPENDIX: PUBLIC VISIONING WORKSHOPS

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Public Visioning Workshops

How would you describe your
future vision for the City?

Comprehensive Plan 2040 Update

In the future.....

**HOW WILL THE CITY LOOK,
FUNCTION, AND FEEL 20
YEARS FROM NOW?**



The City of Neenah is updating its current Comprehensive Land Use Plan. This plan sets forth the vision and policies that will affect many aspects of how the City will grow and redevelop in the future..

Your thoughts are important! Three separate workshops have been set up to help formulate a vision for how the City will look, function and feel as new development or redevelopment takes place. As a resident, business owner and/or taxpayer, you may be affected by decisions about new growth, the quality of roads, accessibility to jobs, waterfront redevelopment and the protection of the City's environmental resources. Now is the time to voice your opinions about these things!

Your up-front participation is critical in this process. While each workshop may focus on one general area of the community, you may attend any workshop to provide your feedback!

The workshops will be structured with City and East Central staff taking participants through a series of quick, thoughtful and highly visual exercises.

Each exercise is meant to stimulate and document ideas and concerns in topic areas associated with community history, land use, housing, transportation, environmental protection and more!

**April 19th, 20th
and 21st, 2016
5:00 p.m.—7:00 p.m.**

PRE-REGISTRATION

So that we can accommodate properly, please pre-register for any of the three workshops using the information below. A name, address, phone number and e-mail address will be required.

By internet: www.ecwrpc.org
(see link in "News" box on upper right)

By e-mail: kthunes@ecwrpc.org

By phone: (920) 751-4770

Please call the number above with any additional questions or special meeting accommodation needs.

For more information, see the project website at <http://www.ci.neenah.wi.us/departments/community-development/neenah-comprehensive-plan-2040/>

WORKSHOP LOCATIONS / FOCUS AREAS

DOWNTOWN & DOTY ISLAND

April 19th, 2016

5:00-7:00 P.M.

Holiday Inn Riverwalk

123 E Wisconsin Ave, Neenah, WI

SOUTH COMMERCIAL ST. / GREEN BAY RD. CORRIDOR

April 20th, 2016

5:00-7:00 P.M.

Horace Mann Middle School Cafeteria

1021 Oak St, Neenah, WI

WEST SIDE GROWTH AREAS

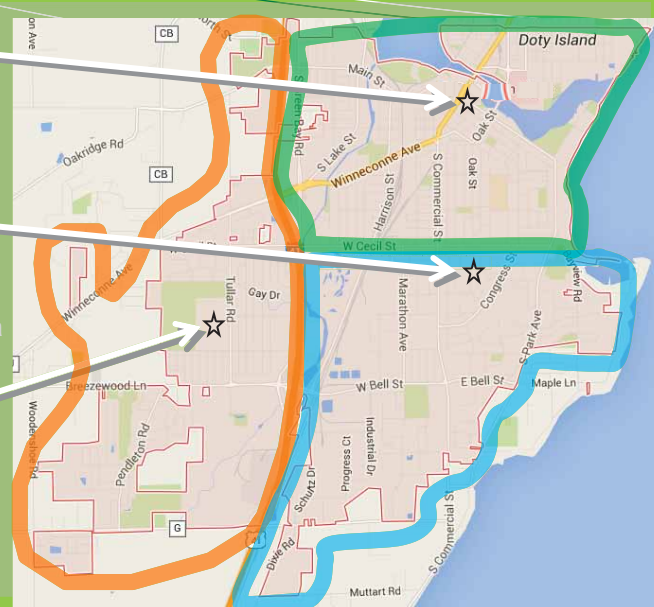
April 21st, 2016

5:00-7:00 P.M.

Neenah High School Cafeteria

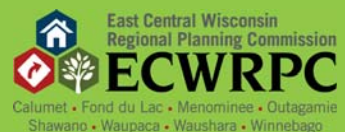
1275 Tullar Rd, Neenah, WI

Parking Lot B, Use Door 4



**Make your
voice heard
and be part
of this
exciting
process!**

Workshop hosted with
the assistance of:



Workshop No. 1
Downtown and Doty Island
Tuesday, April 19, 2016
Holiday Inn Riverwalk
Attendance

Name	Street Address	City	State	Zip
Deb Andrews	143 Fifth Street	Neenah	WI	54956
Gerry Andrews	143 Fifth Street	Neenah	WI	54956
Bob Baker	1624 S. Driscoll Street	Appleton	WI	54914
Amy Barker	135 W. Wisconsin Ave.	Neenah	WI	54956
Marge Bates	2421 Woodland Terrace	Neenah	WI	54956
Wally Bergstrom	382 Lake Road	Menasha	WI	54952
Grant E. Birtch	244 East Doty Ave	Neenah	WI	54956
Michelle Dunning	224 Parkwood Dr	Neenah	WI	54956
Dr. James Eike	126 W. Wisconsin Ave.	Neenah	WI	54956
Karen Eike	320 N. Commercial Street	Neenah	WI	54956
Rick Fahrenkrug	802 Grant Place	Neenah	WI	54956
Peter Feters	629 Maple St	Neenah	WI	54956
Scott Francis	319 Cleveland St	Menasha	WI	54952
Pat Galloway	325 9th St.	Neenah	WI	54956
Ted Galloway	744 South Park/601 S. Commercial	Neenah	WI	54956
Peter Geniesse	1040 S. Park Ave	Neenah	WI	54956
Marc Goodman	500 Silverwood Lane	Neenah	WI	54956
M Gruendemann	964 Bridgewood	Neenah	WI	54956
Sara Hanneman	135 W. Wisconsin Ave.	Neenah	WI	54956
Dolly Haney	935 Pansy Ct	Neenah	WI	54956
Kate Horan	234 Bond St	Neenah	WI	54956
Kay Horan	324 9th St.	Neenah	WI	54956
Munroe Hjerstedt	567 Oak Street	Neenah	WI	54956
Jane Lang	1541 Whitetail Drive	Neenah	WI	54956
Philip Langohr	302 E Wisconsin ave	Neenah	WI	54956
Cari Lendrum	659 Elm St	Neenah	WI	54956
Kevin Lisowe	1928 Dordona Dr	Neenah	WI	54956
Bill McBride	333 Twelfth St	Neenah	WI	54956
Jane McBride	333 Twelfth St	Neenah	WI	54956
Eileen McCoy	669 Cedar Street	Neenah	WI	54956
Dan McIntosh	234 Lakeshore Ave.	Neenah	WI	54956
Bobbi Miller	716 Chestnut	Neenah	WI	54956
Sandy Miller	1555 Lyon Dr, #328	Neenah	WI	54956
Renee Neumeyer	2383 Fiesta Ct	Neenah	WI	54956
Jacy Park	120 Fifth Street	Neenah	WI	54956
David P Popp	2324 Fiesta ct.	Neenah	WI	54956-4810
Scott Powley	970 Evergreen Lane	Neenah	WI	54956
Josh Preissner	647 Winnebago Heights	Neenah	WI	54956
Joshua Ranger	806 Hewitt St.	Neenah	WI	54956

Name	Street Address	City	State	Zip
Mike Rass	324 Willow Lane	Menasha	WI	54952
Don Reid	1430 Whittier Drive	Neenah	WI	54956
Jan Sarnecki	630 Wheeler St	Neenah	WI	54956
Emily Schreiner	629 Hansen Street	Neenah	WI	54956
Keith Schreiner	629 Hansen Street	Neenah	WI	54956
Paul Stinson	1017 Nicolet Blvd.	Neenah	WI	54956
Stuart Taylor	104 Limekiln Dr	Neenah	WI	54956
Sandra Walker	1508 Buck Ct	Neenah	WI	54956
Kate Zuleger				

Workshop No. 2
Wednesday, April 20, 2016
Horace Mann Middle School Cafeteria
South Commercial Street / Green Bay Road Corridor
Attendance

Name	Street Address	City	State	Zip
Amy Barker	135 W. Wisconsin Ave.	Neenah	WI	54956
Jean Maurice Boyer	1101 Nicolet Blvd	Neenah	WI	54956
Nicolas Boyer	1101 Nicolet Blvd	Neenah	WI	54956
Tamara Erickson	1402 Whittier Dr	Neenah	WI	54956
Ben Fauske	165 North Park Avenue	Neenah	WI	54956
Mark Ihlenfeldt	5017 W. Applebend	Appleton	WI	
B J Kirschner	1135 Maple St	Neenah	WI	54956
Jane Lang	1541 Whitetail Drive	Neenah	WI	54956
Philip Langohr	302 E Wisconsin Ave	Neenah	WI	54956
James Merden	806 W. Cecil St	Neenah	WI	54956
Don Miller	1555 Lyon Dr Apt 328	Neenah	WI	54956
Sandy Miller	1555 Lyon Dr Apt 328	Neenah	WI	54956
Jim Perras	644 Hunters Point Road	Neenah	WI	54956
Dave W. Rause	550 Harbor Wood La	Neenah	WI	54956
Pat Rickman	328 Parkwood Dr	Neenah	WI	54956
Brandon Robak	202 Edgewood Drive	Neenah	WI	54956
Lisa Robak	202 Edgewood Drive	Neenah	WI	54956
Mike Rohrkaste	1417 Mahler	Neenah	WI	54956
John Speech	213 E Bell St.	Neenah	WI	54956
Jerry Van Dyn Hoven				
Marilyn Wiesner	1555 Ryan Dr, #208	Neenah	WI	54956
Judy Zaretzke	1129 S Park Ave	Neenah	WI	54956

Workshop No. 3
West Side Growth Areas
Thursday, April 21, 2016
Neenah High School Cafeteria

Name	Street Address	City	State	Zip
Larry Easton	1315 Green Acres Lane	Neenah	WI	54956
Rich Garman	1050 Pendleton Rd	Neenah	WI	54956
Gerry Kaiser	1318 Winter Wheat Dr	Neenah	WI	54956
Jane Lang	1541 Whitetail Drive	Neenah	WI	54956
Philip Langohr	302 E Wisconsin Ave	Neenah	WI	54956
Dave Magruder	816 Grant Pl	Neenah	WI	54956
Brandon Robak	202 Edgewood Drive	Neenah	WI	54956
Lisa Robak	202 Edgewood Drive	Neenah	WI	54956
Penny Scribner	318 Twelfth St	Neenah	WI	54956
Jerry Scribner	318 Twelfth St	Neenah	WI	54956
Ken Washburn	2120 S. Gladys	Appleton	WI	

**Exercise #1: Community Assets - By Table
Mapping Exercise**

Workshop/Table No.	Asset
1-1	Riverside Park
1-1	Shattuck Park
1-1	Arrowhead Park
1-1	Library
1-1	Shoreline
1-1	Lighthouse
1-1	Hospital
1-1	Boat Landing / Pool
1-1	Schools
1-1	Historic Downtown
1-1	Wisconsin Avenue
1-1	High School
1-1	Golf Course
1-1	Shopping District
1-1	Loop the Lake Trail
1-1	Industrial Park
1-1	Bicycle Trail
1-1	Interstate 41
1-2	Wilderness Park
1-2	Recreational Park - Swimming Pool and Boat Launch
1-2	Lakeshore Avenue
1-2	Kimberly Point
1-2	Riverside Park
1-2	Harbor
1-2	Library
1-2	Shattuck Park
1-2	Arrowhead Park
1-2	Trestle Trail
1-2	Theda Clark
1-2	Doty Park
1-2	Downtown
1-2	Whiting Boathouse
1-2	Boys and Girls Brigade
1-2	Green Park, Ice skating
1-2	Washington Park
1-2	Island Park
1-2	YMCA
1-2	Clock Tower
1-2	Cook Park

**Exercise #1: Community Assets - By Table
Mapping Exercise**

Workshop/Table No.	Asset
1-3	Bergstrom Mahler
1-3	Kimberly Point
1-3	Riverside Park / Harbor
1-3	Recreational Park / Pool
1-3	Theda Clark
1-3	Library
1-3	Shattuck Park
1-3	Doty Park
1-3	Whiting Boathouse
1-3	Downtown
1-3	Historical Society
1-3	Arrowhead Park
1-3	Trestle Trail
1-3	Island Commercial District
1-3	Valley VNA / Senior Living Area
1-3	Harbor / Sailboats
1-3	Rail Transportation
1-3	School System
1-3	Green Spaces
1-3	Future Neenah
1-3	Downtown Jobs
1-3	Wilderness Park
1-3	Galloway
1-3	Foundry
1-3	Industrial Park
1-3	Golf Course / Convention
1-4	End of Nicolet Boulevard / Lake View
1-4	Access to water, year round
1-4	Riverside Park
1-4	Shattuck Park
1-4	Kimberly Point
1-4	Doty Park / Whiting Boathouse
1-4	Southview Park
1-4	Fresh Air
1-4	Neenah High School
1-4	Arrowhead Park
1-4	Island Park
1-4	Downtown Business
1-4	Nicolet Blvd
1-4	Octagon House
1-4	Bergstrom Mahler

**Exercise #1: Community Assets - By Table
Mapping Exercise**

Workshop/Table No.	Asset
1-4	YMCA
1-4	Hospital
1-4	Memorial Park
1-4	Recreational Park / Pool
1-4	Brigade
1-4	Wisconsin Avenue Historical District
1-4	Bridgewood Golf Course
1-4	Library
1-5	Hospital
1-5	Waterfront
1-5	Downtown District
1-5	Parks
1-5	Bike Paths
1-5	Pool
1-5	Schools
1-5	Interstate Access
1-5	Clock Tower / Historical
1-5	Library
1-5	Historic W. Wisconsin Avenue
1-5	Future Neenah
1-5	Global Corporate Environment
1-5	Lake Winnebago
1-6	Library
1-6	Theda Medical Center
1-6	Historic Downtown
1-6	Wisconsin Avenue
1-6	Lakeshore Avenue (Transportation Easement Zone)
1-6	Lighthouse
1-6	Harbor
1-6	Doty Island
1-6	All Parks
1-6	All Water - Boating Access
1-6	End of Nicolet Blvd
1-6	South Park Avenue Corridor
1-6	Trestle Trail (Future)
1-6	Fishing Access
1-6	Industrial / Services / Manufacturing
1-6	Community Gardens - Need more!
1-6	Railroad Overpasses - Safety / Transportation / Community Access
1-6	Interstate 41 and On Ramps
1-6	Roundabouts

**Exercise #1: Community Assets - By Table
Mapping Exercise**

Workshop/Table No.	Asset
2-2	Shattuck Park - Public Gathering
2-2	Plexus
2-2	Water Accessibility
2-2	Opportunities at Arrowhead Park - Redevelopment
2-2	Walking around Kimberly Point
2-2	Riverside Park - Flagship Park / Regional Attraction
2-2	Memorial Park - Walking / Cross Country Skiing / Activities
2-2	Bridgewood Development
2-2	Quality Health Care / Hospital - Proximity
2-2	Downtown - Quality
2-2	Slough - Canoeing / Wildlife
2-2	Wilderness Park - Wooded Area / Trails
2-2	Trestle Trail
2-2	Industrial Park - Jobs
2-2	Westside Retail Development
2-2	Interstate 41
2-2	Roundabouts in Town - Traffic Control / Eagle Statue
2-2	Breezewood/Bell Roundabouts
2-2	Mahler Farm Business Park - Quality Businesses
2-2	Library
2-3	Wilderness Park
2-3	Southview Park - New Playground Equipment
2-3	Bill Miller Park
2-3	Bridgewood Golf Area
2-3	Industrial Park
2-3	Copps Grocery Store Complex
2-3	Library
2-3	Bergstrom Mahler - Riverside Park
2-3	Slough
2-3	Interstate 41 with Overpasses
2-3	Shoreline - Swimming Pool
2-3	Schools
2-3	Theda Clark
2-3	Arrowhead Park
2-4	Parks (Shattuck, Riverside, etc.)
2-4	Arrowhead Park - Emerging Opportunity
2-4	Downtown - Growth / Progressive
2-4	Wisconsin Avenue / Point / Historic Homes
2-4	Waterfront Access
2-4	Access to 41

**Exercise #1: Community Assets - By Table
Mapping Exercise**

Workshop/Table No.	Asset
2-4	High School / Education
2-4	Medical / Hospital
2-4	Industrial Park
2-4	Size of Community (Safety / Crime)
2-4	Menasha Downtown - Growth that helps Neenah too
2-4	Trail System - Connectivity
2-4	Lake Winnebago
2-4	Future Neenah - Ongoing Investment, Progressive
2-4	Clean Community
2-4	Bergstrom - Mahler Museum
2-4	Overpasses
2-4	International Airport
2-4	PAC
2-4	Packers
3-1	Doty Island
3-1	Kimberly Point
3-1	Riverside Park
3-1	Lake Winnebago
3-1	Trestle Trail System
3-1	Memorial Park
3-1	Neenah Slough
3-1	Octagon House / Historical Society
3-1	Interstate 41
3-1	School District
3-1	Fire Station / City Garage
3-1	Theda Clark
3-1	South Industrial Park
3-1	Businesses
3-1	Arrowhead Park
3-1	Golf Course / Bridgewood Resort
3-1	Library / Shattuck Park
3-1	Neenah Pool
3-1	Wilderness Park
3-1	Senior Places / Island Shore
3-1	YMCA
3-1	Bill Miller Trail System
3-1	Appleton International Airport
3-1	Walmart / Kohl's
3-1	Doty Cabin / Park / Whiting Boathouse
3-1	Farmers Market

**Exercise #1: Community Assets - By Table
Mapping Exercise**

Workshop/Table No.	Asset
3-2	Library
3-2	Lakefront
3-2	Plaza
3-2	Downtown - Quaint, Vibrant, Walkable
3-2	YMCA
3-2	Boy and Girls Club (Menasha)
3-2	Hospital - Size, Trauma Center
3-2	Memorial Park
3-2	Compost - Free
3-2	City Garage - Dump
3-2	Interstate 41 - Access
3-2	Trestle Trail - Water Access / Walk Dogs
3-2	CB Trail - Bike to Hortonville, Recreational Opportunity, Connects Region, (Loop the Lake)
3-2	Bridgewood Golf Course
3-2	Neenah Slough - Green Space, Kayaking, Fishing
3-2	Boat Ramp
3-2	Pool
3-2	High School

**Exercise #1: Community Assets, Mapping Exercise
Summary**

Asset	Map Label	Total
Recreational / Natural Resources		101
All Parks	-	2
Arrowhead Park	A	8
Bill Miller Park	B	2
Cook Park	C	1
Doty Park / Cabin	D	4
Green Park (Ice Skating)	E	1
Island Park	F	2
Kimberly Point / Light House	G	7
Memorial Park	H	4
Recreation Park (Pool, Boat Launch)	I	8
Riverside Park	J	6
Shattuck Park / Public Gathering	K	6
Southview Park	L	2
Washington Park	M	1
Whiting Boat House	N	4
Wilderness Park	O	5
Harbor / Sailboats / Marina	P	4
Bridgewood Golf Course	Q	4
Bike Trail / Trail System / "Loop the Lake" / Trestle Trail	R	10
CB Trail	S	1
Green Spaces	-	1
End of Nicolet Blvd (Lake View)	T	2
End of Wisconsin Avenue	U	1
Waterfront / Lake Front / Shoreline / Lake Winnebago / Water Access / Boating Access	V	11
Fresh Air	-	1
Fishing Access	-	1
Neenah Slough	W	4

Exercise #1: Community Assets, Mapping Exercise Summary

Asset	Map Label	Total
Community Facilities		42
Library	A	10
Theda Clark Hospital	B	11
Schools (System)	C	7
Neenah High School	D	3
Boys & Girls Brigade	E	3
YMCA	F	4
Community Gardens (Need More)	G	1
Fire Station / City Garage	H	2
Plaza	I	1
Historic/Cultural Resources		17
Historic Downtown	A	2
Clock Tower	B	1
Bergstrom / Mahler	C	4
Historical Society / Octagon House	D	4
Wisconsin Avenue Historic District	E	4
Kimberly Point (Historic Homes)	F	1
PAC	-	1
Economic Development		27
Downtown	A	7
Island Commercial District	B	1
Future Neenah	C	3
Downtown Jobs	D	1
Global Corporate Environment	-	1
Industries / Services / Manufacturing	-	1
Plexus	E	1
Industrial Park	F	4
Westside Retail Development (Walmart / Kohl's)	G	3
Mahler Farm Business Park	H	1
Copps Grocery Store Complex	I	1
Menasha Downtown	J	1
Businesses	-	1
Farmers Market	K	1

**Exercise #1: Community Assets, Mapping Exercise
Summary**

Asset	Map Label	Total
Transportation		20
Interstate 41 / Access	A	6
Lake Shore Avenue / Transportation Easement Zone	B	4
Railroad Transportation	C	1
Railroad Overpasses - Safety / Transportation / Community Access	D	2
Nicolet Blvd.	E	1
South Park Avenue Corridor	F	1
Roundabouts / Breezewood / Bell	G	3
Appleton International Airport	-	2
Housing		2
Valley VNA / Senior Living Area	A	1
Senior Places / Island Shore	B	1
Other		8
Doty Island	A	2
Bridgewood Development	B	2
Size of Community (Safety / Crime)	-	1
Clean Community	-	1
Packers	-	1
Free Compost	C	1

Exercise # 1: Community Assets
Other Assets
Individual Comments

Workshop/ Table No.	Asset
	Recreational/Natural Resources
1-1	Water Access
1-1	Greenery - Trees
1-1	Environment for running / biking
1-1	Lots of waterfront
1-1	Nice parks
1-1	Close to parks - plenty of places to play
1-1	Parks and Children
1-1	Water (Lake / Slough)
1-1	Trails
1-1	Water & Trees
1-1	New hiking, biking trails
1-1	Parks
1-1	Access to water
1-1	Trees
1-2	Doty Park
1-2	Kimberly Point
1-2	Riverside Park
1-2	Shattuck Park
1-2	Trail - Arrowhead Park
1-2	Wilderness Park
1-2	Dolly and Herb Park
1-2	Whiting Boathouse
1-2	Cook Park
1-2	Parks, Green Spaces
1-2	Trails (bike)
1-2	Fishing
1-2	Beautiful Parks
1-2	Beautiful Harbor
1-2	Waterfront
1-3	Green space
1-3	Access to green space in neighborhoods throughout Neenah
1-4	Access to waterways : Recreation Park Ramp, Riverside Harbor, Doty Park Ramp

Exercise # 1: Community Assets
Other Assets
Individual Comments

Workshop/ Table No.	Asset
	Recreational/Natural Resources Continued
1-4	Walkable
1-4	Bike friendly
1-4	Enough Parks
1-4	Bike lanes are good
1-5	Tons of trees
1-5	Many recreational areas
1-5	Winnebago
1-5	Good fishing
1-5	Proximity to lake
1-5	Riverside Park / Lighthouse
1-5	Waterfront
1-5	Recreational area
1-5	Green
1-5	Beautiful waterfront
1-5	Wonderful Parks
1-6	Access to water for recreation (including the slough), industry, aesthetics
1-6	Water
1-6	Parks
	Community Facilities
1-1	Hospital
1-1	Good education
1-1	Schools
1-1	Participating governance - accessible
1-1	Library
1-1	Education / schools
1-2	Theda Clark hospital
1-2	Swimming Pool
1-2	Fox Cities Sailing School
1-2	Library
1-2	Boys and Girls Brigade
1-2	YMCA
1-2	Schools
1-2	YMCA
1-2	Good schools
1-4	Good neighborhood schools
1-4	Neenah High School (education)
1-4	Library

Exercise # 1: Community Assets
Other Assets
Individual Comments

Workshop/ Table No.	Asset
	Community Facilities Continued
1-4	Recycle Center at Tuller Street
1-5	Great teachers / schools
1-5	Great doctors / medical
1-5	Hospital is close (in downtown area). Hope it stays
1-6	Good schools
	Historic/Cultural Resources
1-1	Value the past while looking to the future
1-1	Historic Homes
1-1	Historic Neighborhoods
1-1	Historical architecture and large homes
1-2	Clock Tower
1-3	Performing Arts Center provides access to arts in close proximity
1-5	Many beautiful homes (historic)
1-6	Historic residential areas
	Economic Development
1-1	Downtown age / feel
1-1	Employment
1-1	Blend of old and new commercial properties
1-1	Employment
1-1	Able to work to commercial / retail
1-2	Downtown
1-2	Good restaurants downtown
1-2	Downtown
1-2	Future Neenah
1-3	Supportive and thriving business community
1-3	Philanthropic individuals support public private partnerships
1-3	Locally owned companies who give back to their community
1-3	Proximity to shopping
1-3	Number of jobs in area
1-4	Good mix of retail, food, bars downtown
1-5	Large industry
1-5	Diverse businesses

Exercise # 1: Community Assets
Other Assets
Individual Comments

Workshop/ Table No.	Asset
	Economic Development Continued
1-5	Commercial/residential mix
1-5	Future Neenah Group
1-5	Downtown is historical / great shops
1-5	Downtown quaint and fun place to shop
1-6	Engaging downtown
1-6	Close to Hwy 41
1-6	Variety of Commercial businesses
1-6	Land for business expansion
1-6	Vibrant downtown retail
1-6	Historic downtown
1-6	Vibrant Westside retail
	Transportation
1-1	Interstate Access
1-1	Roundabouts (modernization)
1-2	Lakeshore Avenue
1-4	Safe streets
1-5	Rail overpass
	Housing
1-1	Variety of housing
1-1	Affordable housing
1-1	Quality, affordable housing
1-4	Well kept homes
1-5	Highlands at Mahler (55 older active) 150 apartments
	Other
1-1	Positive Energy
1-1	Neighborhood Feel
1-1	Sense of community for Doty Island residents
1-1	Close to resources (school, work, shopping)
1-1	Clean City
1-1	Flags, statutes - sense of identify and pride

Exercise # 1: Community Assets
Other Assets
Individual Comments

Workshop/ Table No.	Asset
	Other Continued
1-1	Safety
1-1	Progressive
1-1	Health Conscious - Bikers / Walkers
1-1	Friendly
1-1	People friendly
1-1	Good place to raise kids
1-1	Lots happening - downtown, parks, new businesses
1-1	Safe Neighborhoods
1-2	Quiet neighborhoods
1-2	Community Involvement
1-2	Community Generosity
1-2	Low crime
1-2	Low crime
1-2	Family Friendly
1-2	Great neighborhood on east side of Commercial Street
1-2	Well kept up
1-2	Great city events
1-3	Philanthropic individuals support public private partnerships
1-3	Safety
1-3	Proximity to other regional cities (PAC, etc.)
1-3	Community giving and active participation
1-4	Good neighborhoods
1-4	Great neighborhoods
1-4	Friendly
1-4	Family oriented
1-4	Summer climate
1-4	Sense of community
1-4	Low crime
1-4	Nice neighborhoods
1-5	Uniqueness of Island
1-5	Good neighbors
1-5	Friendly residents
1-5	Growing city with a local/small feel

Exercise # 1: Community Assets
Other Assets
Individual Comments

Workshop/ Table No.	Asset
	Other Continued
1-5	Sense of Community
1-5	Family environment
1-5	Quiet
1-5	Safe
1-5	Good people / neighborhoods
1-5	Charm of a small town with big city things to do
1-6	Philanthropists (People who care)
1-6	Forward thinkers government and citizens
1-6	Government / citizens willing to take a risk
1-6	Public private partnerships
1-6	Private investment thinking of the best of the community

Exercise # 1: Community Assets
Other Assets
Individual Comments

Workshop/ Table No.	Asset
	Recreational/Natural Resources
2-2	Trails Path Connectivity
2-2	Park System
2-2	Lake Winnebago
2-2	Trees
2-2	Biking trails
2-2	Walking trails
2-2	Water Access
2-3	Neenah Point - Riverside Park
2-3	Shattuck Park
2-3	Bike trails throughout the City
2-3	Lake Winnebago
2-3	Active community - running
2-3	Trestle Trail
2-3	Kimberly Point & neighborhood
2-3	Sport teams
2-3	Parks
2-3	Water views, ? Proximity; multiple views
2-4	Shattuck Park - farm market, entertainment, events
2-4	Shoreline access - by Riverside Park, around the Point, Highway A
	Community Facilities
2-2	Library
2-3	Hospital
2-3	Active responsive library
2-3	Theda and Children's
2-3	Schools
2-3	Fox Valley Tech
	Historic/Cultural Resources
2-4	Bergstrom Museum
2-4	Neenah HS Auditorium
2-4	Art in Park
2-4	PAC
2-4	EAA
2-4	Mile of Music

Exercise # 1: Community Assets
Other Assets
Individual Comments

Workshop/ Table No.	Asset
	Economic Development
2-2	Well lit, vibrant downtown
2-2	Downtown
2-3	Downtown (old buildings 100 and 200 block)
2-3	Educated labor force
2-3	Downtown being viable
2-3	Multiple industry
2-3	Corp. Headquarters presence
2-3	DQ
2-3	Zuppas
2-3	Cranky Pats
2-3	Towers
2-3	Downtown
2-3	Alta, Plexus, KC, Foundry
2-3	Nice downtown
2-4	Historical character of downtown
2-4	Future Neenah
2-4	Restaurants in the Valley
	Transportation
2-3	Overpass over tracks
2-4	Overpasses over railroad tracks
	Other
2-2	Gathering Places
2-2	Community Spirit Identity
2-2	Building Upkeep
2-2	Hometown Pride
2-2	Safety
2-3	Philanthropic Attitude
2-3	Volunteerism
2-3	Very good city employees
2-3	Islands and water
2-3	Low crime rate

Exercise # 1: Community Assets
Other Assets
Individual Comments

Workshop/ Table No.	Asset
	Other Continued
2-3	Diverse community
2-3	Friendly neighbors
2-3	Goldilocks size of city, large enough but not too large
2-3	Ability to get involved easily
2-3	Awareness of what is occurring
2-4	Safe
2-4	Culture of giving and community support
2-4	Leadership
2-4	Leadership and character development, i.e. churches, Brigade
2-4	Central WI location, access to most amenities in the state within 2 hours, i.e. Up North, Milwaukee, Madison, Door County
2-4	Community culture volunteerism
2-4	Packers
2-4	Packers

Exercise # 1: Community Assets
Other Assets
Individual Comments

Workshop/ Table No.	Asset
	Recreational/Natural Resources
3-1	Doty Island and its park.
3-1	The Slough
3-2	Winter sports
3-2	Walkable
3-2	Bikable
3-2	Safe walkable
3-2	Safe walkable Community
3-2	Winter - kids love winter sports
3-2	Lakefront
	Community Facilities
3-2	Schools
3-2	Municipal
3-2	Regional access to various assets - universities, ice rinks
3-2	Library
3-2	Recreation Department - good reputation
	Transportation
3-2	Street Department - keep roads
3-2	Street Department - keeps road clear, pick up roads
	Other
3-2	Know people
3-2	Friendly
3-2	Being convenient
3-2	Mutual cooperation of all "Fox Cities"
3-2	Community
3-2	Friendly
3-2	Convenient
3-2	"Big Small Town" go somewhere and you will know people

Exercise # 3: Community Connections – By Table
Barriers to Travel
Mapping Exercise

Workshop/ Table No.	Comments
1-1	New trail proposed by mill - unsafe (Traffic)
1-1	Disjointed sidewalks in industrial area
1-1	Bikes on sidewalk over bridge
1-1	Riverside Drive car conflicts with pedestrians
1-1	Downtown traffic congestion
1-1	Industrial dead zone (No facilities)
1-1	Commercial Street left hand turns are dangerous
1-1	End of Cecil Street trail
1-1	No facilities for bike / pedestrian on CTH G
1-1	Neenah High School congestion
1-1	41 Roundabouts dangerous
1-1	Winneconne viaduct has only one sidewalk
1-1	Main Street facilities
1-1	Messy intersection
1-1	County building on Commercial
1-1	Commercial south end traffic
1-1	Bergstrom area traffic
1-1	No pedestrian facilities near Walmart
1-1	CB / Winneconne goat path
1-1	Main and CB intersection
1-2	Spring Road no safe place for bikes
1-2	Roundabout - Oak and 1st
1-2	Railroad bridge south of Neenah Paper
1-2	Commercial and Wisconsin traffic nightmare
1-2	Winneconne and Henry
1-2	Green Bay and Cecil - bad for kids crossing
1-2	Cecil and Gillingham
1-2	Winneconne and Green Bay
1-2	Breezewood roundabouts
1-2	Commercial and Bell Street
1-2	Curve by Plexus (Dome)
1-2	Middle lane on Commercial by Schubbe Resch & McDonalds
1-2	Commercial and Water turn lane by YMCA
1-3	Roundabouts create traffic and narrow roads for biking / walking
1-3	Lighting issues - especially in winter
1-3	3rd and Forrest intersection - congested
1-3	Poorly marked intersection / confusing
1-3	Nicolet and Commercial intersection / long waits
1-3	Main and Torrey Street confusing curve onto Torrey
1-3	Bell and South Commercial dangerous
1-3	Oak and Washington - busy intersection
1-3	Tullar Road - high school traffic very busy
1-3	Railroad crossing on Lake and Main Street
1-3	Cecil and Tullar - traffic / dangerous

Exercise # 3: Community Connections – By Table
Barriers to Travel
Mapping Exercise

Workshop/ Table No.	Comments
1-4	Triangle behind Walgreens and DQ
1-4	Commercial Street in general, Galloway - Nicolet
1-4	No bike lane
1-4	Commercial Street Bridge not bicycle friendly
1-4	Main and 41, can get off but not on
1-4	Where Bayview and South Park split
1-4	Pine, Congress, and Doty intersection
1-4	Series of roundabouts
1-4	When train stops on Lake and blocks traffic
1-4	Intersection by bridge in Menasha
1-4	Intersection on Doty by car wash
1-4	Left turn onto Henry from Winneconne
1-4	Trucks entering Neenah Paper
1-4	Doty and Main at cranked, especially the left turn
1-4	Lack of dry storage for boats
1-4	Parking on S. Commercial
1-5	Highway 41
1-5	Downtown cars and busses
1-5	Main and Green Bay
1-5	Winneconne and Green Bay Road Intersection (walking / biking)
1-5	Train intersection on Lake Street
1-5	Bicycle travel on Commercial Street
1-5	Downtown parking
1-5	Speeding
1-5	Speed by Lakeview crosswalk
1-5	Speed by Commercial and Bell
1-6	Breezewood/Bell Overpass
1-6	Green Bay Road roundabout
1-6	Commercial Street and Wisconsin Avenue
1-6	Commercial Street Bridge
1-6	Henry Street and Winneconne Avenue
1-6	"Dog Town" road conditions
1-6	protocol
1-6	Bicycle rules and respect
1-6	Discontinuous sidewalks - Lack of sidewalks
1-6	Lack of Safe Routes to School - no sidewalks
1-6	Programming lights by Brigade / crosswalk / flashing lights
1-6	S Commercial Street - Discontinuous bike lanes with heavy traffic
1-6	Winneconne and Zemlock
1-6	Washington Park and Harrison Street Crossing
1-6	Crossing at Doty and Main Street
1-6	Congestion downtown / backups
1-6	Crossing Commercial Street near Alta Resources
1-6	W. Bell Street - Could be more bicycle friendly
1-6	Near Southview Park
1-6	Tullar Road and high school

Exercise # 3: Community Connections – By Table
Barriers to Travel
Mapping Exercise

Workshop/ Table No.	Comments
2-2	Winneconne / Henry Street crosswalk - Fast Traffic / safety
2-2	Marathon Ave rough road
2-2	Pendleton
2-2	Pendleton / CB - No connectivity
2-2	CB and Oakridge intersection
2-2	Breezewood overpass / roundabouts
2-2	Alexander Street crossing on S. Commercial
2-2	Tayco not conducive to pedestrians and bikes
2-2	public right-of-way
2-2	Lack of crossing east/west of interstate 41
2-2	Jewelers Park Drive - unsafe for bikes
2-2	Crossing Winneconne in general
2-2	Riding bike on South Commercial
2-2	Crossing Bell Street at Commercial
2-2	Crossing Bell and Marathon
2-2	lane
2-2	Downtown biking confusing and bike parking
2-3	Twin roundabout - bad for pedestrians
2-3	S Commercial - right turn is confusing
2-3	Speed down South Park
2-3	Lakeshore Drive - bikers and walkers
2-3	Tracks by Affinity Clinic
2-3	Downtown biking
2-3	Alta pedestrian crossing Commercial to parking lot
2-3	Breezewood interchange for walking
2-3	County Road G - improvement for biking (heavy truck traffic)
2-3	Pendleton connect to CB Trail
2-4	Commercial Street - Abrupt stop of bike lane
2-4	Floods
2-4	Dark, Rough - bad pavement
2-4	Hard to turn out to downtown
2-4	Peckham and Cecil : Hard to make left turns into traffic
2-4	Commercial Street bridge back up
2-4	Danger to heavy pedestrian traffic, soccer game parking
2-4	Intimidating Roundabouts
2-4	Confusing area to navigate
2-4	Tullar Road - school traffic
2-4	Safe walking routes needed for senior housing development
2-4	Constant need to change lanes on Commercial
2-4	Community connectivity - unsafe pedestrian routes to Oshkosh
2-4	Tough to turn at Winneconne and Commercial Street or switch lanes

Exercise # 3: Community Connections – By Table
Barriers to Travel
Mapping Exercise

Workshop/ Table No.	Comments
3-1	Bell and Breezewood roundabouts, cars too fast
3-1	Main and Torrey Street - hard to get out
3-1	S. Commercial and Winneconne intersection very busy
3-1	N Commercial - truck traffic (Dorn)
3-1	Nicolet St. /Commercial (weird intersection)
3-1	YMCA / Commercial - too busy
3-1	H.S. Tullar / Breezewood Roundabout - Cars too fast, safety
3-1	Green Bay roundabouts (traffic issues, no walk, safety)
3-1	High school / Memorial Park - hard to cross
3-1	Oakridge / Main traffic (Calvary Church) - busy Sunday
3-1	Breezewood no crosswalks
3-1	Henry to Winneconne turning onto
3-1	Il to I-41 timing of lights
3-2	Tullar and Cecil, H.S. Students, bad intersection
3-2	Apple Blossom and Tullar
3-2	Downtown - Congestion
3-2	Nicolet and N. Commercial / left turn confusion
3-2	Fox Point roundabout congestion
3-2	Breezewood roundabout congestion & can't move over or get in
3-2	Signage for 41 and Winneconne
3-2	Pedestrians trying to cross roundabouts is dangerous
3-2	Bridge on Racine is narrow especially for bikers
3-2	Railroad on S Commercial
3-2	Street lighting - Park area dark
3-2	Commercial and Winneconne intersection congestion
3-2	Dairy Queen - Gillingham, Menasha Paper - trucks blocking street
3-2	Drag racing - Pendleton to the park

Exercise # 3: Community Connections
Barriers to Travel
Mapping Exercise – Summary

Street	Barrier	Map Label	Type	Total
1st Street / North Water Street	Roundabout	A	INT	1
3rd Street / Forest Avenue	Congestion	B	INT	1
CTH G at I-41	Improvement for biking (heavy truck traffic)/ No facilities for bike/pedestrians	C	INT	2
Near Abby Avenue (Doty Island)	New trail proposed by mill unsafe (traffic)	A	RD	1
Apple Blossom Drive near Meadow Lane	Discontinuous/lack of sidewalks	B	RD	1
W. Bell Street and Marathon	(dot no description) /Crossing Bell Street and Marathon	C	RD	2
W. Bell Street and Bruce Street	Could be more bicycle friendly	C	RD	1
W. Bell Street	Near Southview Park	C	RD	1
Breezewood and Tullar Road	Roundabout - H.S. cars go too fast, safety / can't move over or get in / congestion	AJ	INT	2
Breezewood and I-41	Roundabouts / Overpass / walking / fast traffic	D	INT	8
Breezewood (no dot, unsure where)	No sidewalks	D	RD	1
Breezewood Lane west of Tullar Road	Narrow roads for biking and walking	D	RD	1
W. Cecil Street (by railroad)	End of Cecil Street trail	E	INT	1
W. Cecil Street and Gillingham Road	Intersection	F	INT	1
W. Cecil Street (north of dot on I-41)	Lack of crossing east-west of I-41	F	INT	1
N. Commercial Street / Nicolet Boulevard	Messy / Weird Intersection / long waits / left turn confusion	G	INT	5
N. Commercial Street / N. Water Street	County Building	AK	RD	1
N. Commercial Street / N. Water Street	YMCA area too busy	AK	RD	1
N. Commercial Street / N. Water Street	Turn Lane by YMCA	AK	RD	1
N. Commercial Street and Wisconsin Avenue	Traffic nightmare / Downtown cars and busses	AL	RD	3
N. Commercial Street (north of Wisconsin Avenue)	Industrial dead zone (no facilities)	AB	RD	1
N. Commercial Street (north of Wisconsin Avenue)	Crossing Commercial Street near Alta Resources	AB	RD	2
N. Commercial Street (bridge north of downtown)	Not bicycle friendly / bridge in general / bridge backups	AB	RD	3
N. Commercial Street (north of Wisconsin Avenue)	Trucks entering Neenah Paper	AB	RD	2

Exercise # 3: Community Connections
Barriers to Travel
Mapping Exercise – Summary

Street	Barrier	Map Label	Type	Total
S. Commercial Street (south of Wisconsin Avenue)	Left turn lanes are dangerous	F	RD	1
S. Commercial Street (south of Wisconsin Avenue)	Congestion downtown / backups	F	RD	1
S. Commercial Street (Columbian Avenue)	Programming lights by Brigade / crosswalk / flashing lights	Q	INT	1
Commercial Street	Commercial Street in general, Galloway - Nicolet	E	RD	1
S. Commercial Street north of Winneconne Avenue	No bike lane	F	RD	1
S. Commercial Street and Winneconne Avenue	Tough to turn at Winneconne and Commercial or switch lanes / intersection busy	H	INT	3
S. Commercial Street Division Street	Constant need to change lanes on Commercial Street / right turn is confusing	I	INT	2
S. Commercial Street near Orange Street	Railroad	I	RD	1
S. Commercial Street near Douglas / Division streets	Abrupt stop of bike lane	I	RD	1
S. Commercial Street near Byrd Avenue	Parking on South Commercial	L	RD	1
S. Commercial Street near Lennox Street	Bicycle travel	L	RD	1
S. Commercial Street near Wright Avenue	South end traffic / discontinuous bike lanes with heavy traffic / riding a bike	L	RD	3
S. Commercial Street at Peckham/Cecil Street	Hard to make left turns into traffic	J	INT	1
S. Commercial Street	Middle lane on Commercial at McDonalds & Schubbe Resch	L	RD	1
S. Commercial Street and Bell Street	Intersection / dangerous / Crossing	K	INT	3
S. Commercial Street and Lyon Drive	Crosswalk / speed	L	RD	1
S. Commercial Street and Alexander Drive	Intersection	L	INT	1
S. Commercial Street at Lakeview Elementary School	Speed by Lakeview crosswalk	M	INT	1
E. Doty Avenue / Congress Street / Pine Street	Poorly marked intersections	N	INT	2
Edna Street / River Street	"Dog Town" road conditions	G	RD	1
Gillingham Road	By DQ - Menasha Paper (trucks blocking street)	O	INT	1
Green Bay Road (near Main Street)	Bergstrom area traffic	AN	INT	1
Green Bay Road and Cecil Street	Crossing bad for kids	AM	INT	1
Green Bay Road and Main Street	Intersection	AO	INT	1

Exercise # 3: Community Connections
Barriers to Travel
Mapping Exercise – Summary

Street	Barrier	Map Label	Type	Total
Harrison Street north of W. Cecil Street	Lack of understanding / respecting crosswalks / pedestrian protocol	E	INT	2
Jewelers Park Drive (near Byrd Street extended to I-41)	Unsafe for bikes	I	RD	1
N. Lake Street	Railroad crossing north of Main Street / train stops on Lake Street and blocks traffic	P	INT	3
Lakeshore Avenue (north of Wheeler Street)	Lighting Issues - especially in winter	J	RD	1
Lakeshore Avenue (north of Wisconsin Avenue)	Potholes / unsafe surface / confusion of public right-of-way	J	RD	1
Lakeshore Avenue (north of Wisconsin Avenue)	Bikes and pedestrians	J	RD	1
Main Street (by Arrowhead Park)	Main Street facilities	AP	INT	1
Main Street	Traffic by Affinity Clinic	AP	INT	1
Main Street and Torrey Street	Confusing curve onto Torrey Street / hard to get out	AP	INT	2
Main Street by Union Street	Hard to turn onto Main Street towards downtown	AP	INT	1
Main Street and W. Doty Avenue	Intersection, especially left turn lane/crossing	AP	INT	2
Main Street / Wisconsin Avenue	Curve by Plexus	AP	INT	1
Main Street and I-41	Exit ramp but no entrance ramp / I-41	R	INT	2
Maple Street and Haylett Street	Floods	AT	INT	1
Marathon Avenue (north of Bell Street)	Disjointed sidewalks in industrial area	M	RD	1
Marathon Avenue (near Stanley Court)	Rough road	M	RD	1
Marathon Avenue near Kenwood Drive	Lack of Safe Routes to School - no sidewalk	M	RD	1
Riverside Parkway (Riverside Park)	Car conflicts with pedestrians	N	RD	1
Oak Street Bridge	Bike on sidewalk over bridge	O	RD	1
Oak Street and Washington Avenue	Busy intersection	AS	INT	1
Oakridge Road at Calvary Church	Traffic busy on Sundays	S	INT	1
S. Park Avenue and Bayview Road	Intersection	T	INT	1
S. Park Avenue from Cecil to pool	Fast traffic and small bike lane	P	RD	1
S. Park Avenue - Recreation Park	No dry storage for boats	AC	INT	1
S. Park Avenue (near Yorkshire Road)	Speed	P	RD	1
S. Park Avenue near Mahler Park	Danger heavy pedestrian traffic, soccer game parking	AR	INT	1
Pendleton Road, by Memorial Park	Drag racing Pendleton to the park	Q	RD	1

Exercise # 3: Community Connections
Barriers to Travel
Mapping Exercise – Summary

Street	Barrier	Map Label	Type	Total
Tullar Road and High School	? / School traffic / congestion	AG	INT	4
Tullar Road at High School and Memorial Park	Hard to cross street	AG	INT	1
Tullar Road - Memorial Park	Lack of lighting	AD	INT	1
Tullar Road and Cecil Street	Dangerous intersection	U	INT	2
Tullar Road and Apple Blossom Drive		V	INT	1
Tullar Road and Winneconne Avenue	Dangerous intersection	W	INT	1
Westowne Drive south of Winneconne Avenue	Safe routes needed for senior housing development	H	RD	1
E. Winneconne Avenue / Washington Avenue	Triangle behind Walgreens and DQ	X	INT	1
Winneconne Avenue	Between Commercial Street and Green Bay Road, speeding	U	RD	1
Winneconne Avenue (west of Commercial Street)	Crossing Winneconne in general	U	RD	1
Winneconne Avenue and Henry Street	Intersection / left turn onto Henry Street / Fast Traffic / Safety / turning onto Commercial	Y	INT	5
Winneconne Avenue	Viaduct has only one sidewalk	U	RD	1
Winneconne Avenue and Harrison Street	Washington Park crossing	AH	INT	1
Winneconne Avenue and Zemlock Avenue	Intersection	Z	INT	1
Winneconne Avenue and Green Bay Road	Intersection / roundabouts / traffic issues / Fox Point Congestion / pedestrians trying to cross roundabouts is dangerous / biking / safety	AA	INT	8
Winneconne Avenue and I-41	Signage for I-41	U	RD	1
Winneconne Avenue at Walmart	No pedestrian facilities	AI	INT	1
North of Wisconsin Avenue	Railroad bridge south of Neenah Paper	AB	INT	1
Wisconsin Avenue and Oak Street	Downtown traffic congestion	AQ	INT	2
Wisconsin Avenue	Downtown parking	R	RD	1
Wisconsin Avenue	Downtown biking confusing / bike parking	R	RD	2
W. Wisconsin Avenue / Main Street	Tracks by Affinity Clinic	AP	INT	1
Yorkshire Road, East of Bayview Road	Dark, rough - bad pavement	S	RD	1

Exercise # 3: Community Connections
Barriers to Travel
Mapping Exercise – Summary

Street	Barrier	Map Label	Type	Total
Village of Fox Crossing				
Winchester Road and I-41 (not in City) / Green Bay Road	Confusing area to navigate/timing of lights	*		2
Winchester Road and Spring Road	No safe bike connection	*		1
Town of Neenah				
CTH A (South of CTH G)	Community connectivity - unsafe pedestrian routes to Oshkosh	T	RD	1
Oakridge Road and CB Intersection		AE	INT	2
Winneconne Avenue and CB	No connection to Pendleton / goat path	AF	INT	3
Pendleton Road connect to CB trail		AF	INT	1
City of Menasha				
Racine Street / Ahnaip Street / Keyes Street	Intersection	*		1
Racine Street Bridge	Bridge is narrow, especially for bikers	*		1
Tayco Street / Washington Street (at river)	Tayco not conducive to pedestrians and bikes	*		1

Note: * Location is beyond the boundaries of the map and therefore not shown.

Exercise # 4: Businesses District / Corridor Improvements – By Table Mapping Exercise

Workshop/ Table No.	Site / Feature
1-1	Octagon House Area (Revamp)
1-1	Downtown Parking (Make more)
1-1	Library Parking (More)
1-1	N Commercial Street Parking (More)
1-1	Pedestrian crossing safety put in (No facilities)
1-1	Pedestrian facility through park (No facility)
1-1	Facility through industrial zone
1-1	Downtown welcome (Statue/Decor)
1-1	Retail commercial on Doty Island (Revamp)
1-1	Vacant land on Doty Island (Develop)
1-1	Old commercial (Redevelop)
1-1	Hospital noise and congestion
1-1	Industrial (Revitalize)
1-1	Green Bay Road (Redevelop)
1-1	Pedestrian on Riverside Drive (No facility)
1-1	Viaduct ugly (Revitalize)
1-1	Old businesses on S. Commercial (Revitalize)
1-1	Doty / Downtown Business Connectivity
1-1	Downtown Menasha / Neenah Connections
1-2	Parking Downtown
1-2	Buildings need to be updated (Eye sore)
1-2	Dilapidated
1-2	Jersilds and old grocery store lots
1-2	S Commercial Old St. Vinny's - whole district
1-2	High Crime
1-2	High Crime Commercial and doctor's plaza
1-2	Slough - where dump snow - dirty & goes into Slough
1-3	S. Commercial Street Corridor - Need more trees & setback for buildings, run down businesses and houses
1-3	Martin Street - Homes in need of improvement
1-3	Arrowhead Park - Demolish and then improve
1-3	YMCA area - Houses in decline
1-3	1st Street Corridor
1-3	N Commercial - facade improvements
1-3	Theda Clark - What will happen there
1-3	Parking
1-3	Street repair on Hewitt and Forest
1-3	Kimberly Point Road - Road needs repair

**Exercise # 4: Businesses District / Corridor Improvements – By Table
Mapping Exercise**

Workshop/ Table No.	Site / Feature
1-4	Downtown parking - lack of
1-4	Island food site on Doty Island
1-4	Beautify Main Street corridor
1-4	Doty Island parking
1-4	Warehouse site utilized for parking
1-4	WIFI in central city and throughout
1-4	Residential living space near central city
1-4	Arrowhead Park improvements - boat rentals
1-4	Waterfront restaurant
1-5	Parking downtown (Eminent domain for KC warehouse location)
1-5	Bus Depot - move
1-5	Additional garbage/recycling (2nd location by Riverwalk)
1-5	Parking on commercial on Doty Island
1-5	Possible Trolley/Pedestrian/Green/Electric Route
1-5	Neenah Joint School District - Aging
1-5	Rental areas, lockers, pedestrian hub
1-6	Residential Development Downtown
1-6	More evening concert or need more parking near Shattuck Park
1-6	Trail Connection near Octagon House
1-6	Connectivity from residential area to community amenities
1-6	Community artwork in business districts
1-6	Improved lighting plan
1-6	Wayfinding/signage upgrade with continuity and better looking
1-6	E - Bikes / Rental / Borrowed bikes
1-6	Trolley with connectivity Neenah-Menasha Downtowns
1-6	Performing Arts venues in downtown
1-6	Ice skating in downtown
1-6	Splash pad on Doty Island in exact spot / ?
1-6	More bike parking
1-6	Ages 2-5 recreational opportunities accessible - Tot Spot - Dig & Play
1-6	Roof top patios
1-6	Business with water access
1-6	Kayak, canoe rental, paddleboats
1-6	Evening outdoor entertainment
2-3	Bushes and Flowers at school
2-3	Used car lot on S Commercial Street
2-3	St. Vincent de Paul Parking Lot

**Exercise # 4: Businesses District / Corridor Improvements – By Table
Mapping Exercise**

Workshop/ Table No.	Site / Feature
2-3	S Commercial Street and Orange Street (House)
2-3	S Commercial Street and Orange Street - Rehab
2-4	St Vincent / Harns / overall vacancies on S Commercial
2-4	Family Video building - needs help - blacktop needs resurfacing
2-4	Restaurant opportunities to service industrial park
2-4	Confused Land Use
2-4	Improve to be walkable to business district on S Commercial Street
3-1	Mini Mall Area - Physic /tattoo place / bank - mixed use
3-1	Old Twin City Appliance (TV) -"junkie" (target area)
3-1	Old motel / Roller Rink Gem / Dairy Queen / Truck ?
3-2	Difficult (Shopko) access in parking lots
3-2	Walking to Kohl's / Walgreens - need more time to cross roads (pedestrian signal time)
3-2	Getting rid of the quarry (blasting)
3-2	Mighty Auto (massive parking lot)
3-2	Twin City Appliance (older / now closed)
3-2	Strip mall - old offices - mess behind / blighted / looks bad
3-2	Starbucks (traffic nightmare)
3-2	Walmart (Too large / doesn't fit)

Exercise # 4: Community Improvements – By Table
Mapping Exercise

Workshop/ Table No.	Site / Feature
1-1	S. Commercial Street Corridor (South of Cecil, North of G)
1-1	Residential on Commercial
1-1	Douglas Park Access
1-1	Old Dialysis Center
1-1	Ugly Warehouse
1-1	Neighborhood Decay
1-1	Gravel Lot
1-1	Gas Station ☹
1-1	Hospital Noise
1-1	Industrial / Residential meeting
1-1	Hwy 41 / Breezewood exit area
1-1	Neighborhood Identity / Facilities (Parks)
1-1	Neenah Slough
1-1	Arrowhead Park Development
1-1	Doty Park Houses (tear down for houses)
1-1	Buckthorn
1-2	Flowing Dock / Dry Sailing
1-2	Doty Park Dry Sailing
1-2	Therapy Boating
1-2	Commercial
1-2	Develop empty lot
1-2	Improve biking to Roosevelt to everywhere
1-2	Biking on Bridges - Lanes
1-2	Improve Machine Building - Non-profit / Children's Fund
1-2	Overall more bike lanes in Neenah
1-3	High crime / lots of rentals
1-3	Traffic problems at Brigade
1-3	Road Improvement on Lakeshore
1-3	S. Commercial Street
1-3	YMCA neighborhood
1-3	N. Commercial Street
1-3	Washington Park
1-3	Blighted Neighborhood
1-3	Needs more trees
1-3	Senior accessible park
1-3	Non-motorized boat access
1-3	Access to water
1-3	Community enrichment center (Seniors)
1-4	1st Street (Music Store / Hang Up)

Exercise # 4: Community Improvements – By Table Mapping Exercise

Workshop/ Table No.	Site / Feature
1-4	Where Family Dollar Left
1-4	Enhanced museum campus by Octagon House
1-4	Near Apple Blossom by High School "Barracks"
1-4	Near Vanhaven and doctors
1-4	Industrial Park : Junk Yard & Werner moving out
1-4	Fritse Boat Rental (2)
1-4	South Commercial Street Corridor by St. Vincent de Paul site / Shiobrit Cleaners
1-5	Commercial Street - South of DQ
1-5	St. Vincent de Paul Building
1-5	Cranky Pats
1-5	Bicycle Party
1-5	Eagle Nation / Gord's - visually
1-5	Southview Park - Rehabilitation
1-5	Old Jersild Area - Develop
1-5	Update old area - residential
1-5	Additional retail on Commercial Street
1-6	Doty Park - Playground Improvement
1-6	Distressed Area
1-6	Development Opportunity
1-6	Development Opportunity
1-6	Main Street - Corridor Development - Confused Land Use
1-6	Development Opportunity - Greenhouse
1-6	Development - Need for housing or something connected to downtown Neighbors
1-6	Waterfront Housing Opportunity
1-6	S. Commercial Street - Redevelopment (Tom's to Cranky Pats)
1-6	N. Commercial Street - Redevelopment
1-6	Marathon Residential is transient / redevelop
1-6	Washington Park - Redevelop
1-6	Arrowhead Park Opportunities
1-6	More land! Low on residential lots
1-6	Green Bay Road - westside "hodge podge"
1-6	Downtown traffic control - backups
2-2	S. Commercial Street - Stanley to Wright needs improvements
2-2	Shilobrits : Harns
2-2	St. Vincent de Paul (Old Building)
2-2	Industrial Drive medians need to be improved (needs)
2-2	S. Commercial / Winneconne intersection is unsafe
2-2	S. Commercial / Bell intersection
2-2	Apartment building on S. Commercial / Peckham not maintained
2-2	Cecil / S. Commercial Street auto dealer not maintained

**Exercise # 4: Community Improvements – By Table
Mapping Exercise**

Workshop/ Table No.	Site / Feature
2-2	Family Video parking lot (S. Commercial Street) and rear not maintained
2-2	Donaldson's retail center is dilapidated
2-2	Gillingham Road north of Breezewood businesses area bad
2-2	BP gas station in bad shape
2-2	Old Family Dollar on Main / Western & old Memorial Florist
2-2	Temporary selling tie-dye shirts on S. Commercial
2-2	Neenah Paper is an eye sore on N. Commercial Street and needs improvement
2-2	Old Dialysis building by the YMCA is junk and needs improvements
2-2	Food by YMCA
2-2	First Street apartments bad
2-2	Duplexes south of Community Gardens
2-2	Multi-family dumpsters overflow into Slough (Hunt Avenue duplexes)
2-2	Boat canvases on Commercial - building
2-2	Burger King - Green Bay Road (Parking lot dilapidated / Landscaping)
2-3	St. Vincent de Paul
2-3	Harns
2-3	Shilobrits
2-3	House on Reed Street
2-3	Setback of greenspace on S. Commercial
2-3	Eagle Nation
2-3	Road quality on Lakeshore Drive
2-3	Underpass at Walmart sidewalk
2-3	Lack of dining on waterfront
2-3	East of Wisconsin Avenue (Clean Up)
2-3	Theda Clark - Concerns
3-1	Michel's Quarry - Target Commercial to hide / recycle area
3-1	Arrowhead - Multi-use (dog park)
3-1	Dog Park (Foundry)
3-1	Arboretum (Prairie) - Guided path education
3-1	Washington Park - Master Plan - Just do it!
3-2	Additional parking - Memorial Park
3-2	Extension of Pendleton Road

**Exercise # 4: Community Improvements – By Table
Mapping Exercise**

Workshop/ Table No.	Site / Feature
3-2	Dog Park - Link up with trail
3-2	CB & JJ - Roundabout
3-2	Gas Station - Breezewood and JJ
3-2	Park Playground - children - Pendleton
3-2	Walking trail along Lake Street
3-2	Biking - Neenah to S. Appleton

**Exercise # 4: Business District / Corridor and Community Improvements Summary
Mapping Exercise**

Downtown Business District

Street / Area	Site / Feature	Map Label	Total
Downtown (General)	Downtown Parking - More	A	5
	Downtown Bike Parking - More	A	1
	Downtown - Evening outdoor entertainment	A	1
	Downtown - Performing Arts Venues	A	1
	Downtown - Ice Skating	A	1
	Downtown - Roof Top Patios	A	1
	Downtown Area - Dining on the waterfront	A	1
	Wisconsin Avenue (between Church and Commercial) - Residential living space near central city	A	1
	Downtown Welcome (Statue / Décor)	A	1
	Downtown Area - Blighted neighborhood	A	1
	High Crime	A	1
	Community artwork in business districts	A	1
	Total		16
N. Commercial Street	N. Commercial Street (Neenah Paper) - Eye Sore	I	1
	N. Commercial Street (KC warehouse site - Parking	I	1
	N. Commercial Street (north of Wisconsin Avenue) - Residential Development Downtown	I	1
	N. Commercial Street (north of Wisconsin Avenue) - Waterfront redevelopment - more public water access	I	1
	N. Commercial Street (north of Wisconsin) - Facility through Industrial Zone	I	1
	Total		5
S. Commercial Street	S. Commercial / Columbian - Pedestrian Crossing Improvement	B	1
	S. Commercial / Columbian - Traffic problems at Brigade	B	1
	S. Commercial / Columbian - More public parking, ramp	B	1
	S. Commercial / eastside (betw. Franklin and Washington) - Neenah Jt. School District - Aging	C	1
	S. Commercial / Winneconne Avenue Intersection - Unsafe	D	1
	Total		5

**Exercise # 4: Business District / Corridor and Community Improvements Summary
Mapping Exercise**

Street / Area	Site / Feature	Map Label	Total
Main Street	Main Street / Southside (west of Doty) - Buildings need to be updated (eyesore) Eagle Nation / Gord's	E	3
	Main Street / Northside (by Millview Drive) - Warehouse utilized for parking	F	1
	Main Street (by Torrey Street) - Bus Depot move	E	1
	Main Street (by Arrowhead Park / across from Torrey Street) Trolley / pedestrian / green / electric route	F	1
	Main Street (by Arrowhead Park / across from Torrey Street) - Rental areas, lockers, pedestrian hub	F	1
	Main Street - Enhanced Museum Campus by Octagon House	H	2
	Total		9
E. Wisconsin Avenue	E. Wisconsin Avenue (west of Shattuck Park on water) - waterfront restaurant	A	1
	E. Wisconsin Avenue (Shattuck Park) - More evening concerts or need more parking near Shattuck Park	J	1
	E. Wisconsin Avenue - east of Commercial Street - Improved lighting plan	K	1
	E. Wisconsin Avenue - east of Commercial Street - wayfinding / signage upgrade with continuity & better looking	K	1
	E. Wisconsin Avenue - east of Commercial Street - bikes / rental / borrowed bikes	K	1
	E. Wisconsin Avenue - More Library Parking	J	1
	Total		6
Arrowhead Park	Arrowhead Park - Demolish, Develop	F	3
	Arrowhead Park - Boat Rentals	F	1
	Arrowhead Park - Businesses with Water Access	F	1
	Arrowhead Park - Access to water	F	1
	Arrowhead Park - Bicycle Park	F	1
	Arrowhead Park - Community Art	F	1
	Arrowhead Park - Multi-Use (Dog Park)	F	2
	Arrowhead Park - Arboretum (Prairie) - Guided path education	F	1
	Total		11

**Exercise # 4: Business District / Corridor and Community Improvements Summary
Mapping Exercise**

Street / Area	Site / Feature	Map Label	Total
Other	Area bounded by Doty Street / Commercial Street / Columbian Street / Church Street - Downtown traffic control - backups	A	1
	Martens Street area - Triangle area bounded by Main, Doty, Brien, Smith & Torrey - Houses in need of improvement	E	1
	Doty Street (2 dots - Doty and Commercial and Doty and Elm) - Additional garbage / recycling - 2nd location by Riverwalk)	E	1
	Downtown Trail connecting to Octagon House - Along RR tracks from north end of Church Street to Octagon House	H	2
	Herb and Dolly Smith Park - Boat Rental	G	2
	Dam by W.C. Bryan Bridge - Kayak / canoe rental / paddle boats	I	1
	Total		8

Connectivity to Other Areas

Street / Area	Site / Feature	Map Label	Total
Doty Island / Downtown	Business Connectivity	A	1
Downtown Neenah / Downtown Menasha	Connection / Trolley	A	2
	Total		3

Exercise # 4: Business District / Corridor and Community Improvements Summary Mapping Exercise

Doty Island

Street / Area	Site / Feature	Map Label	Total
N. Commercial Street	N. Commercial Street and Nicolet Boulevard - Ugly Warehouse	A	1
	N. Commercial Street (south of Nicolet Boulevard) - Gravel Lot (could this be referring to Ace Hardware?)	A	1
	N. Commercial Street (betw. Forest Avenue and High Street) - Parking	A	3
	N. Commercial Street (betw. Forest Avenue and High Street) - Retail Commercial	A	1
	N. Commercial Street (betw. Forest Avenue and High Street) - Redevelop	A	2
	N. Commercial Street (betw. Nicolet Boulevard and North Water Street) - Façade improvement	A	1
	N. Commercial Street (SW corner of High Street) - Splash Pad	A	1
	N. Commercial Street (Food by YMCA)	A	1
	N. Commercial Street (North of North Water Street) - Old Dialysis Building by YMCA - Needs improvement	A	2
	Total		13
1st Street	1st Street/ west side (Jersild's / Island Foods site) (betw. Forest Avenue and Hewitt Street) - Develop vacant land	B	6
	1st. Street / east side (betw. Forest Avenue and Hewitt Street) - Redevelop old commercial	B	1
	1st. Street (betw. Forest Avenue and Hewitt Street) - Apartments are bad	B	1
	1st Street Corridor (Nicolet Boulevard to Forest Avenue)	B	1
	1st Street (south of Nicolet Boulevard) - Music store / Hang Up	B	1
	1st Street (Forest Avenue) - Gas Station	B	1
	1st Street (Forest Avenue) - Improve biking to Roosevelt Elementary School to everywhere	C	1
	Total		12
Other	Forest Avenue (2nd Street to 9th Street) - Street repair	D	
	Hewett Street (2nd Street to 9th Street) - Street repair	E	
	High Street / north of (near RR) - Revitalize Industrial	F	
	North Water Street (north of Island Park) - Dilapidated	J	
	Island Park - pedestrian facility (line shown along river)	H	
	Theda Medical Center - Noise / Congestion	I	2
	Theda Medical Center - What will happen here	I	2
	Theda Medical Center Site - Waterfront Housing Opportunity	I	
	YMCA area (area bounded by North Water, Edna, Bond) - Houses in decline / Neighborhood / Update residential	G	3
	Total		13

**Exercise # 4: Business District / Corridor and Community Improvements Summary
Mapping Exercise**

Green Bay Road Corridor

Street / Area	Site / Feature	Map Label	Total
S. Green Bay Road	S. Green Bay Road /Lake Street (NE area) - Mini Mall Area - Mixed Use / behind Mini Mall Blighted / Looks Bad Mess	A	2
	Winneconne Avenue / Lake Street - Starbucks (Traffic Nightmare)	A	1
	S. Green Bay Road (Westside) - near Courtney Court - Old Twin City Appliance (TV) - Junkie (Target Area)	B	4
	S. Green Bay Road and Winneconne Avenue - Difficulty to access Shopko in parking lots	A	1
	S. Green Bay Road (south of Winneconne Avenue) - Mighty Auto (Massive parking lot)	C	1
	S. Green Bay Road (North of Cecil Street) - Burger King - Parking Lot and Landscaping dilapidated	C	0
	Total		9

Main Street Corridor

Street / Area	Site / Feature	Map Label	Total
Main Street	Main Street (Dot betw. Western and Green Bay Road) - Beautify Main Street Corridor	A	1
	Main Street (Southside) near Mayer Street - Neighborhood Decay	C	1
	Main Street (Southside) east of Slough - Development Opportunity / Confused land use	C	2
	Main Street (Northside) east of Slough - Improve Machine Building - Non-profit Children's Fund	C	1
	Main Street / Northside (north of Harrison Street) - triangle area by RR - Dump snow by Neenah Slough / runoff goes into Slough	C	1
	Main Street and Western Avenue (Where Family Dollar left) / Greenhouse - Development Opportunity	B	3
	Total		9

Exercise # 4: Business District / Corridor and Community Improvements Summary Mapping Exercise

S. Commercial Street Corridor

Street / Area	Site / Feature	Map Label	Total
S. Commercial Street	S. Commercial (south of Winneconne Avenue) - Temporary sales of Tie -Dye T-Shirts	A	1
	S. Commercial (south of Douglas Street) Residential		1
	S. Commercial (South of Division Street) - Additional retail	A	1
	S. Commercial Street - BP gas station north of Cecil Street - in bad shape	B	1
	S. Commercial - Revitalize old businesses / whole district	A	2
	S. Commercial Street (Cecil to Stanley) - Business Development	C	1
	S. Commercial Street (from Cecil Street to CTH G)	C	1
	S. Commercial Street (south of Cecil Street)	C	1
	S. Commercial Street (Cecil Street to Byrd Street)	C	2
	S. Commercial Street (Cecil Street to Byrd Street) - setback of green space	C	1
	S. Commercial Street (South of DQ (dot by Cecil Street))	A	1
	S. Commercial Street - South of Cecil Street - Used Car Lot - Not maintained	B	2
	S. Commercial Street and Cecil Street - Cranky Pats	B	1
	S. Commercial Street and Cecil Street - Donaldson's retail center is dilapidated	C	1
	S. Commercial Street - South of Haylett Street - Family Video Building - Needs Help - Blacktop needs resurfacing / rear not maintained	D	2
	S. Commercial Street / Peckham Street - Apartment building not maintained	E	1
	S. Commercial Street (North of Byrd Street) - Near Vallhaven and doctors	I	1
	S. Commercial Street (South of Byrd Street) - Shopping Center on Westside - St. Vincent de Paul parking lot	F	1
	S. Commercial Street (North of Cecil Street) - St. Vincent de Paul Building	B	4
	S. Commercial Street (South of Byrd Street) - Boat causes on building	C	1
	S. Commercial Street - Overall Vacancies (St. Vincent de Paul / Harns)	C	1

**Exercise # 4: Business District / Corridor and Community Improvements Summary
Mapping Exercise**

Street / Area	Site / Feature	Map Label	Total
S. Commercial Street	S. Commercial Street - Shilobrit Cleaners	C	2
	S. Commercial Street -Shilobrits Cleaners and Harns	C	3
	S. Commercial Street (South of Byrd Street) - improve walkability from residential to businesses	C	1
	S. Commercial and Doctor's Plaza - High Crime	C	1
	S. Commercial Street Corridor (Washington to Cecil) - Add trees, set back buildings, revitalize businesses	A	1
	S. Commercial Street and Orange Street - House	G	1
	S. Commercial Street and Orange Street - Rehab	G	1
	S. Commercial Street and Bell Street - Restaurant Options to serve industrial park	H	1
	S. Commercial / Bell Street Intersection	H	2
	Bell Street and Lyon Drive - Community Enrichment Center for Seniors	H	1
	Total		40

Westowne Commercial Area

Street / Area	Site / Feature	Map Label	Total
Westowne Commercial Area	Winneconne Avenue and Tullar Road - Need more time for pedestrians to cross intersection (walking to Kohl's / Walgreens)	B	1
	Winneconne Avenue and Tullar Road - Get rid of quarry (blasting)	A	1
	Michels Quarry - Target Commercial to hide / recycle area	A	1
	Winneconne Avenue and Tullar Road - Walmart (Too large /doesn't fit)	C	1
	Winneconne Avenue and I-41 - Underpass - sidewalk	B	1
	Total		5

Exercise # 4: Business District / Corridor and Community Improvements Summary Mapping Exercise

Southpark Industrial Park

Street / Area	Site / Feature	Map Label	Total
Industrial Drive	Industrial Drive and Commerce Court - Junk Yard and Warner Electric moving out	A	1
	Industrial Drive - Medians need to be improved (weeds)	B	1
	Industrial Drive - Industrial / Residential Meeting	B	1
	Lack of industrial park expansion space with access to I-41	C	1
	Total		4

Community-Wide

Street / Area	Site / Feature	Map Label	Total
General	Overall more bike lanes in Neenah		1
Apple Blossom Drive	Apple Blossom by High School - "Barracks"	F	1
Bayview Road	Bayview Road (near Great Northern Park) - Needs more trees	G	1
Breezewood Lane / Bell Street	Breezewood / I-41 - Exit Area	H	1
	Farm field North of Breezewood (across from Pendleton Road) - More land! - Future residential development	I	1
Cecil Street	W. Cecil Street / Bridgewood Golf Course / Harrison Street triangle - Distressed Area	J	1
	W. Cecil Street / Commercial Street / Marathon Street / Curtis Street - Confused Land Use	K	1
Gillingham Road	Gillingham Road - Old Motel / Gem Roller Rink / Dairy Queen / Truck ? / Businesses are bad / Redevelop	A	3
Hunt Avenue	Hunt Avenue (south of Cecil Street) - Multi-family dumpsters overflow into Slough	J	1
Joseph Street	Joseph Street (West of Marathon) - Duplexes south of Community Gardens	L	1
Lakeshore Drive Area	Kimberly Point Road / Lakeshore Drive / Park Avenue (From Wisconsin Avenue on Lakeshore Drive, around point to Wheeler Street) - Road needs repair	B	2
	Lakeshore Drive - Road improvements	B	1
	Lakeshore Drive - Walking Trail	B	1
Marathon Avenue	Marathon (north of Bryd) - Residential is transient / redevelop	M	1
S. Park Avenue	S. Park Avenue (dot near Mahler Park) - Lack of Residential lots	N	1
Reed Street	Reed Street (north of Cecil Street) - House	O	1
Riverside Parkway	Riverside Parkway - No facility (Dot shown on Lakeshore Drive & Wheeler Street)	P	1
Winneconne Avenue	Winneconne Avenue - Viaduct ugly - Revitalize	Q	1
	South of Winneconne Avenue - Neenah Foundry - Dog Park	R	1
Wisconsin Avenue	Wisconsin Avenue (east end near lake) - Clean Up	S	1

**Exercise # 4: Business District / Corridor and Community Improvements Summary
Mapping Exercise**

Street / Area	Site / Feature	Map Label	Total
Identified Areas / Neighborhoods	North of Apple Blossom / east of Tullar / west of Gillingham - high crime / lots of rentals	T	1
	From residential area by Van/Adam/Slough/Monroe - Circle shown about a 1,200 foot radius circle toward fringe of downtown/Winneconne & Green Bay Road commercial/Arrowhead Park) - Connection from residential area to community amenities	U	1
	Residential Area by Van/Adam/Slough/Monroe - Recreational accessible opportunities for ages 2 - 5 - Tot Spot / Dig & Play	U	1
	Residential Area (south of Main Street north of Winneconn Avenue) - Opportunity for Improvement / focused residential improvement / Development Opportunity	V	2
	Western Avenue and Adams Street Area - Neighborhood Identity / Facilities (Parks)	W	1
Schools	Horace Mann Middle School - Bushes & Flowers at Schools	X	1
Parks / Recreational Areas	Bill Miller Park - Senior accessible park	Y	1
	Carpenter Preserve area (Pendleton Road) - Park / Playground - Children	Z	1
	Doty Park Area (Houses - Tear Down for Entrance)	C	1
	Doty Park / Dry Sailing / Therapy Boating	C	2
	Doty Park - Playground Improvements	C	1
	Douglas Park Access	AA	1
	Memorial Park - Additional Parking	AB	1
	Recreation Park - Non-motorized boat access / Flowing Dock / Dry Sailing	D	2
	Southview Park - Rehabilitation	AC	1
	Sunrise Bay - Recreational Facility - Buckthorn	AD	1
	Washington Park / Redevelop	E	3
Other	Neenah Slough	AF	1
	W.G. Bryan Bridge / N. Commercial Street - Bike lanes on bridges	AG	1
	Neenah to S. Appleton - Biking		1
	Wi-Fi in central city and throughout		1
	Total		52

Town of Neenah

Street / Area	Site / Feature	Map Label	Total
Breezewood Avenue	Breezewood Lane - Extension of Pendleton Road	AG	1
	Breezewood Lane and CTH JJ - Gas Station	AH	1
CTH CB / CTH JJ	CTH CB and CTH JJ - Roundabout	AI	1
Wheelers Point	Fresh Air Park (Wheelers Point) - Better access to water / Sturgeon Spearing / Better Lighting	AJ	1
	Total		4

Exercise # 4: Businesses District / Corridor Improvements Individual Comments

1. What type of businesses or services are missing within the City of Neenah?

Workshop / Table No.	New Businesses / Services
1-1	Amusement park
1-1	Arts / cultural
1-1	Big box hardware store
1-1	Bike rental
1-1	Bike rental
1-1	Bookstore / coffee shop combo
1-1	Building and aesthetics going from Neenah to Menasha
1-1	BWW
1-1	Canoe / boat rental
1-1	Carriage rides in historical neighborhoods
1-1	Cheesecake Factory
1-1	Condos for downtown Neenah and / or Doty Island
1-1	Could still use more non-chain restaurants
1-1	Dog park
1-1	Dog park
1-1	Dog park
1-1	Dog park for Doty Island
1-1	Dog park(s)
1-1	Downtown grocery
1-1	Downtown Neenah and downtown Menasha should connect a corridor
1-1	Downtown skywalks (like Minneapolis)
1-1	Easier to walk to businesses
1-1	Garden store
1-1	Good gas station - Kwik Trip for Doty Island
1-1	Greenhouse / plants or a Home Depot / Menards
1-1	Hardware Store - Lowes, Home Depot, Menards
1-1	Historical walking tours (like in Charleston)
1-1	Home Depot / Lowes / Costco / Trader Joes
1-1	Lumber
1-1	Modern school - rehab for Roosevelt School - way too small of a building
1-1	More fast food downtown
1-1	More parking
1-1	More restaurants
1-1	Outdoor eating facilities
1-1	Outdoor recreation shop
1-1	Replace existing Copps with new Kroger store
1-1	Small boutique shops on Commercial Street (Doty Island)
1-1	Target
1-1	Trader Joes
1-1	Trader Joes
1-2	Increase Boat Dock Area At Doty Park for Personal Water Crafts - Canoe, Kayak(s)
1-2	Provide Access for Boat Livery to Downtown at Park

Exercise # 4: Businesses District / Corridor Improvements
Individual Comments

1. What type of businesses or services are missing within the City of Neenah?

Workshop / Table No.	New Businesses / Services
1-2	Dredge Along Park - Eradicate Carp Beds - Weeds and invasive species
1-2	Eliminate "Upstream" agricultural waste from Lake Winnebago. Stop "Nutrient" poisoning from these sources
1-2	Fishing access along river above Dam/along* spillway by Theda Clark / *"Move the Heliport"
1-2	Big Waterfront Music Area
1-2	Boat House / Sailing Clubhouse
1-2	Brazilian Buffet
1-2	Bulk Food Store
1-2	Cake & Donut Bakery
1-2	Connected Running / Bike Loops
1-2	Meat Market
1-2	Meat Market
1-2	Meat Market
1-2	Mountain Bike Park
1-2	Movie Theater
1-2	Museum
1-2	Parking
1-2	Performing Arts Center
1-2	Play Theater
1-2	Power Boat Yacht Club
1-2	Renewable Energy - Geothermal, Wind & Solar (Can the Dam Generate Electricity?)
1-2	Small Diners
1-2	Theater
1-2	Theater
1-2	Theater
1-2	Theater - Movie
1-2	Update Parks
1-3	Bakery
1-3	Bakery
1-3	Butcher Shop
1-3	Café's (Outdoor Bistro's) Atrium (for winter)
1-3	Condominium for Younger Professionals
1-3	Convenience Store
1-3	Deli
1-3	Dog Park
1-3	Downtown Condos
1-3	Downtown Neenah Condo's
1-3	Fabric Store
1-3	Formal Dining Restaurant
1-3	Outdoor eating
1-3	Pharmacy
1-3	Sailboat storage at Recreation Park

Exercise # 4: Businesses District / Corridor Improvements Individual Comments

1. What type of businesses or services are missing within the City of Neenah?

Workshop / Table No.	New Businesses / Services
1-3	Senior Condos / Small Homes
1-3	Tiny home neighborhood
1-3	Trader Joes
1-3	Trader Joe's
1-3	Waterfront activities at Arrowhead Park
1-3	Well marked walking paths with distances labeled
1-4	Boat Rentals!
1-4	Community wide Wi-Fi Services
1-4	Dredge the channel into harbor
1-4	Drug Store Downtown
1-4	Dry storage area Recreation Park - maybe use / area at lawn at water treatment center adjacent to Neenah Pool?
1-4	Kimberly Point Lighthouse - Lake Winnebago
1-4	Lakeshore Drive
1-4	Need more variety of good restaurants
1-4	Service - Put speed flashing lights to bring the speed of the auto to their attention
1-4	Shattuck Park Renovate (?) & Summer uses
1-4	Solar - Battery operated Flashing the Speed Sign
1-4	Too much office space
1-4	Trader Joe's!
1-4	YMCA
1-5	Additional Events: Sidewalk Sales, shutting downtown streets for it.
1-5	Bakery
1-5	Downtown festivities
1-5	Family friendly restaurants
1-5	Grocery Store on Island
1-5	Movie Theater / Community Theater
1-5	Performing Arts Center
1-5	Permits for Oktoberfest / other fests
1-5	Restaurants - Chic-Fila - Noodles
1-5	Sell Beer in City Parks / Charge for it, Permit Use
1-5	Sidewalk sales
1-5	Sidewalk Sales / Close Downtown
1-5	Small Community Theater, Meeting Facility (plays, concerts, meetings)
1-5	Theater
1-5	Theater (community Type), selling liquor / beer in parks - charge for it...
1-6	Consistent street lighting (consistent looking)
1-6	Custard shop downtown
1-6	Decorative Lighting Plan
1-6	Large Dog Park (maybe Arrowhead Park)
1-6	Long Range burying of power lines utilities
1-6	More downtown living areas
1-6	More parking downtown

Exercise # 4: Businesses District / Corridor Improvements Individual Comments

1. What type of businesses or services are missing within the City of Neenah?

Workshop / Table No.	New Businesses / Services
1-6	More Robust Christmas lighting of trees & decorations
1-6	More trail pedestrian / bike corridor connections throughout the city
2-2	Businesses that utilize water (sailing)
2-2	City Squares
2-2	Community garden area
2-2	High-end condos
2-2	Condos / apartments in downtown area - walking distance for all ages and income levels but especially millennials and retired and empty nesters
2-2	Container Store
2-2	Craft Store
2-2	Craft / Hobby Store
2-2	Crate & Barrel
2-2	Dog Park
2-2	Dunkin Doughnuts
2-2	Full Size Music or Stage Facilities
2-2	Gift Shop
2-2	Grocery Store on Doty Island
2-2	Health Shake Place
2-2	Hot spot's for Wi-Fi connections
2-2	Hu Hot or B.D's Mongolian
2-2	Japanese Steakhouse / Hibachi
2-2	Kayak Rental / Paddle boats
2-2	Rentals - kayak, bikes, Segway, etc. for visitors
2-2	Leon's (Custard Place downtown (not cheap ice cream)
2-2	Local electronics store (perhaps w/gaming oriented)
2-2	Meat Market i.e. Haen's
2-2	Medical Professional Plaza
2-2	More activities in parks - like outdoor classes in parks
2-2	More HQ's downtown
2-2	More Restaurants Downtown
2-2	More Shopping choices downtown
2-2	Movie Theater
2-2	Movie Theater
2-2	Music Store downtown
2-2	Parking downtown
2-2	Parking Garage Downtown
2-2	Parking Structure Downtown
2-2	Pizza on Southside of Neenah
2-2	Restaurants that serve healthy foods
2-2	Restaurants that are not so noisy inside so can carry on a conversation in comfortable surroundings and that serve healthy food at affordable prices and outdoor seating
2-2	Waterfront restaurant and / or tavern
2-2	Ronald McDonald house on empty Jersild lot for parents of kids in Children's hospital

Exercise # 4: Businesses District / Corridor Improvements Individual Comments

1. What type of businesses or services are missing within the City of Neenah?

Workshop / Table No.	New Businesses / Services
2-2	Safeway
2-2	Sal's Pizza
2-2	Splash Pad
2-2	Supper Club
2-2	Supper Club
2-2	Trader Joe's
2-2	Unique Stores
2-2	Whole Foods
2-2	Whole Foods or organic indoor market
2-2	Need to develop more facilities, restaurants along the river with outdoor seating
2-2	Gathering places along the water - e.g. outdoor exercise classes w/schedule posted every day and long outdoor BBQ / cooking area with seating / shelter near it so people can bring food to cook & wine / beer in order to socialize (e.g. Cairns, Australia)
2-3	Beach
2-3	Breakfast - upscale options downtown
2-3	Coffee Shop
2-3	Consistent remarking of bike lanes
2-3	Cultural Arts Campus (potentially on Arrowhead park area)
2-3	Bergstrom Mahler Museum of Glass
2-3	Historical Society
2-3	Theatre small scale performing arts
2-3	Multi - disciplinary arts
2-3	Riverside Players
2-3	Dining along the waterways
2-3	Green energy business or producer, maybe hydro next to YMCA
2-3	Hardware Store on S. Commercial Street
2-3	Hospital
2-3	Low income housing / apartment complex on property @ Harns Barns
2-3	Need for sewing supplies
2-3	Noodles - Chic Fila - More restaurants on S. Commercial Street
2-3	Restaurant options on the water (Breakfast, lunch & dinner) Roof top dining
2-3	Waterfront dining
2-3	See problem when Aldi's moves in (Pick n Save?)
2-4	Bakery
2-4	Clearly defined trails
2-4	Community gardens (Botanical Gardens)
2-4	Designated garden space
2-4	Dog Park
2-4	Dog Park
2-4	First Street north of Corr Opticians - Grocery Store
2-4	Kayak / canoe / boat tours / rental
2-4	Meat market
2-4	Restaurants on the westside

Exercise # 4: Businesses District / Corridor Improvements
Individual Comments

1. What type of businesses or services are missing within the City of Neenah?

Workshop / Table No.	New Businesses / Services
2-4	South Commercial - south of Cecil Street- Food Services (restaurants)
3-1	Antique Shops
3-1	Bike & Canoe rental by pool
3-1	Book Stores
3-1	Book Stores
3-1	Dog Park
3-1	Electronics Store
3-1	Hardware Store? But not two
3-1	Passenger Trains
3-1	Restaurant on Doty Island
3-1	Sporting Goods
3-1	Toboggan Hill for kids
3-2	C-Stone in Tullar Rd Corridor
3-2	Dog Park
3-2	Driving Range
3-2	Home Improvement Store
3-2	Off leash Dog Park
3-2	Restaurant on the water
3-2	Soccer Equipment & Apparel
3-2	Sporting Goods Store
3-2	Traders Joe's
3-2	Traders Joe's

Exercise # 4: Businesses District / Corridor Improvements Individual Comments

2. What existing features, businesses or buildings should be preserved within the business district / corridors?

Workshop / Table No.	Features, Businesses and Buildings to be Preserved
1-2	Most have already gone - Theatre, Island Drug
1-2	The encroachment of buildings to Sidewalks. Building that replaced Island Drug it too close to road. You can't see past this when leaving the YMCA by car or bike - "Stupid"
1-2	Need to improve biking from school (Roosevelt) to Shattuck Park /St. Mary's and library / downtown
1-2	Clock Tower
1-2	Clock Tower
1-2	Downtown's Brick Buildings
1-2	Equitable Building
1-2	Historical Society Buildings
1-2	Library
1-2	Main Street
1-2	Older turn of the century building
1-2	Water
1-2	Whiting Boathouse
1-2	Restore Whiting Boat House - Provide party area on roof as the Whiting's had
1-3	Church
1-3	Churches
1-3	Doty Cabin
1-3	Historic homes
1-3	Historic properties that have character
1-3	Hospital
1-3	Hospital preserved
1-3	Quaint nature of Neenah
1-3	The hospital
1-3	Theda Care or Medical Facility near that site!!!
1-4	200 - 300 Blocks of Wisconsin Avenue
1-4	Downtown Façade
1-4	Preserve Buildings in Downtown Canyon
1-5	All historic downtown buildings
1-5	Clock tower
1-5	NJSD Administration Bldg.
1-5	Old Post Office
1-5	Shattuck Park, old facades of historic retail shops
1-5	Wisconsin Ave downtown to end going to Point
1-6	Preserve the hospital
1-6	Need a trail behind Plexus / Affinity from Neenah historical Society to Church Street
2-2	Boutique type stores downtown
2-2	Bridgewood Resort Hotel
2-2	Clock Tower
2-2	Copps
2-2	Downtown Character

Exercise # 4: Businesses District / Corridor Improvements
Individual Comments

2. What existing features, businesses or buildings should be preserved within the business district / corridors?

Workshop / Table No.	Features, Businesses and Buildings to be Preserved
2-2	Downtown Corridor
2-2	Downtown "Feel" - 200 block W. Wisconsin
2-2	Keep buildings tight to sidewalks
2-2	Sidewalk cafes
2-2	Future Neenah / Welcome Center
2-2	Ground Round
2-2	Historical buildings - especially residential on Wisconsin Avenue and downtown businesses
2-2	Keep historic buildings (ERA, Marketplace)
2-2	Hospital
2-2	Hospital
2-2	HOSPITAL!!!!!!
2-2	Theda Care Hospital
2-2	Landmarks (Eagle, statues, character - type things, murals)
2-2	McDonalds's
2-2	Older, historic buildings downtown
2-2	Pump N' Munch
2-2	Shattuck Park & Library
2-2	Use of Shattuck Park for activities such as farm market, concerts and outdoor exercise classes - e.g. yoga
2-2	Slough
2-2	Small shops downtown - W. Wisconsin
2-2	Trails connecting retail to businesses
2-2	Trails connecting retail to parks
2-2	Woods east of Pendleton Road near Nature Trail
2-3	100 - 200 block of Wisconsin Avenue
2-3	Alta
2-3	Clock Tower
2-3	Kimberly Clark
2-3	Neenah Foundry
2-3	Neenah Parks (All)
2-3	Neenah Towers
2-3	Plexus
2-4	Historic properties with good purpose and use
2-4	Parks and green space
2-4	Old Post Office
3-1	Clinics
3-1	Help ThedaCare keep local clinics and or consolidate all the care in one location
3-1	Local hospital services
3-1	Historical Old Post Office
3-1	Parks
3-2	Ancient / old trees
3-2	Bergstrom Museum ++

Exercise # 4: Businesses District / Corridor Improvements
Individual Comments

2. What existing features, businesses or buildings should be preserved within the business district / corridors?

Workshop / Table No.	Features, Businesses and Buildings to be Preserved
3-2	Doty Park / cabin
3-2	Doty Park Cabin
3-2	Hardware Store
3-2	Historic brick buildings that are old ?? now same as repurpose in future
3-2	Historical Architecture - older homes / barns / neighborhoods
3-2	Older neighborhoods
3-2	Open Space as much as possible
3-2	Parks
3-2	Roosevelt School / Grounds
3-2	Statues
3-2	Whiting Boat House

Exercise #4: Business District / Corridor Improvements
Individual Comments - Summary

1. What type of businesses or services are missing within the City of Neenah?

	New Businesses / Services	Total
Arts / Cultural / Historical	Arts / Cultural	1
	Cultural Arts Campus (Arrowhead Park?)	1
	Bergstrom - Mahler Museum of Glass	1
	Performing Arts Center	3
	Theater - Movie	5
	Theater - Community (Plays) / Multi-Disciplinary Arts / Riverside Players	10
	Historical Society	1
	Historical walking tours	1
	Museum	1
	Carriage Rides in Historic Neighborhoods	1
	Total	25
Bicycle / Pedestrian Infrastructure	Increased walkability to businesses	1
	Connected Running / Biking Loops	2
	Well marked walking paths with distances labeled / Clearly defined	2
	Consistent remarking of bike lanes	1
	Total	6
Community Amenities / Infrastructure	Community Garden Area / Designated	2
	Holiday Decorations - More robust lighting / Decorations	1
	Lighting Plan - Decorative	1
	Street Lighting - Consistent Look	1
	Parking - More / Downtown / Garage	6
	Skywalks - Downtown	1
	Underground Utility Burying (Existing Areas)	1
	Wi-Fi Community-wide	1
	Wi-Fi Hot Spots	1
	City Squares	1
	Total	16
Environmental	Lake Winnebago - Eliminate upstream agricultural waste	1
	Dredge Channel into harbor	1
	Total	2
Events / Festivals	More Events - Downtown	1
	More Events - Sidewalk Sales, closing streets for it	3
	Oktoberfest / Other Fests	1
	Total	5

Exercise #4: Business District / Corridor Improvements
Individual Comments - Summary

1. What type of businesses or services are missing within the City of Neenah?

	New Businesses / Services	Total
Housing	Condo's Downtown Neenah and / or Doty Island	4
	Condo's - Young Professionals	1
	Condo's / Small Houses - Senior	1
	Condo's - High End	1
	Housing - Low Income / apartment complex (Harns Property)	1
	Additional Residential Units - Downtown	0
	Small House Neighborhood	1
	Total	9
Parks / Recreation /Entertainment	Parks - Update	1
	Parks - Additional Activities / Outdoor Classes	1
	Beer in City Parks (Allow it / Sell it)	2
	Arrowhead Park - Waterfront Activities	1
	Doty Park Improvements - Additional Boat Area for small Boats, Eradicate Carp Beds / weeds in water / Access for Boat Livery to Downtown	1
	Kimberly Point Lighthouse - Lake Winnebago	1
	Recreation Park - Sailboat Storage / Dry Storage	2
	Shattuck Park - Renovate ? / Summer uses	1
	Amusement Park	1
	Beach	1
	Boat House / Sailing Club	1
	Botanical Garden	1
	Dog Park	11
	Dog Park - Off Leash	1
	Dog Park - Doty Island	1
	Driving Range	1
	Fishing Access above Dam / Spillway by Theda Clark Hospital	1
	Mountain Bike Park	1
	Splash Pad	1
	Toboggan Hill	1
	Waterfront Music Area (Large)	1
	Waterfront Gathering Places	1
	Yacht Club - Power Boats	1
	Total	35
Renewable Energy	Renewable Energy - Geothermal, Wind, Solar	1
	Green Energy Business or Producer	1
	Solar powered flashing the speed signs	1
	Total	3

Exercise #4: Business District / Corridor Improvements
Individual Comments - Summary

1. What type of businesses or services are missing within the City of Neenah?

	New Businesses / Services	Total
Restaurants	Doty Island - Additional	1
	Downtown - Additional	2
	S. Commercial Street - Additional	1
	Westside - Additional	1
	Breakfast (Upscale) - Downtown	1
	Custard Shop - Downtown / Leon's	2
	Coffee Shop	1
	Deli	1
	Fast Food - Downtown	1
	Family Friendly	1
	Formal Dining	1
	Health Shake Place	1
	Healthy Food / Quiet	2
	Non-Chain - Additional	3
	Outdoor Eating / Bistro	3
	Pizza - Southside	1
	Small diners	1
	Supper Club	2
	Waterfront	6
	Brazilian Buffet	1
	Cheesecake Factory	1
	Chic Fila	2
	Dunkin Doughnuts	1
	Hu Hut or B.D. Mongolian	1
	Japanese Steakhouse / Hibachi	1
	Noodles	2
	Sal's Pizza	1
	Total	42
Retail Businesses	Downtown - Additional	1
	Unique	1
	Antique	1
	Bookstore	2
	Bookstore / Coffee Shop Combination	1
	Boutique (Small) - Doty Island	1
	Bulk Food Store	1
	Butcher / Meat Market / Haens	6
	Bakery - Cake / Donut	5
	C Store	1
	Container Store	1
	Convenience Store	1
	Costco	1
	Craft Store / Hobby Store	2
	Crate and Barrel	1
	Electronics Store (with gaming oriented)	2
	Fabric Store	1
	Grocery - Downtown	1
	Grocery - Doty Island	3
	Grocery - Kroeger (Copps Location)	1
	Grocery - Whole Foods / Organic Market	2

Exercise #4: Business District / Corridor Improvements
Individual Comments - Summary

1. What type of businesses or services are missing within the City of Neenah?

	New Businesses / Services	Total
Retail Businesses continued	Grocery - Safeway	1
	Grocery - Trader Joes	9
	Garden Store / Greenhouse	2
	Gas Station / Kwik Trip - Doty Island	1
	Gift Shop	1
	Hardware / Home Improvement Store (Big Box, i.e. Home Depot, Menards, Lowes)	4
	Hardware Store - S. Commercial	1
	Hardware Store	1
	Lumber	1
	Music Store - Downtown	1
	Outdoor Recreation Stores / Utilize water	2
	Pharmacy	1
	Pharmacy - Downtown	1
	Sewing Supplies	1
	Sporting Goods / Soccer	3
	Target	1
	Total	67
Services : Professional	Hospital	1
	Medical Professional Plaza	1
	Total	2
Services : Other	Rentals - bikes, Segway, etc. for visitors	3
	Bike / Canoe Rental by pool	1
	Boat Rentals - Canoe / Kayak / Paddle Boats	4
	Total	8
Other	Headquarters Downtown - More	1
	Office Space - Too much	1
	Ronald McDonald House (Former Jersild Property)	1
	Roosevelt School - Rehabilitation	1
	Trains - Passenger	1
	YMCA	1
	Downtown Neenah / Menasha Corridor Connection / Building Aesthetics	2
	Flashing Lights to check auto speed	1
	Total	9

Exercise #4: Business District / Corridor Improvements
Individual Comments Summary

2. What existing features, businesses or buildings should be preserved within the business district / corridors?

	Features, Businesses and Buildings to be Preserved	Total
Arts / Cultural / Historical	1895 Building (NE Corner of Forest Avenue & N. Commercial Avenue)	1
	Bergstrom Museum	1
	Churches	2
	Clock Tower	6
	Doty Cabin	3
	Equitable Building	1
	Historic Architecture - Homes / Barns / Neighborhoods	1
	Historic Buildings	5
	Historic Homes	1
	Historic / Old Neighborhoods	1
	Historic Properties	1
	Historical Society Building	2
	Landmarks (Eagle, Statues, murals, etc.)	2
	NJSD Building	1
	Old Post Office	3
	Trees - Old	1
	Whiting Boathouse	3
	Wisconsin Avenue (Downtown to Point/end)	1
	Total	36
Businesses	Alta	1
	Bridgewood Resort Hotel	1
	Kimberly Clark	1
	Neenah Foundry	1
	Neenah Towers	1
	Plexus	1
	Total	6
Character	Downtown Area - Charm, Historical, Brick Buildings, Façade	12
	Quaint Nature of City	1
	Downtown Corridor	1
	Main Street	1
	Total	15
Community Facilities	Library	2
	Roosevelt School / Grounds	1
	Total	3
Environmental	Water	1
	Water views - Public Accessibility	1
	Slough	1
	Wooded area east of Pendleton Road near nature trail	1
	Total	4

**Exercise #4: Business District / Corridor Improvements
Individual Comments Summary**

2. What existing features, businesses or buildings should be preserved within the business district / corridors?

	Features, Businesses and Buildings to be Preserved	Total
Parks and Recreation	Parks / Green Space	4
	Open Space	1
	Shattuck Park plus uses of	3
	Trails connecting retail to businesses / parks	2
	Total	10
Restaurants	Dairy Queen	1
	Ground Round	1
	McDonald's	1
	Pump N' Munch	1
	Sidewalk Café's	1
	Total	5
Retail	Boutique / small stores - downtown	2
	Copps	1
	Hardware Store	1
	Total	4
Services - Professional	Medical Complex on ThedaClark Site / Hospital	11
	Medical Care in one location	1
	Clinics	1
	Total	13
Other	Keep buildings tight to sidewalk	1
	Future Neenah / Welcome Center	1
	Total	2

**Exercise # 5: New Development or Redevelopment – By Table
Mapping Exercise**

Workshop/ Table No.	Comment
1-1	N. Commercial Corridor - Menasha Neenah Connection
1-1	Winneconne Corridor Identity - Commercial/Residential/Park
1-1	W. Downtown Development - Commercial
1-1	Annex and Develop Area - Commercial
1-1	Clock Tower Block - Commercial Development
1-1	Arrowhead Park - Commercial and Park Redevelopment
1-1	Park / Parking Improvements - Southview Park
1-1	Park / Parking Improvements - Memorial Park
1-1	Park / Parking Improvements - Great Northern Park
1-1	S Commercial Quality Commercial Redevelopment
1-2	Commercial Street District - Facade
1-2	Jersild Knitting Mill - Apartments
1-2	Wisconsin and Doty - Update Buildings
1-2	Hafemeister Machine Corporation
1-2	Arrowhead Park - Boathouse and Kayak
1-2	Nicolet Clinic - Former
1-3	Arrowhead Park - Community Boathouse
1-3	YMCA Area
1-3	Hospital
1-3	S. Commercial
1-3	Blighted Area
1-3	1st Street Area / Empty Area
1-3	Old Post Office Area
1-3	Harrison Street
1-3	Green Bay Road
1-3	Growth Area
1-3	Community Sailing Center
1-4	Island Foods Site - Neighborhood Convenience
1-4	Whiting Paper Site - Recreational (Capitalize on Waterfront Access)
1-4	Hospital Site - Keep in here!
1-4	South Commercial Corridor - Bell to Winneconne
1-4	West of Cemetery
1-4	Hewitt Island - Housing and convenience for employees
1-5	Commercial Street - Retail Development
1-5	Bus Terminal - Bike/Pedestrian Park, Lockers
1-5	Doty Island - Development/Improvement
1-5	Downtown Community - Condo/Modernize Rental for Millennial's
1-5	Renewable Energy - Development Downtown

Exercise # 5: New Development or Redevelopment – By Table Mapping Exercise

Workshop/ Table No.	Comment
1-6	S. Commercial Street
1-6	Martin Street Area
1-6	Jersild / Choices Development Site
1-6	Main Street Corridor
1-6	Green Bay Road Development
1-6	Cecil Street - Marathon to Maple Street
1-6	Business Connectivity
1-6	Parking Ramp
1-6	N. Lake Street
1-6	Improve Sherry Street Neighborhood
1-6	Dogtown businesses (warehouses etc.) don't fit neighborhood
1-6	More condos in the downtown area
1-6	First Street between Forest and Nicolet
1-6	N. Commercial Street businesses always for lease
2-3	Arrowhead Park
2-3	Washington Park
2-3	S Commercial Street - New Development south of Winneconne
2-3	End of Wisconsin Avenue - Redevelopment
2-3	Green Space - Jersild
2-3	Theda Clark
2-3	Neenah Foundry Property on Winneconne Avenue
2-3	Bike Trail - Doty Park to Island Park
2-3	Loop to Trestle Trail
2-3	Develop Carpenter Preserve
2-4	Industrial Expansion
2-4	Salvage Yard Redevelopment
2-4	Residential Development - Extend Pendleton
2-4	Cluttered
2-4	Beautiful 41 Corridor - Main Street - define use
2-4	Add a Boulevard on Main Street
2-4	Redevelop use of space from industrial to something else
2-4	Hospital - think tank for water innovation, medical research, or residential
2-4	Parking needed, especially for events
2-4	Commercial Street Development
2-4	Grocery Store
2-4	Annex Menasha - Growth Area

**Exercise # 5: New Development or Redevelopment – By Table
Mapping Exercise**

Workshop/ Table No.	Comment
3-1	Carpenter Preserve - More Trails - Connections
3-1	Pendleton to Breezewood - Link Traffic
3-1	Annex rest of Area - Develop
3-1	Development - Subdivision
3-1	Residential across from Mobil by School
3-1	200 Main Street - Commercial
3-1	Roundabout - Winneconne Avenue / Commercial Street Intersection
3-1	Master Plan for open space/recreation "Historic" (Festivals, Music Stage)
3-1	Horse Farm to residential - annex
3-1	Hotel - "Action Center" Go-Kart / Adventure Park
3-1	Plaza "Round the Clock Tower" - drive through
3-2	Rock the Block Neighborhood (Bar)
3-2	3rd and Forest near Roosevelt School (run down rentals)
3-2	Main Street - old business cleanup
3-2	Redevelopment of Arrowhead Park
3-2	Slough Area - Hafemeister (old buildings), apartments (marginal)
3-2	1st Street / Ace - Train Station
3-2	Theda Clark Hospital - Attractive water park area or reuse as is by a commercial entity
3-2	S. Commercial

**Exercise # 5: New Development or Redevelopment – By Table
Mapping Exercise**

Street / Area	New Development / Redevelopment	Map Label	Total
Doty Island Area			
Areas (Total)			2
Doty Island (west of RR tracks, south of Abbey Street) / Dogtown Businesses (warehouses) don't fit into neighborhood	Develop / Improve	A	2
North Commercial Street (Total)			6
N. Commercial Street Corridor (Wisconsin Ave. to Tayco St. / Nicolet Blvd. to Ahnaip St. to Keyes St.)	Neenah - Menasha Connection	B	2
N. Commercial Street / W. North Water Street	YMCA Area	B	1
N. Commercial Street Corridor		B	1
N. Commercial Street	Businesses always for lease	B	1
First Street / Ace	Train Station	B	1
First Street (Total)			14
First Street between Forest and Nicolet		C	2
First Street	Jersild Site - Apartments	D	1
First Street	Jersild Site	D	2
First Street	Jersild Site - Neighborhood Convenience	D	1
First Street	Jersild Site - Green Space	D	1
First Street	Jersild Site - Residential	D	1
First Street	Hospital / Keep it	D	4
First Street	Hospital -use site for water innovation, medical research or residential	D	1
First Street	Hospital Site - Attractive Water Park Area	D	1
Third Street (Total)			3
Third Street (near Hewitt Street)	Grocery Store	E	1
Third Street / Forest Avenue	Rentals need maintenance	E	1
Third Street / Lincoln Street	Former Nicolet Clinic	E	1
Other (Total)			2
W. North Water Street	Loop to Trestle Trail	F	1
Doty Park to Island Park	Bike Trail	G	1

**Exercise # 5: New Development or Redevelopment – By Table
Mapping Exercise**

Street / Area	New Development / Redevelopment	Map Label	Total
Downtown Area			
W. Wisconsin Avenue (Total)			3
Downtown	Renewable Energy Development	A	1
Downtown	Parking needed, especially for events	A	1
Martens Street Area	Labeled, no additional comment	A	1
N. Commercial Street (Total)			3
N. Commercial Street (North of Wisconsin Avenue/east side of street)	Hewitt Island - Housing + Convenience for employees	B	1
N. Commercial Street (North of Wisconsin Avenue/east side of street)	Neenah Paper Site	B	1
N. Commercial Street (North of Wisconsin Avenue/west side of street)	Kimberly Clark site north of Wisconsin Avenue - Redevelop site from Industrial to something else	B	1
S. Commercial Street (Total)			5
S. Commercial (Doty St. to Columbian Ave./Clock Tower Block)	Commercial Development	C	1
S. Commercial	Clock Tower - Develop Plaza around Tower	C	1
S. Commercial Street (Columbian Avenue)	Old Post Office Area	C	1
S. Commercial Street (Columbian Avenue)	Parking Ramp	C	1
S. Commercial Street / Winneconne Avenue	Roundabout	C	1
Main Street (Total)			7
Main Street (Church St. to Slough)	Downtown Development (Commercial)	D	1
Main Street & Doty Street Area	Update buildings / Blighted Area	D	4
200 Main Street	Commercial	D	1
Main Street (near Arrowhead Park)	Add boulevard	D	1
E. Wisconsin Avenue (Total)			2
Wisconsin Avenue (Downtown) - East of Commercial Street	Condo's / modernize units for millennials / waterfront access?	E	2
Downtown Area Continued			
Arrowhead Park (Total)			8
Arrowhead Park	Redevelop (Commercial / Park)	F	4
Arrowhead Park	Community Boathouse / Kayak	F	2
Arrowhead Park (by Main Street)	Bus Terminal, Bike / Pedestrian Park Lockers	F	1
Arrowhead Park	Master Plan for Open Space / Recreation / Historic / Festival / Music Stage	F	1

**Exercise # 5: New Development or Redevelopment – By Table
Mapping Exercise**

Street / Area	New Development / Redevelopment	Map Label	Total
S. Commercial Street Business Corridor Total)			9
S. Commercial St. (State St. to Byrd Ave.)	Quality Commercial	A	1
S. Commercial St. District	Façade Improvement / Redevelop	A	4
S. Commercial Street (Bell to Winneconne)		A	1
S. Commercial Street (Orange Street to Edgewood Drive)	Retail Development	A	1
S. Commercial Street - Winneconne South	New Development	A	2
S. Commercial Street - State Street to Bell Street		A	1
Green Bay Road Business Corridor (Total)			5
Green Bay Road Corridor		A	2
Green Bay Road Corridor (N. Bergstrom)	Annex and Develop Area (Commercial)	A	2
Green Bay Road (N. Bergstrom)	Hotel - Action Center / Go-Cart / Adventure Park	A	1
Main Street / North Lake Street (Total)			6
Main Street (Hafemeister Building/Area)	Old Building / Apartments	A	2
Main Street Corridor	General / Define Use	A	3
N. Lake Street (north of Main Street)		A	1
Winneconne Avenue Area (Total)			5
Winneconne Avenue	Identity - Commercial / Residential / Park	A	1
Winneconne Avenue	Neenah Foundry property	A	1
Neighborhood north of Winneconne Avenue and east of railroad in Washington Park area.	Rock the Block Bar / Improve Neighborhood	A	2
Neighborhood south of Winneconne Avenue (west of Commercial Street and north and east of the railroad tracks)		A	1
Parks (Total)			7
Carpenter Preserve	Develop / Trails / Connection	A	2
Great Northern Park	Park / Parking Improvements	B	1
Memorial Park	Park / Parking Improvements	C	1
Recreation Park	Community Sailing Center	D	1
Southview Park	Park / Parking Improvements	E	1
Washington Park		F	1

**Exercise # 5: New Development or Redevelopment – By Table
Mapping Exercise**

Street / Area	New Development / Redevelopment	Map Label	Total
Other Areas			6
South of Bell Street, east of I-41	Salvage Yard Redevelopment	A	1
Cecil Street (Marathon / Maple Street)		B	2
Gillingham Road Area (North of Appleblossom Road)	Cluttered	C	1
Harrison Street (North of Cecil Street)		D	1
E. Wisconsin Avenue at Lake	Redevelop	E	1
New Development - Undeveloped Areas near Adjacent to the City of Neenah			16
Breezewood Lane (North of Pendleton Road Area)	Growth Area / Residential Development / Extend Pendleton	A	4
S. Commercial Street and CTH G	Northwest corner	B	1
CTH G (Field south of Southpark Industrial Park		C	1
CTH G and Green Valley Road (southwest corner)		D	1
Maple Lane (area south of houses along Maple Lane between Hidden Acres Lane and Plumbers Harbor Road)		F	1
Oakridge Road (Southwest corner of Tullar Road)	New Development	E	1
S. Park Avenue (South of Bell Street)	Horse Farm to Residential	G	1
Tullar Road (Quarry area north of Walmart)		H	1
Winneconne Avenue (field south and west of Pendleton Road)	Subdivision	I	2
Pendleton to Breezewood	Develop connection	J	1
Vacant area north of Carpenter Preserve		A	1
Vacant area west of I-41, south of Nee-Vin Road	Industrial Expansion	K	1
City of Menasha			1
River Street	Whiting Paper Site - Recreation / Restaurant / Capitalize on waterfront access	-	1

Community-Wide Concerns / Other Concerns, Ideas, Issues

Workshop/ Table No.	Community-Wide Concerns / Other Concerns, Ideas, Issues
1-1	Access to the slough
1-1	Aesthetics of entry corridors
1-1	Annex more land - Town of Neenah
1-1	Arrowhead Park Development
1-1	Complete bike paths to all communities
1-1	Development of corridor between Neenah and Menasha
1-1	Fate of Theda Clark Hospital
1-1	Green grid /bike / pedestrian system - linking city
1-1	Having old and new co-exist without obliterating historic assets
1-1	Historic preservation and lack of community support versus individual effort
1-1	How about a North Commercial Street Arts District - music/visual arts venues (which will attract restaurants, etc.)
1-1	If hospital moves ... what happens to those buildings and land?
1-1	Lakeshore Drive - bike / running path
1-1	Light pollution - Theda Clark complex
1-1	Loss of ash trees (some could be saved!)
1-1	More and better access to water (a) river walk by Island Shore connect across railroad
1-1	Problem of the City divided for walkers / bikers by Winneconne Street, Main Street, Commercial Street, Cecil Street, hard to get past
1-1	Safe biking / walking routes for kids
1-1	Theda Clark / ThedaCare fate
1-1	Theda Clark doctor offices going dark since they may be grouped in the new office building on Green Bay Road
1-1	Trail connection is important
1-1	Water quality - Lake Winnebago (algae), Fox River
1-2	Renewable energy improvements - geothermal, wind, solar
1-2	Clean up crime in low income housing
1-2	Convert the second story of Whiting Boathouse to a meeting room for water based groups. This would address upgrading the boathouse fire hazard.
1-2	Could a trolley / street car system deliver employees to the downtown area from the hospital if it get left behind?
1-2	Could Wisconsin Avenue be a long 2-3 block green space between Plexus and Commercial? Like a long thin pedestrian way like Madison's State Street. Traffic could somehow circulate around the back of these blocks. Could create areas of outside events and dining.
1-2	Difficult to get downtown businesses on bike
1-2	Doty Island south of Nicolet and west of Commercial neighborhoods
1-2	Downtown parking
1-2	Downtown parking is completely full - need more stalls available
1-2	Dry sailing and boating needs for the city? Whiting Boathouse.
1-2	Exercise #3 - Inherent Danger - 8" curbs are dangerous for walkers and biker mix! (and Truck / car Traffic)

Community-Wide Concerns / Other Concerns, Ideas, Issues

Workshop/ Table No.	Community-Wide Concerns / Other Concerns, Ideas, Issues
1-2	Exercise #3 - Inherent Danger - N. Commercial Street - bike lanes are on sidewalk!!
1-2	Exercise #3 - Inherent Danger - Traffic crossing at Commercial & E. North Water (YMCA)
1-2	Exercise #3 - Inherent Danger - Traffic crossing at First & Forest (Roosevelt School)
1-2	Exercise #3 - Signals at First and Forest Avenue ridiculous when zero traffic
1-2	Exercise #3 - Theda bridge (walking and biking by Theda Clark) is not cleaned after a snowfall "can't walk or bike.
1-2	Exercise #3 - Theda bridge school kids and me cant' access walk
1-2	I have young female employees being approached by 'scam man' around 6 am by the bus stop behind Green's Pour House. It happens when the police are doing a shift change.
1-2	Improve water traffic patterns to library and downtown from Doty Island
1-2	Keep as many trees and green space as possible
1-2	Maintain green not concrete or asphalt
1-2	More parking by the library
1-2	More parking downtown
1-2	Motorcycle Group in downtown district?
1-2	Need a way for "golf carts" or drones to get from Doty Island to YMCA - Library - perhaps to downtown Neenah
1-2	Neenah infrastructure - water, sewer, roadways
1-2	Open the downtown to boaters by removing the south rail road bridge at Neenah Paper and converting the north railroad bridge to truck traffic
1-2	Parking garages can be made to look more like a business.
1-2	Therapy boating area
1-2	We have a good start on trails, but could use a better connection between the schools, parks, library, YMCA and its users. Trails that are not roads are so much nicer.
1-2	We need a landmark building
1-3	Arrowhead Park - Arboretum (Trees) Neenah is called the city of trees!
1-3	Need trees along Bayview Road side of Great Northern Park (currently snow fence put up every winter due to very wide open)
1-3	Trees at Riverside Park - bark mulch is too high up the trunk - will kill them!
1-4	The city should do evenings on Wisconsin Avenue - close the street downtown, have food and drink available, including alcohol. Great open house for the city.
1-5	Bike friendly downtown and travel corridors with garbage cans (tilted) lighting and signs
1-5	Improve Commercial Street
1-5	Keep area safe / clean
1-5	Keep downtown quaint with variety of stores, shops, restaurants
1-5	Keep hospital (major issue)
1-5	Keep roads paved nicely, some are run down with lots of pot holes

Community-Wide Concerns / Other Concerns, Ideas, Issues

Workshop/ Table No.	Community-Wide Concerns / Other Concerns, Ideas, Issues
1-5	Keep schools top to keep families moving here
1-5	Make Neenah a destination
1-5	More pedestrian signs at crosswalks
1-5	More restaurants - Westside across from Affinity needs cleaning up - tearing down.
1-5	More restaurants / coffee shops by Bell Street / Zuppa's area
1-5	Needs fests that generate community, similar to Oktoberfest in Appleton with liquor sales
1-5	No alcohol in parks (don't want a Jefferson Park)
1-5	Redevelop South Commercial Street Alcott Street passed Cecil Street
1-5	Roundabout walking / biker congestion fix / comm. education
1-5	South Commercial Street (repaved) and South Commercial area
1-5	Specialty meat / cheese store
1-5	SW dog town residential redevelopment across from Arrowhead Park
1-5	Walk / bike paths over /under 41
1-6	Abandoned houses
1-6	Buildings, houses, yards not kept up to code
1-6	Hodgepodge South Commercial Street corridor
1-6	Need smaller condos under \$150,000 for 1 o 2 people with attached garage, in the City of Neenah - not 2 miles out!
1-6	Some elected officials not forward thinking
2-2	Innovation Center for Entrepreneurships
2-2	Interactive Community Art
2-2	Live / work space
2-2	Family Video building and lot: back of building (loose chunks of blacktop), gang tagging, loose panels from roof (8x4) blow off into the yard, parking lot has huge craters, Southside of alley (next to Papa Johns), has a lot of loitering problems, big parking lot with all the snow shoved to the south end, this cracks the wall and windows of the houses around it.
2-2	Place to put snow -- At least the Excess
2-2	Traffic - when you lower the barricade to I-41 to block the lane leading to the ramp, traffic piles up in the left turn lane, only to get to the ramp, and then need to jump back into traffic.
2-2	Improve pedestrian and bike routes, ID best routes and make them safer or develop more dedicated trails
2-2	Need a dog park - redevelop land along RR
2-2	Get rid of the overhead power lines
2-2	Waterfront commercial development, downtown, i.e. restaurants, taverns, social spaces
2-2	Redevelop old schools (unused or underutilized) into park or residential
2-2	Develop multi - family housing for millennial generation, see downtown Appleton waterfront for example this would also reduce traffic congestion if located properly.

Community-Wide Concerns / Other Concerns, Ideas, Issues

Workshop/ Table No.	Community-Wide Concerns / Other Concerns, Ideas, Issues
2-2	No comprehensive elder care facility beyond VNA (separate homes to final care) i.e. - Evergreen in Oshkosh
2-2	Traffic, especially mid to late afternoon
2-2	Idea: Arrowhead Park, Historical references to Winnebago Rapids - Trail, signs etc. (it was Fed program to train Native Americans)
2-2	Trail that connects / brackets the downtown
2-2	Trail / ped connections to / from neighborhoods & businesses & recreation trail that connects Harrison St. Trail along slough to Washington Park
2-2	Connected pedestrian / bike ways (fill gaps)
2-2	Roundabout at Commercial / Winneconne, Torrey / Millview / Main
2-2	Bike lanes on Church St., Columbian Ave, Lake St, E Wisconsin Ave, Tullar Rd, Cecil St (where there are none)
2-2	Connections across railroad (for Arrowhead Park / Washington Park area)
2-2	Have a middle school on the west-side
2-2	Address concerns from downtown parking study, downtown traffic survey
2-2	More crosswalk beacons on 4-lane roads (arterials)
2-3	Keep hospital Theda Clark (ThedaCare). Tear down Roosevelt School - add to hospital - if school needed build school on Jersild Greenscape. More houses bought and torn down for hospital. We need a Neenah Hospital for future growth of city. No one wants a beautiful city like ours without a hospital. Hospital is great at original site add more add ons if need more space.
2-4	Rental Apartments/Condo/house housing Low/moderate income
2-4	Limited industrial Building space
2-4	Bike trails are sporadic
3-1	On Doty Island 1st & Forest to the North the old site should be developed with multi-residential & Commercial business on 1 floor
3-1	Bike / Bus / multi-use center to access Gateway / Arrowhead
3-1	Finish - the Loop the Lake Project!
3-1	Housing over parking on Presbyterian lot
3-2	Access to water along Neenah Slough is too limited
3-2	Bike Route from Neenah to Appleton
3-2	Businesses thriving - vibrant
3-2	Clean Air
3-2	Climate change
3-2	Decent low income housing
3-2	Dog Park - off leash dog park
3-2	Focus redevelopment as opposed to new development. Keep 'open' areas / rural aspect
3-2	Grocery Store
3-2	Infill development not necessarily guarantee
3-2	Jobs & housing close together
3-2	Need an off Leash Dog Park
3-2	Park to Park Paddle

Community-Wide Concerns / Other Concerns, Ideas, Issues

Workshop/ Table No.	Community-Wide Concerns / Other Concerns, Ideas, Issues
3-2	Regional bike connections - Neenah to South Appleton
3-2	Regional connection for Bikes / Hiking
3-2	Run down homes near Roosevelt School
3-2	ThedaCare How Redevelop Adapt Reuse
3-2	Warehouses South of the Train Station Future redevelopment
Other	I am interested in a dog park and trails (Loop the Lake) as part of the Land Use / Recreation of the (re)development of the waterfront. If there is a committee that addresses the need and development of a dog park, I would like to be part of that committee.
Other	Arrowhead Park Community Boathouse (See separate comments).
Other	Recreation Park Community Sailing and Paddle Center (See separate comments).
Other	A highlight of Neenah...the Park and Rec Programs...early childhood programs were a hit with our family from crafts to tennis...and now Fun Runs... Neenah has done an outstanding job and continues to impress...Fox Cities Sailing programs for youth and adult are awesome and make Neenah special.
Other	Thinking about what Neenah can do to improve living here...in the late 70's an effort to wire the city for cablevision permitted "hook up" for this service to individual homes. Parenthetically, my cost of cable then was \$25/month!.. Thinking along this line, it's a new century...now we need to think about our sustainable forever...what can be done to increase availability of renewable power? How much electricity is consumed by the area encompassed within the City of Neenah, public and private?
Other	What alternatives, considering the increase of using wind, water, geothermal technologies to generate our future electrical needs...(Mark Jacobson, Stanford U, et al. Study in 2009' found 9000 sites worldwide which can supply electrical needs for our entire earth). How can we access these technologies to make Neenah a superior city, a place where thinking ahead, allows the future for families to live and thrive in this fine City.
Other	A few years ago, the City of Chattanooga developed a high speed internet system to provide businesses and residents within their city with the opportunity. This enhanced service enticed businesses to move there. We need to be looking for such business opportunity. Like Alta Resources, a forward looking business, we need to be thinking about what the future may hold as the paper industry becomes more challenged; to wit, the closing of Whiting Paper, Bergstrom Paper, and so on.
Other	Neenah / Menasha could be a leader in sustainable living by providing residents an opportunity to consider "getting off the grid." (Could our dams and spillways be electrical generators as well? There is a lot of water going around the Doty Island!

Community-Wide Concerns / Other Concerns, Ideas, Issues

Workshop/ Table No.	Community-Wide Concerns / Other Concerns, Ideas, Issues
Other	Additionally, area there "solar field" potentials spread throughout the city that might be repurposed... the Jersilds' knitting site, the area on the Northside of Island Park, the cul-de-sac on Grant Place where I live (could feed homes with solar service!). What about areas of parks...ball diamonds, soccer fields that get less use, would this be a feasible consideration?
Other	The Jet Streams are changing as the climate warms, we are experiencing higher winds on a daily basis... I spend a lot of time outdoors so I know...what can we do to better convert this energy source to power? I'm impressed with area businesses like SCA, Menasha Corp, City of Neenah who are taking advantage of newer technologies. Let's promote this for others, like we did for cablevision in the late 70's.
Other	Composting and water gardens...less grass cutting in Parks...more natural areas...will help. Continue the conversation. Thank you.
Other	Improve rail passage to Chicago / Milwaukee and Minneapolis.
	Needs Improvement...Another thing I thought of...after the meeting tonight...if the tracks (railroad) across Forest Street and E. North Water Street are no longer used...they should be removed.
Other	I ride my bike from Doty Park to the YMCA most everyday...and going over those tracks whether on Forest or E. North Water Street is dangerous and hard to navigate. Can't imagine how many grade schoolers ride through this area from one end of the island to the other! Treacherous! We can make this a safer ride for all.
Other	Access to the YMCA and Downtown from everywhere by walking or biking needs be paramount!
Other	Commercial Street and First Avenue should be re-engineered along the bridge areas on Doty Island. The sidewalks are ridiculously close to the buildings (YMCA and Roosevelt School, respectively).
Other	And generally, pedestrians and bicycle traffic through traffic circles needs to be rethought for youth and adult cyclists...jaywalking and riding in the street is more likely than following marked path for pedestrians.
	Additionally, the pathway to the library on the South/West side of the Byrant Bridge into the library doesn't work for most people...look at the path through the grass to the nearest library west side door...change the walk, please.
Other	Roundabouts at Green Bay Road / Main Street
Other	Roundabouts at Main Street / Lake Street
Other	Roundabouts at Congress Street / E. Doty Avenue / Pine Street
Other	Roundabouts at N. Commercial Street / First Street / Nicolet Boulevard / Washington Avenue
Other	Roundabouts at Nicolet Boulevard / Third Street / Ahnaip Street
Other	Roundabouts at S. Commercial Street / Winneconne Avenue / S. Church Street
Other	Realignment of Millview Drive to intersect with Main Street at site of new roundabout at Torrey Street

Community-Wide Concerns / Other Concerns, Ideas, Issues

Workshop/ Table No.	Community-Wide Concerns / Other Concerns, Ideas, Issues
Other	Creation of new street following railroad tracks from site of current Millview Drive / RR intersection to end in a cul-de-sac under Main Street Overpass
Other	Parking garage downtown. Possible site at Brien Street / church parking lot
Other	Create plaza / park east of Main Street / Millview / Torrey roundabout
Other	Prepare site at corner of Main / Doty with realignment and roundabout at the current site of Gord's Pub. Possibility for med-density residential / commercial or both
Other	Create plaza / square around clock tower
Other	Site west of Main Street Overpass next to the International Children's Fund should be med-density residential such as condos or townhomes
Other	Create small park off of Main Street, across from Hafemeister Machine on the slough
Other	Create commercial district on west side of S. Green Bay Road between Main Street and the Days Inn
Other	Create an entrance to the City along Main Street with new commercial and residential
Other	Reconstruct Lakeshore Avenue with separate bike / ped trail
Other	Add lights to the Main Street Overpass and Commercial Street bridge over the Fox River
Other	Dog Park at the Neenah Foundry lot on Harrison Street, south of the Winneconne Avenue bridge
Other	Commercial Plaza on Winneconne Avenue north of Winneconne / Reddin Street intersection
Other	Possibility for 1st floor Commercial, 2nd floor residential building on the First Street lot
Other	Commercial along east side of First Street from Forest Avenue to Nicolet Boulevard
Other	Commercial along west side of N. Commercial Street from Forest Avenue to Clyburn Street
Other	Create commercial plaza with the City of Menasha at the site of the current Ace Hardware
Other	Create full interchange at I-41 / Main Street
Other	Create bike / ped trail along the slough
Other	Office, med-density residential or hotel at the site west of Millview Avenue
Other	Resurface E. Wisconsin Avenue
Other	Roundabouts at Commercial / Cecil
Other	Roundabouts at Commercial / Bell
Other	Roundabouts at Commercial / S. Park Avenue
Other	Roundabouts at Commercial / CTH G
Other	Resurface Commercial Street from Wright Avenue to Stanley Street
Other	Possibility for single family residential off of S. Park Avenue, west of Mahler Park
Other	Possibility for expansion of Hidden Acres into the City, to create a neighborhood for the rich people

Community-Wide Concerns / Other Concerns, Ideas, Issues

Workshop/ Table No.	Community-Wide Concerns / Other Concerns, Ideas, Issues
Other	Create park on lots behind former Harns
Other	Extend Doctors Drive from Peckham Street to Commercial Street, utilizing the lot in-between the former Harns and Hair Connections
Other	South of the new Doctors Drive, med-density residential
Other	Site of the former Harn's becomes parking for the park
Other	Site in-between new Doctors Drive and Krist Oil, med-density residential
Other	Create shopping Center / Plaza at Commercial Street / Cecil Street
Other	Sites for small - scale commercial development, Gill Liquor / Smith Auto, south of Family Video, south of Auto Zone
Other	Complete the connection of both Pendleton Roads and CTH CB with sidewalks or trails on both sides
Other	Roundabout at CTH CB / Winneconne Avenue / Pendleton Road
Other	Roundabout at Winneconne Avenue / Tullar
Other	Roundabout at Winneconne Avenue / Westowne Place
Other	Roundabout at Winneconne Avenue at both I-41 exits
Other	Roundabout at Breezewood and Pendleton Road
Other	I-41 full interchange at CTH G
Other	Create Town Center south of CTH G, west of I-41
Other	Plan for commercial along Tullar Road instead of Winneconne Avenue between Tullar and CTH CB

Arrowhead Park Community Boathouse

Community Boat Houses exist in many waterfront cities and towns across America. They are often the focal point of a vibrant waterfront that gets citizens and visitors involved in actual activities and interactive educational experiences.

In 2011 the city of Toledo, Oregon <http://toledocommunityboathouse.com> established their community boathouse with these goals listed on their website:

"At the Toledo Community Boathouse, people can:

- Learn how to row and paddle watercraft in a safe and competent manner
- Learn to sail
- Learn how to build wooden boats
- Learn how to maintain classic wooden boats
- Attend classes on boating safety
- Explore the waterfront culture and history of the Toledo area"

There are many other examples including programs in Seattle, Bellingham, Louisville and many east coast cities.

The range of activities in Neenah could include the above list as well as dovetail with existing efforts by The Fox Wisconsin Heritage Parkway Organization to promote tourism to our area.

Over time the Neenah Boathouse will become the ideal location for:

- Destination for school field trips.
- Location for adult and family hands-on learning.
- A place to learn about water safety, navigation, dams, locks, buoys, fishing and wildlife stewardship and the importance of the waterways in the development of the Neenah area and its industries.
- Active endeavors could include, boat building, kayak and canoe trips, development of a rowing club and expansion of the existing sailing school.

Making this happen will require several "ingredients"

1. Organized volunteers to run the programs with oversight from the Parks and Recreation Department
2. Water access such as a dock
3. Building
4. A program including education and fun activities
5. Funding

1. Volunteers

Volunteers that are organized and will stay that way, may be the greatest hurdle. In our community, we have a great resource in active volunteerism such as the Neenah Nodaway Yacht Club, which has been in existence since 1864 and currently has over

150 dues paying members. The board is all volunteer and very well organized with regular meetings and a constantly updated website. My family has been involved for many years and my wife Jeanne is currently the secretary. Our group includes those near retirement and post retirement age who are looking for a nautical way to give back to the community. Our membership includes prominent citizens, John Bergstrom being a lifetime member, but also many young families looking for an affordable and fun way to experience our waterways. I would anticipate an enthusiastic response from this group and even the possibility of utilizing the infrastructure already in place to keep things organized.

2. Water Access

Ideally a dock as well as an accessible kayak launch such as the one at Shattuck Park that was placed by Fox Wisconsin Heritage Parkway. This is also a safe way for everyone to launch their kayak especially kids and the elderly.

3. Building

One idea for a building is the Stimson Boathouse. This is a classic gothic arch design that is generally used as a boat shed or greenhouse and features shipbuilding techniques to fit with the nautical theme. Highlights include the extremely low construction expense and it is the quintessential "green" building utilizing minimal resources to build.

3. Program

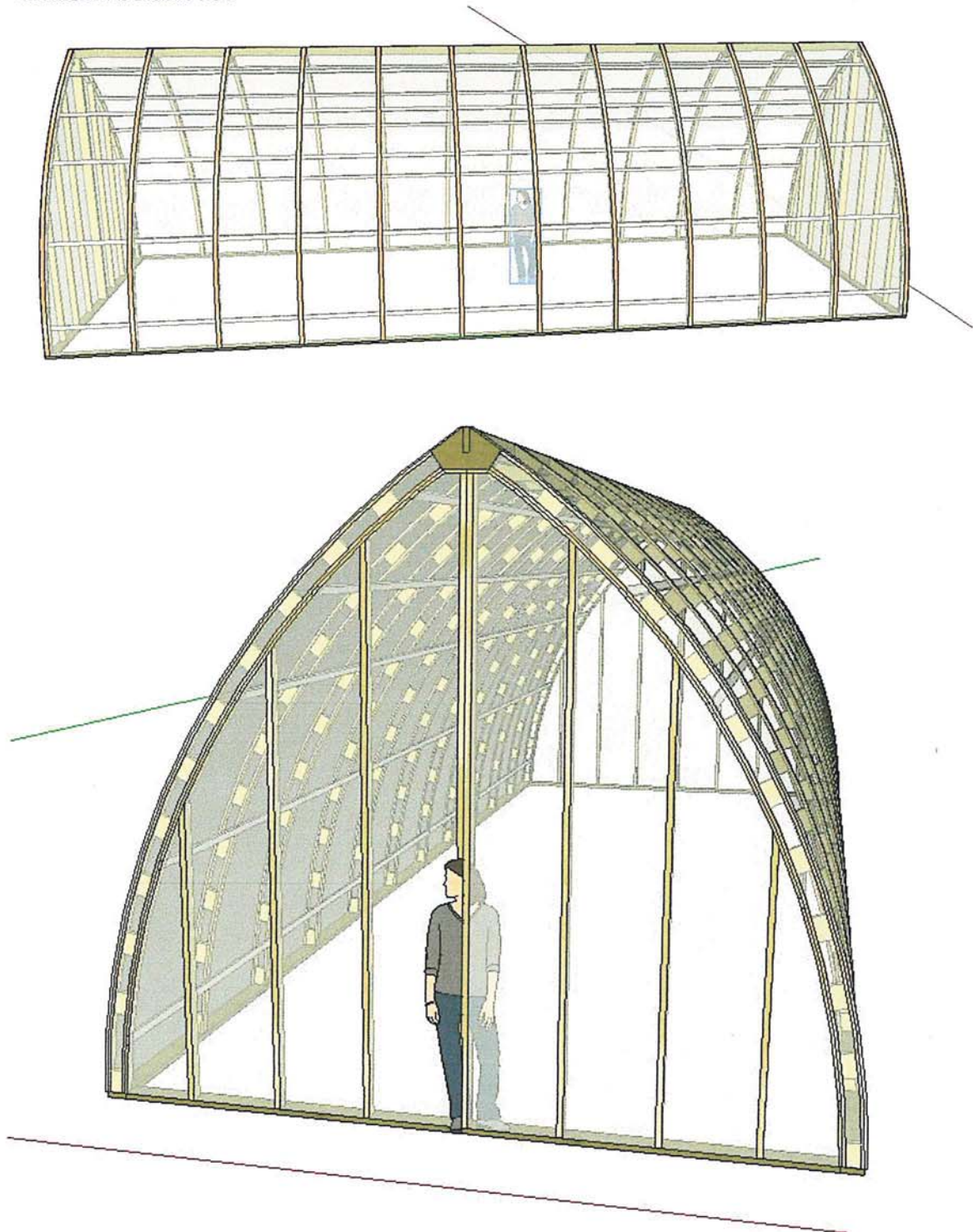
The building would house the volunteer run program, which could include the activities listed above. Look at the Toledo Community Boathouse web site under "family build" to get an idea how simple and hands on a boatbuilding experience can be. Kayaks and canoes could be rental or bring your own.

4. Funding

I believe all this can be accomplished for a relatively minimal investment. If presented with a well thought out plan, individuals and organizations perhaps including Future Neenah, may contribute substantially to the project and fundraising efforts. I know of several interested parties including myself who would be very motivated to see this go forward.

Scott Powley
751-0464
scottgpowley@gmail.com

Stimson boathouse



Community Sailing and Paddle Center at Recc Park

Convert the space between the swimming pool and the lake as well as between the pool and the water treatment plant into a community sailing and paddle sport area.

There is adequate space to store dinghy sailboats, Hobiecats, kayaks and standup paddle boards as well as a simple system to "dry sail" the boats. This would either be a single boat ramp for hand launching from a dolly or a waterside rack installed over the riprap or a floating dock on which the boats would be stored.

Canoes, kayaks and paddleboards would have a safe place to launch away from the vehicle boat ramps.

This space is currently accessible from the boat launch area by walking along the lake front but could be opened up between the pool and water treatment plant by simply moving a fence.

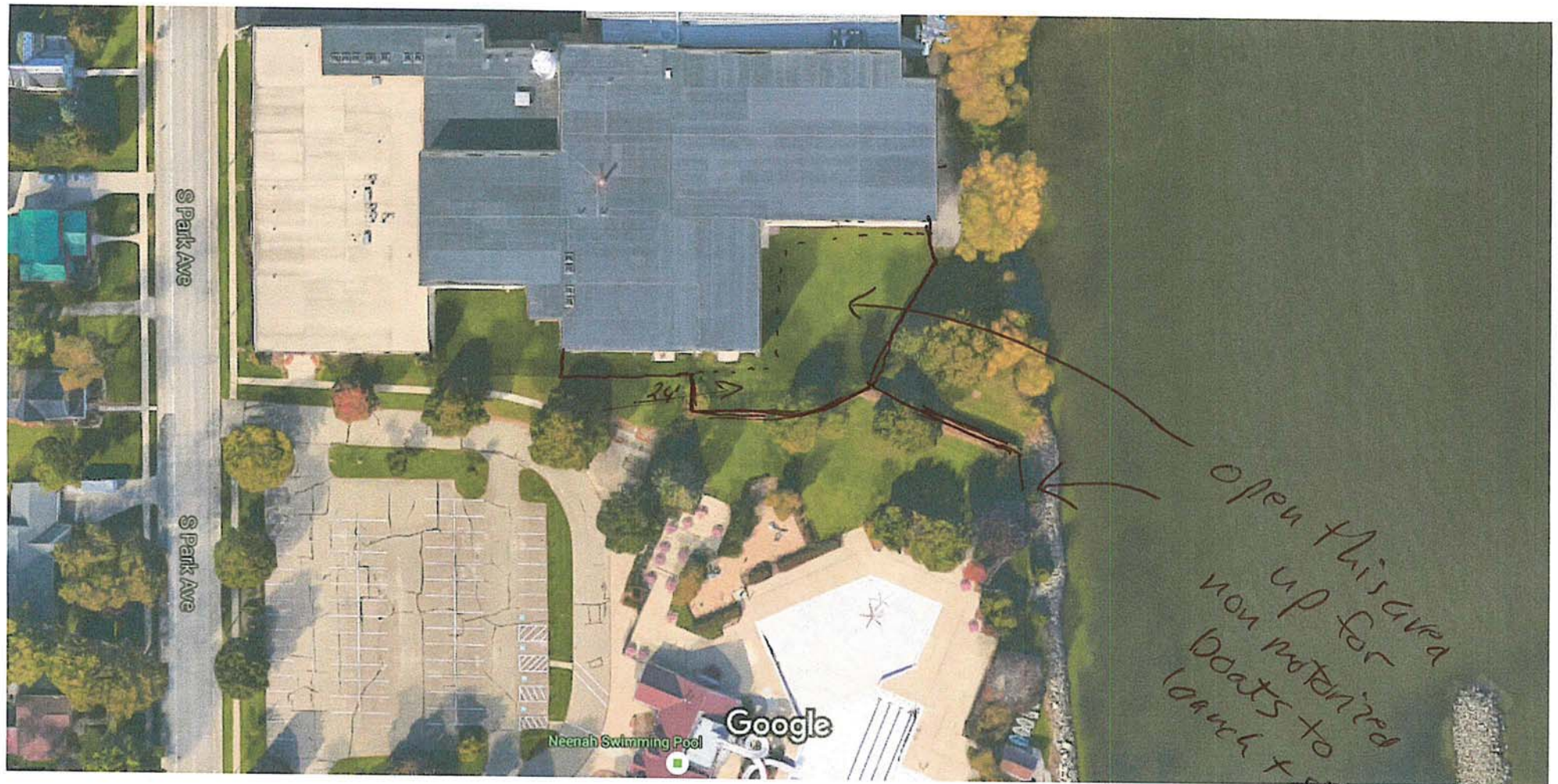
A second small building such as the sailing school's existing one would be all that is needed to store paddles and sails.

This would be run similar to that in other cities particularly Milwaukee. A fee would be charged to store private boats while city owned or Neenah Nodaway Yacht Club (NNYC) owned boats would be rented. The Milwaukee program gets many hundreds out sailing every year.

This program could be up and running THIS YEAR as the NNYC is already planning an expansion of the sailing fleet and wishes to make it more available to first time sailors.

See map of Recc Park area for proposed location.

Scott Powley
751-0464
scottgpowley@gmail.com



**Community-Wide Concerns
Summary**

Street / Area / Topic	Concern	Total
Municipal Interconnections		5
Neenah to Appleton Connection	Complete bike path connections to other communities (Neenah to Appleton, etc.)	4
Neenah to Menasha Connection	Development of corridor between Neenah and Menasha	1
Doty Island		26
N. Commercial Street	Commercial west side of N. Commercial from Forest Avenue to Clyburn Street	1
N. Commercial Street	Commercial Plaza - on Ace Hardware site	1
N. Commercial Street	Redevelop warehouses south of train station	1
N. Commercial Street	Consider a N. Commercial St. Art District (music/visual art venues)	1
N. Commercial Street	Install roundabout at N. Commercial Street / First Street / Nicolet Boulevard	1
N. Commercial Street	Bike lanes are on sidewalks (dangerous)	1
N. Commercial Street	Traffic crossing at N. Commercial St. and E. North Water St. (YMCA) (dangerous)	1
First Street	Commercial east side of First Street from Forest Avenue to Nicolet Boulevard	1
First Street	First Street / Forest Avenue (vacant lot) - develop mixed use multi-family/commercial or mixed use with commercial on first floor / residential on second floor	2
First Street	Forest Avenue - Crossing at Roosevelt School dangerous and crossing signals ridiculous when no traffic	2
First Street Area	Rundown homes near Roosevelt School	1
First Street / Theda Clark	Fate of ThedaCare Regional Medical Center / and future use of land	4
First Street / Theda Clark	Doctors offices at ThedaCare Regional Medical Center moving to new office building on Green Bay Rd.	1
First Street / Theda Clark	Keep hospital	1
First Street / Theda Clark	Keep hospital, expand to Roosevelt School site. Consider moving schools to old Jersild site.	1
First Street / Theda Clark	ThedaCare Regional Medical Center - Light pollution	1

Community-Wide Concerns Summary

Street / Area / Topic	Concern	Total
Doty Island Continued		
Forest Street	Tracks are dangerous, improve safety if no longer used remove	1
Nicolet Boulevard	Install roundabout at Nicolet Boulevard / Third Street / Ahnaip Street	1
N. Water Street	More and better access to water at riverwalk by Island Shore to connect across railroad	1
N. Water Street	Tracks are dangerous, improve safety if no longer used remove	1
Neighborhoods	South of Nicolet Boulevard and west of Commercial Street	1
Doty Island / Downtown		8
Doty Island / Downtown	Improve water traffic patterns to library and downtown from Doty Island	1
Doty Island / Downtown	Commercial St. and First Avenue bridges - improve sidewalk - too close to buildings	1
Doty Island / Downtown	First Avenue bridge - walking / biking facilities not cleared of snow after snowfall.	1
Doty Island / Downtown	Install lights on Commercial Street bridge	1
Doty Island / Downtown	Golf cart access from Doty Island to YMCA, library, Downtown Neenah	1
Doty Island / Downtown	Improve pathway from Bryan Bridge to library	2
Doty Island / Downtown	Could a trolley / street car system deliver employees to the downtown area from the hospital if it get left behind?	1
Downtown		39
General / Bike / Ped	Difficult to access downtown businesses by bike.	1
General / Bike / Ped	Downtown - Bike friendly	1
General / Economic Development	Keep quaint with variety of stores, shops, restaurants	1
General / Parking	Downtown parking (1 suggestion at Brien Street / church parking lot	4
General / Parking	Address concerns revealed in downtown parking study	1
General / Parking	More parking at library	1
General / Parking	Aesthetics of parking structures - make them look like businesses	1

**Community-Wide Concerns
Summary**

Street / Area / Topic	Concern	Total
Downtown Continued		
General / Housing	Develop multi-family housing for millennial generation - possibly downtown	1
General / Safety	Female employee approached by scam man by bus stop near Greene's Pour House at 6 am.	1
General	Motorcycle group in downtown district	1
Arrowhead Park Area	Office / med-density residential / hotel west of Millview Drive	1
Arrowhead Park Area	Park / Plaza east of Main Street / Millview / Torrey roundabout	1
Arrowhead Park Area	Install roundabout at Torrey / Millview / Main	1
Arrowhead Park Area	SW dog town (across from Arrowhead Park) - redevelop residential	1
Arrowhead Park Area	Realign Millview Drive to intersect Main Street at new roundabout	1
Arrowhead Park Area	Create new street to follow railroad tracks from Millview Drive / RR intersection to end in a cul-de-sac under the Main Street Overpass	1
Arrowhead Park Area	Provide connection across railroad from Arrowhead Park to Washington Park	1
Arrowhead Park	Develop	2
Arrowhead Park	Use for arboretum	1
Arrowhead Park	Trail/signs, etc. - historical references to Winnebago Rapids	1
Arrowhead Park	Bike / Bus / Multi-use center to access Gateway / Arrowhead Park	1
Waterfront	Encourage waterfront development	1
Waterfront	Redevelop waterfront - add dog park, trails	1
Church Street	Housing over parking on Presbyterian lot	1
Church Street	Add bike lanes	1
Columbian Avenue	Add bike lanes	1
N. Commercial Street area	Remove south railroad bridge at Neenah Paper to open downtown to boaters.	1
N. Commercial Street area	Convert the north railroad bridge at Neenah Papers to truck traffic	1
S. Commercial Street	Plaza at clock tower	1
S. Commercial Street	Install roundabout at S. Commercial Street / Winneconne Avenue / S. Church Street	2

Community-Wide Concerns Summary

Street / Area / Topic	Concern	Total
Downtown Continued		
Main Street	Main Street / Doty Street - realign street, construct roundabout at current site of Gord's Pub. Use for med-density residential / commercial or both	1
Wisconsin Avenue	Create a 2-3 block long green space between Plexus and Commercial, i.e. like State St. in Madison. Create areas for outside events and dining.	1
Wisconsin Avenue	Create an "Evenings on Wisconsin Avenue" event. Close street down and serve food and drinks.	1
Wisconsin Avenue	Add bike lanes	1
S. Commercial Street Corridor		16
General	Improve / Hodgepodge	2
Bell Street Area	More restaurants / coffee shops by Bell St. / Zuppa area	1
Bell Street	Install roundabout at Commercial / Bell Street	1
Cecil Street	Shopping Center at Commercial Street and Cecil Street	1
Cecil Street	Install roundabout at Commercial / Cecil	1
Doctor's Drive	Extend Doctor's Drive from Peckham Street to S. Commercial Street (use lot in-between former Harn's and Hair Connections)	1
Doctor's Drive	Med-density residential south of new Doctor's Drive extension	1
Doctor's Drive	Med-density residential between Doctor's Drive and Krist Oil	1
Harn's Site	Create park on lots behind former Harn's, Use Harn's property for parking lot	1
S. Commercial Street Corridor	Papa Johns - southside of alley - parking lot maintenance / snow plowing concerns / loitering	1
S. Commercial St. Corridor	Small-scale commercial development on sites of Gill Liquor, Smith Auto, south of Family Video, south of Auto Zone	1
S. Commercial Street Corridor	Family Video building / parking lot - building / parking lot need maintenance	1
S. Commercial Street Corridor	S. Commercial St. - Redevelop Alcott St. passed Cecil St.	1
S. Commercial Street Corridor	S. Commercial St. / area - repave / Wright Avenue to Stanley Street	2
Green Bay Road Corridor		2
Green Bay Road Corridor	West side of S. Green Bay Road between Main Street and Days Inn - Commercial District	1
Main Street	Install roundabout at Green Bay Road and Main Street	1

**Community-Wide Concerns
Summary**

Street / Area / Topic	Concern	Total
Main Street Corridor		6
General	Create entrance to City with new residential and commercial	1
Main Street Corridor	Site west of Main Street overpass, next to International Children's Fund - med-density condos or townhouses	1
Main Street Corridor	Create park off of Main Street, across from Hafemeiser Machine on the slough	1
Lake Street	Install roundabout at Main Street and Lake Street	1
Main Street Overpass	Install lights over Main Street Overpass	1
I - 41	Create full interchange at Main Street and I - 41	1
Winneconne Avenue Corridor		4
Winneconne Avenue Corridor	Commercial plaza on Winneconne Avenue, north of Winneconne Avenue / Reddin Street	1
Harrison Street	Create dog park on Neenah Foundry lot on Harrison Street, south of Winneconne bridge	1
I - 41	Install roundabout at I-41 exits (both)	1
Westowne Place	Install roundabout at Winneconne Avenue and Westowne Place	1
Westowne		1
General / Economic Development	Westside - More restaurants across from Affinity/ Clean up area	1
Remaining Streets / Corridors		13
Bayview Road / Green Northern Park	Plant trees along Bayview Road side of Green Northern Park (winter windbreak)	1
Breezewood Avenue	Install roundabout at Breezewood Lane / Pendleton Road	1
Cecil Street	Add bike lanes	1
Congress Street / E. Doty Street / Pine Street	Intall roundabout at Congress Street / E. Doty Street / Pine Street	1
I-41	Walk / bike paths over / under I-41	1
I - 41	I-41 barricade - lowering of barricade causes traffic problems	1
I - 41	Install full interchange at I - 41 and CTH G	1
Lake Street	Add bike lanes	1
Lakeshore Drive	Lakeshore Drive - bike / running path	2
Tullar Road	Add bike lanes	1
Tullar Road	Commercial	1
E. Wisconsin Avenue	Resurface	1

Community-Wide Concerns Summary

Street / Area / Topic	Concern	Total
Art / Cultural / Historic		4
General / Art	Community Art - Interactive	1
General / Historic	Old / new co-exist while preserving historic assets	1
General / Historic	Historic preservation and lack of community support	1
General / Historic	Need landmark building	1
Bike / Pedestrian		20
General	Improve bike / pedestrian routes - id best routes to make safer or develop more dedicated trails	2
General	Green grid / bike / pedestrian system linking city / trail connections	3
General	Finish "Loop the Lake" project	2
General	Better trail connection between schools, parks, library, YMCA	1
General	Improve walking / biking access to YMCA and downtown from everywhere	1
General	Trail / pedestrian connections from neighborhoods to businesses	1
General	Recreational trail from Harrison St. (along slough) to Washington Park	1
General	Create bike / ped trail along slough	1
General	Off-road trails are nicer	1
General / Safety	Problem with City divided for walkers / bikers by Winneconne St., Main St., Commercial St., and Cecil St.	1
General / Safety	Safe biking / walking routes for kids	1
General / Safety	8" curbs are dangerous for walkers / bikers	1
General / Safety	Install bike friendly tilted garbage cans, lighting and signs	1
General / Safety	Additional pedestrian signs at crosswalks	1
General / Safety	Roundabouts - fix walking / bike congestion/safety	1
General / Safety	Increase crosswalk beacons on 4-lane roads (arterials)	1
Community Facilities		14
General	Keep area safe and clean	1
General	Place to put excess snow	1
Energy	Renewable energy improvements - geothermal, wind, solar	6
Energy	Remove overhead power lines	1
Infrastructure	Water, sewer and road infrastructure	1
Internet	Install high speed internet system	1
Schools	Schools - keep schools top	1
Schools	Redevelop old schools into park or residential	1
Schools	Add middle school on west-side of the City	1

**Community-Wide Concerns
Summary**

Street / Area / Topic	Concern	Total
Economic Development		5
General / Retail	Specialty meat / cheese store	1
General / Retail	Grocery Store	1
General	Innovation Center for Entrepreneurships	1
General	Limit industrial building space	1
General	Thriving / vibrant businesses	1
Environmental		5
Lake Winnebago	Water quality - Lake Winnebago / Fox River (algae)	1
Slough	Access to Slough	1
General	Loss of ash trees (some could be saved)	1
General	Clean air	1
General	Climate Change	1
Housing		6
General	Clean up crime in low income housing	1
General	Abandoned houses	1
General	Additional housing for 1 - 2 people - smaller condo's under \$150,000	1
General	Attract comprehensive eldercare facility (separate homes to final care)	1
General	Additional rental housing (apartments, condos, housing - low to moderate income)	1
General	Decent low income housing	1
Land Use		9
General	Focus on redevelopment vs new development. Keep open areas / rural aspect	1
General	Entry corridor aesthetics	1
General	Buildings, houses, yards not kept up to code	1
General	Live / work space	1
General	Jobs / housing close together	1
T. Neenah	Annex more land - Town of Neenah	1
T. Neenah	Single-family residential off of S. Park Avenue, west of Mahler Park	1
T. Neenah	Annex and expand Hidden Acres area, create residential development	1
T. Neenah	Create town center south of CTH G and west of I - 41	1

Community-Wide Concerns Summary

Street / Area / Topic	Concern	Total
Parks and Recreation		14
General	Impressed with Park and Recreation Programs	1
General	Natural plantings/reduction of grass cutting/composting/water gardens	1
General	Install therapy boating area	1
General	No alcohol in parks	1
General	Park to Park Paddle	1
Dog Park	Develop dog park, off leash - (1 suggestion to redevelop land along railroad)	5
Recreation Park	Recreation Park - Sailing and Paddle Center	1
Riverside Park	Riverside Park - bark mulch installed too high up the trunk will kill the tree	1
Whiting Boathouse	Whiting Boathouse - convert 2nd story to a meeting room for water based groups.	1
Whiting Boathouse	Whiting Boathouse - dry sailing and boating needs for city	1
Transportation		8
General	Use green, not concrete or asphalt	1
General	Traffic, especially mid to late afternoon	1
General	Road maintenance - keep roads paved nicely, some are run down with potholes	1
General	Improve rail service to Chicago/Minneapolis/Milwaukee	1
T. Neenah	Install roundabout at S. Commercial Street / Park Avenue	1
T. Neenah	Install roundabout at S. Commercial Street / CTH G	1
T. Neenah	Complete connection between Pendleton Road and CTH CB with sidewalks and trails	1
T. Neenah	Install roundabout at CTH CB / Winneconne Avenue / Pendleton Road	1
Other		3
General	Make Neenah a destination	1
General	Elected officials - some not forward thinking	1
General	Fests like Oktoberfest in Appleton	1

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