



M&E VISION

A publication of Martenson & Eisele, Inc.

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PLANNING

Town of Rushford Prepares New Ordinances

Martenson & Eisele collaborated with the Town of Rushford to prepare a new Town Subdivision Ordinance and revise their current Zoning Ordinance. The new ordinances are on track with their Comprehensive Plan recommendations and Future Land Use Map adopted in 2004. "Encouragement Zones" play a key factor in the zoning and subdivision language. All rural platting outside the Comprehensive Plan's designated "Encouragement Zones" around Eureka and Waukau need to be a Conservation type subdivision. These subdivisions have a 75% open space requirement, with the Town open to one acre lots in conventional subdivisions. Martenson & Eisele also guided the town with writing a Developer's Agreement for subdivision development, and a Non-Metallic Mining Ordinance, which regulates quarries and sandpits in the town. For more information on zoning ordinances, please contact Warren Utecht by email at warren@martenson-eisele.com.



Residential Growth in Campbellsport

The future for residential growth in the Village of Campbellsport looks bright. The village, located in southeastern Fond du Lac County, is working with the developers of two new subdivisions. The recent interest in growth spurred the Village to contract with Martenson & Eisele, Inc. to help them prepare a comprehensive plan, a subdivision ordinance, and a park impact fee ordinance. The comprehensive plan was adopted on March 20, 2006 and is available on the Village's web site at <http://www.campbellsport.govoffice.com>. For more information on comprehensive plans and the ordinances needed to implement them, contact Jonathan Bartz, at Martenson & Eisele at jonb@martenson-eisele.com.

SURVEYING

Watch Your Language

A close inspection of the subdivision's covenants reveals where the problem begins. Developers, with their landowners' protection and their own in mind, are often unknowingly prohibiting modern, systems-built housing when they have covenants drafted. This adverse trend developers, planners and real estate fall into is using boilerplate language intended to exclude manufactured housing from new communities. What they do not realize is that these restrictions also prevent code-compliant system built homes. Modular, panelized, concrete and log homes are casualties of these restrictions and are prevented from being built in the communities. Moving forward with the future in mind, it's time to modify the restrictive covenants boiler plate language to include system-built homes. To discuss the impact of your covenants or for help with your covenants, contact David Eisele, P.L.S. at davide@martenson-eisele.com.



This is an example of a system-built home.

ARCHITECTURE

College Of Menominee Nation—Shirley Daly Hall Classroom Addition



Martenson & Eisele, Inc. has recently completed Architectural design, bidding and construction of a two-story 10,000 square foot classroom addition for the College of Menominee Nation in Keshena. This project, the third with the College in the last four years, consisted of the addition of five lecture type classrooms, four ADA accessible restrooms, student lounge and vending areas. Teacher offices were also added to the lower level. This building addition is the last in a series of additions to the Shirley Daly Hall Building on the College of Menominee Nation campus. Classrooms were uniquely designed for the flexibility to change with a dynamic curriculum and enrollment. Martenson & Eisele has enjoyed working with the College of Menominee Nation on this and other projects in the past. We have recently been awarded an additional contract to provide as-built drawings for Glen Miller Hall building on their campus. If you're looking to add additions to your current building, the architects at Martenson & Eisele can meet any of your specific needs. Contact Jeff Schulz at jeffarch@martenson-eisele.com for further information.

NEW EMPLOYEES IN OUR MENASHA OFFICE



Jennifer R. Selvik has joined Martenson & Eisele, Inc. as an Intern Architect in the Architecture Department. Jenny recently graduated from the University of Minnesota in the Twin Cities with a Bachelor of Science in Architecture and is currently in the process of acquiring her Architectural license. Her responsibilities will include the production of construction documents as well as other aspects of the design process. Prior to joining Martenson & Eisele, Inc., Jenny was an Intern Architect with AEC– Architects/Engineers, of Oshkosh, WI. Jenny originates from Clintonville, and now resides in New London with her husband Tom and their pets.



Bridget A. Schultz has joined Martenson & Eisele, Inc. as a Marketing Assistant in the Marketing Department. Bridget comes aboard with over five years of marketing experience with the restaurant industry, shopping centers and banking. Bridget holds Associates degrees in Visual Communications and Graphic Design from Madison Area Technical College in Madison, WI. Bridget's responsibilities will include increasing the visibility and value of Martenson & Eisele, Inc. to existing and prospective clients and assisting with firm wide marketing efforts. Prior to joining Martenson & Eisele, Inc., Bridget was a Business Banking Coordinator with M&I Marshall & Ilsley Bank in downtown Appleton.

WHERE YOU'LL FIND US...

- **WASBO Foundation 59th Annual Spring Conference & Exhibits** - May 16-19, KI Center, Green Bay
- **Fox Cities Business Expo** - September 12, Tri County Ice Arena, Town of Menasha



Martenson & Eisele, Inc.

Planning ■ Surveying ■ Engineering ■ Architecture

Martenson & Eisele, Inc.
1377 Midway Road
PO Box 449
Menasha, WI 54952-0449
1-800-236-0381
FAX 920-733-8578

Questions? Please contact:
Dave Eisele, P.L.S.
Stan Martenson, P.E.

Newsletter Editor:
Bridget A. Schultz

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