

M&E VISION

A publication of Martenson & Eisele, Inc.

December 2005

ENGINEERING

Cottagewood Condominiums - A Unique Development

This 22-acre site located on the corner of Irish Road and West American Drive in the Town of Menasha will consist of three duplex units, fourteen triplex units, and sixteen fourplex units. There will be a total of 111 living units, all with attached garages. The unique aspect of these condominiums is that 22 of them are live/work units, which allow owners the ability to operate a commercial business out of their homes. This is allowed because of the Winnebago County B-5 Zoning, which permits such use. Units range in size from 1,260 s.f. to 1,665 s.f. with slab on grade foundations. Basements are available for certain units.

The site will include 33'-wide urban town streets with curb and gutter, municipal sewer and water, and designated areas for off-street parking. The site also will include a pond and extensive green space. Construction is expected to start the end of January 2006. For more information on this development, contact Tom Rooney of Coldwell Banker the Real Estate Group at (920) 993-8191 or Steve Brueggeman of Martenson & Eisele at steveb@martenson-eisele.com or (920) 731-0381.

ARCHITECTURE

Grant Awarded to Village of Suring

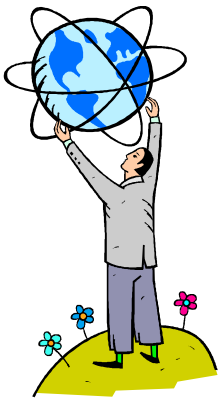
The Village of Suring was awarded a \$844,000 grant for three projects within the village. The money will be used for infrastructure improvements, a new well, and a new library/learning center. Jeffery Schulz, Vice President of Architecture at Martenson & Eisele, is providing design services for the new 3,500 square foot library/learning center, which will also include the village offices, a community meeting room, and a senior meal site. Construction of the new building is planned for the fall of 2006. For more information, please contact Jeffery Schulz at jeffarch@martenson-eisele.com or (920) 731-0381.



Jay Tousey, Suring Village President, receives the ceremonial check from Sandy Herfel of the WI Department of Commerce

DEVELOPMENT TRENDS

Green Tier - Superior Environmental Performance



Do you have ideas for having lower costs, less waste, healthier communities, and improving environmental performance? Now you can turn those ideas into realities! On April 16, 2004, Governor Doyle signed Green Tier, Wisconsin Act 276, into law. Green Tier encourages superior environmental performance while boosting productivity and cutting costs. Green Tier offers incentives and recognition to companies who think outside the box and are willing to go above and beyond their minimum regulatory requirements. These incentives include initial and annual recognition of participation by the Department of Natural Resources (DNR), use of the Green Tier logo, assignment of a specific DNR professional as a point of contact, and lowest allowable level of inspection frequency once a formal environmental management systems (EMS) has been adopted.

Green Tier has two tiers, or participation levels. Tier 1 is designed to encourage innovation, collaboration and new environmental goal-setting. Tier 2 has more in-depth participation requirements, puts a greater emphasis on superior environmental performance, and uses contracts as a means of giving customized regulatory flexibility. The most important aspects to understand are that this is not a new regulatory process, and that this is about improved performance rather than improved compliance. In either tier,

companies or groups can come together with state agencies to create a "Green Tier Charter". The charter is a contract between the DNR and the business/association, which enables business sectors or regions to establish and meet environmental objectives. On October 3, 2005, the Wisconsin Builders Association, through its Development Council, entered into its Green Tier Charter with the DNR.

Martenson & Eisele is in the process of becoming a part of Green Tier. Paul Groell, Wetland Specialist at Martenson & Eisele, has an application into the DNR to become an Assured Wetland Delineator. Although the Wetland Delineator Assurance program isn't part of Green Tier, it is complimentary to Green Tier and could only have occurred because of the Green Tier Charter negotiations. Casaloma Properties, a client of Martenson & Eisele, is one of the first companies to develop an Environmental Management System (EMS) for participation under the Green Tier Charter. Two of our employees, Steve Brueggeman and Mike Siewert, both civil engineers and project managers, have gone through training on the EMS to enable them to be compliant while working with Casaloma Properties on Green Tier Developments. According to Leon Church of Casaloma Properties and chair of the WBA Development Council, "People should understand that most developers are environmentalists and there's more value to a lot if there's an environmental feature; it only makes sense to protect them". More information on Green Tier can be found on the DNR's website at dnr.wi.gov/org/caer/cea/environmental/index.htm.

PLANNING

New Comprehensive Plan Greet New Administrator

When Chuck Kell begins his duties as the new administrator for the Village of Little Chute, he will be greeted with the Village's soon-to-be-adopted 2005-2025 Comprehensive Plan. Work on the comprehensive plan began in the fall of 2003 with a Visioning Workshop and an Issues and Opportunities Workshop, which were co-facilitated by Martenson & Eisele and Outagamie County University of Wisconsin-Extension. The Little Chute Plan Commission, with the assistance of Martenson & Eisele, Inc., completed their work on the plan this summer and sent it out to neighboring communities, Outagamie County and the East Central Wisconsin Regional Planning Commission for their review. The comments received from the review and from the public hearing held by the Village Board in October were incorporated into the final version of the Comprehensive Plan. For more information on our comprehensive planning services, contact Jonathan Bartz at jonb@martenson-eisele.com.



Happy Holidays!

Thank you to all our clients and friends for your business and support this past year. We value and appreciate the relationships that we have with you, and we look forward to working with you in the future. All of us at Martenson & Eisele wish you a very Merry Christmas and a Happy New Year!!



WHERE YOU'LL FIND US...

- **State Education Convention** - January 18-19, Milwaukee, WI
- **MEUW/REC Joint Superintendents Conference** - January 19th, Wisconsin Dells, WI
- **Wisconsin Rural Water Association Technical Conference** - March 28-31, Green Bay, WI



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:
Heidi Lewis

Professionals dedicated to serving people committed to improving their communities

Visit our website at www.martenson-eisele.com