

Eco-friendly community becomes reality in Neenah

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NEENAH – Leon Church is thinking green. Church, president of Casalama Development Corp. of Appleton, plans to build a \$20 million “green community” on Neenah’s west side.

The environmentally friendly development, named The Cottages at Woodside Green, will be constructed on 35 acres of land north of County JJ and east of Dell Court.

Neenah planner Chris Haese said the development has a lot of new concepts that city officials need to review, particularly the stormwater management.

“It will deal with stormwater on-site and avoid the need for the construction of costly ponds,” Haese said. “At least that is the hope.”

The property was annexed to the city last fall. It lies about a half-mile from the nearest Neenah boundary, making it a city island in the



Church

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Town of Neenah.

Church said the development will include 43 single-family condominiums and 48 duplex condominiums and will apply “some of the most economic and ecological processes available to the home-building industry.”

The development will be built without storm sewers. All stormwater will be treated on-site through a series of biofilters, rain gardens and infiltration fields.

Church said only 22 percent of the development will consist of impervious surfaces like rooftops, driveways and streets. He said impervious surfaces typically account for 45 percent of a development.

The condominiums will be built to Wisconsin Energy Star standards and will be equipped with heat pumps and perhaps tankless solar water heaters and gray-water

systems.

Church said the development “is the first of its kind that we know of anywhere.”

Haese said the development will be served by city sanitary sewer and water lines but will have private streets, private lights and private garbage collection.

“The only things the city will offer are police and fire services, and hopefully neither one is needed,” he said.

Church said the installation of sanitary sewer and water lines will begin in April. He plans to have condominiums available by mid-summer. They will cost an average of \$200,000 to \$210,000.

“People should be able to live there in August,” he said. “We have had a lot of interest in the project.”

Church said the development will serve as a model for others in the Midwest by proving that environmentally friendly construction can be profitable.

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