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NEENAH – A \$20 million environmentally friendly housing development touted as the first of its kind in Wisconsin will be built on land north of County J and east of Deli Court.

The Common Council on Wednesday annexed 35 acres from the Town of Neenah to facilitate the development.

City planner Chris Haese said the property lies within the city's designated growth area, but it is more than one-half mile from the nearest Neenah boundary, making it a city island in the town.

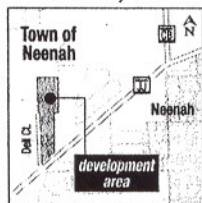
Leon Church, president of Casaloma Development Corp. of Appleton, plans to develop the property as a "green community" of 102 detached condominiums.

The development, which has not been named, will be built without storm sewers. All stormwater will be treated on-site through a series of biofilters, rain gardens and infiltration beds.

Church has applied for the state Department of Natural Resources' Green Tier program that encourages companies to practice environmental management

\$20M project in Neenah

Developers plan environmentally friendly development half-mile from the current city limits.



Post-Crescent graphic by Jim Rosandick

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Neenah grows with 'green'

Environmentally friendly housing development would be first in state

By Duke Behnke
Post-Crescent staff writer

NEENAH: First Green Tier development in Wisconsin

From A-1

He said it would be the first Green Tier development in the Midwest.

"This is the first one we know about," he said. "This is the first one, in tight clay soils, to infiltrate water back into the ground."

Mark McDermid, director of the DNR's Cooperative Environmental Assistance Bureau, which administers the Green Tier program, said Church's development would exceed environmental standards.

"I don't know of any others in Wisconsin that have been engineered to this degree," he said.

Church said the develop-

Green Tier

Green Tier is a program for environmentally responsible businesses in Wisconsin. Qualified businesses and associations make legal commitments to superior environmental performance through agreements or contracts negotiated with the Department of Natural Resources. In exchange, these businesses are given incentives to achieve superior environmental performance.

Source: State Department of Natural Resources

ment would be a model for others in the state. He hopes to prove environmentally friendly construction can be profitable.

All construction waste from the development will be recycled. Lumber will be ground

for use as landscaping mulch, and gypsum drywall will be ground for use as a liming agent on farm fields.

The condominiums will be built to Wisconsin Energy Star standards and will feature double-wall construction, heat pumps and tankless solar water heaters.

"This will be as close to a sustainable development as possible," Church said.

Neenah officials praised the development for its environmental sensitivity.

"This is a new concept to Wisconsin," Haese said.

The development will have private streets and private garbage collection but will require city police and fire pro-

tection.

It also will require city water and sanitary sewer service. Because the development is surrounded by the town, wastewater will flow into the town's sanitary pipes and then back into the city's pipes to reach the treatment plant.

Town and city islands are permissible under a 2003 boundary agreement between the city and town.

Church said the installation of utilities would begin in December. He plans to have model condominiums ready for viewing in May. Prices will range from \$150,000 to \$300,000.

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