MENASHA STRONG RECOVERY PLAN

2026

In July 2026, a tornado damaged homes, businesses and whole blocks across Menasha. The Menasha Strong Recovery Plan is our community's long-term plan to help residents return, rebuild our neighborhoods and come back stronger than before.

WHAT THE PLAN WILL DO

Menasha Strong will set a clear vision and a practical path forward for the areas the tornado hit. It brings together housing, small business, infrastructure and environmental resiliency in one plan. It's also built to help Menasha compete for state, federal and private recovery funding.

- Focus areas
- 3rd Street Corridor
- Doty Island
- Jefferson Park area
- Hart Park area
- Calder Stadium area

THIS PACKET INCLUDES:

- Important Updates - City of Menasha 2026
- Zoning Review Flowchart
- Floodplain Recovery Fact Sheet
- FEMA Disaster Assistance
- Getting a Value on your Home
- MOLD - You Can’t Just Cover it Up!

MENASHA STRONG WEBSITE

IMPORTANT UPDATES

MENASHA-STRONG WEBSITE

MENASHA STRONG RECOVERY PLAN

The City of Menasha has hired Vandewalle & Associates to create a Menasha Strong Recovery Plan to serve as a guide to rebuild in a way that helps residents stay in their neighborhoods, support local businesses, restore parks, improve infrastructure and stormwater management, and strengthen community resilience. A draft of the plan will be shared with the public before being considered for final approval in early 2027.

Menasha Recovery Advisory Team Working in partnership with the Menasha Redevelopment Authority

OUR GUIDING PRINCIPLES

- **Bring residents home.** Help displaced households return and stay in Menasha.
- **Rebuild housing first**. Repair what we can, rebuild what we lost, and open up affordable paths to homeownership for families.
- **Protect neighborhood character.** Keep the walkable, close-knit feel that makes these neighborhoods home.
- **Support local business.** Bring back neighborhood businesses and create spaces for new ones.
- **Build resilience.** Replant our tree canopy, improve stormwater management and upgrade the streets and utilities we depend on.

LOOKING TO SELL A LOT OR HOME?

- The Menasha Redevelopment Authority, may, at some point in the future, consider purchasing properties for potential redevlopment purposes. Any such interest is preliminary and should not be interpreted as an offer or commitment to purchase any particular site. **Please contact: (920) 967-3600**
- Habitat for Humanity Might be interested in purchasing your property. **Please contact: (920) 954-8702**
- Roger Roth - **rogerr@foxcitieshabitat.org (920) 277 - 3189**
- **Contact a REALTOR® - Website**

CONTACT A REALTOR®

STOP! DON'T WORK WITH AN UNLICENSED CONTRACTOR! CONTRACTORS MUST FOLLOW WI STATE BUILDING CODE

DISPUTE WITH YOUR NEIGHBOR?

Consider contacting the Outagamie County Conflict Resolution Center - a volunteer-driven nonprofit that provides 2 hours of free mediation services to help people resolve civil, claim, and personal disputes outside of court.
Contact OGCRC Executive Director Dustin Hermann at (920) 364-0387 | dustin@occrc.org

ISSUES WITH INSURANCE

The Wisconsin Office of the Commissioner of Insurance is a state agency that regulates insurance companies, agents and public adjusters. Their Consumer Affairs team is ready to assist with insurance questions or complaint investigations.

PHONE NUMBER 608-266-3585

WI Office of the Commissioner Website: Filing an Insurance Complaint

HAVE A COMPLAINT?

If you are willing to put your supply the your name, claim number and complaint, you can also contact Senator Dassler Alfheim's office at: sen.dassler-alfheim@legis.wisconsin.gov

WEBSITES

After a Storm Hits

Settling Property Insurance Claims

TREE REMOVAL

For questions regarding tree removal contact the Parks & Recreation Department Facility at (920) 967-3640.

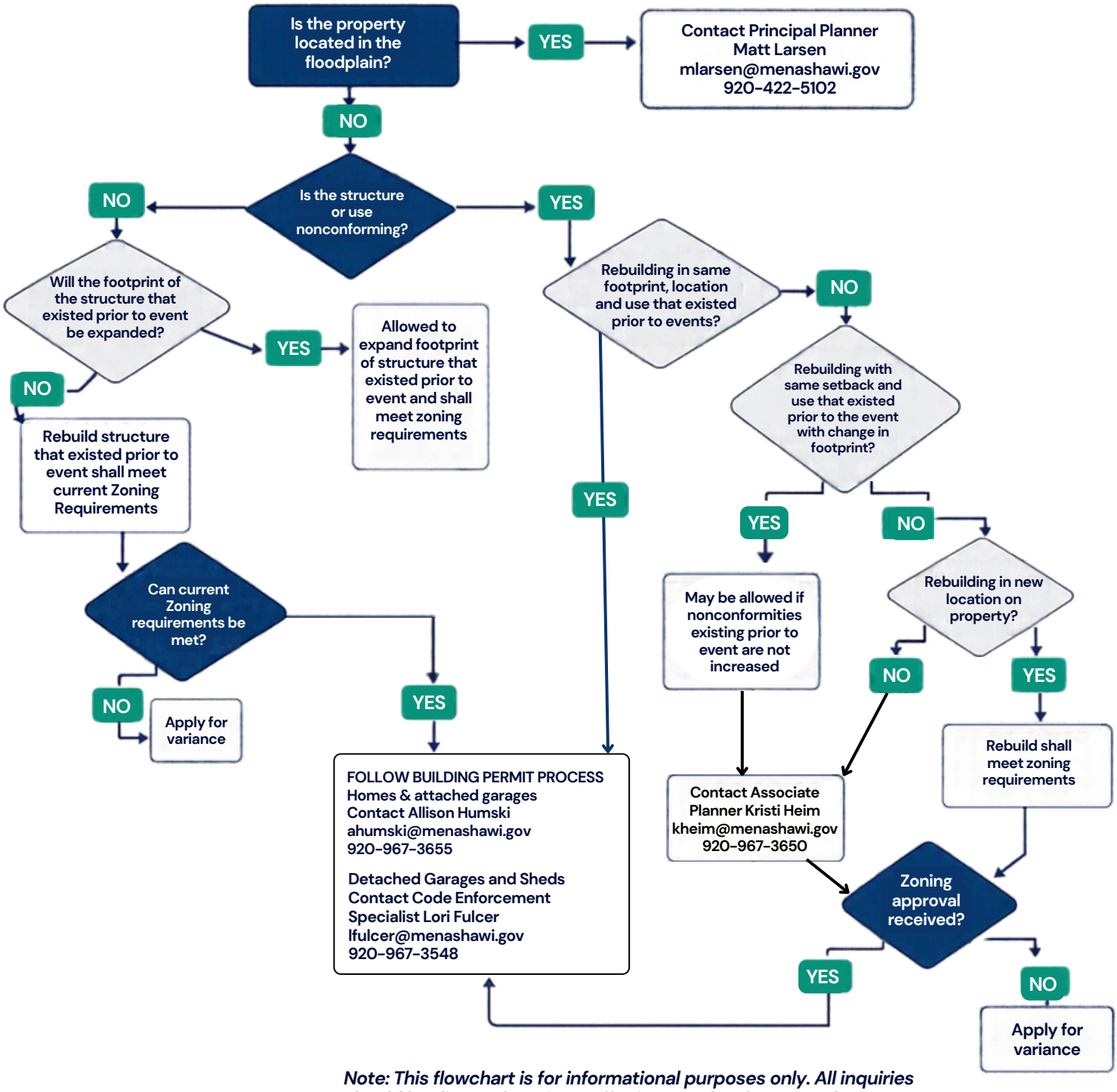
COMMUNITY RESOURCES

Please reach out the contacts listed below for financial assistance and additional support related to tornado damage recovery.

- **211 Wisconsin**
- **Community Foundation for the Fox Valley Region**
- **Fox Cities Chamber**
- **Fox Valley Tornado Recovery Hub**
- **Fox Valley Public Health Department**
- **Habitat for Humanity**
- **Low interest SBA Disaster Loans**

ZONING REVIEW FLOWCHART

For Nonconforming Structures



Note: This flowchart is for informational purposes only. All inquiries should be directed to City Staff prior to redevelopment plans.

DEFINITIONS

13-1-44 Nonconforming Use – Any use of a lot or structure legally permitted or existing at the time of adoption of this Article which now does not comply with all the regulations of the Menasha Code of Ordinances or any amendments thereto governing the zoning district in which such use is located.

13-1-45 Nonconforming Structure – A structure existing lawfully prior to the adoption of any amendment to this Article which does not conform to one or more of the development regulations of the Menasha Code of Ordinances. "Development Regulations" means the parts of this Menasha Code of Ordinances that apply to elements including, but not limited to setbacks, heights, and lot coverage.

FLOODPLAIN RECOVERY FACT SHEET

Understanding FEMA Requirements After the July 27, 2026 Tornado

DOES THIS APPLY TO ME?

- This fact sheet only applies to properties located within the FEMA-mapped floodplain.
- Not sure whether your property is in the floodplain? Contact Matt Larsen at the City of Menasha Community Development Department or view FEMA flood maps online: msc.fema.gov/portal/search
  - Floodplain regulations are based on federal FEMA requirements, not local City policy.



If it's blue, you're in the floodplain.

DETERMINE WHETHER YOUR HOME IS SUBSTANTIALLY DAMAGED

A home is considered **Substantially Damaged (SD)** when the cost to repair the structure equals or exceeds **50% of the home's pre-damage value.**

To make this determination:

- Provide repair estimates, contractor quotes, permit applications, and related documentation to the City.
- The City will compare repair costs to the home's pre-damage value.
- The City's assessed improvement value is typically used.
- If you believe the assessed value does not accurately reflect the home's value, you may obtain a private appraisal for consideration.

Example

- Home value: **$200,000**
- Substantial Damage threshold: **$100,000**
- **Repair costs of $100,000 or more may trigger FEMA Substantial Damage (SD) requirements ($100,000 ÷ $200,000 = 50%).**

OBTAIN ELEVATION INFORMATION

The City is encouraging all floodplain property owners who do not already have a:

- **Letter of Map Amendment (LOMA),** or
- **Elevation Certificate (EC)**

Unsure if you have either? A licensed surveyor can search Winnebago County Records to determine if a LOMA has been completed.

A surveyor can:

- Determine your building elevations.
- Determine how your property relates to the Base Flood Elevation (BFE).
- Evaluate whether your property may qualify for a LOMA.

What does a LOMA accomplish?

A LOMA can determine whether your property is **actually above** the Base Flood Elevation (BFE), even if it is currently shown within the mapped floodplain. The FEMA floodplain map in the impacted area was created in 1977 and may not reflect present-day conditions. A LOMA rectifies that.

IF YOUR HOME IS NOT SUBSTANTIALLY DAMAGED (SD)

- You may generally repair or reconstruct your home.
- FEMA elevation requirements associated with Substantial Damage do not apply.
- Normal building permits may still be required.

IF YOUR HOME IS SUBSTANTIALLY DAMAGED (SD)

Rebuilding options are available:

Determine Whether a LOMA Is Available

A licensed surveyor can evaluate whether your property may qualify for a **Letter of Map Amendment (LOMA)**.
FEMA maps do not always reflect actual ground elevations.
A LOMA can help clarify your options.

For more information, contact Matt Larsen at mlarsen@menashawi.gov or (920) 422-5102

Scan for FEMA Portal Search

Apply by December 7, 2026. Check DisasterAssistance.gov for late applications.

FEMA DISASTER ASSISTANCE

If a FEMA team looked at your home in August, you still need to apply.
That visit was not an application

A federal major disaster declaration (FEMA DR-4949-WI) was approved on October 7th, 2026 for the July 27, 2026 severe storms and tornadoes.

Who Is Eligible?

Residents in **Winnebago county** who sustained damage from the July 27, 2026 storms and tornados may apply for federal assistance.
Aid may include:

- Help with temporary housing and basic home repairs
- **Low-cost loans** for uninsured property losses
- Other FEMA recovery programs

Start by Filing an Insurance Claim

FEMA cannot duplicate benefits. If you have homeowners, renters, or flood insurance, **file a claim first**. If your policy doesn't cover all disaster expenses, you may still qualify for federal assistance.

How to Apply for FEMA Assistance

You can apply through any of these official FEMA channels:
Online: DisasterAssistance.gov **En Espanol: DisasterAssistance.gov/es**
Phone: 800-621-3362
FEMA App: Available for mobile devices

Application steps:

1. Enter your ZIP code or city.
2. **Select "SEVERE STORMS AND TORNADOES (4949)"** as your disaster.
3. Answer questions about your damages and needs.

Information You'll Need to Provide

FEMA requires:

- Contact information
- Social Security number
- General list of damage/losses
- Annual household income
- Banking info (if using direct deposit)
- Insurance policy number or agent/company name (if insured)

FEMA Disaster Recovery Center
Fox Cities Campus
Engineering Building
1655 University Drive
Hours M, W & F: 9am-5pm
Tues & Thurs: 11am-7pm
Sat: 9am-1pm

Beware of Scams

Fraud increases after disasters. FEMA emphasizes:

- FEMA does not charge a fee to apply.
- Do not trust anyone requesting large cash deposits or advance payments.
- Report Disaster Fraud link at FEMA.gov

Getting a Value on Your Home

DON'T BE TALKED INTO LISTING OR SELLING YOUR PROPERTY
WITHOUT GETTING A SECOND OPINION FROM OTHER REAL ESTATE PROFESSIONALS!

A CLEAR PATH TO SMART DECISIONS

1 Best Way To Get a Value:
Hire a certified or licensed appraiser.

How do you find an appraiser?

Google search "Real Estate Appraiser near me."
Ask your bank, real estate agent friends, or attorneys for recommendations.
Cost: Varies on complexity, from $450–$800 roughly.

An appraisal is a regulated, unbiased, detailed, and in-depth opinion of value. Market analysis is an unregulated opinion of value by someone who may have a vested interest in the valuation. The appraisal provides specific adjustments for differences in lot size, square footage, bedroom count, bath count and finished basement, etc.

2 Many factors are at play.

Is the property currently habitable?
Can you functionally live in the **property** or has it been declared unhabitable?
The building inspector will make this determination.

If it has been declared habitable, what things need to be fixed?
Major items include roof/gutters, windows, siding, heating/cooling and water heater.
What priority are these items to you personally?

3 How will value be determined?

If the property is unhabitable, the value will be determined by analyzing the cost to cure the items compared with what the property could be worth once fixed.

If it is determined to be a tear down, then the value will be the value of the lot minus the cost to tear down. Costs to tear down a house can range from $10,000–$50,000 depending on size of property and materials that need to be torn down.

If the property is habitable, the value will be determined by estimating the value if improved, and then deducting the cost to cure the items that need to be fixed.

Please realize, that not everything "needs" to be fixed to make the property functionally adequate.

4 Get Repair Estimates and Explore Help.

It is very important to get multiple bids by reputable local contractors with references and insurance.

Look into community programs that can help with repair costs such as Community Development Block Grants with your local community, Habitat for Humanity and Rebuilding Together, these are just a few options available.

MOLD

You can't just cover it up!

Mold can grow in your home after water damage from storms, flooding, or leaks. It can affect your health and your home. The key is to find the source of moisture, fix it, and clean up the mold properly.

DON'T JUST COVER IT UP!

Painting or covering mold does not remove it.
Mold can continue to grow behind paint, wallpaper, or other coverings, leading to bigger problems.

AUTOIMMUNE DISEASES

Exposure to mold and mycotoxins may trigger or worsen autoimmune diseases in some people by affecting the immune system and causing long-term inflammation.

If you have an autoimmune condition, it's especially important to keep your home dry, clean up mold properly, and avoid prolonged exposure.

TAKE ACTION TO PREVENT AND CONTROL MOLD

Keep an eye out. Check areas prone to moisture, like basements, bathrooms, and around windows.

Improve air flow. Use ventilation and dehumidifiers in damp areas.

Clean mold safely. Clean small areas with appropriate cleaning products and resources.

Fix the source of moisture. Find leaks, repair them, and keep areas dry.

GET MORE INFORMATION

Visit the Wisconsin Department of Health Services mold resources webpage for guidance on preventing, cleaning, and fixing mold problems:

www.dhs.wisconsin.gov/mold/index.htm

Menasha Department of Public Health 920-967-3520