



To: Menasha Common Council

From: Kara Homan, AICP, Principal Planner *KH*
Debbie Galeazzi, Clerk *DG*

Date: November 26, 2013

Re: Proposed Partial Return of Grant funds for Class B Liquor Licenses

Reserve Class "B" Intoxicating Liquor Licenses, by state statute, are \$10,000. If the license is approved, Section 7-2-5(f)(2) of the City of Menasha Municipal Code allows a grant of \$8,000, provided that certain criteria is met.

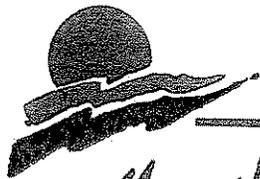
Section 7-2-5(2)f. stipulates that "Any requirements of an approved site plan approval have been completed." Community Development staff, upon request from the City Clerk, inspected the properties at 1550 Appleton Rd (Salsa's) and 890 Lake Park Rd (Slider's) for compliance with site plan. It was discovered that several substantial areas of landscaping were not in place.

Given the impending winter season, we proposed that \$7,000 of the \$8,000 grant would be returned for both Slider's and Salsa's, given that all of the other conditions were met. The remaining \$1,000 would be provided upon installation of the deficient landscaping by no later than May 31, 2014. Correspondence indicating this is attached.

However, it was later learned upon notification from the City Attorney, that what staff had proposed was not allowed per the language in the ordinance without separate authorization from the Common Council. Based on conversations and correspondence with the business owners (see attached), it is their desire to have staff seek council authorization for the partial grant payment due to an inability to install the plantings yet this year due to weather conditions.

As such, staff is seeking authorization from Common Council to provide the grant for Salsa's and Slider's as follows:

- \$7,000 be provided immediately;
- \$1,000 be provided upon installation of the deficient landscaping, but no later than May 31, 2014.



Menasha

November 13, 2013

Fred W Storm, LLC (LLC)
PO Box 282
Hartland, WI 53029

Salsa Mexican Restaurant
Attn: Ramiro Arellano
1455 McCarthy Rd, Apt #2
Appleton, WI 54913

RE: Landscaping Deficiency, 1550 Appleton Rd, "Salsas"

Dear Property Owner & Restaurant Operator:

It has come to our attention that landscaping present at 1550 Appleton Rd, Menasha, has several deficiencies from the approved Site Plan for this property (attached). The areas that are lacking are highlighted in yellow.

Compliance with the approved site plan is a condition of the city providing the \$8,000 grant as part of the Reserve Class "B" Liquor Licensing process as outlined in Sec 7-2-5(f)(2)f (attached); failure to comply is also a violation pursuant to Section 13-1-12(k) (attached). Until said landscaping is re-installed, \$1,000 of the grant fund shall be withheld by the City to ensure said landscaping is installed.

Please comply with this request by no later than May 31, 2014. Prior to installation of the missing landscaping, please contact me to ensure the proposed planting scheme meets minimum city requirements, or if you require any assistance in interpreting the city's landscaping requirements.

Sincerely,

Kara Homan, AICP
Principal Planner

Cc: Debbie Galeazzi, City Clerk



November 13, 2013

Lprb&G LLC (LLC)
4019 Shangri La Point Rd
Oshkosh, WI 54904

Sliders
Attn: Shelly Van Dehy
N277 Pinecrest Blvd
Appleton, WI 54915

RE: Landscaping Deficiency, 890 Lake Park Rd, "Sliders"

Dear Property Owner & Restaurant Operator:

It has come to our attention that landscaping between the parking lot and the road has been removed at your property at 890 Lake Park Rd, Menasha. This landscaping was a component of the approved Site Plan for this site (attached).

Compliance with the approved site plan is a condition of the city providing the \$8,000 grant as part of the Reserve Class "B" Liquor Licensing process as outlined in Sec 7-2-5(f)(2)f (attached); failure to comply is also a violation of Section 13-1-12(k) (attached). Until said landscaping is re-installed, \$1,000 of the grant fund shall be withheld by the City to ensure said landscaping is installed.

Please comply with this request by no later than May 31, 2014. Prior to installation of the missing landscaping, please contact me to ensure the proposed planting scheme meets minimum city requirements, or if you require any assistance in interpreting the city's landscaping requirements.

Sincerely,

Kara Homan, AICP
Principal Planner

Cc: Debbie Galeazzi, City Clerk

11/25/2013

To:

City of Menasha Council
140 Main Street
Menasha, WI 54952

Dear Council,

A couple weeks ago Salsa's Mexican Restaurant received a letter from Kara Homan where it was communicated the need to make certain modifications to the landscaping of the property located on 1550 Appleton, Menasha WI 54952, in order to comply with all requirements for the Liquor License Class "B". Per the letter received, it was noted that \$1,000 was going to be put on hold until the modification to the landscaping were completed. The remainder amount of \$7,000 was going to be returned to Salsa's Management. On Friday, 11/22/2013, it was communicated by Ms. Homan that per the city regulation, the full amount (\$8,000) pending to be returned to Salsa's Management was going to be put on hold until the landscaping modifications were completed.

Due to the winter season and the low temperatures that we have experienced, the landscaping changes required by the City of Menasha will not be able to be completed until spring of next year.

It is Salsa's Management intent to comply with the City of Menasha regulations as soon as the weather allows. Therefore, Salsa's Management would like to request the reimbursement of \$7,000 with no waiting period, and only withhold the remainder \$1,000 until the landscaping modifications are completed, as it as originally communicated.

If there are any questions feel free to contact Ramiro Arellano, Salsa's Owner, at (920) 366-6401, or Teresa Guzman, Salsa' Owner, at (920) 366-6478 or via email at tfgcuriel@gmail.com.

Thank you for your time and consideration.

Sincerely

A handwritten signature in black ink, appearing to read 'Ramiro Arellano', with a stylized flourish at the end.

Ramiro Arellano, Salsa's Owner