

City of Menasha

SPECIAL ZONING APPROVAL

Owner Gray Noffke Case or Plan No. _____

Address 1601 Bowen St Oshkosh WI 54901 Fee _____

Applicant (if different than Owner) Advanced Aquatic Solutions LLC

Address 2505 Marathon Ave Neenah

Zoning I-1 Parcel Number(s) 2-00192-00, 2-00194-00, 2-00164-00

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- | | | |
|---|---|---|
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Special Use | <input type="checkbox"/> Flood Plain Map Amendment |
| <input type="checkbox"/> Appeal or Variance | <input type="checkbox"/> PUD Plan Approval | <input type="checkbox"/> Comprehensive Plan Amendment |

Description of Request: Plan to use property for a Marine Construction Company

(If applicable)

Formal Hearing _____

Informal Hearing _____

Notice Mailed _____

Notice Mailed _____

Notice Mailed _____

Action Taken: _____ 20__

APPROVED DENIED

Conditions (if any): _____

Owner/Agent U3C
Signature



October 2, 2013

RE: Special Use Permit Application for 145, 149 and 153 Kaukauna Street

Dear Property Owner:

Advanced Aquatic Solutions has applied for a Special Use Permit for parcel numbers 2-00182-00, 2-00184-00, and 2-00164-00 located at 145, 149, and 153 Kaukauna Street, respectively. These parcels comprise the site that was formerly operated as Noffke Lumber. The applicant has requested a Special Use Permit in order to establish a marine construction company on non-conforming parcels. A Special Use Permit is required to expand or change the use or occupancy of a non-conforming lot. The subject site is zoned I-1 Heavy Industrial District.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, October 8, 2013 at 3:30 PM or shortly thereafter in the City Hall Council Chambers at 140 Main Street, Menasha.

The City of Menasha Common Council will be considering this request at a formal public hearing scheduled for Monday, October 21, 2013 at 6:00 PM or shortly thereafter in the City Hall Council Chambers, 140 Main Street, Menasha. A copy of the public hearing notice on this proposal is attached along with an area map identifying the location of the property.

Persons interested in this matter will be given an opportunity to comment on the request; written comments will also be considered. The City of Menasha is notifying you because you own property within one hundred (100) feet of the proposed special use. If you have any questions, please contact me.

Sincerely,

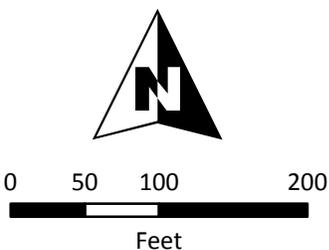
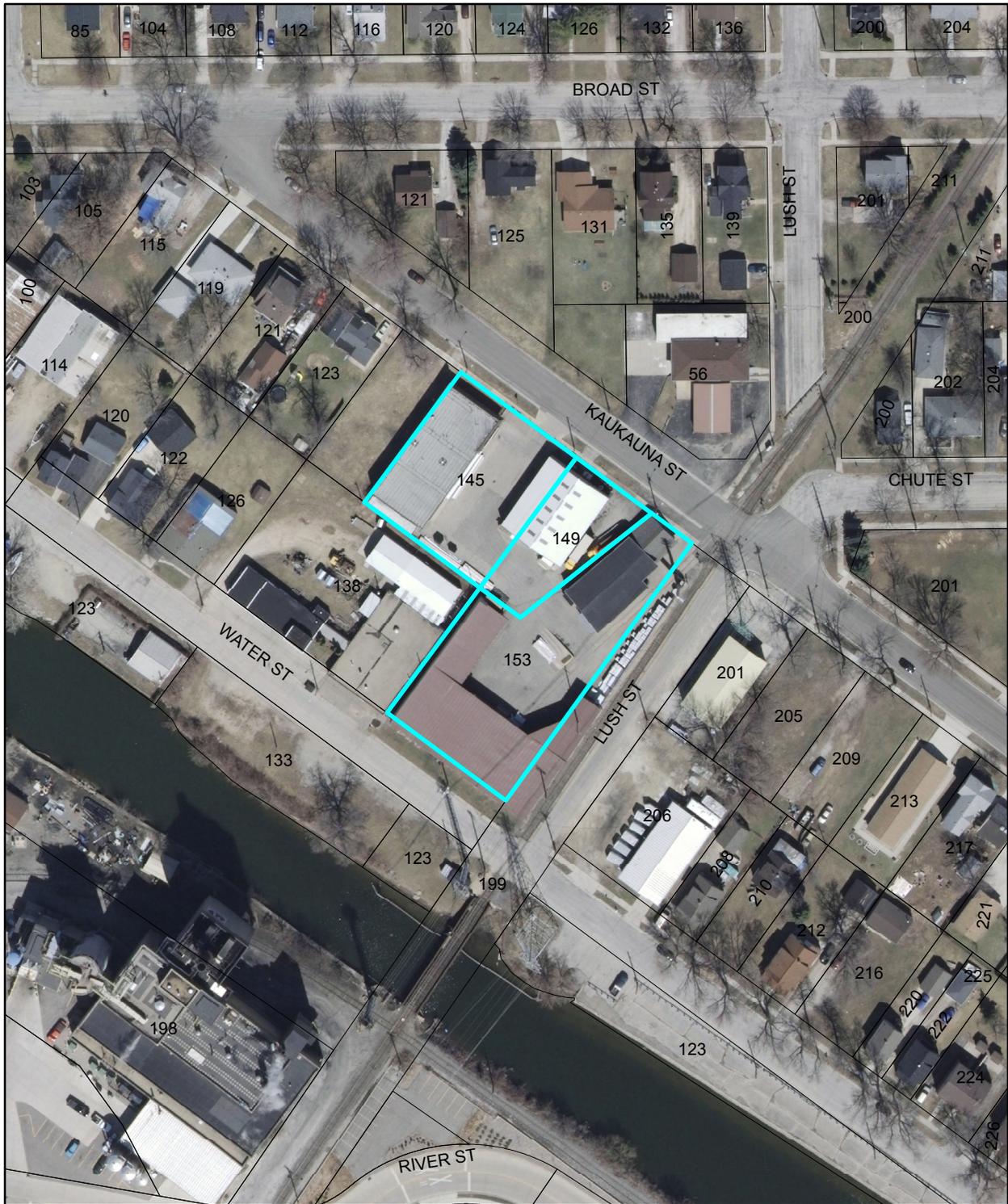
Gregory M. Keil
Community Development Director

C: Plan Commission
City Clerk Galeazzi

City of Menasha
Public Hearing

NOTICE IS HEREBY GIVEN that public hearings will be held by the Menasha Plan Commission and Common Council on an application for a Special Use Permit by Advanced Aquatic Solutions to establish a marine construction office and shop on non-conforming parcels. The business operations are to take place on three parcels located at 145, 149 and 153 Kaukauna Street with the corresponding parcel numbers of 2-00182-00, 2-00184-00 and 2-00164-00. The Plan Commission hearing will be held on Tuesday, October 8, 2013 at 3:30 PM in the Council Chambers of Menasha City Hall located at 140 Main Street. The Common Council will hold its public hearing on this matter at 6:00 PM on Monday, October 21, 2013 at the same location. All persons interested in commenting on the application for the Special Use Permit are invited to attend.

Run: October 6 and 13, 2013



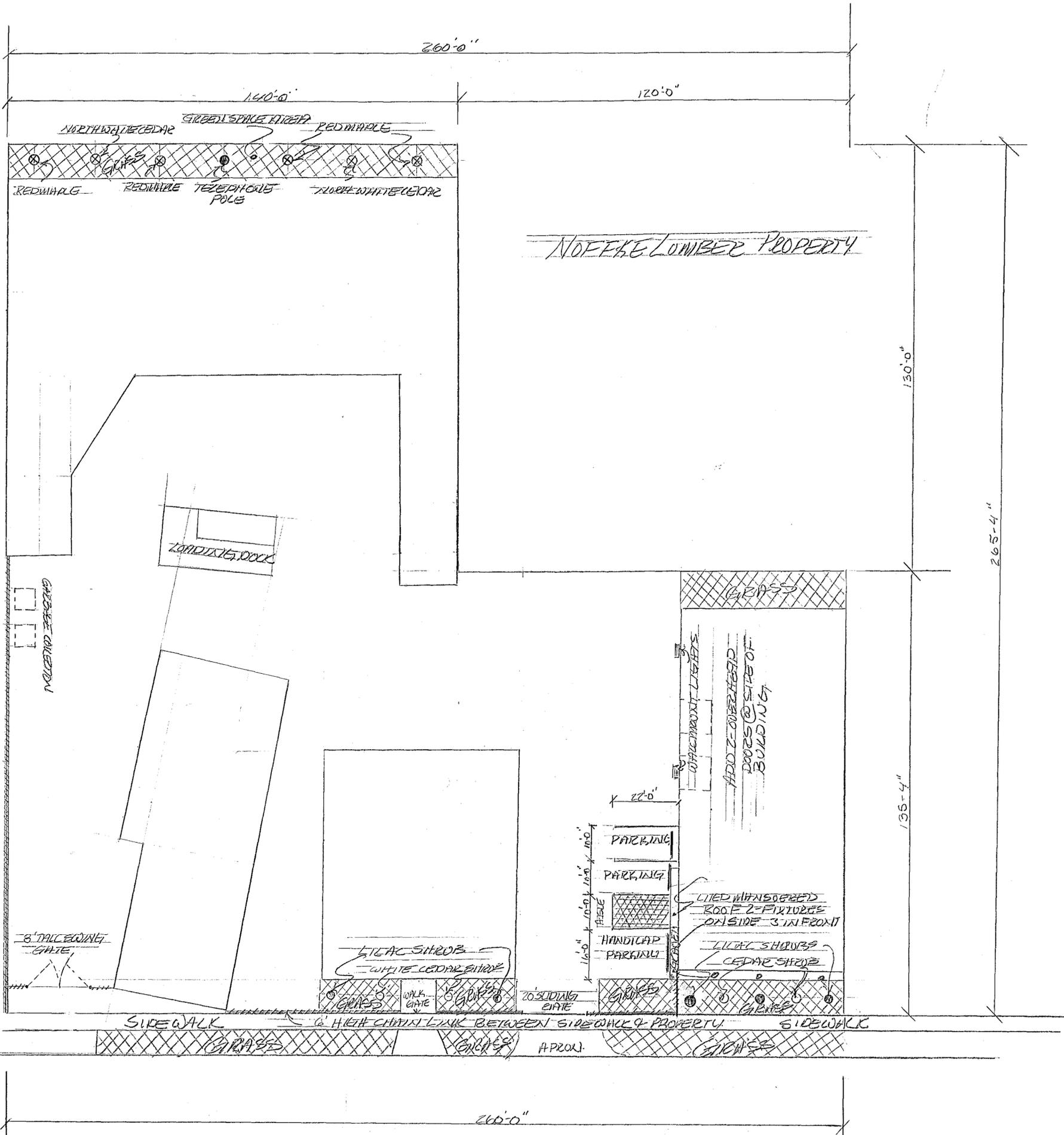
LEGEND



Location of Proposed Special Use Permit for a Marine Construction Office and Shop at 145 Kaukauna St, Parcel No. 2-00182-00; 149 Kaukauna St, Parcel No. 2-00184-00; and 153 Kaukauna St, Parcel No. 2-00164-00. Winnebago County, City of Menasha, WI

LEGEND

- ⊙ TELEPHONE POLE
- ⊗ RED MAPLE TREE
- ⊗ NORTHERN WHITE CEDAR TREE
- ⊙ LILAC SHRUB
- NORTHERN CEDAR SHRUB







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FIRSTWEBER
COMMERCIAL
920-233-4184



Noffke Lumber Property Landscaping and Improvements

1. Main Building: The main building, located on the North West corner of the property, will be used for three(3) uses. The front 3rd will be used for main office, restroom and conference rooms. The middle 3rd will be used for heated indoor storage. The last 3rd will be used for heated, indoor shop/fabrication space.

a. Landscaping:

- i. Remove all weed and vegetation over growth and just an overall cleaning up around the building
- ii. In the front of the main building and directly next to the main building landscaping stone will be placed and shrubs will be planted. In the space remaining between the sidewalk and the landscaping stone, grass will remain. A small amount of blacktop will be removed to the north east of the North East corner of the building and grass will be planted.
- iii. Landscaping stone will be placed along the North East side of building, where parking space will be located, between the side of the building and the parking space curb
- iv. The grassy area on the south side of the building will be cleaned up remain.



b. Improvements:

- i. Permanent parking curb will be placed on the North East side of the building on the east side of the side walk and run the length of the 3 designate parking spots as depicted on the drawing.
- ii. The cedar siding and shingling with either be replaced, power washed off and re-stained or altogether removed and steel sheeting will be put in its place.

iii. Future Improvements:

Enlarging of existing back bay door. Adding addition bay door in the middle 3rd portion of the building.



2. Secondary Building: The secondary building is located on the North side of the property, just east of the main building and will be used for two (2) uses, cold storage and cold shop/fabrication space.

a. Landscaping:

- i. Remove all weed and vegetation over growth and just an overall cleaning up around the building.
- ii. In the front of the secondary building and directly next to the secondary building the existing concrete will be removed. A portion of concrete will remain as a walkway or driveway from the access door or future bay door to the sidewalk. Landscaping stone will be placed and shrubs will be planted. In the space remaining between the sidewalk and the landscaping stone, grass will be planted.

b. Improvements:

- i. No improvements are planned at this time.
- ii. **Future Improvements:** Possibility of installing a bay door on north side of building to make building drive through capable.



3. Demo Building: The demo building is located on the North East side of the property and at current time no plans are in place to utilize this building.

a. Landscaping:

- i. Remove all weed and vegetation over growth and just an overall cleaning up around the building.
- ii. No addition landscaping required or planned.

b. Improvements:

- i. No improvements planned.
- ii. **Future Improvements:** As the name suggests, this building is in such disarray, the future plan is for it to be torn down and removed to increase yard space.



4. Large “U” Shaped Building: The U shaped building is located on the South East side of the property and will be used for overflow cold storage if needed. Future use could include separate storage for boats, RVs, trailers, etc. after the filing of an amendment to the current special use permit being applied for.

a. Landscaping:

- i. Remove all weed and vegetation over growth and just an overall cleaning up around the building.
- ii. At the city’s request and with their permission grass and trees would be planted on the South side of the U shaped building in the city’s right of way.

b. Improvements:

- i. None planned for at this time.
- ii. **Future Improvements:** None planned for at this time.

