

City of Menasha
SPECIAL ZONING APPROVAL

Owner Community First Credit Union Case or Plan No. _____
Address P.O. Box 1487, Appleton WI 54912-1487 Fee _____
Applicant (if different than Owner) Keller, Inc. (Third Street Market)
Address 1220 South Webster Avenue, Green Bay, WI 54301
Zoning C-1 Parcel Number(s) 710019600

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- Rezoning Special Use Flood Plain Map Amendment
 Appeal or Variance PUD Plan Approval

Description of Request: Property has been vacant for several years. Future owner of site would like to remodel existing structure and open a 20,000 square foot grocery store. Face lift exterior, update parking lot, update landscape and complete renovation of interior.

Owner/Agent *[Signature]* SOP BUSINESS SERVICES
Kim E. Signature VANOSDOL

(If applicable) Formal Hearing _____
Informal Hearing _____ Notice Mailed _____
Notice Mailed _____ Notice Mailed _____
Action Taken: _____ 20__

APPROVED DENIED

Conditions (if any): _____



April 29, 2014

RE: Special Use Permit Application for 205 Milwaukee Street

Dear Property Owner:

Keller, Inc., Agent for Community First Credit Union, Owner, has applied for a Special Use Permit for parcel number 1-00196-00 located at 205 Milwaukee Street. The applicant has requested a Special Use Permit to establish a grocery store at the site. The subject site is zoned C-1 General Commercial District and requires a Special Use Permit due to a non-conforming structure on the property, per Sec. 13-1-44(b)(2) of the City of Menasha Municipal Code.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, May 6, 2014 at 3:30 p.m. or shortly thereafter in the City Hall Council Chambers at 140 Main Street, Menasha.

The City of Menasha Common Council will also be considering this request at a formal public hearing scheduled for Monday, May 19 at 6:00 p.m. or shortly thereafter in the City Hall Council Chambers, 140 Main Street, Menasha. A copy of the notice of the Common Council hearing 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,

Kristi Heim
Community Development Coordinator

C: Plan Commission
City Clerk Galeazzi

**City of Menasha
Public Hearings**

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 Keller, Inc., agent for Community First Credit Union, owner, to establish a grocery store on a property with a non-conforming structure in the C-1 General Commercial District, as required by Sec. 13-1-44(b)(2) of the City of Menasha Municipal Code. The proposed use is to take place on a parcel located at 205 Milwaukee Street (Parcel Number 1-00196-00), City of Menasha, Winnebago County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, May 6, 2014 at 3:30 PM, or shortly thereafter, in the Council Chambers of Menasha City Hall located at 140 Main Street, Menasha, WI 54952. The Common Council will hold its formal public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, May 19, 2014 at the same location. All persons interested in commenting on the application for this Special Use Permit are invited to attend.

Deborah A. Galeazzi, WCMC
City Clerk

Run: May 4 & May 12, 2014

SHEET INDEX

- A2.1 3D
- A2.2 3D PLAN
- A2.3 FLOOR PLAN
- A2.4 ELEVATION

PROJECT INFORMATION

APPLICABLE BUILDING CODE
 2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
 AS REVISED BY LAW

BUILDING CONTENT
 EXISTING BUILDING 300,000 S.F.
 PROPOSED BUILDING 300,000 S.F.
 TOTAL FLOOR AREA 600,000 S.F.
 TOTAL BUILDING FOOTPRINT 300,000 S.F.

OCCUPANCY

R2 RECREATION

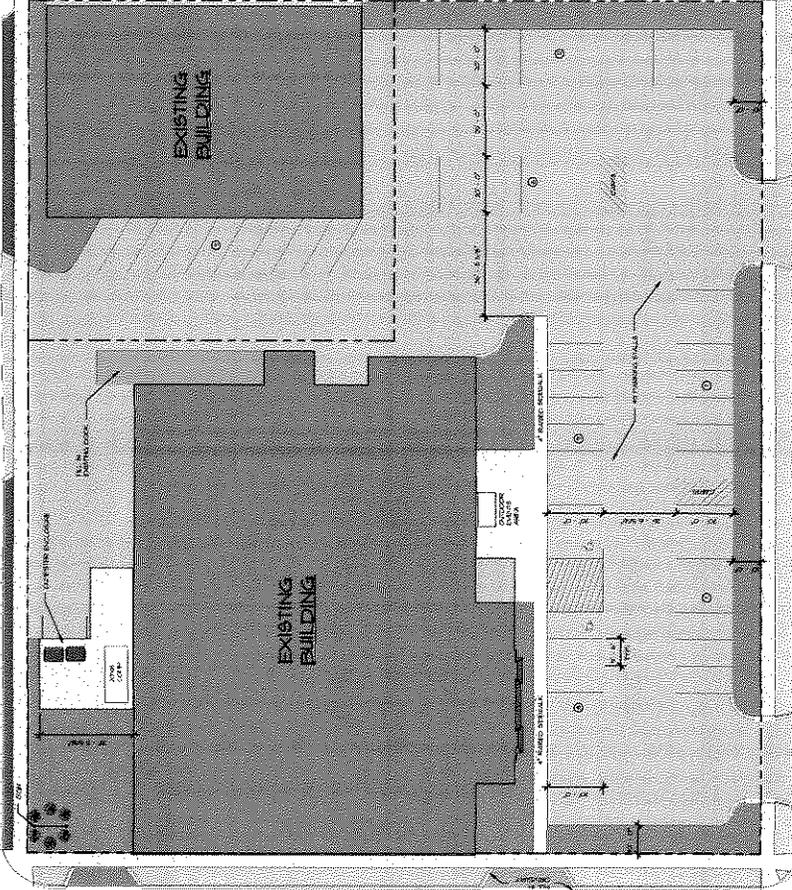
CONSTRUCTION CLASSIFICATION

TYPE III CONSTRUCTION
 NOT REINFORCED CONCRETE

Site Address: 205 Milwaukee Street, Menasha, WI 54952
 Parcel #: 10014600
 Name of Applicant: Third Street Market, Inc.
 Name of Architect: Third Street Market, Inc.
 Address: 205 Milwaukee Street, Menasha, WI 54952
 Phone: 920.735.5796
 Fax: 920.735.5054
 Applicant (if different than architect):
 Name: Third Street Market, Inc.
 Address: 205 Milwaukee Street, Menasha, WI 54952
 Phone: 920.735.5796
 Fax: 920.735.5054
 Site Plan Preparer:
 Name: Keller Architects Inc.
 Address: 205 Milwaukee Street, Menasha, WI 54952
 Phone: 920.735.5796
 Fax: 920.735.5054

Drawings for proposed project developed under seal of architect.
 Plans shown are preliminary and subject to change without notice and are not to be used for construction without the approval of the architect.

3RD STREET



2ND STREET



THE LOT DIMENSIONS AND BOUNDARIES SHOWN ON THIS PLAN ARE INTERPRETED VALUES. NO CLAIM IS MADE FOR ACCURACY OF THESE VALUES. THESE VALUES ARE BASED ON THE BEST AVAILABLE DATA AND SHOULD BE VERIFIED BY A CERTIFIED SURVEYOR PRIOR TO CONSTRUCTION.

PROPOSED REMODEL FOR:

THIRD STREET MARKET

MENASHA,

WISCONSIN



Keller
 ARCHITECTS INC.
 205 MILWAUKEE STREET
 MENASHA, WI 54952
 PHONE: 920.735.5796
 FAX: 920.735.5054
 WWW.KELLERARCHITECTS.COM

THIRD STREET MARKET
 WISCONSIN

PROPOSED REMODEL FOR:
THIRD STREET MARKET
 WISCONSIN

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REVISIONS	NO. DATE
1	02.15.2010
2	05.10.2010
3	03.01.2011
4	11.22.2011
5	03.20.2012
6	03.20.2012
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100	03.20.2012

PRELIMINARY - NOT FOR CONSTRUCTION



Keller
PLANNERS (ARCHITECTS) INCORPORATED

1000 WISCONSIN ST.
MENASHA, WI 53051
PHONE 920.754.5100 FAX 920.754.5101
WWW.KELLERAD6.COM

PROJECT NO. 10000000000000000000
DATE: 04.2014

www.kellerad6.com

WISCONSIN

THIRD STREET MARKET

PROPOSED REMODEL FOR:

MENASHA,

COPYRIGHT NOTICE
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- REVISIONS:
- 1. 01.15.13
 - 2. 01.15.13
 - 3. 02.01.13
 - 4. 03.01.13
 - 5. 03.01.13
 - 6. 03.01.13
 - 7. 03.01.13
 - 8. 03.01.13
 - 9. 03.01.13
 - 10. 03.01.13

PROJECT MANAGER: N. HESTED

DESIGNER: J. STORPE

ARCHITECT: AND

ENGINEER: AND

CONTRACTOR: AND

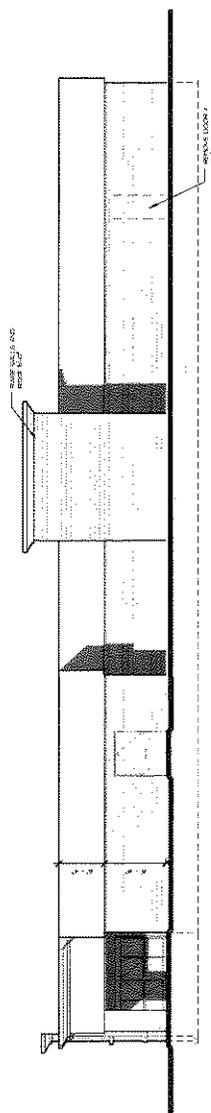
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CONTRACT NO. P1000

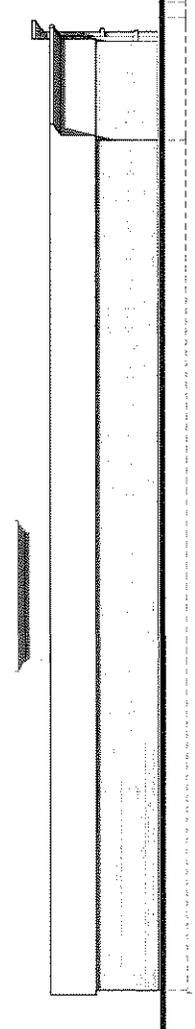
DATE: 04.2014

SHEET: **A2.0**

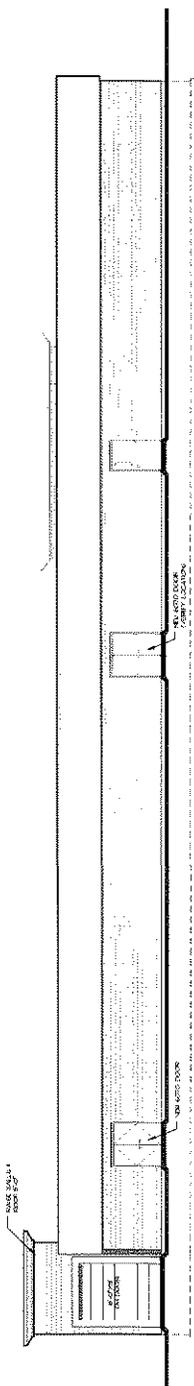
PRELIMINARY - NOT FOR CONSTRUCTION



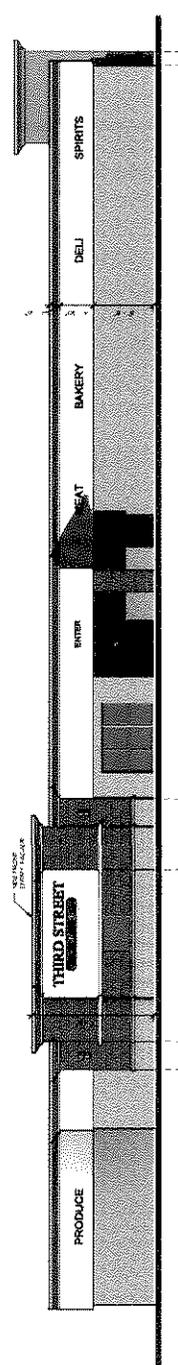
EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



PLANNERS | ARCHITECTS | BUILDERS
Keller
 1111 N. Kinnickinnick Ave.
 Milwaukee, WI 53233
 PHONE: 414.224.2274
 FAX: 414.224.2277
 WWW.KELLERBUILD.COM

PROJECT:
 1111 N. Kinnickinnick Ave.
 Milwaukee, WI 53233
 PHONE: 414.224.2274
 FAX: 414.224.2277
 WWW.KELLERBUILD.COM

DATE:
 02/28/2014

THIRD STREET MARKET
 WISCONSIN

PROPOSED REMODEL FOR:
THIRD STREET MARKET
 MENASHA, WI

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REVISIONS
 1. 03.2013
 2. 05.2013
 3. 06.2013
 4. 07.2013
 5. 08.2013

PROJECT MANAGER: K. NESTED
DESIGNER: J. SROAKE
DRAWN BY: ABS
EXPLORER:
APPROVER:
PRELIMINARY NO.:
CONTRACT NO.:
DATE: 02/28/14
SHEET: A2.1

PRELIMINARY - NOT FOR CONSTRUCTION

