City of Menasha

SPECIAL ZONING APPROVAL

Owner Simply Incredible Foods, LLC. Case or Plan No. _____

Address 198 River Street Fee $350.00

Applicant (if different than Owner) Keller, Inc.

Address N216 State Road 55, PO Box 620, Kaukauna, WI 54130-0620

Zoning I-2 Parcel Number(s) 3-00918-00, 3-00915-00, 3-00927-00

PLEASE INDICATE WHICH REQUEST IS BEING MADE

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

Description of Request: Phase I of site improvements located at 198 River Street. Phase I includes remodeling a portion of the existing building and site improvements.

Owner/Agent Weston T. Zuleger Keller, Inc.
Signature

(If applicable)

Formal Hearing _____

Informal Hearing _____ Notice Mailed _____

Notice Mailed _____ Notice Mailed _____

Action Taken: _____ 20____

- [ ] APPROVED
- [ ] DENIED

Conditions (if any): _____

City of Menasha • Department of Community Development

July 15, 2014

RE: Special Use Permit Application for 198 River Street

Dear Property Owner:

Keller, Inc., Agent for Simply Incredible Foods, LLC, Owner, has applied for a Special Use Permit for 198 River Street (which includes parcel numbers 3-00918-00, 3-00927-00 and 3-00915-00). The applicant has requested a Special Use Permit to establish industrial food production at the site. The subject site is zoned I-2 General Industrial District and requires a Special Use Permit due to zoning non-conformities 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, July 22, 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, August 4, 2014 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

Kristi Heim
Community Development Coordinator

C: Plan Commission
City Clerk Galeazzi

140 Main Street • Menasha, Wisconsin 54952-3151 • Phone (920) 967-3652 • Fax (920) 967-5272
www.cityofmenasha-wi.gov

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 Simply Incredible Foods, LLC, Owner, to establish industrial food production on a property with zoning non-conformities in the I-2 General Industrial District, as required by Sec. 13-1-44(b)(2) of the City of Menasha Municipal Code. The proposed use is to take place at 198 River Street (which includes Parcel Numbers 3-00918-00, 3-00927-00 and 3-00915-00), City of Menasha, Winnebago County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, July 22, 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, August 4, 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: July 19 & August 1, 2014

Special Use Permit Location Proposed Industrial Food Production Facility 198 River Street

N

Legend

Parcels Proposed in Special Use Permit: Parcel ID# 3-00918-00, 3-00927-00 & 3-00915-00

NORTH

CONCEPTUAL SITE PLAN

1" = 40'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

SIMPLY INCREDIBLE FOODS

MENASHA, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W177N9856 Rivercrest Dr.
Suite 104
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave.
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

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MENASHA, WISCONSIN

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PRELIMINARY - NOT FOR CONSTRUCTION

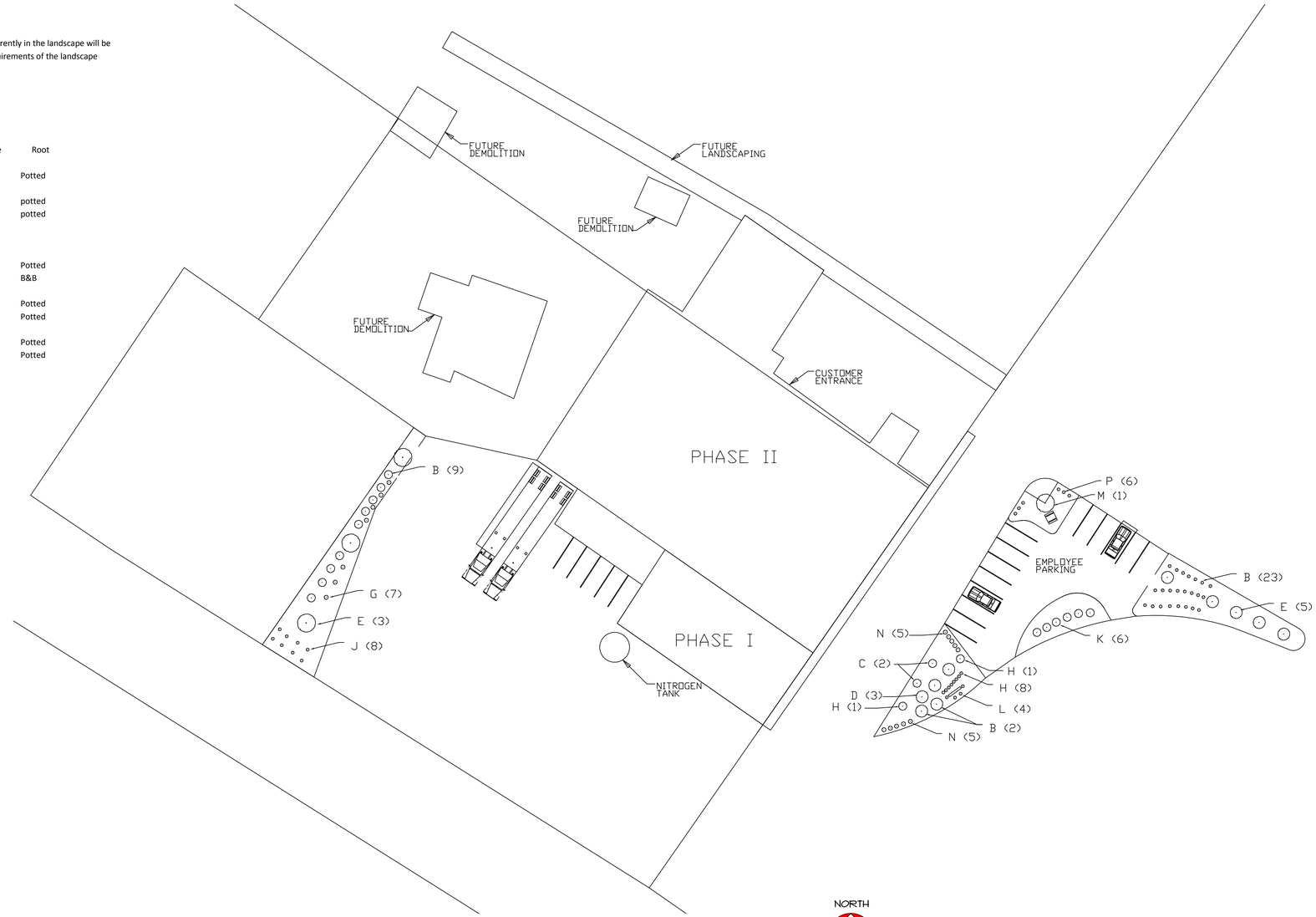
REVISIONS

PROJECT MANAGER: W. ZULEGER
DESIGNER: -------
DRAWN BY: CDT
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: -------
CONTRACT NO: -------
DATE: 6.9.2014
SHEET: C1.0

1. The following chart is a comprehensive list of all plants on-site after the planting is completed. Every plant currently in the landscape will be reutilized. A total of 48 new plants need to be planted to complete the Phase I landscape plan and meet the requirements of the landscape zoning code for the City of Menasha.

SIMPLY INCREDIBLE FOODS
198 River Street, Menasha Wisconsin
Phase I Landscape Plan July 2014

Quantity	Letter	Botanical Name	Common Name	size	Mature Size	Root
Evergreen Shrubs						
9	B	Juniperus chinensis	Sea Green Juniper	#5	5'	Potted
	K	Juniperus scopulorum	Blue Juniper		15'	
4	L	Juniperus squamata	Blue Star Rug Juniper	#5	3'	potted
10	N	Berberis thunbergii	Crimson Pigmy Barberry	#5	4'	potted
Deciduous Trees						
	C	Acer ginnala	Amur Maple		15'-20'	
	D	Malus spp	Crabapple	1.5"	6'	
3	E	Syringa reticulate 'Snow Dance'	Snowdance Tree Lilac	1.5"	20'	Potted
1	M	Acer Rubrum ' Autumn Blaze'	Red Maple 'Autumn Blaze'	1.5"	30'	B&B
Deciduous Shrubs						
7	G	Spiraea x bumalda ' Goldflame'	Goldflame Spirea	#3	2-3'	Potted
	H	Spiraea japonica 'Mertyann'	Dakota Goldcharm Spirea		24-30"	Potted
Perennials						
8	J	Calamagrostis acutiflora	Feather Reed Grass	#3	4-6'	Potted
6	P	Hemerocallis spp	Daylillies	#3	2'	Potted



NORTH

Conceptual Landscape Layout

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

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