

City of Menasha
SPECIAL ZONING APPROVAL

Owner AAK Holdings II Case or Plan No. _____

Address 100 Main St. Menasha Fee 850

Applicant (if different than Owner) James Fletcher Broker/Agent

Address _____

Zoning C-2 Parcel Number(s) Trt Parcels 2-00069-0
2-00070-0

PLEASE INDICATE WHICH REQUEST IS BEING MADE

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

Description of Request: Modify transitional landscaping area
and parking lot interior landscaping requirements
to preserve on site parking and maintain
existing driveway opening and traffic pattern.

Owner/Agent [Signature] Broker/Agent
Signature

(If applicable) Formal Hearing 3-16-2015

Informal Hearing 3-3-2015 Notice Mailed 2-25-2015

Notice Mailed 2-25-2015 Notice Mailed —

Action Taken: _____ 20__

- APPROVED DENIED

Conditions (if any): _____



February 25, 2015

RE: Special Use Permit Application for 100 Main Street

Dear Property Owner:

James Fletcher, broker/agent for AAK Holding II, has applied for a Special Use Permit for Parcel Number 2-00069-00 and 2-00070-00 located at 100 Main Street. The Special Use Permit has been requested to reoccupy the office space. The subject site is zoned C-2 Central Business District which requires a Special Use Permit to reestablish the office use on a nonconforming site per Sec. 13-1-44(b)(2) of the City of Menasha Code of Ordinances.

The City of Menasha Plan Commission will hold a public hearing on the proposed Special Use Permit on Tuesday, March 3, 2015 at 3:35 p.m. or shortly thereafter in the City Hall Council Chambers located at 140 Main Street, Menasha.

The City of Menasha Common Council will hold a public hearing on the proposed Special Use Permit on Monday, March 16, 2015 at 6:00 p.m. or shortly thereafter in the City Hall Council Chambers, 140 Main Street, Menasha.

A copy of the Public Hearing Notice is attached along a 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. You are receiving this notice 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



Proposed Special Use Location 100 Main Street

Parcel ID# 2-00069-00 & 2-00070-00



**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 James Fletcher, broker/agent for AAK Holdings II to reoccupy the office space at 100 Main Street, which includes Parcel Number, 2-00069-00 and 2-00070-00, City of Menasha, Winnebago County, Wisconsin. The subject sites are zoned C-2 Central Business District and require a Special Use Permit to reestablish the office use on a nonconforming site per Sec. 13-1-44(b)(2) of the City of Menasha Code of Ordinances. Nonconformities include transitional area landscaping adjacent to residential properties and parking lot interior landscaping. The Plan Commission will hold its public hearing on Tuesday, March 3, 2015 at 3:30 PM, or shortly thereafter, in the Council Chambers of Menasha City Hall located at 140 Main Street, Menasha, WI. The Common Council will hold its public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, March 16, 2016 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: March 1 & 9, 2015.



LANDSCAPE PLAN

LANDSCAPE LEGEND

- EMERALD GREEN ARBS
- PYGMY ARB GLOBES
- SPIREA
- DAYLILLIES
- SUMMER WINE NINEBARK
- DWARF ARTIC BLUE WILLOW
- MUGO PINE
- PINK POTENTILLA
- TREES
- HARDWOOD MULCH
- WDOT SEED MIXTURE NO. 40, OR LANDSCAPE ARCHITECT APPROVED EQUIVALENT.
- MEDIUM WHITE RIVER ROCK

LANDSCAPE PLAN NOTE:

- A MINIMUM OF 6" OF TOPSOIL IS TO BE INSTALLED IN ALL PROPOSED GREENSPACE AREAS.

Product Name	Size at planting	Height at maturity	Width at maturity
Goldrond Spirea	15-18"	18-24"	2-3'
Magic Carpet Spirea	15-18"	18-74"	2-3'
Summerwine Ninebark	2-3'	5-03'	6-6'
Dwi. Blue Artic Willow	3'	3-4'	3-5'
Pink Beauty Potentilla	18-24"	2-3'	2-3'
Emerald Green Arb.	5-6'	15'	3-4'
OW. Mugo Pine	2'	3-5'	6-8'
Pygmy Globe Arb.	15-18"	2-3'	2-3'
Stella Daylilies	1 gal.	18"	2'

TREES	Caliper at planting	Height at maturity	Width at maturity
Whitespire Clump Birch	1.5"	30'-40'	20'-25'
Greenspire Linden	1.5"	40'-50'	30'
Emerald Queen Maple	1.5"	50'	40'
Armstrong Maple	1.6"	50'-65'	15'-20'
Columnar Maple	1.5"	.65'	15'-20'
Silver Maple	1.5"	61:1'-80'	40'-50'
Ivory Silk Liaio	1.5"	20'-25'	15'

TOPOGRAPHIC LEGEND

- 1" x 18" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- CHISELED "X" FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER
- RECORDED AS
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- SOIL BORING
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FIBER UNDERGROUND FIBEROPTIC
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- SIGN
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- EXIST. HYDRANT
- WATER VALVE
- WATER STOP BOX
- GAS VALVE
- EXIST. STORM MANHOLE
- STORM W/LET
- YARD DRAIN
- EXIST. SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- EXIST. SPOT ELEVATION
- CONTOUR W/ ELEVATION
- 800.00# EXIST. TOP OF CURB ELEV.
- 800.00# EXIST. FLOW LINE ELEV.
- FF = 800.00 FIRST FLOOR = 800.00
- TOPSOIL DEPTH
- INFILTRATION SOIL BORING

Martenson & Eisele, Inc.
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

NO.	DATE	DRAWN BY	GRC	CHECKED	APPROVED	REVISION	

LANDSCAPE PLAN
100 MAIN STREET
 CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SCALE: 1" = 20'
 DATE: 02-24-2014
 COMPUTER FILE: 1-0599-001s.dwg

DRAWING NO.: 1-0599-001LS