

# City of Menasha

## SPECIAL ZONING APPROVAL

Owner HISTORIC HOTEL PUB LLC

Case or Plan No. \_\_\_\_\_

Address 336 CHUTE ST.

Fee \$350.00

Applicant (if different than Owner) ROGER BIECHLER

Address 100 LOCK ST.

Zoning C-2 Parcel Number(s) 2-00/21-00

PLEASE INDICATE WHICH REQUEST IS BEING MADE

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

Description of Request: CHANGE OF OCCUPANCY - RESIDENTIAL TO  
GROUP A (TAVERN) EXISTING NON-CONFORMING  
STRUCTURE → 4 1 bedroom apartments.

Owner/Agent Roger A. Biechler  
Signature

(If applicable)                      Formal Hearing 12/16/2013  
Informal Hearing 12/3/2013                      Notice Mailed <sup>to neighbors</sup> 11/27/2013  
Notice Mailed \_\_\_\_\_                      Notice Mailed \_\_\_\_\_

Action Taken: \_\_\_\_\_ 20\_\_

- APPROVED                       DENIED

Conditions (if any): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



November 27, 2013

**RE: Special Use Permit Application for 336 Chute St**

Dear Property Owner:

Roger Biechler, of Historic Hotel Pub LLC, has applied for a Special Use Permit for the property located at 336 Chute St, Parcel # 2-00121-00, as identified on the attached map. Mr. Biechler has requested the Special Use Permit in order to establish a tavern and four apartments. A Special Use Permit is required to change the use or occupancy of a non-conforming property pursuant to Sec 13-1-44(b)(2) of the City of Menasha Municipal Code. The subject site is zoned C-2 Central Business District.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, December 3, 2013 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, December 16, 2013 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, as required by Section 13-1-11(d)(3) of the Municipal Code. If you have any questions, please feel free to contact me.

Sincerely,

Kara Homan, AICP  
Principal Planner

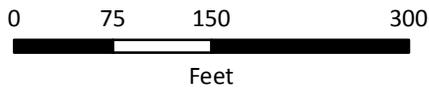
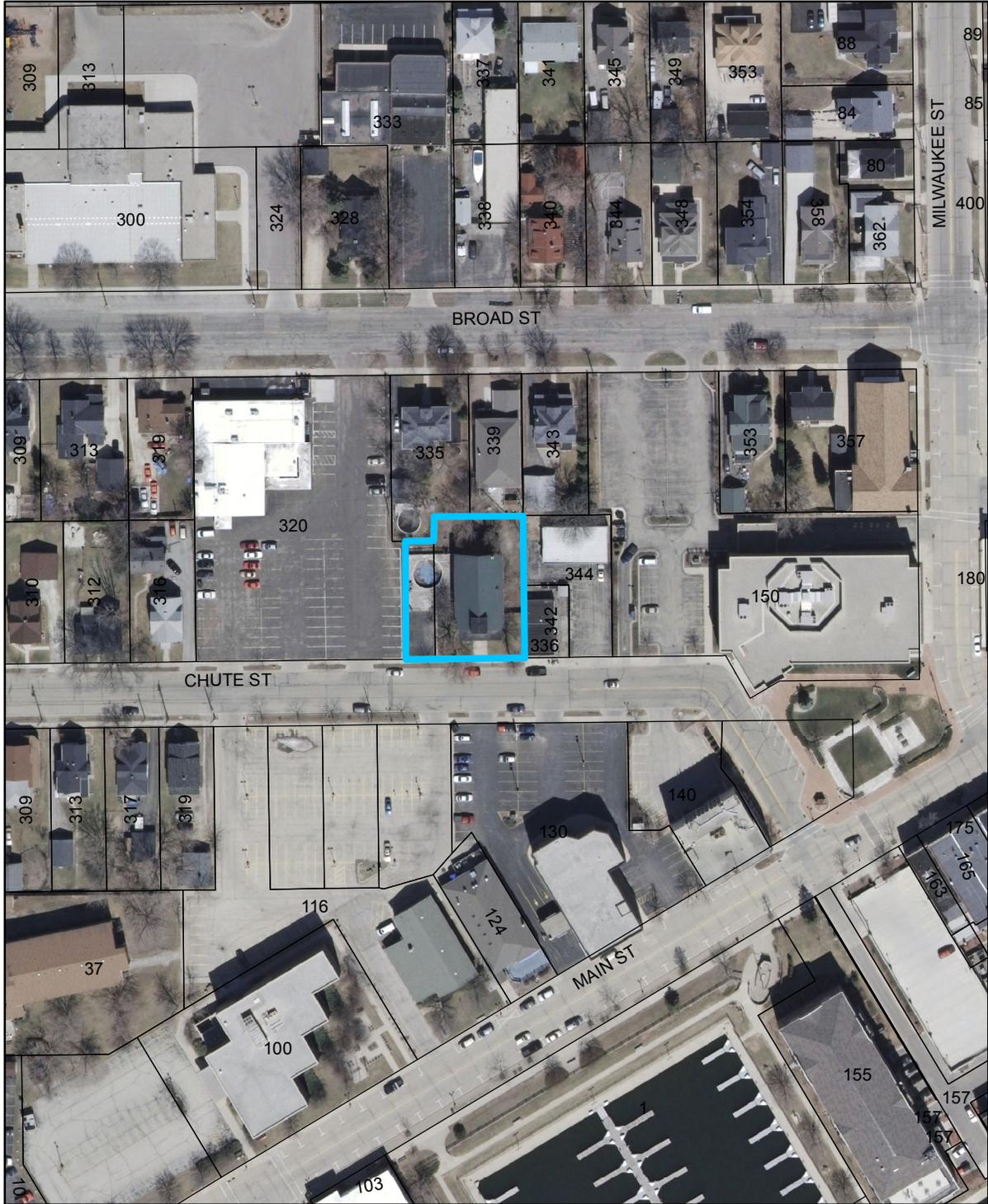
C: Plan Commission  
City Clerk Galeazzi

**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 Historic Hotel Pub, LLC to establish a tavern and four apartments on a non-conforming parcel in the C-2 Central Business 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 336 Chute Street (Parcel Number 2-00121-00), City of Menasha, Winnebago County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, December 3, 2013 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, December 16, 2013 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: Dec 1 & 9, 2013

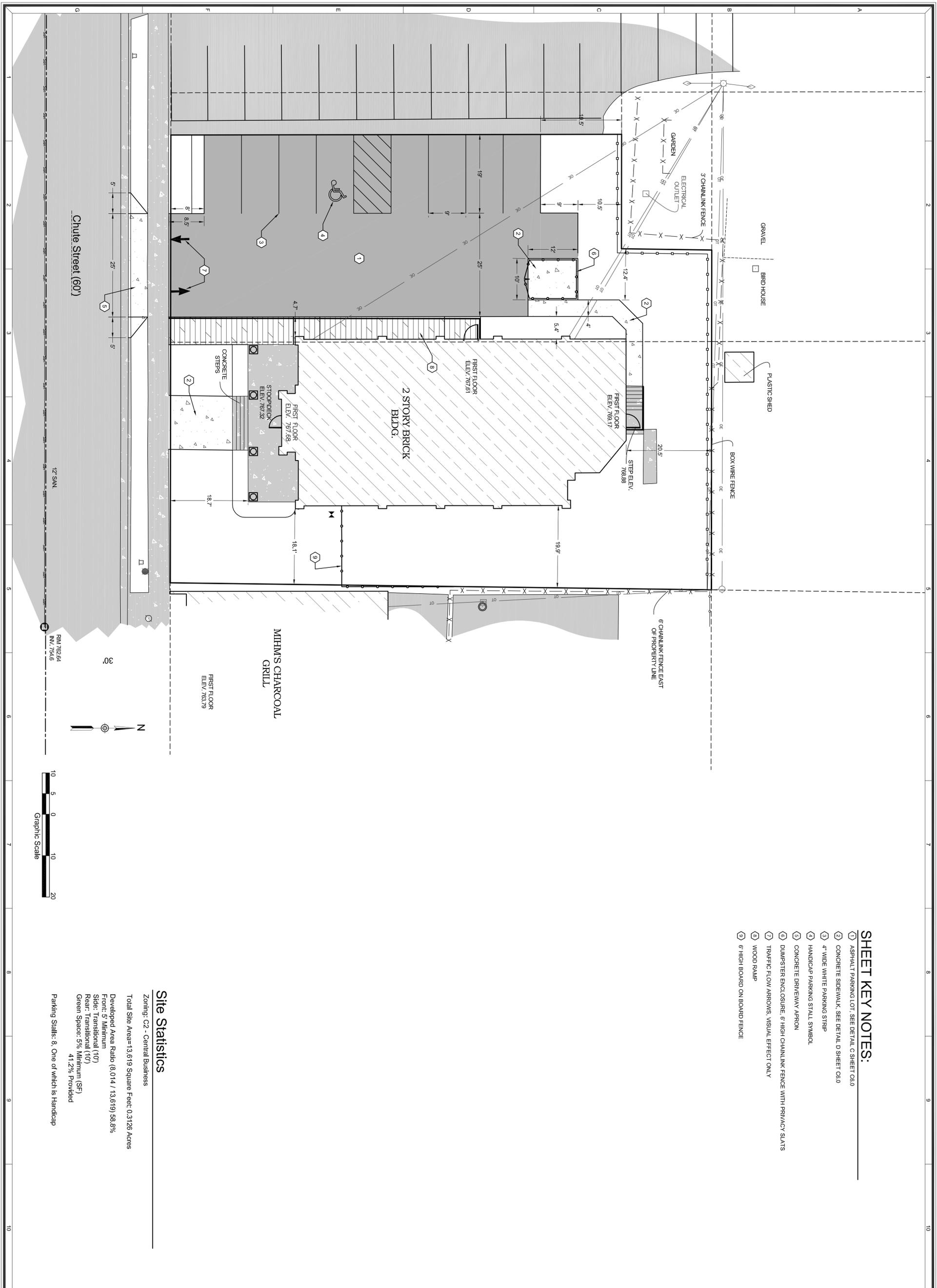


**Special Use Permit Location  
Proposed Tavern & Apartments  
336 Chute St**

Parcel Numbers: 2-00121-00







**SHEET KEY NOTES:**

- ① ASPHALT PARKING LOT, SEE DETAIL C SHEET C5.0
- ② CONCRETE SIDEWALK, SEE DETAIL D SHEET C5.0
- ③ 4" WIDE WHITE PARKING STRIP
- ④ HANDICAP PARKING STALL SYMBOL
- ⑤ CONCRETE DRIVEWAY ARRON
- ⑥ DUMPSTER ENCLOSURE, 6' HIGH CHAINLINK FENCE WITH PRIVACY SLATS
- ⑦ TRAFFIC FLOW ARROWS, VISUAL EFFECT ONLY
- ⑧ WOOD RAMP
- ⑨ 6' HIGH BOARD ON BOARD FENCE

**Site Statistics**

Zoning: C2 - Central Business  
 Total Site Area=13,619 Square Feet 0.3126 Acres  
 Developed Area Ratio (8,014 / 13,619) 58.8%  
 Front: 5' Minimum  
 Side: Transitional (10')  
 Rear: Transitional (10')  
 Green Space: 5% Minimum (SF)  
 41.2% Provided  
 Parking Stalls: 8, One of which is Handicap

**Mach IV**  
 Engineering & Surveying LLC  
 211 N. Broadway, Suite 114, Green Bay, WI 54303  
 PH: 920-569-5765 Fax: 920-569-5767

PROFESSIONAL  
 SEAL

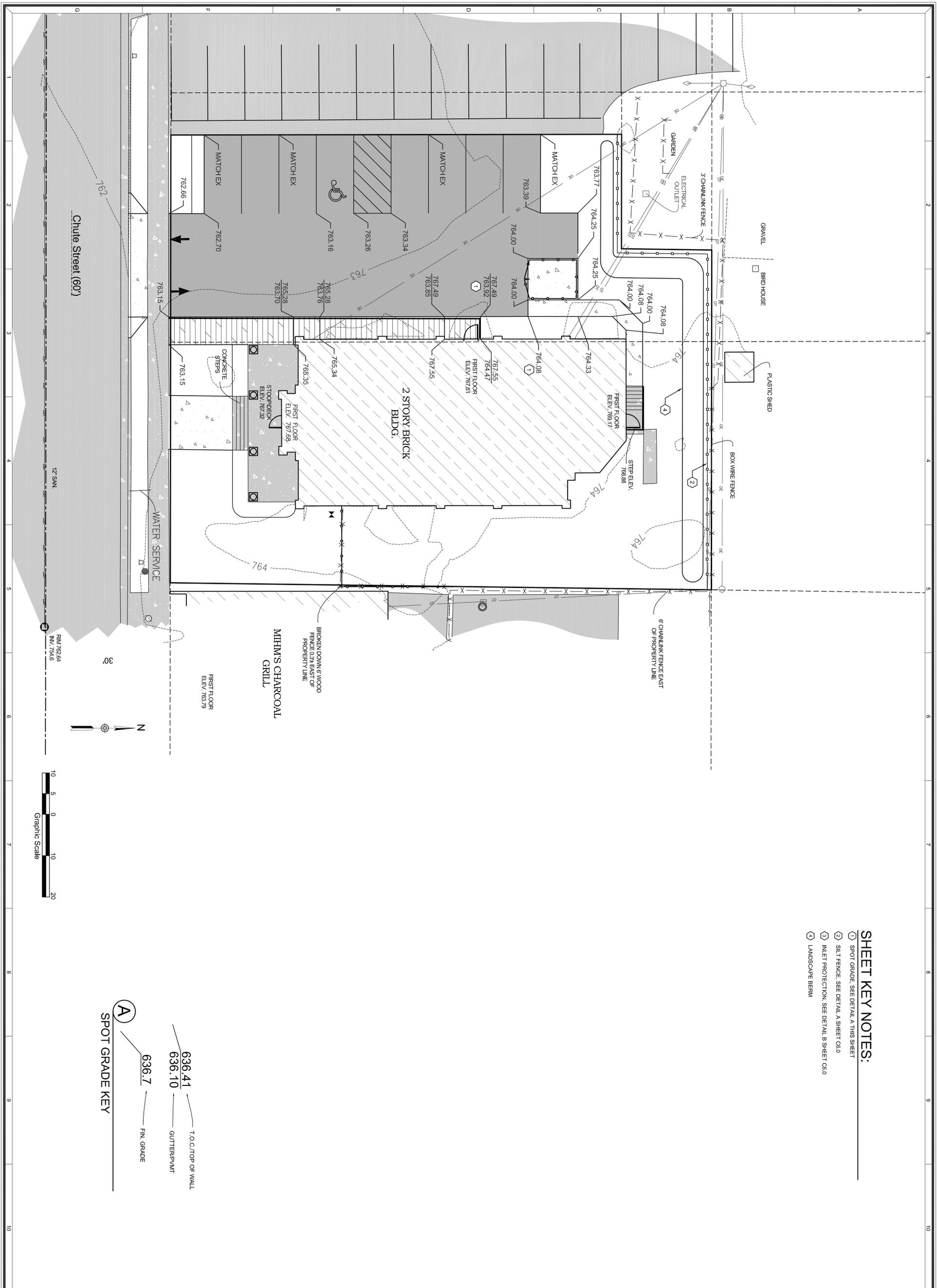
James J Calmes

Spirits Bar

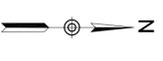
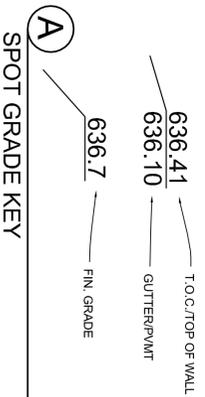
Site Plan

NO.	REVISION DESCRIPTION

DATE: November 20, 2013	DRAWING NUMBER: 883
DRAFTED BY: RPH	SHEET NUMBER: C2.0
CHECKED BY: RPH	of 8
PROJECT NO.: 0690-01-13	



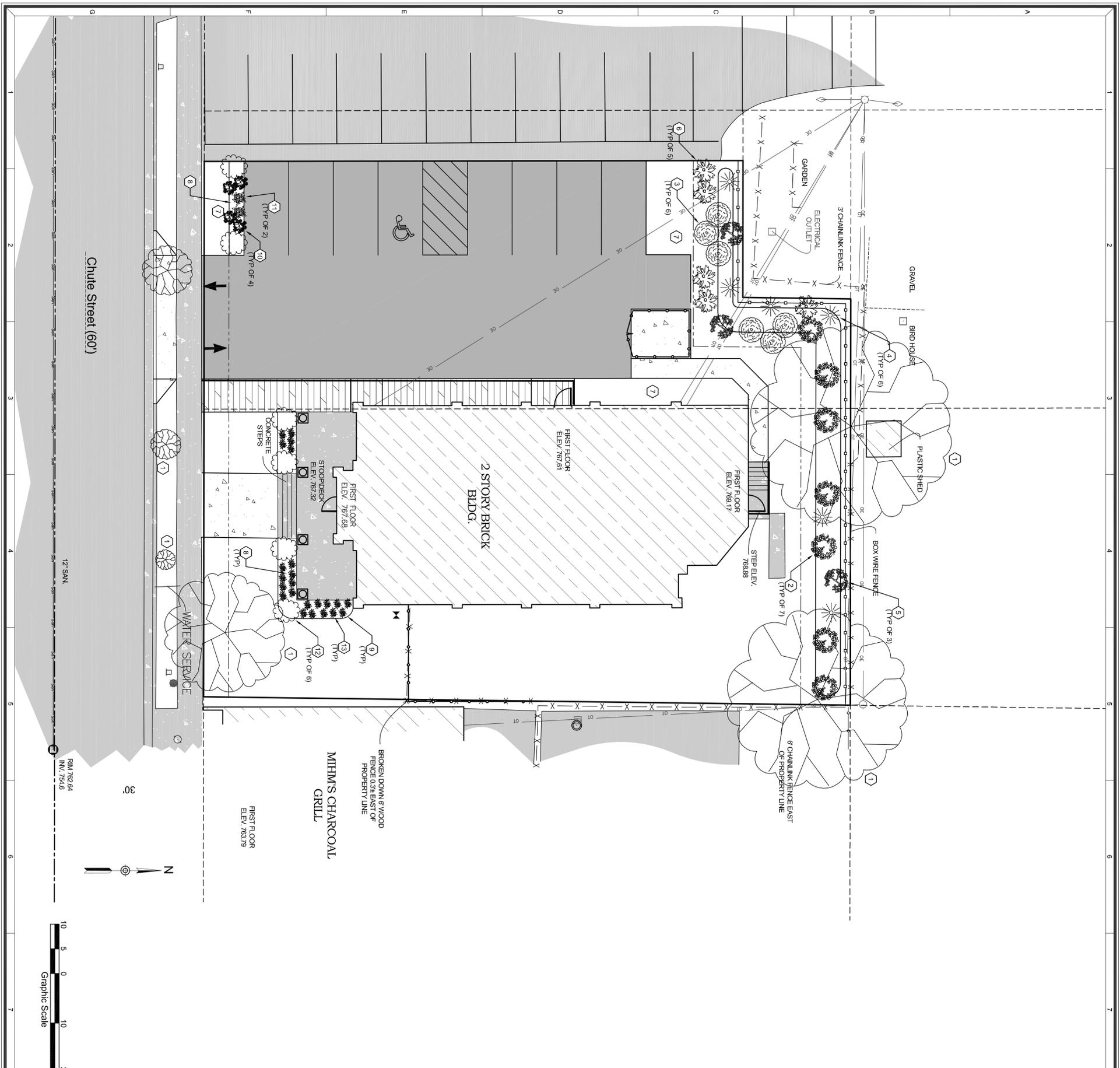
- SHEET KEY NOTES:**
- ① SPOT GRADE, SEE DETAIL A THIS SHEET
  - ② SILT FENCE, SEE DETAIL A SHEET C&D
  - ③ INLET PROTECTION, SEE DETAIL B SHEET C&D
  - ④ LANDSCAPE BERM



12' SAN  
 RIM 762.64  
 INV. 754.6

James J Calmes		PROFESSIONAL SEAL	<b>Mach IV</b> Engineering & Surveying LLC 211 N. Broadway, Suite 114, Green Bay, WI 54303 PH: 920-569-5765 Fax: 920-569-5767
Spirits Bar			
Grading & Erosion Control Plan			
NO.	REVISION DESCRIPTION		
DATE: November 20, 2013			
DRAFTED BY: RPH			
CHECKED BY:			
PROJECT NO.: 0690-01-13			
DRAWING NUMBER	883		
SHEET NUMBER	C3.0		
	of 8		





**SHEET KEY NOTES:**

- ① EXISTING DECIDUOUS TREE TO REMAIN
- ② DWARF KOREAN LILAC
- ③ SPIREA
- ④ EMERALD ARBORVITAE
- ⑤ HONEY LOCUST
- ⑥ CHINESE SNOWBALL VIBURNUM
- ⑦ SOD ALL DISTURBED AREAS
- ⑧ STONE MULCH (SELECTED BY OWNER)
- ⑨ LANDSCAPE EDGING
- ⑩ GOLD FLAME SPIREA
- ⑪ PURPLE LEAF SAND CHERRY
- ⑫ BURNING BUSH
- ⑬ DAY LILIES (VARIOUS COLORS)

**TRANSITION ZONE PLANTINGS**

PLANT SYMBOL	PLANT SPECIES	QUANTITY	SCREENING POTENTIAL (SF EACH)	SCREENING POTENTIAL TOTAL (SF EACH)	PLANTING SIZE (MINIMUM)
	DWARF KOREAN LILAC	7	30	210	24" IN HEIGHT
	HONEY LOCUST	3	150	450	ONE AND ONE-HALF INCH (1.5") CALIBER
	SPIREA	6	30	180	24" IN HEIGHT
	CHINESE SNOWBALL VIBURNUM	5	30	150	24" IN HEIGHT
	EMERALD ARBORVITAE	6	50	300	FIVE FEET (5') IN HEIGHT
	EXISTING DECIDUOUS TREE	2	150	300	
<b>TOTAL</b>			<b>1590</b>		

BASIS FOR CALCULATION  
 TOTAL LENGTH OF PROPERTY LINE MULTIPLIED BY 16 FEET FOR HEIGHT EQUALS SCREEN AREA SQUARE FOOTAGE WITH 75% OF THAT AREA TO BE SCREENED.  
 (27.63+21.73+82.18)16\*0.75=1577.52 SF

James J Calmes  Spirits Bar  Landscape Plan	PROFESSIONAL SEAL	<h1 style="margin: 0;">Mach IV</h1> <p style="margin: 0;">Engineering &amp; Surveying LLC</p> <p style="font-size: small; margin: 0;">211 N. Broadway, Suite 114, Green Bay, WI 54303 PH: 920-569-5765 Fax: 920-569-5767</p>
DATE: November 20, 2013 DRAFTED BY: RPH CHECKED BY: PROJECT NO.: 0690-01-13 DRAWING NUMBER: <b>883</b> SHEET NUMBER: <b>L1.0</b> of 8	REVISION DESCRIPTION NO.	