

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 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 Wesley T. Zuleiga Keller, Inc.
Signature

(If applicable) Formal Hearing _____

Informal Hearing _____ Notice Mailed _____

Notice Mailed _____ Notice Mailed _____

Action Taken: _____ 20__

APPROVED DENIED

Conditions (if any): _____



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
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 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**

Legend



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



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 N216 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795
 1-800-236-2334
 FAX (920) 766-5004

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

MILWAUKEE
 W177N856 Rivercrest Dr.
 Suite 104
 Germantown, WI 53022
 PHONE (262) 250-9710
 FAX (262) 250-9740

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

www.kellerbuilds.com

PROPOSED FOR:
SIMPLY INCREDIBLE FOODS
 MENASHA,
 WISCONSIN

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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.

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SIMPLY INCREDIBLE FOODS

MENASHA,

WISCONSIN

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

PROJECT MANAGER: W. ZULEGER

DESIGNER: _____

DRAWN BY: CDT

EXPEDITOR: _____

SUPERVISOR: _____

PRELIMINARY NO: _____

CONTRACT NO: _____

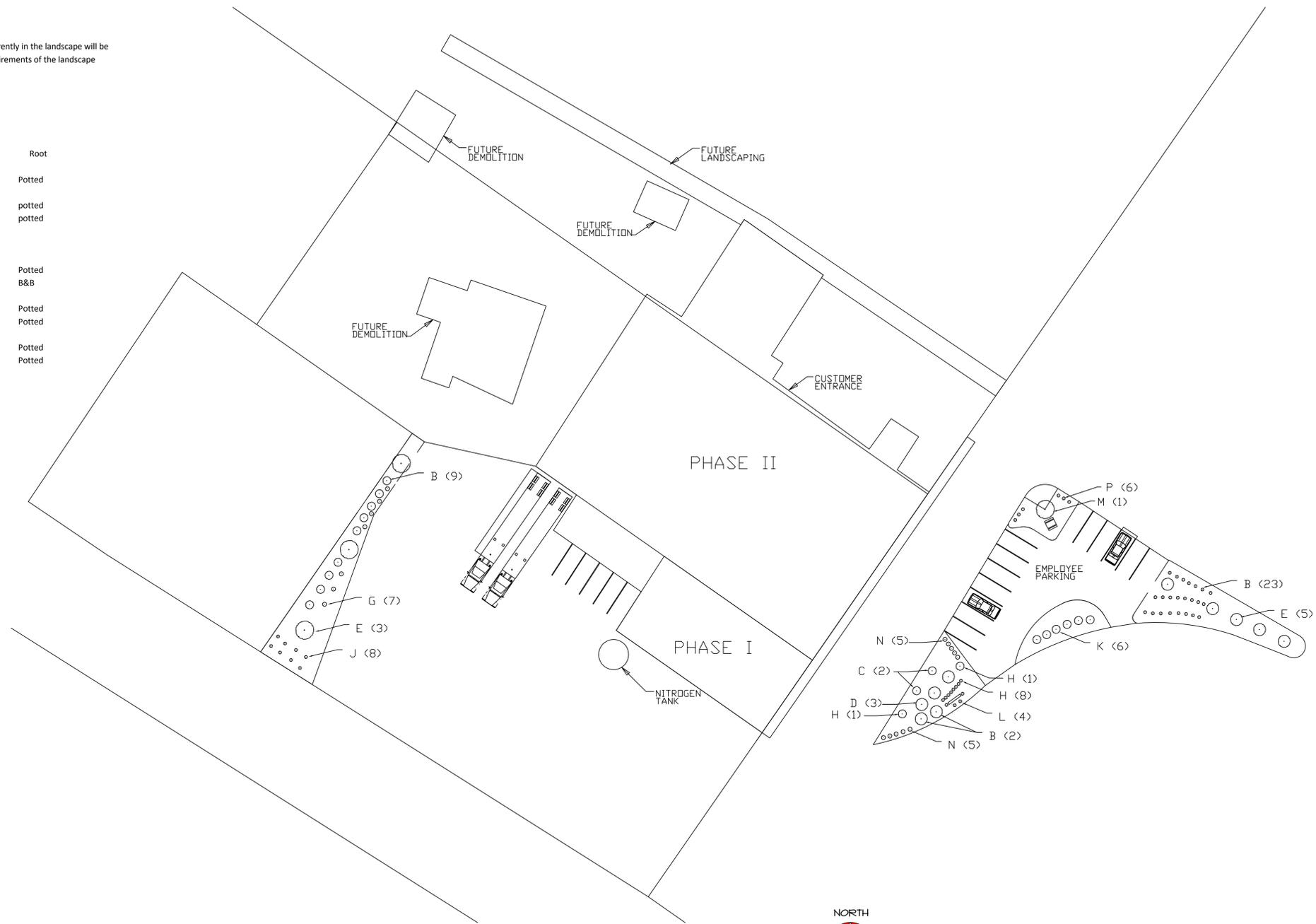
DATE: 6.9.2014

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 reticulata '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	Daylilies	#3	2'	Potted



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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REVISIONS

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DESIGNER: _____

DRAWN BY: CDT

EXPEDITOR: _____

SUPERVISOR: _____

PRELIMINARY NO: _____

CONTRACT NO: _____

DATE: 6.9.2014

SHEET: **C1.0**