

It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA  
PLAN COMMISSION  
Council Chambers  
140 Main Street, Menasha**

**January 19, 2016  
3:30 PM**

**AGENDA**

*3:30 PM – Informal Public Hearing Regarding the Proposed Special Use Permit 1405 Oneida Street – Parcel #7-00052-15*

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the December 22, 2015 Plan Commission Meeting](#)
2. [Minutes of the January 12, 2016 Joint Park Board and Plan Commission Meeting](#)

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

Five (5) minute time limit for each person

E. CORRESPONDENCE

1. [Dan Gueths Letter Dated 12-28-2015](#)

F. DISCUSSION

1. Comprehensive Plan Update
  - a. [Rezoning of the Beck Street Neighborhood from R-2 – Two-Family Residence District to R-2A – Multi-Family, Zero Lot Line Residence District](#)
  - b. Rezoning R-2 Properties Used as Single Family Residence to R-1

G. ACTION ITEMS

1. [Special Use Permit Application – 1405 Oneida Street – Festival Foods Business Center Sign](#)

H. ADJOURNMENT

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**December 22, 2015**  
**DRAFT MINUTES**

---

3:30 PM – Public Hearing Regarding the Special Use Permit Application for 2035 Manitowoc Road, Proposed Used Car Lot

Mayor Merkes opened the public hearing at 3:32PM.

AP Englebert introduced the Special Use Permit Application for 2035 Manitowoc Road. Gary O'Dell spoke against approving the Special Use Permit and said the use doesn't fit in the residential neighborhood.

Mayor Merkes closed the public hearing at 3:34PM.

**A. CALL TO ORDER**

The meeting was called to order at 3:35 PM by Mayor Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner, Commissioners Sturm, Schmidt, and Cruickshank.

PLAN COMMISSION MEMBERS EXCUSED: Commissioner DeCoster and DPW Radtke.

OTHERS PRESENT: CDD Keil, AP Englebert, Gary O'Dell (1310 Southfield Drive), Chuck Krause (835 Oneida Street), and Dan Gueths (2035 Manitowoc Road).

**C. MINUTES TO APPROVE**

1. **Minutes of the December 8, 2015 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Comm. Sturm to approve the December 8, 2015 Plan Commission meeting minutes. The motion carried.

**D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA**

1. No one spoke.

**E. DISCUSSION**

1. None.

**F. ACTION ITEMS**

1. **Proposed Special Use Permit – 2035 Manitowoc Road – Used Car Lot**

Dan Gueths (2035 Manitowoc Road) introduced his proposal for a used car lot facility. Commissioners discussed the following:

- History and current state of the property
- Limiting the number of stalls in the parking lot plan
- Lighting, landscaping, signage and site layout of the proposed plan
- The effects of granting a Special Use Permit on nearby properties
- The current zoning of the property as it relates to the Comprehensive Plan

Motion by Mayor Merkes, seconded by Ald. Benner to recommend denial of the Special Use Permit for 2035 Manitowoc Road. The motion carried on roll call 5-0.

2. **Final Plat Review – Second Addition to Woodland Hills**

a. **Request for Variance of Maximum Cul-De-Sac Length**

AP Englebert introduced the Final Plat for the Second Addition to Woodland Hills. He explained that the final plat incorporates shoreyard setbacks and an outlet to be deeded to the City of Menasha. Ald. Benner inquired about cul-de-sac regulations.

Motion by Comm. Sturm, seconded by Comm. Cruickshank to approve the final plat conditioned on the outlet width being extended to 60 feet as well as a variance to the subdivision code for cul-de-sac length based on the following:

1. The variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located;
2. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property;
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result

The motion carried.

## **H. ADJOURNMENT**

Motion by Ald. Benner, seconded by Comm. Cruickshank to adjourn at 4:35 PM. The motion carried.

*Minutes respectfully submitted by AP Englebert.*

**CITY OF MENASHA**  
**Joint Meeting of the Parks and Recreation Board and Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**January 12, 2016**  
**DRAFT MINUTES**

---

**A. CALL TO ORDER**

The meeting was called to order by Mayor Merkes at 6:08 p.m.

**B. ROLL CALL/EXCUSED ABSENCES**

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Kevin Benner, DPW Radtke and Commissioners Sturm, Cruickshank, and DeCoster.

PLAN COMMISSION MEMBERS EXCUSED: Comm. Schmidt

PARK BOARD MEMBERS PRESENT: Brian Adesso, Lisa Hopwood and Dick Sturm (this did not constitute a quorum of the Park Board)

OTHERS PRESENT: CDD Keil, AP Englebert, PRD Tungate, PS Maas, Tim Gosz (98 Fox Street), Rob Gusky (304 River Drive), Byron Kopitck (84 Mathewson Street), Jacy Park (120 Fifth Street), David Park (120 Fifth Street) and Becky Nichols (402 Elm Street).

**C. REPORT**

**1. Update by staff on the Loop the Little Lake project and route across Doty Island**

A video presentation created by Future Neenah was shown to introduce the Loop the Lake project to board and commission members.

PRD Tungate reviewed the status of the project including the following elements:

- Cities of Neenah and Menasha have hired an engineering firm to develop concept plans and evaluate physical conditions relative to construction of the trail.
- There is now a need to designate a route in preparation for final design. As this is a substantive project, receipt of neighborhood and community feedback is being sought.
- Fundraising has reached about 60% of the established goal.
- The City of Neenah has designated a route on its portion of the project.
- Two routes have been considered, one off street and the other through the neighborhood. The latter is the preferred route due to the following considerations:
  - Sidewalks are in place for nearly all of the route.
  - The route is more direct.
  - The route along the lake would cost approximately \$140,000 more.
- CDD Keil made remarks on how the Loop the Lake project was consistent with transportation and recreation elements of the comprehensive plan and commented on the importance of connectivity for our neighborhoods and community.

**D. PUBLIC COMMENT ON ANY MATTER LISTED ON THE AGENDA**

Tim Gosz – 98 Fox Street – Stated that he has come to the understanding that this project is going to happen, but expressed concerns about the proximity of the bridge approach to his garage and the potential for conflicts between bicyclists and vehicles leaving his property. He also mentioned the availability of the vacant lot on the east side of Mathewson Street.

Rob Gusky – Resident of Appleton, works at Kimberly Clark property on Lake Street, and is president a Fox Cities cycling organization. He predicted that the trail will bring economic development and health benefits, and expressed hope that the final route will work well for

everyone.

## **E. ACTION ITEMS**

### **1. Recommend on-street bike/pedestrian route through Menasha's portion of Doty Island as part of the Loop the Little Lake project**

Discussion by the Park Board and Plan Commission on the proposed route ensued and included the following:

- Prior input from residents regarding route alternatives.
- Prospects for trail alignment associated with the vacant lot.
- Shifting the bridge approach to the east side of Mathewson Street.
- Opportunities for landscaping and other amenities to minimize impacts if the bridge on adjoining properties.
- Possibilities for a rest area/seating at the bridge approach.
- Parking and restroom facilities for trail users.
- Availability of on-street parking.
- Parking options at other trail access points.
- Restroom facilities at the lock site and Shepard park
- Potential impacts of the trail on property values.
- The lake as an amenity should a route along it be chosen.
- Security concerns associated with a more remote trail route along the lake.
- Possible traffic conflicts with an on street route.
- Commuters desiring a route while recreational users place a higher value on aesthetics.
- Current fundraising is only applicable to funding the bridges.
- Whether or not to stripe or otherwise mark on street bike lanes.

Motion by Comm. Cruickshank, seconded by DPW Radtke to recommend that the Common Council approve Menasha's portion of the bicycle /pedestrian route through Doty Island as part of the Loop the Little Lake project with the route commencing on Lawson Street, proceeding north to Fox Street, then west on Fox Street to Mathewson Street, then north on Mathewson Street to the Fox River and further recommends that the approach to the bridge be made along the east right to way of Mathewson Street and that bike route marking, if any, be Sharrows. The motion carried.

## **F. ADJOURNMENT**

Motion by Ald. Benner, seconded by Comm. DeCoster, to adjourn at 7:51 PM. The motion carried.

*Minutes respectfully submitted by CDD Keil.*

City of Menasha

12/28/2015

Page 1

RECEIVED

JAN 04 2016

kal

Plan Commission

Council Chambers

140 Main Street, Menasha 54952

To: Greg Keil - city planner  
and to the plan commission.

In regards to the Public  
hearing regarding the special use  
permit application for 2035  
Manitowoc Rd. Proposed used car  
lot, I am writing to meet with  
the Plan Commission again. I  
feel that the hearing on Dec 22nd  
2015 at 3:30 was very unfair  
and bias and a personal attack  
on me by Alderman Benner.  
Very little of the points he

brought up had anything to do with the Special Use Permit.

Benner brought up that it was not conforming, however that is because the city changed the zoning, not me. However the current zoning is C-1 and with a special use permit a used car lot is allowed. So the point was mute. He also brought up that he simply didn't like the storage building being there. The storage garage has been there for 30 years with the city collecting taxes for 30 years. Long before Alderman Benner, another mute point. I had put a ten foot berm up at substantial cost to block the building from view to the public. When the city acquired my empty lot

Page 3

they took the beam down. Again  
the city's doing. Alderman Benner  
complained about the fenced  
in area on the south end of  
the lot used for outside storage.  
The fence was built before I  
applied for a special use permit  
for outside storage. And no permit  
was needed for the fence. The  
condition of the permit was that I  
kept the box trucks and enclosed  
commercial <sup>trailers</sup> that I used for my  
tire business inside of the fence  
during my nite hours. Which I  
have always done. Another note  
point by Alderman Benner. And  
to note that fence cost me \$30,000 to  
build. That is why I asked, why  
Todd Smith was allowed by the  
City of Menasha to gravel out  
his entire lawn to park large

~~The~~ enclosed stock car trailers and cube vans and a whole cluster of vehicles in his yard and allowed to run a two stock car race team, (father + son) out of his residential garage. I sent Greg Keil a certified letter back in 2011 reporting what I thought to be illegal use of residential property, but it has been allowed to go on. Getting back on track to the special use permit. The other concern was the use of evergreens for the landscaping, what ever you want I will plant. I don't care, just that evergreens were not recommended. Again a mute point of feel. Alderman Berner was also concerned about overnite parking. As I mentioned the Dog Club next door to me and the Stone Toad

in eye sight from my property, both have parking for hundreds of cars. I only want to park 4 or 5 cars. And as I stated Chuck Krause and myself are mainly interested in getting a dealers license as more of a hobby and for our personal use. By state law we are required to have commercial property and a building with an office and a stall for a 20' area to park one car. We would be willing to stipulate that no more than (5) five cars for sale would be parked overnight. Also there was a concern that the front of the building be dressed up some. As I stated we had intentions of putting simulated brick on the <sup>lower</sup> front of the building and to dress up the front doors.

There was also a concern to fix some pot holes in the black top in front of the building. We planned on doing repairs to fix the pot holes. Alderman Benner made an unrealistic comment about putting a hundred thousand dollars in a fund. We estimate about \$5,000 which we would deposit in a fund - also it is to our benefit to keep the place looking nice. As I stated I built a \$30,000 fence to keep things out of site. And I built a large berm to shield the storage from sight. Alderman Benner even commented at a common council meeting that the berm looked good. But the city removed the berm. But Alderman Benner personally attacks me. I have commercial

property and I should be allowed to run a commercial business. Alderman Berner also had a concern about doing repairs to vehicles, we plan on selling vehicles that are still under factory warranty. One to three year old vehicles mainly.

We realize that there will be older trade ins. But older cars are not what we want to deal with. Then you do have repairs and we don't want that. As I stated that to get a dealers license we have to meet state requirements also. And one requirement is that as a dealer we need to have a contract or agreement with a repair facility to repair our cars. Now if it would of been positive conversation at the hearing, then we could of discussed what was important. As I stated that I felt it

a personal attack against me. Most of his comments were not relevant. I ask the commission to meet again. If you have someone to sit in for Alderman Benner I feel it would be a good idea. He hates seeing my building and appears to have a personal vendetta against me. As stated under Sec 13-1-29 C-1 General Commercial

District  
intent. The purpose of this district is to accommodate a wide range of retail and commercial services and product establishments. It is also intended to accommodate the development of mixed land uses which will allow the association of commercial and residential land uses in the same zoning district. Alderman Benner has to accept this and quit with

the personal attacks. And I will agree not to retaliate. Hopefully in the future some apartments buildings or something else will be built next to me so alderman Benner doesn't have to see my storage building everyday. So please notify me when your next meeting will be so I can attend to discuss this matter further.

sincerely

Daniel J. Queth

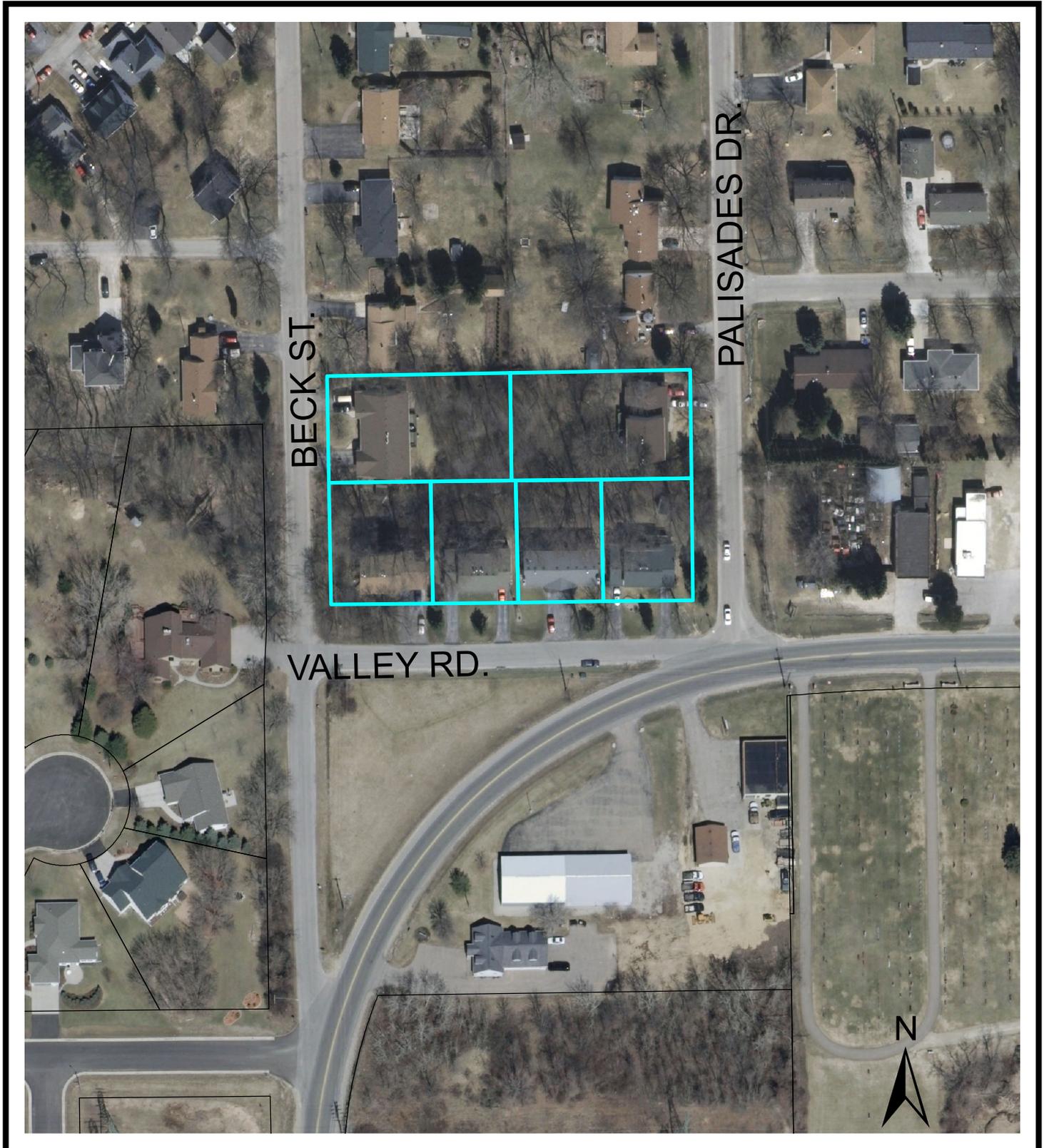
2035 Manitowoc Rd.

Menasha, WI 54952

# Parcels Proposed for Annual Comprehensive Plan Update Review

Current Zoning: R-2, Two Family Residence District

Possible Rezoning: R-2A, Multi-Family, Zero Lot Line Residence District



shall notify the developer in writing, prior to preliminary plan approval of the Commission's intention to require a guarantee of completion for any stage.

**SEC. 13-1-34 R-MH MOBILE HOME DISTRICT.**

The requirements for property in the R-MH Mobile Home District shall be as provided in Article H of this Chapter.

**SEC. 13-1-35 R-2A MULTI-FAMILY, ZERO LOT LINE RESIDENCE DISTRICT**

- (a) **INTENT.** The purpose of this district is to provide small scale and moderate density multi-family development. This district is intended to serve in a transitional capacity between higher and lower intensity land uses.
- (b) **PERMITTED USES.**
  - (1) Any use permitted in the R-1 Single Family Residence District and the R-2 Two Family Residence District.
  - (2) Single family attached dwellings and zero lot line attached dwellings.
- (c) **PERMITTED USES REQUIRING SITE PLAN APPROVAL.**
  - (1) Structures with three or more units.
  - (2) Utility substation.
  - (3) Any use listed as requiring a special use permit.
- (d) **SPECIAL USES.**
  - (1) Boarding or Rooming House.
  - (2) Bed and breakfast.
  - (3) Cemetery.
  - (4) Church.
  - (5) Day care center/nursery school.
  - (6) Farm.
  - (7) Golf course.
  - (8) Park or playground.
  - (9) Public building.
  - (10) Public library, museum, art gallery, or community center.
  - (11) Railroad rights-of way and uses essential to their operation.
  - (12) Nursing home.
  - (13) School.
- (e) **SITE, ARCHITECTURAL, LANDSCAPING AND LIGHTING REVIEW**
  - (1) Review shall be required for projects and uses listed in 13-1-12(b)
- (f) **GARAGES, ACCESSORY BUILDINGS AND USES.**
  - (1) One (1) private garage per dwelling unit. Such garage may be constructed in addition to the garage space within the principal structure. A minimum of one garage or underground parking stall shall be provided for each unit.
  - (2) One (1) accessory building per lot.
  - (3) Any of the following accessory uses per lot:
    - a. One (1) private swimming pool.
    - b. One (1) private tennis court.
    - c. One (1) satellite antenna/dish.
    - d. One (1) detached solar structure.

(g) **GENERAL STANDARDS.**

- (1) Uses requiring special use permits shall comply with the requirements of 13-1-12.
- (2) The following design standards shall be applied to structures with three or more attached or zero lot line residential units:
  - a. Architecture. Architectural design shall be provided for all building facades. All side and rear elevations shall be given architectural treatment compatible with the front elevation of the building. Buildings shall be finished in an attractive manner in keeping with the accepted standards used for the type of building. Principal buildings shall be faced in stone, brick, or other decorative masonry material.
  - b. Screening. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
  - c. Landscaping. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
  - d. Lighting. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
  - e. Parking. The parking requirements listed in Section 13-1-51 shall apply to this district.
- (3) Parking. Refer to Article E.
- (4) **GARAGES REQUIRED.** On all parcels where a new dwelling is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsection (a) of this section for each dwelling unit. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.
  - (a) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage has been completed and approved by the building inspector.

(h) **SINGLE-FAMILY ATTACHED DWELLINGS.**

- (1) Maximum Density. Thirty-six hundred (3,600) square feet per dwelling unit.
- (2) Minimum Lot Width. Sixty (60) feet.
- (3) Minimum Front Yard Setback. Twenty (20) feet or the prevailing setback.
- (4) Minimum Side Yard Setbacks.
  - a. Eight (8) feet for the principal structure, parking lots, or attached garages.
  - b. Three (3) feet for detached garages and accessory buildings located eight (8) feet or more from the principal structure.
  - c. Six (6) feet for detached garages and accessory buildings located less than eight (8) feet from the principal structure.
- (5) Minimum Rear Yard Setbacks.
  - a. Thirty (30) feet for the principal structure.
  - b. Three (3) feet for detached garages and accessory buildings located eight (8) feet or more from the principal structure.
  - c. Eight (8) feet for detached garages and accessory buildings located less than eight (8) feet from the principal structure.
  - d. Eight (8) feet for parking lots.

- (6) Shoreland Setbacks.
  - a) For parcels within the corporate boundaries of the City of Menasha prior to May 8, 1982 the following standards shall apply:
    - 1) Shoreland setback area for a principal building - 50 feet as measured from the ordinary high-water mark.
  - b) For parcels annexed to the City of Menasha after May 7, 1982 the following standards shall apply:
    - 1) Shoreland setback area for a principal building - 50 feet as measured from the ordinary high water mark, except that a principal structure may be constructed or placed within the shoreland setback area if all of the following apply:
      - a) The principal building is constructed or placed on a lot or parcel of land that is immediately adjacent on each side to a lot or parcel of land containing a principal building.
      - b) The principal building is constructed or placed within a distance equal to the average setback of the principal building on the adjacent lots or 35 feet from the ordinary high-water mark, whichever distance is greater.
- (7) Maximum Height. Thirty-five (35) feet or two and one-half (2-1/2) stories for the principal structure.
- (8) Parking. Refer to Article E.

(i) **ZERO LOT LINE ATTACHED DWELLINGS.**

- (1) Maximum Density. One (1) dwelling unit per lot.
- (2) Minimum Lot Size. Thirty-six hundred (3,600) square feet.
- (3) Minimum Lot Width. Thirty (30) feet.
- (4) Minimum Front Yard Setback. Twenty (20) feet or the prevailing setback.
- (5) Minimum Side Yard Setbacks.
  - a. Principal Structure. Minimum side yard of zero (0) feet provided that:
    - 1. Not more than six (6) units may be attached in series. The required side yards for lots located on either end of such a series shall be ten (10) feet for that side which is not attached to the adjoining unit.
    - 2. The adjoining side yard setback of the lot adjacent to the zero (0) side yard is also zero (0).
    - 3. The adjacent lots with zero (0) side yards are held under the same ownership at the time of initial construction of the attached dwellings.
    - 4. All units of the attached dwelling are completed prior to occupancy of any unit.
    - 5. Restrictive covenants shall be recorded at the Calumet or Winnebago County Register of Deeds as determined by the location of the proposed development, providing declarations and/or bylaws similar to those typically recorded on a Declaration of Condominium. Said covenants shall provide for mediation of any and all disputes between owners of each unit and any third party with regard to construction, use, and maintenance of the real property. Furthermore, said covenants shall specifically state that the City of Menasha and all approving authorities shall not be held responsible for same, and that said covenants shall inure to all heirs and assigns.
  - b. Detached Garages and Accessory Structures.
    - 1. Minimum side yard of three (3) feet if located eight 9\*0 feet or more



City of Menasha  
SPECIAL ZONING APPROVAL

Owner Skogen's Festival Foods Case or Plan No. \_\_\_\_\_  
Address 237 2nd Avenue South, Onalaska WI 54650 Fee \$350.00  
Applicant (if different than Owner) Creative Sign Company - Kelli Lax  
Address 1405 Oneida Street, Menasha WI  
Zoning C-1 Parcel Number(s) 7-00052-15

PLEASE INDICATE WHICH REQUEST IS BEING MADE

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

Description of Request: We are requesting approval for this property to be a "Business Center" to allow for a business center sign to provide signage for the anchor Festival Foods as well as two (2) additional businesses. with an overall height of 20' and a total SF of 99.5

Owner/Agent *Kelli Lax* 1.7.16  
Signature

(If applicable) Formal Hearing February 1, 2016  
Informal Hearing January 19, 2016 Notice Mailed January 12, 2016  
Notice Mailed January 12, 2016 ~~Notice Mailed~~ \_\_\_\_\_  
Action Taken: \_\_\_\_\_ 20\_\_

APPROVED  DENIED

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



January 12, 2016

RE: Special Use Permit Application for 1405 Oneida Street (Parcel No. 7-00052-15)

Dear Property Owner:

Creative Sign Company has applied for a Special Use Permit on behalf of Skogen's Festival Foods for parcel number 7-00052-15 located at 1405 Oneida Street. The Special Use Permit has been requested to install a Business Center Sign. The subject site is zoned C-1 General Commercial District and requires a Special Use Permit per Sec. 13-1-67(c)(1) of the Municipal Code.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, January 19, 2016 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, February 1, 2016 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 for the special use permit is attached along with an area map identifying the location of the property and a rendering of the proposed business center sign.

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**

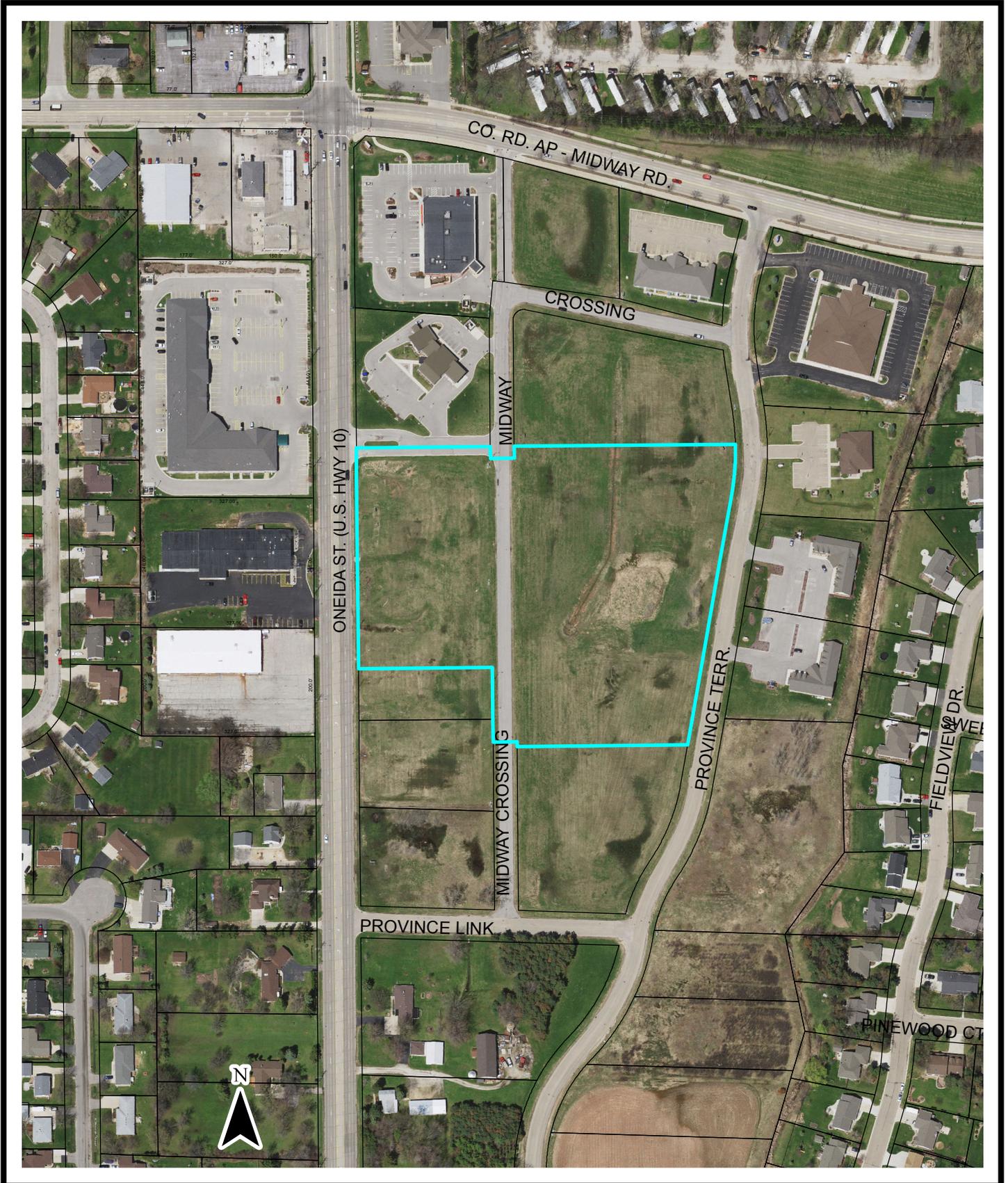
NOTICE IS HEREBY GIVEN that public hearings will be held by the Menasha Plan Commission and Common Council on an application for a Special Use Permit by Creative Sign Company on behalf of Skogen's Festival Foods for a Business Center Sign as required by Sec. 13-1-67(c)(1) of the Municipal Code. This Special Use Permit is being requested for Parcel Number 7-00052-15, zoned C-1: General Commercial, located at 1405 Oneida Street, City of Menasha, Calumet County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, January 19, 2016 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, February 1, 2016 at the same location. All persons interested in commenting on the application for this Special Use Permit are invited to attend or submit written comments to the Community Development Department.

Deborah A. Galeazzi, WCMC  
City Clerk

Run: Jan. 15 & 25, 2016

**Speical Use Location  
Proposed Business Center Sign  
1405 Oneida Street**

Parcel Number 7-00052-15



**CLIENT: FESTIVAL FOODS**  
LOCATION: 1405 ONEIDA ST, MENASHA, WI  
DRAWN BY: ALS  
SALESPERSON: KELLI LAX  
DATE: 11/23/15  
DESIGN #: D9644  
PAGE: 7

REVISION LOG:	INTL	DATE	DESCRIPTION
	ALS	12/11/15	ADDED MONUMENT OPT / SITE PLAN
	ALS	12/21/15	ADDED MONUMENT OPT / SITE PLAN
	ALS	01/04/16	ADDED MONUMENT OPT / SITE PLAN

**MONUMENT SIGN**

**QUANTITY:** 1 D/F ILLUM MONUMENT SIGNS  
**LIGHTING:** LED (WHITE)  
**CABINETS:** FABRICATED ALUM (24"D)  
**RETAINER:** 3"  
**FACES:** TRANSLUCENT LEXAN  
**GRAPHICS:** DIGITAL PRINT, 1ST & 2ND SURFACE  
**VINYL:** PREMIUM CLEAR WITH GLOSS LAM

**BASE:** SPLIT FACE BLOCK, PAINTED P-1  
W FABRICATED CAP PAINTED P-2  
**BASE & CAP BY OTHERS**  
**OPTION:** FAUX STONE BASE W/  
FABRICATED ALUMINUM CAP BY  
CREATIVE SIGN COMPANY

**INSTRUCTION:** PRODUCE & INSTALL MONUMENT SIGNS IN  
LOCATION DETERMINED BY CLIENT

**FESTIVAL CABINET:** 62 SQ FT EACH SIDE  
**TENANT FACES:** 38 SQ FT EACH SIDE  
**TOTAL:** 100 SQ FT EACH SIDE

**COLORS:**

- P-1 DRYVIT STANDARD FINISH SANDPEBBLE AWNING RED
- P-2 DRYVIT STANDARD FINISH SANDPEBBLE BONE WHITE
- P-3 DRYVIT STANDARD FINISH SANDPEBBLE COLONY BUFF
- C-4 BLACK
- C-5 WHITE
- C-6 PMS 361 C GREEN
- C-7 PMS 1375 C ORANGE
- C-8 PMS 108 C YELLOW

**CUSTOMER SIGNATURE FOR DESIGN APPROVAL:**

DATE

**A** MONUMENT SIGN  
**1** SCALE: 3/8" = 1"

**SITE SURVEY REQUIRED PRIOR TO FABRICATION**



**MONUMENT: OPT 4B**

**A** NIGHT VIEW  
**2** SCALE: NTS



**CLIENT:** FESTIVAL FOODS  
**LOCATION:** 1405 ONEIDA ST., MENASHA, WI  
**DRAWN BY:** ALS  
**SALESPERSON:** KELLY LAX  
**DATE:** 11/23/15  
**DESIGN #:** D9644  
**PAGE:** 10

REVISION LOG:	INTL	DATE	DESCRIPTION
ALS	12/11/15	ADD MONUMENT OPT. SITE PLAN	
ALS	12/21/15	ADD MONUMENT OPT. SITE PLAN	
ALS	01/04/16	ADD MONUMENT OPT. SITE PLAN	

- COLORS:**
- P-1 DRYVIT STANDARD FINISH SANDEBBLE AWNING RED
  - P-2 DRYVIT STANDARD FINISH SANDEBBLE BONE WHITE
  - P-3 DRYVIT STANDARD FINISH SANDEBBLE COLONY BUFF
  - C-4 BLACK
  - C-5 WHITE
  - C-6 PMS 361 C GREEN
  - C-7 PMS 1375 C ORANGE
  - C-8 PMS 138 C YELLOW

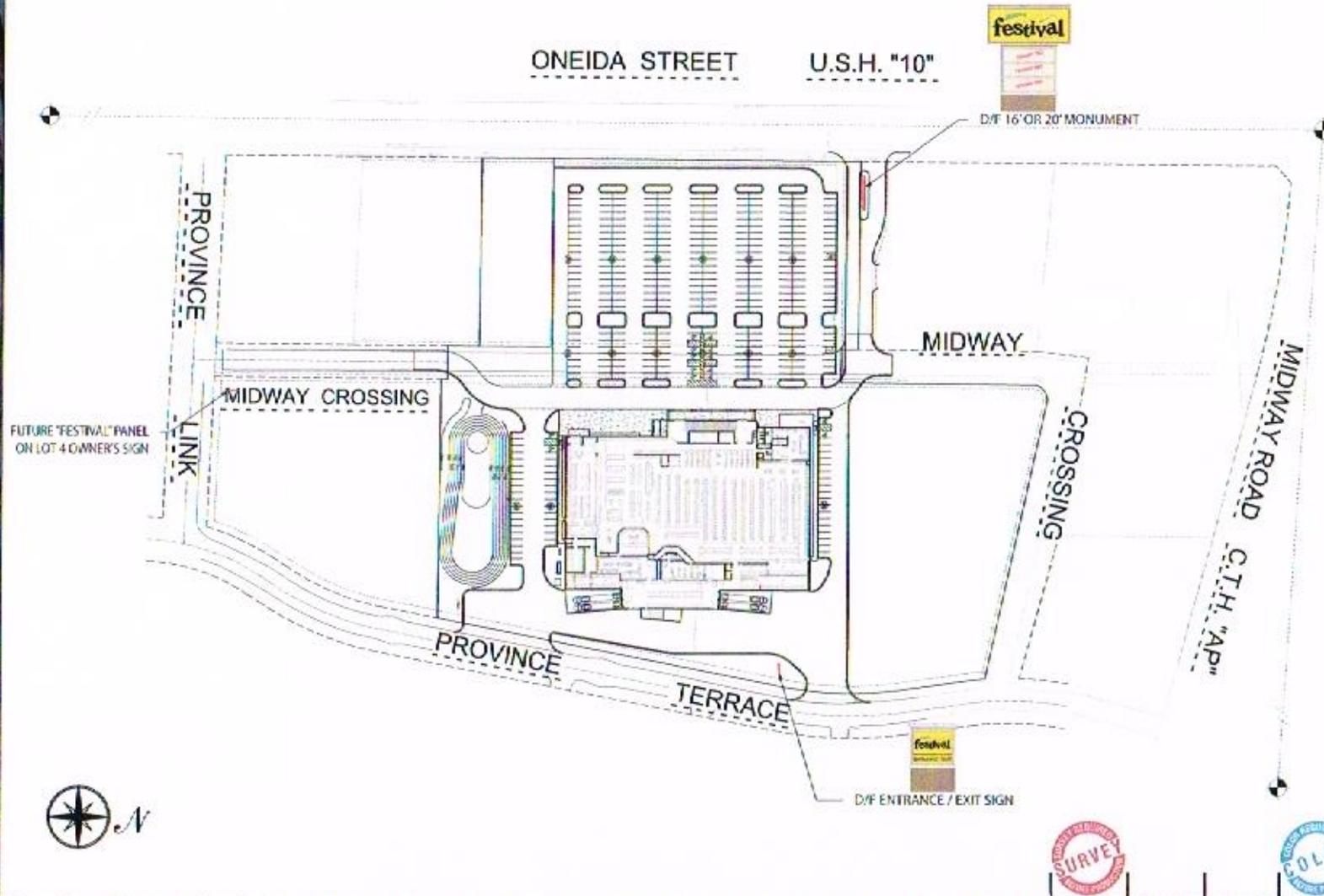
CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

**A** SITE PLAN  
**1** SCALE: NTS

**SITE SURVEY REQUIRED PRIOR TO FABRICATION**

**SITE PLAN**



This is an original unpublished drawing by Creative Sign Co., Inc. It is for your personal use in connection with a project being planned for you by Creative Sign Co., Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company without the expressed written permission of Creative Sign Co., Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of the project and are not to be understood as being exact size or exact scale.