

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City Plan Commission will conduct a Public Hearing on Wednesday, June 23, 2021, at 3:30 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the purpose of considering the following proposed Special Use Permit:

- Pursuant to Section 23-66 of the Appleton Municipal Code and the Riverheath PD #1-11, Document Number 2078822 and subsequent amendment, to consider a request by Mark Geall, owner, for property located at 141 South Riverheath Way (Tax Id #31-4-0828-08) to obtain a Special Use Permit to allow alcohol sales and consumption on the premises (inside the building and outdoors on the premises).

- ALDERMANIC DISTRICT: 4 – Alderperson Joe Martin

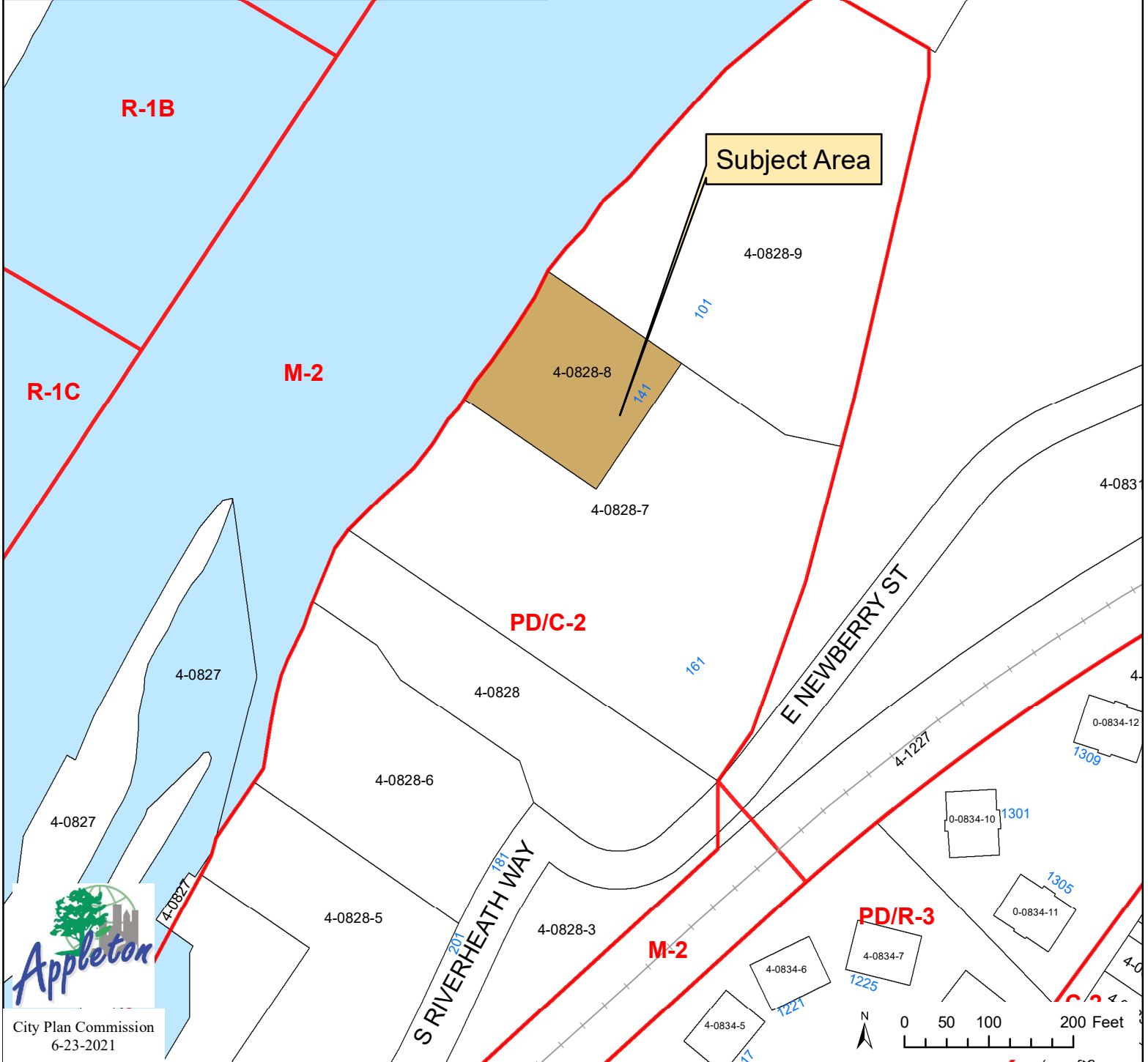
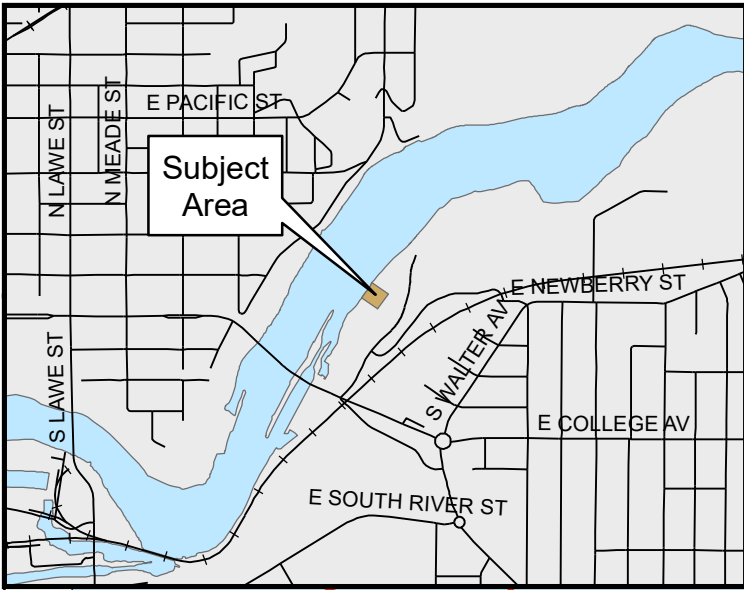
All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466 or by email at don.harp@appleton.org.

CITY PLAN COMMISSION

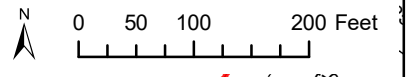
COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Special Use Permit
Alcohol Sales and Consumption
Poplar Hall
141 S Riverheath Way
Zoning Map



City Plan Commission
6-23-2021



Special Use Permit
Alcohol Sales and Consumption
Poplar Hall
141 S Riverheath Way
Aerial Map

Subject Area

4-0828-8

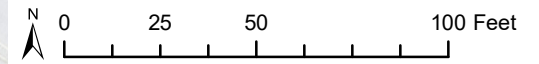
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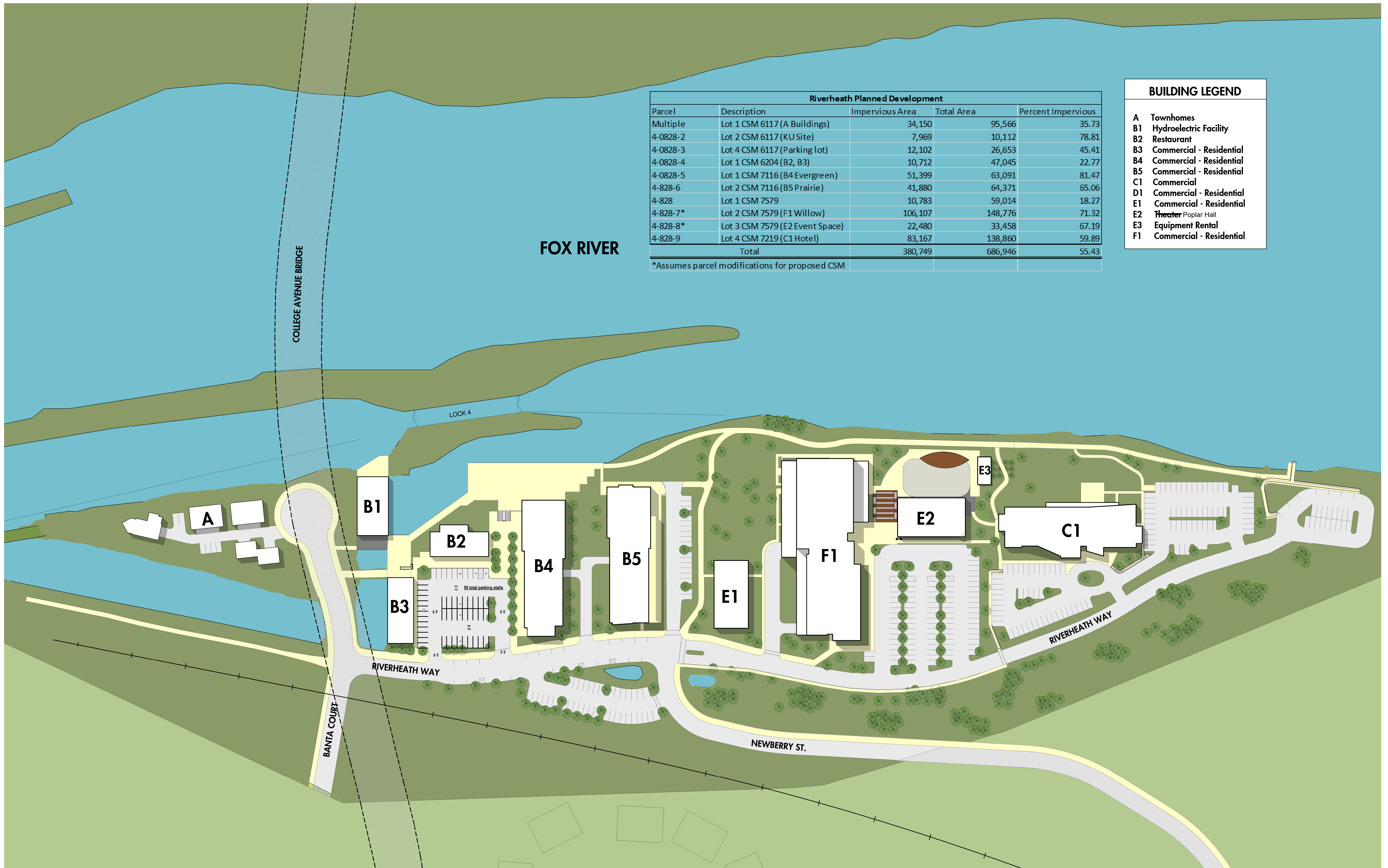
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4-0828-7



City Plan Commission
6-23-2021



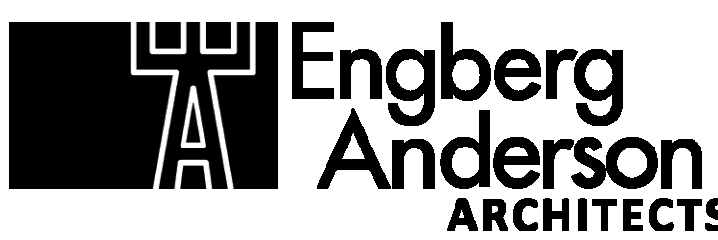


Riverheath Planned Development				
Parcel	Description	Impervious Area	Total Area	Percent Impervious
Multiple	Lot 1 CSM 6117 (A Buildings)	34,150	95,566	35.73
4-0828-2	Lot 2 CSM 6117 (KU Site)	7,969	10,112	78.81
4-0828-3	Lot 4 CSM 6117 (Parking lot)	12,102	26,653	45.41
4-0828-4	Lot 1 CSM 6204 (B2, B3)	10,712	47,045	22.77
4-0828-5	Lot 1 CSM 7116 (B4 Evergreen)	51,399	63,091	81.47
4-828-6	Lot 2 CSM 7116 (B5 Prairie)	41,880	64,371	65.06
4-828	Lot 1 CSM 7579	10,783	59,014	18.27
4-828-7*	Lot 2 CSM 7579 (F1 Willow)	106,107	148,776	71.32
4-828-8*	Lot 3 CSM 7579 (E2 Event Space)	22,480	33,458	67.19
4-828-9	Lot 4 CSM 7219 (C1 Hotel)	83,167	138,860	59.89
Total		380,749	686,946	55.43

*Assumes parcel modifications for proposed CSM

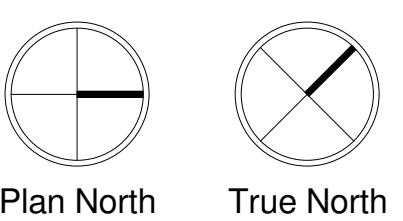
BUILDING LEGEND	
A	Townhomes
B1	Hydroelectric Facility
B2	Restaurant
B3	Commercial - Residential
B4	Commercial - Residential
B5	Commercial - Residential
C1	Commercial
D1	Commercial - Residential
E1	Commercial - Residential
E2	Theater Poplar Hall
E3	Equipment Rental
F1	Commercial - Residential

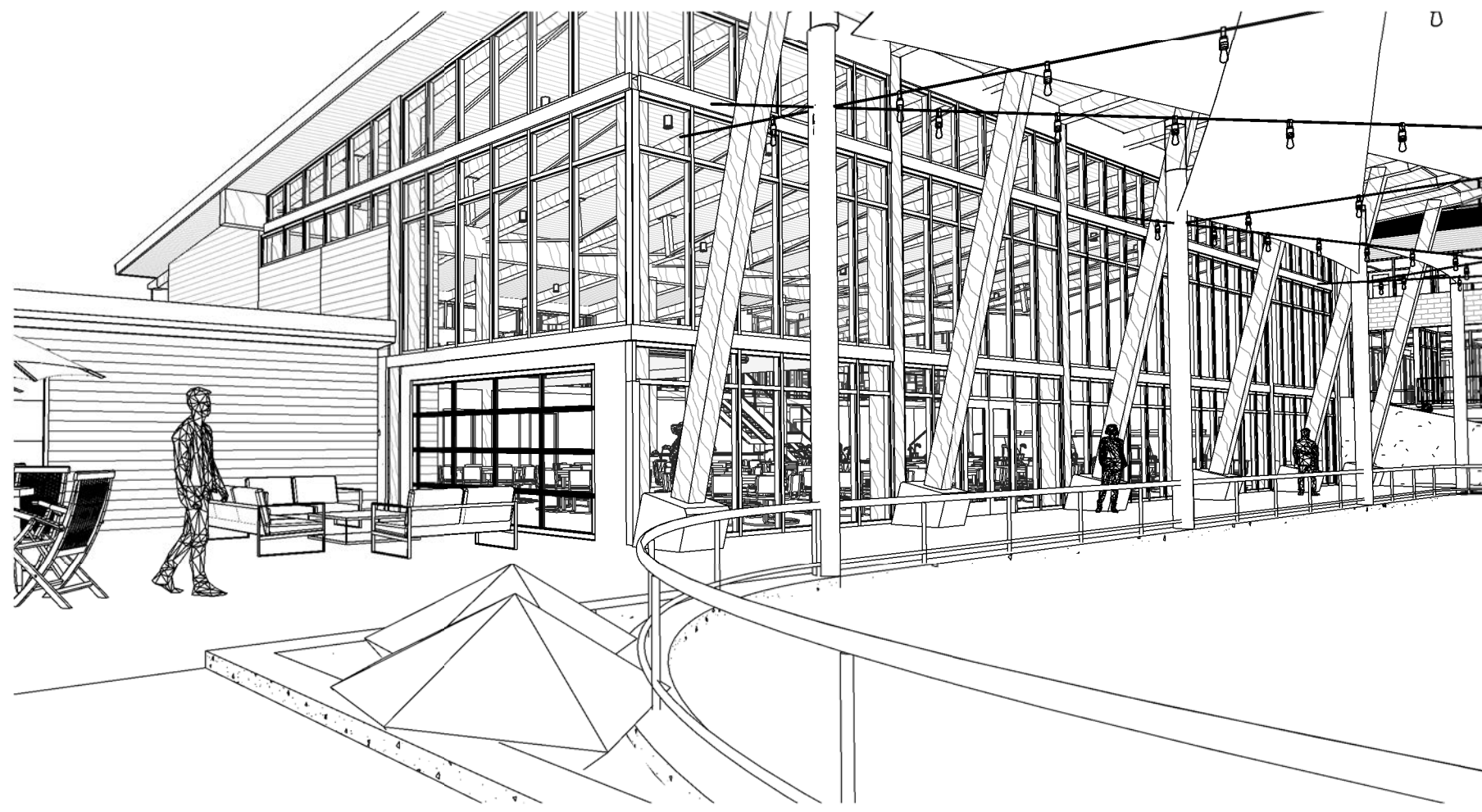
RIVERHEATH - APPLETON WISCONSIN



MASTER PLAN
SCALE: 1" = 60'-0"

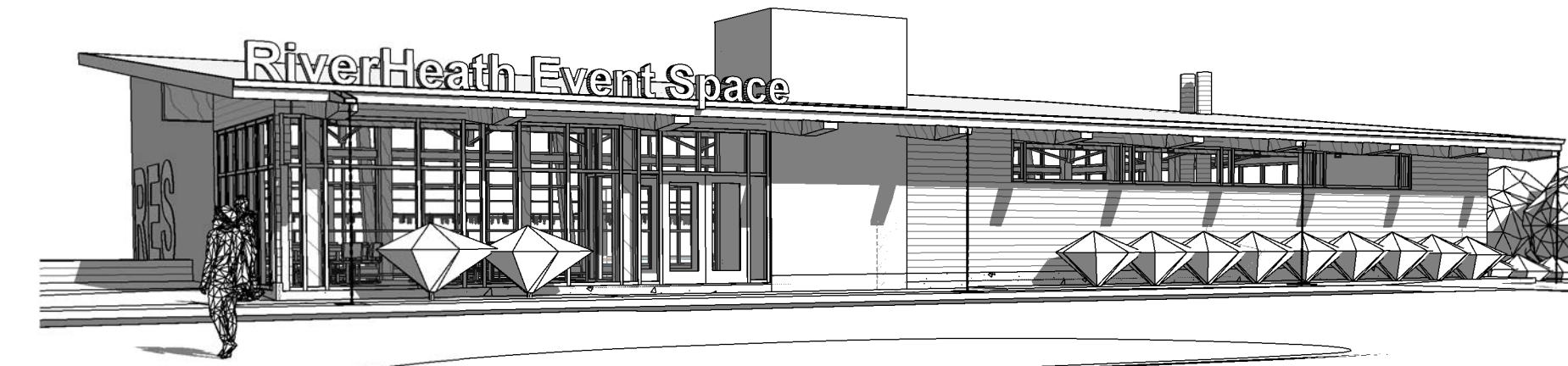
Engberg Anderson Project No. 071711





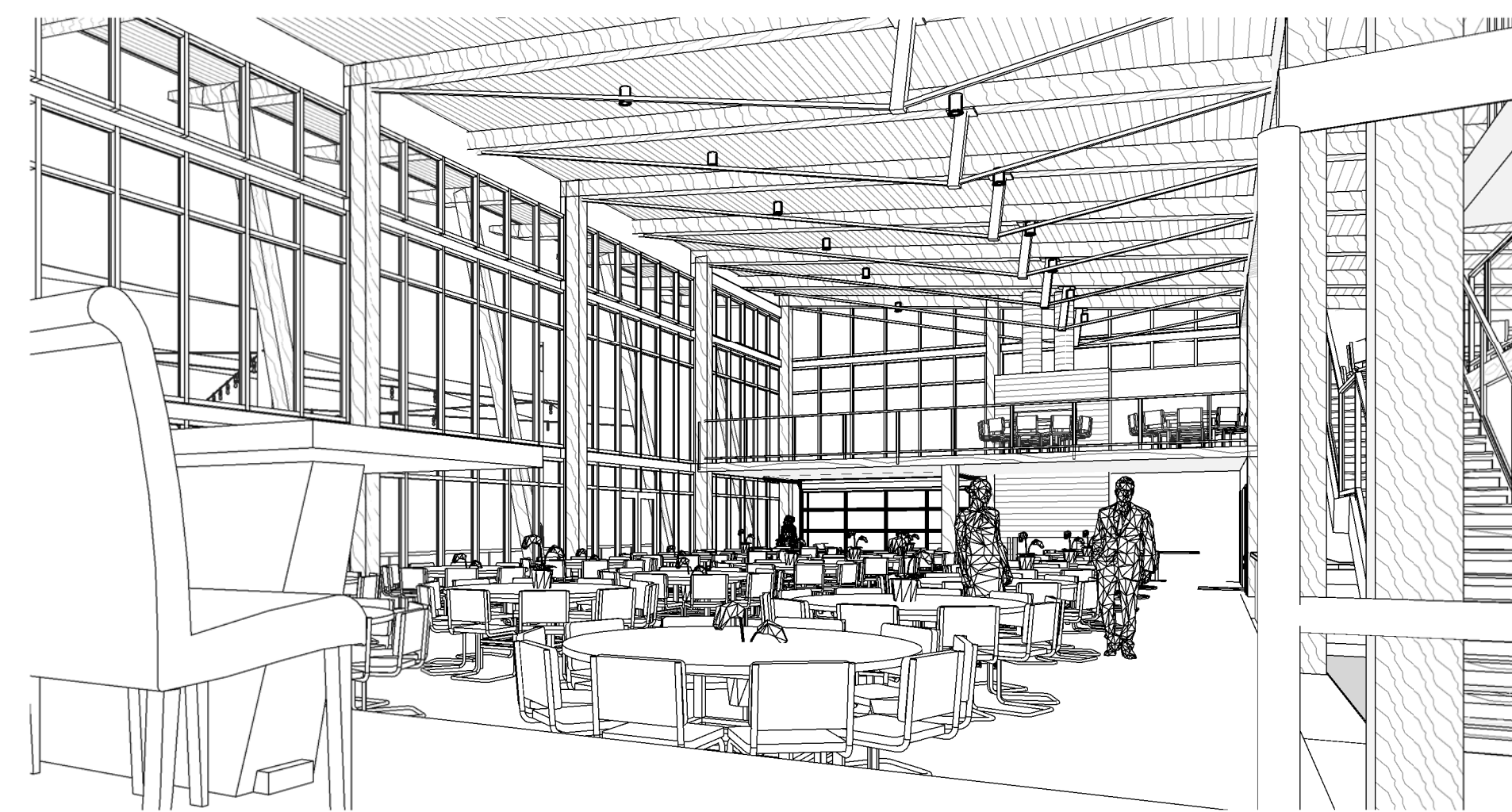
3 RES - PERSPECTIVE 01

SCALE:



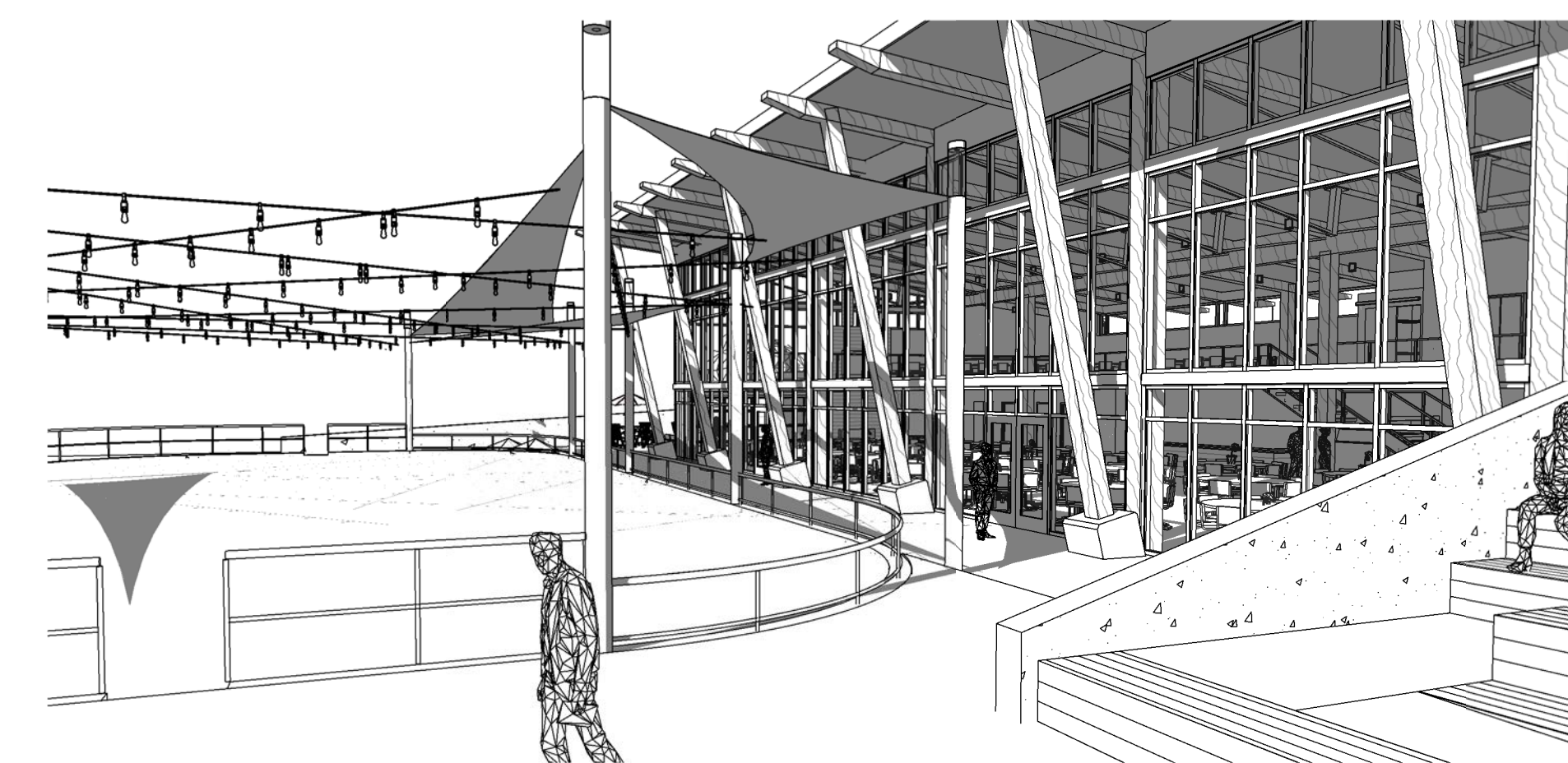
4 RES - PERSPECTIVE 02

SCALE:



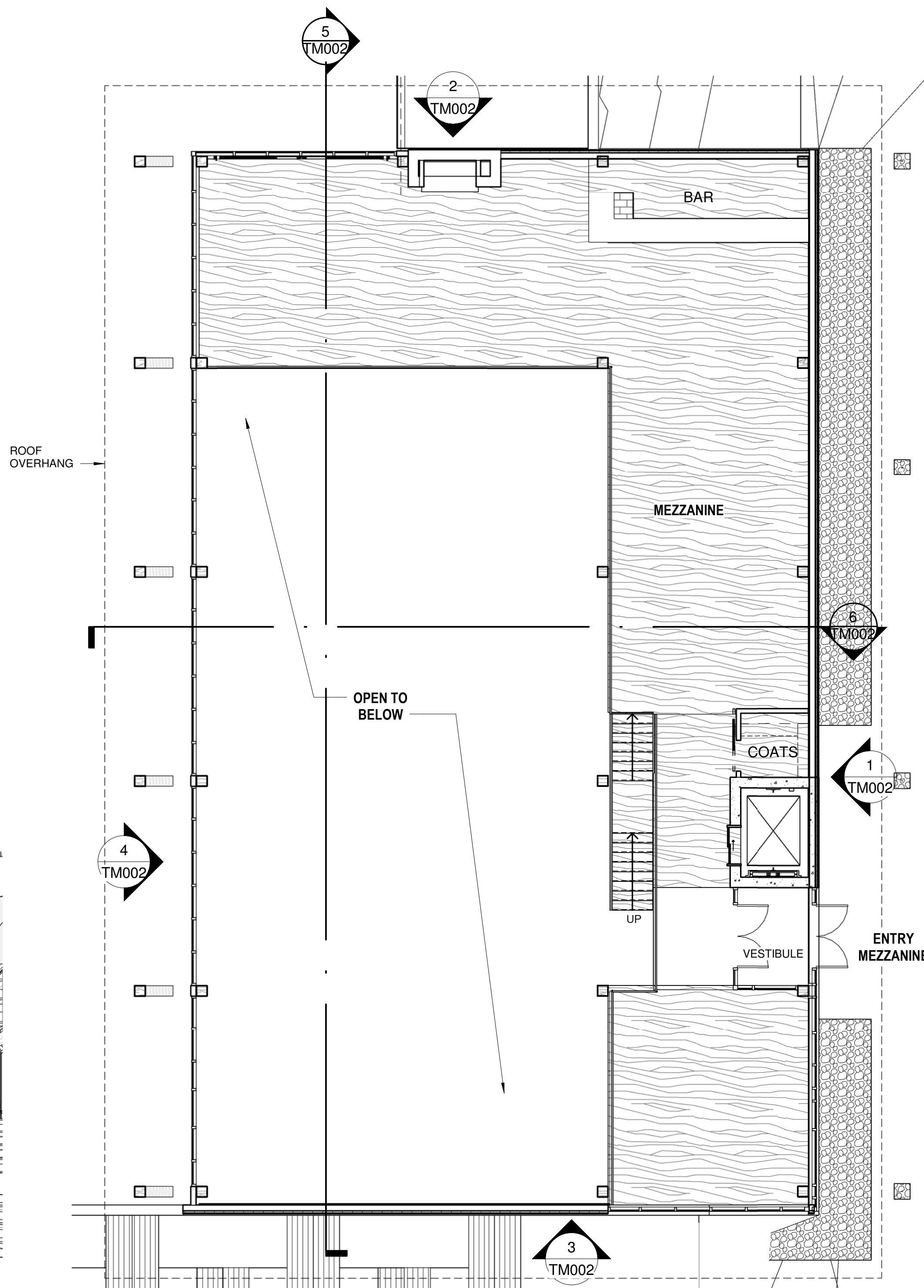
5 RES - PERSPECTIVE 03

SCALE:



6 RES - PERSPECTIVE 04

SCALE:

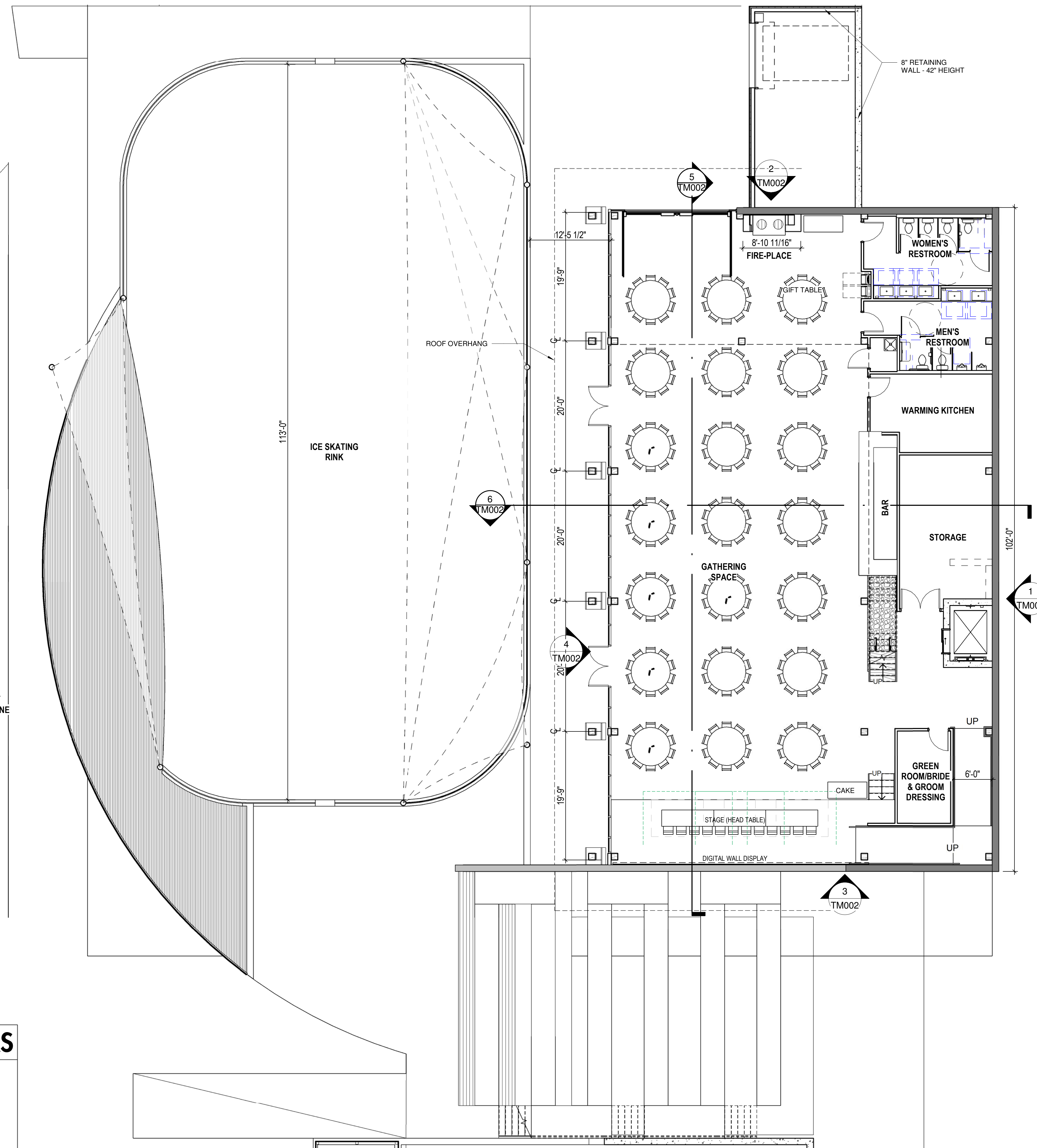


2 RIVERHEATH EVENT CENTER - MEZZANINE

SCALE: 1/8" = 1'-0"

RIVERHEATH EVENT CENTER - BUILDING AREAS

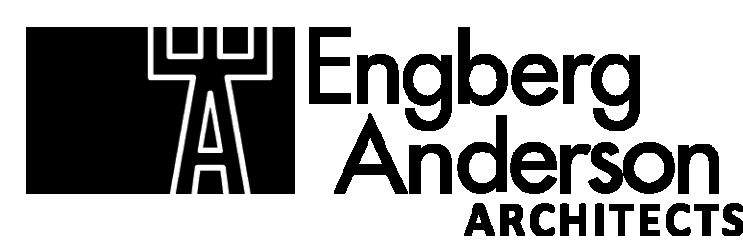
MAIN LEVEL	6,000 SF
MEZZANINE	2,400 SF
TOTAL BUILDING	8,400 SF
SIT DOWN CAPACITY	
MAIN LEVEL	200
MEZZANINE	50



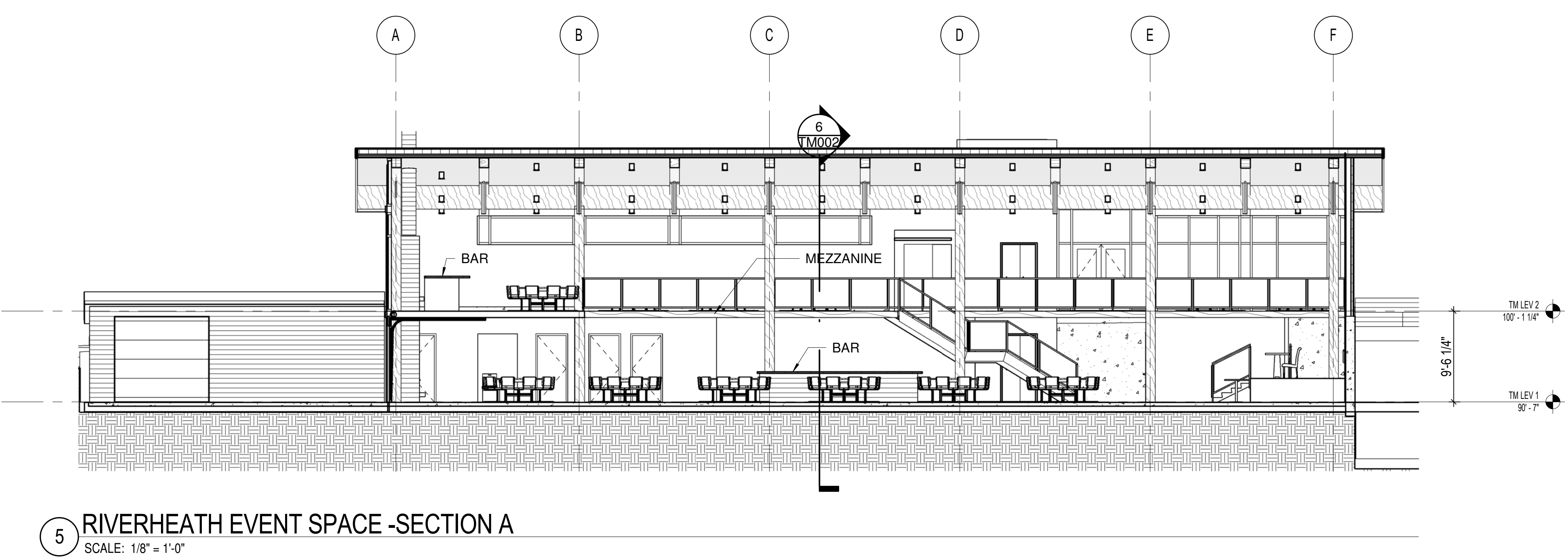
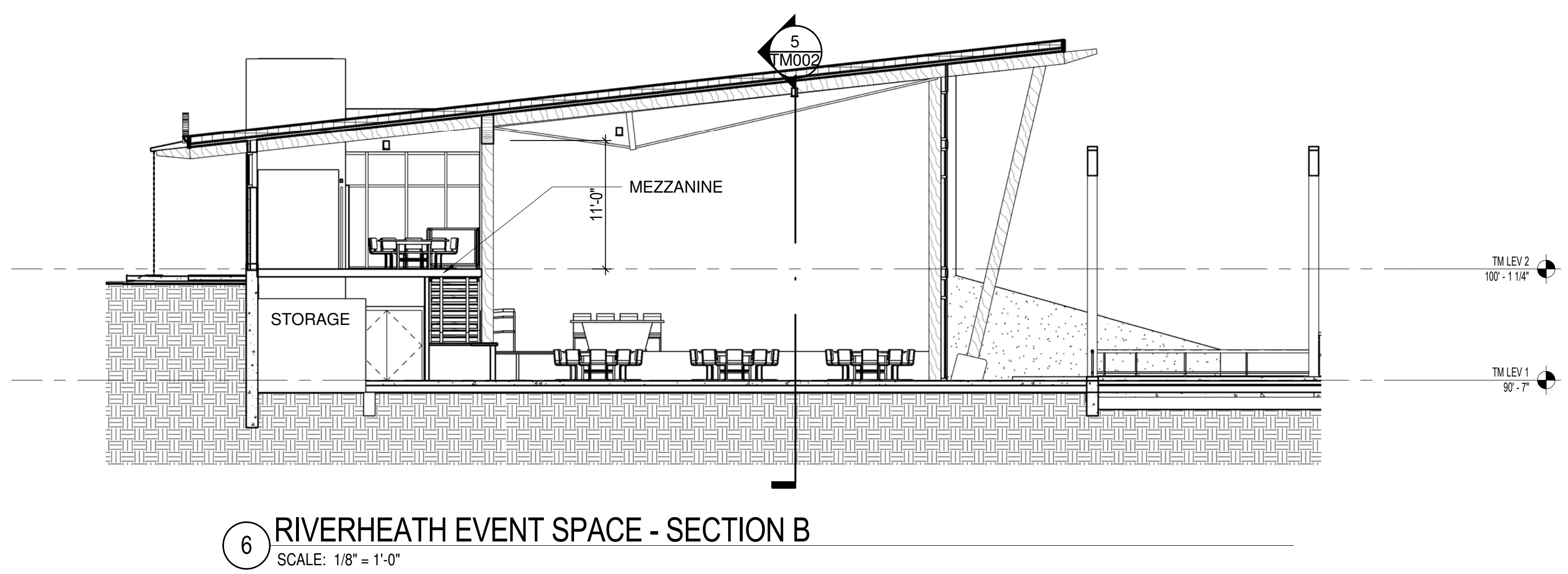
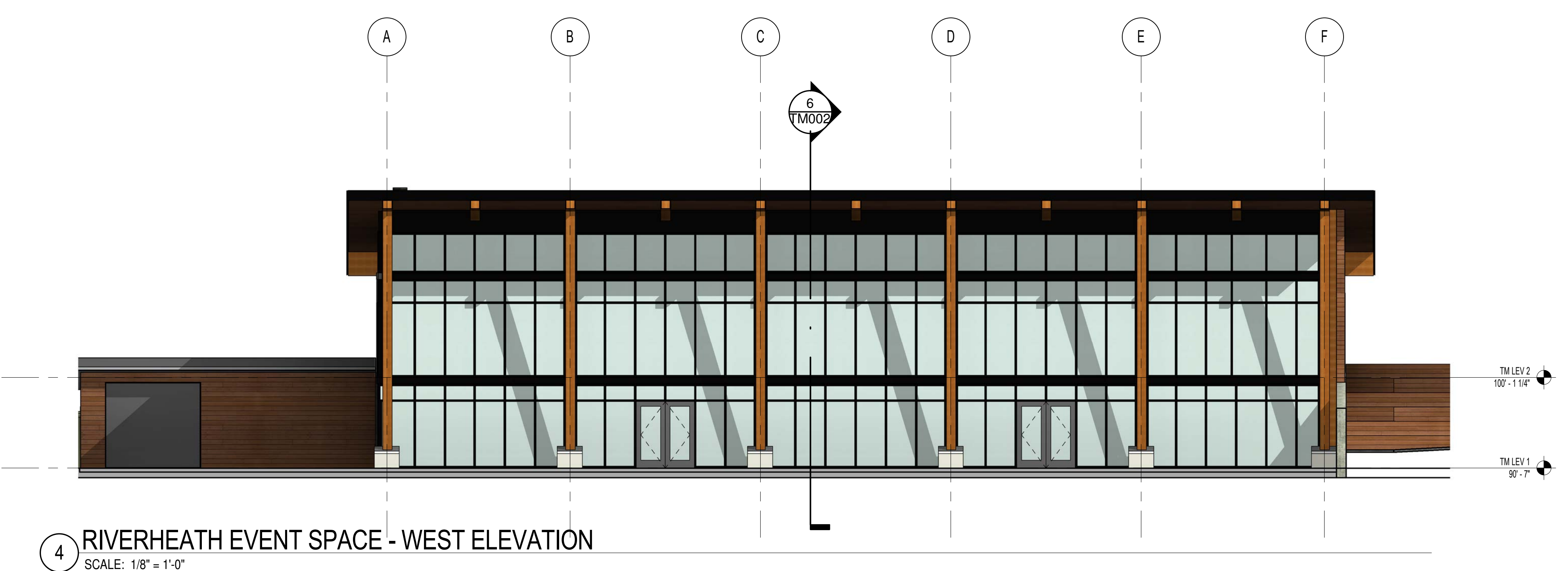
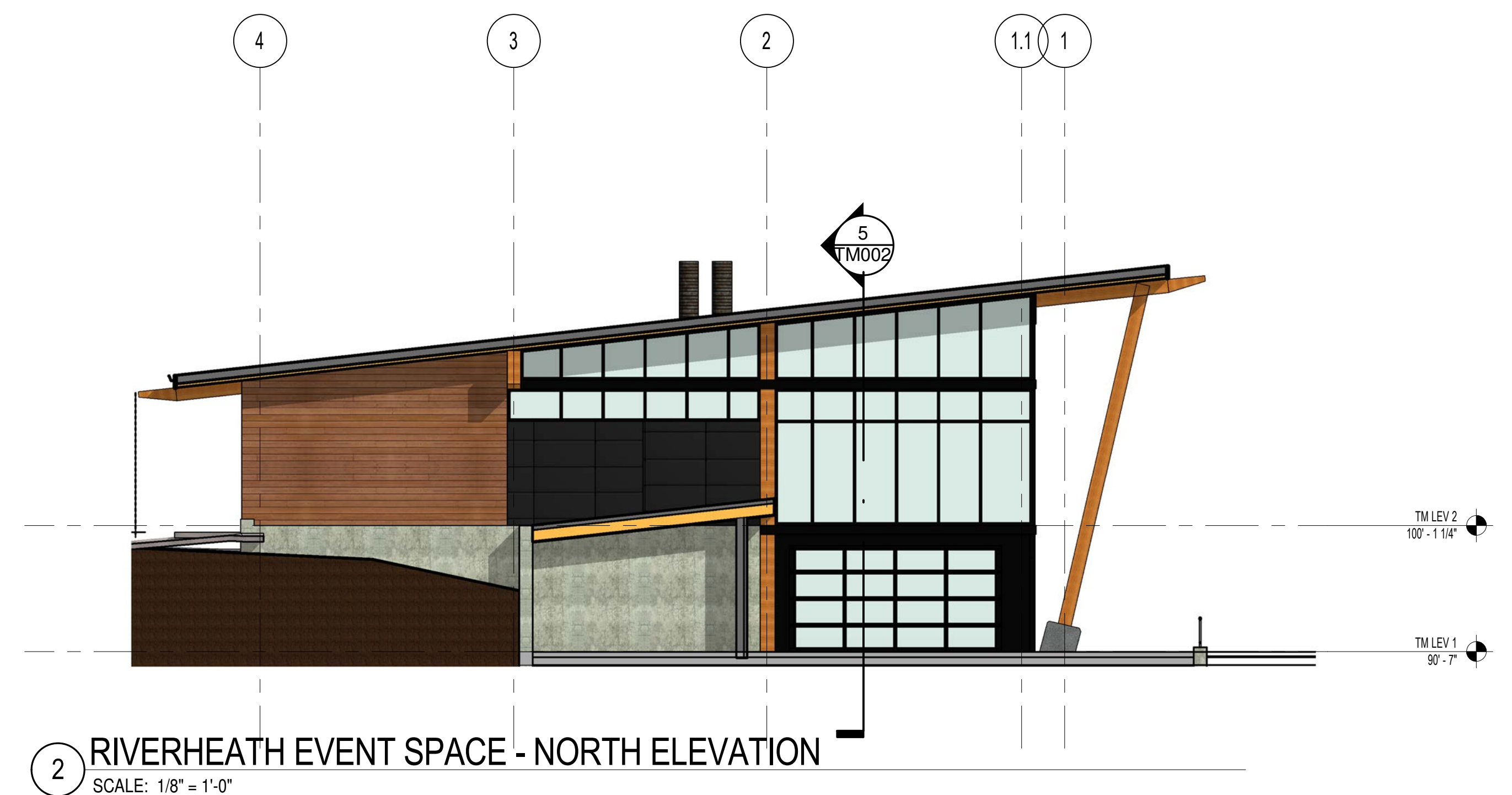
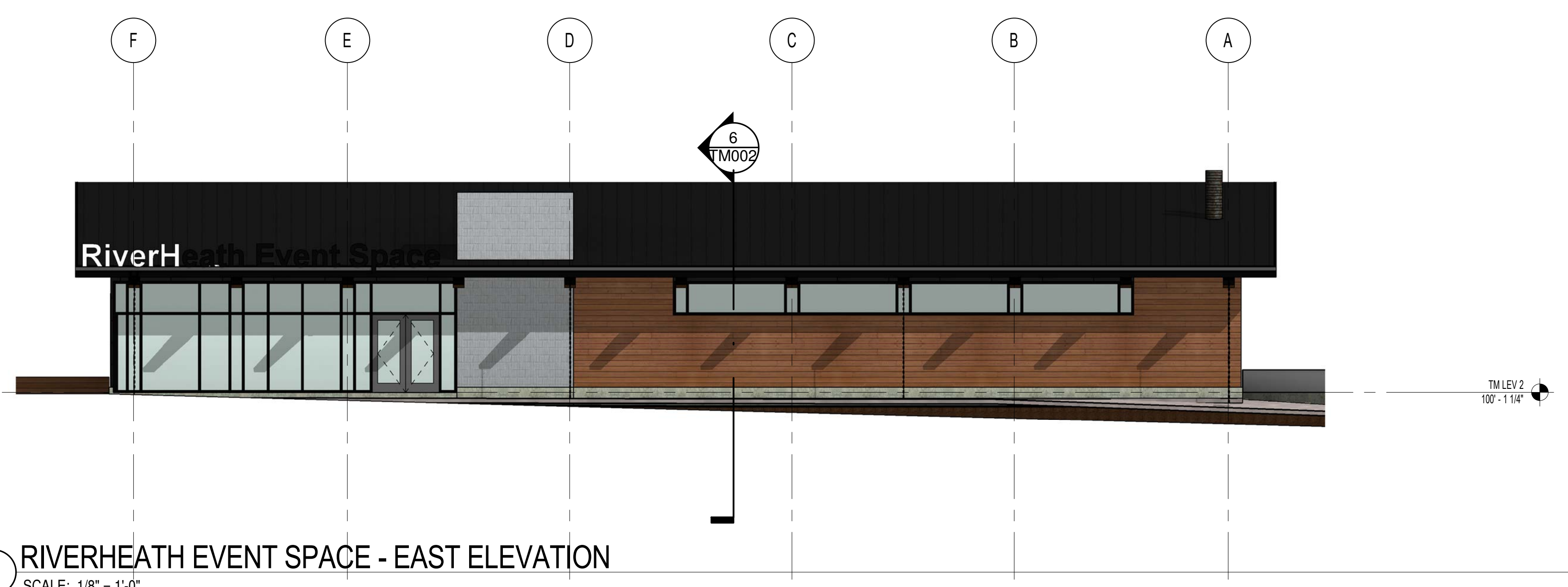
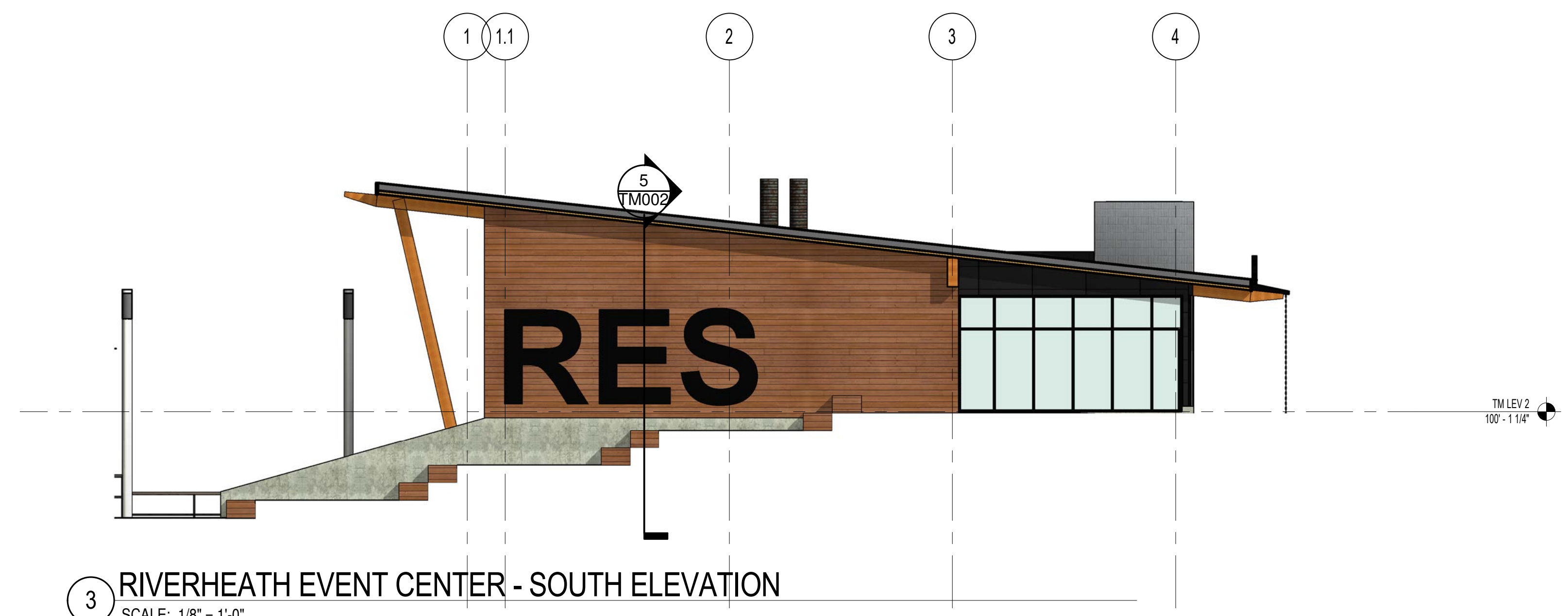
1 RIVERHEATH EVENT CENTER - FIRST FLOOR

SCALE: 1/8" = 1'-0"

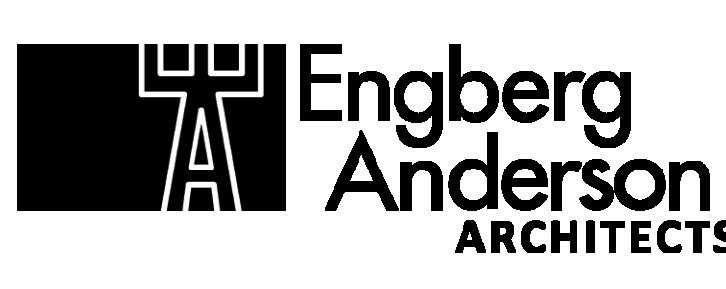
RIVERHEATH EVENT SPACE



FLOOR PLANS & 3D VIEWS
SCALE: As indicated



RIVERHEATH EVENT SPACE



SECTIONS & ELEVATIONS
SCALE: 1/8" = 1'-0"

Approved Site Plan #4-20

