

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, March 23, 2022, 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 Sections 23-66 and 23-114 of the Appleton Municipal Code, to consider a request by Sarah Gregory, applicant, and ZCF QOZB LLC, owner, for property located at 127 South Memorial Drive (Tax Id #31-3-0972-00) to obtain a Special Use Permit for a restaurant with alcohol sales and consumption (Topsy Taco). In the CBD Central Business District, a Special Use Permit is required for a restaurant with alcohol sales and consumption.

- ALDERMANIC DISTRICT: 9 – Alderperson Alex Schultz

You are being notified as a policy of the City of Appleton Community and Economic Development Department. 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. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

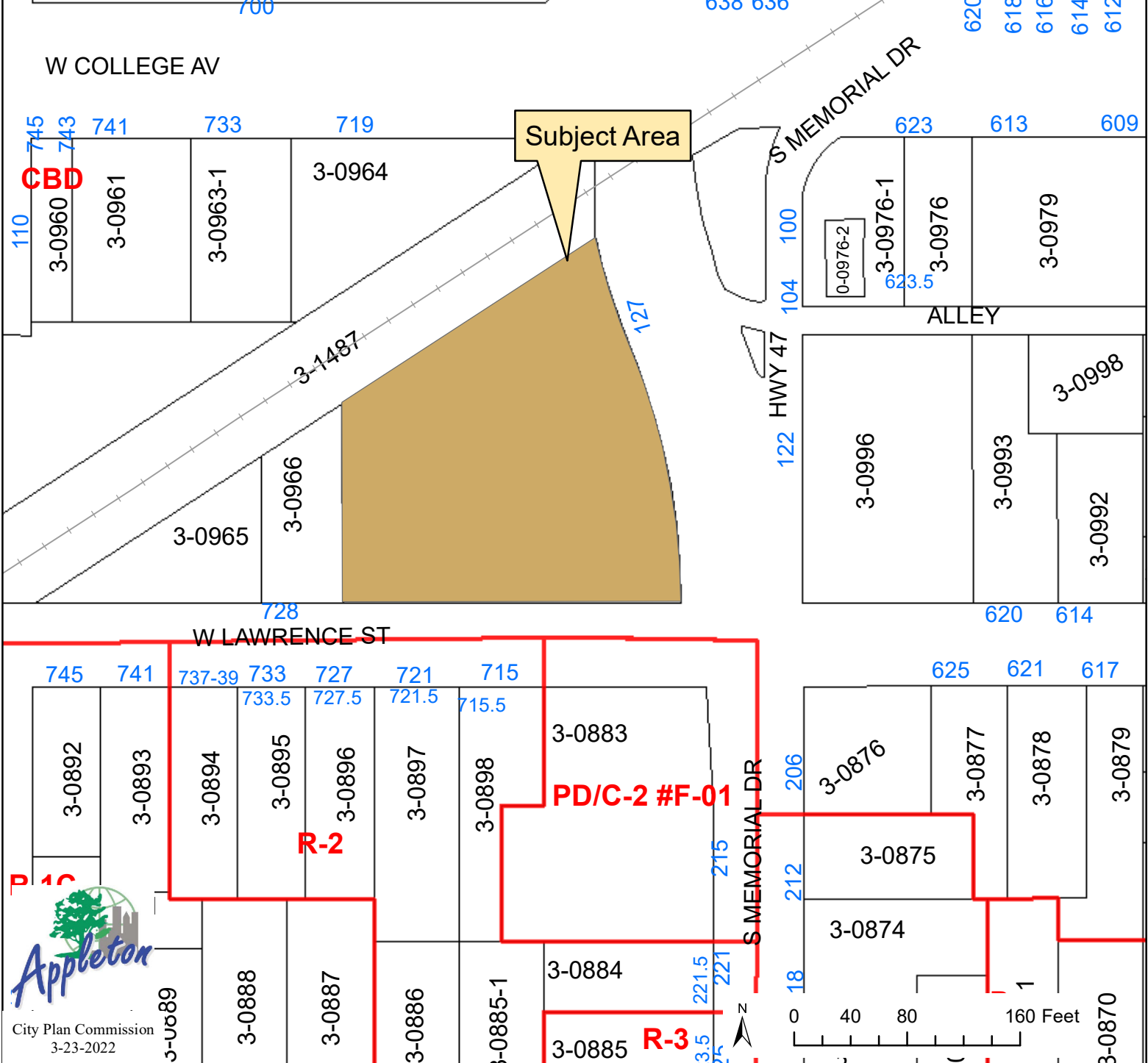
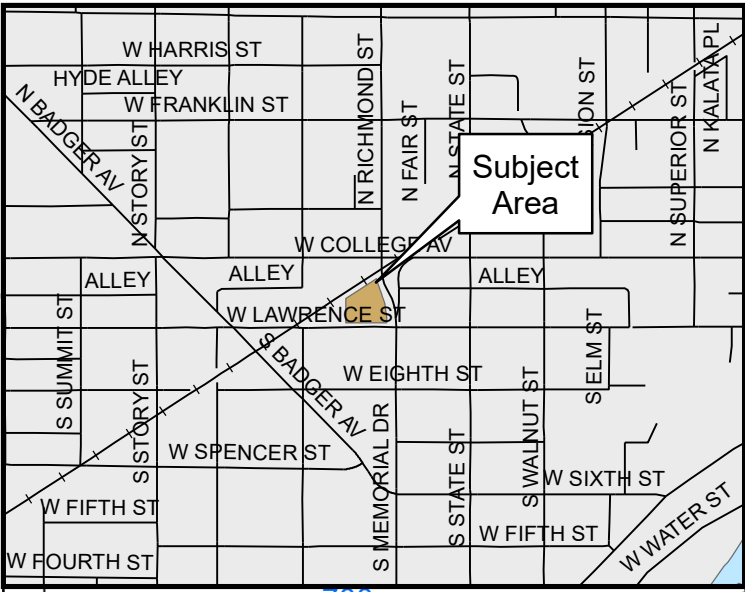
Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476 or by email at jessica.titel@appleton.org.

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.

127 S. Memorial Drive Special Use Permit Restaurant with Alcohol Sales Zoning Map



127 S. Memorial Drive
Special Use Permit
Restaurant with Alcohol Sales
Aerial Map



Subject Area



City Plan Commission
3-23-2022



PROPOSED FOR:

SANGRIA'S MEXICAN GRILL

APPLETON,

WISCONSIN

GENERAL NOTES

THESE DRAWINGS COVER STRUCTURAL AND GENERAL CONSTRUCTION WORK GOVERNING FOR THE BUILDING SITE, AND SHALL BE DONE IN A WORKMANLIKE MANNER.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL CITY, COUNTY AND STATE ORDINANCES, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION, AND DIMENSIONS OF CHASES, INSERTS, PENETRATIONS, AND OTHER FEATURES. ALL SUCH FEATURES SHALL BE CORRECTLY LOCATED AND SHOWN ON THE STRUCTURAL DRAWINGS. REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE REVISED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE SPECIFICALLY NOTED OTHERWISE. THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.

PROJECT INFORMATION

CONSTRUCTION CLASSIFICATION

BUILDING TYPE III-B - PARTIALLY SPRINKLED

OCCUPANCY

"A-2" RESTAURANT

ALLOWABLE AREA

"A-2" RESTAURANT CHAPTER 9 9,500 S.F. 5,000 S.F. OR 100 PEOPLE

IBC 508.4.2

SEPARATED USES RATIO

"M" MERCANTILE - $9,652 / 21,632 = .45$

"A-2" ASSEMBLY - $7,758 / 16,440 = .47$

$= .92 < 1.00$

2-HOUR FIRE BARRIER BETWEEN OCCUPANCIES

PER TABLE 506.4 & A-2 TO BE SPRINKLED

SHEET INDEX

SHEET SHEET TITLE

T1.0 GENERAL

COVER SHEET, INDEX, NOTES

A1.0 ARCHITECTURAL

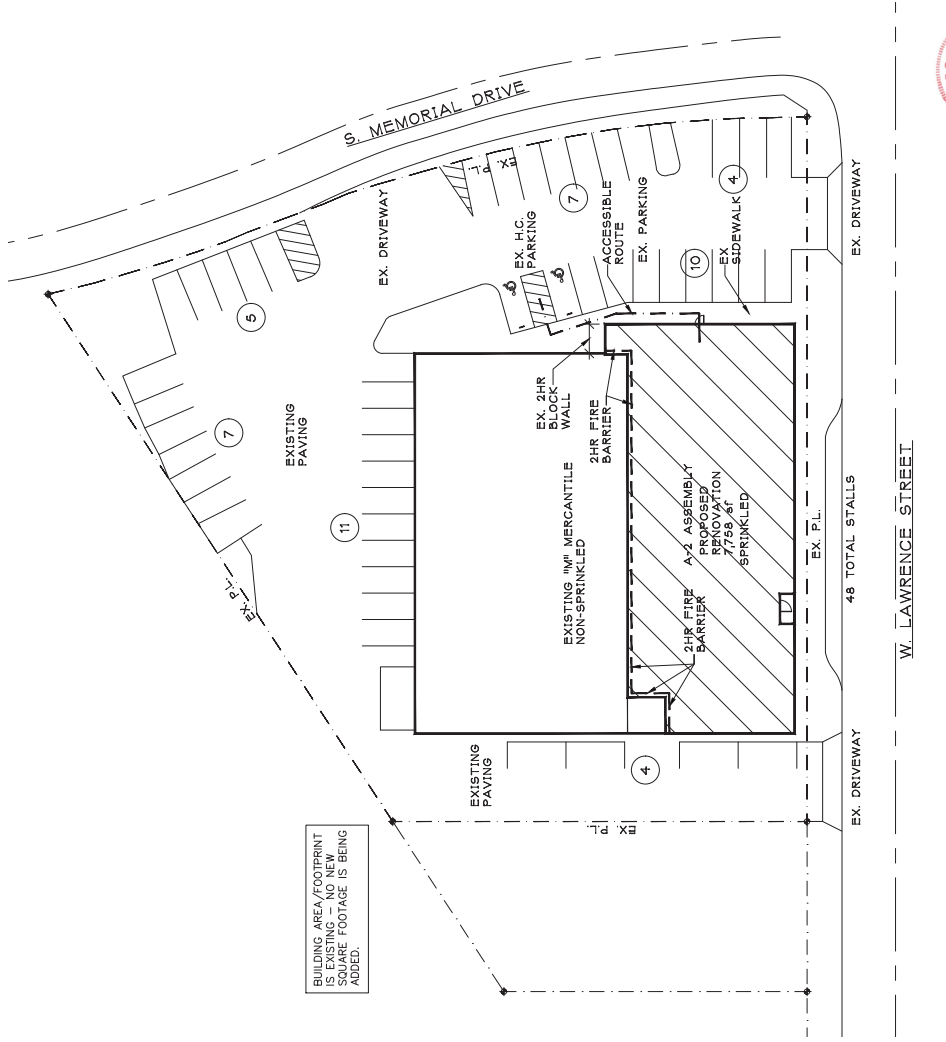
FLOOR PLAN

EGRESS & REFLECTED CEILING PLANS

FINISH SCHEDULE

ADA DETAILS

BUILDING AREA/FOOTPRINT IS EXISTING - NO NEW SQUARE FOOTAGE IS BEING ADDED.



SCHEMATIC SITE PLAN
SCALE:
NORTH
DATE: 6-19-22



237 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TEL: 920-707-4226 FAX: 920-40-8072
ACS
Architectural & Construction Services

SCHEMATIC DESIGN FOR,
SANGRIA'S MEXICAN GRILL
APPLETON,
WISCONSIN

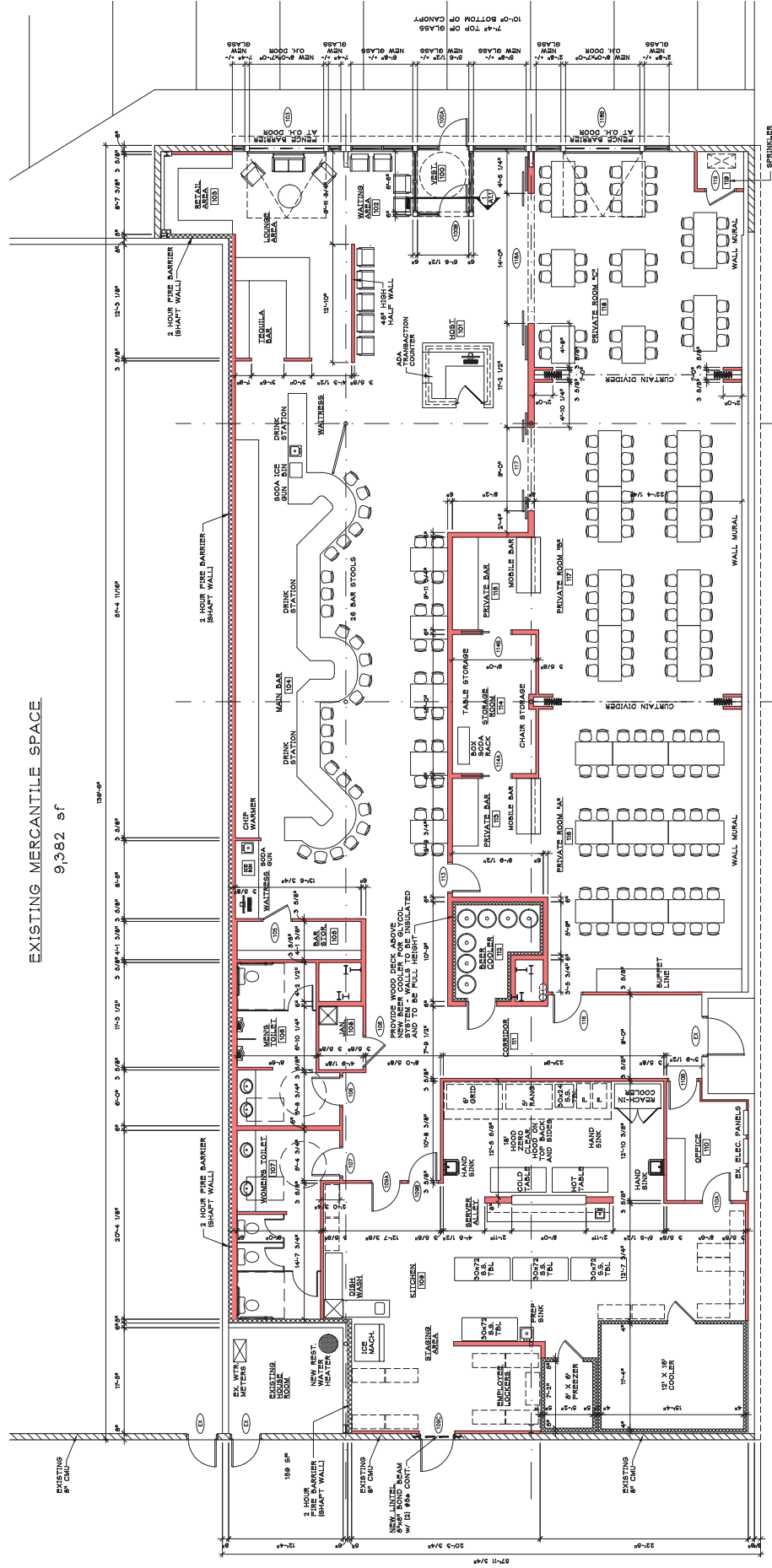
DATE: JUN 19 2022
ARCH: K. SPERL
D. BY: & BARTON
JOB: _____
REV: _____

T
1.0

SANGRIA'S MEXICAN GRILL
 SCHEMATIC DESIGN FOR,
 APPLETON, WISCONSIN

DATE: JAN 10, 2022
 ARCH: K. BUCK
 D. BY: S. BERTON
 JOB: _____
 REV: _____

A
1.0



EXISTING MERCANTILE SPACE
 9,382 sf

300 MAX CAPACITY
 7,758 sf
FLOOR PLAN
 SCALE: 3/16"=1'-0"

ALL INTERIOR COLUMNS AND PARTS OF THE PLAN ARE EXISTING
 THE EXISTING WEST WALL NON-BEARING ST. CMU WHICH ARE EQUIVALENT TO A RATING MINIMUM OF A 1 HOUR

NEW WINDOWS TO HAVE A PER TABLE C402.4 OF THE 2016 IBC
 NEW DOOR TO HAVE A U-VALUE OF 0.77 OR BETTER PER TABLE C402.4 OF THE 2016 IBC

FINAL GLAZING DIMENSIONS BY SELECTED CONTRACTOR
 ALL INTERIOR WALLS ARE DIMENSIONED FOR STUDS CAN ALSO BE UTILIZED