



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Public Hearing Date:** May 8, 2017

**Common Council Meeting Date:** May 17, 2017

**Item:** Special Use Permit #2-17 for a woodworking studio with alcohol sales and consumption at 207 West College Avenue

**Case Manager:** Jeff Towne

### GENERAL INFORMATION

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**Owner/Applicant:** Property Owner: Tusler Law, LLC  
Applicant: Katherine Wood – The Crafty Woodmaker

**Address/Tax Parcel #:** 207 West College Avenue/Tax Id #31-2-0080-00

**Owner/Applicant Request:** The applicant is requesting a Special Use Permit for alcohol sales and consumption in conjunction with a woodworking studio which includes classes and instruction for public groups of people, corporate events, or small private events within the building. Woodworking is considered staining, painting, stenciling, and drilling screws in support wood.

### BACKGROUND

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The tenant space on the first floor of the building is currently vacant.

### STAFF ANALYSIS

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**Zoning Ordinance Requirements:** In order to obtain a Special Use Permit for alcohol sales and consumption in conjunction with the woodworking studio, the Plan Commission makes a recommendation to the Common Council, who will make the final decision.

**Indoor Alcohol Sales and Consumption Area:** 1<sup>st</sup> floor of the building. (See attached Development and Operational Plan)

**Outdoor Alcohol Consumption Area:** No outdoor alcohol sales and consumption is requested as part of this application for a Special Use Permit.

**2010-2030 Comprehensive Plan:** The 2010-2030 Future Land Use Map currently represents this area to be Central Business District. The proposed use is consistent with the City's Comprehensive Plan and is consistent with the purpose and intent of the CBD Central Business District.

**Overall Community Goals and Objectives:**

**Goal 8 – Community Growth** (Chapter 9) - Economic Development

- Appleton will pursue economic development that retains and attracts talented people, brings good jobs to the area, and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

**Objective 8.4:**

- Support the organizations, events, and venues that make Appleton the arts and cultural center of the Fox Cities.

**Objective 9.4:**

- Ensure the continued vitality of downtown and the City’s neighborhood commercial districts.

**Initiative 2.1** - (Chapter 14) - Downtown Plan

- Maintain and strengthen the vitality of the arts and entertainment niche.

**Initiative 2.2** - (Chapter 14) - Downtown Plan

- Pursue opportunities to attract more artists and arts-related businesses to the downtown.

**Purpose of CBD Central Business District:**

This district is intended to provide a centrally located and readily accessible area that offers a wide variety of retail, service, financial, entertainment and governmental uses. A broad range of uses is permitted to reflect downtown’s role as a commercial, cultural and government center. Development is intended to be intense with maximum lot coverage, increased building scale and height density and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

**Surrounding Zoning Classification and Current Land Uses:**

- **North:** Zoning: CBD, Central Business District  
Current Land Use – Restaurant & Offices
- **South:** Zoning: CBD, Central Business District  
Current Land Use – Parking ramp
- **East:** Zoning: CBD, Central Business District  
Current Land Use – Restaurant

- **West:** Zoning: CBD, Central Business District  
Current Land Use – Vacant

**Technical Review Group Report (TRG):** This item was discussed at the April 18, 2017 Technical Review Group meeting. No negative comments were received from participating departments.

**Finding of Fact:** Prior to the granting of any Special Use Permit, the City Plan Commission may recommend and the Common Council may place such conditions and restrictions upon the establishment, location, construction, maintenance and method or hours of operation of the special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards specified in 23-66 (e) (1-6). This request was reviewed in accordance with the standards for granting a Special Use Permit under 23-66 (e) (1-6), which were found in the affirmative.

#### **RECOMMENDATION**

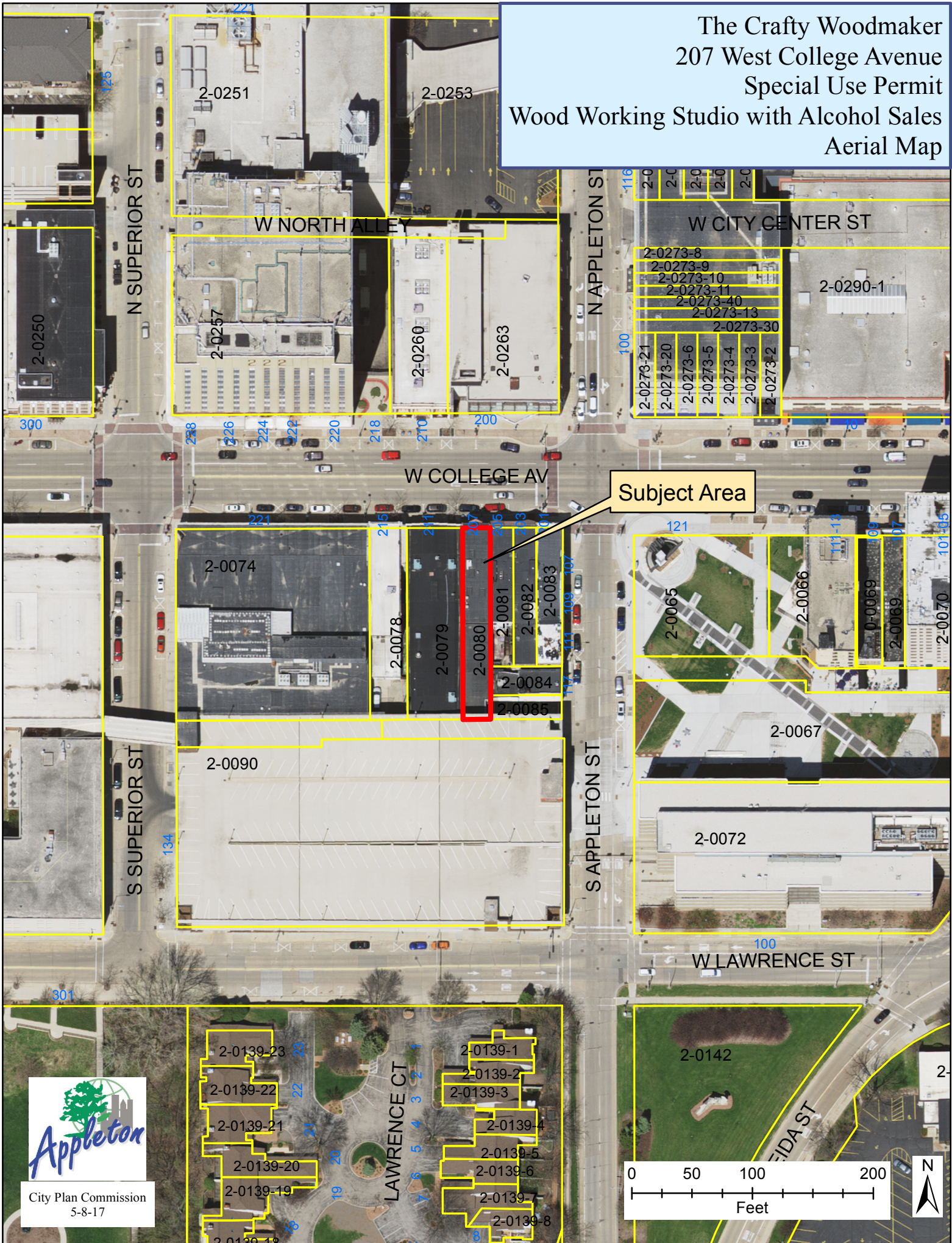
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Staff recommends, based on the above, that Special Use Permit #2-17 to allow alcohol sales and consumption at 207 West College Avenue (Tax Id #31-2-0080-00) and attached Resolution, **BE APPROVED** as shown on the attached maps and per attached plan of operation, to run with the land, subject to the following conditions:

1. Compliance with the attached Development Plan showing site layout and the floor plan and Operation Plan is required at all times per 23-66(d)(5). Changes to the Development Plan drawings and Operation Plan may require an amendment to the Special Use Permit or a new Special Use Permit.
2. The applicant shall comply with the standards established on Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code and all applicable State Statutes.



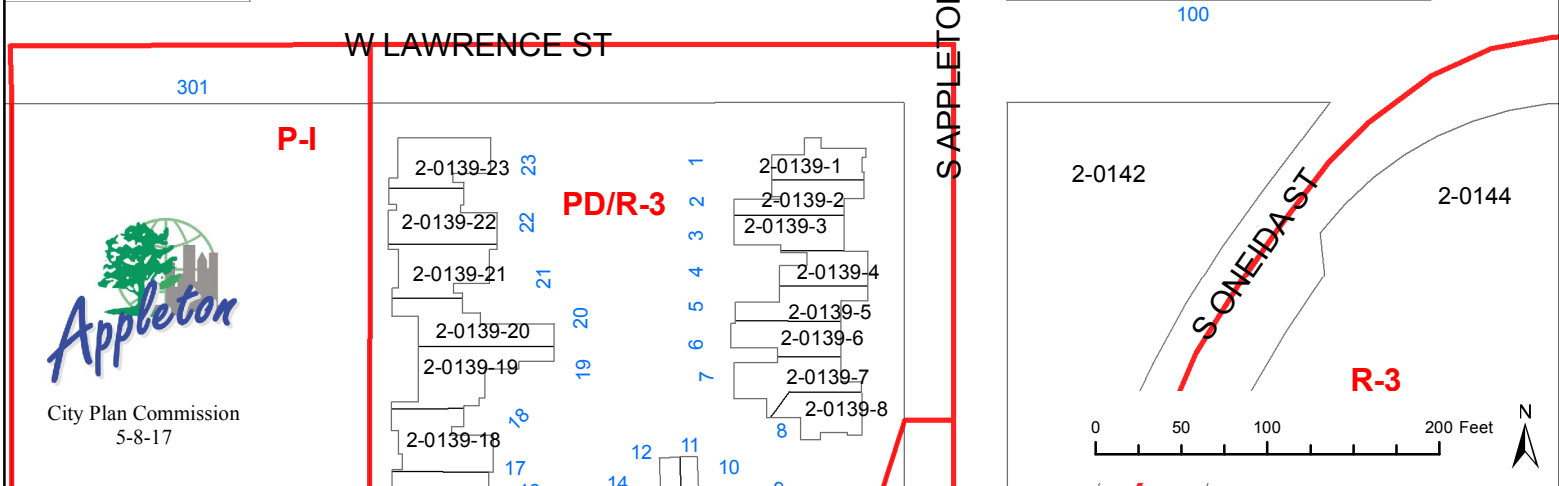
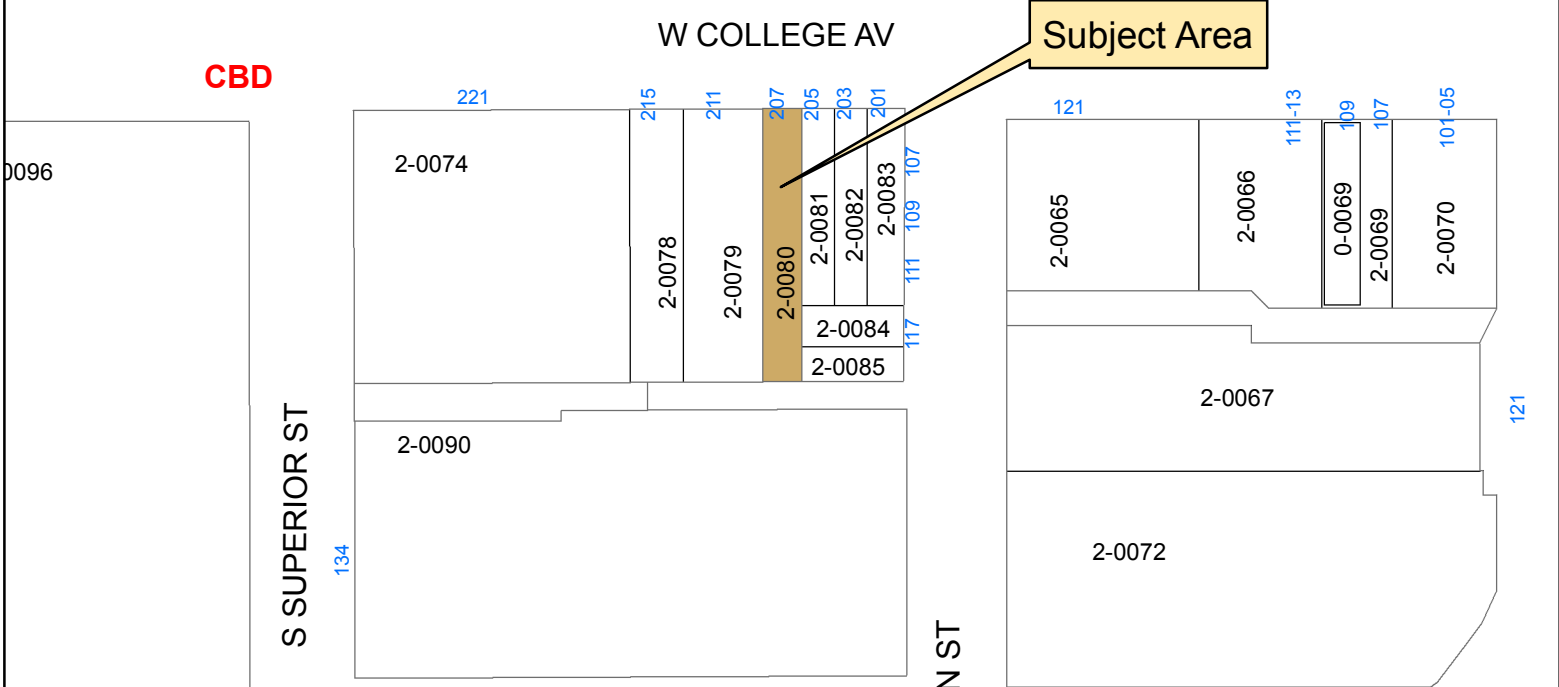
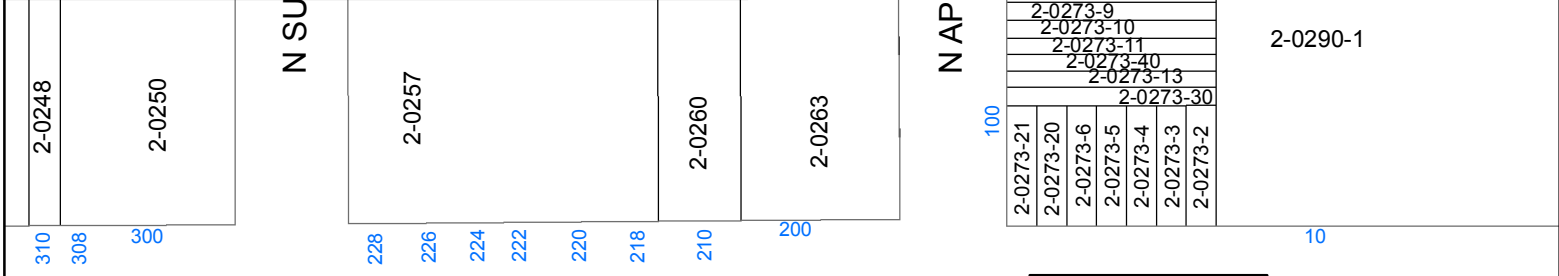
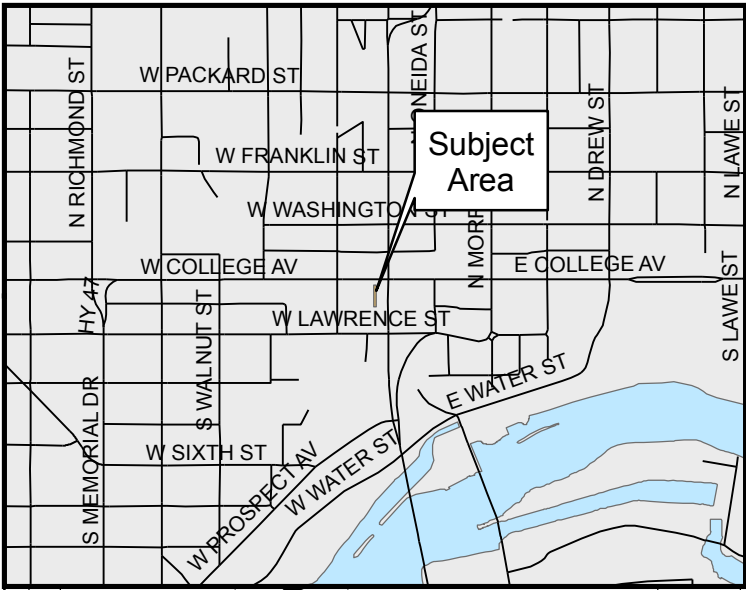
The Crafty Woodmaker  
 207 West College Avenue  
 Special Use Permit  
 Wood Working Studio with Alcohol Sales  
 Aerial Map

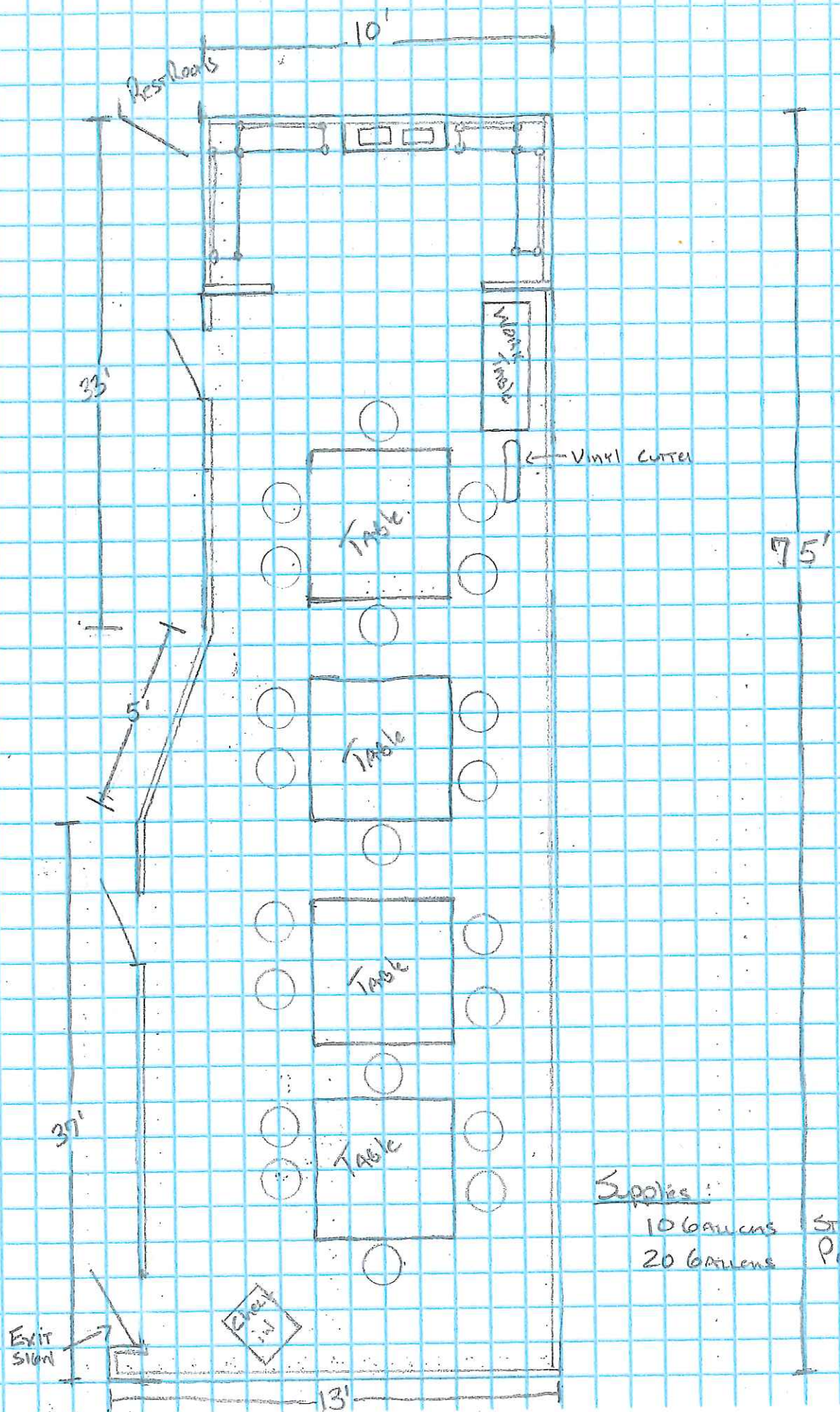


City Plan Commission  
 5-8-17



The Crafty Woodmaker  
 207 West College Avenue  
 Special Use Permit  
 Wood Working Studio with Alcohol Sales  
 Zoning Map







**TAVERN AND/OR RESTAURANT WITH ALCOHOL SALES  
PLAN OF OPERATION AND LOCATIONAL INFORMATION**

**Business Information:**

Name of business: THE CRAFTY WOODMARK

Years in operation: INITIAL

Percentage of business derived from restaurant service: 5 %

Type of proposed establishment (detailed explanation of business):

WE will offer public classes that do wood working projects and will have beer + wine sales.

**Proposed Hours of Operation for Indoor Uses:**

Day	From	To
Week Day	5:30 PM	11:00 PM
Friday	5:30 PM	11:00 PM
Saturday	7:30 AM	11:00 PM
Sunday	11:00 AM	7:00 PM

**Building Capacity and Area:**

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: 30 persons

Gross floor area of the existing building(s): \_\_\_\_\_

Gross floor area of the proposed building(s): \_\_\_\_\_

**Describe Any Potential Noise Emanating From the Proposed Use:**

Describe the noise levels anticipated from all equipment or other mechanical sources:

During Sessions you will have hammer + Mallet sound w/ background music.



Describe how the crowd noise will be controlled inside and outside the building:

Each session will have An instructor & at least  
2 ASSISTANTS, The instructor is in charge of Managing  
Noise inside & outside of building.

If off-street parking is available for the business, describe how noise from the parking lot will be controlled:

N/A

**Outdoor Uses:**

Location, type, size and design of outdoor facilities:

N/A

Type and height of screening of plantings/fencing/gating:

Is there any alcohol service incorporated in this outdoor facility proposal? Yes \_\_\_ No \_\_\_

Are there plans for outdoor music/entertainment? Yes \_\_\_ No \_\_\_

If yes, describe how the noise will be controlled:

Is there any food service incorporated in this outdoor facility proposal? Yes \_\_\_ No \_\_\_

**Proposed Hours of Operation for Outdoor Uses:**

Day	From	To
Week Day		
Friday		
Saturday		
Sunday		

**Outdoor Lighting:**

Type: Business Signage relative to city of Appleton Code.

Location: STORE FRONT

**Off-Street Parking:**

Number of spaces existing: N/A

Number of spaces proposed: N/A

**Other Licensed Premises:**

The number of licensed premises within the immediate geographic area of the proposed location will be considered in order to avoid an undue concentration that may have the potential of creating public safety problems or deterring neighborhood development.

List nearby licensed premises:

Home Bakers  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Number of Employees:**

Number of existing employees: 2

Number of proposed employees: 6

Number of employees scheduled to work on the largest shift: 4

## **RESOLUTION**

### **CITY OF APPLETON RESOLUTION APPROVING SPECIAL USE PERMIT #2-17**

**WHEREAS**, Katherine Wood (The Crafty Woodmaker) has applied for a Special Use Permit for a woodworking studio with alcohol sales and consumption located at 207 West College Avenue, also identified as Parcel Number 31-2-0080-00; and

**WHEREAS**, the location for the proposed woodworking studio with alcohol sales is located in the CBD Central Business District, and the proposed use is permitted by special use within this zoning district; and

**WHEREAS**, the City of Appleton Plan Commission held a public hearing on May 8, 2017 on Special Use Permit #2-17 at which all those wishing to be heard were allowed to speak or present written comments and other materials presented at the public hearing; and

**WHEREAS**, the City of Appleton Plan Commission has considered the application, the staff reports, oral and written, the Comprehensive Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

**WHEREAS**, the City of Appleton Plan Commission reviewed the standards for granting a Special Use Permit under Sections 23-66(e)(1-6) and 23-66(h)(6) of the Municipal Code, and forwarded Special Use Permit #2-17 to the City of Appleton Common Council with a favorable or not favorable (CIRCLE ONE) recommendation; and

**WHEREAS**, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on \_\_\_\_\_, 2017 and found it to be acceptable.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Appleton Common Council approves Special Use Permit #2-17 for a woodworking studio with alcohol sales and consumption located at 207 West College Avenue, also identified as Parcel Number 31-2-0080-00 and orders as follows:

#### **CONDITIONS OF SPECIAL USE PERMIT #2-17**

1. Compliance with the attached Development Plan showing site layout and the floor plan and Operation Plan is required at all times per 23-66(d)(5). Changes to the Development Plan drawings and Operation Plan may require an amendment to the Special Use Permit or a new Special Use Permit.
2. The applicant shall comply with the standards established on Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code and all applicable State Statutes.



Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Timothy M. Hanna, Mayor

ATTEST:

\_\_\_\_\_  
Kami Lynch, City Clerk