

**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 Tuesday, May 21, 2019, at 4:00 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 23-113 of the Appleton Municipal Code, to consider a request by Bounpheng Luangpraseuth, applicant, for property located at 1619 West College Avenue, Suite F (Tax Id #31-3-0049-00) to obtain a Special Use Permit for a restaurant with alcohol sales and consumption (Thai Ginger Bistro). In the C-2 General Commercial District, a Special Use Permit is required for a restaurant with alcohol sales.
  
- ALDERMANIC DISTRICT: 9 – Alderperson Alex Schultz

You are being notified as a policy of the City of Appleton Community and Economic Development Department. This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

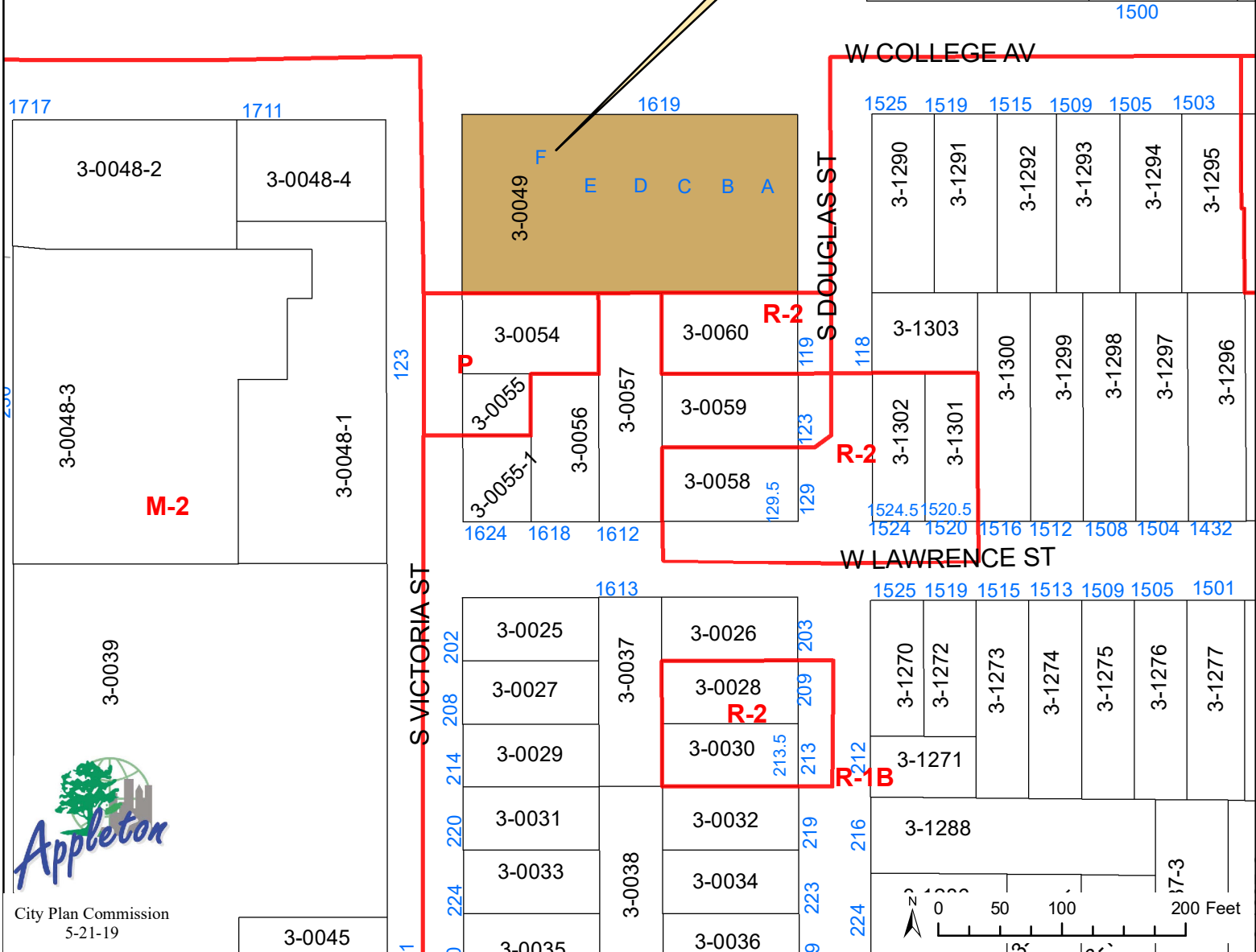
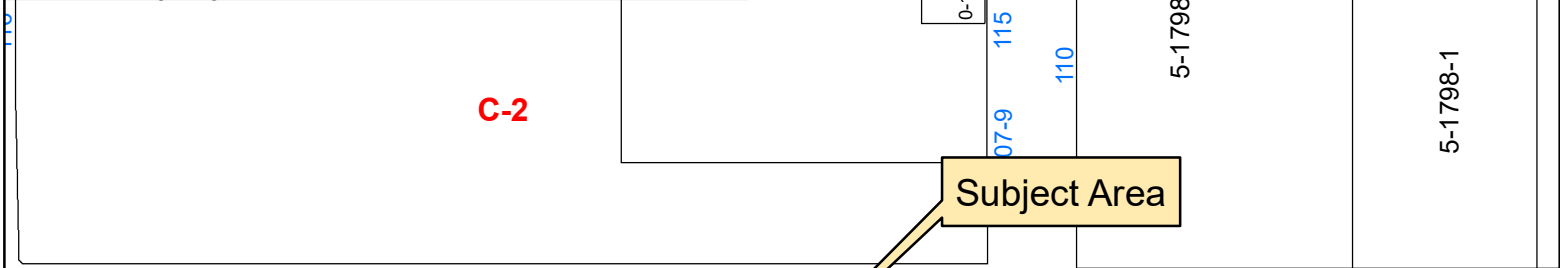
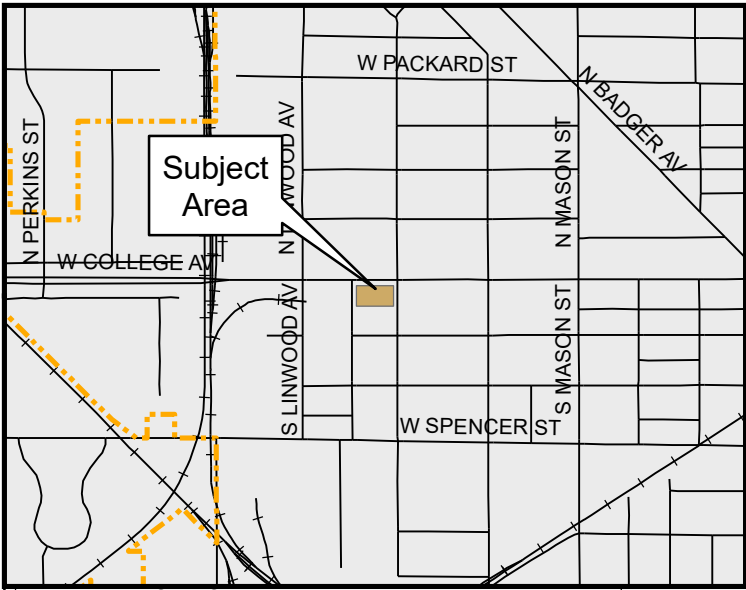
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466.

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.*

Restaurant with Alcohol Sales  
 Thai Ginger Bistro  
 1619 W. College Avenue, Suite F  
 Zoning Map



Restaurant with Alcohol Sales  
Thai Ginger Bistro  
1619 W. College Avenue, Suite F  
Aerial Map



Subject Area

1619

F

E

D

C

B

A

3-0049

3-0054

3-0055

3-0055-1

3-0056

3-0057

3-0060

3-0059

3-0058

123

119

118

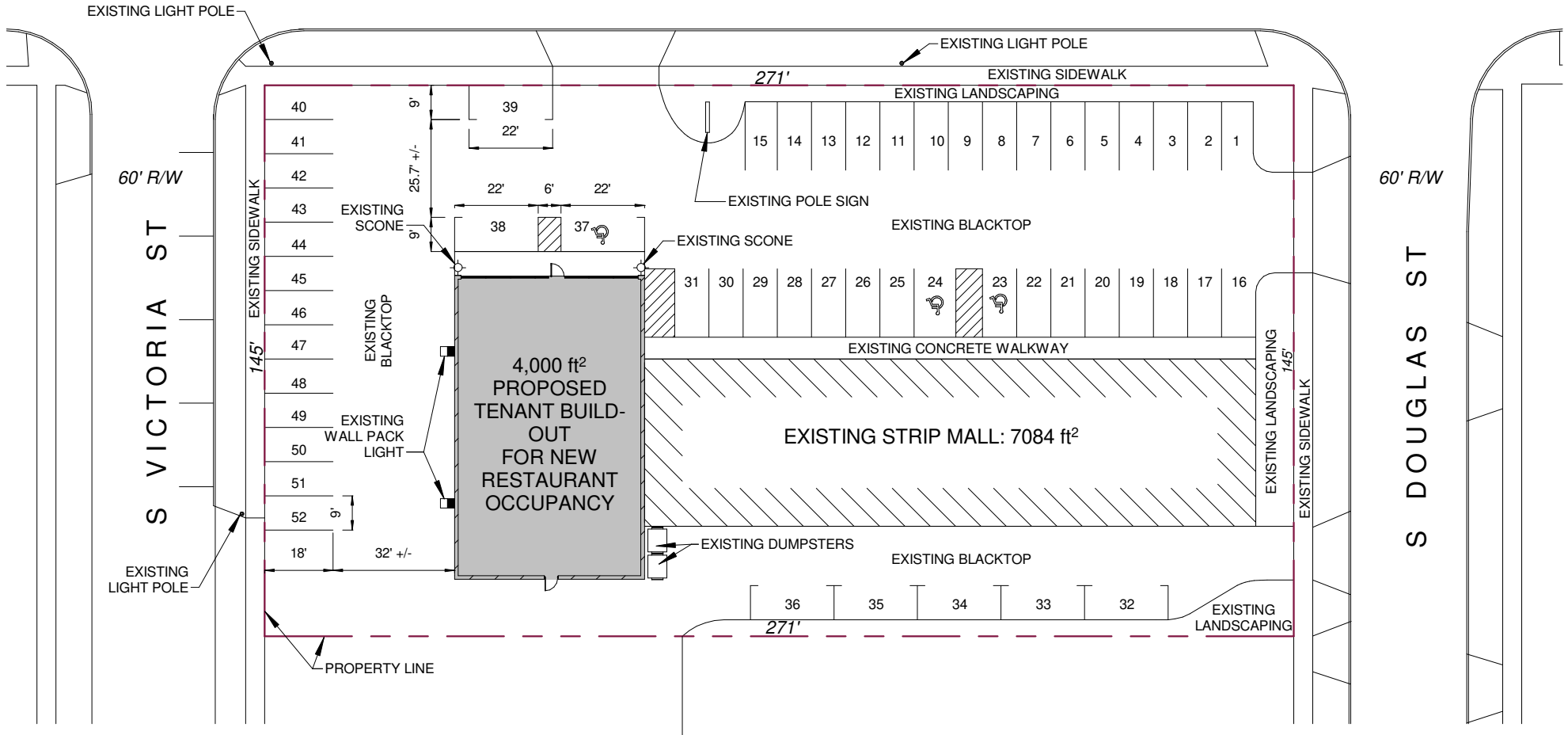
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129.5

129



W COLLEGE AVE



Total Existing Building Area:  $4,000 \text{ ft}^2 + 7,084 \text{ ft}^2 = 11,084 \text{ ft}^2$   
 Required Parking:  $11,084 \text{ ft}^2 \div 250 \text{ ft}^2/\text{stall} = 45 \text{ stalls}$   
 Parking Provided: 52 stalls

Number of Employees: 11  
 Hours of Operation:  
 Mon - Sat: 11:00 am - 10:00 pm  
 Sun: Closed



**SITE PLAN**  
 SCALE: 1" = 40'-0"

PROPOSED TENANT BUILD-OUT FOR  
**THAI GINGER BISTRO**  
 1619 WEST COLLEGE AVENUE, SUITE F, APPLETON, WI 54914

**PROJECT AND CODE INFORMATION**

- DESIGN CODE:**
- 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SFS 362
  - 2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS 366
  - 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SFS 360
  - IGCANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

**SITE ZONING:**  
 C2 GENERAL COMMERCIAL DISTRICT

**PROPOSED OCCUPANCY CLASSIFICATION:**  
 PRIMARY USE: RESTAURANT, ASSEMBLY GROUP A-2

**CONSTRUCTION CLASSIFICATION:**  
 TYPE IIB

**FIRE PROTECTION:**  
 NONSPRINKLERED

**NUMBER OF FLOOR LEVELS:**  
 1

**BUILDING AREA:**  
 STRIP MALL: 7,084 S.F.  
 RESTAURANT: 4,000 S.F.  
 TOTAL: 11,084 S.F.

**ALTERATION LEVEL:**  
 2

**SHEET INDEX**

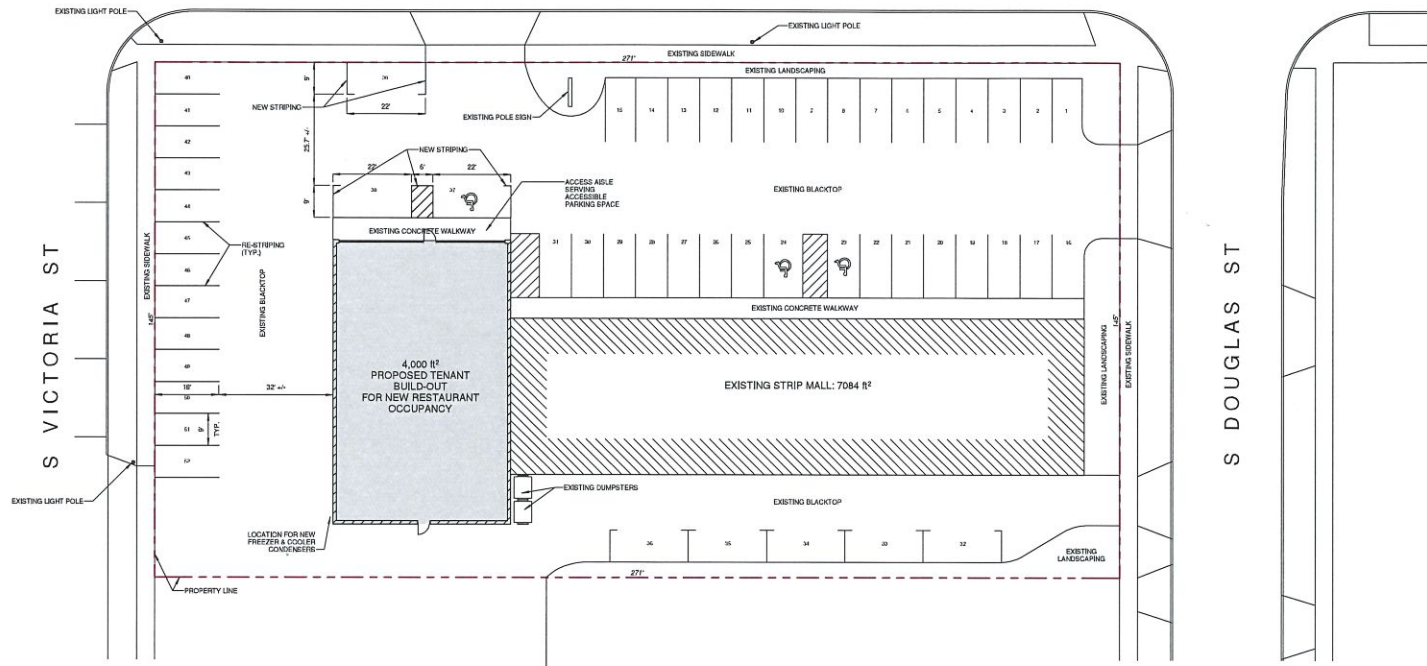
- A1 SHEET INDEX
- SITE PLAN
- PROJECT AND CODE INFORMATION
- A2 PROPOSED FLOOR PLAN
- RESTAURANT EQUIPMENT/FIXTURE SCHEDULE
- ROOM FINISH SCHEDULE
- DOOR TYPES
- WALL TYPES
- DOOR HEADER AND CONCRETE PAD DETAIL
- TYPICAL PLUMBING FIXTURE AND ACCESSORIES MOUNTING HEIGHTS
- A3 DEMOLITION PLAN
- EGRESS PLAN



**SITE PLAN DISCLAIMER**  
 INFORMATION SUCH AS PROPERTY LINES, TOWNSHIPS, TOWNSHIPS, PARKING, LANDSCAPE, EQUIPMENT, BUILDING LOCATION, ETC. SHOWN ON THIS SITE PLAN IS APPROXIMATE ONLY AND IS NOT ALL INCLUSIVE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION.

Total Existing Building Area: 4,000 ft<sup>2</sup> + 7,084 ft<sup>2</sup> = 11,084 ft<sup>2</sup>  
 Required Parking: 11,084 ft<sup>2</sup> ÷ 250 ft<sup>2</sup>/stall = 45 stalls  
 Parking Provided: 52 stalls

W COLLEGE AVE



**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

PROPOSED TENANT BUILD-OUT FOR  
**THAI GINGER BISTRO**  
 1619 WEST COLLEGE AVENUE, SUITE F, APPLETON, WI 54914

REVISIONS		
#	DATE	DESCRIPTION

PROJECT NO.: 2019.01  
 DATE: 4/15/2019  
 DRAWN BY: G.O.

SHEET  
**A1**

ROOM NO.	ROOM NAME	FLOOR	WALL BASE	WALLS	CEILING	CEILING HEIGHT	REMARKS
101	VESTIBULE		TB	GYP	ACT	10'-0"	
102	BAR		RUB	GYP	ACT	10'-0"	
103	FINING		RUB	GYP	ACT	10'-0"	
104	CORRIDOR		RUB	GYP	ACT	10'-0"	
105	WOMEN		TB	GYP	VFG	10'-0"	
106	MEN		TB	GYP	VFG	10'-0"	
107	KITCHEN		RUB	GYP	VFG	10'-0"	B.C.
108	DISHWASH & PREP		RUB	GYP	VFG	10'-0"	B.C.
109	STORAGE & OFFICE		RUB	GYP	ACT	10'-0"	
110	PASSAGEWAY		RUB	GYP	VFG	10'-0"	

**ROOM FINISH SCHEDULE ABBREVIATIONS**

- ACT LAY-IN ACoustICAL TILE
- CONC RESEALED CONCRETE
- CYPT CARPET
- GYP GYPSUM WALLBOARD PAINTED
- RUB RUBBER COVE BASE 4" HIGH
- TB CERAMIC/PORCELAIN TILE
- TILE CERAMIC/PORCELAIN TILE
- VFG LAY-IN VINYL FACED GYPSUM PANEL

**ROOM FINISH SCHEDULE REMARKS**

- a. INSTALL STAINLESS STEEL SHEETS ON WALL BEHIND COOKING LINE
- b. INSTALL STAINLESS STEEL SHEETS OR FIBERGLASS REINFORCED PLASTIC (FRP) PANELS ON PLUMBING FIXTURE WALLS
- c. INSTALL 4" RUBBER COVE BASE AT THE BOTTOM OF ALL WALLS, INCLUDING WALK-IN COOLERS AND FREEZER (MIT COVE BASE INSIDE WALK-IN FREEZER)

**LEGEND**

- BATTERY PACK EMERGENCY LIGHT
- BATTERY PACK EXTERIOR EMERGENCY LIGHT
- EXIT SIGN
- EXHAUST FAN
- FIRE EXTINGUISHER
- WALL TYPE
- DOOR TYPE
- FOOD SERVICE EQUIPMENT FIXTURE TAG
- PLASTIC SIGN DENOTES OCCUPANT LOAD IS LIMITED TO 80 PERSONS (ALSO SEE EXAMPLE)

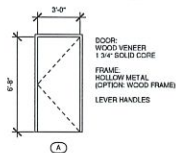
**EXAMPLE OF OCCUPANT LOAD LIMIT SIGN**



**INTERIOR WALL AND CEILING FINISH REQUIREMENTS**

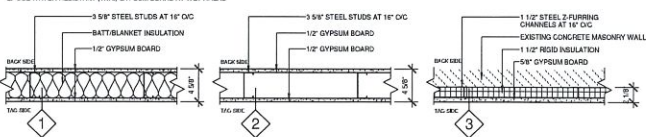
- EXIT ENCLOSURES & EXIT PASSAGEWAYS
- CORRIDORS
- ROOMS & ENCLOSED SPACES
- A FLAME SPREAD INDEX 0-25, SMOKE-DEVELOPED INDEX 0-450
- B FLAME SPREAD INDEX 26-75, SMOKE-DEVELOPED INDEX 450-450
- C FLAME SPREAD INDEX 76-200, SMOKE-DEVELOPED INDEX 0-450

**DOOR TYPES**



**WALL TYPES**

**ORIGINAL NOTES:**  
 1. ALL NEW WORK ATTACHED TO UNDERSIDE OF ROOF STRUCTURE SHALL HAVE DEFLECTION RISE 2:311 AT HEAD OF WALL  
 2. USE WATER-RESISTANT (W.R.) GYPSUM BOARD AT WET AREAS

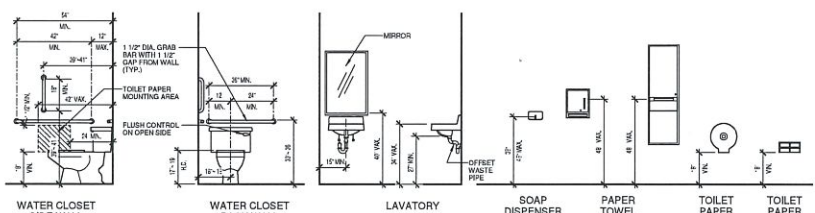


**PROPOSED PLAN KEYNOTES**

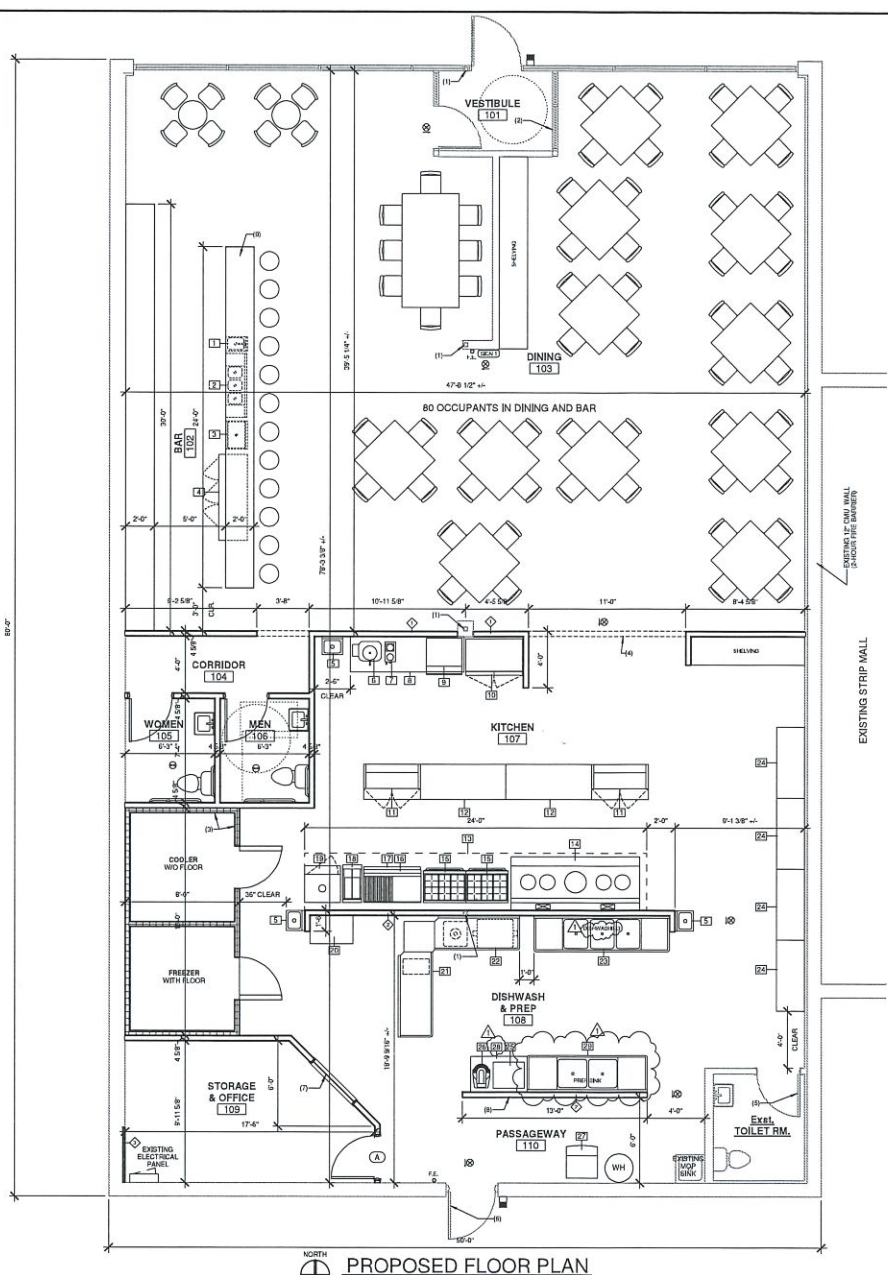
- (1) EXISTING STEEL COLUMN
- (2) INSTALL NEW GLASS PANEL AND ALUMINUM FRAME AFTER REMOVAL OF EXISTING DOOR PANEL. OPTION: CLOSE OFF EXISTING DOOR PANEL BY LOCKING THE DOOR, REMOVING DOOR PULL, PUSH BAR AND SELF-CLOSER BOTTOM OF COOKER PANELS
- (3) INSTALL 4" RUBBER COVE BASE AT THE BOTTOM OF COOKER PANELS
- (4) NEW BUILDUP @ 10" ABOVE FLOOR, 3/8" METAL STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE
- (5) INSTALL SELF-CLOSER ON THIS EXISTING DOOR
- (6) INSTALL PANO HARDWARE ON THIS EXISTING DOOR
- (7) INSTALL NEW 48"X48" BORROW LITE
- (8) 4'-0" HIGH WALL
- (9) MAXIMUM 5'-0" HIGH COUNTER TOP

**RESTAURANT EQUIPMENT/FIXTURE SCHEDULE**

MARK	DESCRIPTION	QTY
1	HAND SINK UNDER BAR	1
2	DISCOMPARTMENT BAR SINK	1
3	ICE BIN UNDER BAR	1
4	THREE GLASS DOOR BACK BAR REF/REFRIGERATOR	1
5	STAINLESS STEEL HANDWASH SINK WITH WHIST BLADE FAUCET HANDLES, SOAP DISPENSER AND PAPER TOWEL DISPENSER	3
6	ELECTRIC HOT WATER BOILER	1
7	COFFEE BREWER	1
8	WORK TABLE, STAINLESS STEEL, 80" X 30"	1
9	COOK DISPENSER	1
10	REACH-IN REFRIGERATOR	1
11	WELCA TOP REFRIGERATOR, 48" WIDE	2
12	WORK TABLE, STAINLESS STEEL, 72" X 30"	2
13	EXHAUST HOOD, 24" X 4"	1
14	GAS BURNER WORK RANGE	1
15	GAS BURNER RANGE WITH SINGLE STANDARD OVEN, 36" WIDE	2
16	COMBINATION GRIDDLE AND CHAM-BROILER	1
17	LOW STAINLESS STEEL TABLE, 48" X 30"	1
18	GAS DEEP Fryer	1
19	GAS BROILER	1
20	SHELVING FOR FOUNTAIN SYRUPS	1
21	VESTIBULE DISPENSER, SPRING SPOUT, SPRING STYLE SPRAY, WHIST BLADE FAUCET HANDLES	1
22	GREASE INTERCEPTOR UNDER SINK	1
23	DISCOMPARTMENT SINK, SWING SPOUTS, SPRING STYLE SPRAY, WHIST BLADE FAUCET HANDLES, AND TWIST HANDLE WASTE VALVES WITH DRAIN ADAPTERS	1
24	WORK TABLE, STAINLESS STEEL, 80" X 30"	4
25	MEAT SLICER	1
26	ALL-PURPOSE MIXER	1
27	ICE CUBES MACHINE	1
28	DISCOMPARTMENT SINK, SWING SPOUT, WHIST BLADE FAUCET HANDLES, AND TWIST HANDLE WASTE VALVES WITH DRAIN ADAPTERS	1
29	DISCOMPARTMENT SINK, SWING SPOUT, WHIST BLADE FAUCET HANDLES, AND TWIST HANDLE WASTE VALVES WITH DRAIN ADAPTERS	1



**TYPICAL PLUMBING FIXTURES AND ACCESSORIES MOUNTING HEIGHTS**  
 ABBREVIATIONS: H.C. = HANDICAP ACCESSIBLE



**PROPOSED FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**GHEE ONG ARCHITECT**  
 537 Chestnut Lake, Appleton, Wisconsin, 54915-6185  
 Email: GheerOng@gmail.com - Phone: (920) 425-3089

PROPOSED TENANT BUILD-OUT FOR  
**THAI GINGER BISTRO**  
 1619 WEST COLLEGE AVENUE, APPLETON, WI 54911

REVISIONS	DATE	DESCRIPTION
1	2/11/2019	REVISION 1

PROJECT NO.: 2019.01  
 DATE: 2/11/2019  
 DRAWN BY: G.O.  
 SHEET  
**A2**

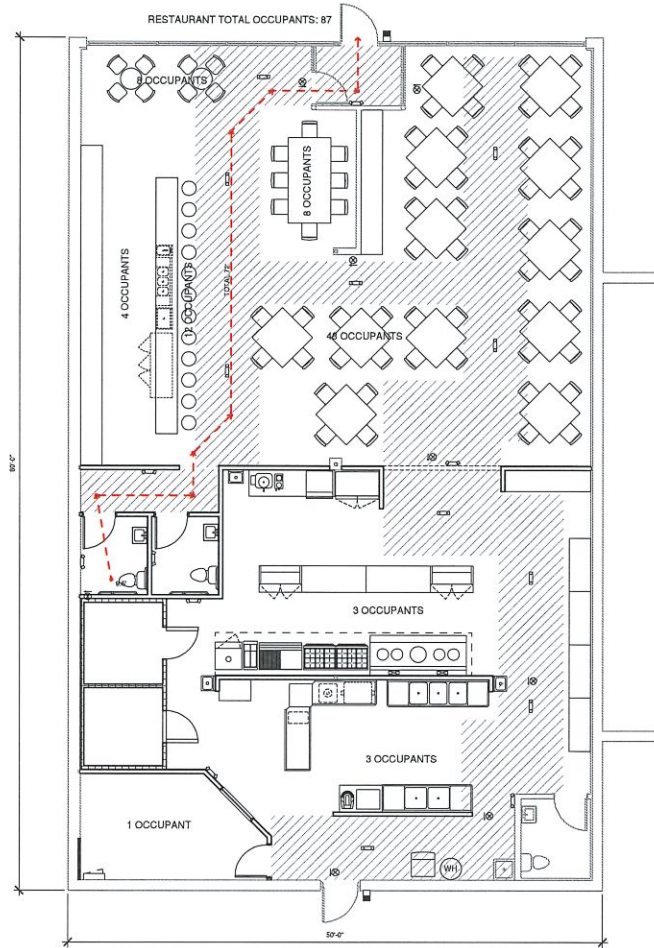
**LEGEND**

- EXIT ACCESS TRAVEL PATH
- BATTERY PACK EMERGENCY LIGHT
- BATTERY PACK EXTERIOR EMERGENCY LIGHT
- EXIT SIGN

Per IBC 2015, Table 1006.2.1  
Maximum common path of egress travel distance: 75 ft

Per IBC 2015, Table 1015.2  
Allowable exit access travel distance: 200 ft

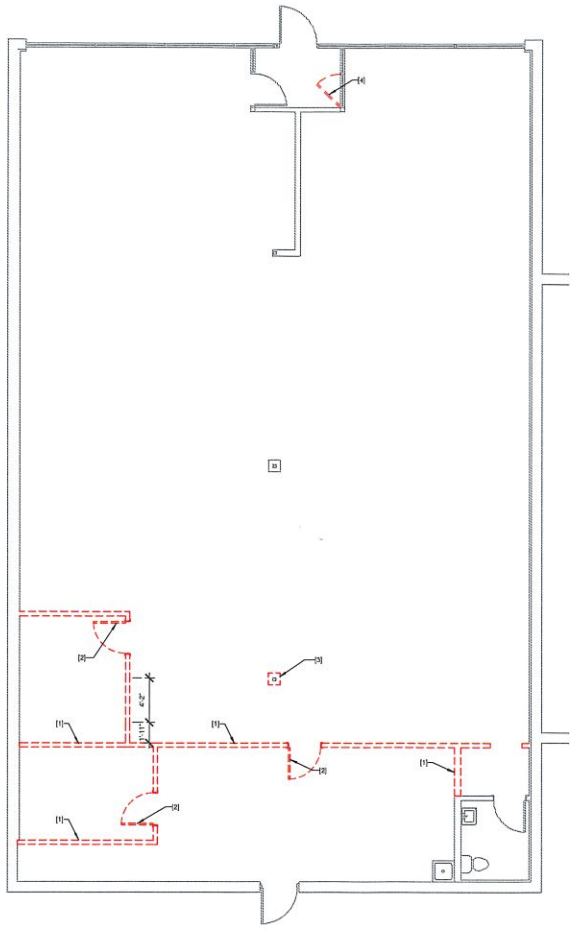
PATH OF EGRESS TRAVEL WITH 1 FOOT-CANDLE ILLUMINATION PROVIDED BY EMERGENCY LIGHTING



NORTH  
EGRESS PLAN  
SCALE: 3/16" = 1'-0"

**DEMOLITION PLAN KEYNOTES**

- (1) REMOVE EXISTING STUD WALL
- (2) REMOVE EXISTING DOOR
- (3) REMOVE EXISTING FURNING AROUND EXISTING STEEL COLUMN
- (4) REMOVE EXISTING LOCK PANEL, ALUMINUM FRAME, AND HORIZONTAL TO RECEIVE NEW GLASS PANEL AND FRAME. OPTION: REMOVE DOOR FILL, PUSH BAR AND SELF CLOSER ONLY



NORTH  
DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"

REVISIONS	DATE	DESCRIPTION

PROJECT NO.: 2019.01  
DATE: 2/11/2019  
DRAWN BY: G.O.