



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: June 23, 2014

Common Council Meeting Date: July 2, 2014

Item: Special Use Permit #6-14 for a restaurant with alcohol sales

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: Property owner and applicant: Randy Reinke, Home Run Pizza, LLC

Building Address/Parcel #: 1216 West Wisconsin Avenue/31-5-9542-25

Petitioner's Request: The applicant is requesting a Special Use Permit for a restaurant with alcohol sales. Home Run Pizza, LLC will sell pizzas, sandwiches and have a salad bar.

BACKGROUND

There is an existing building and parking lot on the site.

STAFF ANALYSIS

Existing Site Conditions: The site consists of an existing 4,000 square foot building and parking lot.

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

The building capacity is 65 persons and 30 parking spaces will be located on site. One parking space for each 3 persons is required for a restaurant for a total of 23 required spaces.

Operational Information: The proposed business hours are 11:00 a.m. – 2:00 a.m., seven days a week. The applicant has applied for a license to serve beer and wine only.

The outdoor patio will be enclosed with a six (6) foot high board-on-board fence. The applicant stated that there may occasionally be music on the patio. The City noise ordinance must be adhered to at all times.

Surrounding zoning and land uses:

- North: PD/C-2 – Planned Development/General Commercial District, Auto sales
R-2- Two-family Residential District, Residential uses
- South: C-2 – General Commercial District, Auto sales
- East: C-2 – General Commercial District, Gas station, convenience store
- West: PD/C-2 – Planned Development/General Commercial District, Auto sales

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2010-2030 Comprehensive Plan: The 2010-2030 Future Land Use Map currently represents this area to be used for commercial. The proposed zoning classification is consistent with the City's Comprehensive Plan and is consistent with the purpose and intent of the C-2 General Commercial District.

Overall Community Goals

- **Goal 1 – Community Growth** (Chapter 10 – Land Use)
Appleton will continue to provide opportunities for residential, commercial and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods and greenfield development sites at the City's edge.

Findings: This business is located within a building along a major corridor of the City that contains existing auto sales, gasoline sales, retail uses, professional and personal services. This request serves to expand the range of goods and services provided in the area and facilities continued viability of the commercial corridor.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under 23-66 (e)(1-6) and (h)(6), which were found in the affirmative.

Technical Review Group Report (TRG): This item was reviewed at the June 10, 2014, Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #6-14 for a restaurant with alcohol sales, **BE APPROVED**, to run with the land, subject to the following conditions:

1. Any deviations from the approved Development Plan or Operational Plan may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance.

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

Business information:

Name of Business: Home Run Pizza LLC

Years in operation: 9

Percentage of business derived from restaurant service: 70%

Type of the proposed establishment (detailed explanation of business): _____

Fresh, Hot & Frozen Pizzas Business

Hours of Operation: 11:00a - 10:00p Days of Operation: 7 Days

Noise, crowd, parking lot control methods: Fenced in Patio area
See Drawing. Signs will be Posted

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: 65 persons.

Outdoor uses:

Location, type, size and design of outdoor facilities: Outdoor Fenced Patio
See Drawing for details

Type and height of screening: plantings/fencing/gating Wood Fence 6' High

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

Hours of Operation: 11:00am 9:00pm Days of Operation: 7

Are there plans for outdoor music/entertainment? Yes No _____ but Limited

If yes, describe soundproofing measures: Confined Area
by Patio Fence.

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

Outdoor lighting:

Type: Flood Lights

Location: Patio Area, Around Building

Off-street parking:

Number of spaces provided 30.

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.

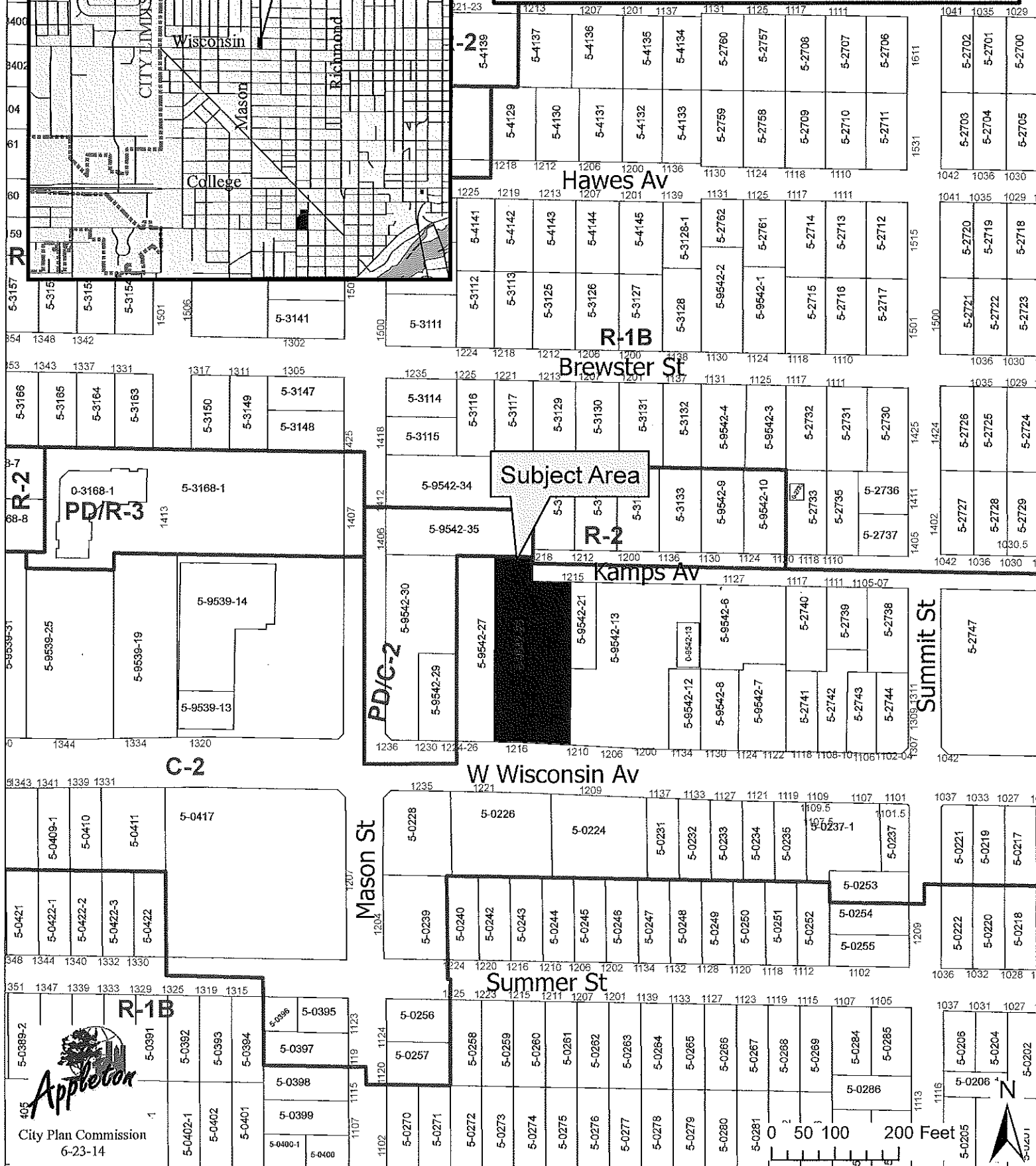
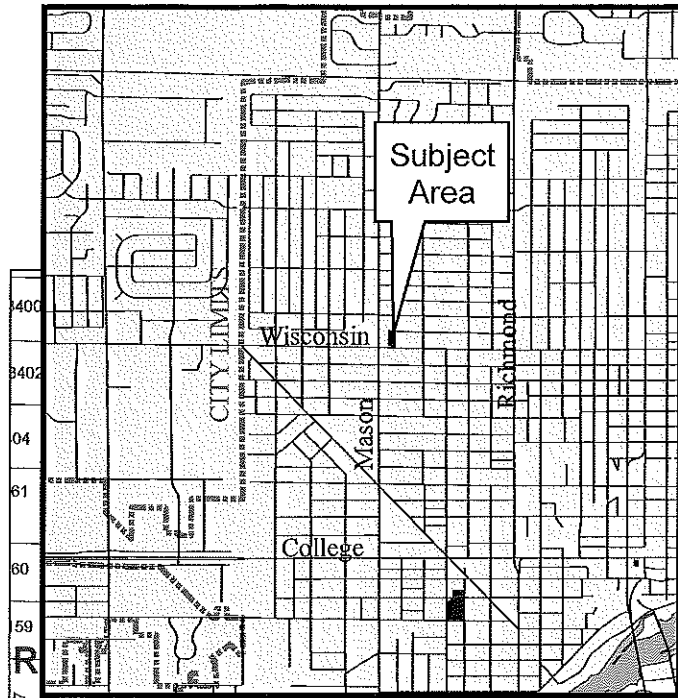
List nearby taverns: _____

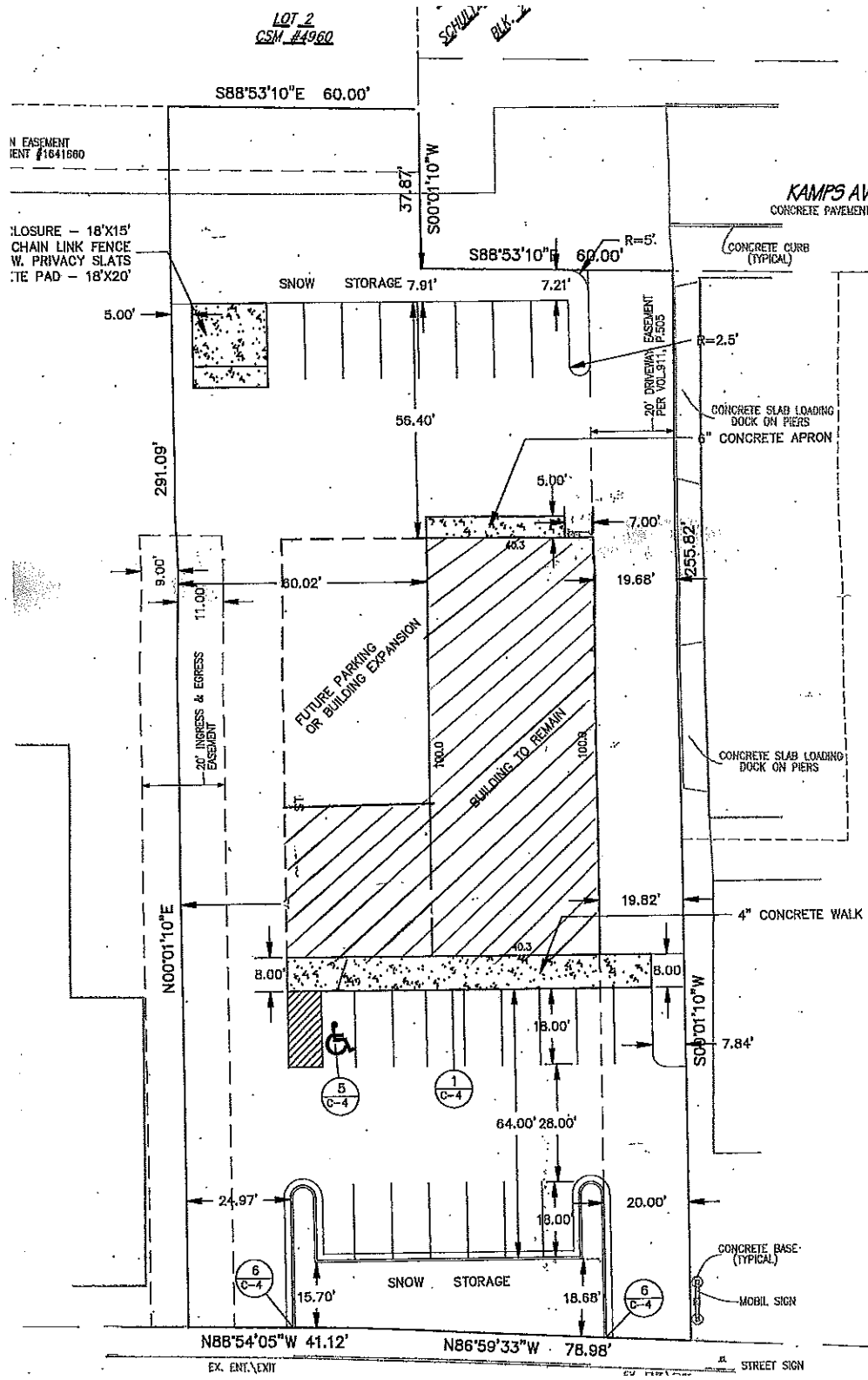
Amusement Devices:

Number of video games: None Pool Tables: None

Other amusement devices: None

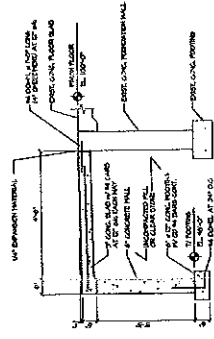
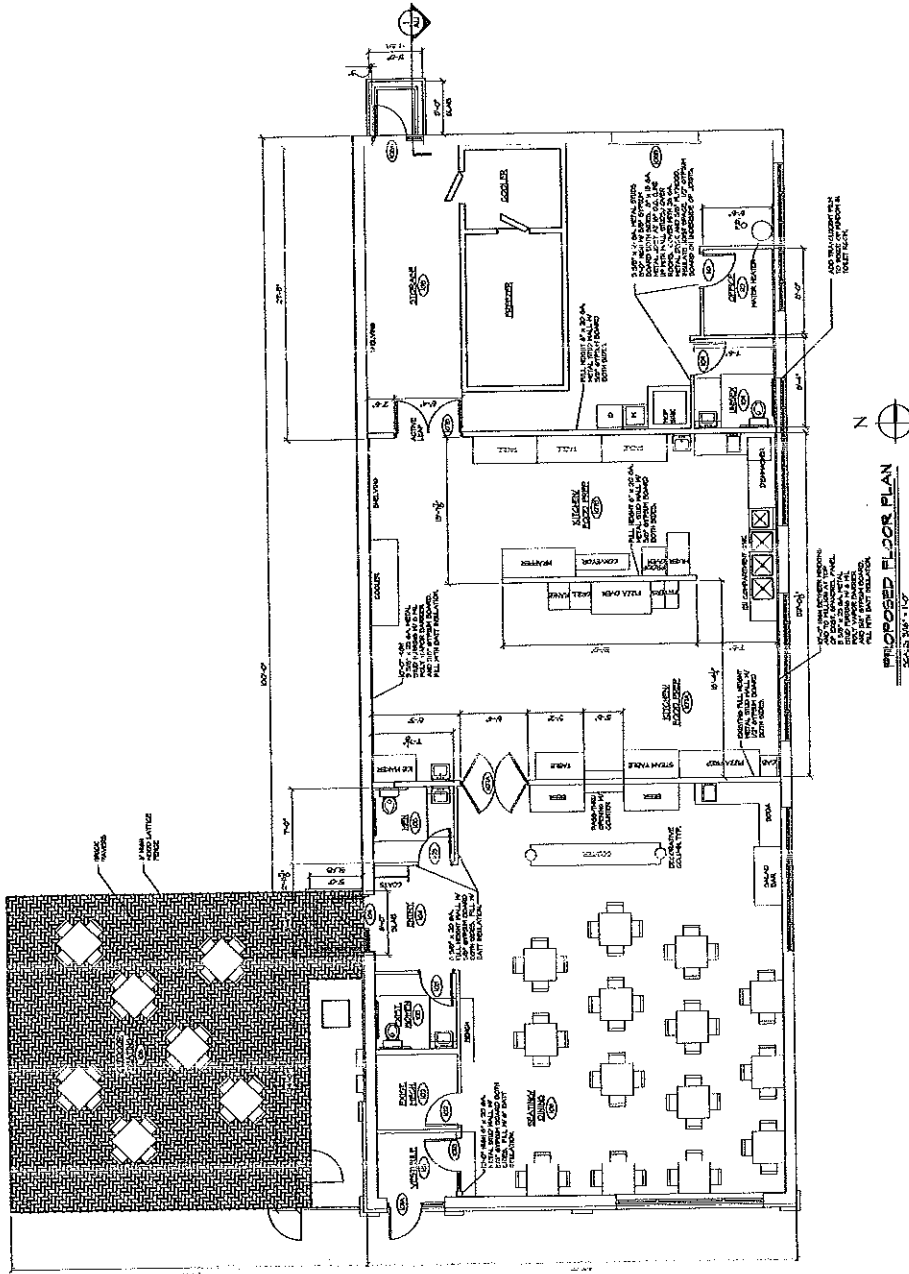
1216 West Wisconsin Avenue
 Special Use Permit
 Restaurant with alcohol sales and an outdoor
 patio area with alcohol consumption
 Zoning Map





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1216 West Wisconsin Avenue
Special Use Permit
Restaurant with alcohol sales and outdoor patio area with alcohol consumption




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



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