

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, February 26, 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 23-114 of the Appleton Municipal Code, to consider a request by MIP, LLC (d/b/a McGuinness Irish Pub), owner/applicant, for property located at 201 South Walnut Street (Tax Id #31-3-0847-00 and #31-3-0848-00) to obtain a Special Use Permit for an expanded tavern/restaurant and outdoor area with alcohol sales and consumption. In the CBD Central Business District, a Special Use Permit is required for a tavern/restaurant and outdoor area with alcohol. The proposed expansion is greater than 10% and therefore deemed a “major change” to the Special Use Permit previously issued.
- ALDERMANIC DISTRICT: 11 – Alderperson Patti Coenen

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.

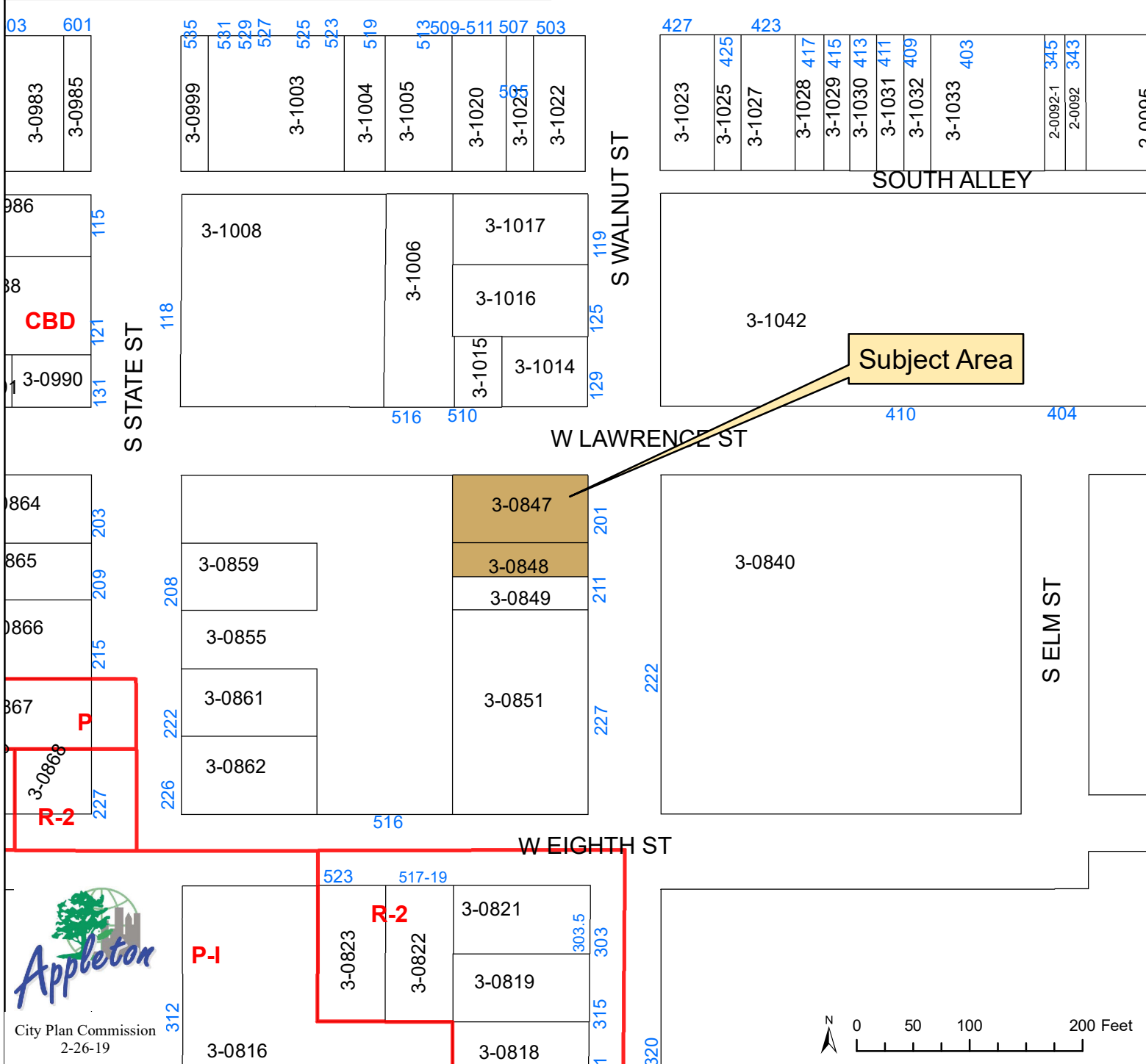
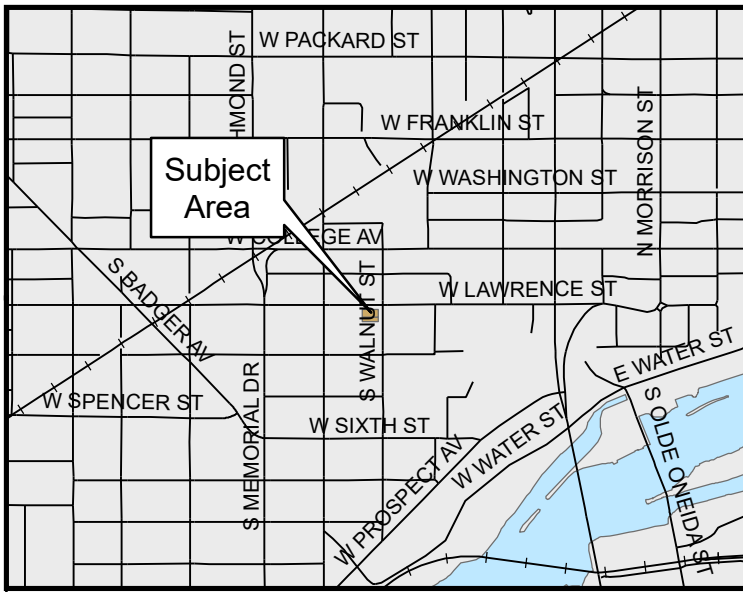
Any questions regarding this matter should be directed to David Kress, Principal Planner, in the Community and Economic Development Department at 920-832-6428.

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.

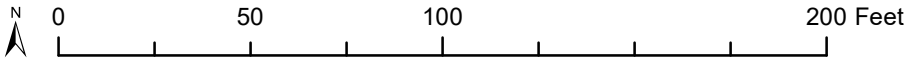
201 South Walnut Street Special Use Permit Expand Tavern/Restaurant and Outdoor Area with Alcohol Sales Zoning Map



201 South Walnut Street
Special Use Permit
Expand Tavern/Restaurant and Outdoor Area with Alcohol Sales
Aerial Map



Subject Area



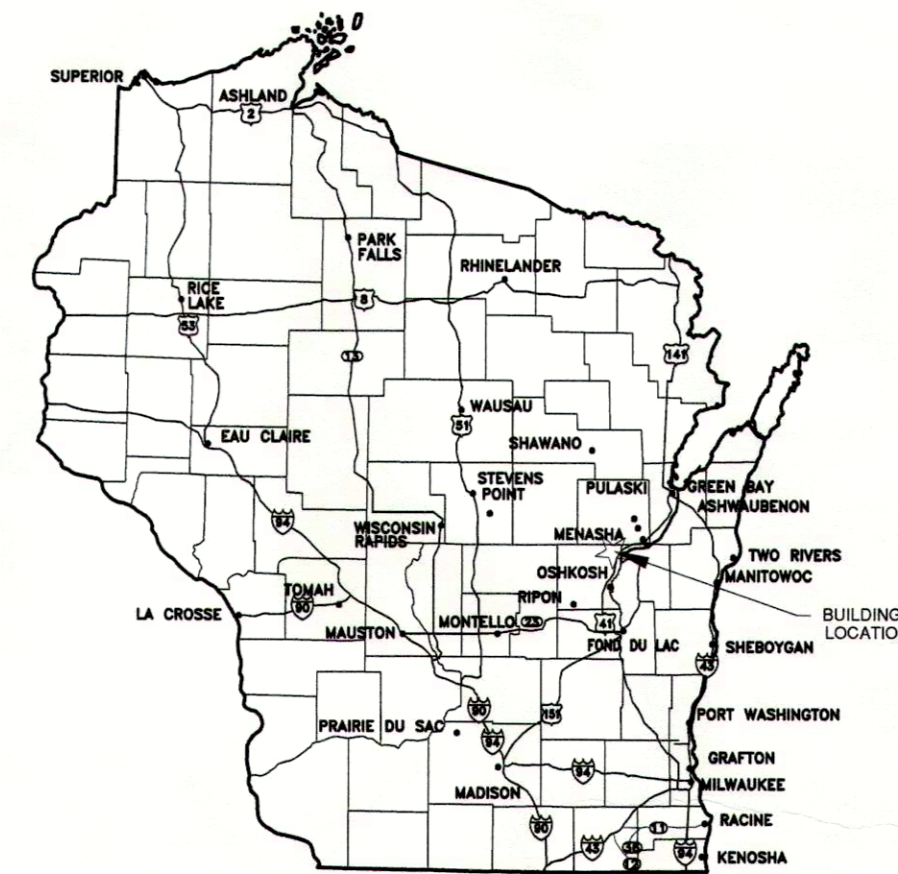
PROPOSED BUILDING RENOVATION FOR MYSTIC IRELAND

APPLETON,

WISCONSIN

SHEET INDEX

SHEET	SHEET TITLE
C-S	GENERAL COVER SHEET, INDEX, NOTES SITE PLAN
A1.0	ARCHITECTURAL FLOOR PLAN & SCHEDULES
A2.0	ADA DETAILS



LOCATION MAP

PROJECT INFORMATION

CONSTRUCTION CLASSIFICATION

TYPE VB NON-SPRINKLED

OCCUPANCY

NON-SEPARATED MIXED USE

EXISTING ASSEMBLY "A-2"

MERCANTILE "M"

EXITING

(2) 36" EXIT DOORS

CAPACITY

ASSEMBLY A-2 - 99 PEOPLE

MERCANTILE M - 3 PEOPLE

ALLOWABLE AREA

PER FLOOR, PER TABLE 503

ASSEMBLY TYPE "A-2" - 6,000 S.F.

RENOVATION AREA - 1,136 SF

ALTERATION

LEVEL II ALTERATION

EXISTING BUILDING CODE ITEMS

TABLE COMPARISONS

912.4 (MEANS OF EGRESS)

NEW "M" OCCUPANCY = PREVIOUS "A"
OCCUPANCY (LEVEL 3)

912.5 (HEIGHTS AND AREAS)

NEW "M" OCCUPANCY (LEVEL 3) IS LOWER
HAZARD THAN PREVIOUS "A" OCCUPANCY (LEVEL 2)

912.6 (EXPOSURE OF EXTERIOR WALLS)

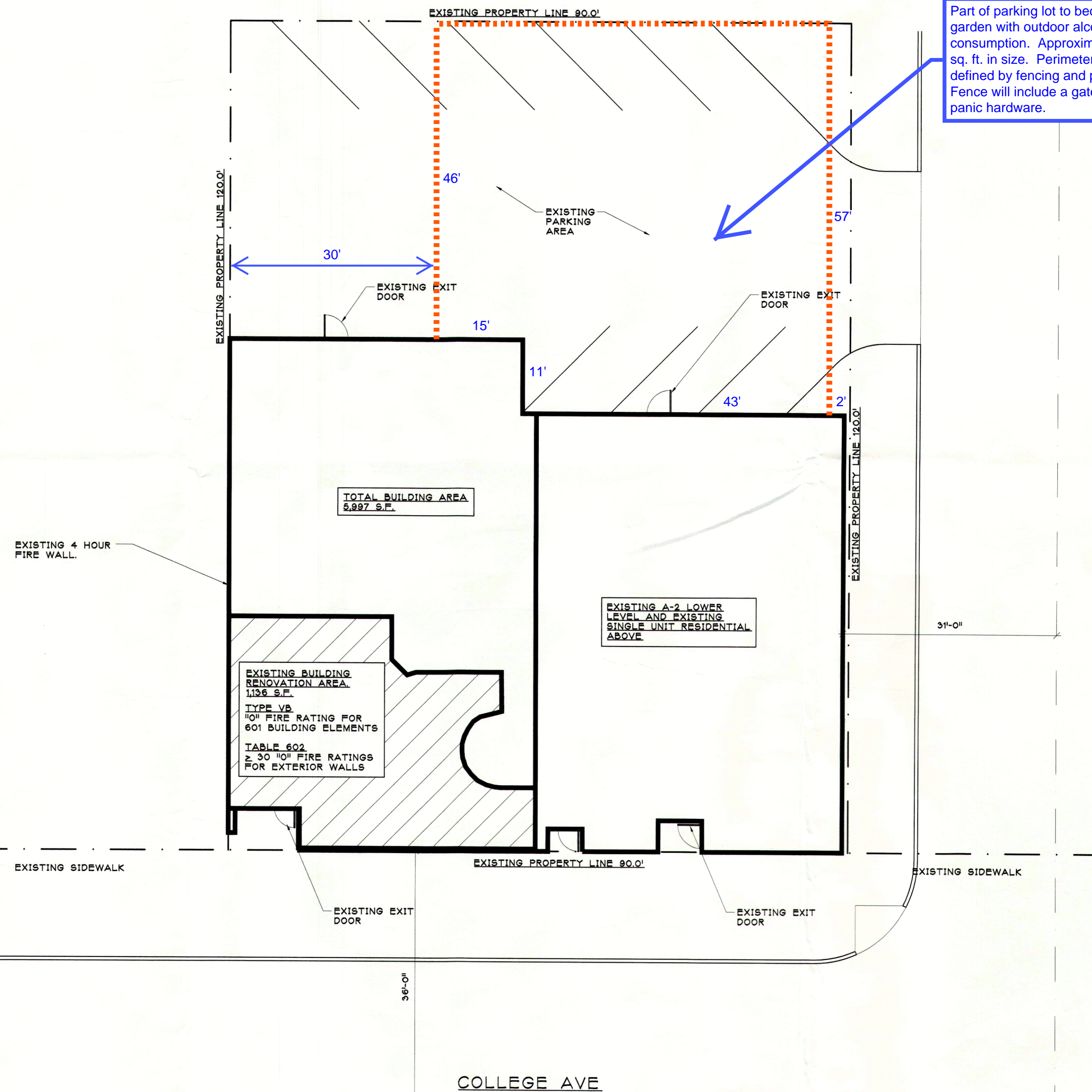
NEW "M" OCCUPANCY (LEVEL 2) IS HIGHER
HAZARD THAN PREVIOUS "A" OCCUPANCY (LEVEL 3)

NOTE TO PLAN REVIEWER

NEW BUILDING OWNER IS GOING TO CONTINUE OPERATION OF A PORTION OF THE EXISTING A-2 ASSEMBLY SPACE AND WILL BE CONVERTING THE EXISTING DINING AREA INTO A RETAIL STORE. OWNERSHIP OF BOTH BUSINESS OPERATIONS WILL BE BY THE SAME OWNER. THE ONLY WORK TO BE COMPLETED AS PART OF THIS SUBMITTAL IS TO PROVIDE CONTROL POINT FROM THE A-2 SPACE TO THE NEWLY CREATED RETAIL AREA.

GENERAL NOTES

- THESE DRAWINGS COVER STRUCTURAL AND GENERAL CONSTRUCTION WORK ONLY. ALL WORK SHALL CONFORM TO STATE AND LOCAL CODES WHICH GOVERN FOR THE BUILDING SITE, AND SHALL BE DONE IN A WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT 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 APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.



Part of parking lot to become beer garden with outdoor alcohol sales and consumption. Approximately 3,141 sq. ft. in size. Perimeter will be defined by fencing and plantings. Fence will include a gate with push panic hardware.

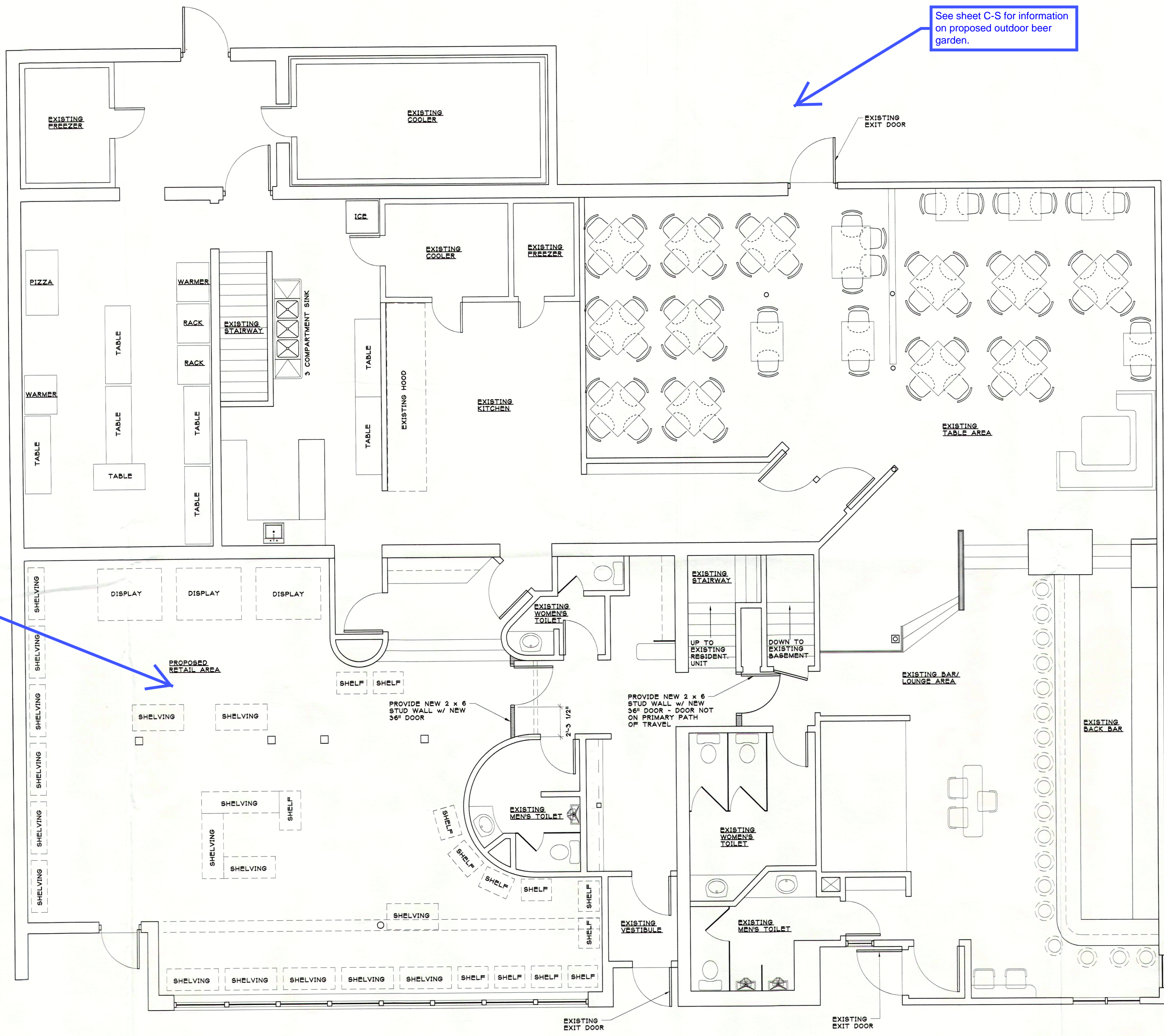
EXISTING SITE PLAN

SCALE: 1" = 10'-0"
SITE PLAN IS EXISTING AND IS TO BE USED FOR REFERENCE ONLY

571 MARCELLA STREET
KIMBERLY, WI 54136
TELE: 920-574-2657 FAX: 920-574-2660

PROPOSED BUILDING RENOVATION FOR
MYSTIC IRELAND
APPLETON, WISCONSIN

date: 5-27-08
job: 08-023
d. by: K.S.
rev: _____



Former retail area to become dining area for expanded tavern/restaurant with alcohol sales and consumption.

See sheet C-S for information on proposed outdoor beer garden.

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

date: 5-27-08
job: 08-023
d. by: E.S.S.
rev: _____