



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: October 12, 2022

Common Council Meeting Date: October 19, 2022

Item: Special Use Permit #11-22 for restaurant with alcohol sales and service and associated outdoor seating area.

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

Owner/Applicant: PNH Holdings, LLC / FOME Food & Company c/o Athanea Hahn

Address/Parcel #: 2821 N. Ballard Road (Tax Id #31-1-6536-00)

Petitioner's Request: The applicant is requesting a Special Use Permit for alcohol sales and service in conjunction with a restaurant and associated outdoor seating area.

BACKGROUND

The property currently consists of a single tenant commercial building and associated off-street parking lot. The existing building was previously used as a restaurant without alcohol sales. The applicant recently applied for a Liquor License that includes Class B beer and Class C wine.

STAFF ANALYSIS

Project Summary: The applicant proposes to establish a restaurant with alcohol sales and service on the subject site, which would occupy the existing building that is approximately 2,225 square feet in size. The applicant is also proposing an outdoor seating area.

Operational Information: A plan of operation is attached to the staff report.

Outdoor Seating Area: The outdoor seating area is approximately 13,500 square feet and will include a seating area, a playground, yard games, outdoor drink station and a garden. The applicant is proposing a fence around the outdoor area.

Existing Site Conditions: The existing single-story building totals approximately 2,225 square feet in size. The 27,025 square foot site also includes an off-street parking lot, with access from N. Ballard Road.

Current Zoning and Procedural Findings: The subject property has a zoning designation of C-2 General Commercial District. Per Section 23-113(e) of the Municipal Code, a restaurant with alcohol sales and service requires a Special Use Permit in the C-2 District. The Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds vote of the Common Council is required for approval.

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Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are generally commercial and public/institutional in nature.

North: C-2 General Commercial District. The adjacent land use to the north is commercial.

South: C-2 General Commercial District. The adjacent land use to the south is commercial.

East: C-2 General Commercial District. The adjacent land uses to the east are commercial.

West: P-I Public Institutional District. The adjacent land uses to the west are currently City of Appleton public/institutional uses (Memorial Park and Park, Recreation and Facilities Management offices and garage).

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the Commercial designation shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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.

Goal 8 – 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 9.5 Economic Development:

Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

OBJECTIVE 10.2 Land Use:

Encourage redevelopment to meet the demand for a significant share of future growth, and to enhance the quality of existing neighborhoods.

OBJECTIVE 10.5 Land Use:

Support the continued redevelopment and revitalization of land uses adjacent to Appleton's key transportation corridors and downtown.

Technical Review Group (TRG) Report: This item appeared on the September 20, 2022 TRG agenda. No negative comments were received from participating departments.

Zoning Ordinance Requirements and Substantial Evidence: When reviewing an application for a Special Use Permit, the City must determine if the applicant's proposal satisfies Municipal Code requirements and conditions. Pursuant to Section 23-66(c)(5) of the Municipal Code, the Plan Commission and Common Council must provide substantial evidence supporting their decision to

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approve, approve with conditions, or deny the Special Use Permit. Substantial evidence means “facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a Special Use Permit and that reasonable persons would accept in support of a conclusion.” Any requirements and conditions listed for approval must be reasonable, and to the extent practicable, measurable.

Section 23-47 of the Zoning Code regulates trash enclosures (location and materials). Trash enclosures are not allowed within the front yard. The applicant will need to relocate the proposed trash enclosure in compliance with Section 23-47. Staff will review the final trash enclosure location with the required building permits.

Finding of Fact: This request was reviewed in accordance with the standards (proper zoning district, district regulations, special regulations, comprehensive plan and other plans, traffic, landscaping and screening, neighborhood compatibility, and impact on services) for granting a Special Use Permit under Section 23-66(e)(1-8) of the Municipal Code, which were found in the affirmative, as long as all stipulations are satisfied.

RECOMMENDATION

Staff recommends, based on the above analysis, that Special Use Permit #11-22 for a restaurant with alcohol sales and service and associated outdoor area located at 2821 N. Ballard Road (Tax Id #31-1-6536-00), as shown on the attached maps and per attached plan of operation, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. The applicant shall receive approval of a Liquor License from the City Clerk prior to serving alcohol on the premises.

Substantial Evidence: This condition provides notice to the applicant that a Liquor License is also needed prior to serving alcohol.

2. The use shall conform to the standards established in Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code.

Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(6) of the Zoning Ordinance for this particular use.

3. The site shall be kept free of litter and debris.

Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(6) of the Zoning Ordinance for this particular use.

4. All Zoning, Building, Fire, Engineering, Utility and other Municipal Codes, and all applicable State and Federal laws shall be complied with.

Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(6) of the Zoning Ordinance for this particular use.

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5. Any expansions of the special use, changes to the development plan(s), plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.

Substantial Evidence: Standardized condition that establishes parameters for the current application and identifies the process for review of any future changes to the special use.

**CITY OF APPLETON
RESOLUTION FOR SPECIAL USE PERMIT #11-22
RESTAURANT WITH ALCOHOL
2821 N. BALLARD ROAD**

WHEREAS, Athanea Hahn, FOME Food & Company, has applied for a Special Use Permit for a restaurant with alcohol sales and service and associated outdoor seating area located at 2821 N. Ballard Road, also identified as Parcel Number 31-1-6536-00; and

WHEREAS, the location for the proposed restaurant with alcohol sales and service is located in the C-2 General Commercial District, and the proposed use may be permitted by Special Use Permit within this zoning district pursuant to Chapter 23 of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on October 12, 2022 on Special Use Permit #11-22, at which all those wishing to be heard were allowed to speak or present written comments and other materials at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has reviewed and considered the Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony 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)(1-8) of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for imposing conditions on the Special Use Permit under Section 23-66(c)(5) of the Municipal Code, and forwarded Special Use Permit #11-22 to the City of Appleton Common Council with a favorable conditional 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 October 19, 2022.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Common Council, based on Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing and Common Council meeting, and having considered the recommendation of the City Plan Commission, that the Common Council:

1. Determines all standards listed under Sections 23-66(e)(1-8) of the Municipal Code are found in the affirmative YES or NO (CIRCLE ONE)
2. If NO, the City of Appleton Common Council hereby denies Special Use Permit #11-22 for a restaurant with alcohol sales and service and associated outdoor seating area located at 2821 N. Ballard Road, also identified as Parcel Number 31-1-6536-00, based upon the following standards and determinations: (List reason(s) why the Special Use Permit was denied)

3. If YES, the City of Appleton Common Council hereby approves Special Use Permit #11-22 for a restaurant with alcohol sales and service and associated outdoor seating area located at 2821 N. Ballard Road, also identified as Parcel Number 31-1-6536-00, subject to the following conditions as they are related to the purpose of the City of Appleton Municipal Code and based on substantial evidence:

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT #11-22:

- A. The applicant shall receive approval of a Liquor License from the City Clerk prior to serving alcohol on the premises.
 - B. The use shall conform to the standards established in Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code.
 - C. The site shall be kept free of litter and debris.
 - D. All Zoning, Building, Fire, Engineering, Utility and other Municipal Codes, and all applicable State and Federal laws shall be complied with.
 - E. Any expansions of the special use, changes to the development plan(s), plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.
4. The City Clerk's Office is hereby directed to give a copy of this resolution to the owner/applicant, Community and Economic Development Department, Inspections Division, and any other interested party.

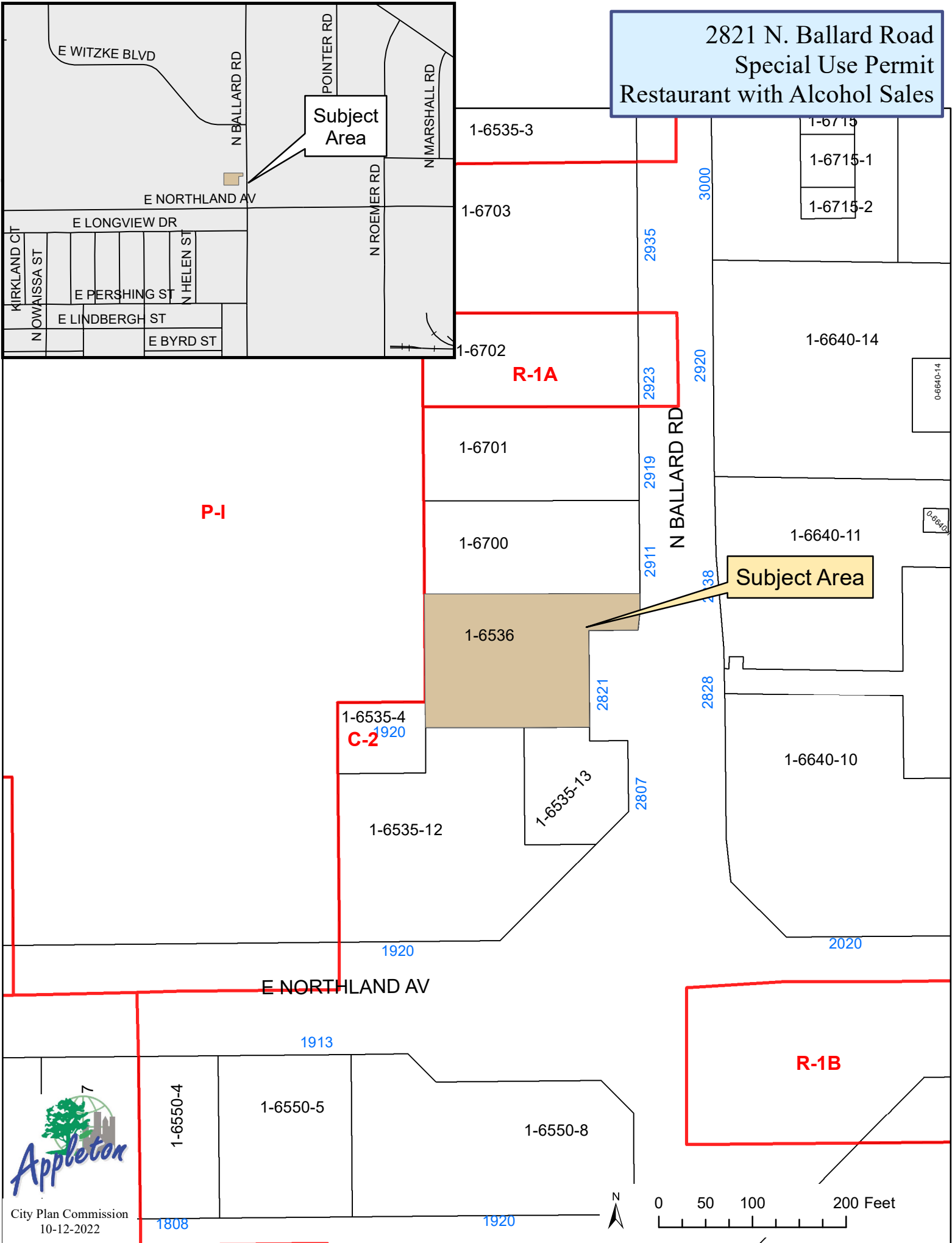
Adopted this _____ day of _____, 2022.

Jacob A. Woodford, Mayor

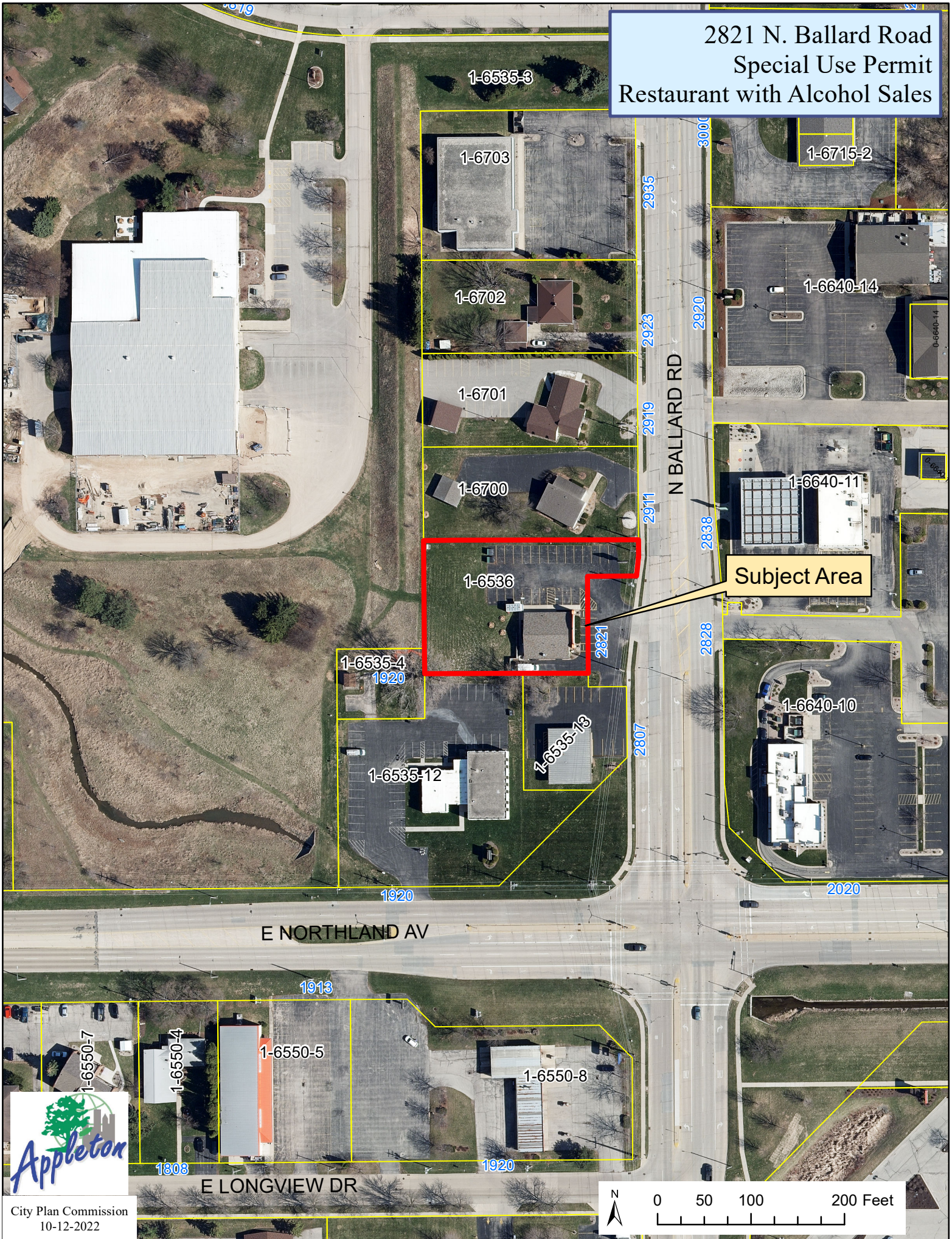
ATTEST:

Kami Lynch, City Clerk

2821 N. Ballard Road
Special Use Permit
Restaurant with Alcohol Sales



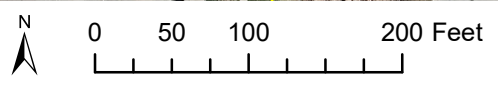
2821 N. Ballard Road
Special Use Permit
Restaurant with Alcohol Sales



Subject Area



City Plan Commission
10-12-2022



PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: FOME Food & Company

(Check applicable proposed business activity(s) proposed for the building or tenant space)

- Restaurant
- Bar/Night Club
- Wine Bar
- Microbrewery
- Other _____

Years in operation: 0

Percentage of business derived from food service: 75% 25% coffee/beer/wine/non alcoholic beverages

Type of proposed establishment (detailed explanation of business operations):

FOME will be a breakfast + lunch place for people to take to-go or sit and eat, inside and out. Food will be all from scratch and feature local vendors. Alcohol will be available for purchase. Will host private/special events.

Proposed Hours of Operation for Indoor Uses:

Day	From	To
Week Days Monday thru Thursday	7:00 AM	3:00 PM *
Friday	7:00 AM	3:00 PM *
Saturday	7:00 AM	3:00 PM *
Sunday	7:00 AM	3:00 PM *

* FOME will be available to host private/special events after hours, 3:00 PM to 12:00 AM

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: 40 persons

Gross floor area of the existing building(s): 2,225 SQ FT (MAIN FLOOR)

Gross floor area of the proposed building(s): 2,225 SQ FT

Describe Any Potential Noise Emanating From the Proposed Use:

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

Noise levels will be minimal from all equipment & other mechanical sources. It will not exceed 63 dB(A) from 7 AM - 10 PM, & 58 dB(A) from 10 PM - 7 AM

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

Outdoor: fence around property & closing by 12:00 AM. (for private events only)

Indoor: Keeping decibels between 60 dB(A) - 80 dB(A) with butcher block counters, wall paper, roller shades, & ^{other} sound absorbing materials,

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

No off-street parking is available, 30 parking spaces on property

as well as maintaining appropriate hours. (7:00 AM - 3:00 PM)

Outdoor Space Uses:

(Check applicable proposed area)

- Patio
- Deck
- Sidewalk Café
- Other 13,500 sq ft yard - picnic tables
- None

Size: 13,500 square feet.

Type of materials used and height of material to enclose the perimeter of the outdoor space:

Fencing Landscaping Other _____ Height 6 feet.

Is there any alcohol service incorporated within the outdoor space? 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 within the outdoor space? Yes No

Proposed Hours of Operation for Outdoor Space:

Day	From	To
Week Days: Monday thru Thursday	7:00 AM	3:00 PM *
Friday	7:00 AM	3:00 PM *
Saturday	7:00 AM	3:00 PM *
Sunday	7:00 AM	3:00 PM *

* FOME will be available to host private/special events after hours from 3:00 PM to 12:00 AM

NOTE: Hours of Operation for Outdoor Uses (Sidewalk Café with Alcohol):

******Municipal Code Section 9-262(b)(4): The permit holder can begin serving alcoholic beverages in the sidewalk café at 4:00 p.m. Monday through Friday and 11:00 a.m. on Saturday and Sunday. All alcoholic beverages must be removed from the sidewalk café by 9:30 p.m.**

Off-Street Parking: (parking lot)

Number of spaces existing: 30

Number of spaces proposed: 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 licensed premises:

Hide out Bar LLC, Ginge Kootz Asian Grille,
Moto Man Gas Station, Super Bowl Family
Entertainment Center

Number of Employees:

Number of existing employees: 0

Number of proposed employees: 12 - 20

Number of employees scheduled to work on the largest shift: 20



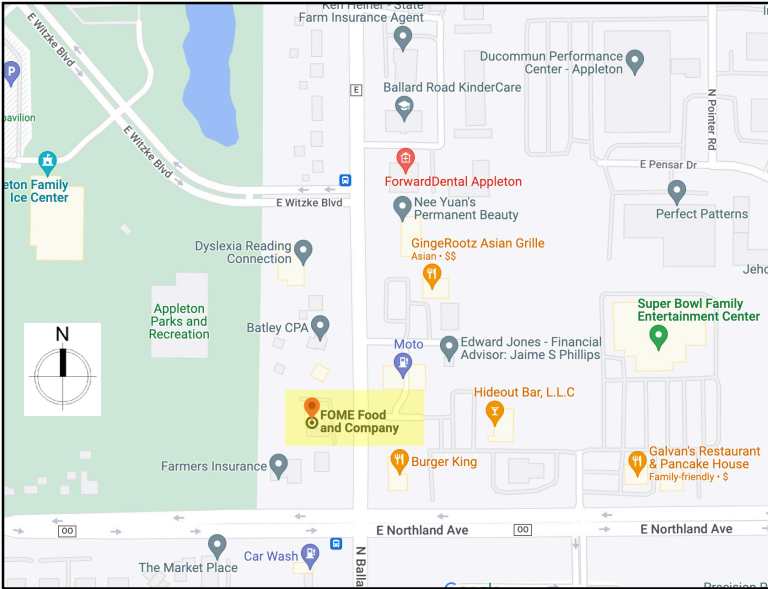
Application for Special Use Permit Development Plan Checklist

On-Site Sales and Consumption and/or Manufacturing of Liquor,
Fermented Malt Beverages, and Wine

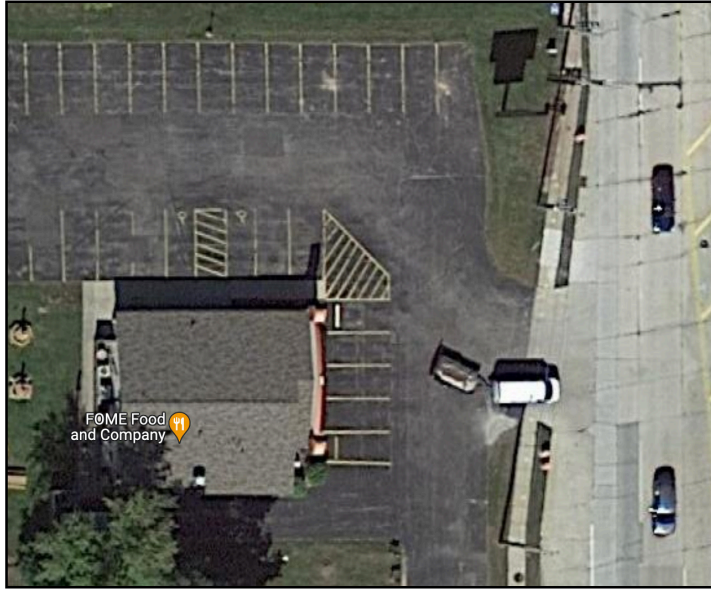
Community and Economic Development Department
100 N. Appleton St.
Appleton, WI 54911

2821 N BALLARD ROAD
APPLETON WI, 54911
ATHANEA HAHN: 920.915.3817

MAP OF AREA 1.1



VIEW OF PARKING LOT ENTRY 1.2



ADJACENT SURROUNDING STREETS:

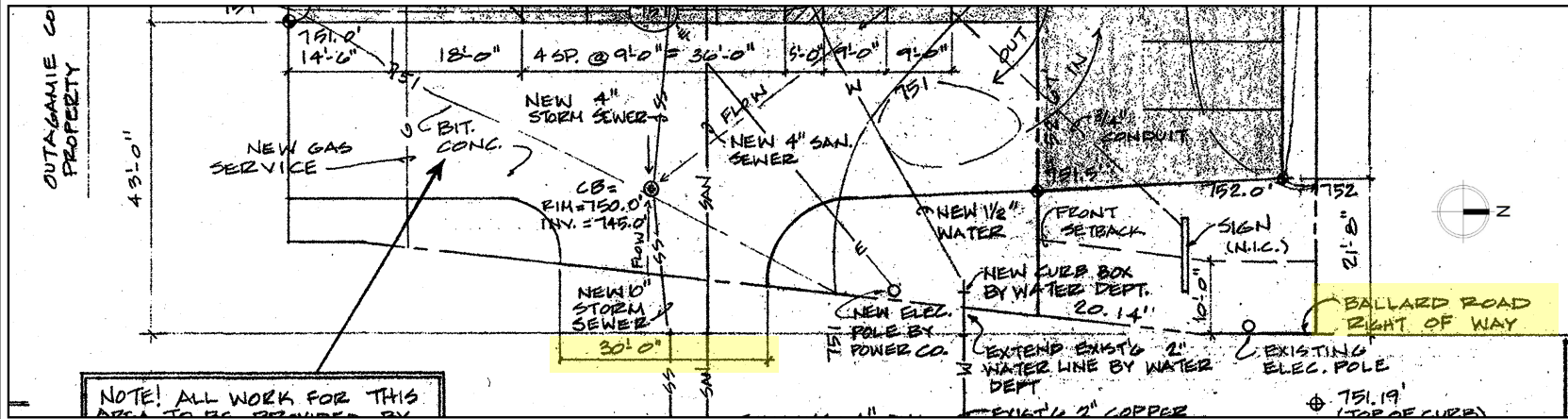
- E NORTHLAND AVE
- BALLARD RD
- E WITZKE BLVD

RIGHT AWAY WIDTH(S):

- 30' DRIVEWAY ENTRY INTO PARKING LOT

NOTE: SITE PLAN CAN BE VIEWED IN FULL SCALE ON 18"X24" FROM 1993

DRAWING OF SITE PLAN 1.3



PROJECT

FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

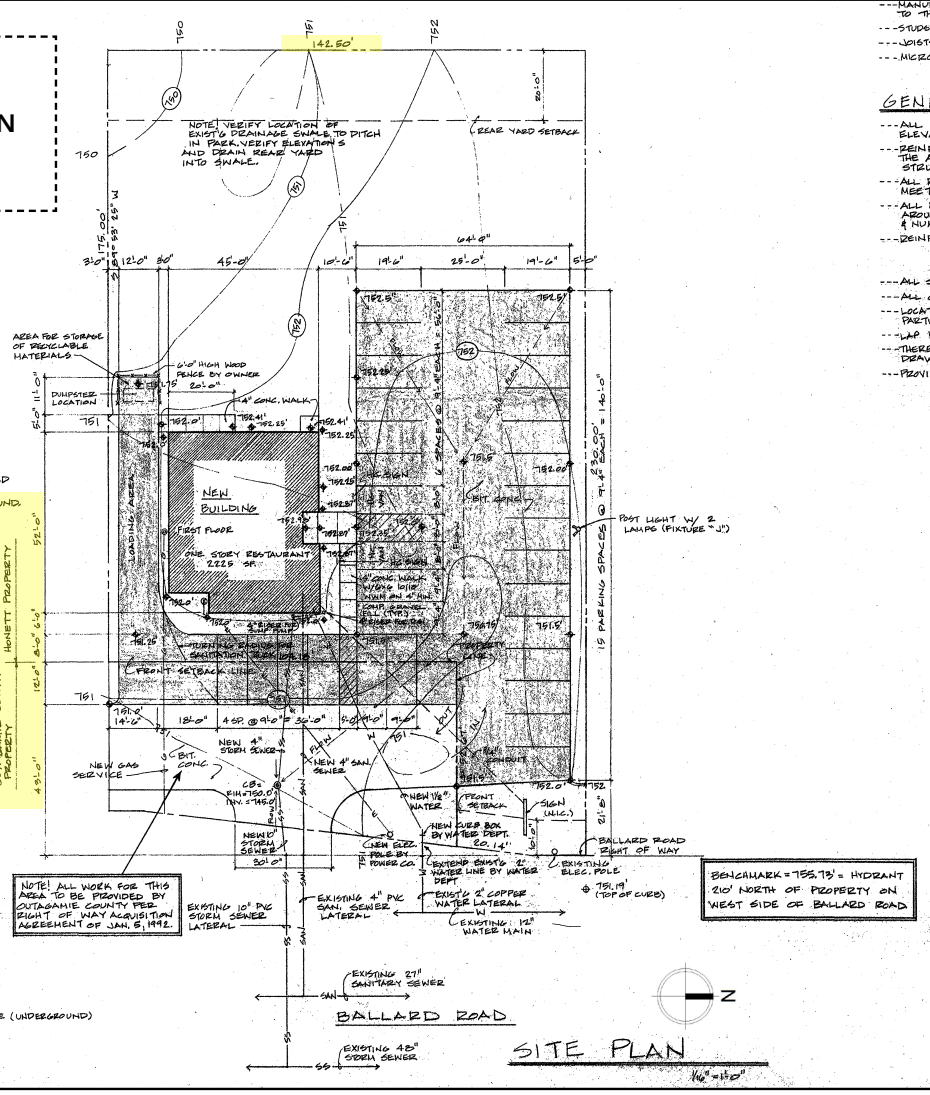
TITLE
ADJACENT OR SURROUNDING STREETS AND RIGHT-OF-WAY WIDTH(S)
DRAWING NO.
1

DRAWING OF SITE PLAN 2.1

NOTE: SITE PLAN CAN BE VIEWED IN FULL SCALE ON 18"X24" FROM 1993

NOTES:

- PARKING LOT PAVING SHALL BE 3" BITUMINOUS CONCRETE ON 4" MIN. COMPACTED GRAVEL FILL.
- PARKING LOT LIGHT FIXTURE SHALL HAVE (2) 250 W HIGH PRESSURE SODIUM FULL CUT-OFF TYPICAL LAMP.
- SIGN SHALL BE ILLUMINATED 10'0" W X 2'0" H (2), BOTTOM OF SIGN 10'0" ABOVE GRADE MIN.
- PARKING SPACES READ AS 1 PER 100 SF ± 25. 31 SPACES PROVIDED INCLUDING 2 HANDICAPPED VAN ACCESSIBLE SPACES.
- TELEPHONE SERVICE TO BE UNDERGROUND.



- KEY TO SITE PLAN**
- PROPERTY LINE
 - 751 EXISTING CONTOUR LINE
 - 751 PROPOSED CONTOUR LINE
 - 750.00' EXISTING SPOT ELEVATION
 - 750.00' PROPOSED SPOT ELEVATION
 - W WATER
 - SS STORM SEWER
 - SAN SANITARY SEWER
 - E PROPOSED ELECTRIC SERVICE (UNDERGROUND)
 - G PROPOSED GAS SERVICE
 - BIT CONG. BIT. CONG.
 - M GAS METER
 - E ELECTRIC METER

NOTE: ALL WORK FOR THIS AREA TO BE PROVIDED BY OUTAGAMIE COUNTY PER RIGHT OF WAY ACQUISITION AGREEMENT OF JAN. 5, 1993.

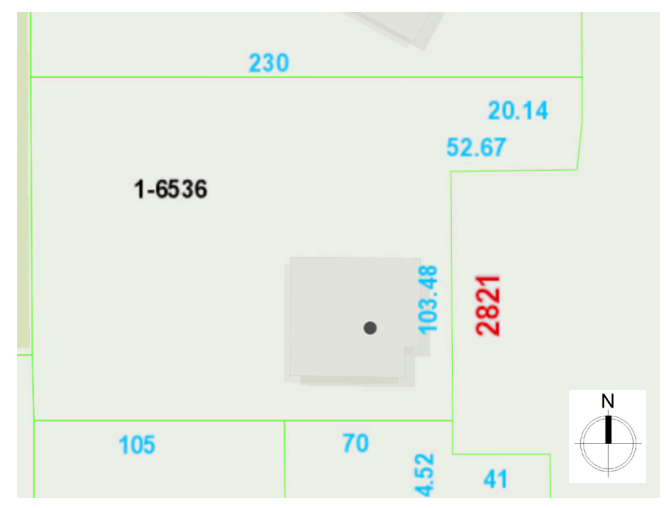
SITE PLAN

- GENE**
- LAND TO THE
 - STUD.
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 - ALL S ELEVATION
 - DRAINAGE THE A
 - STRE
 - ALL D
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 - AROUND
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 - DRAIN
 - ALL S
 - ALL C
 - LOCAL
 - PART
 - MAP N
 - THESE
 - DRAW
 - PREVI

PROPERTY FACTS

Property Type: Retail
 Property Subtype: Restaurant
 Building Class: C
 Year Built/Renovated: 1993/2008
 Percent Leased: 100%
 Building Height: 1 Story
 Building FAR: 0.08
 Land Acres: 0.62 AC
 Opportunity Zone: No
 Parking: 30 Spaces (13.5 Spaces per 1,000 SF Leased)
 Frontaged: 122 FT on North Ballard Road

PROPERTY LINES VIA CITY OF APPLETON PROPERTY VIEWER



PROJECT

FOME

FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
RECORDED PROPERTY LINES AND THEIR DIMENSIONS
DRAWING NO.
2

DRAWING OF SITE PLAN 2.1

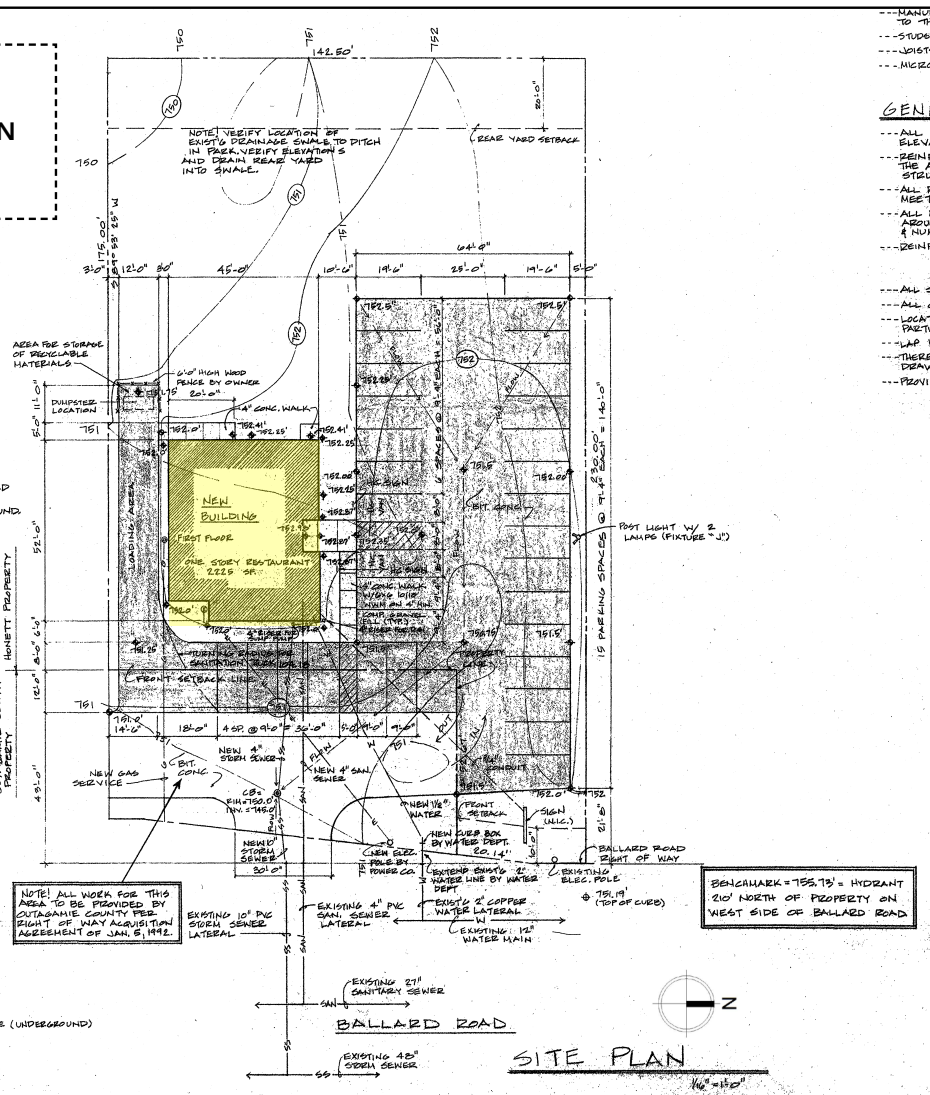
EXISTING AND PROPOSED BUILDINGS + STRUCTURES
MAIN BUILDING:

- BUILDING USE: RESTAURANT
- DIMENSIONS: 45'X52'
- LOCATION: SEE SITE PLAN

NOTE: SITE PLAN CAN BE VIEWED IN FULL SCALE ON 18"X24" FROM 1993

NOTES:

- PARKING LOT PAVING SHALL BE 3" BITUMINOUS CONCRETE ON 4" MIN. COMPACTED GRAVEL FILL.
- PARKING LOT LIGHT FIXTURE SHALL HAVE (2) 250 W HIGH PRESSURE SODIUM FULL CUT-OFF TUBE LAMPS.
- SIGN SHALL BE ILLUMINATED 10'0" W X 2'0" H (2), BOTTOM OF SIGN 10'0" ABOVE GRADE MIN.
- PARKING SPACES SHALL BE 1 PER 100 SF ± 25. 31 SPACES PROVIDED INCLUDING 2 HANDICAPPED VAN ACCESSIBLE SPACES.
- TELEPHONE SERVICE TO BE UNDERGROUND.



KEY TO SITE PLAN

---	PROPERTY LINE
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
± 786.00'	EXISTING SPOT ELEVATION
± 780.00'	PROPOSED SPOT ELEVATION
W	WATER
SS	STORM SEWER
SN	SANITARY SEWER
E	PROPOSED ELECTRIC SERVICE (UNDERGROUND)
G	PROPOSED GAS SERVICE
■	BIT. CONC.
⊙	GAS METER
⊙	ELECTRIC METER

NOTE! ALL WORK FOR THIS AREA TO BE PROVIDED BY OUTAGAMIE COUNTY PER RIGHT OF WAY ACQUISITION AGREEMENT OF JAN. 5, 1993.

BENCHMARK = 785.73' = HYDRANT 210' NORTH OF PROPERTY ON WEST SIDE OF BALLARD ROAD

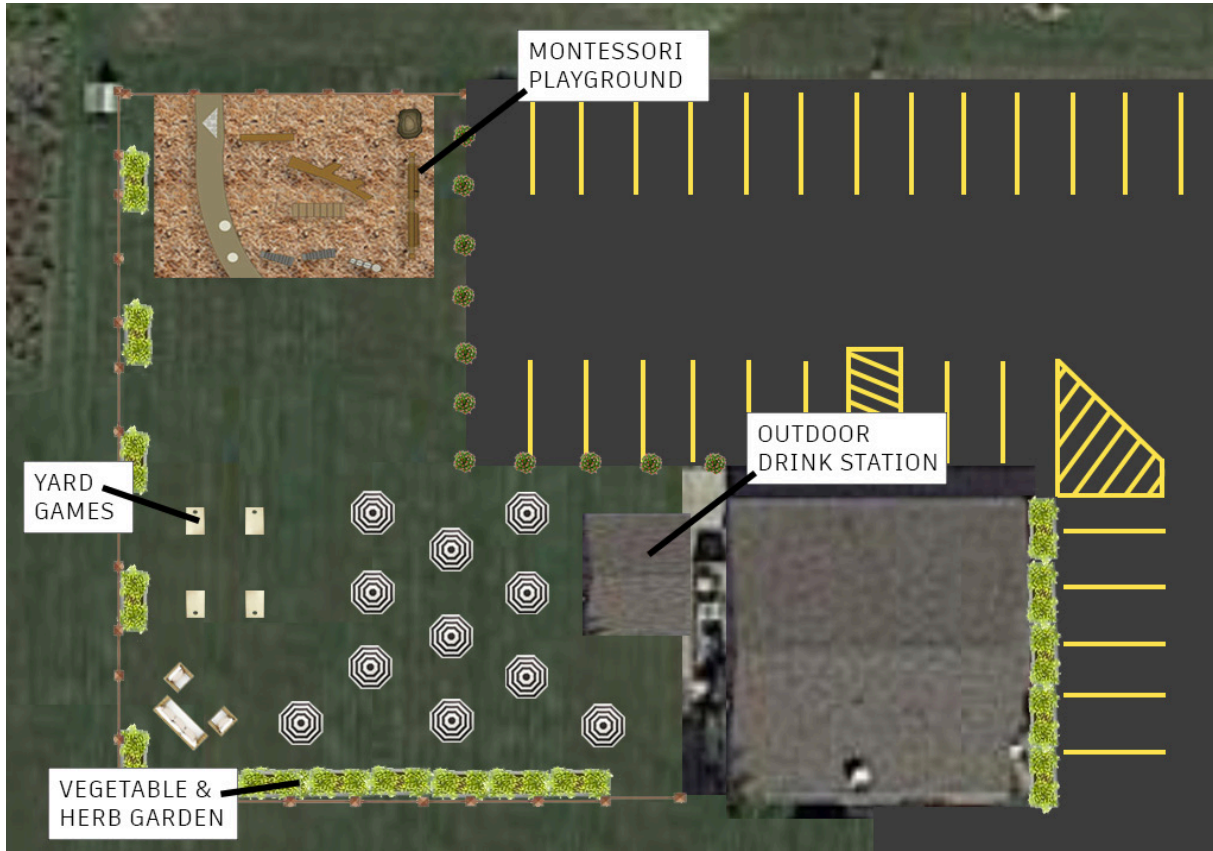
SITE PLAN



2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA	TITLE
DRAWN BY: HSKAAR		EXISTING AND PROPOSED BUILDINGS + STRUCTURES
PROJECT NO: 22-002		DRAWING NO.
ACCEPTED BY: _____		3
DATE: _____		

PROPOSED OUTDOOR SPACE 3.1



EXISTING AND PROPOSED BUILDINGS + STRUCTURES

OUTDOOR DRINK PAVILION:

- BUILDING USE: TO SERVE BEVERAGES AND PLACE ORDERS
- DIMENSIONS: TBD
- LOCATION: TBD, IN OUTDOOR SPACE

PLEASE NOTE: THIS OUTDOOR SPACE WILL NOT BE COMPLETED UNTIL THE SPRING/SUMMER OF 2023. NO FORMAL DRAWINGS HAVE BEEN CREATED AT THIS TIME. THIS IS TO SHOW THE CONCEPT OF THE SPACE. LOCATION AND DIMENSIONS OF DRINK THE PAVILION HAVE NOT BEEN FINALIZED.



PROJECT

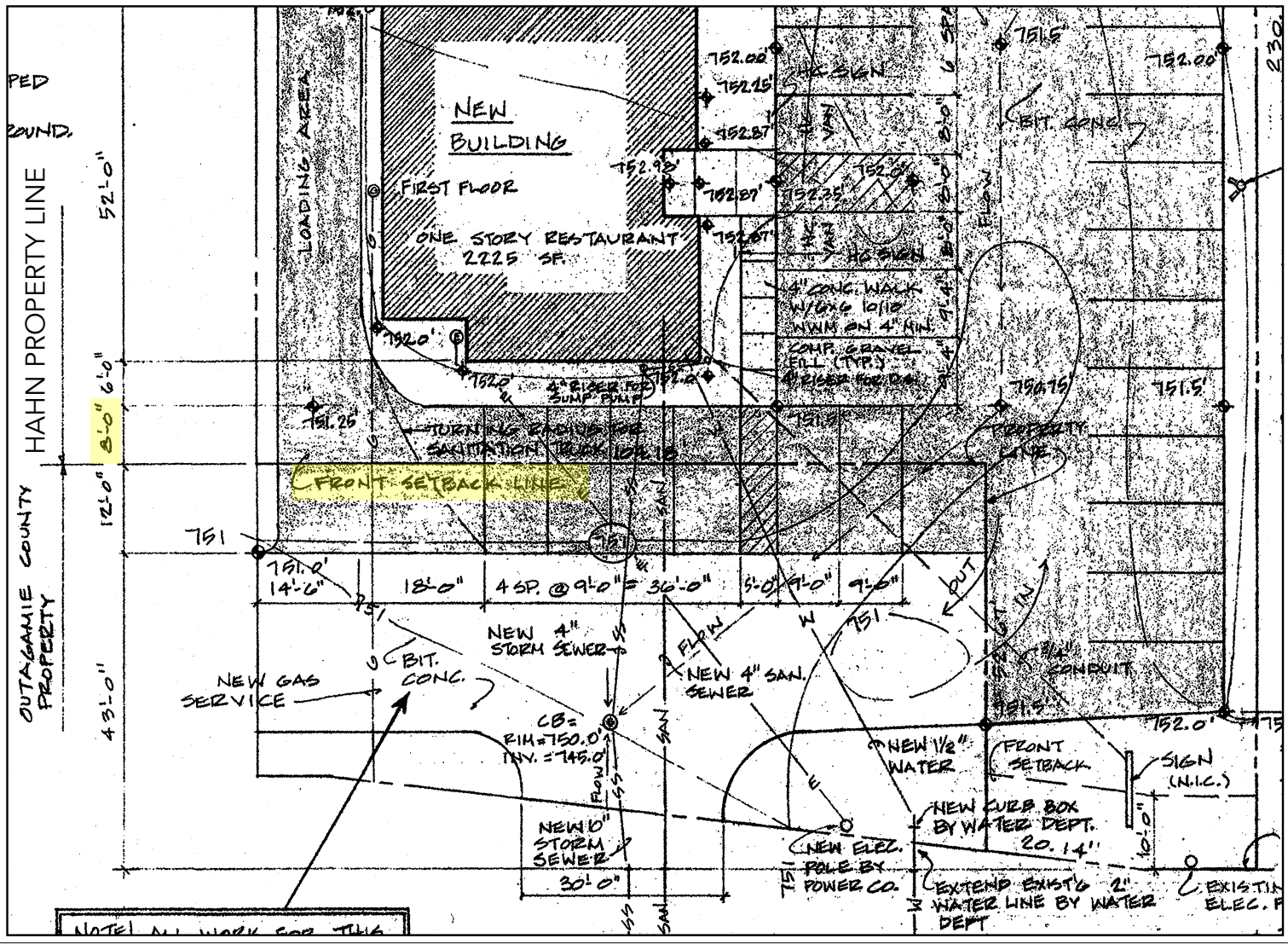
FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
EXISTING AND PROPOSED BUILDINGS + STRUCTURES
DRAWING NO.
3.1

DRAWING OF SITE PLAN 2.1



EXISTING AND PROPOSED YARD SETBACKS:

EXISTING FRONT YARD SETBACK IS 8' FROM OUTAGAMIE COUNTY PROPERTY LINE.

NOTE: SITE PLAN CAN BE VIEWED IN FULL SCALE ON 18"X24" FROM 1993



PROJECT

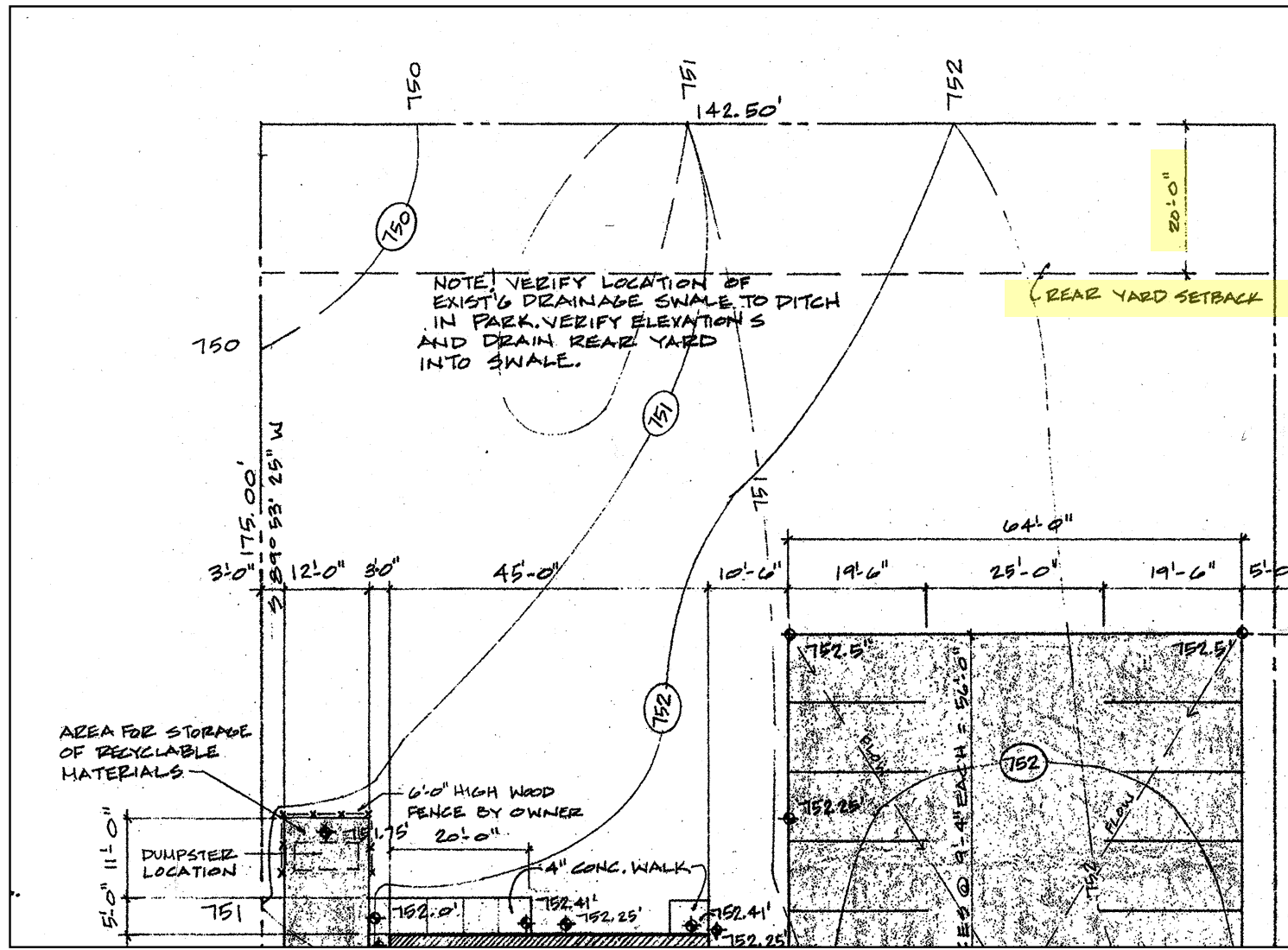
FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
EXISTING AND PROPOSED YARD SETBACKS
DRAWING NO.
4

DRAWING OF SITE PLAN 2.1



EXISTING AND PROPOSED YARD SETBACKS:

EXISTING REAR YARD SETBACK IS 20' FROM OUTAGAMIE COUNTY PROPERTY LINE.

NOTE: SITE PLAN CAN BE VIEWED IN FULL SCALE ON 18"X24" FROM 1993

AUGUST
jane
INTERIOR DESIGN

PROJECT

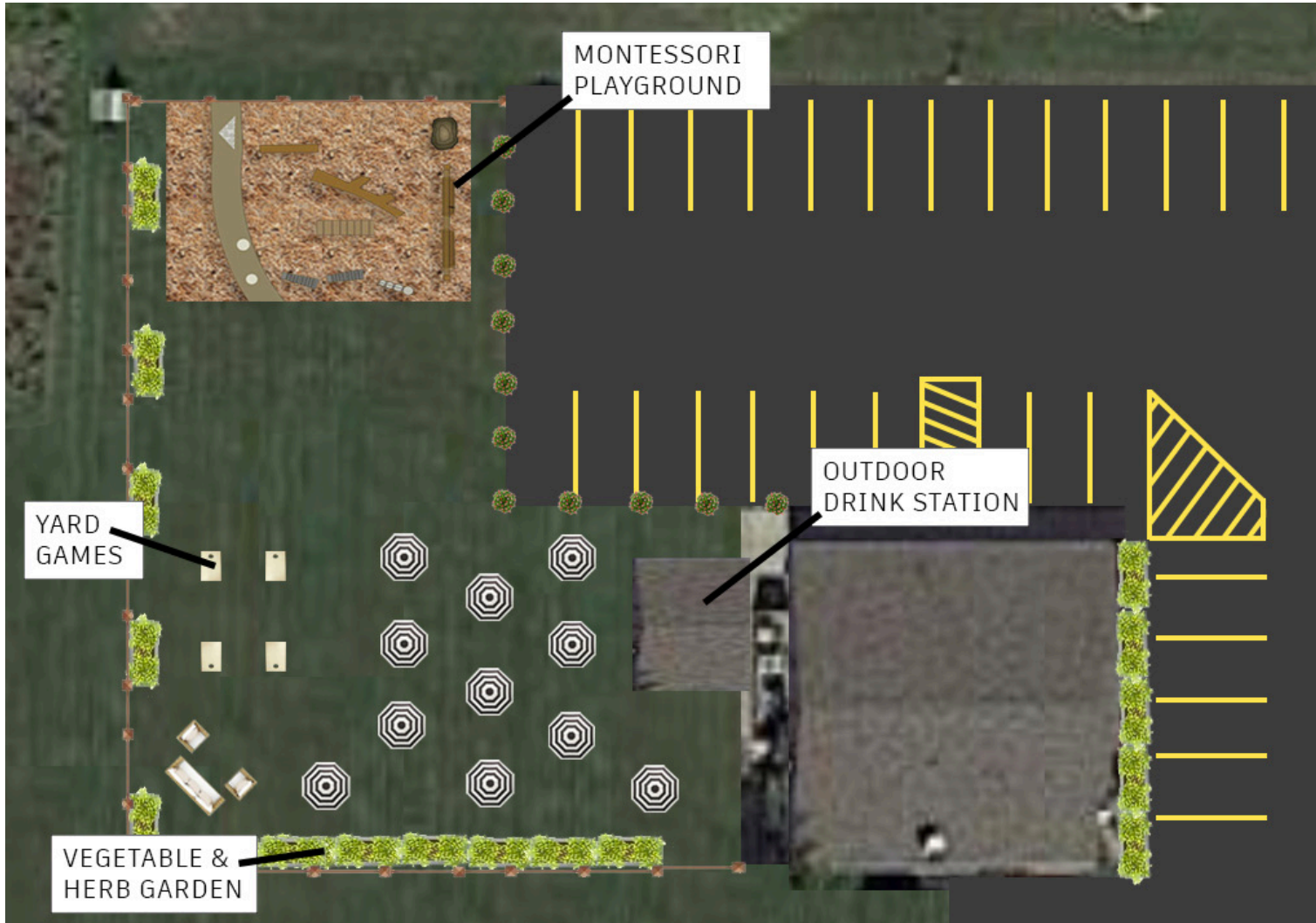
FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
EXISTING AND PROPOSED YARD SETBACKS
DRAWING NO.
4.1

PROPOSED OUTDOOR SPACE 3.1



PROPOSED LANDSCAPING:
GRASS, VARIOUS FOILAGE

OUTDOOR SEATING WILL BE SURROUNDED BY VEGETABLE + HERB GARDENS, GRASSY LOUNGING AREAS, AND VARIOUS BUSHES + FLOWERS.

OPEN AREA FOR EVENTS

MONTESSORI PLAYGROUND TO BE ADDED

UPDATED BUSHES IN FRONT ON THE EAST SIDE OF THE BUILDING



PROJECT

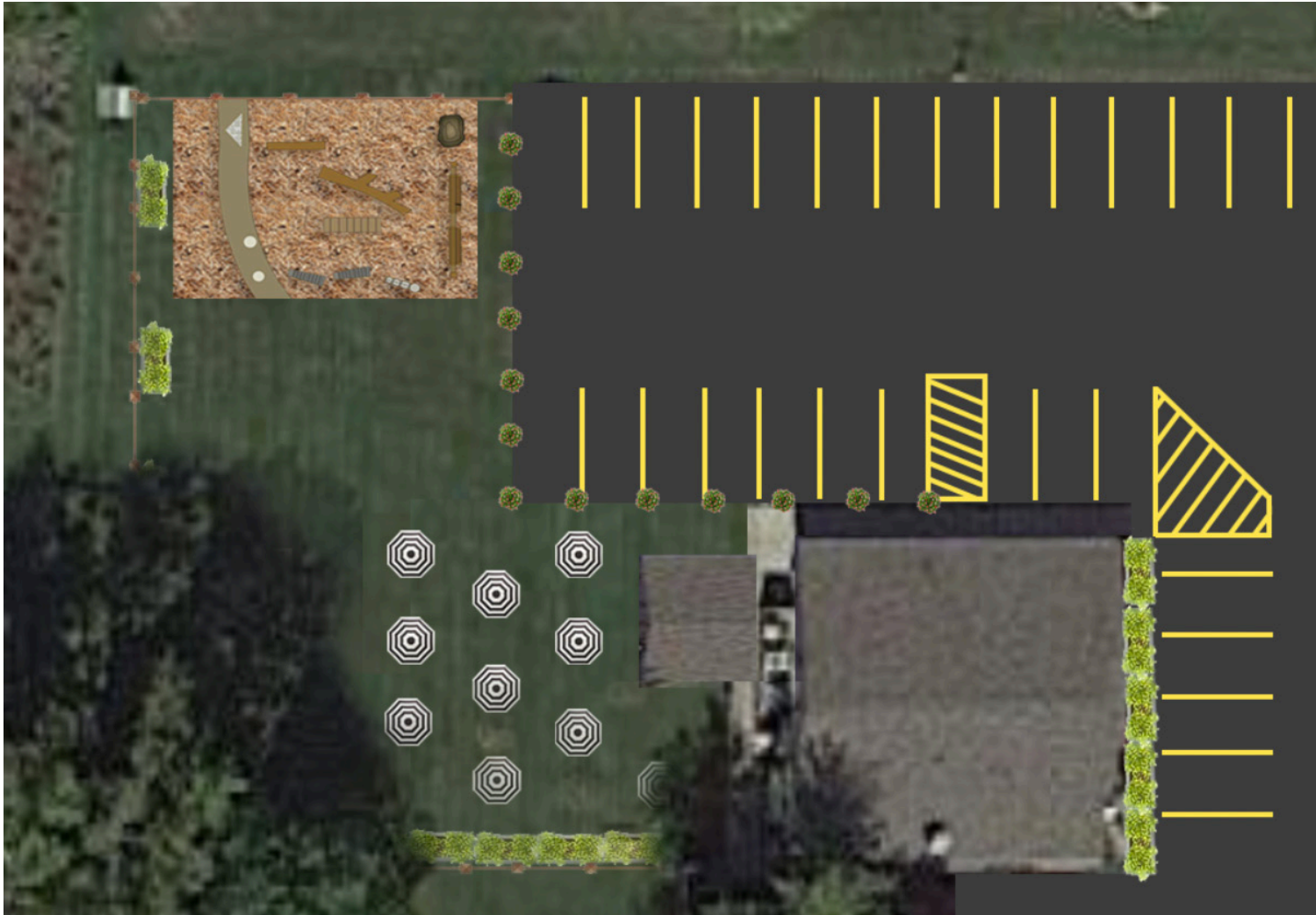
FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
LANDSCAPING CONCEPT
DRAWING NO.
6

PROPOSED OUTDOOR SPACE 6.1



**PROPOSED
LANDSCAPING:**
EXISTING TREES
WILL REMAIN



AUGUST
jane
INTERIOR DESIGN

PROJECT

FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
LANDSCAPING CONCEPT
DRAWING NO.
6.1

EXISTING FENCE AND TREES



**PROPOSED
LANDSCAPING:**
EXISTING TREES FENCE
AND TREES WILL REMAIN.



PROJECT

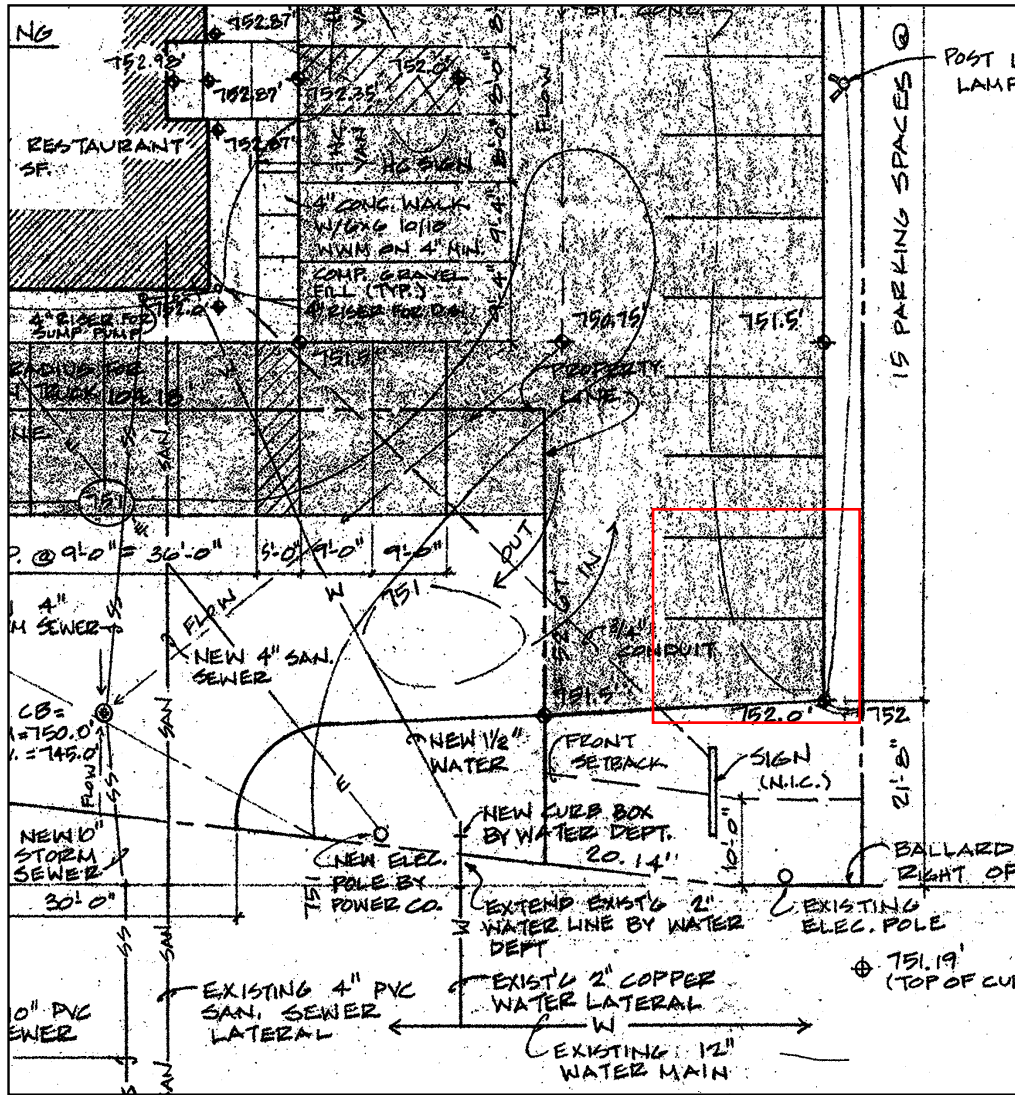
FOME
FOOD & COMPANY

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DATE: 9.12.22	SCALE: NA
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PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
LANDSCAPING CONCEPT
DRAWING NO.
6.2

DRAWING OF SITE PLAN 2.1

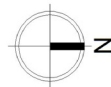


EXISTING/PROPOSED LOCATIONS OF REFUSE CONTAINERS

REFUSE CONTAINERS WERE LOCATED IN THE BACK CORNER OF THE PARKING LOT (NORTH-WEST CORNER) BUT WILL BE MOVED TO THE NORTH-EAST CORNER TO ENSURE AN ENJOYABLE ATMOSPHERE FOR OUR GUESTS OUTSIDE.

FENCE SURROUNDING REFUSE CONTAINERS WILL BE AT LEAST 6' TALL.

THE REFUSE CONTAINERS WILL BE ENCLOSED IN A SIMILAR GATE/FENCE AS SHOWN BELOW:



AUGUST
jane
INTERIOR DESIGN

PROJECT

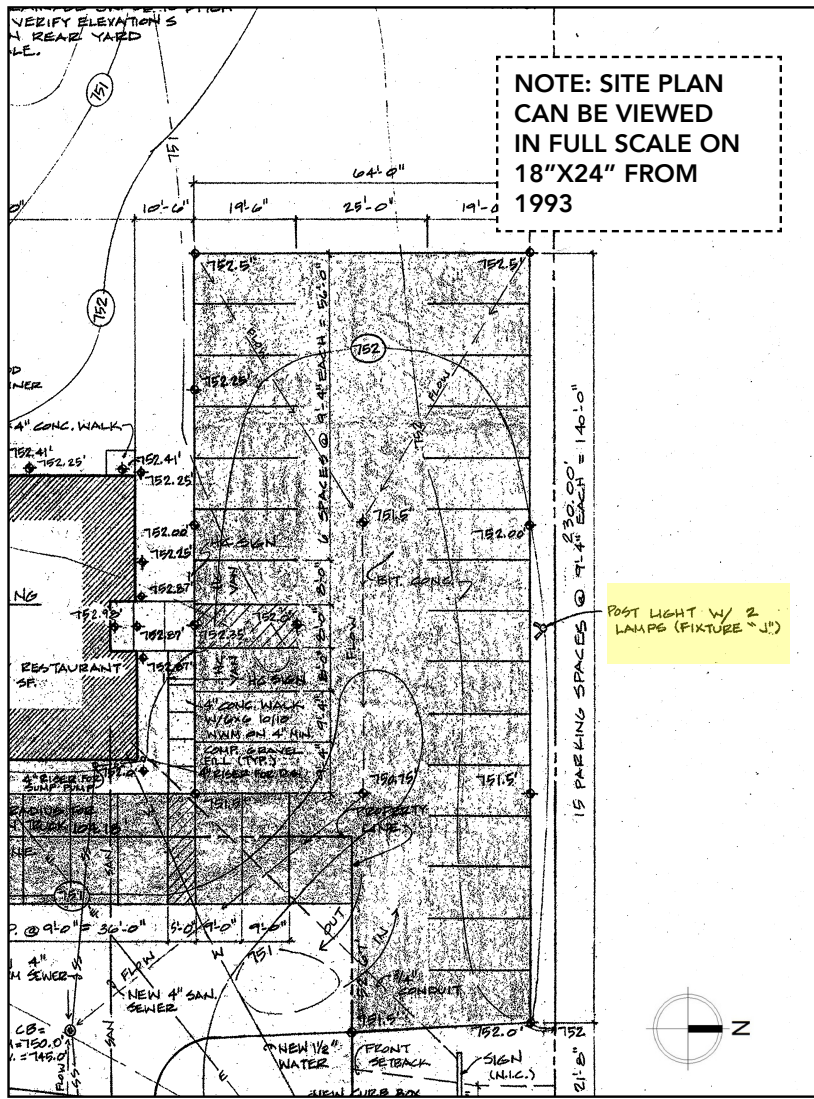
FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
LOCATION OF REFUSE CONTAINERS
DRAWING NO.
7

DRAWING OF SITE PLAN 2.1



EXISTING + PROPOSED LOCATIONS OF EXTERIOR LIGHT FIXTURES

EXISTING LAMP POST IN PARKING LOT WILL REMAIN. MORE STREET LAMPS TO LIGHT PARKING LOT FROM NORTH BALLARD ROAD.

MORE EXTERIOR LIGHTING WILL BE ADDED WITH THE RENOVATION OF THE EXTERIOR IN SPRING/SUMMER 2023. BELOW IS AN EXAMPLE OF THE PROPOSED LIGHTING.

PLEASE NOTE: NO FORMAL DRAWINGS HAVE BEEN CREATED AT THIS TIME. THIS IS TO SHOW THE CONCEPT OF THE EXTERIOR.



EAST ELEVATION



PROJECT

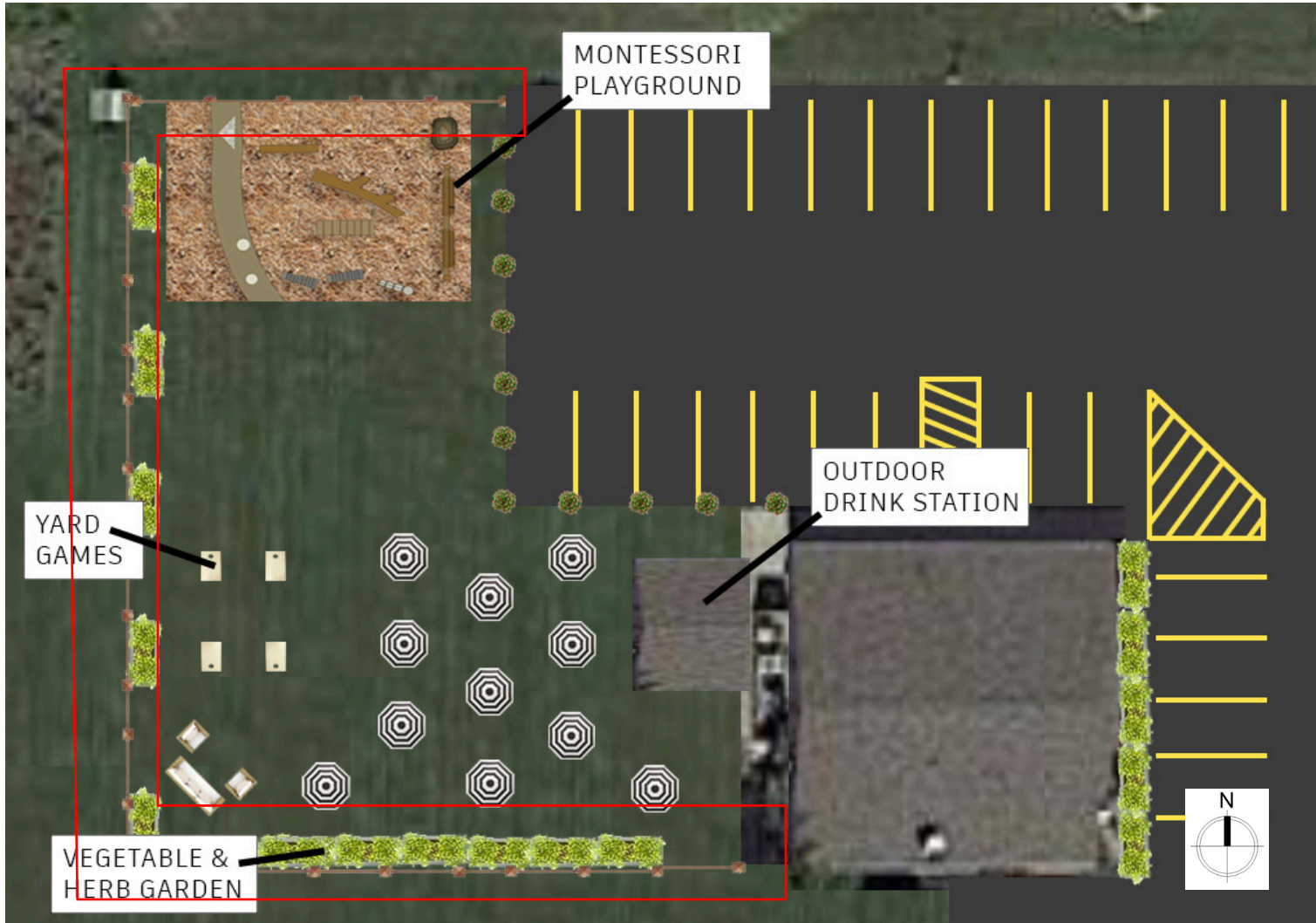
FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
LOCATION OF EXTERIOR LIGHT FIXTURES
DRAWING NO.
7

PROPOSED OUTDOOR SPACE 3.1



PROPOSED LOCATION, HEIGHT, + MATERIAL OF FENCE:

PROPOSED FENCE WILL FOLLOW THE SOUTH AND EAST PROPERTY LINES, AND PART OF THE NORTH PROPERTY LINE BY THE PARKING LOT.

THE FENCE WILL BE 6' TALL AND MADE OF ALUMINUM AND/OR COMPOSITE.

FINAL SELECTIONS HAVE NOT BEEN MADE. WILL BE CHOSEN IN SPRING/SUMMER 2023.

NO RETAINING WALLS ARE PRESENT ON THE PROPERTY.



PROJECT

FOME The location, height and materials of all proposed and existing fences or retaining walls.

FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
LOCATION, HEIGHT, + MATERIALS OF FENCE
DRAWING NO.
8

VIEW OF AREA AROUND FOME FOOD & COMPANY 10.1



LOCATION AND USE OF BUILDINGS ON ADJOINING LAND: SOUTH OF NORTHLAND AVE

- "00" CAR WASH
- PICK'N SAVE: Grocery store
- COMMUNITY FIRST CREDIT UNION
- MJI BUILDING SERVICES: Construction

LOCATION AND USE OF BUILDINGS ON ADJOINING LAND: NORTH OF NORTHLAND AVE

- APPLETON PARKS & RECREATION
- BATELY CPA: Certified public accounting firm
- ACUPUNCTURE & HERB CENTER: Traditional Chinese medicine, healthcare
- BUXTON O'NEIL INSURANCE AGENCY: Insurance
- FARMERS INSURANCE: Insurance
- BURGER KING: Restaurant/fast food
- GINGERROOTZ: Asian cuisine
- BSI-BUILDING SERVICE: Office furniture
- MOTOMART: Gas station
- EDWARD JONES: Financial advisor
- HIDEOUT BAR
- CHASE BANK



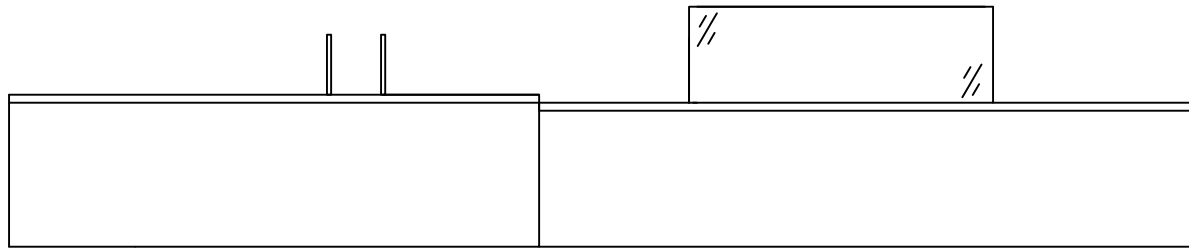
PROJECT

FOME
FOOD & COMPANY

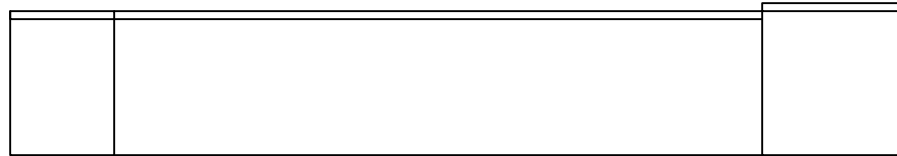
2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
LOCATION AND USE OF BUILDINGS ON ADJOINING LAND
DRAWING NO.
10



VIEW 1 COUNTER ELEVATION



VIEW 2 COUNTER ELEVATION



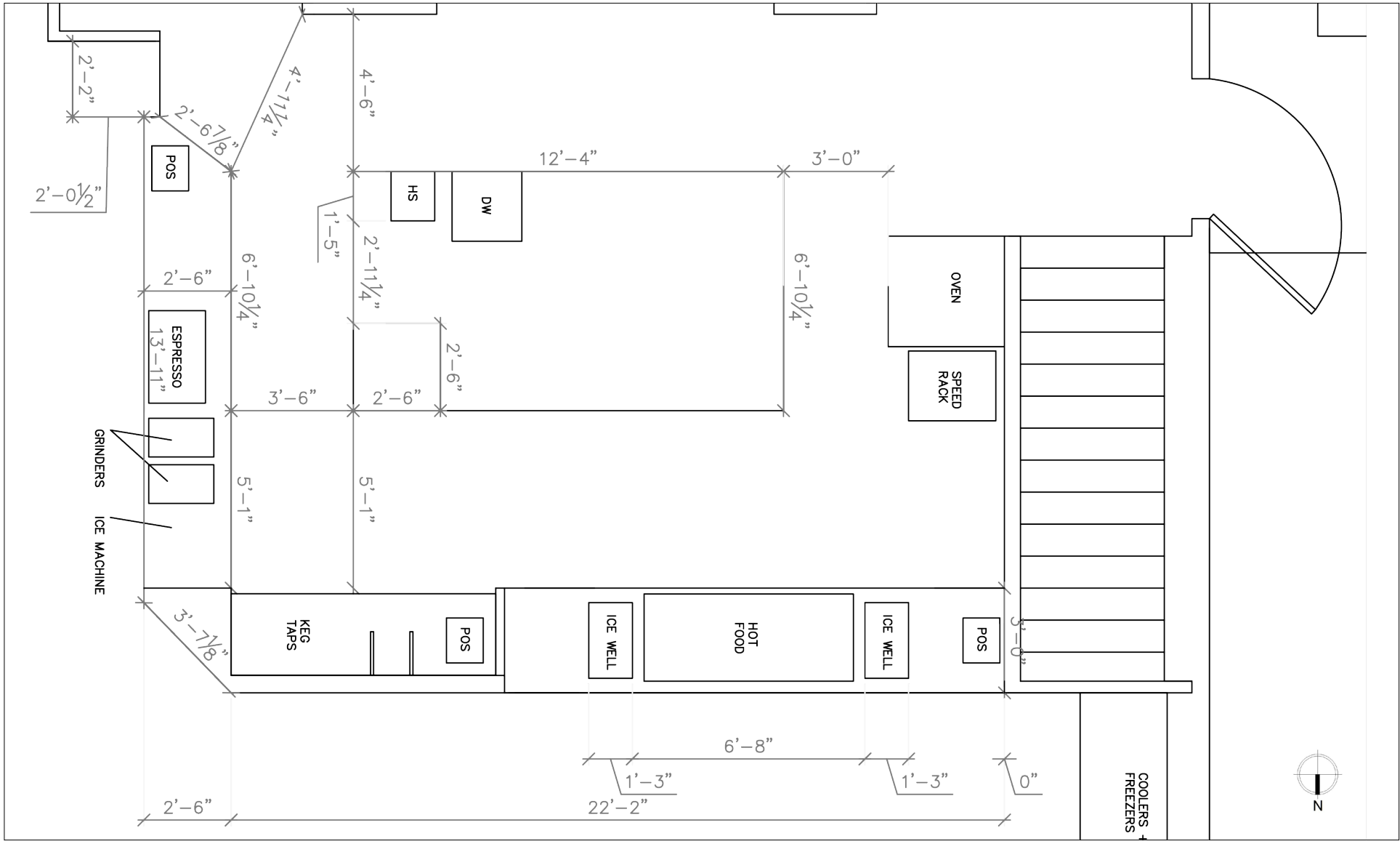
PROJECT

FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: 1/4"=1'-0"
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
PRELIMINARY ARCHIECTURAL PLANS
DRAWING NO.
11.1



PROJECT

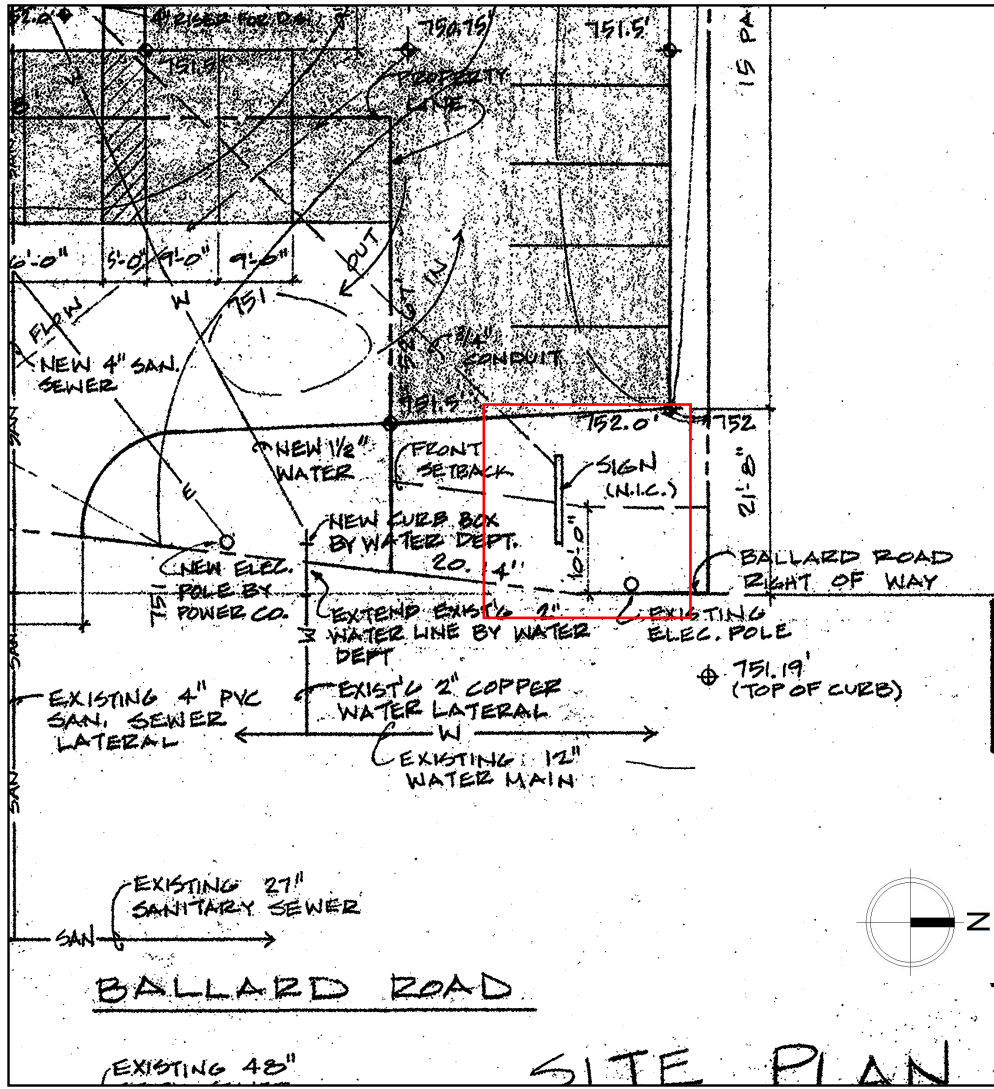
FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: 1/4" = 1'-0"
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
FLOOR PLAN OF THE BUILDING: COUNTER
DRAWING NO.
12

DRAWING OF SITE PLAN 2.1



EXISTING/PROPOSED LOCATIONS OF SIGNAGE

NEW SIGNAGE WILL BE ADDED TO THE EXTERIOR OF THE BUILDING AND THE EXISTING SIGNAGE FROM PARADISE ISLAND WILL BE REPLACED BY APPLETON SIGN. SEE SIGN PROPOSAL ON PAGE 13.1.

SEE LOCATION OF EXISTING SIGNAGE TO BE UPDATED ON SITE PLAN 2.1

PLEASE NOTE: NO FORMAL DRAWINGS HAVE BEEN CREATED AT THIS TIME. THIS IS TO SHOW THE CONCEPT OF THE EXTERIOR.



EAST ELEVATION



PROJECT



FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
DRAWN BY: HSKAAR	
PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
LOCATION OF PROPOSED SIGNAGE
DRAWING NO.
13

LOCATION VIEW

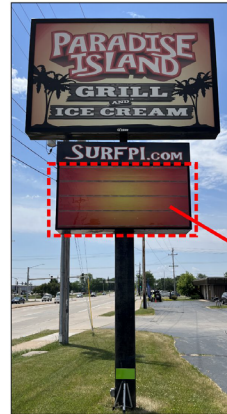


SCALE: 3/8" = 1' 0"

NIGHT VIEW



EXISTING VIEW



SCALE: 3/8" = 1' 0"

A 1

DETAIL VIEW



- EXISTING RETAINER: 4"
- NORTH SIDE FACE HINGES
- REVERSE ANGLE CLIPS

FULL COLOR DUAL LAYERED DIGITALLY PRINTED FLEX FACE REPLACEMENTS FOR D/F PYLON SIGN

SCALE: 3/8" = 1' 0"

A 2

DETAIL VIEW



PREFINISHED WHITE ALUPANEL FACE REPLACEMENT W/ ONE COLOR CUT REVERSE WEEDED VINYL COPY

SCALE: 1/2" = 1' 0"

PEEL S/S PRINTED VINYL AND VINYL BACKER REPLACE W/ TRANS. WHITE 48"X 95" VINYL S/S

2400 Holly Road • Neenah, WI 54956
Tel: 920.734.1601 • Fax: 920.734.1622
www.AppletonSIGN.com

CLIENT:	FOME
STREET ADDRESS:	2821 N BALLARD ROAD
CITY / STATE:	APPLETON, WI
DATE:	7/11/2022
SALES:	SARA KRKLJES
DESIGNER:	DANE SCHUMACHER

GENERAL SPECIFICATIONS	
VOLTAGE:	120v - 277v - POWER SUPPLIES USED
POWER DRAW:	NA - AMPS - TOTAL (AMPERAGE)
SQUARE FOOTAGE:	100 - APPROX.

REQUIRED ITEMS FROM CLIENT	
----------------------------	--

<input checked="" type="checkbox"/> BRANDING STANDARDS?	NO ART RESTORATION FEE MAY BE APPLIED TO PRODUCT IF PRODUCTION READY ARTWORK IS NOT PROVIDED BY CLIENT PRIOR TO PRODUCTION.
---	---

COLOR SCHEDULE	
1	ORACAL 751070 BLACK
2	ORACAL 850010 WHITE
3	COLOR CALL OUT
4	COLOR CALL OUT
5	COLOR CALL OUT
6	COLOR CALL OUT
7	COLOR CALL OUT
8	COLOR CALL OUT

SURVEY ITEMS REQUIRED	
-----------------------	--

<input checked="" type="checkbox"/> FIELD SURVEY?	ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. THROUGHS BORING A FIELD SURVEY HAS IMPACT ESTIMATED THIS DATE/FILES.
---	---

<input checked="" type="checkbox"/> ON SITE COLOR MATCH	<input checked="" type="checkbox"/> TRUCK ACCESS?
<input checked="" type="checkbox"/> AVAILABLE AREA	YES <input type="checkbox"/> NO
<input checked="" type="checkbox"/> FACE DETAILS	<input checked="" type="checkbox"/> BEHIND WALL ACCESS?
<input checked="" type="checkbox"/> POLE DETAILS	YES <input type="checkbox"/> NO
<input checked="" type="checkbox"/> ALL SIGN DETAILS	<input checked="" type="checkbox"/> ELECTRICAL EXISTING?
<input checked="" type="checkbox"/> OTHER:	YES <input type="checkbox"/> NO
ADDITIONAL SURVEY DETAILS HERE	

SURVEY UPDATE	
REVISED:	CONTACTED:

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK DESCRIBED ON THIS DRAWING & THE PROPOSAL MATCHING THE DESIGN ID #. PRODUCTION OF THIS PROJECT WILL NOT BE ALLOWED WITHOUT A SIGNATURE.

A OPT. 2 220760-04

**DETAILED DESIGN!
CAN BE USED FOR PRODUCTION**

MANUFACTURE AND INSTALL THE FOLLOWING: A. FACE REPLACEMENTS FOR ONE(1) D/F LIT PYLON SIGN

DISCLAIMERS: THIS DOCUMENT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. © COLORS SHOWN ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUTS/COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU NEED TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE.

AUGUST
jane
INTERIOR DESIGN

PROJECT

FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22 SCALE: NA

DRAWN BY: HSKAAR

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ACCEPTED BY: _____

DATE: _____

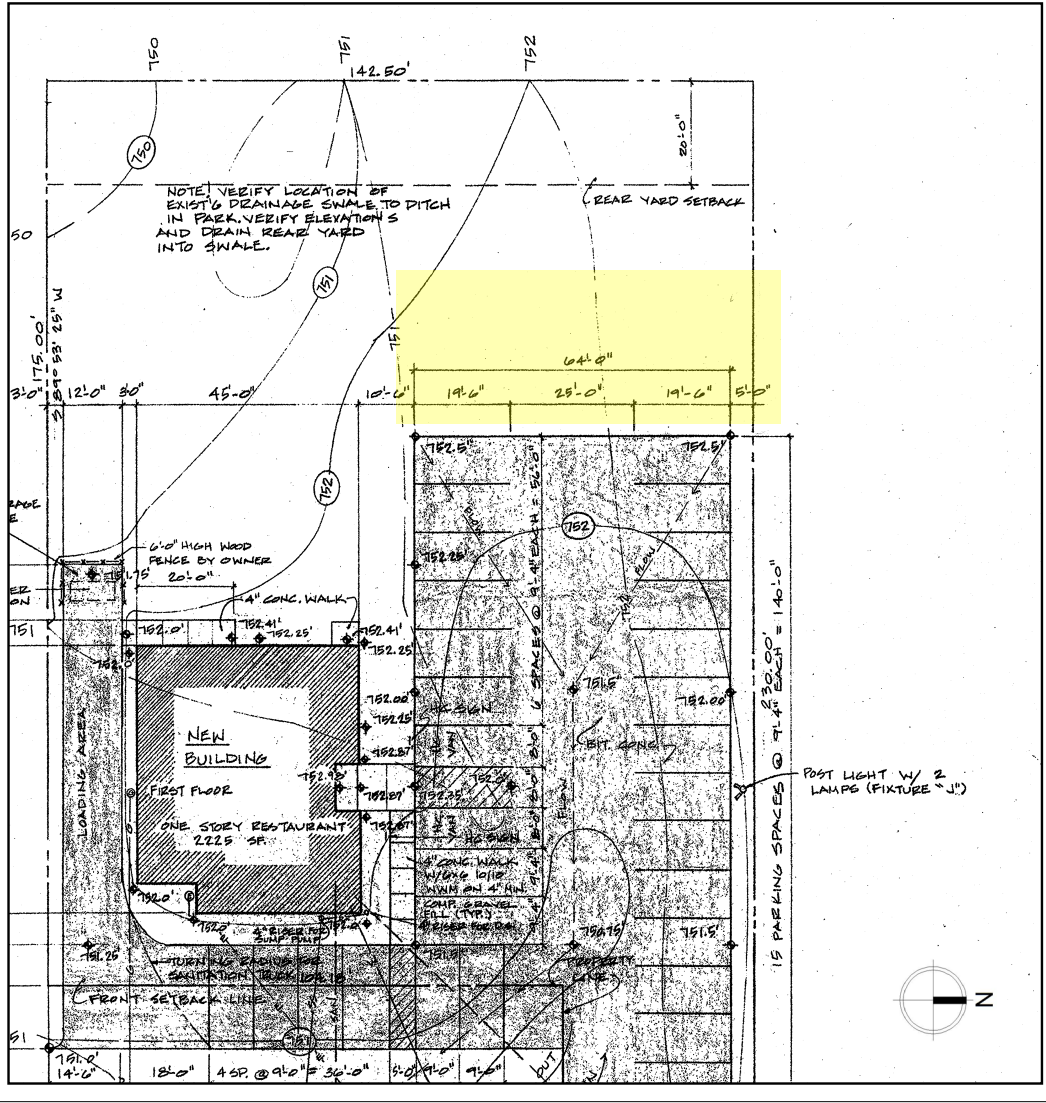
TITLE

LOCATION OF PROPOSED SIGNAGE

DRAWING NO.

13.1

DRAWING OF SITE PLAN 2.1



LOCATION OF SNOW STORAGE

SNOW WILL BE REMOVED FROM THE PARKING LOT AND PUT TOWARDS THE WEST SIDE OF THE PROPERTY (HIGHLIGHTED IN YELLOW).



PROJECT

FOME
FOOD & COMPANY

2821 N BALLARD RD APPLETON, WI 54911

DATE: 9.12.22	SCALE: NA
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PROJECT NO: 22-002	
ACCEPTED BY: _____	
DATE: _____	

TITLE
LOCATION OF SNOW STORAGE
DRAWING NO.
14

PROPOSED HOURS OF OPERATION

FOME FOOD & COMPANY WILL BE OPEN WEDNESDAY THROUGH SUNDAY
7:00 AM - 3:00 PM.

FOME WILL BE AVAILABLE TO HOST PRIVATE/SPECIAL EVENTS AFTER HOURS
3:00 PM - 12:00 AM.

PROPOSED NUMBERS OF EMPLOYEES

FOME FOOD & COMPANY WILL HAVE 12-20 EMPLOYEES

	PROJECT		DATE: 9.12.22		SCALE: NA	TITLE
	 2821 N BALLARD RD APPLETON, WI 54911		DRAWN BY: HSKAAR		PROPOSED HOURS OF OPERATION + NUMBER OF EMPLOYEES	
			PROJECT NO: 22-002		DRAWING NO.	
			ACCEPTED BY: _____		15	
		DATE: _____				