



City of Neenah
Liquor Licensing Review Subcommittee
(of the Public Services & Safety Committee)

Agenda

Tuesday, December 12, 2023 at 4:00pm
City Hall Council Chambers
211 Walnut Street

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Wis. Stats. Sec. 19.84, that a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject over which they have decision-making responsibility. This may constitute a meeting of the Neenah Common Council and must be noticed as such. The Council will not take any formal action at this meeting.

- I. Approval of minutes of October 10, 2023. (Minutes can be found on the City web site)
- II. Appearances.
- III. Unfinished Business.
- IV. New Business.
 - A. Review and make recommendation on Original "Class B" Combination Alcohol Beverage Retail License Application and Plan of Operation for Cozumel Mexican Restaurant Bar & Grill, LLC d/b/a Cozumel Mexican Restaurant at 240 1st Street, Alejandro Torres, agent.
- VI. Any announcements/questions for the Committee.
- VII. Adjournment

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Clerk's Office (920) 886-6100 or the **City's ADA Coordinator at (920) 886-6110** or e-mail clerk@ci.neenah.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

**Minutes of the Liquor Licensing Review Subcommittee
of the Public Services & Safety Committee
Tuesday, October 10, 2023 at 4:00 p.m.
City Hall, Council Chambers**

MEMBERS PRESENT: Director of Community Development & Assessment Haese, Assistant Fire Chief/Prevention Fire Marshall Dorn, City Clerk Nagel, and Aldermen Stevenson, Weber, and Borchardt Police Chief Olson and City Attorney Rashid were excused.

ALSO PRESENT: Hailey Sorensen Representative of Generation Paulson, Inc. future manager of Layla's Place.

Chairman Stevenson called the meeting to order at 4:04 p.m.

- I. Approval of minutes of June 27, 2023 (minutes can be found on the city web site).
MS by Borchardt/Haese to approve the minutes of the June 27, 2023 meeting as presented, all voting aye.
- II. Appearances: None.
- III. Unfinished Business: None.
- IV. New Business:
 - a. Review and make recommendation on the transfer of Original "Class B" Combination Alcohol Beverage Retail License Application and Plan of Operation for Generation Paulson, Inc, d/b/a Layla's Place, 218 W. Wisconsin Avenue, Christopher Paulson, agent.

Hailey Sorensen Representative of Generation Paulson, Inc. future manager of Layla's Place, was present to answer any questions. Ms. Sorensen currently manages the Daily Pint for Generation Paulson, Inc. Mr. Paulson was unable to attend due to a prior out of town commitment.

The Clerk's Office received a "Class B" Combination Liquor License Application from Generation Paulson, Inc. for the current license holder Mama Beck's, LLC, d/b/a Bar Twenty-Two at 218 W. Wisconsin Avenue. Clerk Nagel received part of the Transfer License Business to Business form today indicating that Rebecca Hilgers is willing to surrender her license. The form, however, is not signed by Christopher Paulson. Bar Twenty-Two has been closed and the new owner is Generation Paulson, Inc, d/b/a Layla's Place. Generation Paulson, Inc. also does business as Game Day Sports Bar and the Daily Pint in the Appleton area. Part of the overall transaction is the transfer of the liquor license.

A background check was successfully completed on Generation Paulson, Inc. as well as on agent Christopher Paulson with an approval recommendation from the Police Department and no monies owed to the city. The transfer paperwork needs to be signed by Mr. Paulson and the fees need to be collected prior to the release of the license. Approving the transfer to Generation Paulson, Inc. does not impact the liquor license quota.

There was discussion on the outside back area of the bar that is not included in the license but has a picnic tables. Staff advised that this is not an area where alcohol can be consumed as it does not meet the physical requirements. Therefore, should patrons be observed by law enforcement consuming alcohol outside the back door at the picnic tables, they are subject to a citation. The liquor license can be amended at a later date should this area become compliant with the physical requirements.

MSC by Borchardt/Weber to recommend Public Services and Safety Committee recommend Common Council approve the transfer of Original "Class B" Combination Alcohol Beverage Retail License Application and Plan of Operation for Generation Paulson, Inc., d/b/a Layla's Place, 218 W Wisconsin Avenue, Christopher Paulson, agent, contingent upon Mr. Paulson signing the transfer application and all applicable application fees are paid. All voting aye.

V. Any announcements/questions for the Subcommittee

Clerk Nagel advised the Clerk's Office received a "Class B" Combination Liquor License application from Cozumel Mexican Restaurant Bar & Grill, LLC for 240 First Street. Staff will research the situation as it may be a bit premature at this time.

VI. Adjournment

MSC by Haese/Borchardt to adjourn at 4:16 p.m., all voting aye.

Respectfully submitted,



Charlotte Nagel, City Clerk

Tab through, use mouse, spacebar or Enter to check applicable boxes.

Save

Print

Clear

FOR CLERKS ONLY

Municipality

License Period

Form AT-106

Original Alcohol Beverage License Application

License(s) Requested

- Class "A" Beer \$ _____
- Class "B" Beer \$ _____
- "Class C" Wine \$ _____
- Reserve "Class B" Liquor \$ _____
- "Class A" Liquor \$ _____
- "Class B" Liquor \$ _____
- "Class A" Liquor (Cider Only) \$ _____
- "Class B" (Wine Only) Winery \$ _____

License Fees	\$
Publication Fee	\$
Background Check	\$
Total Fees	\$

Part A: Premises/Business Information

1. Legal Business Name (registered entity name or individual's name if sole proprietorship)
Cozumel Mexican Restaurant Bar & Grill, LLC

2. Trade Name or DBA

3. Premises Address
290 1st St Neenah, WI 54954

4. County *Winnebago* 5. Municipality 6. Aldermanic District

7. Mailing Address (if different from premises address)

8. FEIN [REDACTED] 9. Wisconsin Seller's Permit Number

10. Premises Phone 11. Premises Email

12. Entity Type (check one)
 Sole Proprietor Partnership Limited Liability Company Corporation Nonprofit Organization

13. Premises Description - Describe the building or buildings where alcohol beverages are to be sold and stored. Describe all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. Alcohol beverages may be sold and stored ONLY on the premises described in this application. Attach additional sheets if necessary.
Entire dining room / bar area / patio

Part B: Questions

1. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit a copy of Responsible Beverage Server Training Course Certificate..... Yes No
2. Does the applicant business or its partners, officers, directors, managing members, or agent hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)?..... Yes No
 If yes, please explain using the space below. Attach additional sheets if necessary.

Part C: For Corporate/LLC Applicants Only

1. State of Registration WISCONSIN	2. Date of Registration October 2014
--	--

3. Is the applicant business owned by another corporation or LLC? If yes, please provide the name and FEIN of the parent company below, include parent company members in Part D, and attach Form AT-103 for all of the parent company's principal members, managers, officers, or directors Yes No

Name of Parent Company	FEIN of Parent Company
------------------------	------------------------

4. Does the parent company or any of its officers, directors, managing members, or agent hold any direct or indirect interest in any other alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? Yes No
If yes, please explain using the space below. Attach additional sheets if necessary.

5. Agent's Last Name Torres	Agent's First Name Alejandro	Phone [REDACTED]
---------------------------------------	--	---------------------

Part D: Individual Information

A Supplemental Questionnaire, Form AT-103, must be completed and attached to this application for each person involved in the applicant business and any parent company as indicated in Part C. Persons in the applicant business include: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all managing members and agent of a limited liability company.

List the full name, title, and phone number for each person below. Attach additional sheets if necessary.

Last Name	First Name	Title	Phone

Part E: Attestation

Who must sign this application?
 sole proprietor one general partner of a partnership one corporate officer one managing member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 10/02/23
---------------	-------------------------

Name (Last, First, M.I.)
Torres, Alejandro

Title owner	Email [REDACTED]	Phone [REDACTED]
-----------------------	---------------------	---------------------

Part F: For Clerk Use Only

Date application was filed with clerk	Date reported to governing body	Date provisional license issued (if applicable)
Date license granted	License number	Date license issued
Signature of Clerk/Deputy Clerk		

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name) TOMAS		(first name) Alejandro		(middle name)	
Home Address (street/route) 521 Haylett St		Post Office	City Neenah	State WI	Zip Code 54956
Home Phone Number [REDACTED]		Age [REDACTED]	Date of Birth [REDACTED]	Place of Birth [REDACTED]	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an **individual**.
- A member of a **partnership** which is making application for an alcohol beverage license.
- _____ of _____
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? _____
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
If yes, describe status of charges pending. _____
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
If yes, identify. _____
(Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
If yes, identify. _____
(Name of Wholesale Licensee or Permittee) (Address By City and County)
6. Named individual must list in chronological order last two employers. **54904**
[REDACTED]

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.



(Signature of Named Individual)

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village of Neenah County of Winnebago
 City

The undersigned duly authorized officer/member/manager of Cozumel Mexican Restaurant Bar & Grill, LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Cozumel Mexican Restaurant Bar & Grill, LLC
(Trade Name)

located at 240 First St, Neenah, WI 54950

appoints Alejandro Torres
(Name of Appointed Agent)

521 Haylett St, Neenah, WI 54950
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? [Redacted]

Place of residence last year 521 Haylett St, Neenah, WI 54950

For: Cozumel Mexican Restaurant Bar & Grill, LLC
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Alejandro Torres, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 10/02/23
(Signature of Agent) (Date)

Agent's age [Redacted]

521 Haylett St, Neenah, WI 54950
(Home Address of Agent)

Date of birth [Redacted]

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed:

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Serving Alcohol

is proud to present this certificate to

Alejandro Torres Martinez

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECORD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at

servingalcohol.com

Verification Code

vkFmrcSwtt

Date Issued

May 4th, 2023

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: Alejandro Torres Martinez

Certification Date: May 4th, 2023

Certificate Code: vkFmrcSwtt

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>



Plan of Operation for Alcohol Beverage License Application

OFFICE OF THE CITY CLERK
211 Walnut Street • Neenah, WI 54956
(920) 886-6100

Your application will be returned for failure to fill out this form completely, correctly, and submit the required Detailed Floor Plan as outlined.

Business Name: Cozumel Mexican Restaurant Bar & Grill, LLC																													
Address of Premises: 240 1st St, Neenah, WI 54956		Business Telephone Number:																											
Business Mailing Address – if different from address of premises :																													
Business Internet/E-mail Address: [REDACTED]		Business Fax Number:																											
Owner's Name: Alejandro Torres		Owner's Phone Number: [REDACTED]																											
Owner's Address include city, state, zip code: 521 Haylett St, Neenah, WI 54956																													
Will the agent, a partner of the individual licensee be conducting the day-to-day operations of the business: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, list name and address of person who will:																													
<small>Class B Applicants: If the agent, a partner or the individual licensee will not be conducting the day-to-day operations of the business, the person listed above must obtain a Class B Manager's license.</small>																													
Does anyone else have money invested or any other interest in this business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:																													
<p>What types of business do you or will you conduct at this location? (Check all that apply): (Other licenses/permits may be required to operate your business.)</p> <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Full Service Restaurant</td> <td><input type="checkbox"/> Café/Coffee Shop</td> <td><input type="checkbox"/> Bed & Breakfast</td> </tr> <tr> <td><input type="checkbox"/> Grocery Store</td> <td><input type="checkbox"/> Convenience Market</td> <td><input type="checkbox"/> Hotel</td> </tr> <tr> <td><input type="checkbox"/> Liquor Store</td> <td><input type="checkbox"/> Indoor Golf Facility</td> <td><input type="checkbox"/> Private Sports Club</td> </tr> <tr> <td><input type="checkbox"/> Theater</td> <td><input type="checkbox"/> Wine Tasting Room</td> <td><input type="checkbox"/> Veterans Club</td> </tr> <tr> <td><input type="checkbox"/> Brew Pub</td> <td><input type="checkbox"/> Tavern</td> <td><input type="checkbox"/> Fraternal Club</td> </tr> <tr> <td><input type="checkbox"/> Volleyball Court (Permanent Extension of Premises required)</td> <td><input type="checkbox"/> Catering (sales only allowed on the premises issued and alcohol beverage licensed)</td> <td><input type="checkbox"/> Video Game Center-6 or more games</td> </tr> <tr> <td><input type="checkbox"/> Bar & Grill</td> <td><input type="checkbox"/> Night club</td> <td><input type="checkbox"/> Bowling Center</td> </tr> <tr> <td><input type="checkbox"/> Comedy Club</td> <td><input type="checkbox"/> Recreational Paint Studio</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Billiard Center</td> <td></td> <td></td> </tr> </table>			<input checked="" type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Café/Coffee Shop	<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Grocery Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Hotel	<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Indoor Golf Facility	<input type="checkbox"/> Private Sports Club	<input type="checkbox"/> Theater	<input type="checkbox"/> Wine Tasting Room	<input type="checkbox"/> Veterans Club	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern	<input type="checkbox"/> Fraternal Club	<input type="checkbox"/> Volleyball Court (Permanent Extension of Premises required)	<input type="checkbox"/> Catering (sales only allowed on the premises issued and alcohol beverage licensed)	<input type="checkbox"/> Video Game Center-6 or more games	<input type="checkbox"/> Bar & Grill	<input type="checkbox"/> Night club	<input type="checkbox"/> Bowling Center	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Recreational Paint Studio		<input type="checkbox"/> Billiard Center		
<input checked="" type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Café/Coffee Shop	<input type="checkbox"/> Bed & Breakfast																											
<input type="checkbox"/> Grocery Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Hotel																											
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Indoor Golf Facility	<input type="checkbox"/> Private Sports Club																											
<input type="checkbox"/> Theater	<input type="checkbox"/> Wine Tasting Room	<input type="checkbox"/> Veterans Club																											
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern	<input type="checkbox"/> Fraternal Club																											
<input type="checkbox"/> Volleyball Court (Permanent Extension of Premises required)	<input type="checkbox"/> Catering (sales only allowed on the premises issued and alcohol beverage licensed)	<input type="checkbox"/> Video Game Center-6 or more games																											
<input type="checkbox"/> Bar & Grill	<input type="checkbox"/> Night club	<input type="checkbox"/> Bowling Center																											
<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Recreational Paint Studio																												
<input type="checkbox"/> Billiard Center																													
Briefly detail the type of business you plan to operate, if granted a license:																													
What other types of licenses or permits will you or do you hold at this location? :																													
<input type="checkbox"/> Tavern Entertainment	<input type="checkbox"/> Cigarette	<input type="checkbox"/> Amusement Devices																											
<input type="checkbox"/> Dance Hall	<input type="checkbox"/> Food (though Health Dept.)	<input type="checkbox"/> Other(s)																											

If applying for a Class B or C license, what type of food service will you have? (check all that apply):

<input type="checkbox"/> None	<input type="checkbox"/> Prepackaged Foods	<input type="checkbox"/> Snacks
<input type="checkbox"/> Appetizers	<input type="checkbox"/> Catered Events	<input type="checkbox"/> Full Meals

What percentage of your total sales will be from the sales of alcohol beverages? %

Is there at least 300 feet between the building and any church, school or hospital? Yes No

How many alcohol serving premises are within a 4 block radius of your business?

Do you have any future plans for other businesses, licenses or permits at this location? Yes No
If yes, explain:

Is this premise under construction? Yes No If yes, list estimated completion date:

Is this a franchise? Yes No

What was the previous name & nature of the business operating at this location, if applicable?
Optic Clinic

Is this premises currently or ever been licensed? Yes No If yes, list type of license:

Is the current licensee operating? Yes No If no, list date closed:

If alcohol sales are a new use in this building, please contact the Neenah Police Department at (920) 886-6000 to meet with Chief of Police to review regulations/ordinances.

What is the zoning classification for this premise?

HOURS OF OPERATION FOR ALCOHOL BEVERAGE SALES/SERVICE ONLY

Day of the Week	Proposed Hours of Operation:	
	Open	Close
Sunday	11 am	9 pm
Monday	11 am	10 pm
Tuesday	11 am	10 pm
Wednesday	11 am	10 pm
Thursday	11 am	10 pm
Friday	11 am	10 pm
Saturday	11 am	10 pm

PROHIBITED HOURS OF OPERATION:
Class A: 9:00 PM to 8:00 AM; Class B/C: Monday thru Friday 2:00 AM - 6:00 AM;
Class B/C: Saturday thru Sunday 2:30 AM - 6:00 AM

Legal Capacity/Occupancy of Premises: Inside _____ Outside _____ (does not include Class A) Call (920) 886-6130 if you have questions.	Number of Parking Spaces on the premises, not including street parking: _____
--	--

LITTER/GARBAGE:
What are your plans to keep the grounds clean (check all that apply):
 Sweep Pressure Wash Pick Up Litter Hired Maintenance Garbage Cans Outside
 Other: _____

Who is responsible to keep the grounds clean? Licensee Building Owner Employees
 Hired Maintenance Other: _____

NOISE: How will issues be addressed? (check all the apply): Security Manager approaches
 customer(s) Call police Signs posted Other: _____

DETAILED FLOOR PLAN

Please read all instructions before preparing the floor plan.

- A detailed floor plan must be submitted with this application.
- Even if the premises has been previously licensed and a floor plan submitted, a new floor plan must be submitted with this application.
- The floor plan must be filed on 8 1/2 x 11 inch sized paper. Plans do not need to be architectural drawings and need not be to scale. Handwritten plans are acceptable.
- A separate sheet of paper should be filed for each floor where alcohol will be stored, displayed, sold, given away and/or consumed.

The floor plan must include all of the following items:

1. Dimensions and total square feet of the premises (length x width = square feet)
2. Label all entrances and exits
3. Label and provide dimensions (length & width) of all alcohol storage areas (coolers, stock room, basement, etc.)
4. Label and provide dimensions (length x width) of all alcohol display areas (behind the bar, shelves, etc)
5. Class B & C Applicants only: Label and provide dimensions (length x width) of all outdoor areas used for the sale or service of alcohol beverages (for example, patios, beer gardens, sidewalk cafes)
6. Class B & C Applicants only: Label all seating areas, bars, and food preparation areas (kitchen)
7. Label and provide dimensions (length x width) for the first floor showing the relation of all parking areas on the premises to the building, not including street parking.
8. On each page mark the following: North ↑, Date, Business name & address

ALL NEW & TRANSFER APPLICANTS:

Submit Proof of Ownership, Lease or Offer to Purchase the Building with this application.

A Lease or Offer to Purchase must:

1. Be in the same legal entity names as those applying for the license
2. Reflect the same address as the premises address on this application
3. Reflect current dates and
4. Be signed by the lessor/seller and lessee/buyer

Lease or Offer to Purchase may be contingent upon the license being granted.

Do you own or lease the building? Check one: Own Lease

Who owns the fixtures (i.e. Coolers, etc.)? Alejandro Tomas (self)

Subscribed and sworn to before me
this 5 day of October, 2023

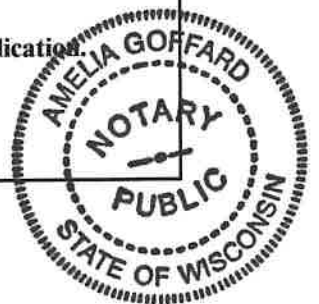
Notary Public, State of Wisconsin
My Commission expires: 04/12/2026
Notary Seal must be affixed Amelia Goffard

[Signature]
Signature of Individual/Partner/Officer

Signature of Partner/Officer

Warning: Penalty provided for submitting false statements and affidavits with this application.

Your application will be returned for failure to fill out this form completely and correctly, and submit a detailed floor plan as indicated.



MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, November 7 2023
4:15 p.m.

Present:

Mayor Jane Lang, Chairperson	PRESENT	Alderman Dan Steiner, Vice Chairperson	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT
Kate Hancock-Cooke	PRESENT	Karen Genett	PRESENT	Betsy Ellenberger	PRESENT
Gerry Andrews	PRESENT	Sarah Moore-Nokes	PRESENT		

Also Present:

Brad Schmidt, Deputy Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	Chris Haese, Director of Community Development
Scott Becher, 1061 Green Acres Ln	David Miller, 240 1 st Street	Larry Zwiars, 1372 Alpine Ln
Tom and Jan Hoare, 1490 Breezewood Ln	Jason and Lori Geffers, 8275 County Rd T Larson	Alderman Cari Lendrum
Holly Engelman, Public Relations Specialist	Dean Kaufert, 1360 Alpine Ln	Alderman Todd Stevenson

Minutes: MSC Kaiser/Andrews, the Plan Commission, to approve the October 10, 2023 meeting minutes. All voting aye. Motion passed. Vice Chairperson Alderman Steiner abstained.

Public Appearances: Chairperson Mayor Lang opened public appearances to topics not related to the agenda.

Scott Becher, 1061 Green Acres Ln- He brought up an article from the Sheboygan Press regarding affordable housing. He pointed out Appleton is #4 on the list, Sheboygan is #3, and Racine is #9. He provided a copy of the article for distribution.

No others in attendance spoke. Chairperson Mayor Lang closed public appearances.

Public Hearings:

- a. Rezoning – 1385 Alpine Lane – R1 to R2 District

Dean Kaufert, 1360 Alpine Ln- He first stated the neighborhood was not properly notified of this hearing as some residents on his street received the letter regarding this rezoning the day before this hearing or the same day. He then commented there are all single-family homes in the neighborhood. On the entire street, there are no duplexes. He stated he does not have any problems with duplexes as he owns three or four in a duplex area. He states there is enough housing available, and this neighborhood is meant for single-family housing.

Larry Zwiars- 1372 Alpine Ln- He states this neighborhood should stay single-family homes.

Tom Hoare- 1490 Breezewood Ln- He states he built his house in an area where it has always been single-family, and he feels it should stay single-family.

Jason Geffers, 8275 County Rd T- He is the purchaser of the lots. His intention with the duplexes is to provide housing for friends and family, in particular aging parents and his newly married children. He states he has been a builder for 25 years; he intends to provide nice spec homes and duplexes on the lots to attract an upscale buyer.

No one else in attendance spoke. Chairperson Mayor Lang closed this public hearing.

Action Items:

a. **Rezoning – 1385 Alpine Lane – R1 to R2 District**

ORDINANCE
No. 2023-18

Deputy Director Schmidt went over the request from the applicant, Jason Geffers, for the rezoning. This property was recently annexed into the city, as well as the property directly to the west earlier this year. At the time when the property owner annexed this property, his intent was to split off and either sell or develop the piece or the subject property. In the end, that property owner chose to sell it to the applicant. There have been conversations with Applicant Jason Geffers about his plans for the property. This rezoning is also in conjunction with a certified survey map to split this lot into four lots. The surrounding area is primarily zoned single-family to the north and to the south. However, there is a row of R2 district zoning along Breezewood Lane, so this rezoning would not be what is referred to as spot zoning. It is consistent with the zoning patterns in this neighborhood. With a rezoning, once it's rezoned to R2, it still allows for both single-family attached and detached units. When a property is rezoned, it is not necessarily for a specific development, it is open to those other uses as well.

Vice Chairperson Alderman Steiner asked what the approximate size and square footage is of each unit. Applicant Jason Geffers stated it is very preliminary, but an estimate would be around 1,300 square feet. He also stated he is looking to make these units ADA friendly due to his parents living in the unit and possibly other aging residents. This would be zero-entry and no steps in the homes.

Member Ellenberger asked about the notices sent out and how they didn't reach residents until the day before. Director Haese explained how this is an extra notice in addition to the state law requirement of the to notify residents before the Council meeting. The city chooses to do an additional public hearing for the Plan Commission meeting. The notices were sent out last week Wednesday, however, the mail service has not been reliable. Deputy Director Schmidt went over the rezoning request process. There is a pre-application meeting with the applicant to understand the request, ask questions, and get feedback. Once the application is received, we are required to add it to the next regularly scheduled Plan Commission meeting. Per state law, we need to send out notices to neighbors within 200 feet, which were sent out Wednesday, informing the residents of the informal public hearing. Also, there are notices put in the newspaper per state law. For this hearing, the newspaper notices were this weekend and Monday. The Plan Commission agenda is also published on Fridays on the city's website and a notice was sent to the third district alderman, in case they receive any questions.

Member Ellenberger asked for clarification on the map which lots will be single-family, and which are duplexes. She also stated she liked seeing the rendering of the duplex as well as the zero-entry for the aging population.

Vice Chairperson Alderman Steiner stated for a zone to change, it needs to fit in with the comprehensive plan. He asked Deputy Director Schmidt to go over how this rezoning would fit into the plan. Deputy Director Schmidt went over how this is a transitional area between a high-density residential area to the west. The area to the east and north is considered a residential neighborhood investment area, which is primarily single-family but does not prohibit two-family. In looking at these factors, this rezoning would be consistent with the comprehensive plan.

Member Andrews stated where he lives there are a lot of duplexes on the north end of his street, and they are always in high demand. He feels when there is a mix of single-family and duplexes in an area, it makes the area more interesting and attractive. He does not think duplexes should be segregated and there seems to be a great need for this kind of housing.

Member Genett stated there are many duplexes on Breezewood already, it is consistent with neighborhood.

Vice Chairperson Alderman Steiner stated this would not be a huge outlier in the area. Housing continues to be an issue everywhere, not only in the city but across the country.

Chairperson Mayor Land did state the formal hearing will be next Tuesday evening at the Common Council meeting.

MSC Andrews/Genett, the Plan Commission, recommend Common Council approve Ordinance No. 2023-18 rezoning portion of property located at 1385 Alpine Lane to R-2, Two-Family Residence District. All voting aye. Motion passed.

b. CSM – 1385 Alpine Lane – 4 Lots

Deputy Director Schmidt went over the applicant's request to subdivide this lot into four separate lots. Lot three and lot four are proposed to be rezoned to R2 and the two northern lots would remain R1, proposed for single-family development. In reviewing CSMs, we look at that they meet minimum lot size. In this case, the minimum lot size for both the zoning categories is 7,200 square feet, which they exceed. The minimum lot width is 60 feet, which is also exceeded. There are water and sanitary laterals to lot four and lot one. Laterals will need to be installed to lot two and lot three.

Member Andrews stated if the R2 rezoning does not pass the formal hearing, the four lots would stay R1. Deputy Director Schmidt stated yes.

MSC Steiner/Moore-Nokes, the Plan Commission, approve the 4 lot CSM for the property located at 1385 Alpine Lane. All voting aye. Motion passed.

c. Site Plan Review/Beer Garden – 240 1st Street – New Restaurant

Deputy Director Schmidt went over the request received for a site plan for a new restaurant located at 240 1st Street. This is a former optician's office located in the northwest corner of 1st and Water Street. The plan for this is to demolish the building and build a new building on the foundations that are currently there. The new building is roughly 5,700 square feet in size, one

story, which will include a restaurant and an outdoor patio/beer garden. Deputy Director Schmidt showed renderings of the building. The entrance is on the west side of the building. The parking lot to the west of the building will remain and there will be additional parking along the and the north side of the building. He also showed the floorplan, where the dining space is in the middle, and the outdoor patio is located on the east and south side of the building. The plan also includes some landscaping. The final landscaping plan has not been reviewed, but there are landscaping requirements along Water Street and 1st Street. The developer is also installing a catch basin in the parking lot. There is a request for a liquor license, which will be at a Public Services and Safety meeting, not only to improve approve the liquor license, but the expansion to the patio area as well.

Dave Miller, the Developer, stated the renderings are being finalized in hopes to be open by Cinco de Mayo due to it being a Mexican restaurant but that may be an aggressive timeline.

Deputy Director Schmidt went over the site plan and how the proposed building is a little smaller than the existing building. Also stated this is in a zoned C2 district, which is a central business district. Restaurants are a permitted use. In reviewing these site plans, we are trying to ensure setbacks are met.

MSC Andrews/Ellenberger, the Plan Commission, approve the site plan for a new restaurant building located at 240 1st Street subject to the Site Plan Review letter comments and recommend Council approve the outdoor beer garden. All voting aye. Motion passed.

Comprehensive Plan 2040 – 5 Year Review:

a. Chapter 5: Housing

Deputy Director Schmidt went over updating the data with either the new American Community Survey or 2020 Census data. There have been conversations about doing a housing market analysis to better understand what is happening in our area, both regionally and in the city. Owner occupied rates fell slightly from 66% to 64%, which is a common trend across the county. Vacancy rates dropped, which reflects the current housing market.

Vice Chairperson Alderman Steiner asked what data a housing market analysis would provide that we do not currently have. Deputy Director Schmidt stated it would show some trends as well as rents, mortgage costs and housing costs in more detail. It would also analyze our housing stock in greater detail than the Census and make projections from the data.

Member Ellenberger asked if this included the upgrade in the VNA. Deputy Director Schmidt it was not included in the data collected at that time, but we can now include it.

Deputy Director Schmidt went over how the housing chapter does go over low- and moderate-income housing options. We are also monitoring affordable housing legislation and trying to understand how this impacts the city. There are currently challenges with single-family homes due to not having a lot of developers and land available and there being more interest in multi-family. Having a variety of housing and having housing available will help the demand.

Plan Commission Minutes

November 7, 2023

Page 5

Member Hancock-Cooke asked what will happen when the city cannot grow anymore. Deputy Director Schmidt went over how growth is important but also protecting existing neighborhoods. There are surrounding communities that are landlocked without the ability to look at growth. Endless growth is not the plan but to ensure the city can grow is important.

Member Andrews stated there was a goal of having 100 lots available and if this is still the goal. Deputy Director Schmidt went over the new subdivisions that are being developed. He also went over appropriate developing sites.

Member Moore-Nokes looked at the Outagamie county housing study and asked how this is related to the city. Deputy Director Schmidt went over how it is better to look at a regional perspective and not only City.

Member Andrews asked if this plan discusses auxiliary structures. Deputy Director Schmidt stated there are challenges with building codes and looking long-term of what is going to happen once the structure is no longer needed by the owner.

Member Hancock-Cooke asked about tiny houses. Deputy Director Schmidt stated the challenge would also be the building code and the need for foundation, water, and sewer. He explained the building code is a state document.

Director Haese stated in a tiny home, there is still a bathroom and kitchen and the cost per square foot to construct may be similar to a full-size home. There is also an issue with vehicles and parking

Deputy Director Schmidt stated in other communities, there are some age-restricted housing, which can help the aging population downsize more affordably.

Announcements and Future Agenda Items: Next meeting is scheduled for November 28, 2023.

Adjournment: The Commission adjourned its meeting at 5:13 p.m. MSC Genett/Ellenberger. All voting Aye. Motion passed.

Respectfully Submitted,



Kayla Kubat
Administrative Assistant, Department of Community Development



M E M O R A N D U M

DATE: November 7, 2023
TO: Mayor Lang and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Site Plan Review – 240 1st Street – Restaurant Development

Request

611 Properties, LLC, has submitted a site plan application to construct a new restaurant with an outdoor premise area located at 240 1st Street.

Background

The subject property is 0.67 acres in size and includes a 5,700 square foot building most recently used as an optician's office. The property is located in the C-2, Central Business District which permits a variety of commercial and office uses including restaurants. The surrounding land uses include medical/dental offices and the ThedaCare Regional Hospital.

Consideration

The current building is proposed to be demolished due to the inability to reuse it as a restaurant. The new building will be slightly smaller (4,409 square feet) but located in the same southeast portion of the property.

Building Setbacks:

Front Yard – 0 feet (**6 feet – 1st Street, 22.5 feet East North Water Street**)
Side Yard – 0 feet (**36.3 feet**)

Max Height – 100 feet (**16 feet**)

Landscaping:

New developments are required to meet the following landscape requirement:

Frontage – Landscape strip extending along the lot adjacent to all road right-of-way shall be landscaped as described below:

- A minimum of one shade tree and six shrubs per 40 linear feet of frontage, excluding driveway openings.
- **320 feet of frontage – 8 shade trees and 48 shrubs required.**

Screening – All exterior storage in refuse disposal areas shall be screened from view to all adjacent properties and road right-of-way.

- Screening shall be with a six-foot high sight-tight fence or wall.
- **Provide detail on the screening of the refuse collection area.**

Off-Street Parking

Restaurant uses require one parking space for each 75 square feet of publicly used floor area. The publicly used area is approximately 2,600 square feet. A minimum of 35 off-street parking spaces are required. The site plan includes 38 off-street parking spaces. The property includes an existing off-street parking lot. This site plan proposes to expand parking on the west and north sides of the building.

Outdoor Patio

An outdoor patio is proposed on the southeast side of the building and is about 900 square feet in size. The applicant is proposing to serve alcohol in the patio which requires a liquor license. The patio shall be surrounded by an attractive fence no taller than 3 feet in height.

Building

The applicant is proposing to construct a one-story, 5,700 square foot building on the southeast corner of the property. If any mechanical equipment is proposed on the roof of the new building, it shall be screened with a parapet, or a structure approved by the Community Development Department.

Recommendation

Appropriate action at this time is to approve the site plan for a new restaurant building located at 240 1st Street subject to the Site Plan Review letter comments.



City of Neenah Community Development
211 Walnut Street
Neenah WI 54956
Ph 920.886.6130

November 03, 2023

DAVID MILLER

PO BOX 7312
APPLETON, WI 54912-7071

RE: Site Plan #13-23 - 240 1st St - Restaurant Site Plan - Major Review () Status Approved

Dear DAVID MILLER:

We have completed our review of the plan identified above. The plan was approved per attached comments, if any. This letter is not to be construed as a zoning compliance, grading, building permit, certificate of occupancy, or a substitute for any permit or certificate required by any state or federal government entity.

Sincerely,

Brad Schmidt
Deputy Director of Community Development and Assessment
bschmidt@neenahwi.gov
920-886-6126

Plan Review Comments

Fire Department - Adam Dorn - 886-6204
adorn@nmfire.org

Approved

Review Comments:

Advisory Comments:

Please see the attached NMFR Site Plan Review Letter.

Inspections - Building Commercial - Kyle Pederson - 920-886-6131
kpederson@neenahwi.gov

Approved

Review Comments:

Planning - Brad Schmidt -
bschmidt@neenahwi.gov

Approved

Review Comments:

1. Provide a landscape plan showing the location, type of planting, and size of planting for the required frontage yard landscaping (area between the front property line and 10 feet into the site). A minimum of 8 shade trees and 48 shrubs are required. Existing trees/shrubs can count towards this requirement.
2. Submit detail of the type of fence/wall for the dumpster enclosure area. The fence/wall shall be sight tight and be a minimum of 6 feet tall.
3. The patio shall be surrounded by a maximum 3-foot tall fence or wall. Please submit details on the type of fence/wall you intend to construct.
4. Provide more detail on the building design including building materials you propose to use. Roof-top mechanicals shall be screened.
5. Prior to building construction, please apply for all applicable building permits. Commercial state review can be submitted via this link: <https://app.smartsheet.com/b/form/993115cfe4ee4bc382b7ede10f1e6869>
7. Sign permits can be applied for via this link: <https://evolvepublic.neenahwi.gov/>

Engineering - Heath Kummerow - 920-886-6245
hkummerow@neenahwi.gov

Approved

Review Comments:

Water Utility - Anthony Mach - 920-886-6180
amach@neenahwi.gov

Approved

Review Comments:



Neenah-Menasha Fire Rescue

Office of Adam J. Dorn

Assistant Chief of Fire Prevention / Fire Marshal

125 E. COLUMBIAN AVENUE, NEENAH, WI 54956

Phone: 920-886-6200 Fax: 920-886-6208 Website: www.nmfire.org Email: adorn@nmfire.org

Date: 11-02-2023
Address: 240 1st Street, Neenah

Re: Site Plan Review

Plan Review Number:	Not Provided
Application No.:	Not Provided
Site ID No.:	Not Provided
Project No.:	7496Engr.dwg

To: Davel Engineering and Environmental
Nicole Evers – Ever After Designs

Neenah-Menasha Fire Rescue Fire Prevention Office has reviewed the site plans for the occupancy indicated above. The documents have been reviewed for conformance to the Wisconsin Department of Safety and Professional Services, IBC, NFPA, and Local ordinances of the Cities of Neenah and Menasha (as applicable). Prior to issuing any conditional approvals the review process requires the following stipulations:

1. A copy of this letter shall be given to the general contractor. The general contractor shall arrange for a pre-construction consultation regarding fire prevention and other safeguards. Failure to contact the Fire Prevention Office of Neenah-Menasha Fire Rescue may delay the project. **Please call 920-886-6204 to schedule this consultation.**
2. A Knox Box is required (if not already equipped) for this building and shall be installed on the exterior of the building and discuss the location with the Fire Marshal of Neenah-Menasha Fire Rescue.
 - a. Also obtain a Knox key switch for any parking garage entrances or locked gates, if applicable. These may be ordered online at www.knoxbox.com.
3. If the construction area will have limited access due to construction fence or chained access, **the contractor will be required to obtain a department approved Knox Padlock Model 3770.** This lock may be ordered online at www.knoxbox.com. This padlock will be used as the last link in the chain with the construction padlock placed through the locked shackle.
4. Neenah-Menasha Fire Rescue advocates and strongly recommends the installation of a complete NFPA 13 compliant fire suppression system throughout the building. The fire suppression system shall be monitored by appropriate system.
5. Neenah-Menasha Fire Rescue advocates and strongly recommends the installation of a complete NFPA 72 compliant automatic fire alarm system throughout the building to best protect its occupants, if not already equipped.
6. The sprinkler contractor shall submit a set of DSPS approved plans and proper permit fees for installation of new or modification to all fire suppression systems. Note: 20 heads or less does not require DSPS review, if applicable.

7. The electrical contractor shall submit a set of DSPS approved plans and proper permit fees for installation of new or modification to all fire/smoke alarm systems. Note: 20 devices or less does not require DSPS review, if applicable.
8. Prior to any work being done, a sprinkler permit must be applied for from NMFR. This can be found on our website at www.nmfire.org, under forms and regulations.
9. Prior to occupancy operational and functional acceptance test reports for all fire protection, suppression and detection systems, elevator phase I & phase II operations, and fire/smoke dampers shall be submitted to Neenah-Menasha Fire Rescue, if applicable.
10. A copy of this letter and enclosures shall be given to the sprinkler and electrical contractor. Copies shall also be available on-site and open for inspection.
11. Based on the information provided on Sheet C1.0, the total square footage of the building is less than the requirements for installing a sprinkler system.
12. If the building's occupancy is 100 or more individuals, the building will be required a compliant fire suppression system throughout the building.
13. A code compliant fire suppression system will be required in the kitchen, regardless of occupancy limits.
14. A code compliant exhaust system will be required in the kitchen, regardless of occupancy limits.
15. All other fire and life safety requirements as outlined by local, state, and national ordinances and codes must be adhered to.

The owner of the building, structure and premise is responsible for maintaining the property in compliance with all applicable codes. In granting this approval Neenah-Menasha Fire Rescue reserves the right to require changes or additions if conditions arise making them necessary for code compliance. Nothing in this review shall relieve the owner or designer of the responsibility for designing a safe building, structure, or component.

You may direct all questions and concerns to this office.

Sincerely,

Adam J. Dorn
Assistant Chief/ Fire Marshal
920-886-6204
adorn@nmfire.org

Cc: Building Department
File

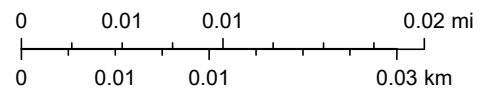
Site Map



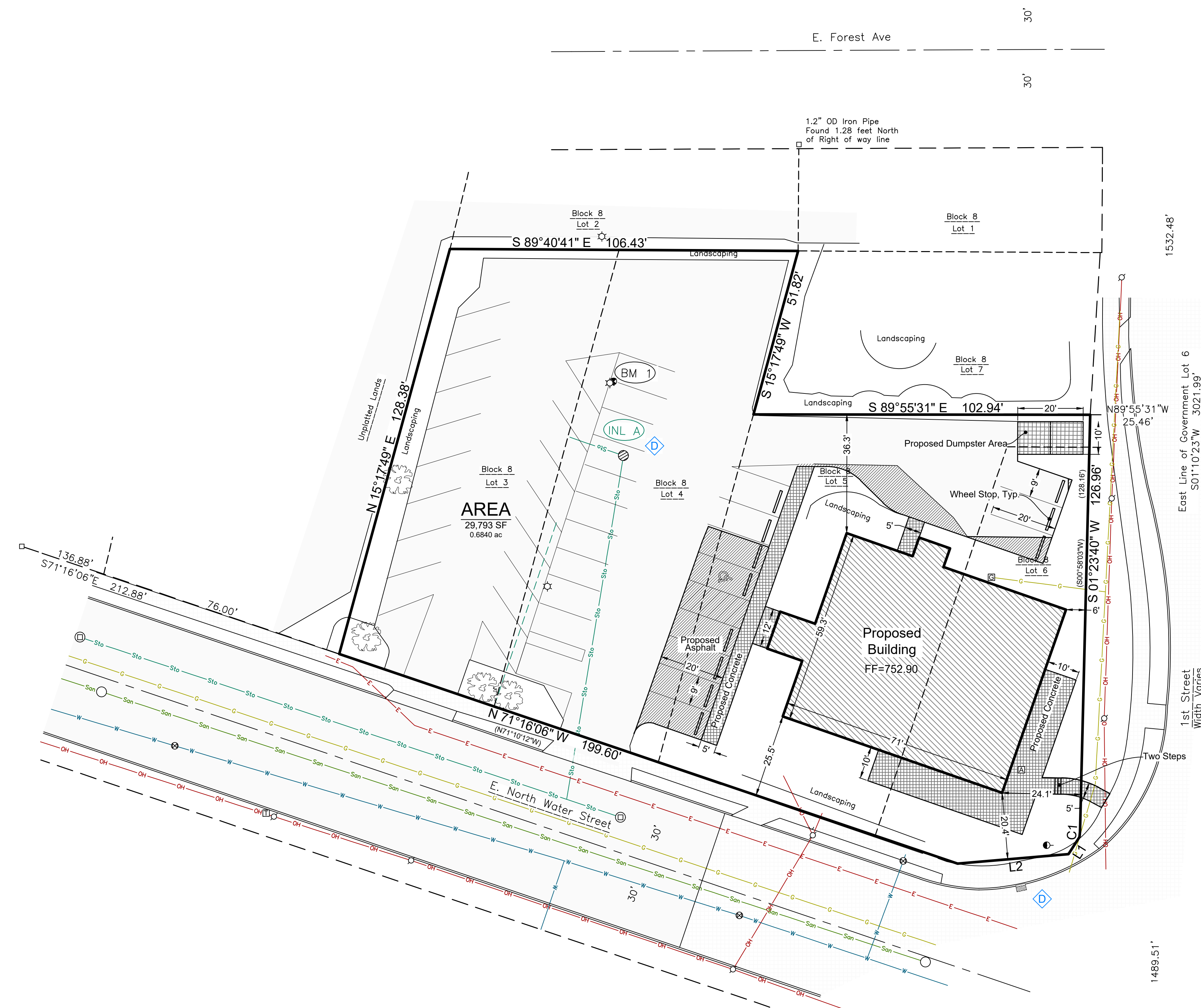
11/2/2023, 1:02:36 PM

1:604

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW



Winnebago County GIS, Nearmap



SITE INFORMATION:

Site Address: 240 1st St., Neenah, WI 54956
 Legal Description: BLK 8 Jones' Plat of the Island
 Parcel #: 80300830000
 Current Use: Business
 Proposed Use: Restaurant

Site Areas
 Parcel Area: 29,793 SF (0.68 Acres)

Total Existing Impervious: 7,065 SF (75%)

Proposed Building Area: 4,409 SF
 Proposed Pavement Area: 1,664 SF
 Proposed Sidewalk Area: 1,766 SF

Total Proposed Impervious: 5,974 SF (26%)
 Total Proposed Greenspace: 21,955 SF (74%)

PROPERTY OWNER:

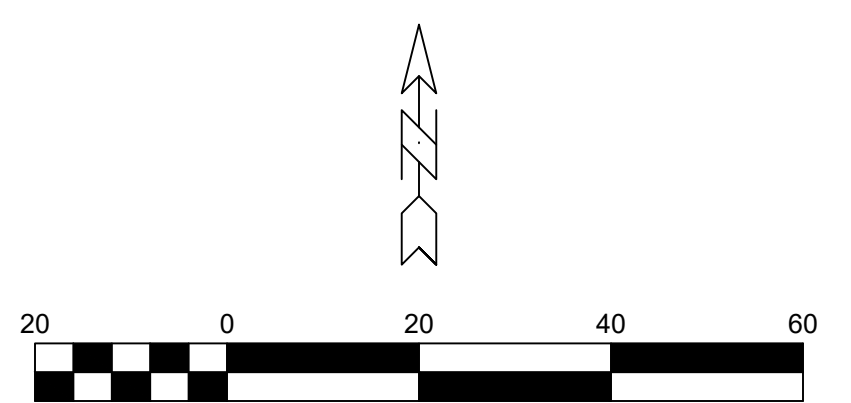
611 Properties, LLC
 PO Box 7312
 Appleton, WI 54912

ARCHITECT:

Ever After Design, LLC
 Nicole Evers
 450 High St. Ste 5A
 Wrightstown, WI 54180
 Telephone: (920) 419-7326

LEGEND

OH	Overhead Electric Lines	Sanitary MH / Tank / Base	CATV Pedestal
San	Sanitary Sewer	Clean Out / Curb Stop / Pull Box	Gas Regulator
Sto	Storm Sewer	Storm Manhole	Flag Pole
E	Underground Electric	Inlet	3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
G	Underground Gas Line	Catch Basin / Yard Drain	Cut Cross Set
W	Water Main	Hydrant	3/4" Rebar Found
800	Index Contour	Utility Pole	Chiseled "X" Found
799	Intermediate Contour	Guy Wire	Government Corner
	Asphalt Pavement	Electric Pedestal	Recorded As
	Concrete Pavement	Electric Transformer	Benchmark
	Proposed Building	Telephone Pedestal	
	Proposed Asphalt	+799.9 Ex Spot Elevation	
	Proposed Concrete		
	Proposed Gravel		



SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage, Grading, & Erosion Control Plan	C1.2
Construction Details	C2.1

10/31/2023 11:31 AM u:\Projects\7496\dwg\Civil_3D\7496Engr.dwg Printed By: john

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
 www.davel.pro

SITE PLAN

240 1st Street
 City of Neenah, Winnebago County, WI
 For: David Miller

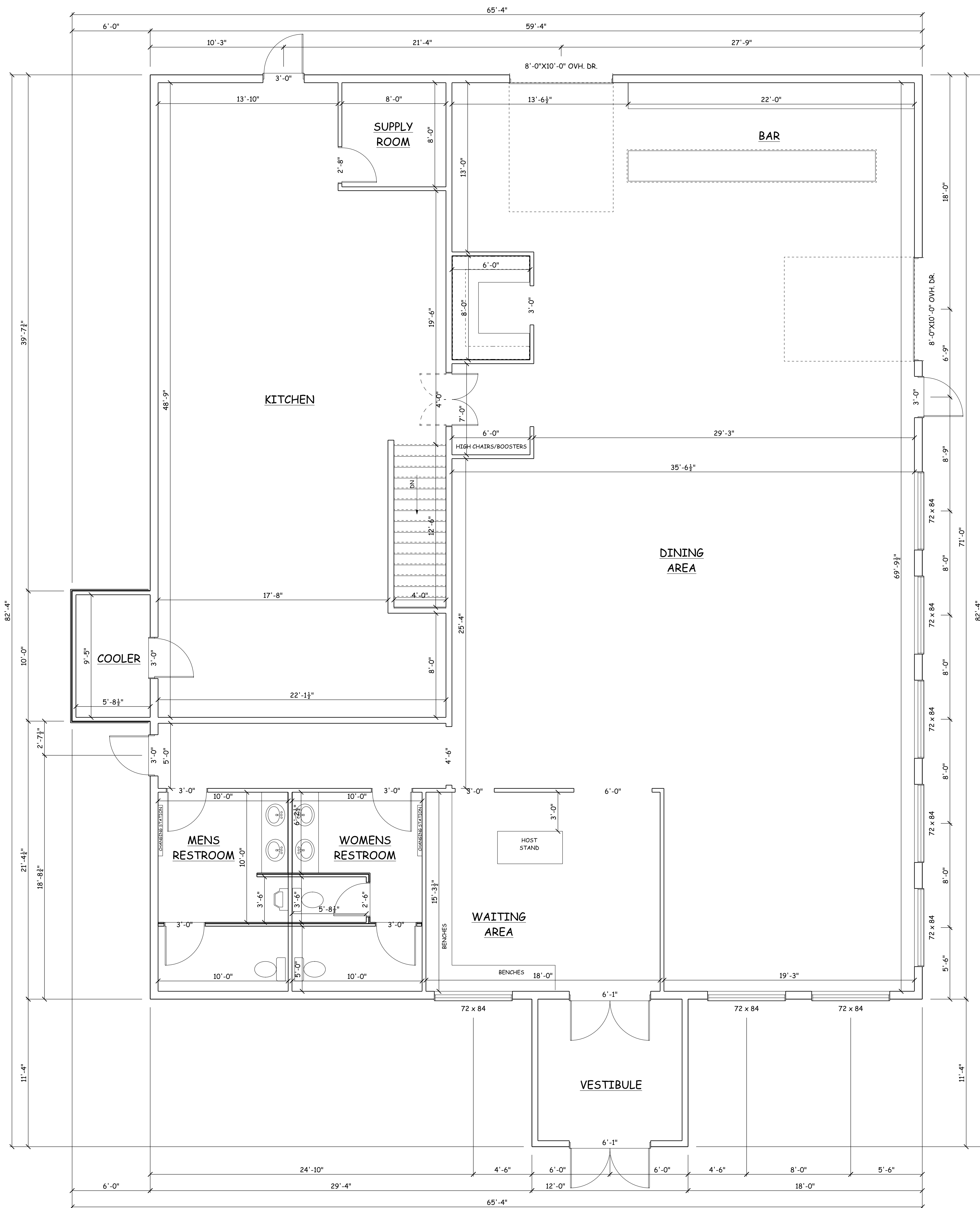
Date: 10/31/2023

Filename: 7496Engr.dwg

Author: JRD

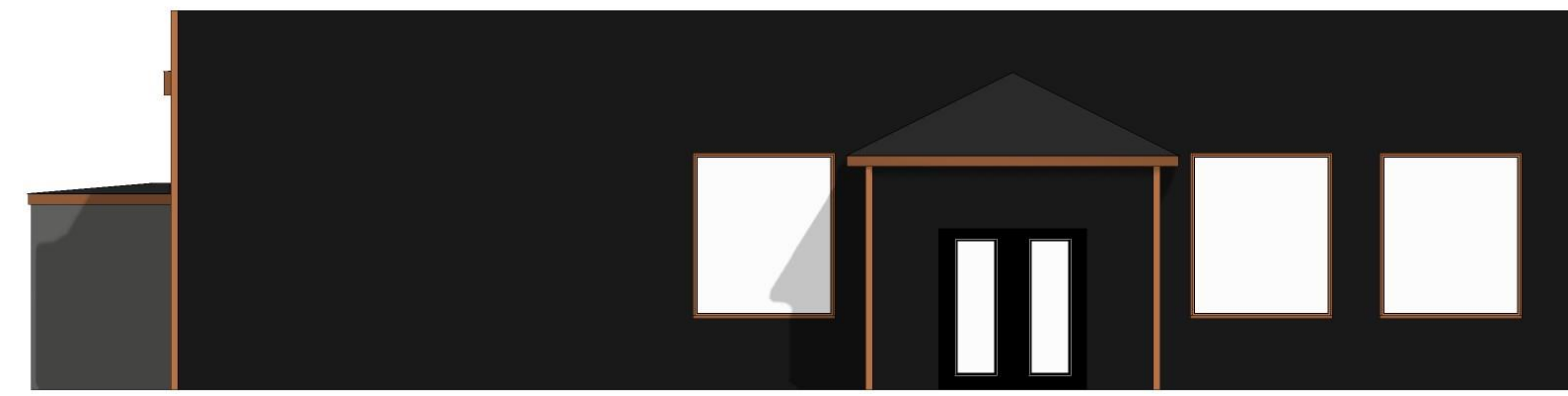
Last Saved by: john

Page: C1.0

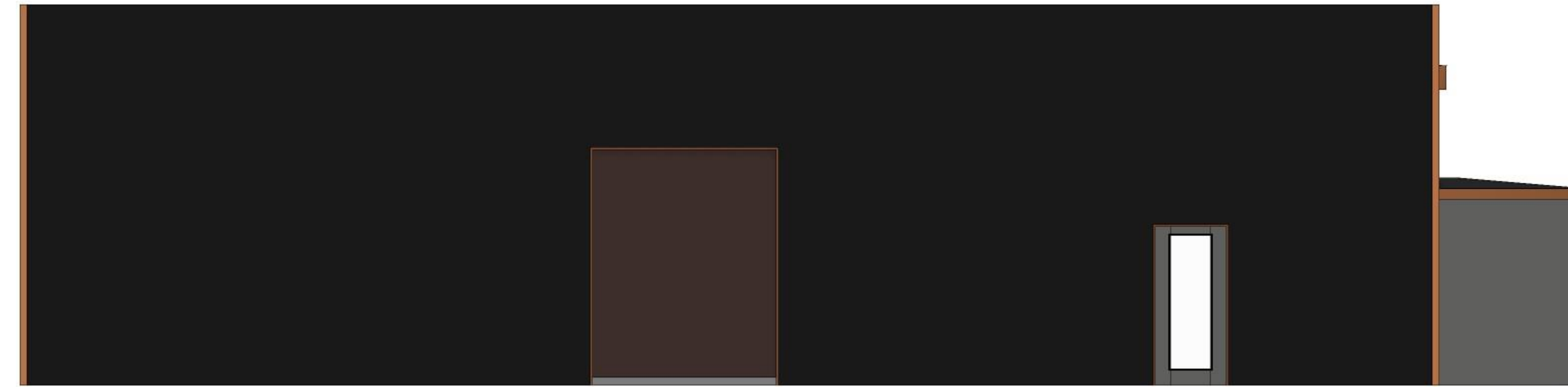


NEW MAIN FLOOR
SCALE: 1/4" = 1'-0"

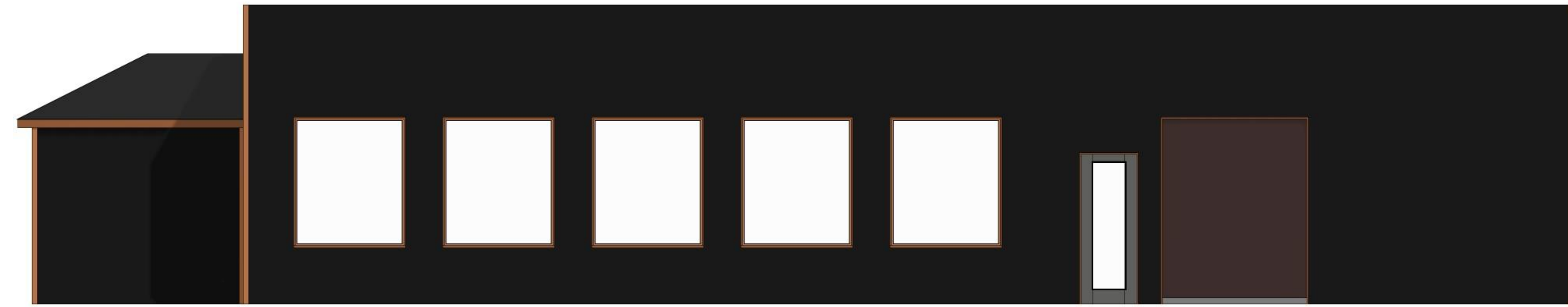
MAIN FLOOR PLAN
APPROXIMATE 3'-0" CLG. HT.
4,409 SQ. FT.



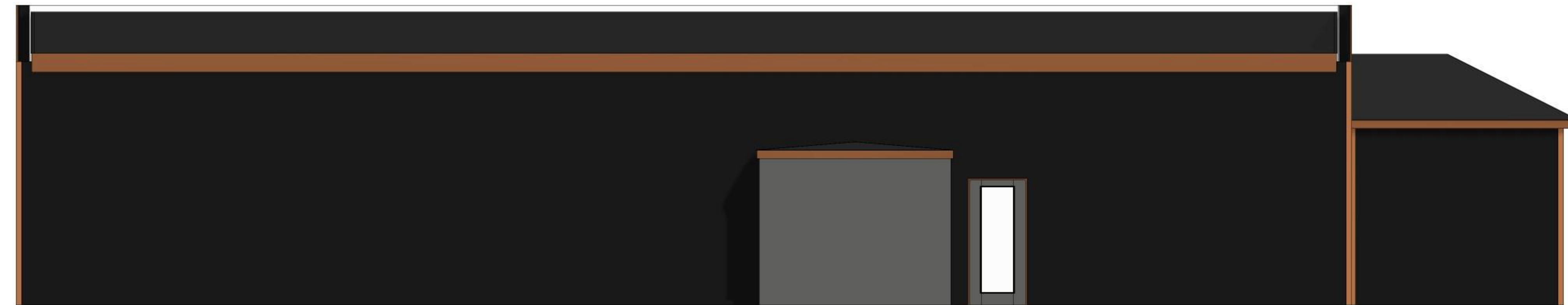
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PRELIMINARY

DESIGN CONCEPT ONLY

PRELIM BID
NOT FOR CONSTRUCTION
REVIEW PLAN BEFORE PRICING

BID PLAN
NOT FOR CONSTRUCTION
ONLY FOR PRICING

FINAL PLAN
VERIFY PLAN DATE WITH ALL
CONTRACTORS PRIOR TO
CONSTRUCTION

© 2023 EVER AFTER DESIGN LLC

ALTHOUGH EVERY EFFORT
HAS BEEN MADE IN PREPARING
THESE PLANS AND CHECKING
THEM FOR ACCURACY,
THE CONTRACTOR MUST
CHECK ALL DETAILS AND
DIMENSIONS AND BE
RESPONSIBLE FOR THE SAME.
ANY DISCREPANCIES MUST
BE BROUGHT TO THE ATTENTION
OF THE DESIGNER.

GENERAL NOTES:



EVER AFTER
DESIGN LLC
NICOLE EVERS
450 HIGH ST. STE. 54
WRIGHTSTOWN, WI 54180
(920) 419-7326
EVERAFTERDESIGNREALETY@GMAIL.COM

PROPOSED NEW PROJECT:
**1ST S STREET
RESTAURANT**

REVISION DATES:	
▲	10/10/23
▲	
▲	
▲	
▲	
▲	

Neenah Restaurant

SHEET NUMBER
A1