



NEENAH PLAN COMMISSION

Tuesday, October 29, 2024

4:00 P.M.

Hauser Room, City Administration Building

**Virtual Meeting Option:** This meeting is available virtually. To access the virtual meeting (Requires Microsoft Teams), please click on the link below:

[Join the meeting now](#)

Meeting ID: 279 734 793 500

Passcode: iUzj6

- 
1. Approval of Minutes: **October 8, 2024**
  2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
  3. Public Hearings:
    - a. Special Use Permit - 700 Main Street - Class "A" License
    - b. Special Use Permit - 1013 Main Street - Class "A" License
    - c. Special Use Permit - 1305 S. Commercial Street - Class "A" License
  4. Action Items:
    - a. Special Use Permit - 700 Main Street - Class "A" License
    - b. Special Use Permit - 1013 Main Street - Class "A" License
    - c. Special Use Permit - 1305 S. Commercial Street - Class "A" License
  5. Announcements and future agenda items:
    - a. Next Meeting: November 12, 2024

*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 Community Development Department Administrative Assistant at 920-886-6125 or the City's ADA Coordinator at (920) 886-6106 or e-mail [attorney@NeenahWI.gov](mailto:attorney@NeenahWI.gov) at least 48 hours prior to the scheduled meeting or event to request an accommodation.*

**MINUTES OF THE NEENAH PLAN COMMISSION**  
**Tuesday, October 8, 2024**  
**4:00 p.m.**

**Present:**

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

**Also Present:**

Brad Schmidt, Deputy Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	Troy Beyer, Galloway Company, 601 S Commercial St Neenah
Frank Cuthbert, 1533 Fallow Dr Neenah	Erich Lisser, Kwik Trip, 2533 Marathon Ave, Neenah	Ron Albrecht, Kwik Trip, 1144 Westwind Ct Neenah
Troy Mleziva, Kwik Trip, 1626 Oak St, LaCrosse	Bethanie Gengler, 210 Water St Menasha	Travis Teesch, Neenah- Menasha Fire Chief
Kurtis Geiger, 100 Camelot Drive Fond du Lac		

**Minutes:** MSC Moore-Nokes/Kaiser, the Plan Commission, to approve the September 24, 2024 meeting minutes. All voting aye. Motion passed. Member Genett abstained.

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

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

**Public Hearings:**

- a. **Special Use Permit – 903 S. Green Bay Road – Class “A” License**

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

- b. **Rezoning – 154 Tyler Street – R2 District to I2 District**

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

**Action Items:**

- a. **Special Use Permit – 903 S. Green Bay Road – Class “A” License**

Report

Deputy Director Schmidt went over the updated ordinance with liquor licenses, particularly regarding retail stores that sell gasoline. Prior to this update, the city prohibited the sale of alcohol at any retail store that sold gas. The Council amended the ordinance to allow a liquor license for the sale of beer or other fermented malt beverages at retail stores that sell gas with certain restrictions. As part of the liquor license, the ordinance requires the business or owner to obtain a special use permit. This added more protection that if the business wasn't meeting the conditions in the ordinance, the special use permit could be revoked.

The first applicant is Kwik Trip located at S. Green Bay Road and Winneconne Avenue. The store is about 6,600 square feet and of that, 3,600 square feet is floor area. The rest is not accessible to customers, such as storage. The proposal identifies area of 25 square feet in lockable coolers with doors accessible to guests for the sale of fermented malt beverages. This area represents less than 1% of the total sales floor area of the building.

Deputy Director Schmidt went over some of the criteria that must be met with this liquor license and special use permit.

Director Kaiser asked if the business wanted to relocate the with the same liquor square footage, would it need to be brought back to Plan Commission for approval. Deputy Director Schmidt stated yes, if the selling space is relocated or expanded, it would need another review and approval.

Member Andrews asked since Plan Commission usually deals with land use, why isn't this a staff recommended versus the need for Plan Commission approval. Deputy Director Schmidt stated since in the ordinance, it requires a special use permit and those come through Plan Commission and Common Council for approval, the liquor license would go through the same process.

**MSC Genett/Hancock-Cooke, the Plan Commission, finds the proposed floor plan meets the requirements listed under Section 4.95(f) of the Municipal Code for a Class "A" license and recommends Common Council approve a Special Use Permit for the issuance of a Class "A" license for property located at 903 S. Green Bay Road subject to the conditions of the Special Use Approval Letter. All voting aye. Motion passed.**

**b. Rezoning – 154 Tyler Street – R2 District to I2 District (Ord. No. 2024-21)**

Deputy Director Schmidt went through the request to rezone a parcel, that was recently purchased by Galloway Company, from an R2 zoning to an I2 zoning. This is part of the larger master planning happening at Galloway Company. To consolidate lots that have been recently acquired, all lots must be zoned the same. The Comprehensive Plan Future Land Use Map identifies this area as the Neenah Industrial Corridor, which is consistent with the rezoning request.

**MSC Kaiser/Moore-Nokes, the Plan Commission, to recommend Common Council approve Ordinance No. 2024-21 rezoning 154 Tyler Street to the I2, General Industrial District. All voting aye. Motion passed.**

**c. Site Plan – 601 S. Commercial Street – Parking Lot Expansion**

Deputy Director Schmidt went over that this is an amendment to a site plan reviewed in 2023. He then went over the history of this area starting in 2022 with the vacating of streets, other properties being acquired, and rezonings. This site plan is expanding the current parking area and additional trailer storage parking on the southwest side of the site.

ORDINANCE  
NO. 2024-21

With this expansion, Galloway is trying to maintain a standard 25-foot setback along Tyler Street, recognizing the three houses that are still there. This also includes tree plantings as well to create a buffer. There will also be a small storm water management pond on the site.

Director Kaiser asked if the trailer parking is intended to be permanent use or temporary. Deputy Director Schmidt stated his understanding it is more permanent. Troy Beyer from Galloway Company stated in the past they have utilized temporary parking spots but with continued growth, these would be a more permanent solution.

**MSC Hancock-Cooke/Andrews, the Plan Commission, approve the site plan to construct semi-trailer parking on property located at 601 S. Commercial Street, subject to the conditions of the Site Plan Review Letter. All voting aye. Motion passed.**

**d. Relocation Order (Amendment) – S. Commercial Street (Res. No. 2024-19)**

Director Kaiser went over the amended relocation order for S. Commercial Street. Director Kaiser gave the history of this order and that this will be the final relocation order. This amendment also incorporates some changes to ownership that have changed during acquisitions. There were also parcels that changed in size and that is now reflected.

**MSC Kaiser/Moore-Nokes, the Plan Commission, recommend Common Council approve Resolution 2024-19, the relocation order for the amended plat for the 2025 S. Commercial Street reconstruction project between Stanley Street and Tyler Street. All voting aye. Motion passed.**

Res. No. 2024-19

**Housing Study and Needs Assessment**

Deputy Director Schmidt gave an update on the Housing Study. Tom, the consultant from Stantec, gave a presentation last Plan Commission meeting and Spencer, the project lead, visited and toured the city last week Tuesday and Wednesday. This will give him an understanding of the community and where the developments are currently happening and the industries that are driving housing. Spencer also met with our Assistant Planner, Carol Kasimor to talk about low-income affordable housing options and programs in the city. Staff will meet with the consultant every other week to get progress reports and updates. They will also be sending sample community surveys.

**Announcements and Future Agenda Items:** Next meeting is scheduled for October 29, 2024.

**Adjournment:** The Commission adjourned its meeting at 4:25 p.m. MSC Genett/Kaiser. All voting Aye. Motion passed.

Respectfully Submitted,



Kayla Kubat  
Administrative Assistant, Department of Community Development



**DATE:** October 29, 2024  
**TO:** Mayor Lang and Members of Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Special Use Permit – 700 Main Street – Class “A” License

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### **Request**

Deep Petroleum, Inc. (dba Neenah Mobil) has submitted a request obtain a Class “A” license to sell fermented malt beverage at their convenience store located at 700 Main Street.

### **Consideration**

Convenience stores which sell gasoline are required to obtain a Class “A” license and a special use permit to sell fermented malt beverages. Chapter 4 of the Municipal Code includes further limitations related to Class “A” licenses for properties which sell gasoline:

1. Alcohol may only be displayed and sold from a lockable area such as a cooler, cage, or similar facility. No open floor display or sale from which will be permitted.
2. Total floor area allocated to alcohol sales shall be limited to no more than 10% of the total sales floor area of the store or 750 square feet, whichever is less.
3. The area from which alcohol is displayed and sold must be locked and inaccessible to the public between the hours of 9:00 PM and 8:00 AM, pursuant to Wis. State. §125.32(3)(d).
4. There shall be no sale of single serve fermented malt beverages in bottles or cans of fewer than 60 ounces per container.
5. Fermented malt beverages may only be sold or given away in four-pack or greater collective quantities of 12 or more ounce bottles or cans.
6. Advertisement for alcohol products may not be displayed in any exterior location of the business (including upon, at or near gasoline or other fuel pump islands).
7. Sales of fermented malt beverages in kegs, of any size, are not permitted.
8. Given the “quick stop” and high-volume nature of retail customer businesses at convenience stores, tasting events (i.e. the sale or provision of taste samples of fermented malt beverages) are not permitted on any premises licensed hereunder.
9. A cashier selling alcoholic beverages must be at least 18 years of age, and at least on on-duty employee must possess a legal operator’s license while alcohol is being sold, being also within sight of all alcohol sales transactions.
10. Any license issued hereunder shall be immediately forfeited and surrendered should the convenience store cease to sell and dispense gasoline or other motor fuels.

Neenah Mobil is located on a 0.65-acre parcel and includes a 2,204 square-foot convenience store and gasoline pump islands. The total sales floor area of the building is about 850 square feet. The proposal is to include an alcohol sales area of 25 square feet in existing coolers with doors accessible to the guests. This area represents less than 3% of the total sales floor area of the building.

The proposed floor plan and sales area for the alcohol sales represents an area less than 10% of the total sales floor area and less than the maximum 750 square feet per the Municipal Code. Any future changes to the proposed alcohol sales floor area may require a modification to this special use permit and the Class "A" fermented malt beverages license. Failure to meet the requirements of the Class "A" license may constitute a forfeiture of the special use permit.

### **Recommendation**

**Plan Commission finds that the proposed floor plan meets the requirements listed under Section 4.95(f) of the Municipal Code for a Class "A" license and recommends Common Council approve a Special Use Permit for the issuance of a Class "A" license for property located at 700 Main Street subject to the conditions of the Special Use Approval Letter.**



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

October 21, 2024

JASWINDER SINGH  
DEEP PATROLEUM INC  
700 MAIN ST  
NEENAH, WI 54956

**RE: Special Use Permit #4-24 - 700 Main St - Class "A" License Special Use Review () Status Approved**

Dear JASWINDER SINGH:

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

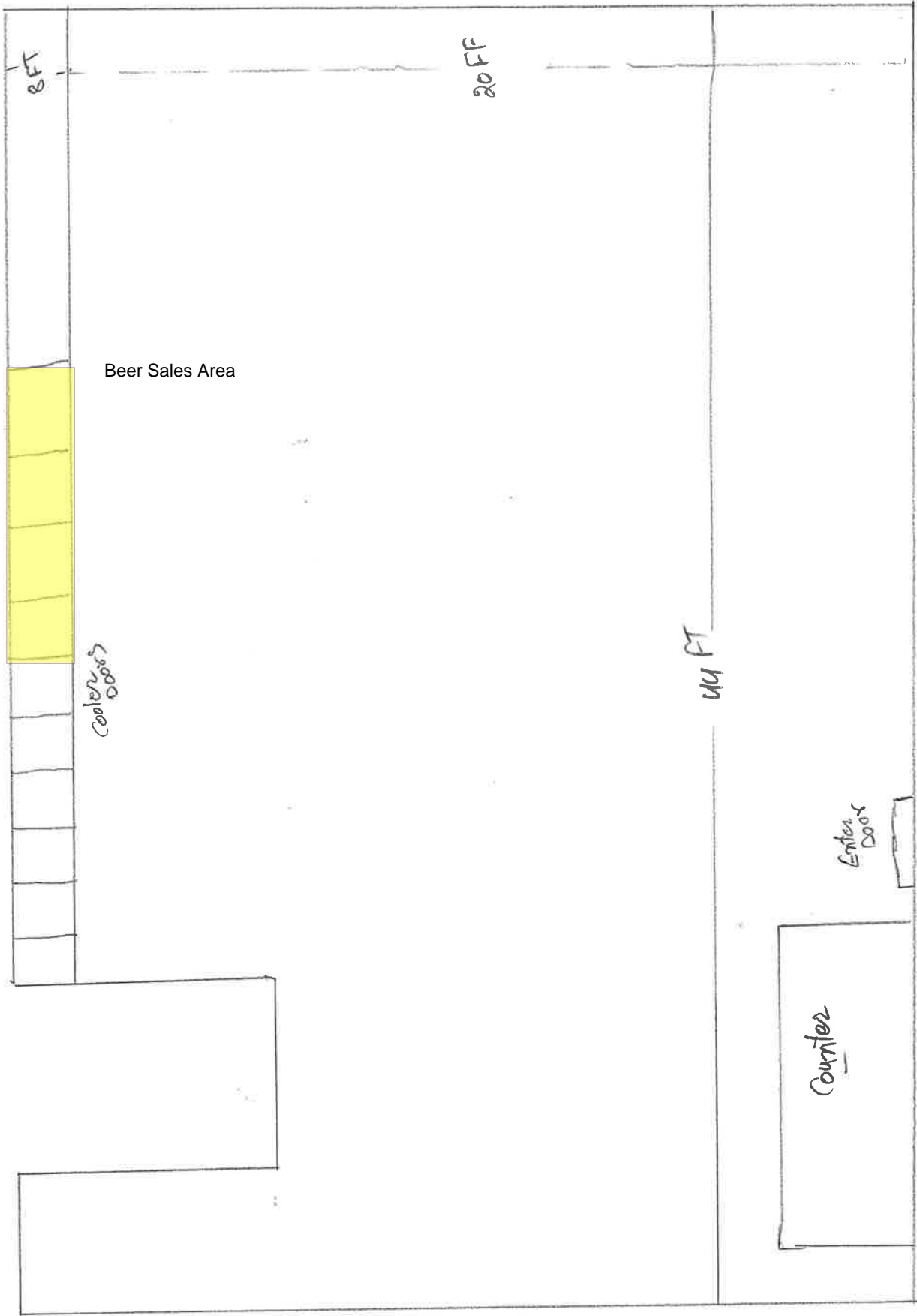
Planning - Brad Schmidt -  
bschmidt@neenahwi.gov

Approved

### Review Comments:

1. Alcohol may only be displayed and sold from a lockable area such as a cooler, cage, or similar facility. No open floor display or sale from which will be permitted.
  2. Total floor area allocated to alcohol sales shall be limited to no more than 10% of the total sales floor area of the store or 750 square feet, whichever is less.
  3. The area from which alcohol is displayed and sold must be locked and inaccessible to the public between the hours of 9:00 PM and 8:00 AM, pursuant to Wis. State. §125.32(3)(d).
  4. There shall be no sale of single serve fermented malt beverages in bottles or cans of fewer than 60 ounces per container.
  5. Fermented malt beverages may only be sold or given away in four-pack or greater collective quantities of 12 or more ounce bottles or cans.
  6. Advertisement for alcohol products may not be displayed in any exterior location of the business (including upon, at or near gasoline or other fuel pump islands).
  7. Sales of fermented malt beverages in kegs, of any size, are not permitted.
  8. Given the "quick stop" and high-volume nature of retail customer businesses at convenience stores, tasting events (i.e. the sale or provision of taste samples of fermented malt beverages) are not permitted on any premises licensed hereunder.
  9. A cashier selling alcoholic beverages must be at least 18 years of age, and at least on on-duty employee must possess a legal operator's license while alcohol is being sold, being also within sight of all alcohol sales transactions.
  10. Any license issued hereunder shall be immediately forfeited and surrendered should the convenience store cease to sell and dispense gasoline or other motor fuels.
  11. Modifications to the alcohol sales area requires an amendment to the special use permit.
  12. Failure to adhere to these requirements may constitute a forfeiture of the special use permit.
-





8 FT

20 FF

Beer Sales Area

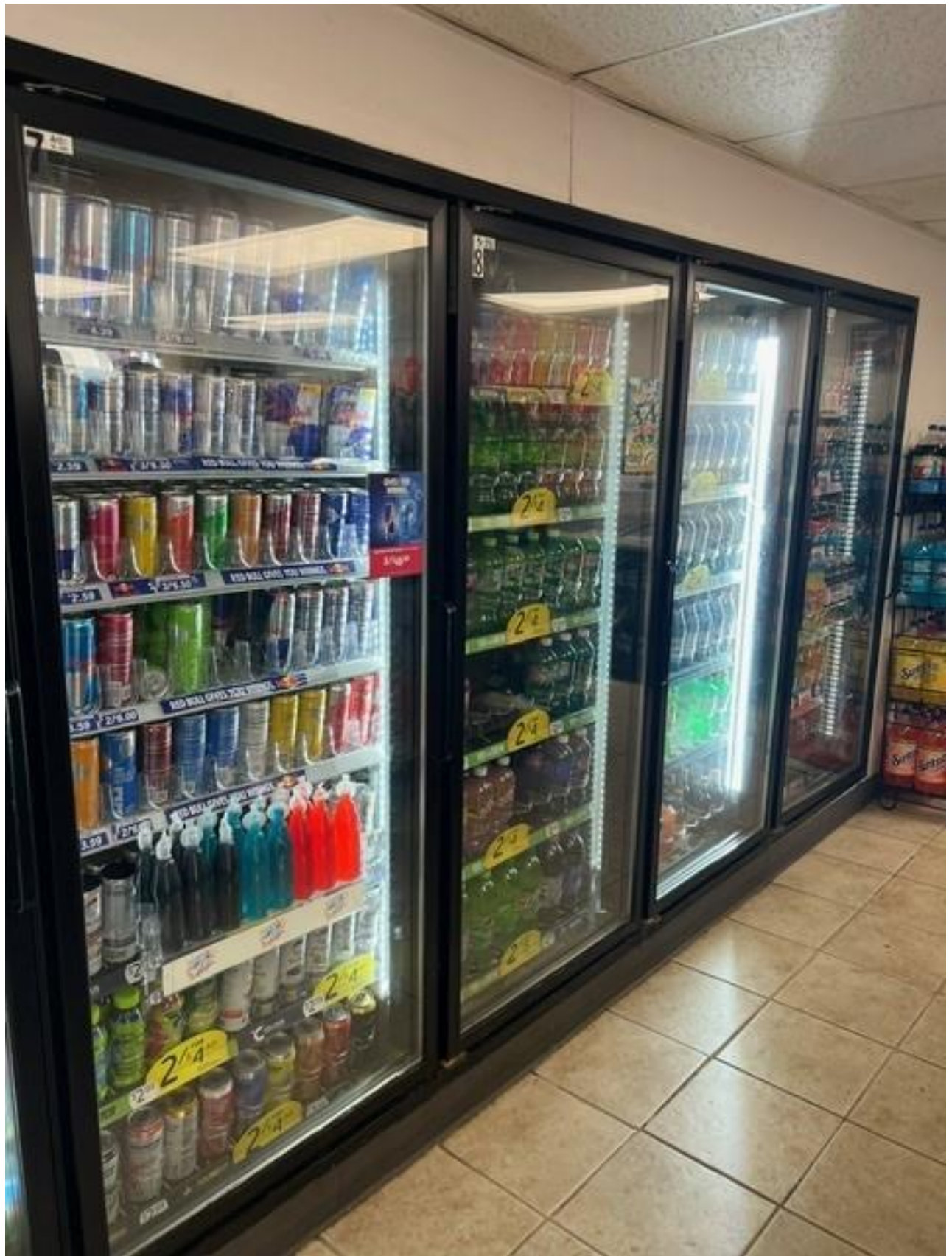
Coolers

44 FT

Enter Door

Counter

880 SF FT

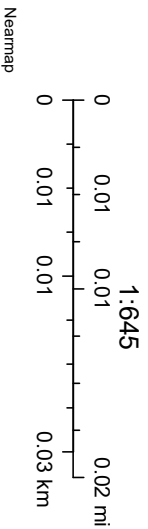


# Intranet GIS Web Map



10/21/2024, 11:58:34 AM

- Parcels, Winnebago County
- Railroad
- Pavement Edge
- Street Centerline
- Municipal Boundary
- Right-Of-Way





**DATE:** October 29, 2024  
**TO:** Mayor Lang and Members of Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Special Use Permit – 1013 Main Street – Class “A” License

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### **Request**

Gauri Ganesh, LLC (dba Main St Amoco) has submitted a request obtain a Class “A” license to sell fermented malt beverage at their convenience store located at 1013 Main Street.

### **Consideration**

Convenience stores which sell gasoline are required to obtain a Class “A” license and a special use permit to sell fermented malt beverages. Chapter 4 of the Municipal Code includes further limitations related to Class “A” licenses for properties which sell gasoline:

1. Alcohol may only be displayed and sold from a lockable area such as a cooler, cage, or similar facility. No open floor display or sale from which will be permitted.
2. Total floor area allocated to alcohol sales shall be limited to no more than 10% of the total sales floor area of the store or 750 square feet, whichever is less.
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8. Given the “quick stop” and high-volume nature of retail customer businesses at convenience stores, tasting events (i.e. the sale or provision of taste samples of fermented malt beverages) are not permitted on any premises licensed hereunder.
9. A cashier selling alcoholic beverages must be at least 18 years of age, and at least on on-duty employee must possess a legal operator’s license while alcohol is being sold, being also within sight of all alcohol sales transactions.
10. Any license issued hereunder shall be immediately forfeited and surrendered should the convenience store cease to sell and dispense gasoline or other motor fuels.

Main St Amoco is located on a 0.34-acre parcel and includes a 2,650 square-foot convenience store and gasoline pump islands. The total sales floor area of the building is about 1,944 square feet. The proposal is to include an alcohol sales area of 27 square feet in existing coolers with doors accessible to the guests. This area represents a little over 1% of the total sales floor area of the building.

The proposed floor plan and sales area for the alcohol sales represents an area less than 10% of the total sales floor area and less than the maximum 750 square feet per the Municipal Code. Any future changes to the proposed alcohol sales floor area may require a modification to this special use permit and the Class "A" fermented malt beverages license. Failure to meet the requirements of the Class "A" license may constitute a forfeiture of the special use permit.

### **Recommendation**

**Plan Commission finds that the proposed floor plan meets the requirements listed under Section 4.95(f) of the Municipal Code for a Class "A" license and recommends Common Council approve a Special Use Permit for the issuance of a Class "A" license for property located at 1013 Main Street subject to the conditions of the Special Use Approval Letter.**



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

October 21, 2024

NEHA PATEL

215 DIVISION ST  
OSHKOSH, WI 54901

**RE: Special Use Permit #2-24 - 1013 Main St - Class "A" License Special Use Review () Status Approved**

Dear NEHA PATEL:

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

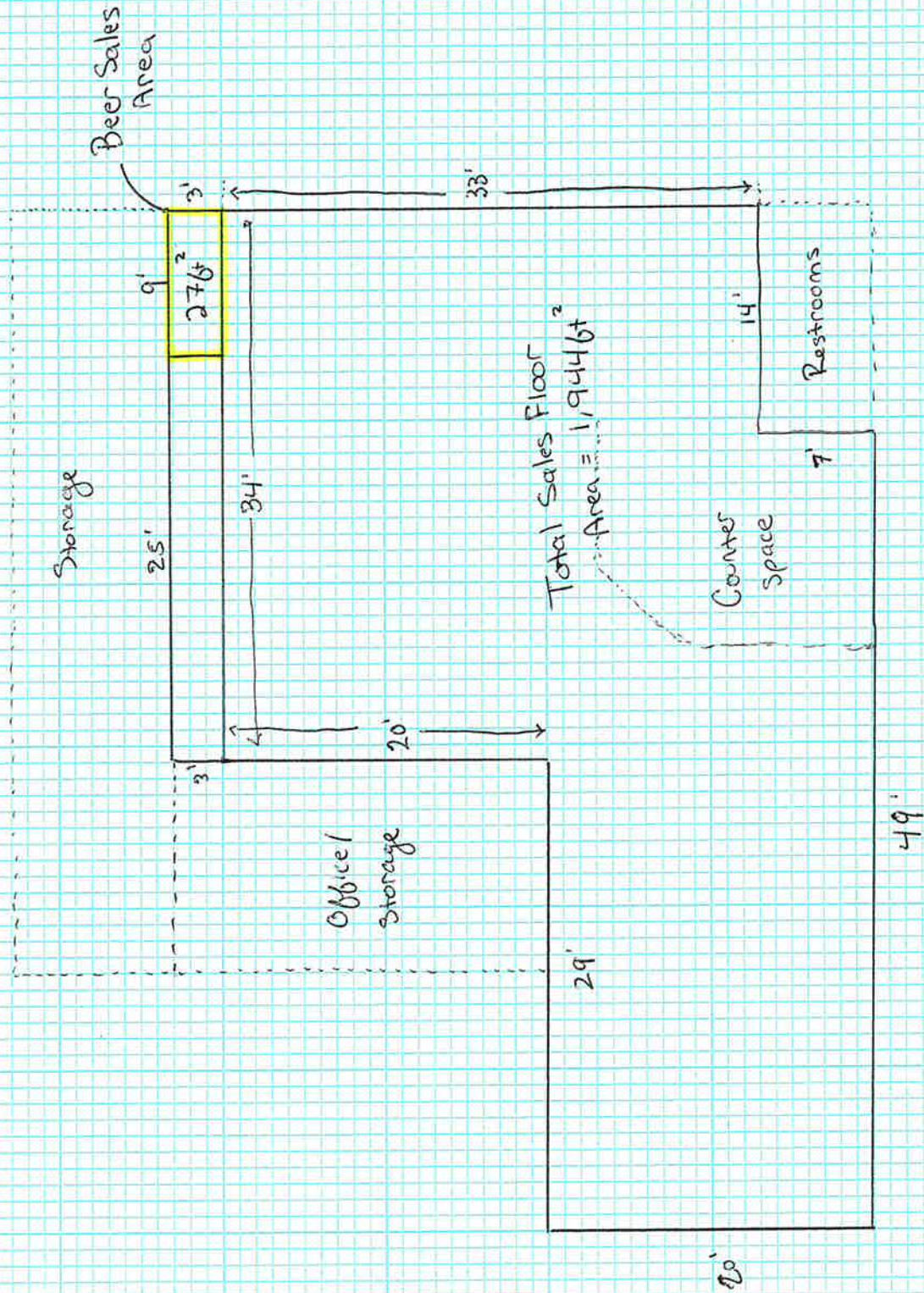
## Plan Review Comments

Planning - Brad Schmidt -  
bschmidt@neenahwi.gov

Approved

**Review Comments:**

1. Alcohol may only be displayed and sold from a lockable area such as a cooler, cage, or similar facility. No open floor display or sale from which will be permitted.
  2. Total floor area allocated to alcohol sales shall be limited to no more than 10% of the total sales floor area of the store or 750 square feet, whichever is less.
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  9. A cashier selling alcoholic beverages must be at least 18 years of age, and at least on on-duty employee must possess a legal operator’s license while alcohol is being sold, being also within sight of all alcohol sales transactions.
  10. Any license issued hereunder shall be immediately forfeited and surrendered should the convenience store cease to sell and dispense gasoline or other motor fuels.
  11. Modifications to the alcohol sales area requires an amendment to the special use permit.
  12. Failure to adhere to these requirements may constitute a forfeiture of the special use permit.
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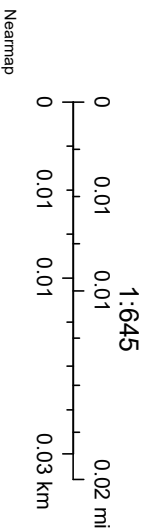


# Intranet GIS Web Map



10/21/2024, 12:06:41 PM

- Parcels, Winnebago County
- Right-Of-Way
- Railroad
- Pavement Edge
- Street Centerline
- Municipal Boundary





**DATE:** October 29, 2024  
**TO:** Mayor Lang and Members of Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Special Use Permit – 1305 S. Commercial Street – Class “A” License

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### **Request**

Krist Oil Company has submitted a request obtain a Class “A” license to sell fermented malt beverage at their convenience store located at 1305 S Commercial Street.

### **Consideration**

Convenience stores which sell gasoline are required to obtain a Class “A” license and a special use permit to sell fermented malt beverages. Chapter 4 of the Municipal Code includes further limitations related to Class “A” licenses for properties which sell gasoline:

1. Alcohol may only be displayed and sold from a lockable area such as a cooler, cage, or similar facility. No open floor display or sale from which will be permitted.
2. Total floor area allocated to alcohol sales shall be limited to no more than 10% of the total sales floor area of the store or 750 square feet, whichever is less.
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9. A cashier selling alcoholic beverages must be at least 18 years of age, and at least on on-duty employee must possess a legal operator’s license while alcohol is being sold, being also within sight of all alcohol sales transactions.
10. Any license issued hereunder shall be immediately forfeited and surrendered should the convenience store cease to sell and dispense gasoline or other motor fuels.

Krist Oil is located on a 1-acre parcel and includes a 3,600 square-foot convenience store and gasoline pump islands. The total sales floor area of the building is about 2,300 square feet. The proposal is to include an alcohol sales area of 27 square feet in existing coolers with doors accessible to the guests. This area represents less than 1% of the total sales floor area of the building.

The proposed floor plan and sales area for the alcohol sales represents an area less than 10% of the total sales floor area and less than the maximum 750 square feet per the Municipal Code. Any future changes to the proposed alcohol sales floor area may require a modification to this special use permit and the Class "A" fermented malt beverages license. Failure to meet the requirements of the Class "A" license may constitute a forfeiture of the special use permit.

### **Recommendation**

**Plan Commission finds that the proposed floor plan meets the requirements listed under Section 4.95(f) of the Municipal Code for a Class "A" license and recommends Common Council approve a Special Use Permit for the issuance of a Class "A" license for property located at 1305 S. Commercial Street subject to the conditions of the Special Use Approval Letter.**



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

October 21, 2024

RICK ANGELI  
KRIST OIL COMPANY  
303 SELDON ROAD  
IRON RIVER, MI 49935

**RE: Special Use Permit #3-24 - 1305 S Commercial St - Class "A" License Special Use Review () Status Approved**

Dear RICK ANGELI:

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

Planning - Brad Schmidt -  
bschmidt@neenahwi.gov

Approved

**Review Comments:**

1. Alcohol may only be displayed and sold from a lockable area such as a cooler, cage, or similar facility. No open floor display or sale from which will be permitted.
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  9. A cashier selling alcoholic beverages must be at least 18 years of age, and at least one on-duty employee must possess a legal operator’s license while alcohol is being sold, being also within sight of all alcohol sales transactions.
  10. Any license issued hereunder shall be immediately forfeited and surrendered should the convenience store cease to sell and dispense gasoline or other motor fuels.
  11. Modifications to the alcohol sales area requires an amendment to the special use permit.
  12. Failure to adhere to these requirements may constitute a forfeiture of the special use permit.
-

# DOOR SCHEDULE

ID	LOCATION	SIZE	DOOR	FRAME	HARDWARE	NOTES
1	ENTRANCE	EXISTING ( UNCHANGED )				
2	EXIT	EXISTING ( UNCHANGED )				
3	STOREROOM	3'-0" x 6'-8"	STEEL	STEEL	C1, H1, L3	SEE PLAN FOR AIR TRANSFER GRILLE
4 & 5	RESTROOM	3'-0" x 6'-8"	WOOD	STEEL	C1, H1, L2	

### GENERAL DOOR NOTES

- ALL DOORS AND HARDWARE TO HAVE ACCESSIBLE HARDWARE (UNLESS NOTED OTHERWISE) CONFORMING TO ADA AND ANSI A117.1 REQUIREMENTS.

### DOOR HARDWARE / NOTES

- C1 NORTON SERIES 7700 CLOSURE (OR EQUAL) W/ BACKSTOP, HOLD OPEN & POWER ADJUSTMENT. OMIT HOLD OPEN AT FIRE DOORS AND RESTROOMS. MOUNT ON INSIDE OF EXTERIOR DOORS & PULL SIDE OF INTERIOR DOORS UNLESS NOTED OTHERWISE.
- H1 DOOR HINGES- 5 KNUCKLE MEDIUM DUTY COMM'L GRADE
- L1 LOCKSET- ENTRANCE/OFFICE OPERATION, LEVER TYPE ADA COMPLIANT.
- L2 LOCKSET- RESTROOM OPERATION, LEVER TYPE ADA COMPLIANT.
- L3 LOCKSET- STOREROOM OPERATION, LEVER TYPE ADA COMPLIANT.
- T1 THRESHOLD- ADA COMPLIANT ALUMINUM 1/2" MAX. HEIGHT.
- W1 WEATHERSTRIPPING- PROVIDE COMPLETE PERIMETER BULB TYPE WEATHERSTRIPPING.

# ROOM FINISH SCHEDULE

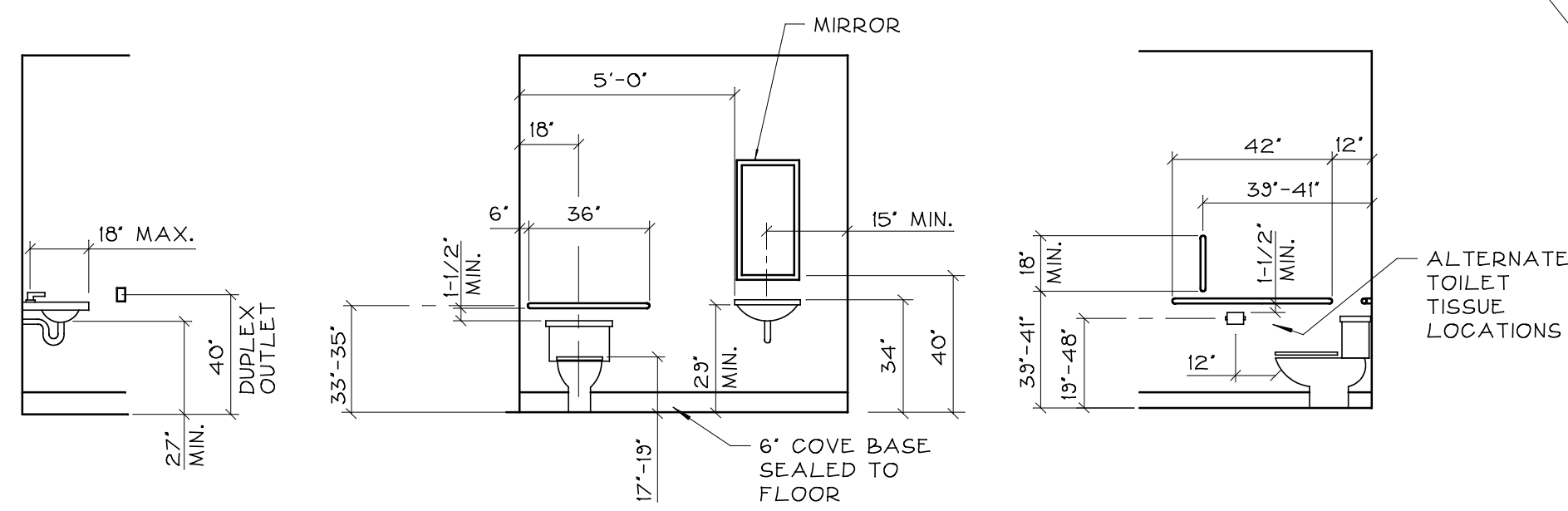
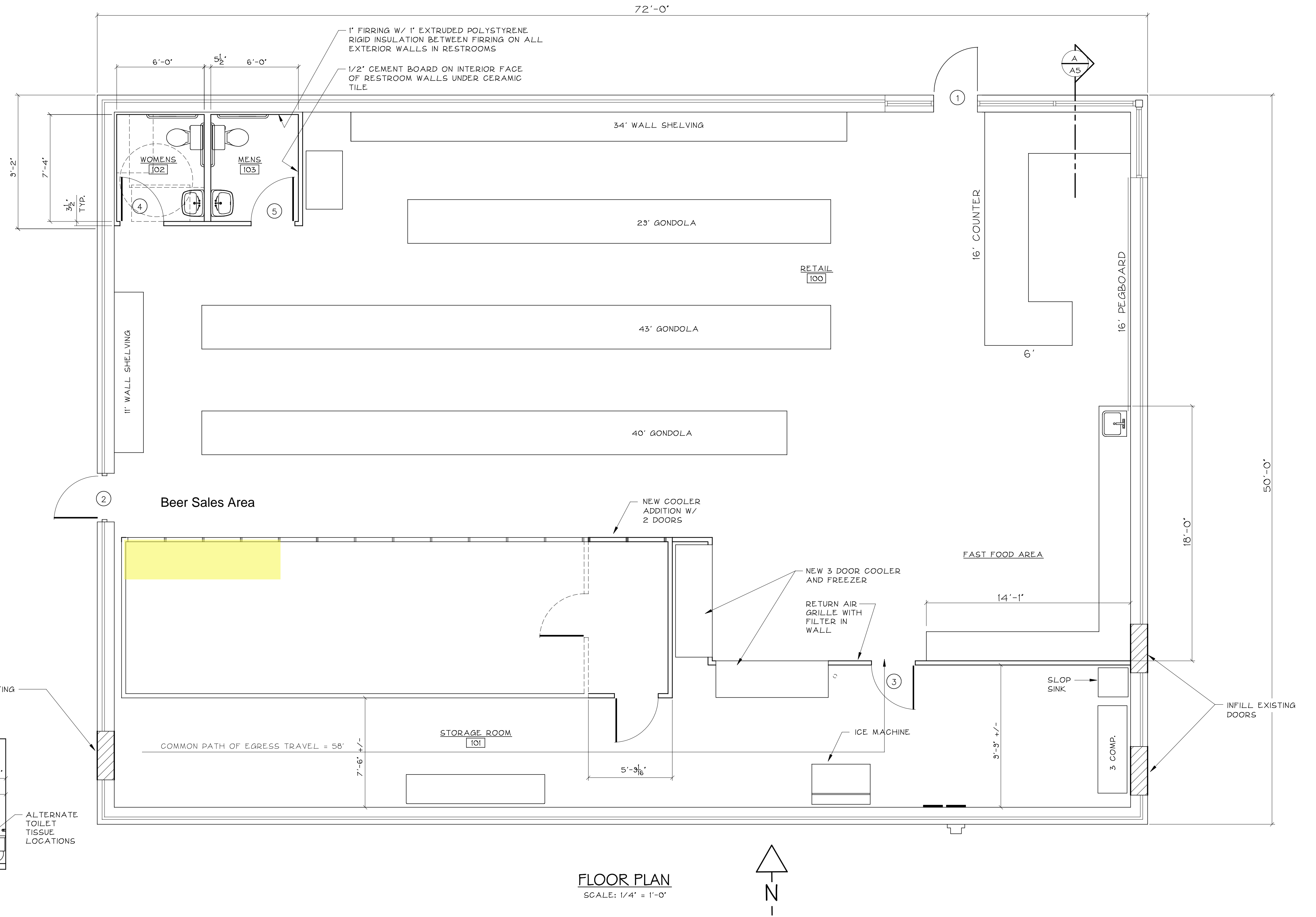
ID	ROOM NAME	FLR.	BASE	WALL	CEIL.
100	RETAIL	CT	CT	CP, PI	ACT
101	STORAGE	SC	-	CP, PI	-
102 & 103	RESTROOMS	CT	CT	CT, CP	P2

### FINISH KEY

- CP CONCRETE OR CMU FILLED & PAINTED
- CT CERAMIC TILE
- SC SEALED CONCRETE
- ACT 2' x 4' ACOUSTICAL CEILING TILE
- PI GYPSUM BOARD TAPED & PAINTED
- P2 WATER RESISTANT GYPSUM BOARD TAPED AND PAINTED (SMOOTH WASHABLE FINISH)

### GENERAL FINISH NOTES

- MATCH EXISTING FINISHES AND COLORS IN REMODELED AREAS.



TYPICAL RESTROOM BARRIER FREE CLEARANCES

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



DATE: 4-26-16  
REV. 1.  
REV. 2.  
REV. 3.  
REV. 4.

BY: MFD  
CHK: MFD  
APPV: MFD

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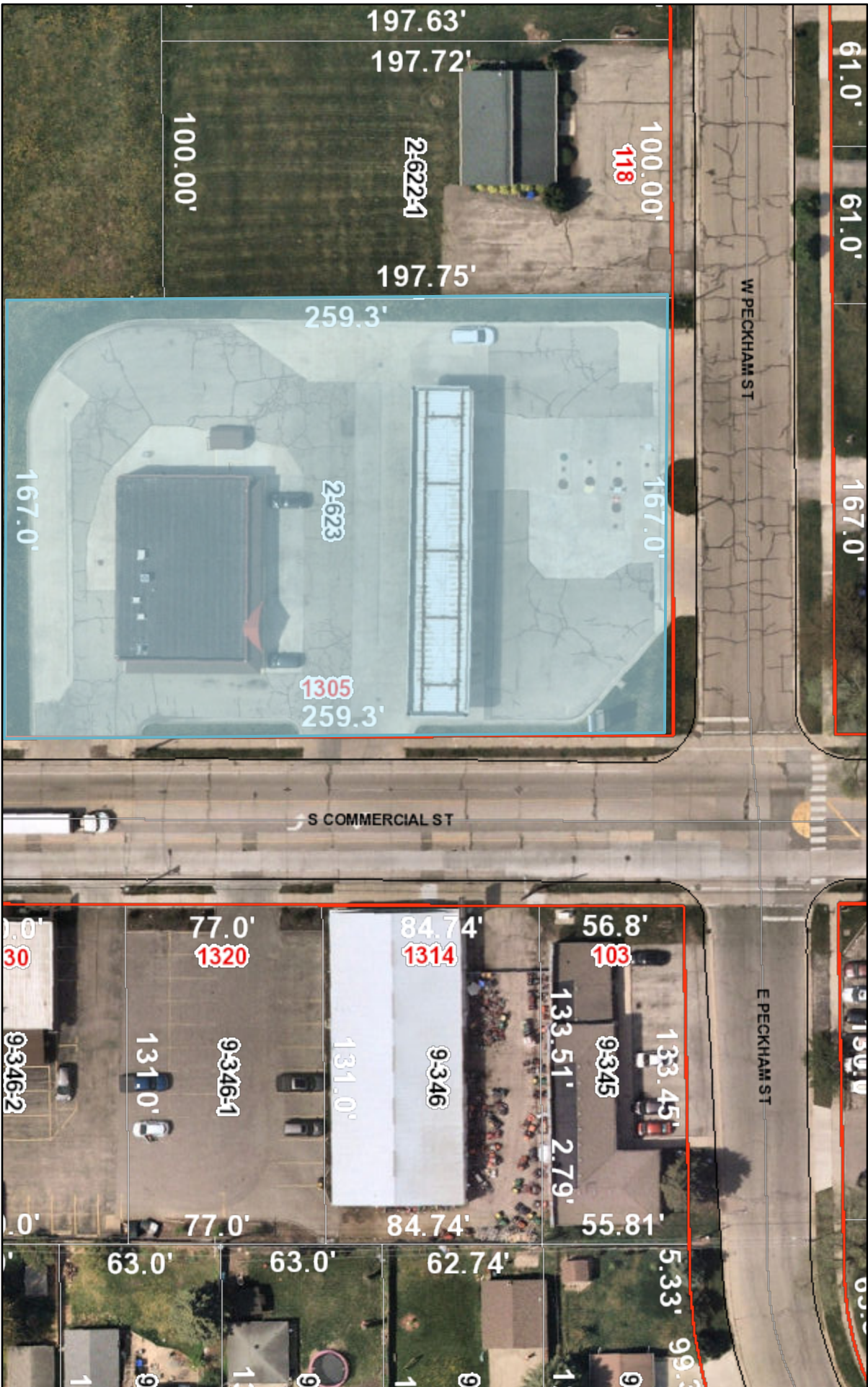
# CONVENIENCE STORE REMODEL

NEENAH, WI

Project No.:  
2057  
2057A3.dwg

A3

# Intranet GIS Web Map



- Parcels, Winnebago County
- Right-Of-Way
- Railroad
- Pavement Edge
- Street Centerline
- Municipal Boundary

