



*Community  
and Economic  
Development*

## REPORT TO CITY PLAN COMMISSION

**Plan Commission Public Hearing Date:** April 24, 2024

**Common Council Meeting Date:** May 1, 2024

**Item:** Special Use Permit #1-24 to remodel the existing storage garage into a 521 sq. ft. tavern

**Case Manager:** Don Harp, Principal Planner

### GENERAL INFORMATION

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**Owner:** Satbir Singh, SK Gas Mart, LLC

**Applicant:** Timothy Maertz, Architect – RMA Architects, Inc.

**Address/Parcel #:** 1201 North Badger Avenue (Tax Id #31-5-2130-00)

**Petitioner's Request:** Remodel the existing storage garage attached to the convenience store into a tavern. The remodel will include adding a new ADA toilet room, accessible parking stall, and striping the parking lot to show 11 parking stalls.

### BACKGROUND

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The building was constructed in 1952 per Building Permit #498, and the property contains Mobil Gas Station/Convenience Store with retail alcohol sales, an off-street parking lot, and a 2<sup>nd</sup> floor apartment. The western portion of the building is currently used as a garage for storage purposes.

### STAFF ANALYSIS

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**Project Summary:** The owner proposes to remodel the existing storage garage into a 521 sq. ft. tavern.

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

**Proposed Indoor Seating Capacity:** 56 persons per plan of operation.

**Outdoor Seating Area:** No outdoor alcohol sales and consumption is requested with this application.

**Existing Site Conditions:** The existing gas station/convenience store with retail alcohol sales totals approximately 1,767 square feet, 6 gas pumps serving 6 vehicles, and an 11-stall off-street parking lot. The 2<sup>nd</sup> floor apartment totals approximately 700 square feet.

**Special Use Permit #1-24**  
**April 24, 2024**  
**Page 2**

**Off-Street Parking Requirements:** Section 23-172(m) of the Municipal Code requires a minimum number of off-street parking spaces based on the use of a property. Based on the existing convenience store and proposed tavern, a total of 8 parking spaces would be required (1 space per 250 square feet of gross floor area) for multiple uses within a single building plus 2 parking spaces for the 2<sup>nd</sup> floor apartment. There are 11 parking spaces identified on the site plan drawing.

**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 tavern 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.

**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 industrial, commercial and residential in nature.

**North:** C-2 General Commercial District. The adjacent land uses to the north are commercial uses, single-family residential, and a vacant lot. (Future land use map recommends Mixed-Use and Single/Two family for adjacent properties)

**South:** C-2 General Commercial District. The adjacent land uses to the south are commercial uses. (Future land use map recommends Mixed-Use for adjacent properties)

**East:** R-1B Single-family District. The adjacent land uses to the east are residential uses. (Future land use map recommends Single/Two family for adjacent properties)

**West:** C-2 General Commercial District. The adjacent land uses to the west are currently light manufacturing uses. (Future land use map recommends Industrial for adjacent properties)

**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.*

**Special Use Permit #1-24**  
**April 24, 2024**  
**Page 3**

*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 9.4 Economic Development:*

*Ensure the continued vitality of downtown and the City’s neighborhood commercial districts.*

**Technical Review Group (TRG) Report:** This item appeared on the April 2, 2024 TRG agenda. Comments from participating departments are identified in the “substantial evidence conditions of approval” section (below).

**Clerk’s Office:** As this plan still includes a connection to the convenience store, which holds a separate type of alcohol license, I would not be able to recommend approval of an alcohol license for the bar area as proposed. If the plan remains unchanged, leaving a doorway between the spaces, I will provide a denial recommendation for the license application to the Safety & Licensing Committee.

The two businesses holding separate licenses cannot have the premises connected to one another.

**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 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.

**Substantial Evidence Conditions of Approval:**

- Section 23-40(a)(1) Application of district regulations, no structure or land shall hereafter be used or occupied, and no structure or part thereof shall hereafter be constructed, reconstructed or structurally altered except in conformity with all of the regulations specified for the C-2 District with respect to this proposed use. (Relates to change of use from a storage garage to a tavern)
- Section 23-172(m) a total of 8 parking spaces would be required (1 space per 250 square feet of gross floor area) for multiple uses occupying one building, plus 2 spaces for the 2<sup>nd</sup> floor apartment. Per Section 23-172(e)(2), the off-street parking spaces shall be stripped. (Relates to change of use from auto maintenance storage garage)

**Findings of Fact:** This request was reviewed in accordance with the standards for granting a Special Use Permit under Section 23-66(e)(1-8) of the Municipal Code: 1. *proper zoning district:* C-2 zoning allows a tavern as a special use permit; 2. *zoning district regulations:* the district regulations appear to be satisfied pursuant to the attached site plan, formal verification of regulations being satisfied will occur during the building permit and inspection process per stipulation 4 (below); 3. *special regulations:* stipulations 1, 2, 3 and 4 (below) address the special regulations for a tavern use; 4. *consistent with comprehensive plan and other plans:* yes, see above analysis; 5. *traffic:* the proposed use is not expected to create undue traffic congestion, it is anticipated customers will utilize existing on-site parking spaces to park their cars; 6. *landscaping and screening:* not applicable to this use. 7. *neighborhood compatibility with predominant land uses in this area:* the proposed use is located near other existing and future commercial/light industrial uses in this area of City; 8. *impact on services:* the City has existing utilities and services in place to serve this proposed use. These standards were found in the affirmative, as long as all stipulations are satisfied.

## **RECOMMENDATION**

Staff recommends, based on the above analysis, that Special Use Permit #1-24 for a tavern located at 1201 North Badger Avenue (Tax Id #31-5-2130-00) 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. The floor plan must be revised, showing the convenience store area and walk-in cooler completely walled off and separated from the proposed tavern area before the owner can receive an alcohol license for the tavern. The convenience store and tavern must have separate entrances, separate restrooms, and separate storage areas for the alcohol.*

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 (Article IV. Noise) and all applicable State and Federal laws shall be complied with, including but not limited to the following:

- a. Section 23-172(m) and (e)(2) a total of 10 parking spaces are required to be striped on site (1 space per 250 square feet of gross floor area) for multiple uses occupying one building, plus the second floor apartment, prior to issuance of an occupancy permit.

*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.*

5. The serving and consumption of alcohol is limited to the interior tenant space, as identified on the attached development plan and floor plan drawings. Any future expansions for the serving and/or consumption of alcohol may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.

*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.*

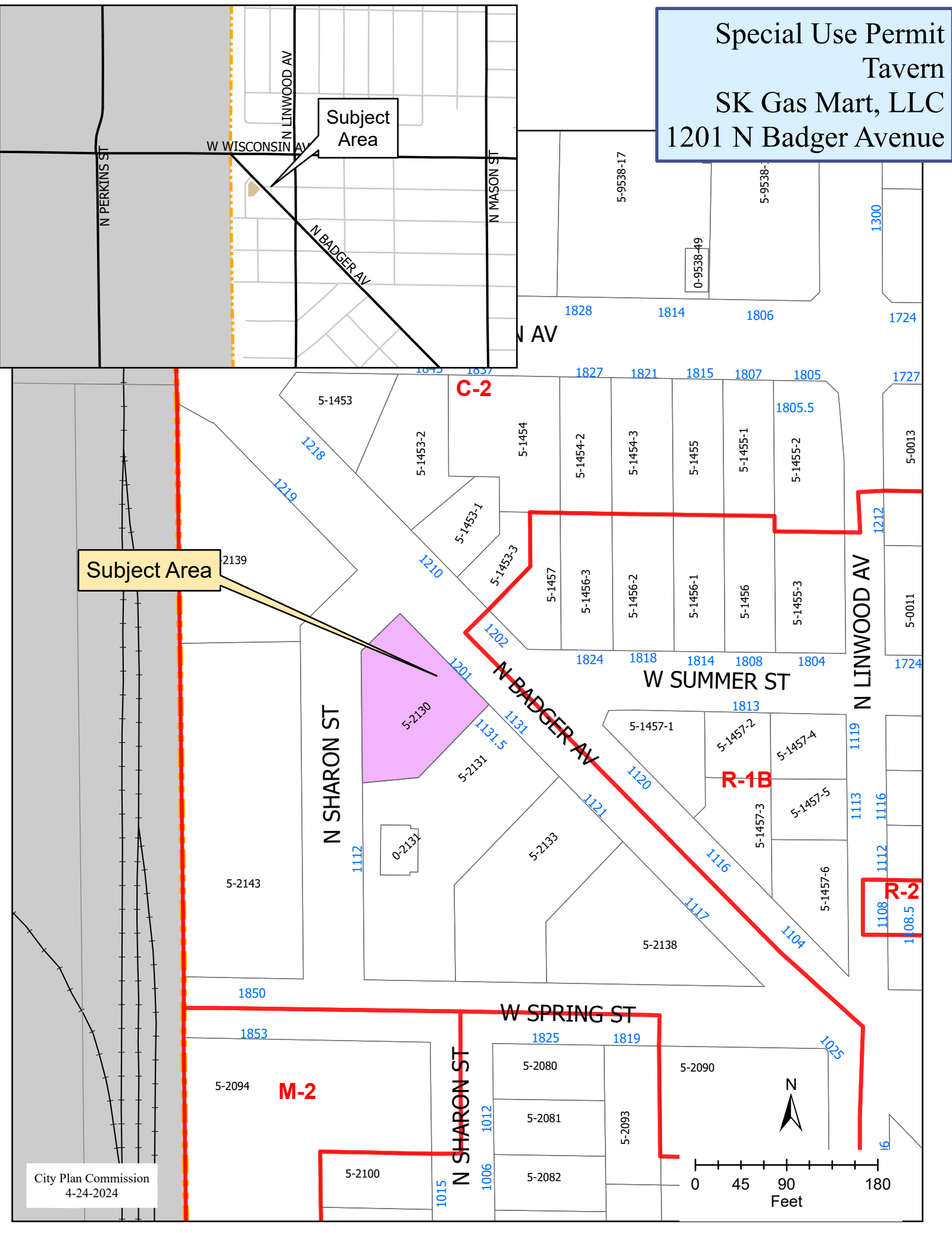
6. Any expansions of the special use, changes to the development plan(s), plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department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

Special Use Permit  
Tavern  
SK Gas Mart, LLC  
1201 N Badger Avenue

Subject Area

Subject Area



**CITY OF APPLETON  
RESOLUTION FOR SPECIAL USE PERMIT #1-24  
TAVERN  
1201 NORTH BADGER AVENUE**

**WHEREAS**, Satbir Singh, SK Gas Mart, LLC has applied for a Special Use Permit to remodel the existing storage garage into a 521 sq. ft. tavern located at 1201 North Badger Avenue, also identified as Parcel Number 31-5-2130-00; and

**WHEREAS**, the proposed tavern 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 April 24, 2024 on Special Use Permit #1-24, 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 #1-24 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 May 1, 2024.

**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 #1-24 to remodel the existing storage garage into a 521 sq. ft. tavern located at 1201 North Badger Avenue, also identified as Parcel Number 31-5-2130-00 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 #1-24 to remodel the existing storage garage into a 521 sq. ft. tavern located at 1201 North Badger Avenue, also identified as

Parcel Number 31-5-2130-00, 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 #1-24:**

- 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 (Article IV. Noise) and all applicable State and Federal laws shall be complied with, including but not limited to the following:
    - 1) Section 23-172(m) and (e)(2) a total of 10 parking spaces are required to be striped on site (1 space per 250 square feet of gross floor area) for multiple uses occupying one building, plus the second floor apartment, prior to issuance of an occupancy permit.
  - E. The serving and consumption of alcohol is limited to the interior tenant space, as identified on the attached development plan and floor plan drawings. Any future expansions for the serving and/or consumption of alcohol may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
  - F. 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Jacob A. Woodford, Mayor

ATTEST:

\_\_\_\_\_  
Kami Lynch, City Clerk



## PLAN OF OPERATION AND LOCATIONAL INFORMATION

### Business Information:

Name of business: SK Gas Mart LLC

Years in operation: 2

(Check applicable proposed business activity(s) proposed for the premises)

- Restaurant
- Tavern/Night Club/Wine Bar
- Painting/Craft Studio
- Microbrewery/Brewpub (manufacturing a total of not more than 310,000 U.S. gallons of fermented malt beverages per calendar year)
- Brewery (manufacturing a total of more than 310,000 U.S. gallons of fermented malt beverages per calendar year)
- Winery (manufacturing of wine)
- Craft-Distillery (manufacturing a total of not more than 100,000 proof gallons of intoxicating liquor per calendar year)
- Distillery (manufacturing a total of more than 100,000 proof gallons of intoxicating liquor per calendar year)
- Tasting room offering fermented malt beverages, wine or intoxicating liquor for consumption and/or retail sales on the premises where the fermented malt beverages, wine or intoxicating liquor is manufactured and/or at an off-premises location associated with premises. Tasting rooms may include food sales.
- Other \_\_\_\_\_

Detailed explanation of proposed business activities:  
Add tavern to existing C-Store.

Existing gross floor area of building/tenant space, including outdoor spaces:

(square feet) 1,246

Proposed gross floor area of building/tenant space, including outdoor spaces:

(square feet) 1,246 + 521 = 1,767

**Occupancy Limits:**

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: 56 persons.

**Proposed Hours of Operation for Indoor Uses:**

Day	From	To
Monday thru Thursday	11am	2am
Friday	11am	2am
Saturday	11am	2am
Sunday	11am	2am

**Production/Storage Information:**

(Check applicable proposed business activity(s) proposed for the premises)

- Current production of fermented malt beverages: \_\_\_\_\_ U.S. gallons per year
- Proposed production of fermented malt beverages: \_\_\_\_\_ U.S. gallons per year
- Current production of wine: \_\_\_\_\_ U.S. gallons per year
- Proposed production of wine: \_\_\_\_\_ U.S. gallons per year
- Current production of intoxicating liquor: \_\_\_\_\_ proof gallons per year
- Proposed production of intoxicating liquor: \_\_\_\_\_ proof gallons per year
- None. If none, leave the following two storage questions blank.

Identify location of grains and/or juice, grapes, other fruits or other agricultural product storage and type of storage container(s) used:

Identify the storage location of spent grains and/or grapes, other fruits or other agricultural products and type of storage container(s) used:

**Outdoor Space Uses:**

(Check applicable outdoor space uses)

- Patio
- Deck
- Sidewalk Café
- Other \_\_\_\_\_.
- None. If none, leave the following questions in this section blank.

Size: \_\_\_\_\_ square feet

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

- Fencing  Landscaping  Other \_\_\_\_\_ Height \_\_\_\_\_ feet

Is there any alcohol consumption incorporated within the outdoor facility? Yes \_\_\_ No \_\_\_

If yes, please describe:

Are there plans for outdoor music/entertainment? Yes \_\_\_ No \_\_\_

If yes, describe how the noise will be controlled:

\_\_\_\_\_

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

**Proposed Hours of Operation for Outdoor Space:**

Day	From	To
Monday thru Thursday		
Friday		
Saturday		
Sunday		

**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.**

**Describe Any Potential Noise Emanating From the Proposed Use:**

Describe the noise levels anticipated from all equipment or other mechanical sources:  
None.

Describe how the crowd noise will be controlled inside and outside the building:  
Limit number of Occupants

**Off-Street Parking:**

Number of spaces existing on-site: 11

Number of spaces proposed on-site: 11

**Street Access:**

Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
Adequate.

**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:  
Unknown

**Number of Employees:**

Number of existing employees: 2

Number of proposed employees: 4

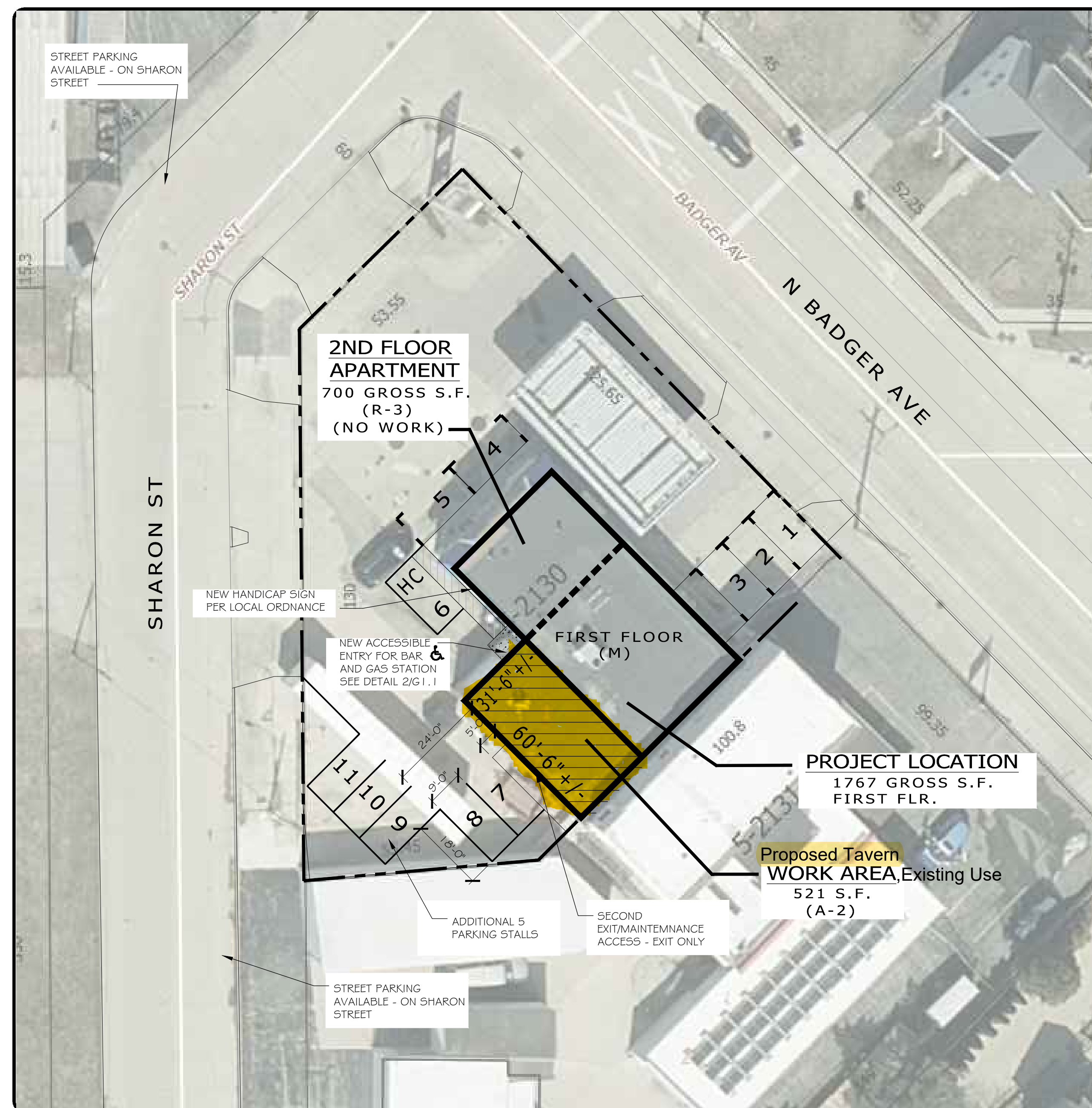
Number of employees scheduled to work on the largest shift: 4

PROPOSED PROJECT FOR:

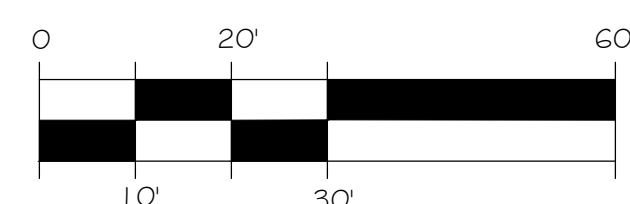
# 1201 N. BADGER AVENUE

FIRST FLOOR – BAR-REMODEL  
APPLETON, WI 54914

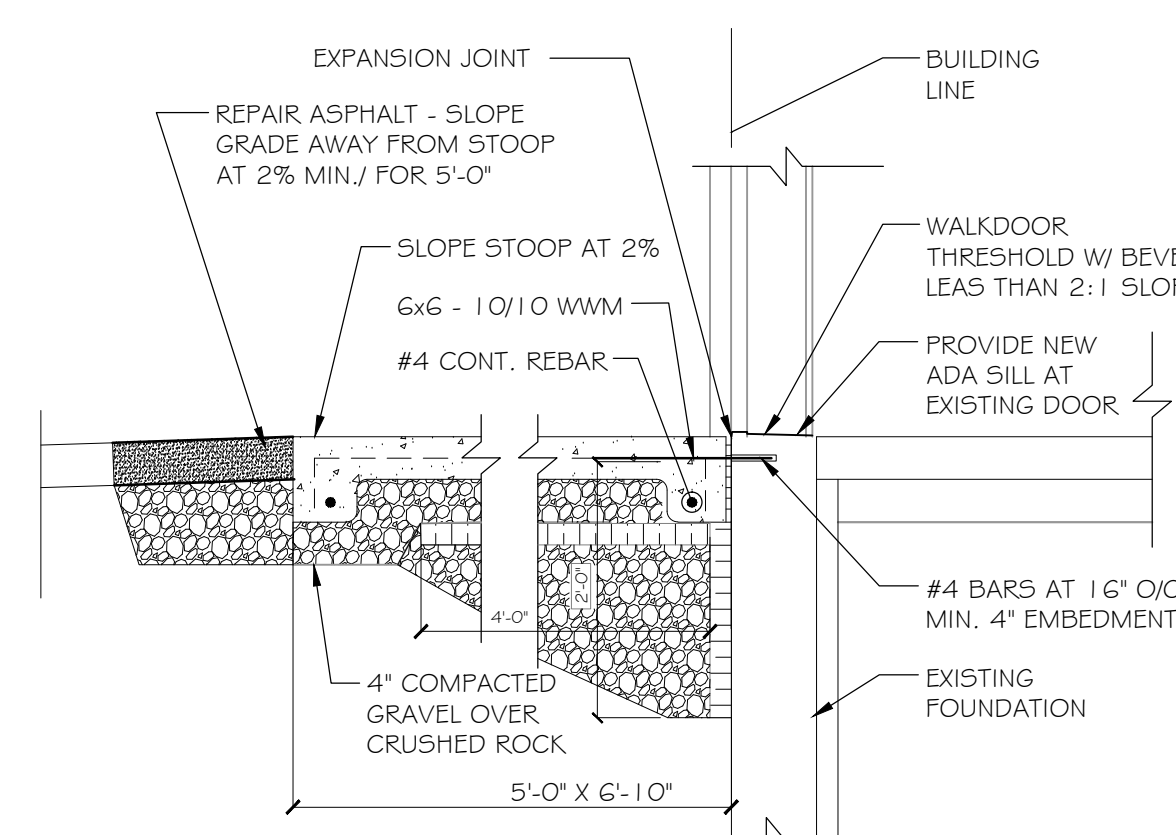
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**SITE PLAN**  
SCALE: 1" = 20'-0"  
G1.1



SHEET INDEX		STAMPS	
GENERAL/ARCHITECTURAL		STAMPS	
RMA ARCHITECTS, INC. 1050 SOUTH GRIDER STREET APPLETON, WISCONSIN 54914 P: (920) 364-9850 F: (920) 996-6865		<p>Timothy F. Maertz Architect - A7776-005 Expires 07-31-24</p> <p>Signed 3-21-2024</p>	
G1.1	TITLE, SHEET INDEX, SITE PLAN		
G1.2	GENERAL INFORMATION SHEET		
A2.1	FLOOR PLAN, WALL TYPES AND DETAILS		
A2.2	ROOM AND DOOR SCHEDULES, ENLARGED TOILET PLAN AND ELEVATIONS		
A2.3	ENLARGED BAR PLAN AND CASEWORK ELEVATIONS		
A3.1	ELEVATION PHOTOS - FOR REFERENCE		
BUILDING / CODE INFO		SCOPE OF WORK	
<ul style="list-style-type: none"> <li>CODE / LICENSING: IBC - 2015 INTERNATIONAL BUILDING CODE IEBC - 2015 INTERNATIONAL EXISTING BUILDING CODE CITY OF APPLETON ZONING CODE - ZONED C-2</li> <li>AREA: FIRST FLOOR: 1,767 S.F. ± SECOND FLOOR: 700 S.F. ± TOTAL AREA ALL FLOORS: 2,467 S.F. ± WORK AREA: 521 S.F. ± FIRST FLOOR ONLY</li> <li>OCCUPANCY: M/A2 - APARTMENT(S) (SECOND FLOOR) M/A2, MERCANTILE/ ASSEMBLY (FIRST FLOOR - MOBIL GAS STATION/BAR)</li> <li>CONSTRUCTION CLASS: EXISTING BUILDING: TYPE IIB</li> <li>FIRE PROTECTION: VIA TWO HOUR FIRE BARRIERS - NOT SPRINKLED.</li> <li>BUILDING OWNER: SK GAS MART LLC W6028 BLAZING STAR DRIVE APPLETON, WI 54915</li> <li>CONTACT: SATBIR SINGH - EMAIL: skgasmart2022@yahoo.com</li> <li>TENANTS: APARTMENT R3 (SECOND FLOOR) + COMMERCIAL SPACE ON FIRST FLOOR - M/A2 OCCUPANCY - CHANGE IN OCCUPANCY FROM S-1 TO A-2.</li> </ul>		<p>CONVERT EXISTING STORAGE AREA (S-1) TO NEW BAR (A-2) VIA 2 HOUR OCCUPANCY SEPARATION FROM MOBIL STATION (M) WITH OWNER OCCUPIED (R-3) ABOVE. NO WORK IN THOSE TWO SPACES.</p> <p>CREATE NEW ADA FAMILY TOILET ROOM TO BE SHARED WITH MOBIL STATION, BOTH FAMILY TOILETS TO BE USED AND COUNTED TOWARDS THE REQUIRED TOILET FIXTURE COUNT.</p> <p>CREATE NEW ADA ACCESSIBLE ENTRY FOR BAR AND EXISTING MOBIL STATION, PROVIDE NEW STOOP SLAB AND REPAIR ASPHALT AS NEEDED TO MAINTAIN A LESS THAN 1 TO 20 SLOPE. PITCH AWAY FROM DOOR.</p> <p>ALL MEP WORK BY OTHERS.</p> <p>NO ZONING OR SITE WORK BEYOND THE NEW STOOP SLAB AND ASPHALT RESTORATION.</p> <p>OWNER TO CONTACT THE CITY OF APPLETON HEALTH DEPARTMENT TO CONFIRM ALL REQUIREMENTS FOR THE BAR SPACE, NOT PART OF THIS WORK.</p> <p><b>NOTE: SCALE WILL BE HALF IF PRINTED 11X17</b></p>	



**STOOP DETAIL**  
SCALE: NTS  
G1.1



**LOCATION MAP**  
CONSTRUCTION DOCUMENTS

PROJECT DESCRIPTION: REMODEL FOR:  
**1201 N. BADGER AVE**  
FIRST FLOOR BAR -REMODEL  
1201 N. BADGER AVE. APPLETON, WI 54914

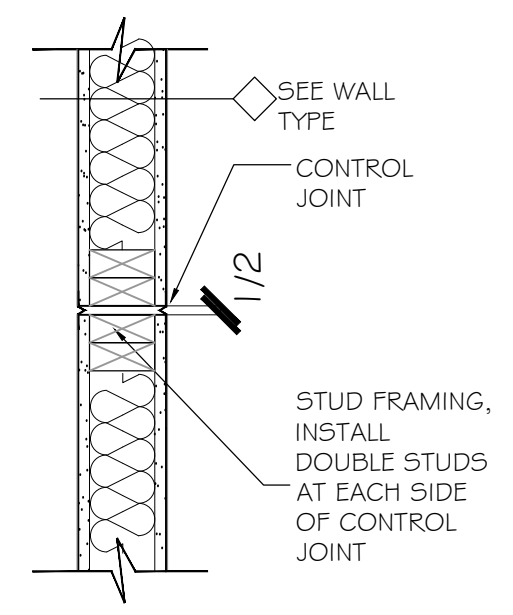
DRAWN BY  
TFM  
CHECKED BY  
TFM

DATE  
02/23/24

PROJECT NO.  
245005

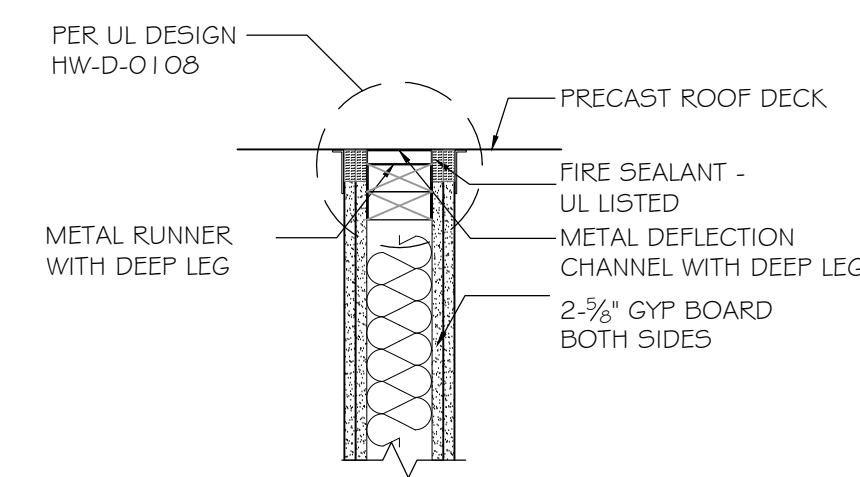
**G1.1**





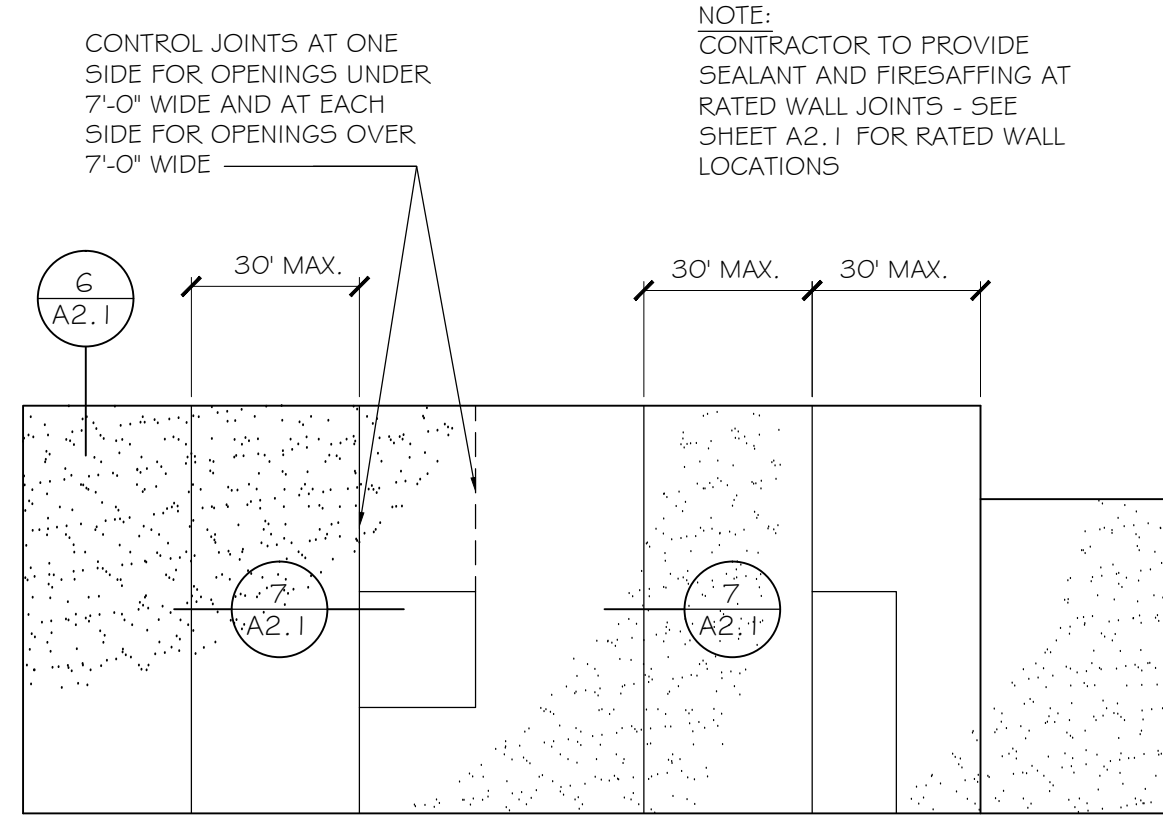
**TYPICAL GYP. BD. CONTROL JOINTS**

SCALE: N.T.S. 7  
A2.1



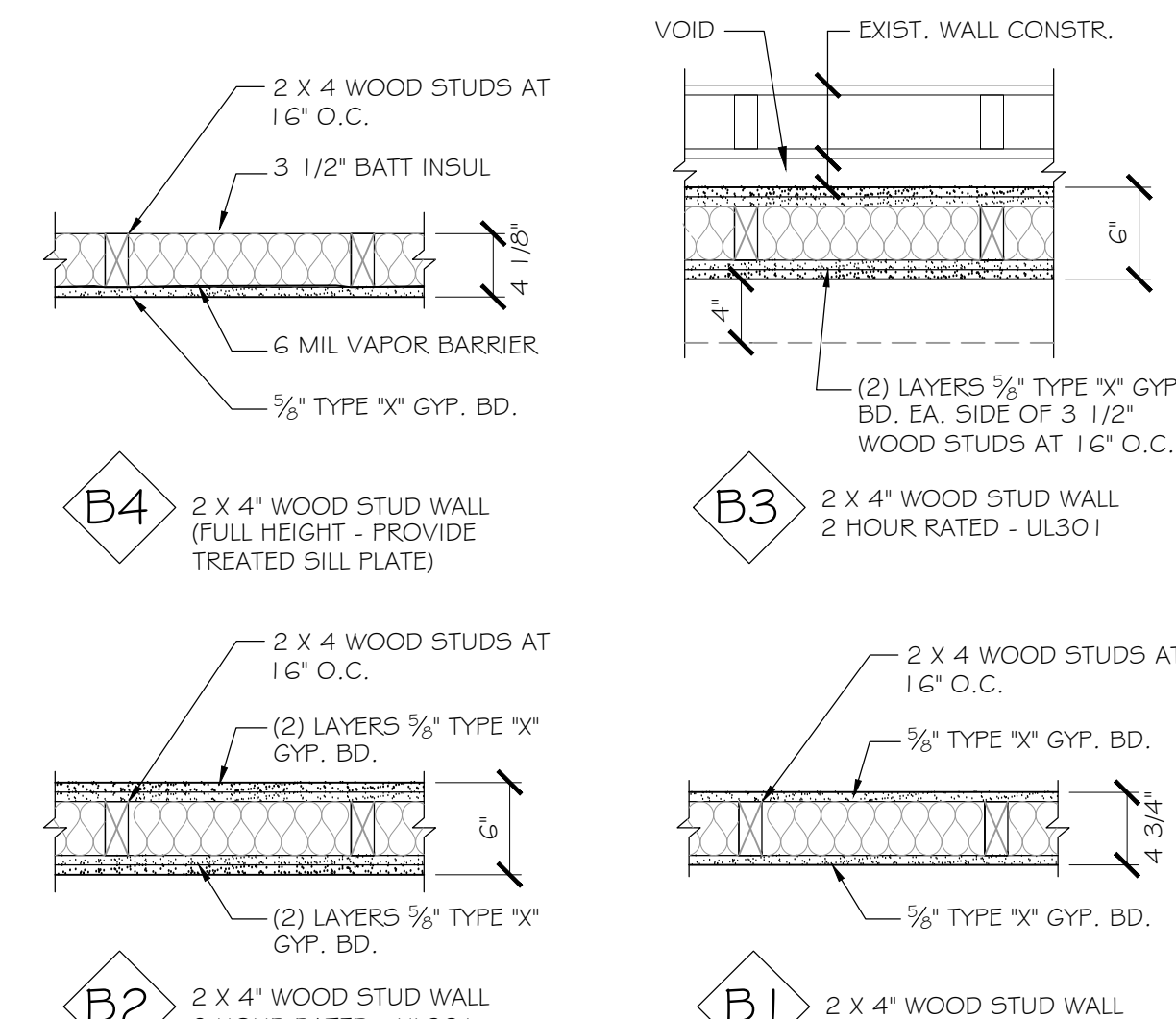
**WALL TO DECK AT RATED WALL LOCATIONS**

SCALE: N.T.S. 6  
A2.1



**TYP. GYP. BD. CONTROL JOINTS**

SCALE: N.T.S. 5  
A2.1



**WALL TYPES**

SCALE: 1" = 1'-0" 4  
A2.1

**GENERAL NOTES**

INSURE UPDATED FIRE SAFETY AND EVACUATION PLANS ARE IN PLACE AT TIME OF CERTIFICATE OF OCCUPANCY. (IFC 404.2)

ALL EMPLOYEES SHALL BE TRAINED IN THE FIRE EMERGENCY PROCEDURES AT TIME OF OCCUPANCY. (IFC 406)

ADDRESS TO BE POSTED AT FRONT AND REAR EGRESS DOORS.

ALL ROOMS CONTAINING FIRE PROTECTION EQUIPMENT SHALL BE CLEARLY LABELED. (IFC 510.1)

**PLAN NOTES**

- ALIGN NEW WALL WITH EXISTING CONSTRUCTION
- PROVIDE (2) LAYERS 5/8" TYPE X GYPSUM BOARD EACH SIDE OF EXISTING WALL TO PROVIDE 2 HOUR RATING
- PROVIDE VINYL COATED ACOUSTIC CEILING IN THIS ROOM AT 8'-6" A.F.F.
- SITE CLEAR EXISTING DOOR AND FRAME. PREPARE OPENING FOR NEW 2 HOUR RATED DOOR AND FRAME
- SITE CLEAR EXISTING ASPHALT PAVING. PROVIDE NEW 4" THICK STOOP SLAB LEVEL WITH FLOOR SLAB
- PATCH EXISTING ASPHALT INTO NEW CONCRETE SLAB WITH A SMOOTH TRANSITION
- EXHAUST FAN
- REMOVE EXISTING CEILING MOUNTED UNIT HEATER. NEW HEATER BY OTHERS

\*\* GC PATCH EXISTING CONSTRUCTION AS REQUIRED



**REFERENCE PHOTO**

SCALE: NO SCALE 3  
A2.1



**REFERENCE PHOTO**

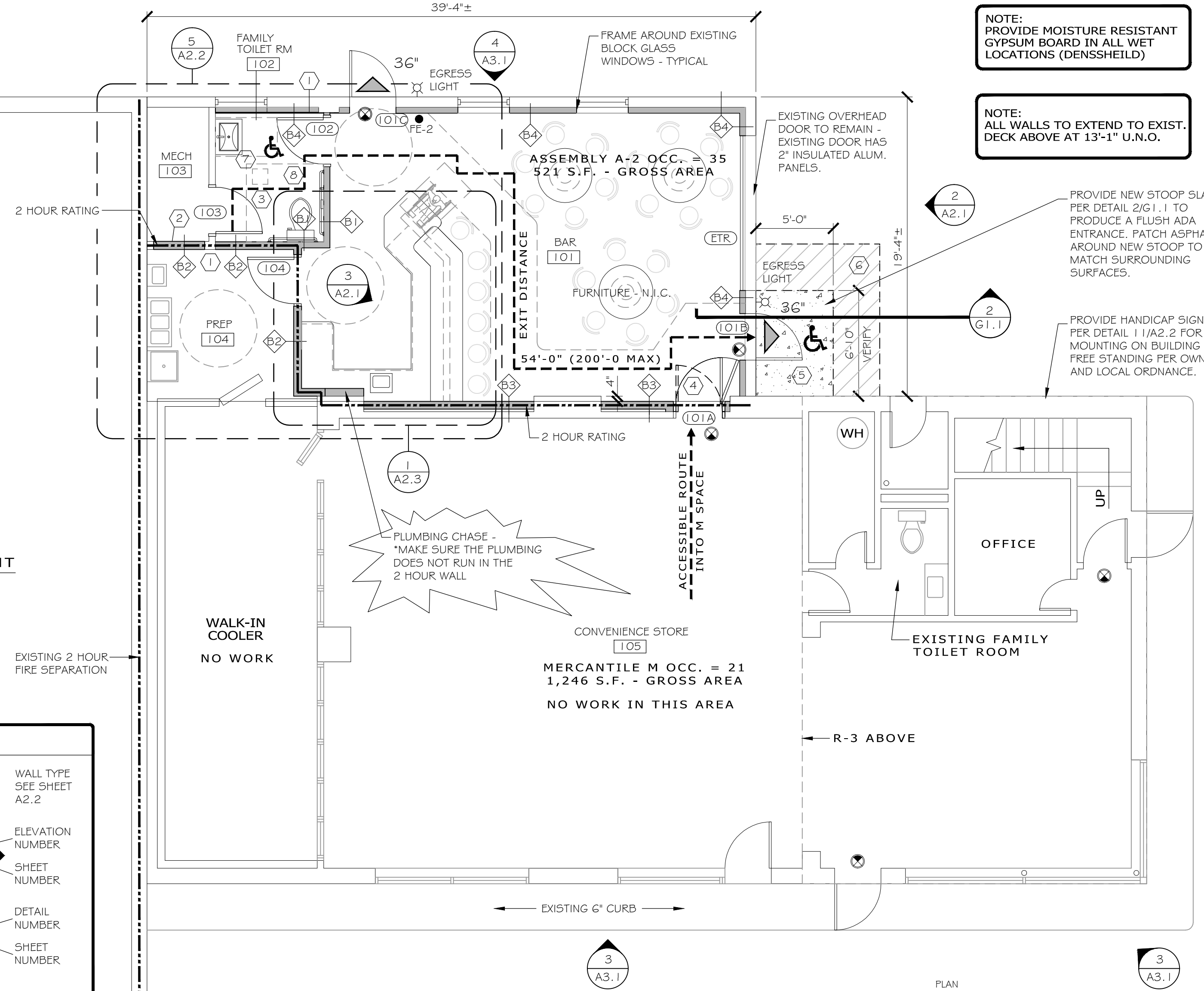
SCALE: NO SCALE 2  
A2.1

**KEY**

- 2 HR RATED FIRE BARRIER
- 1 HR RATED FIRE BARRIER
- x-x" EXIT ACCESS TRAVEL DISTANCE
- x" EGRESS WIDTH
- FE-2 FIRE EXTINGUISHER
- X EXIT LIGHT (EXISTING)
- X EXIT LIGHT
- X EGRESS LIGHT
- ♿ ACCESSIBLE

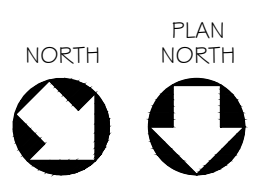
**PLAN LEGEND**

- EXISTING WALL
- EXISTING WALL TO BE SITE CLEARED
- NEW WALL CONSTRUCTION SEE WALL TYPES SHEET A2.2
- X PLAN NOTE REFERENCE
- XXX DOOR ID NUMBER SEE DOOR SCHED. A7.1
- NAME ROOM ID AND NUMBER
- EX WALL TYPE SEE SHEET A2.2
- X ELEVATION NUMBER
- AX SHEET NUMBER
- X DETAIL NUMBER
- AX SHEET NUMBER



**FIRST FLOOR / CODE PLAN**

SCALE: 3/16" = 1'-0" 3  
A3.1



CONSTRUCTION DOCUMENTS

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**RMA ARCHITECTS**

1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850

PROJECT DESCRIPTION: REMODEL FOR:  
**1201 N. BADGER AVE**  
FIRST FLOOR BAR -REMODEL  
1201 N. BADGER AVE. APPLETON, WI 54914

DRAWN BY  
**TFM/SDN**  
CHECKED BY  
**TFM**

DATE  
**02/23/24**

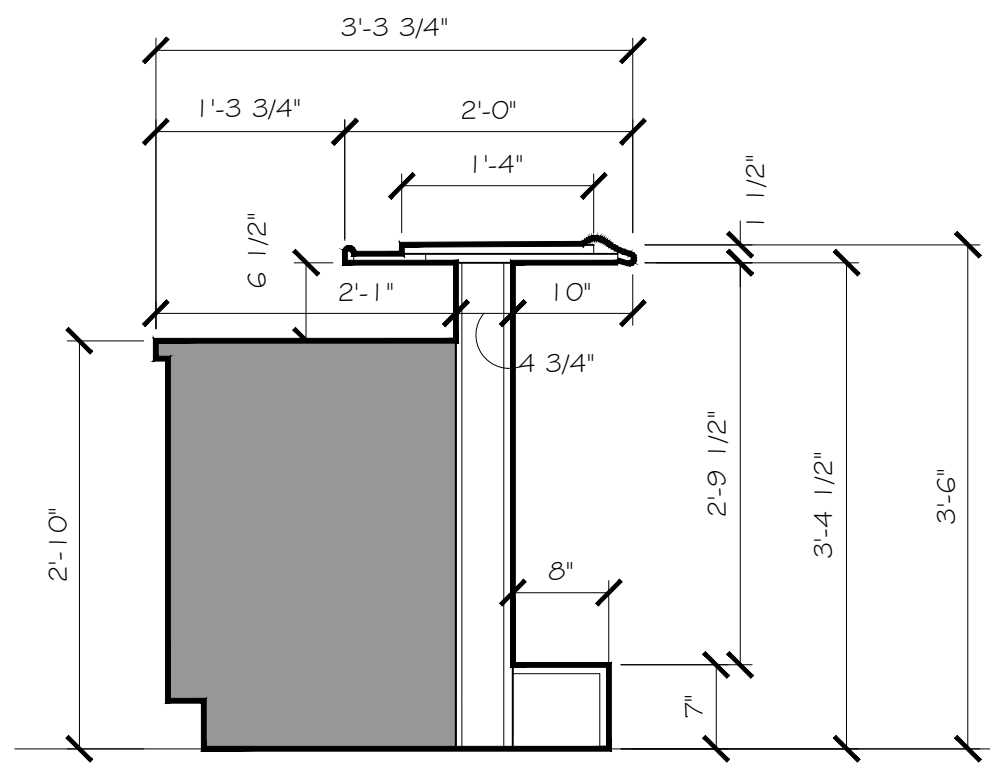
PROJECT NO.  
**245005**

**A2.1**





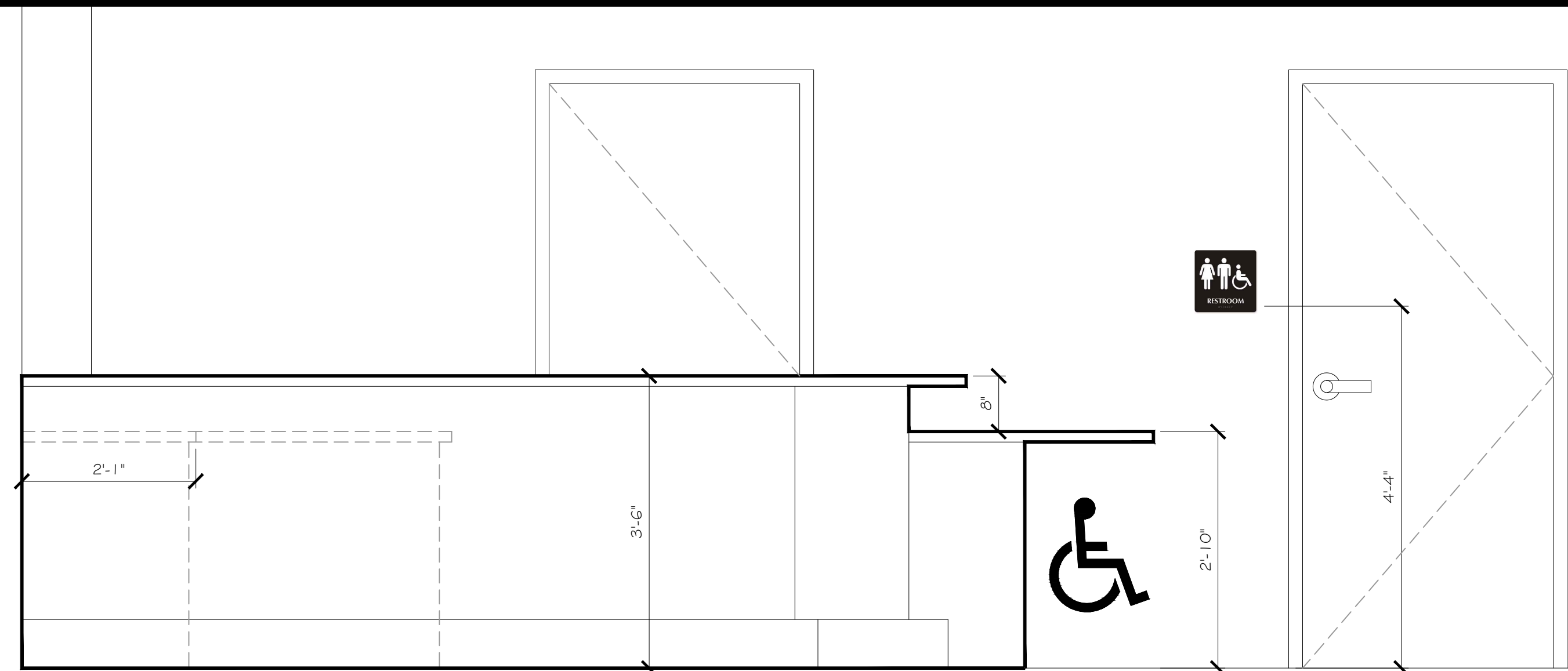
NOTE: THESE ELEVATIONS/ PLAN ARE FOR MATERIAL TAKE OFFS AND REFERENCE ONLY. THE OWNER WILL DECIDE THE MATERIALS OF THE BAR/ BACK BAR.



TYP. BAR SECTION

SCALE: 3/4" = 1'-0"

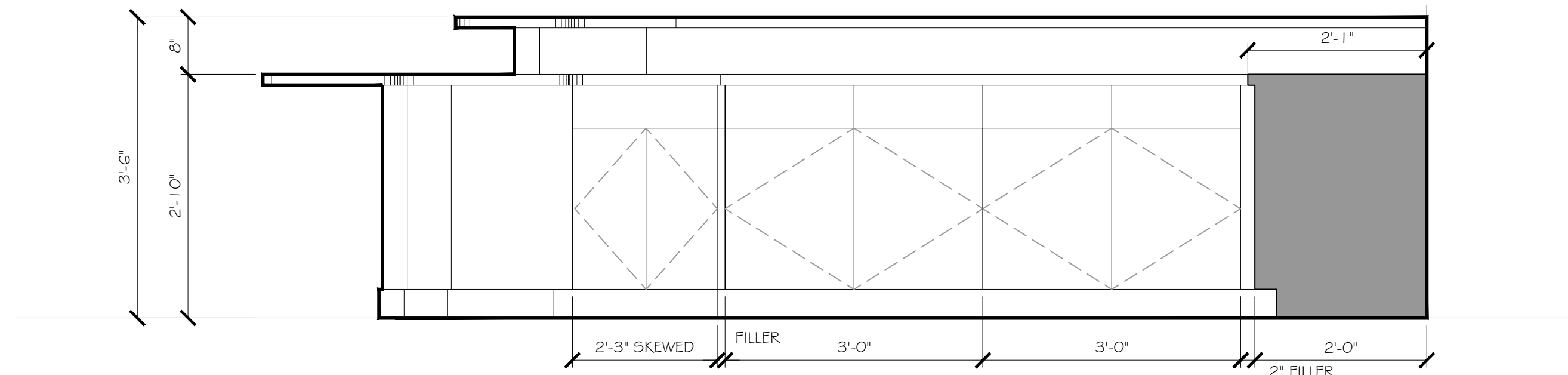
6  
A2.3



FRONT OF BAR ELEVATION

SCALE: 3/4" = 1'-0"

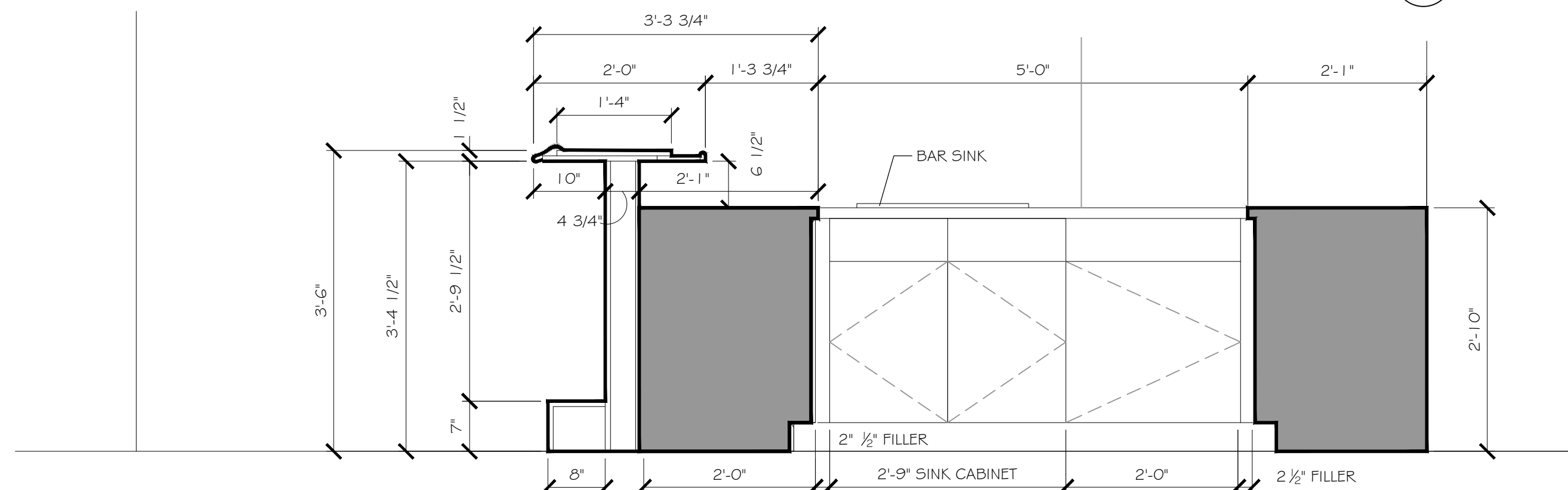
2  
A2.3



BAR SECTION/ELEV.

SCALE: 3/4" = 1'-0"

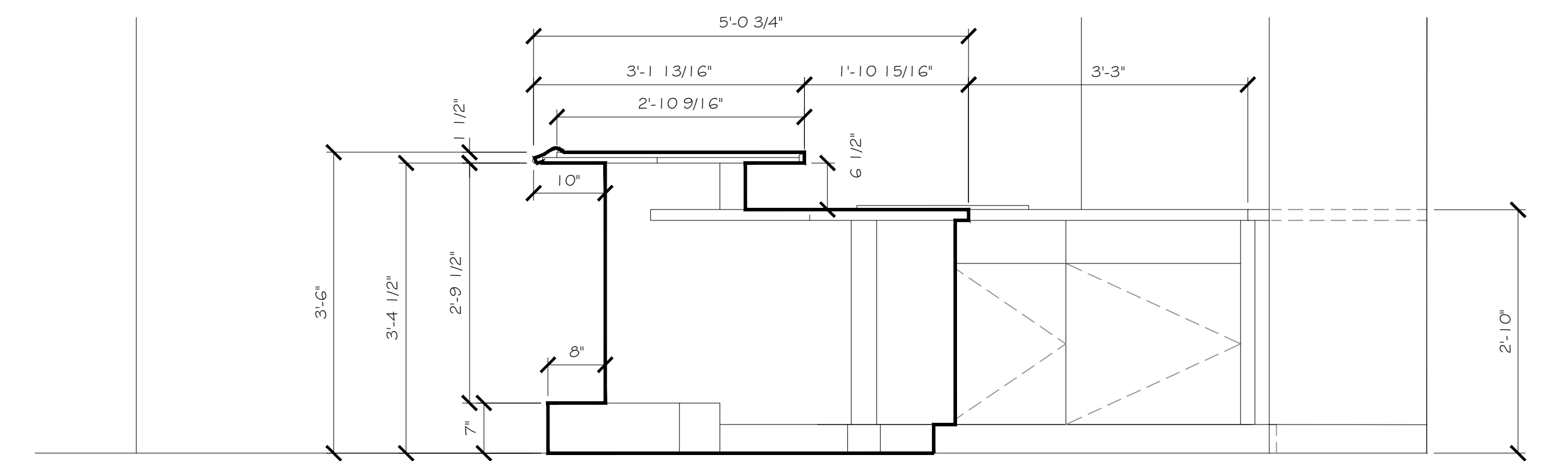
5  
A2.3



BAR SECTION/ELEV.

SCALE: 3/4" = 1'-0"

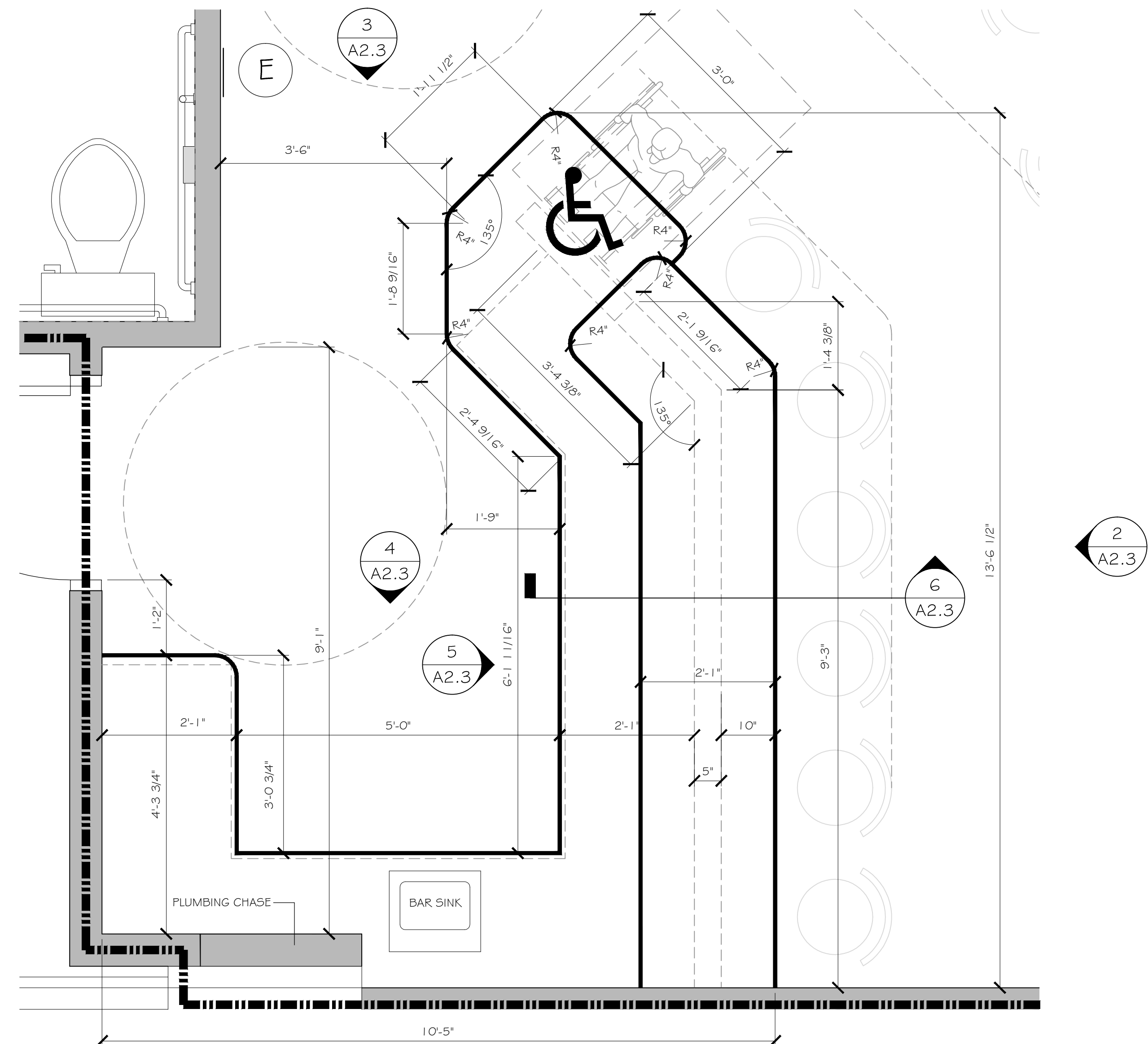
4  
A2.3



SIDE BAR ELEV.

SCALE: 3/4" = 1'-0"

3  
A2.3



BAR PLAN

SCALE: 3/4" = 1'-0"

1  
A2.3



2  
A2.3

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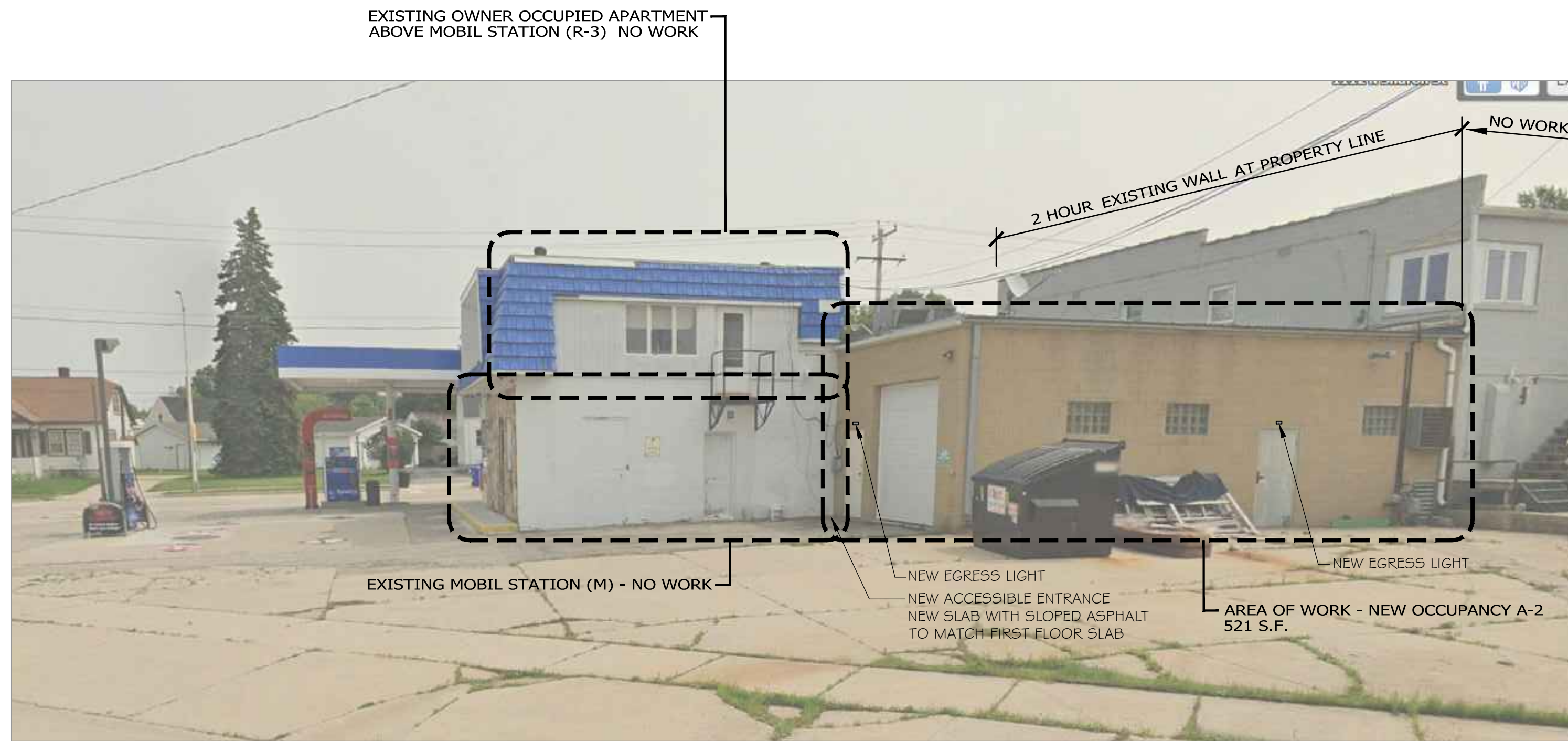
PROJECT DESCRIPTION: REMODEL FOR:  
**1201 N. BADGER AVE**  
FIRST FLOOR BAR -REMODEL  
1201 N. BADGER AVE. APPLETON, WI 54914

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TFM

DATE  
02/23/24

PROJECT NO.  
245005

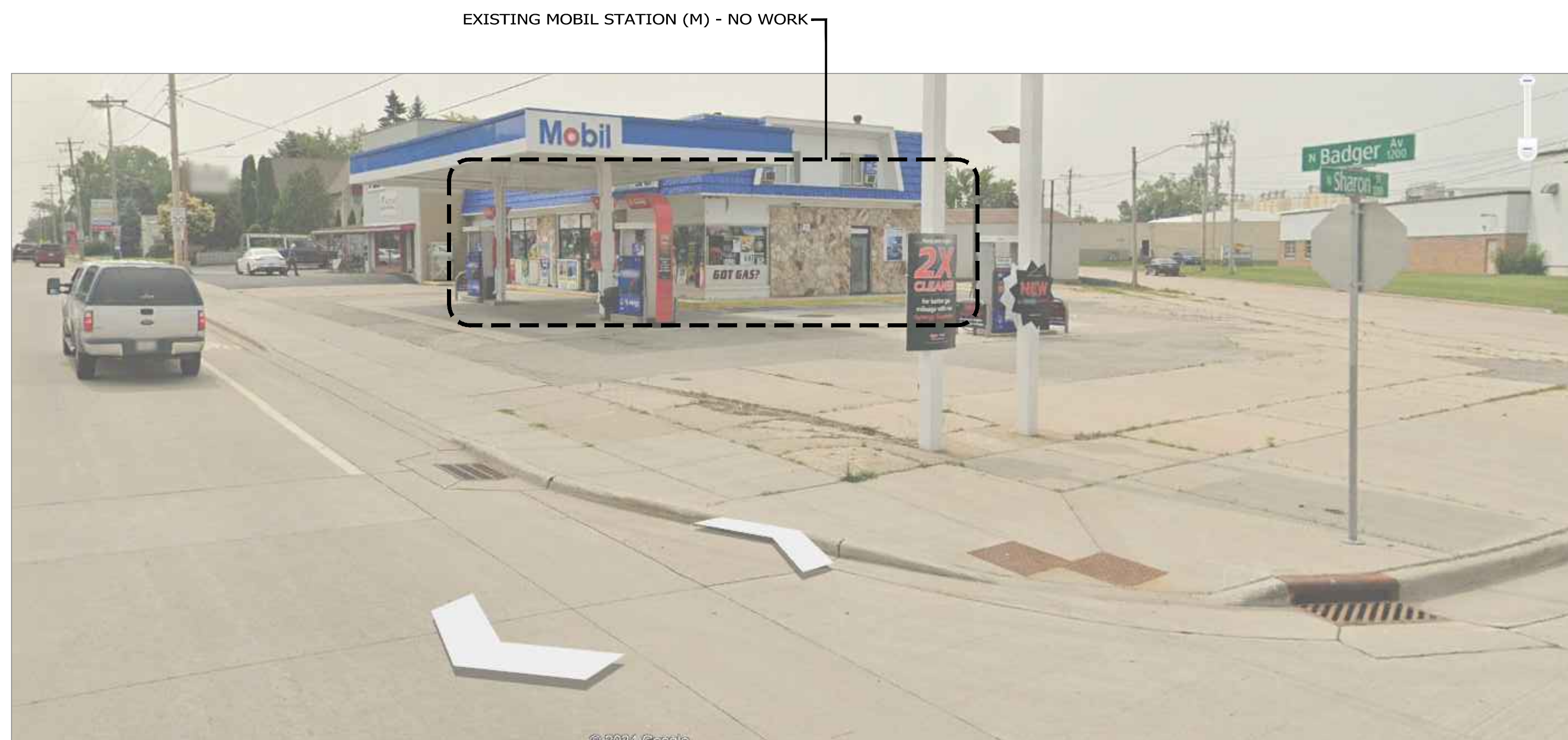
**A2.3**



REFERENCE PHOTO (BACK) SCALE: NO SCALE 4 A3.1



REFERENCE PHOTO (SIDE) SCALE: NO SCALE 2 A3.1



REFERENCE PHOTO AT BADGER AVE AND N. SHARON ST (FRONT / SIDE) SCALE: NO SCALE 3 A3.1



REFERENCE PHOTO AT BADGER AVE (FRONT) SCALE: NO SCALE 1 A3.1

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 PHONE: 920-364-9850

PROJECT DESCRIPTION: REMODEL FOR:  
**1201 N. BADGER AVE**  
 FIRST FLOOR BAR -REMODEL  
 1201 N. BADGER AVE. APPLETON, WI 54914

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 02/23/24

PROJECT NO.  
 245005

**A3.1**