



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Public Hearing Meeting Date:** May 9, 2016

**Common Council Meeting Date:** June 15, 2016 (To be reported out with Comprehensive Plan Amendment #2-16 and Rezoning #4-16)

**Item:** Special Use Permit #3-16 for a Community Living Arrangement (CLA) serving 24 persons in an R-3 Multi-Family Residential District

**Case Manager:** Jeff Towne

### GENERAL INFORMATION

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**Owner/Applicant:** Primrose Retirement Communities, owner  
Corey Sauerwein, applicant

**Lot/Parcel:** 5715 North Meade Street (Tax Id #31-6-6100-50)

**Petitioner's Request:** The applicant is requesting a Special Use Permit to establish a Community Living Arrangement (CLA) serving 24 persons in an R-3 District. The 24-unit memory care facility will be licensed as a Community Based Residential Facility (CBRF).

### BACKGROUND

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The subject area was annexed to the City in 2004, as part of the Paltzer/Jacob Annexation with a zoning of AG Agricultural District. The property was rezoned to R-1A Single-Family District in 2013. The applicant is also requesting a Comprehensive Plan Amendment and a Rezoning to change the Future Land Use Map designation on the subject site from One and Two-Family Residential to Multi-Family Residential and the zoning to R-3 Multi-Family District.

### STAFF ANALYSIS

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**Project Summary:** The applicant proposes to construct a senior living project that will consist of 10 independent living duplex villa units, a 76-unit residential care apartment complex, and a 24-person memory care component, considered a CLA under the Zoning Ordinance.

**Existing Site Conditions:** The subject site is approximately 20 acres in size and has a single-family home on it. To the east, the property fronts North Meade Street, which is classified as an arterial street on the City's Arterial/Collector Plan, and Officially Mapped Spartan Drive to the north, which will be a collector street.

**Petitioner's Operational Plan:** The applicant has included a project summary sheet, which is attached to this report. The 24-unit memory care building will be a single-story 24,912 square foot structure with individual units ranging from 182 to 250 square feet in size. Dining, activity and kitchen facilities will be located in the structure.

**Special Use Permit #3-16**

**May 9, 2016**

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**Zoning Ordinance Requirements:** Community Living Arrangements (CLAs) require a Special Use Permit in the R-3 Multi-Family District provided one of the following is met:

- The facility capacity is sixteen (16) or more persons (per Section 23-96(e) of the Municipal Code).
- The total capacity of all CLAs in an aldermanic district has and will by the inclusion of a new CLA exceed one percent (1%) of such district population (per Section 23-52(b) (2) (a) of the Municipal Code).
- The total capacity of all CLAs in the City has and will by the inclusion of a new CLA exceed one percent (1%) of the total City population (per Section 23-52(b) (2) (b) of the Municipal Code).

Based on the applicant’s proposal, the first of these conditions is met. Conditions two and three are not applicable in this case as there are currently zero licensed CLAs in District 7 and the proposed facility does not increase the overall City CLA capacity to over one percent of the population. Listed below are details explaining how the subject CLA relates to these Zoning Ordinance requirements and Aldermanic District 7.

- The proposed licensed capacity of the subject CLA is 24 persons.
- The population of the aldermanic district is 4,905 people (2010 census).
- Maximum licensed CLA capacity (1% of the aldermanic district population) is 49 persons.
- Current licensed capacity of all existing CLAs in the aldermanic district is 0 persons.
- The subject CLA will elevate the licensed CLA capacity of the aldermanic district to 24 persons.

The population of the City is approximately 72,623 people (2010 census). One percent of the total City population is 726. The licensed capacity of all existing CLAs in the City is 516, and the subject CLA will increase the CLA licensed capacity of the City to 540. The proposed capacity of the subject CLA will not exceed the one percent City capacity.

The capacity limits were set by the Wisconsin legislature in 1978 and are intended to preserve the established character of a neighborhood and community.

**Surrounding Zoning and Land Uses:** The surrounding area is under the jurisdiction of the City of Appleton and Town of Grand Chute. The uses are generally commercial and residential in nature.

North:	Town of Grand Chute;	Single-family residence
South:	Town of Grand Chute;	Single-family residence
West:	AG Agricultural District;	Agricultural uses
	R-1A Single-Family District;	Single-family residences
	P-I Public Institutional District;	Stormwater pond
East:	Town of Grand Chute;	Plamann Park

## Special Use Permit #3-16

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**Appleton Comprehensive Plan 2010-2030 and Official Zoning Map:** The Future Land Use Map currently shows this area to be designated for One and Two-Family Residential uses, but the owner has applied to amend the Future Land Use Map to Multi-Family Residential use and to rezone the property from its current R-1A Single-Family District to R-3 Multi-Family District. If these requests are approved, the proposed use of the subject site would then be consistent with the Future Land Use Map and Official Zoning Map.

### *Goal 1 – Community Growth*

*Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods and greenfield development sites at the City's edge.*

### *Goal 3 – Housing Quality and Affordability*

*Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.*

### **OBJECTIVE 5.3 Housing and Neighborhoods:**

*Provide a range of housing styles that meet the needs and appeal to all segments of the community.*

### **OBJECTIVE 10.1 Land Use**

*Provide an adequate supply of suitable land meeting the demand for development of various land uses.*

**Finding of Fact:** This request was reviewed in accordance with the standards for granting a Special Use Permit under Sections 23-66(e) (1-6) of the Zoning Ordinance, which were found in the affirmative.

**Technical Review Group (TRG) Report:** This item was discussed at the April 19, 2016 Technical Review Group meeting. No negative comments were received from participating departments.

## **RECOMMENDATION**

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Staff recommends, based on the above, that Special Use Permit #3-16 for a Community Living Arrangement (CLA) serving 24 persons located at 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50), **BE APPROVED** to run with the land, subject to the following conditions:

1. Any deviations from the approved development plan may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
2. Site Plan review and approval is required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.
3. All applicable codes, ordinances, and regulations, including but not limited to Fire and Building Codes, shall be complied with. Prior to the issuance of a Certificate of Occupancy, the operator of the CLA shall provide the Inspections Supervisor with a copy of a valid license from the Wisconsin Department of Health Services.

## **Primrose Community of Appleton PROJECT SUMMARY**

The proposed Primrose senior living project will consist of 76 unit, (36 independent units and 40 assisted living units) two-story apartment building with a one story linked parking garage, a 24 unit stand-alone memory care and 10 independent living villa buildings with attached garages providing housing for seniors. The project will also have a stand-alone clubhouse building meant for gathering and socializing for the residents occupying the villas.

The 76 unit IL/AL apartment building will be licensed as an RCAC and the 24 unit memory care will be licensed as a CBRF.

The independent living apartments located in the two-story building will range from 750 to 1000 sq. ft. respectively for 1 & 2 bedroom. Every apartment will have a balcony/patio, central air and private washer/dryer hookups. The apartments will have full kitchens with refrigerator, range and garbage disposal.

The assisted living apartments located in the two-story building will range from 525 sq ft to 850 sq ft respectively for a studio and 1 bedroom. All the apartments have a kitchenette, central air/heat and their own private bath.

The villa living units will be a duplex style, 2 bedroom apartment homes with an approximate size of 1,500 square feet. Every villa will have an attached garage; patio, washer/dryer hookup and central air/forced air heat.

The proposed 24 assisted living units for residents with memory care issues in a one story apartment building.. The facility is to be a 24,912 s.f. single story structure with fully compliant NFPA fire sprinkler system (design to follow submission at later date). These units will range from 182 square feet to 250 square feet; all units are to be studio type. Apartments include a small fridge, central air/heat and private bath (including shower). Laundry services will be provided on site at a central location. Separate dining, activity and central kitchen are included.

An emergency call system is available for the AL residents from the larger, two-story building, as well as, the one-story memory care building to contact staff in case they need emergency services.

The assisted living residences are designed exclusively for the needs of older adults who desire the privacy of an apartment, with the security of 24-hour service.



N Meade St  
Special Use Permit  
Community Living Arrangement

Subject Area

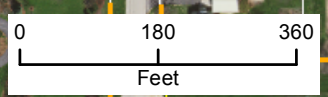
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6-6100-60

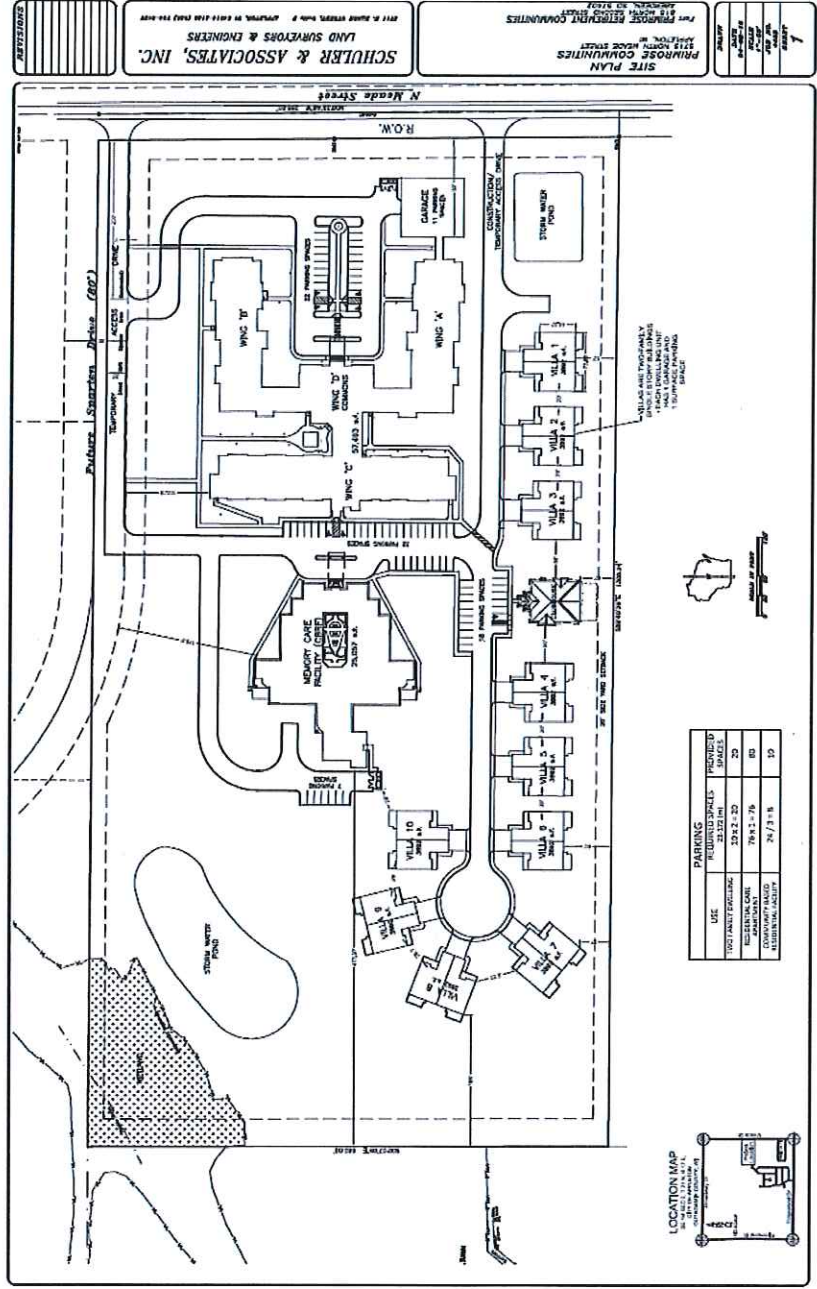
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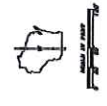
City Plan Commission  
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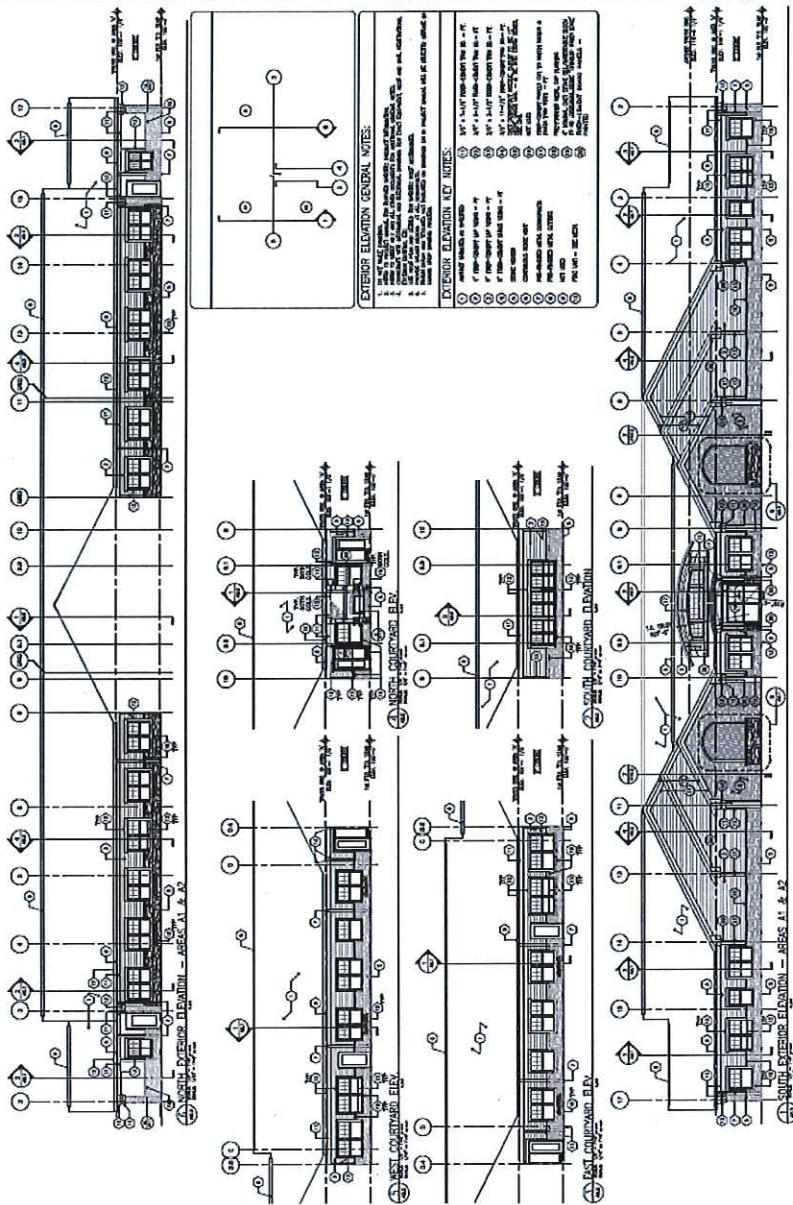
USE	PARKING SPACES	PROPOSED SPACES
TOTAL PARKING	223 (214)	22
RESIDENTIAL	159 (150)	83
COMMUNITY BUILDING	78 (74)	19



VILLAS ARE TYPICALLY 1-2 BDRM WITH FULL BATH UNIT. 1000 S.F. PER UNIT. 1000 S.F. PER UNIT.

**SITE PLAN**  
**PRIMROSE RETIREMENT COMMUNITIES**  
 5715 N MEADE STREET  
 LAND SURVEYORS & ENGINEERS  
 SCHULER & ASSOCIATES, INC.  
 4711 W. BROADWAY, SUITE 200  
 DENVER, CO 80202

Special Use Permit for a Community Living Arrangement  
 Primrose Retirement Communities  
 5715 N Meade St



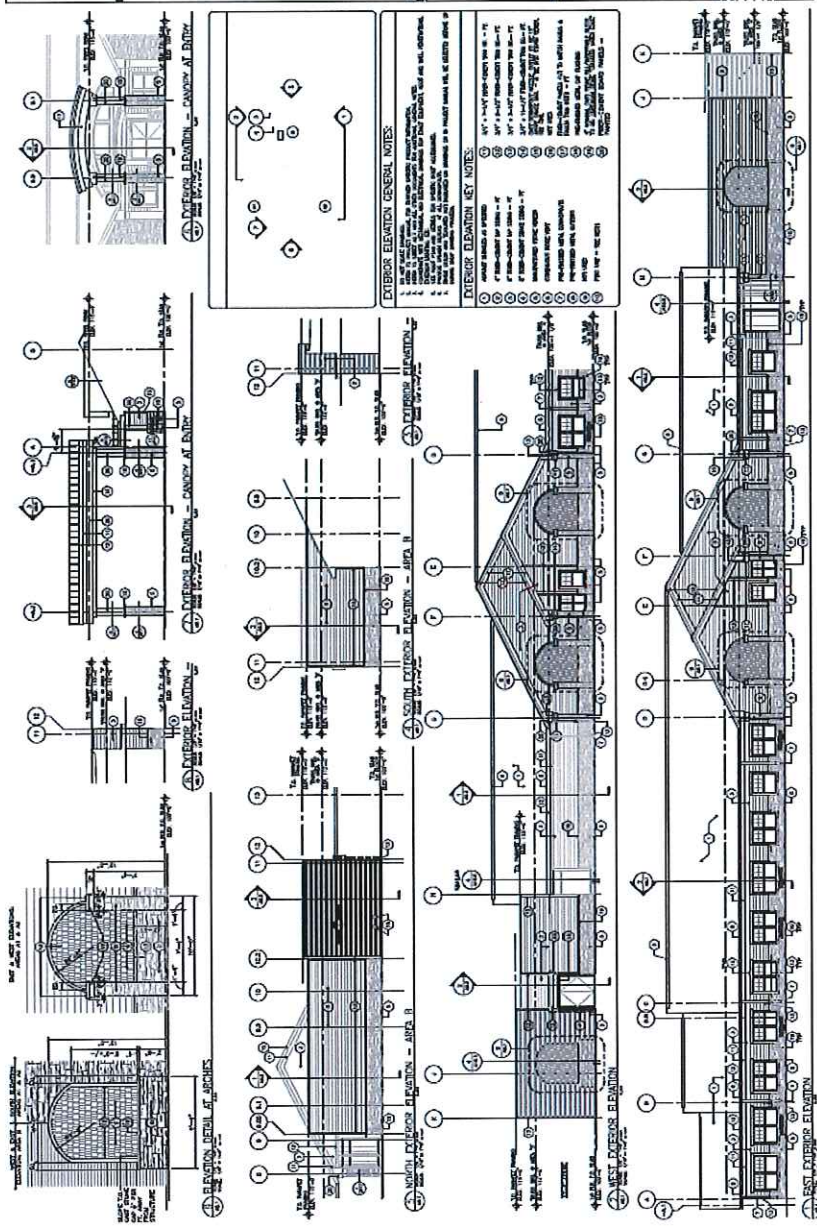
**EXTERIOR ELEVATION GENERAL NOTES:**

1. SEE ALL NOTES ON SHEETS 5715-100 THROUGH 5715-104.
2. ALL FINISHES TO BE AS SHOWN ON SHEETS 5715-100 THROUGH 5715-104.
3. ALL MATERIALS TO BE AS SHOWN ON SHEETS 5715-100 THROUGH 5715-104.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC).
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC).
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE ALARM CODE (ISAC).
11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBLE AND MOBILITY ACT (AMA).
12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SIGNAGE CODE (ISC).
13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL VEHICLE CODE (IVC).
14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TRAILER CODE (ITC).
15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ROLL-OVER PROTECTION STRUCTURE CODE (IROPS).
16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RAILROAD CODE (IRC).
17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL AIRCRAFT CODE (IAC).
18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MARINE CODE (IMC).
19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL AVIATION CODE (IAC).
20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SPACE CODE (ISC).

PROJECT: PRIMROSE COMMUNITIES  
 LOCATION: 5715 NORTH MEADE STREET  
 APPLETON, WI  
 DATE: 5/9/16  
 DRAWING NO.: 5715-100

Special Use Permit for a Community Living Arrangement  
 Primrose Retirement Communities  
 5715 N Meade St





Special Use Permit for a Community Living Arrangement  
 Primrose Retirement Communities  
 5715 N Meade St



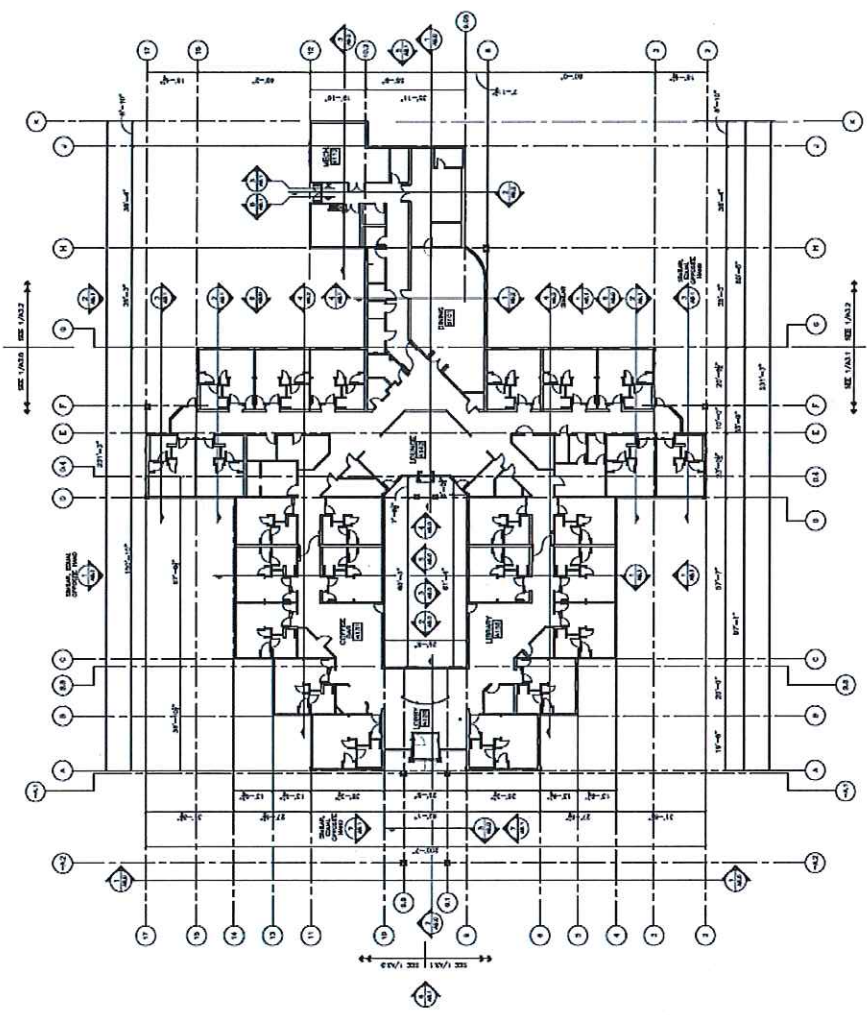
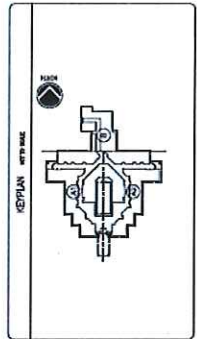


Special Use Permit for a Community Living Arrangement  
 Primrose Retirement Communities  
 5715 N Meade St



City Plan Commission  
 5-9-16


**PRIMROSE COMMUNITIES**  
 5715 NORTH MEADE STREET  
 APPLETON, WI  
 PROJECT # 160121010  
 NOT FOR CONSTRUCTION  
 OVERALL FIRST FLOOR PLAN  
 DATE: 05-11-16  
 SHEET NO. 2.0





PRIMROSE COMMUNITIES  
5715 NORTH MEADE STREET  
APPLETON, WI

NOT FOR  
CONSTRUCTION

PARTIAL  
FLOOR PLAN  
AREA 'A1'

3.0

REVISION

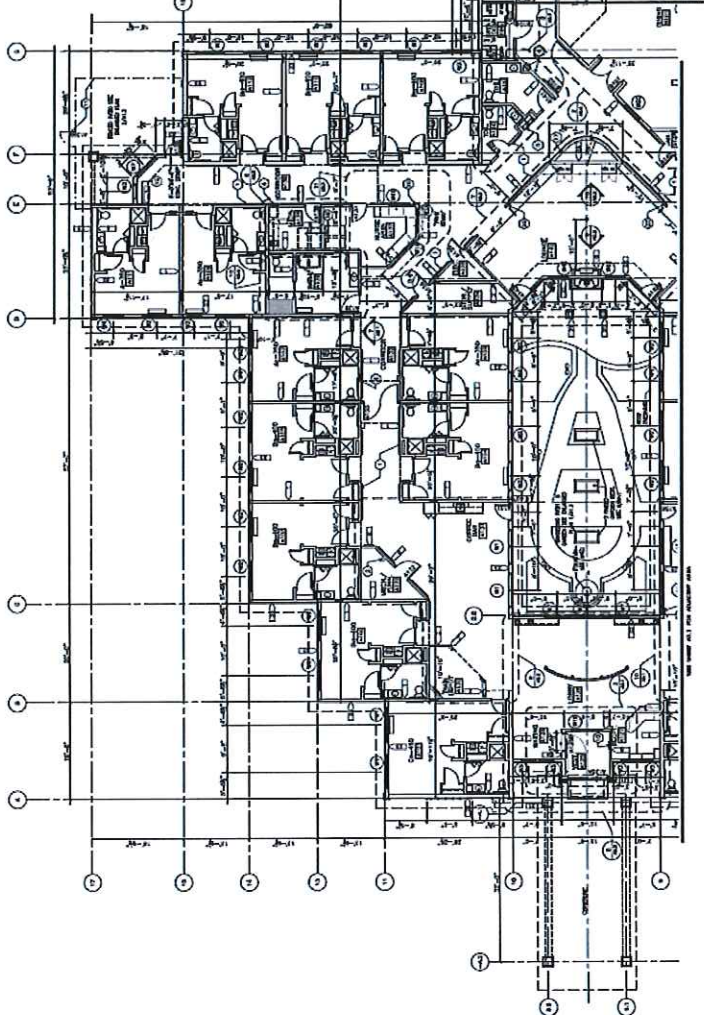


**PARTIAL PLAN GENERAL NOTES:**

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**PARTIAL PLAN KEYNOTES:**

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PARTIAL FIRST FLOOR PLAN - AREA 'A1'

Special Use Permit for a Community Living Arrangement  
Primrose Retirement Communities  
5715 N Meade St



City Plan Commission  
5-9-16





Special Use Permit for a Community Living Arrangement  
Primrose Retirement Communities  
5715 N Meade St

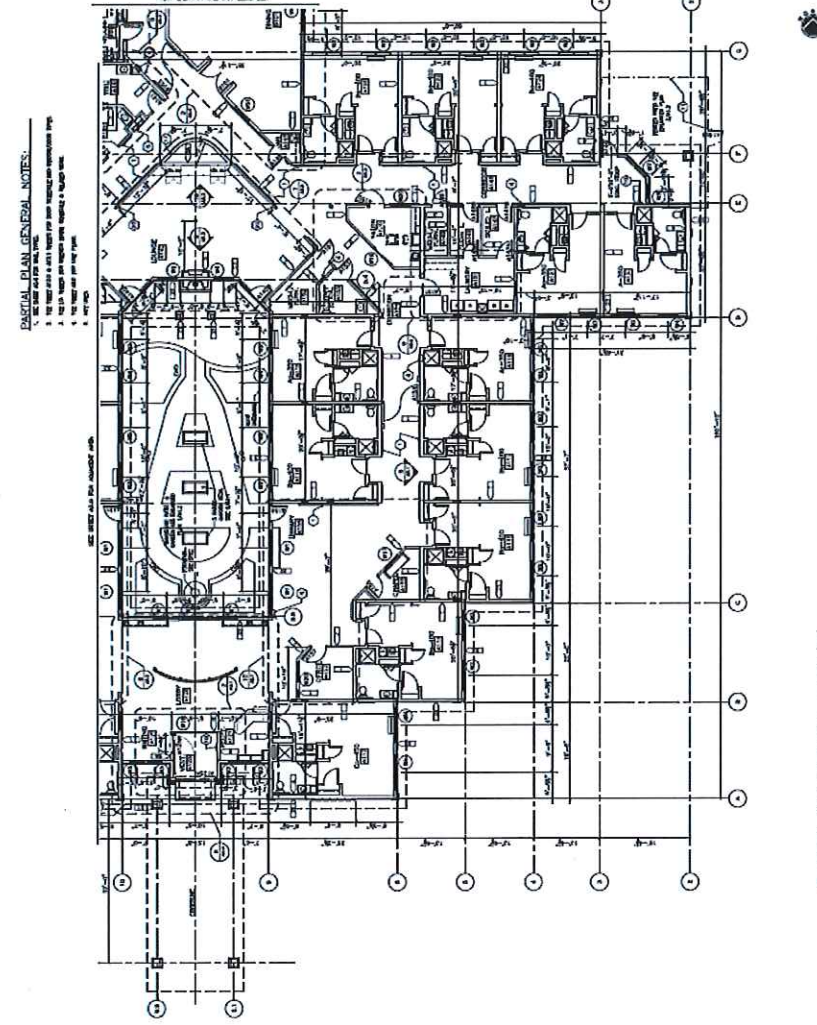

**PROPOSED RETIREMENT CARE BUILDING**  
**PRIMROSE COMMUNITIES**  
 5715 NORTH MEADE STREET  
 APPLETON, WI

PROJECT # 1601010  
 NOT FOR CONSTRUCTION


PARTIAL FLOOR PLAN  
 AREA 'A2'

SHEET NO. 5.1  
 OF 5.1

- PARTIAL PLAN KEYNOTES:**
1. GENERAL NOTES 10/10/15 FOR THIS PROJECT.
  2. SEE CONSTRUCTION SPECIFICATIONS FOR ALL TRADES.
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PARTIAL FIRST FLOOR PLAN - AREA 'A2'  
 SHEET NO. 5.1 OF 5.1

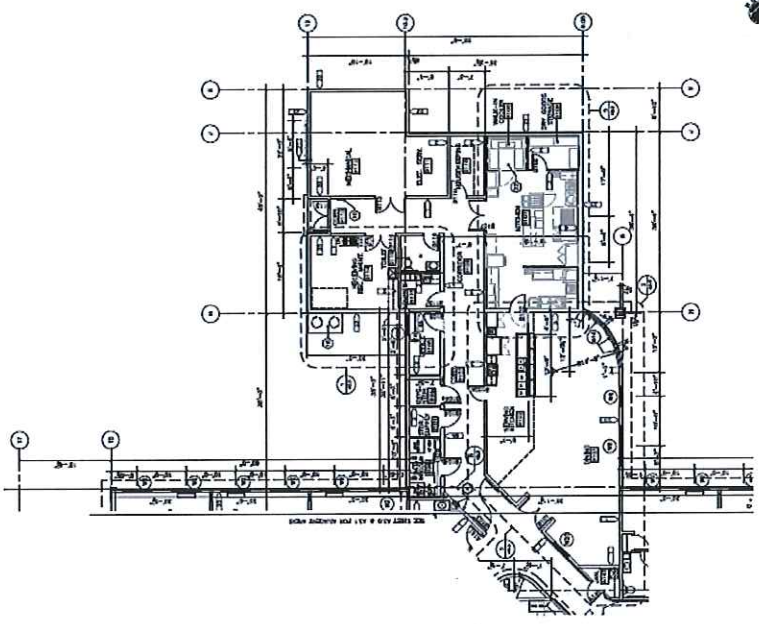

**PRIMROSE COMMUNITIES**  
 5715 NORTH MEADE STREET  
 APPLETON, WI

PARTIAL FLOOR PLAN  
 AREA 'B'  
 NOT FOR CONSTRUCTION

SHEET NO. 3.2  
 OF 3.2



- PARTIAL PLAN GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  4. SEE PLAN FOR ALL DIMENSIONS.
  5. SEE PLAN FOR ALL DIMENSIONS.
- PARTIAL PLAN SPECIFICATIONS:**
1. FINISH FLOORING TO BE DETERMINED BY THE OWNER.
  2. FINISH WALLS TO BE DETERMINED BY THE OWNER.
  3. FINISH CEILING TO BE DETERMINED BY THE OWNER.
  4. FINISH DOORS TO BE DETERMINED BY THE OWNER.
  5. FINISH WINDOWS TO BE DETERMINED BY THE OWNER.
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  8. FINISH MECHANICAL SYSTEMS TO BE DETERMINED BY THE OWNER.
  9. FINISH ELECTRICAL SYSTEMS TO BE DETERMINED BY THE OWNER.
  10. FINISH PLUMBING SYSTEMS TO BE DETERMINED BY THE OWNER.
  11. FINISH FIRE PROTECTION SYSTEMS TO BE DETERMINED BY THE OWNER.
  12. FINISH SECURITY SYSTEMS TO BE DETERMINED BY THE OWNER.
  13. FINISH ACCESSIBILITY TO BE DETERMINED BY THE OWNER.
  14. FINISH SIGNAGE TO BE DETERMINED BY THE OWNER.
  15. FINISH FURNITURE TO BE DETERMINED BY THE OWNER.
  16. FINISH LIGHTING TO BE DETERMINED BY THE OWNER.
  17. FINISH SOUNDING TO BE DETERMINED BY THE OWNER.
  18. FINISH VENTILATION TO BE DETERMINED BY THE OWNER.
  19. FINISH ENERGY EFFICIENCY TO BE DETERMINED BY THE OWNER.
  20. FINISH SUSTAINABILITY TO BE DETERMINED BY THE OWNER.



PARTIAL FIRST FLOOR PLAN - AREA 'B'

Special Use Permit for a Community Living Arrangement  
 Primrose Retirement Communities  
 5715 N Meade St

