

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Tuesday, December 10, 2019, at 4:00 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code and Special Use Permit #7-08, to consider a request by McMahon Associates, Inc., applicant, and ThedaCare, Inc., owner, for property located at 2500 E. Capitol Drive (Tax Id #31-1-6601-01 and 31-1-6601-02) to obtain a Special Use Permit for a medical office building that exceeds 60 (sixty) feet in height, not to exceed 95 (ninety-five) feet in height. In the C-2 General Commercial District, a Special Use Permit is required for a building that exceeds 35 (thirty-five) feet in height; however, Special Use Permit #7-08 allowed a building with a maximum height of 60 (sixty) feet on this property.
- ALDERMANIC DISTRICT: 13 – Alderperson Kyle Lobner

You are being notified as a policy of the City of Appleton Community and Economic Development Department. This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

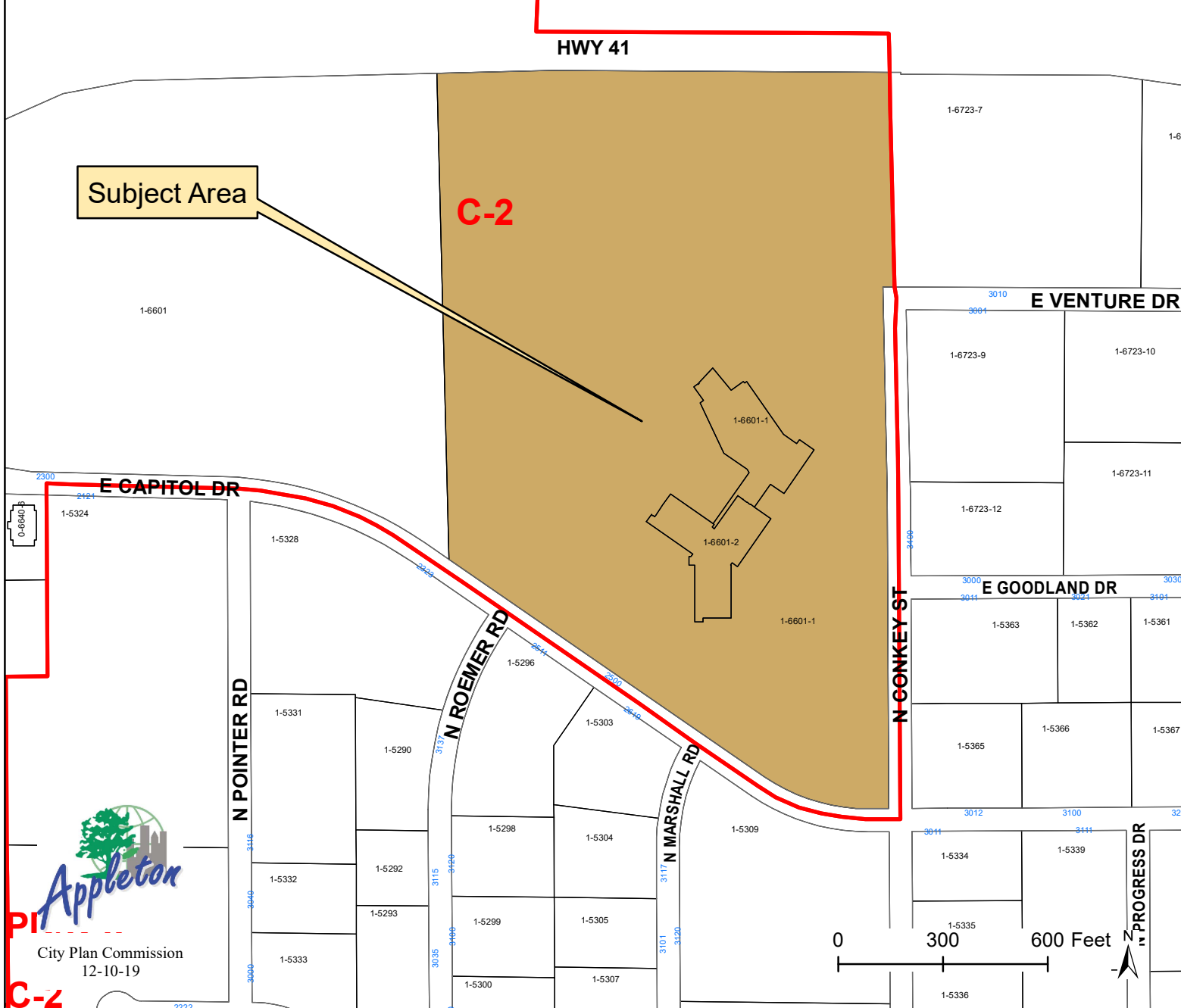
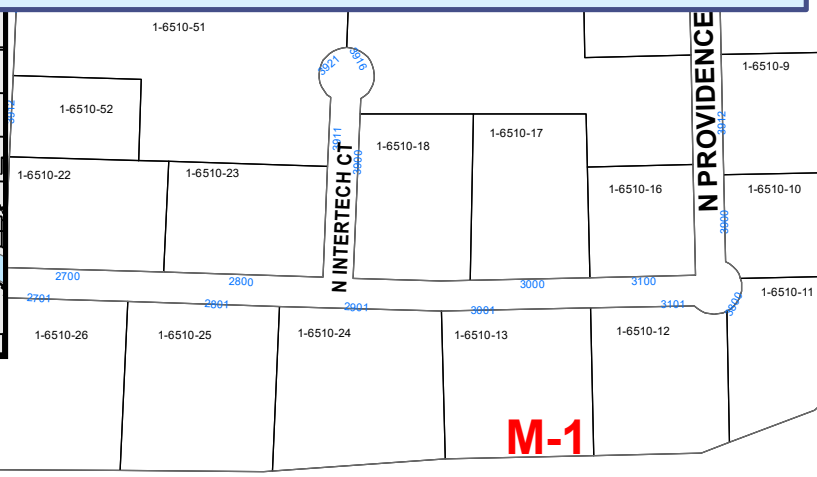
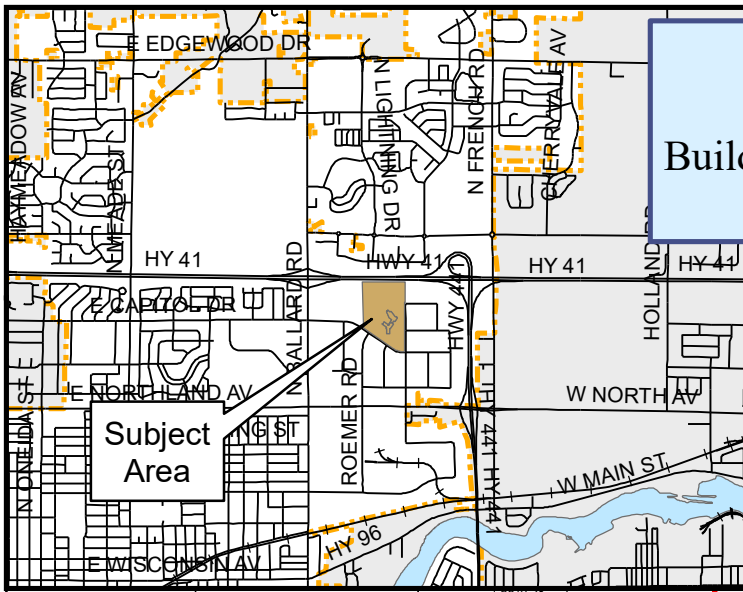
Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476.

CITY PLAN COMMISSION

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

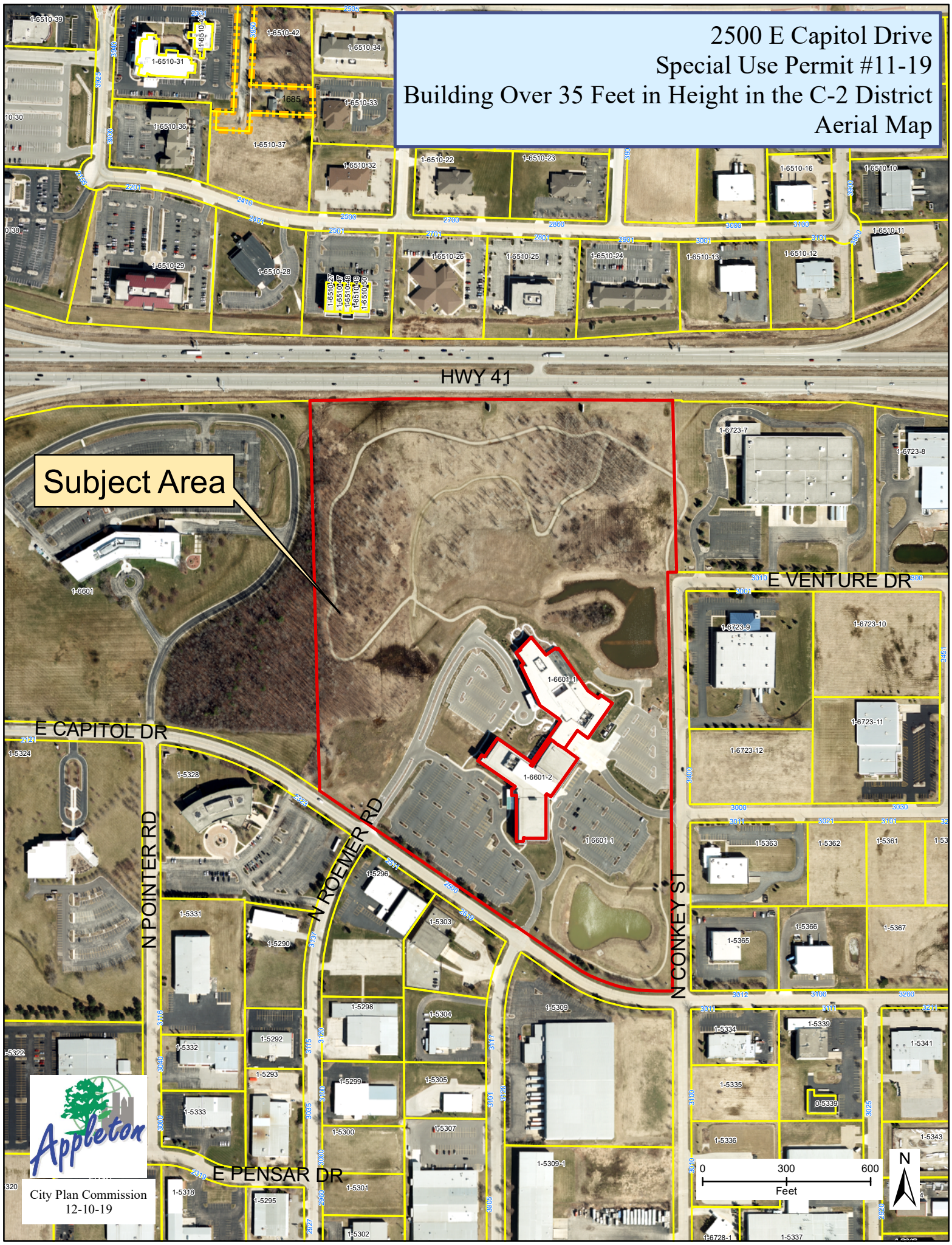
Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

2500 E Capitol Drive Special Use Permit #11-19 Building Over 35 Feet in Height in the C-2 District Zoning Map



C-2

2500 E Capitol Drive Special Use Permit #11-19 Building Over 35 Feet in Height in the C-2 District Aerial Map



Subject Area



City Plan Commission
12-10-19





ThedaCare®

THEDACARE, HAND TO SHOULDER CENTER OF WISCONSIN & NEUROSCIENCE GROUP ANNOUNCE ORTHOPEDICS, SPINE AND PAIN CARE

To meet growing consumer demand for convenient, specialized services, ThedaCare, Hand to Shoulder Center of Wisconsin and Neuroscience Group are creating the region's first comprehensive Orthopedic, Spine and Pain Center. This collaboration brings together a team of physician experts, specialized care teams and comprehensive services at a single location. The goal is to put patients first, minimize patient recovery time and ultimately fulfill their mission of improving the health and quality of life for the people in Northeast and Central Wisconsin.

The new Orthopedic, Spine and Pain Center will be located at ThedaCare Health Campus - Encircle in Appleton, Wis. The location will include a medical office building, specialty surgery center, and orthopedic and spine hospital, as well as support services for total patient care.

A highlight of the Center is the ThedaCare orthopedic and spine hospital, which will include operating suites designed for and dedicated to orthopedic and spine surgery, 25 inpatient beds, support services such as imaging, lab, pharmacy and dining, and a simulation apartment allowing patients and their families to complete therapy to prepare for life post-discharge.

Total cost is expected to be \$144M. The 230,000 sq. ft. Center is expected to open in late 2021, with groundbreaking planned for spring 2020.

To learn more about the Orthopedic, Spine and Pain Center, visit ThedaCareOSP.org.



**Minimum Construction Type
HOSPITAL**

TYPE 1B (2,2,2)
(NFPA Type II)

Max Stories: 5
Max Height:
Max Area: Unlimited

**Minimum Construction Type
HOSPITAL, ASC, MOB**
(No Frontage Increase)

TYPE 2A (1,1,1)
(NFPA Type II)

Max Stories: 6
Max Height:
Max Area: 112,500 SF per floor
Max Total Area: 562,500

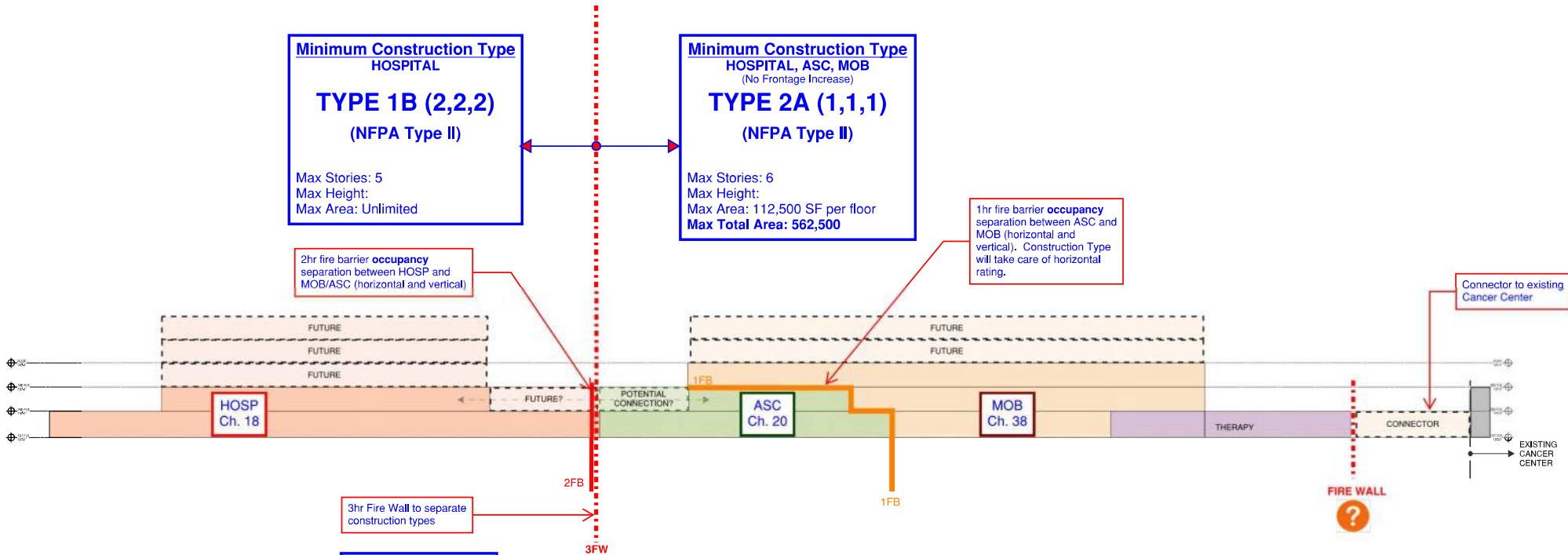
2hr fire barrier **occupancy** separation between HOSP and MOB/ASC (horizontal and vertical)

1hr fire barrier **occupancy** separation between ASC and MOB (horizontal and vertical). Construction Type will take care of horizontal rating.

3hr Fire Wall to separate construction types

Fire Wall must be vertically aligned and cannot offset horizontally (for the most part).

Connector to existing Cancer Center





Mapped Features

- Parcel Line
- Road Centerline

Sources: Outagamie County, 2018; Eppstein Uhen Architects, Inc., 2019.

Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

**ORTHOPEDIC, SPINE
AND PAIN CENTER AT THE
THEDA CARE CAMPUS - ENCIRCLE
CITY OF APPLETON
OUTAGAMIE COUNTY, WISCONSIN**