

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, June 12, 2018, 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 23-52, 23-66, and 23-96 of the Appleton Municipal Code, to consider a request by Century Oaks on Ballard, LLC, owner/applicant, for property located at 2302 East Glenhurst Lane (Tax Id #31-1-6501-00) to obtain a Special Use Permit for a community living arrangement (CLA) serving 87 persons. This request would replace the owner/applicant's previous request, which was for a CLA serving 80 persons. In the R-3 Multi-Family District, a Special Use Permit is required for a CLA serving 16 or more persons. In addition, the Special Use Permit would provide an exception to allow the total capacity of all CLAs in Aldermanic District 13 to exceed 1% of the district's total population, as required by Section 23-52 of the Appleton Municipal Code.
- 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.

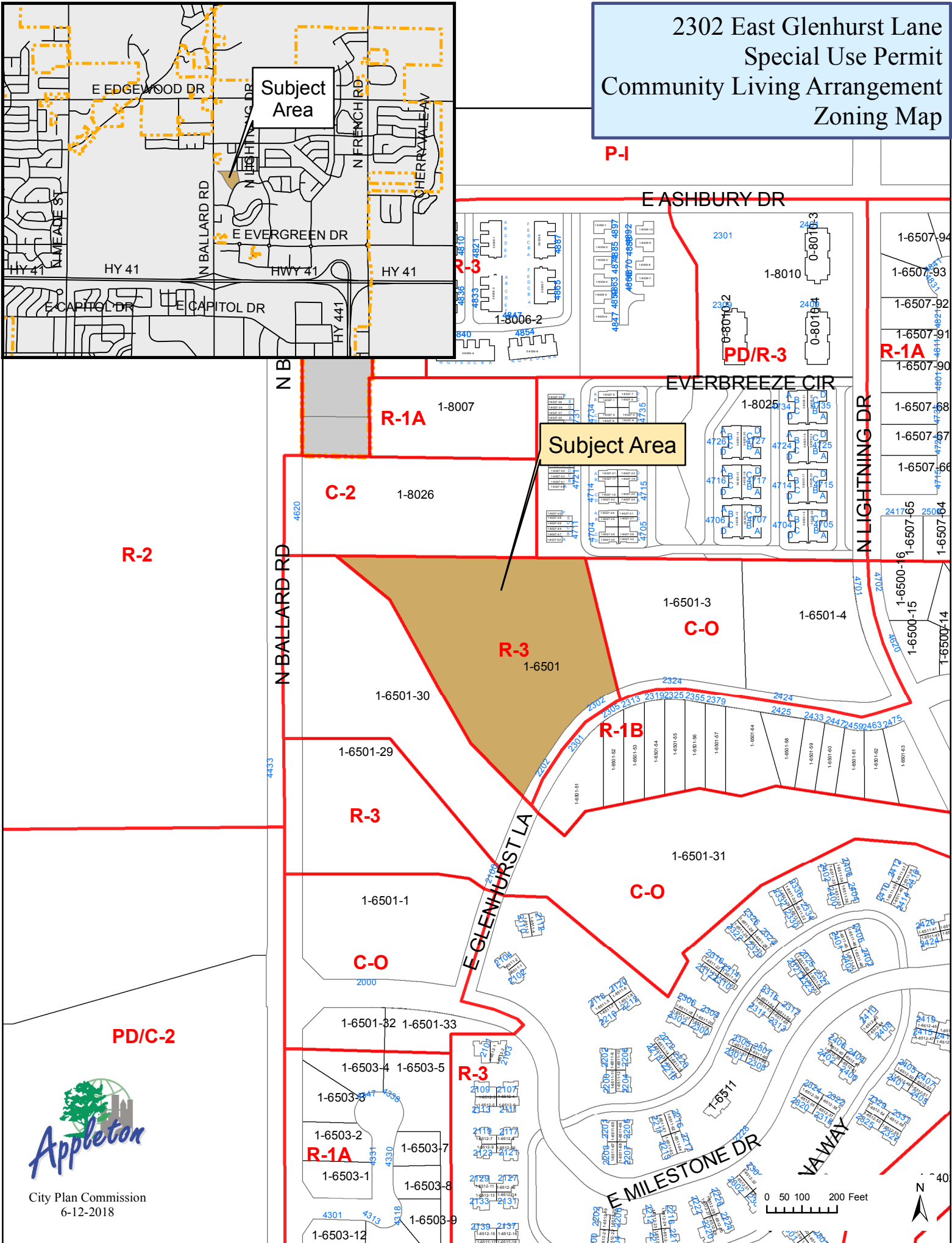
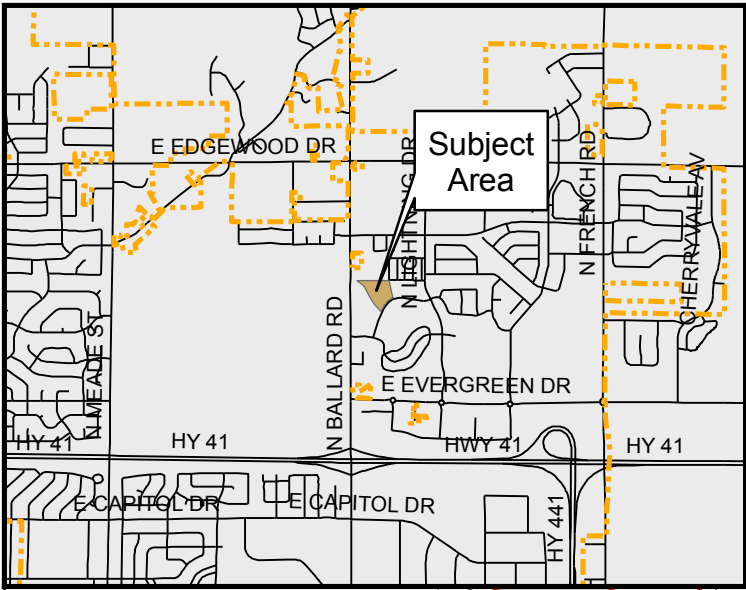
Any questions regarding this matter should be directed to David Kress, Principal Planner, in the Community and Economic Development Department at 920-832-6428.

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.

2302 East Glenhurst Lane
 Special Use Permit
 Community Living Arrangement
 Zoning Map

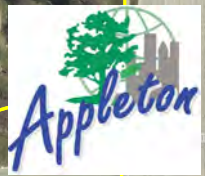


City Plan Commission
 6-12-2018

2302 East Glenhurst Lane
Special Use Permit
Community Living Arrangement
Aerial Map



Subject Area



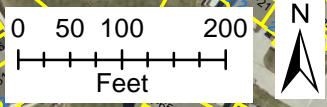
City Plan Commission
6-12-2018

E MILESTONE DR

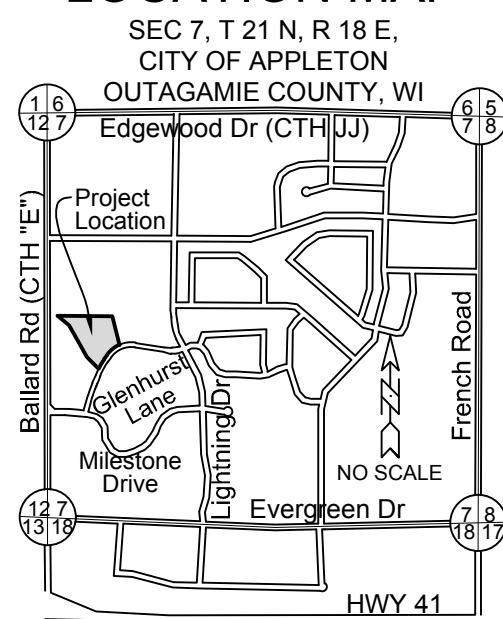
N BALLARD RD

E GLENHURST LA

N ROSEDALE LA



LOCATION MAP



Work within the TransCanada right-of-way will be performed in accordance with TransCanada procedures to protect the safety of TransCanada facilities. The following guidelines, although not inclusive, are provided in order to accommodate your request and protect our pipelines and facilities:

1. No ground disturbance shall be made within TransCanada right of way or within 25 ft., measured at right angles, of our pipeline(s) except in the presence of our company representative.
2. Notice of at least seventy-two (72) hours in advance of construction must be provided. The Owner must contact the following TransCanada field representatives:
Name: Matt Hischke: 715-460-4042
3. The Owner and all contractors must hydro-vac or hand expose TransCanada buried pipeline(s) prior to use of mechanical equipment within 15ft. of the pipeline(s).
4. No sidecutters may be used.
5. No part of powered equipment shall come within three feet of TransCanada pipelines, or according to applicable State or Federal requirements.
6. No bucket, any attachment or load may be swung over TransCanada pipeline(s) where there is less than 24" of cover.
7. In the event of equipment crossings outside of existing road right of way or wherever our technician determines that inadequate cover exists, the contractor shall install and maintain temporary crossings of TransCanada pipeline(s) at location(s) specified by TransCanada and that are/is perpendicular to TransCanada pipeline(s). A minimum of four (4) feet of total cover over TransCanada pipeline(s) is required. If fill is required to obtain the minimum cover, a suitable material (preferably a bank run gravel material, or a combination of wooden mats and bank run gravel, or a TransCanada approved "Portable Land Bridge") will be placed on the existing surface of the ground over the pipeline(s) from a point fifteen (15) feet ahead of the pipeline crossing to a point fifteen (15) feet beyond the pipeline crossing. The crossing area should be a minimum of twenty (20) feet wide so as to adequately bear the crossing weights of the heavy equipment. All vehicular traffic will cross TransCanada pipeline(s) at these designated locations only.
8. The applicable state one-call system must be contacted at 811 in accordance with its advance notification requirements prior to any ground disturbance.
9. Should it be necessary for a TransCanada employee/representative to enter the excavation to inspect its pipeline(s), the excavation at the crossing shall be sloped in accordance with the requirements of the Occupational Safety and Health Administration.

Project Information

Building
Occupancy Classification: Institutional - I2 - 1 Story
Construction Classification: Type VA (5A), Wood Frame Protected, Fully Sprinklered
Number of future employees: 20+
Gross Floor Area: 58,203 sq. ft. (single story)
No basement or below grade space

Use:
Class C community based residential facility (CBRF) with 45 Units (Main structure) and 23 units (Addition) and licensed for 87 persons.

Site Information
Proposed Assisted Living Facility
2302 E Glenhurst Lane
Parcel # 311650100
Zoning: R-3 Multi-family

Total Development Impervious Area = 40.9% (118,756 SF)
Proposed Disturbed Area = 232,000± SF

Building coverage 58,203 SF
Parking and Drives 60,553 SF
Lawn and Landscaping 171,585 SF
Total Site Area 290,341 SF (6.6653 Acres)

Contractor shall comply with all conditions of the WDNR general permit for wetland disturbance.

Parking
Requirements:
1 space for every 3 residents = 29 stalls required

Stalls Provided:
50 proposed stalls + 3 Handicap stalls

Parking lot striping shall be 4" painted yellow or white.

No Hazardous materials will be stored on the site. No outdoor storage is proposed

Snow storage shall be located beyond curb in lawn areas per plan.

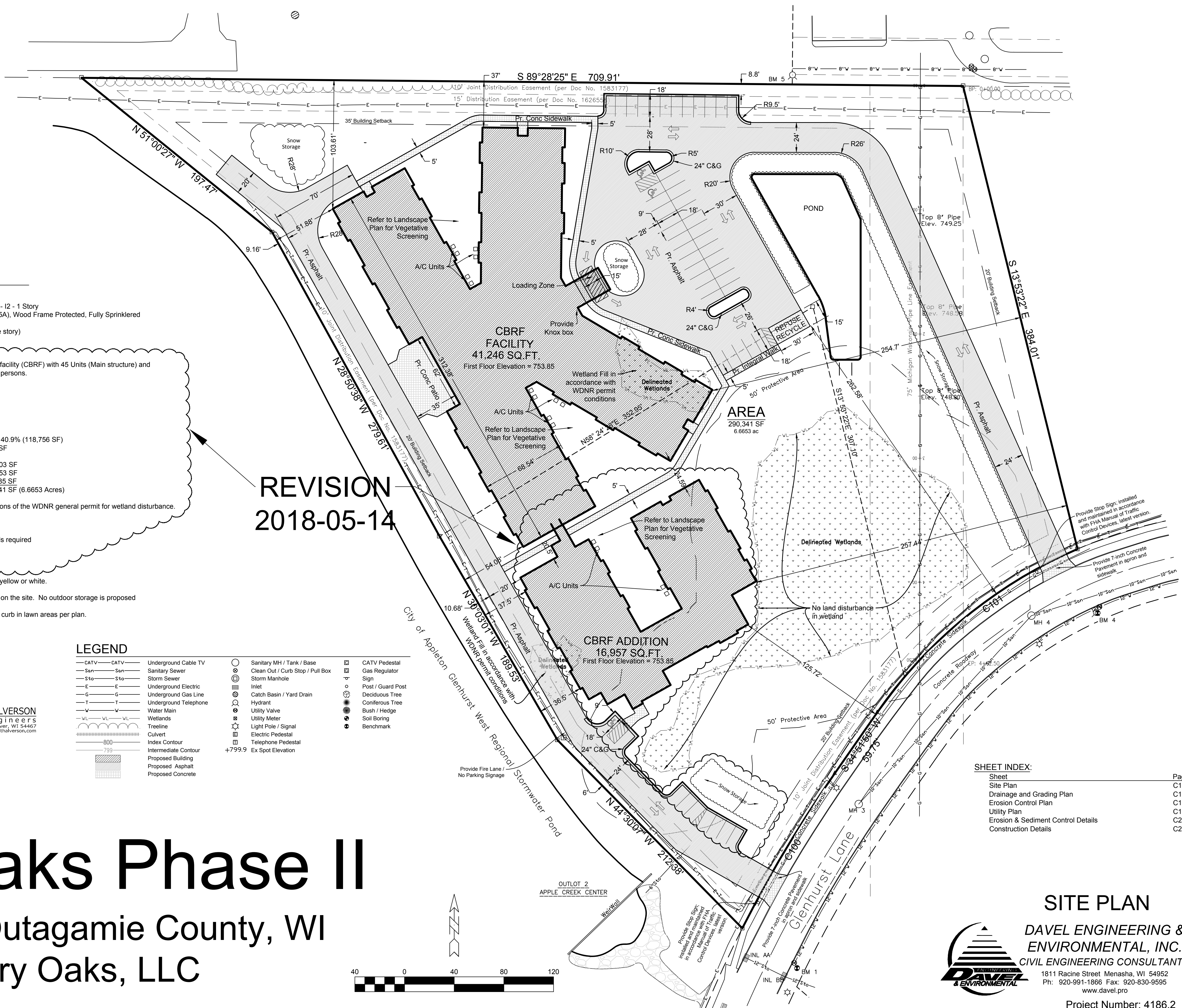
Owner
Century Oaks On Ballard, LLC
PO Box 421
Neenah, WI 54956
Phone: (920) 725-6304
Fax: (920) 725-6304

Architect:
GH GRUNWALDT & HALVERSON
Architects | Engineers
3113 MacArthur Way Plover, WI 54467
715-344-8647 www.grunwaldthalverson.com

LEGEND

—CATV—CATV—	Underground Cable TV	○	Sanitary MH / Tank / Base	□	CATV Pedestal
—San—San—	Sanitary Sewer	⊙	Clean Out / Curb Stop / Pull Box	⊕	Gas Regulator
—Sto—Sto—	Storm Sewer	⊖	Storm Manhole	⊗	Sign
—E—E—	Underground Electric	⊕	Inlet	⊙	Post / Guard Post
—G—G—	Underground Gas Line	⊖	Catch Basin / Yard Drain	⊙	Deciduous Tree
—T—T—	Underground Telephone	⊕	Hydrant	⊙	Coniferous Tree
—W—W—	Water Main	⊖	Utility Valve	⊙	Bush / Hedge
—VL—VL—	Wetlands	⊕	Utility Meter	⊙	Soil Boring
—T—T—	Treeline	⊖	Light Pole / Signal	⊙	Benchmark
—C—C—	Culvert	⊕	Electric Pedestal	⊙	
—800—	Index Contour	⊖	Telephone Pedestal	⊙	
—799—	Intermediate Contour	+	Ex Spot Elevation		
▨	Proposed Building				
▨	Proposed Asphalt				
▨	Proposed Concrete				

REVISION
2018-05-14



Century Oaks Phase II

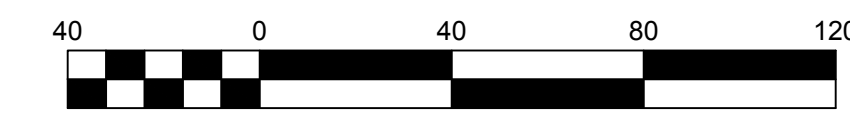
City of Appleton, Outagamie County, WI
For: Century Oaks, LLC

SITE PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Drainage and Grading Plan	C1.2
Erosion Control Plan	C1.3
Utility Plan	C1.4
Erosion & Sediment Control Details	C2.1
Construction Details	C2.2



5/14/2018 10:59 AM J:\Projects\4186cen\dwg\Civil_3D\4186Zengr.dwg Printed By: tim