

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 Wednesday, June 28, 2023, at 3:30 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the following proposed Rezoning and Special Use Permit requests.

COMMON DESCRIPTION:

2600 South Heritage Woods Drive (Tax Id #'s 31-8-2020-00 and 31-8-2025-00)

ALDERMANIC DISTRICT: 11 – Alderperson Kristin Alfheim

OWNER/APPLICANT REQUEST:

1. **Rezoning Request:** Pursuant to Section 23-65(b)(2) of the Appleton Municipal Code, to consider a zoning map amendment (rezoning) request initiated by ThedaCare Inc., owner, and Lisa Nebel, MSPT, DPT VP, Clinically Integrated Network, Post-Acute, applicant, for the following described parcel numbers:
 - Tax Id #'s: 31-8-2020-00 and 31-8-2025-00 (34.18 acres,) LOT 1 of CSM 4517, including to the center line of the adjacent right-of-way.

The owner/applicant is requesting to rezone the above-referenced parcels from PD/R-3 #G-98 Planned Development Multi-family District to R-3 Multi-family District, including to the center line of the adjacent right-of-way.

2. **Special Use Permit Request:** Pursuant to Sections 23-52, 23-66 and 23-96 of the Appleton Municipal Code, to consider the request initiated by ThedaCare Inc., owner, and Lisa Nebel, MSPT, DPT VP, Clinically Integrated Network, Post-Acute, applicant, to conform and expand a community living arrangement (CLA) a/k/a community based residential facility (CBRF) (The Heritage) located at 2600 South Heritage Woods Drive (Tax Id #31-8-2025-00 & 31-8-2020-00) serving a total capacity of 51 persons. In the R-3 District, a Special Use Permit is required for a CLA/CBRF serving more than 16 persons.

ThedaCare, Inc is proposing to remodel an interior space of the existing building to create an 8 bed CBRF memory care unit. This request is due to the high demand of needed services they provide to the community. In addition, ThedaCare, Inc. is planning to expand their current licensed 20 bed CBRF to 43 beds in the near future by adding onto the existing building. The proposed future total licensed CBRF capacity of the facility would be 51 beds.

You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

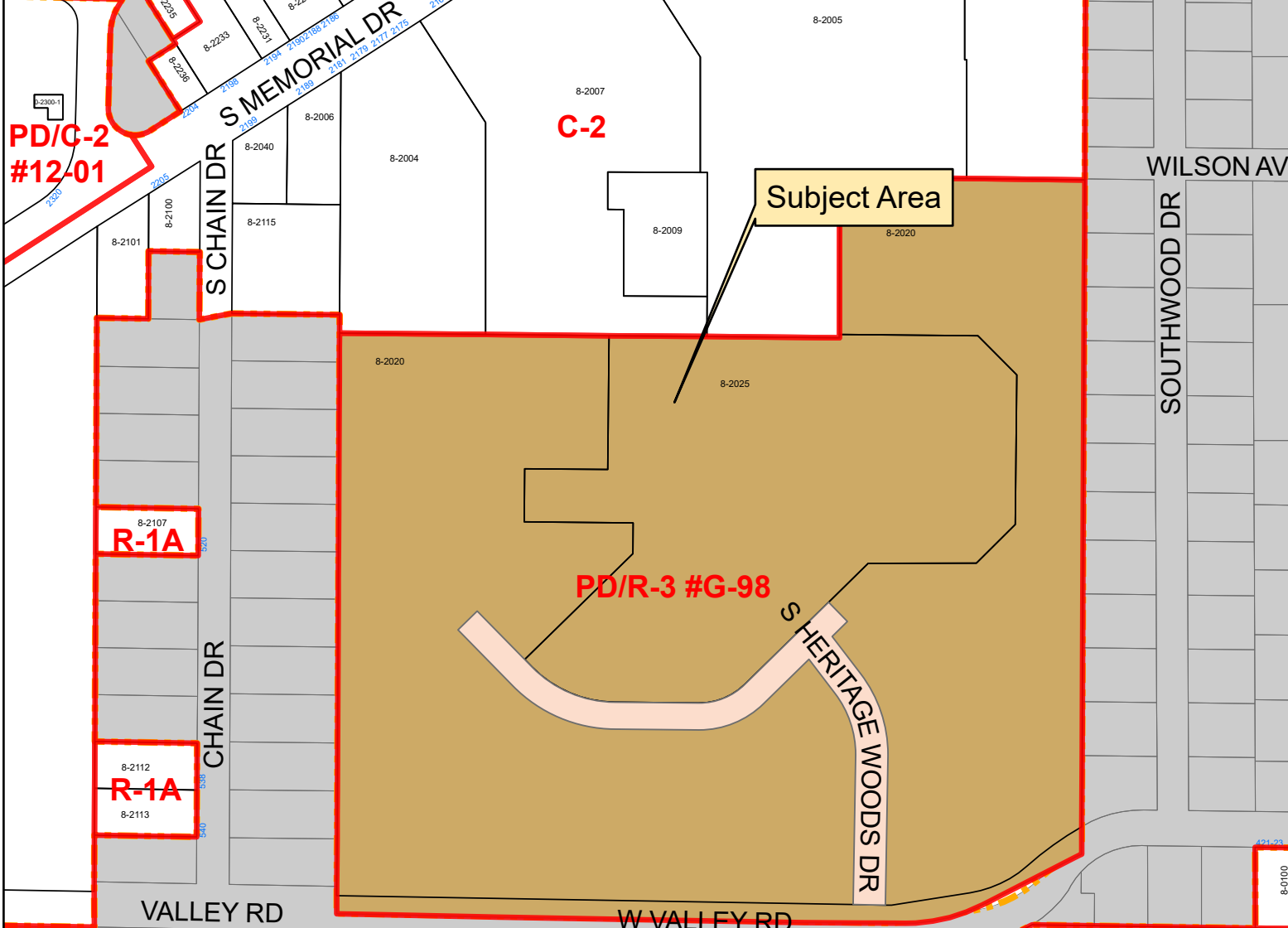
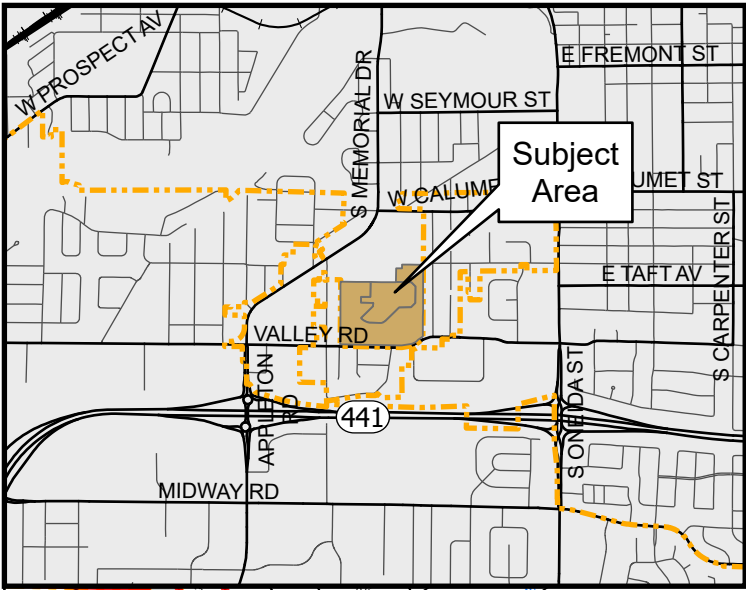
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466 or by email at don.harp@appleton.org

CITY PLAN COMMISSION
APPLETON, WISCONSIN

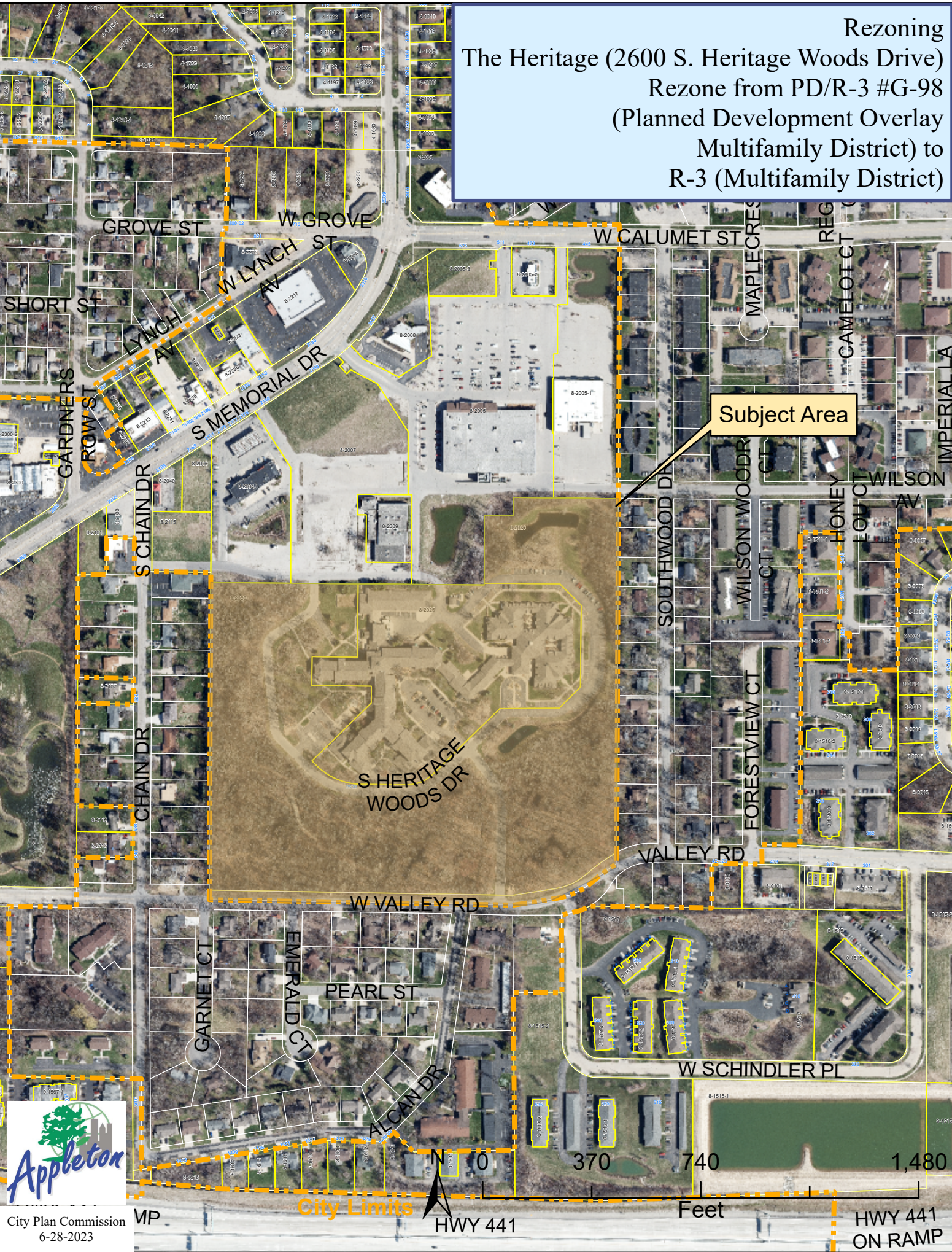
COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL – 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

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

Rezoning
 The Heritage
 (2600 S. Heritage Woods Drive)
 Rezone from PD/R-3 #G-98
 (Planned Development Overlay
 Multifamily District) to
 R-3 (Multifamily District)
 Vicinity Map



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The Heritage (2600 S. Heritage Woods Drive)
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Subject Area



City Plan Commission
6-28-2023

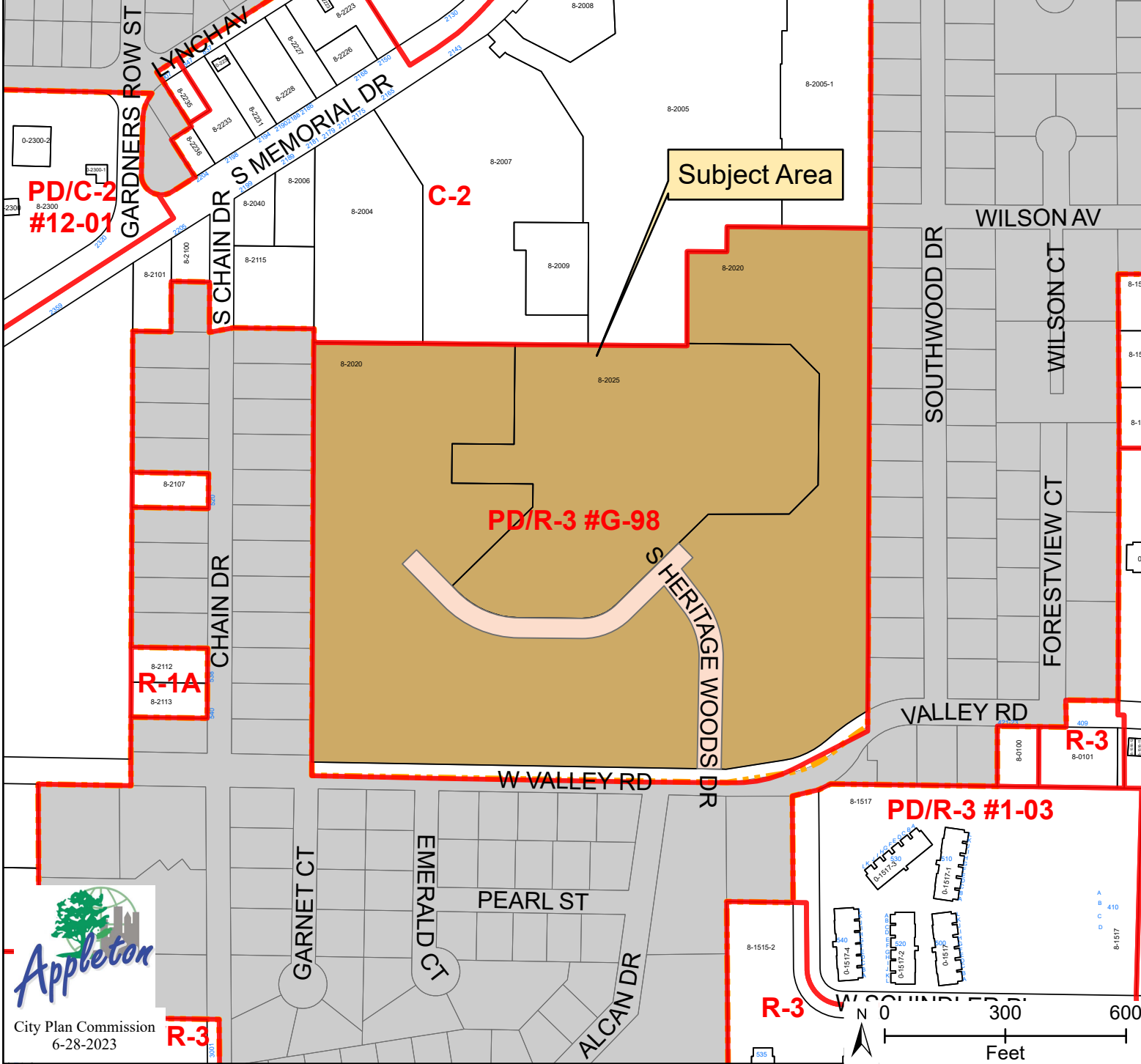
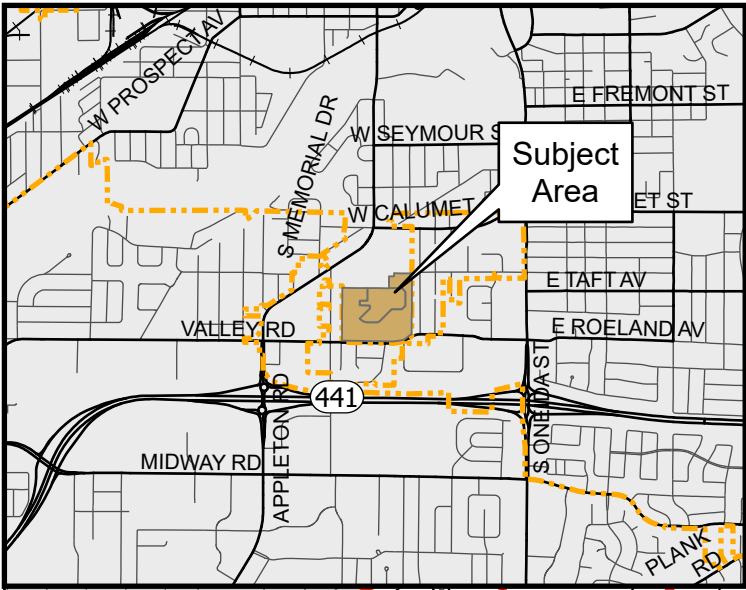


City Limits

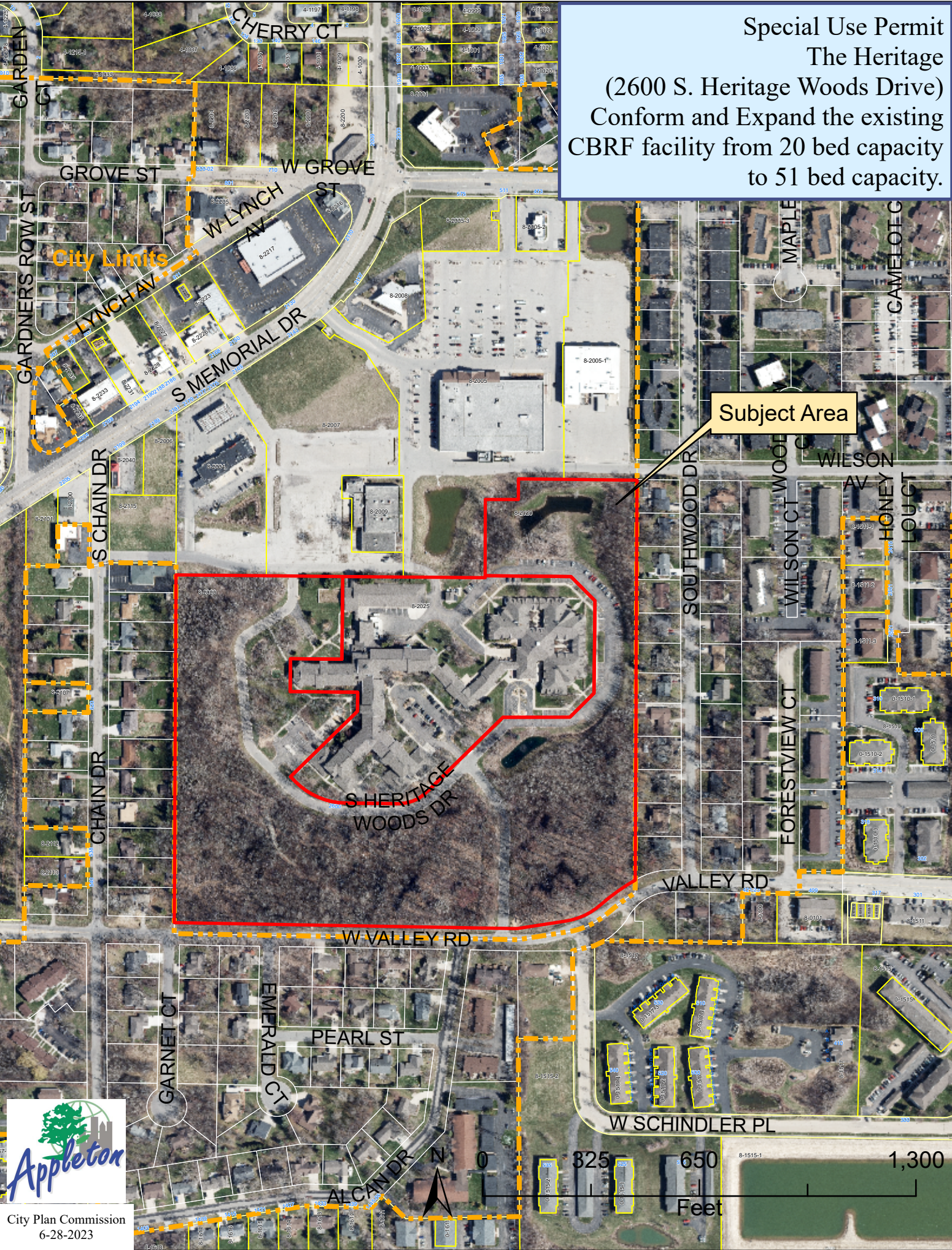
Feet

HWY 441
ON RAMP

Special Use Permit
 The Heritage
 (2600 S. Heritage Woods Drive)
 Conform and Expand the existing
 CBRF facility from 20 bed capacity
 to 51 bed capacity.
 Vicinity Map



Special Use Permit
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Subject Area



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Development Plan: The Heritage

