

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, May 22, 2024, 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 purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Flatline Corporation, applicant, and Wisconsin CVS Pharmacy, owner, to obtain a Special Use Permit to establish a wholesale facility (Flatline Corporation) located at 1800 West College Avenue (Tax Id #31-5-1739-01). In the C-2 General Commercial District, a Special Use Permit is required for a wholesale facility.

- ALDERMANIC DISTRICT: 10 – Alderperson Vaya Jones

You are being notified as a policy of the City of Appleton Community 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.

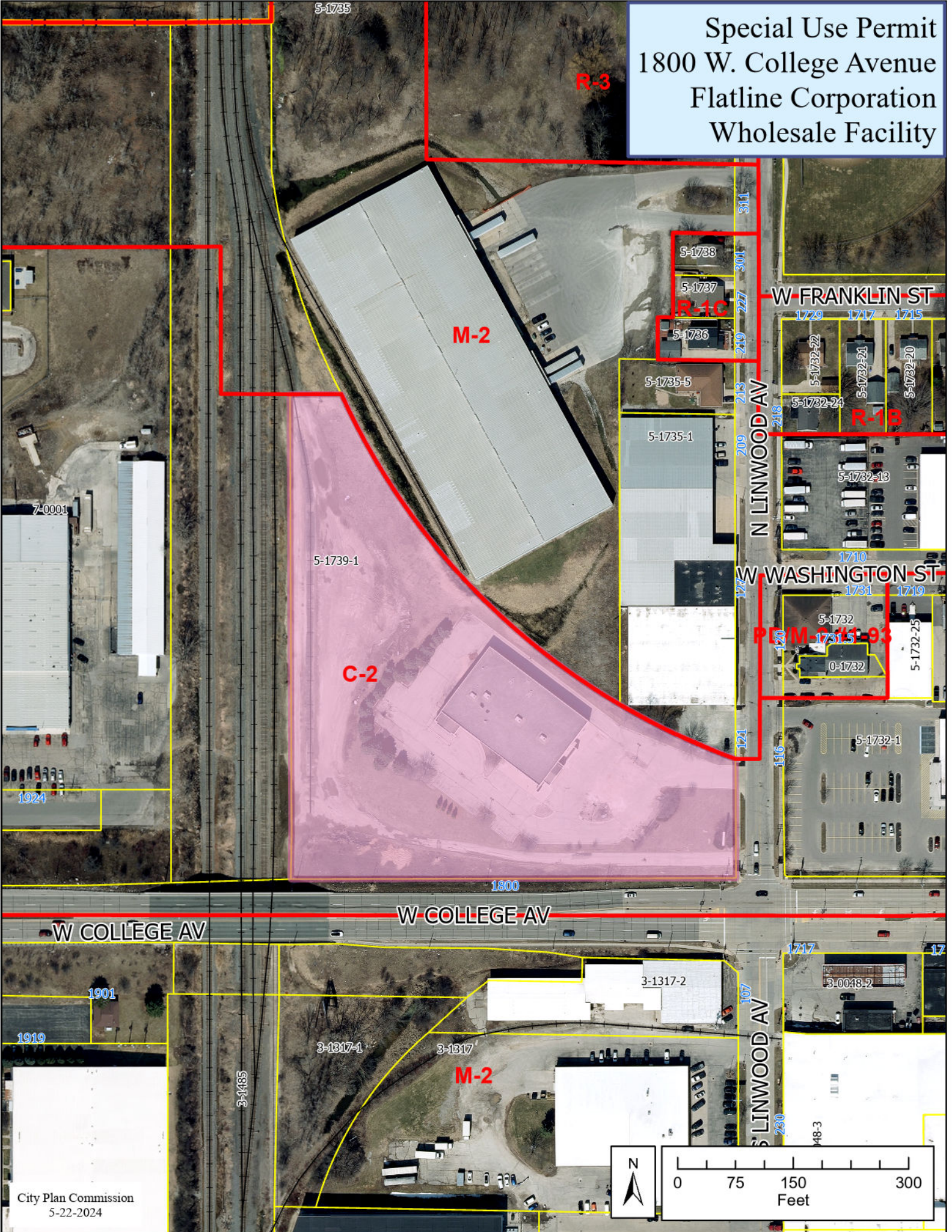
Any questions regarding this matter should be directed to Lindsey Smith, Principal Planner, in the Community Development Department at 920-832-3943 or by email at lindsey.smith@appleton.org.

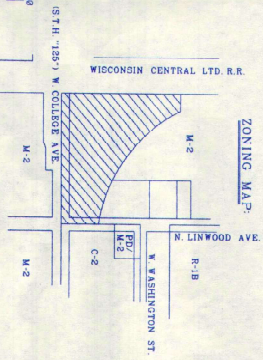
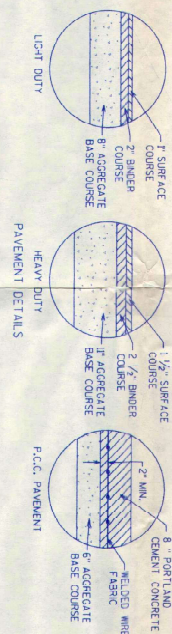
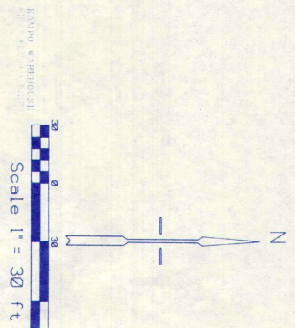
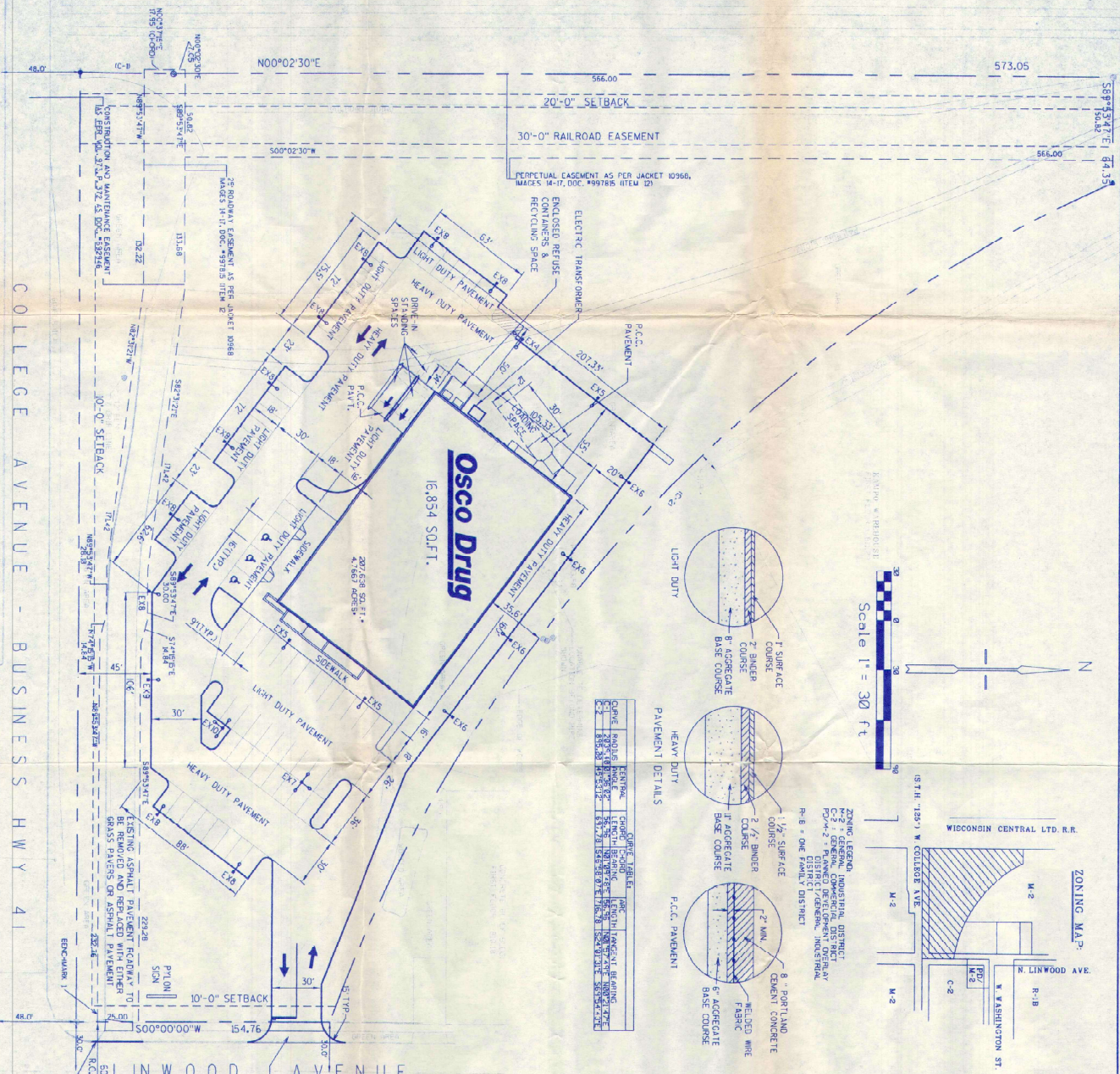
CITY PLAN COMMISSION

COMMUNITY DEVELOPMENT DEPARTMENT
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.

Special Use Permit
1800 W. College Avenue
Flatline Corporation
Wholesale Facility





SITE SUMMARY

SITE SUMMARY

SITE AREA: 4.7657 ACRES

SITE ZONING: CURRENT ZONING IS M-2 GENERAL INDUSTRIAL. PROPOSED ZONING IS C-2 GENERAL COMMERCIAL.

BUILDING SETBACKS: FRONT YARD: 10'-0" (BOTH SIDESTS) REAR YARD: 20'-0" SIDE YARD: 0'-0"

LANDSCAPING: NOT LESS THAN 5% OF PARKING LOT ISLANDS SHALL BE A MIN. OF 400 S.F. & SHALL BE A MIN. OF 7'-0" WIDE.

FLOOR AREA RATIO: NONE SPECIFIED

HEIGHT RESTRICTIONS: 35'-0" MAXIMUM

BUILDING SUMMARY: MAIN LEVEL: 16,854 S.F. MEZZANINE: C.000 S.F. FLOOR AREA: 16,854 S.F.

OUTSIDE RECYCLING SPACE: 9 CF x 1,000 SF = 133 CF

PARKING SUMMARY:

PARKING STALL SIZE: 9'-0" x 18'-0"

PARKING REQUIREMENTS: (1) SPACE PER 200 SQ. FT. USABLE FLOOR AREA (2) SPACE PER 300 SQ. FT. USABLE OFFICE FLOOR AREA

PARKING PROVIDED: 13,668 S.F. (RETAIL) x 200 = 59 STALLS 800 S.F. (OFFICE) x 200 = 3 STALLS TOTAL 62 STALLS

GENERAL NOTES:

- SEE ATTACHED ALTAZASAS LAND TITLE SURVEY FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY.
- RECORD PROPERTY OWNER: KC STOCK CO. DONOR PROPERTIES, INC. 9615 COMMUNICATION DR. APPLETON, WI 54915 (414) 551-7000

APPLICANT: A. EPSTEIN AND SONS INTERNATIONAL, INC. 600 WEST FULTON CHICAGO, IL 60661-1189 (312) 454-5100 PR. (312) 559-1213 FAX

PREPARED BY: AMERICAN STREET PROPERTIES, INC. 348 EAST SOUTH TEMPLE SALT LAKE CITY, UT 84111

DATE: 8-24-17

DATE	REVISION	BY	DESCRIPTION
08-24-17	1	AS	PRELIMINARY PLAN
07-10-16	2	AS	REVISIONS PER CITY COMMENTS
12-21-15	3	AS	REVISIONS PER CITY COMMENTS
08-24-17	4	AS	REVISIONS TO SITE LIGHTING

Approved as noted with amendments
 [Signature]
 4.1.17



CONSTRAINT VISA REQUIRED FOR ALL CITY ORDERS PER CITY OF APPLETON STANDARD SPEC. COLLECT VISA (S17.183)

C-1

PRELIMINARY SITE PLAN

OSCO STORE

OSCO STORE #18-0509
 NW C. OF COLLEGE & LINWOOD
 APPLETON, WISCONSIN

A. EPSTEIN AND SONS INTERNATIONAL

EPSTEIN

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