



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Public Hearing Date:** October 6, 2014

**Common Council Meeting Date:** October 15, 2014

**Item:** Special Use Permit #13-14 to allow a new medical office building that exceeds thirty-five (35) feet in height, not to exceed forty-two (42) feet in height, in a C-2 General Commercial District

**Case Manager:** Jeff Towne

### GENERAL INFORMATION

**Owner/Applicant:** Fox Valley Hematology and Oncology; Kevin Bradford, agent

**Address/Parcel #:** 3925 North Gateway Drive (31-1-6510-30)

**Petitioner's Request:** The owner/applicant is requesting a Special Use Permit to allow a new medical office building that exceeds thirty-five (35) feet in height, not to exceed forty-two (42) feet in height.

### BACKGROUND

The subject site is currently vacant. It is part of the City's Northeast Business Park.

### STAFF ANALYSIS

The applicant proposes to construct a new building on this site that will contain medical offices. Buildings exceeding thirty-five (35) feet in height in the C-2 District require a Special Use Permit. The proposed building will have a maximum height of forty-two (42) feet. This building will be connected to the existing Fox Valley Orthopedics building located on the lot directly to the south, which was granted a variance to exceed thirty-five (35) feet in height when it was constructed in 2005. Additionally, several other buildings in the vicinity were also granted Special Use Permits to exceed thirty-five feet in height, so the scale of the building is consistent with development within the area.

#### **Surrounding zoning and land uses:**

North: C-2 General Commercial District- Shopko Express  
South: C-2 General Commercial District- Orthopedic & Sports Institute of the Fox Valley  
West: PD/C-2 Planned Development/ General Commercial District- Thrivent  
East: C-2 General Commercial District- AmericInn Lodge & Suites

**2010-2030 Comprehensive Plan:** The Community Development staff has reviewed the City's 2010-2030 Comprehensive Plan which indicates this area is appropriate for business/industrial uses. The proposed special use permit for the subject site is consistent with the following goals and objectives of the 2010-2030 Comprehensive Plan.

### Overall Community Goals

- **Goal 1 – Community Growth** (Chapter 11 – Land Use)  
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 8 – Economic Development** (Chapter 9)  
Appleton will pursue economic development that brings good jobs to the area and supports the vitality of its industrial areas, downtown and neighborhood business districts.

### Chapter 10 Land Use

- **10.1 Objective: 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 23-66 (e) (1-6), which were found in the affirmative.

**Technical Review Group Report (TRG):** This item was discussed at the September 30, 2014 Technical Review Group meeting. No negative comments were received from participating departments.

### RECOMMENDATION

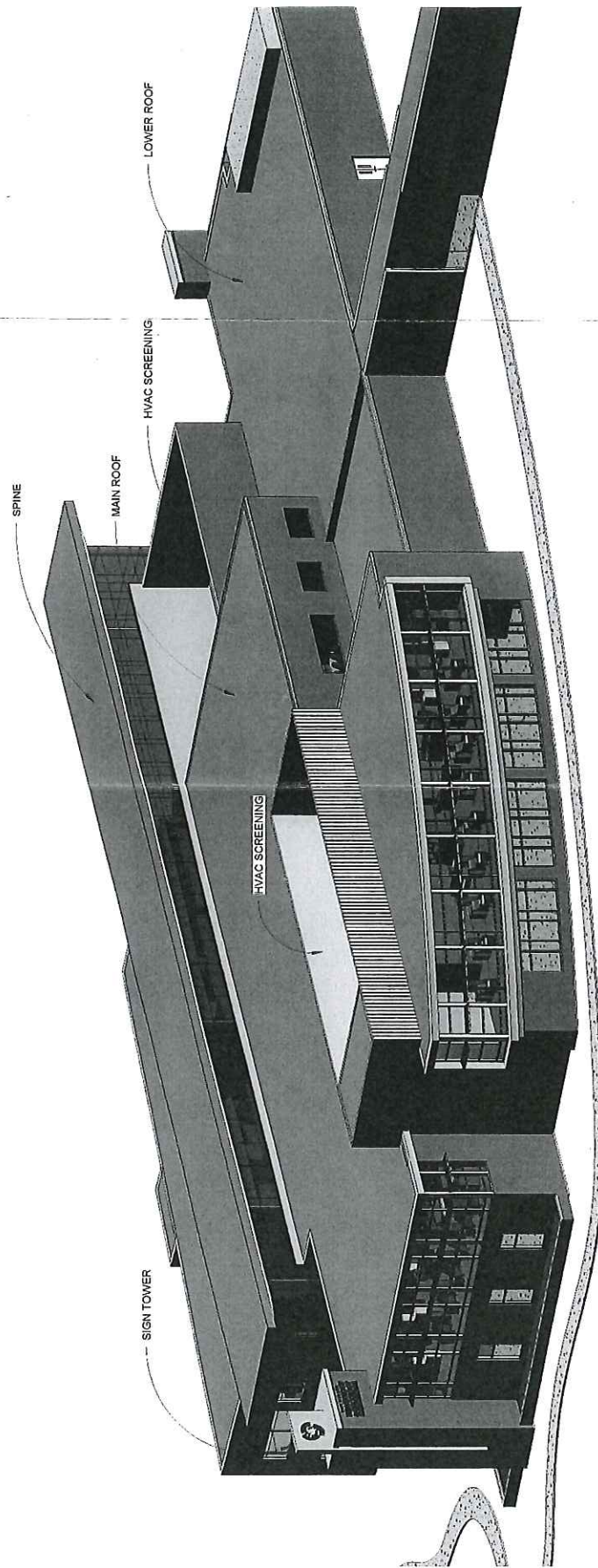
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Staff recommends, based on the above, that Special Use Permit #13-14 to allow a new medical office building that exceeds thirty-five (35) feet in height, not to exceed forty-two (42) feet in height in a C-2 General Commercial District, at 3925 North Gateway Drive (31-1-6510-30), to run with the land, **BE APPROVED.**









*Birds-eye looking Northeast*



**Exterior Building Materials**



City Plan Commission  
10-06-14

3925 North Gateway Drive  
Special Use Permit - Fox Valley Hematology and Oncology  
Building exceeding 35 feet in height in C-2 District





*View looking Northeast*



## Exterior Building Materials

3925 North Gateway Drive  
Special Use Permit - Fox Valley Hematology and Oncology  
Building exceeding 35 feet in height in C-2 District

