



211 Walnut Street
Neenah, WI 54956

AN ORDINANCE: By the Neenah Plan Commission
Re: Project Plan approval #1-15 for West Side
Business District to allow the construction of an
Assisted Living Facility/CBRF (American Grand
Assisted Living) Lots 1 & 2 CSM 6919.

ORDINANCE NO. 2015-6 **REVISED**

Introduced: May 6, 2015

Committee/Commission Action:

RECOMMENDED FOR PASSAGE

AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

Section 1. That pursuant to Section 26-353 of the Neenah Municipal Code, the Common Council of the City of Neenah approves the following West Side Business District Planned Development Project Plan.

Project Plan Approval #1-15, which is detailed in the attached Exhibit "A" and "B", and subject to the conditions outlined in Exhibit "C", all exhibits are incorporated herein by reference.

Section 2. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 3. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Moved: Ald. Bates/Pollnow

Adopted: 9-0 May 6, 2015

Published: May 11, 2015

Approved:

Dean R. Kaufert, Mayor

Attest:

Patricia A. Sturn, City Clerk

EXHIBIT A

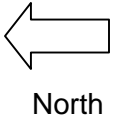
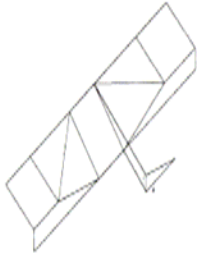


EXHIBIT B

111.000 - SEE NOTES ON EXHIBIT B FOR THE LOCATION OF THE SIGN. THE SIGN SHALL BE PLACED IN THE CENTER OF THE SIDE OF THE BUILDING OR IN THE CENTER OF THE SIDE OF THE DRIVEWAY.

111.001 - SEE NOTES ON EXHIBIT B FOR THE LOCATION OF THE SIGN. THE SIGN SHALL BE PLACED IN THE CENTER OF THE SIDE OF THE BUILDING OR IN THE CENTER OF THE SIDE OF THE DRIVEWAY.

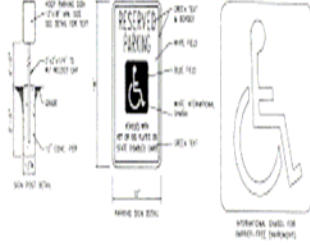
111.002 - SEE NOTES ON EXHIBIT B FOR THE LOCATION OF THE SIGN. THE SIGN SHALL BE PLACED IN THE CENTER OF THE SIDE OF THE BUILDING OR IN THE CENTER OF THE SIDE OF THE DRIVEWAY.



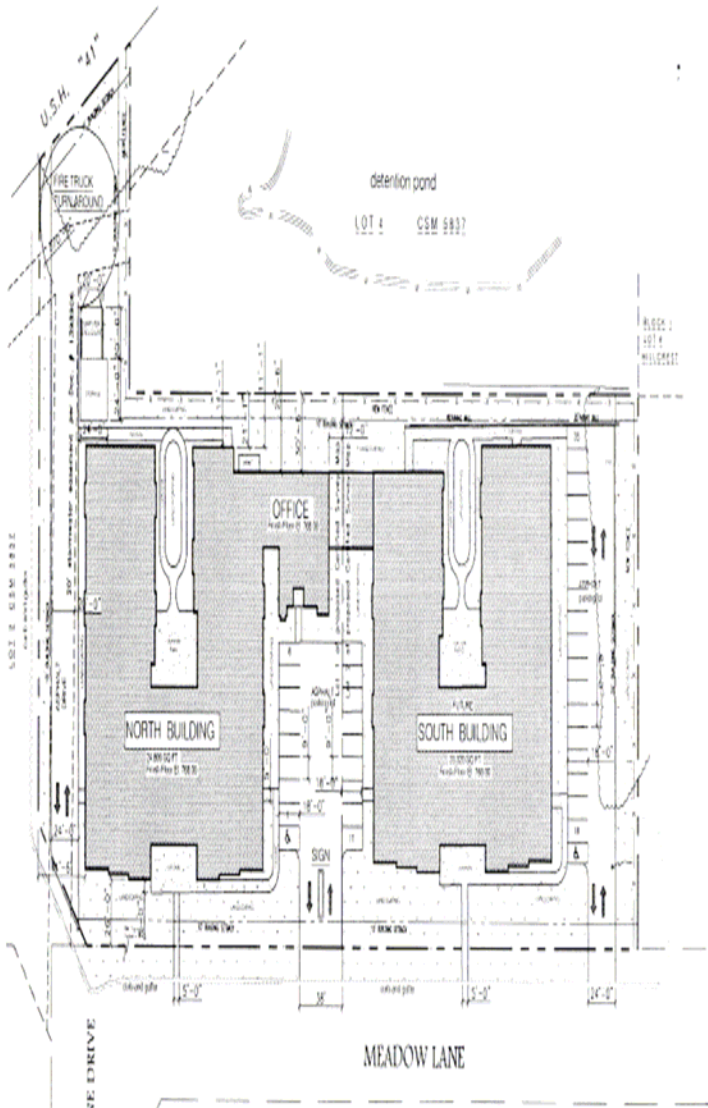
SCALE BAR



PARKING SPACE DIMENSIONS



HANDICAP PARKING SIGN DETAILS



SITE PLAN
SCALE: 1" = 20'-0"

- JOB SITE LOCATION**
- 101 WESTOWNE DRIVE
NEENAH, WI 54956
WINNEBAGO COUNTY
- OWNER**
- JTT CONSULTING
AMERICAN GRAND
152 WASHINGTON ST
KAUKAUNA, WI 54901
PH: 920-761-2500
JTT@AMERICANGRAND.COM
- BREAKDOWN OF SITE SQ. FT.**
- SITE: 2,781 SQ. FT.
 - BUILDING: 48,200 SQ. FT.
 - HARD SURFACE (PAVED AREAS): 22,200 SQ. FT.
 - CONCRETE AREAS: 1,800 SQ. FT.
 - GREEN SPACE: 43,965 SQ. FT.
 - PERCENT OF GREEN SPACE: 15.8%
 - BUILDING COVERAGE: 17.4%
- BUILDING SQ. FT.**
- NORTH BUILDING SQ. FT. (FOOTPRINT): 24,800 SQ. FT.
 - SOUTH BUILDING SQ. FT. (FOOTPRINT): 23,400 SQ. FT.
- PARKING REQUIREMENTS**
- CONVALESCENT CENTRALIZING HOME - 1 SPACE PER EVERY FOUR LICENSED BEDS
 - 57 BEDS / 4 = 14.25 SPACES REQUIRED
 - 25 BONUS SPACES DOWN INCLUDES 3 ADA (3) SPACES
- ZONING**
- FRONT YARD 10'-0" SETBACK TO PROPERTY LINE
 - NORTH SIDE 140'-0" SETBACK TO PROPERTY LINE
 - REAR YARD 10'-0" SETBACK TO PROPERTY LINE
 - SOUTH SIDE 140'-0" SETBACK TO PROPERTY LINE
- FIRE PROTECTION**
- SPRINKLED WITH 15
- BUILDING USE GROUP**
- USE GROUP - 10
- BUILDING CONSTRUCTION TYPE**
- TYPE - 1A
SINGLE STORY
- WALK TO SHEET**
- 1 - SITE PLAN

PROPOSED BUILDING FOR AMERICAN GRAND NEENAH, WI	DATE: 8-18-15
BAY ARCHITECTS, L.L.C.	FILE: 15
2075 MEADOW WAY NEENAH, WI 54956	JOB NO: 1503P
PHONE: 920-761-2500 FAX: 920-761-2500	1

EXHIBIT C

Conditions for Project Plan Approval, #1-15

Approval of Project Plan #1-15 is subject to the following conditions:

1. The owner shall submit a revised landscape plan, which meets interior parking landscape standards and provide detail on the proposed fence along the south property line within the buffer yard.
2. Prior to receiving building permits for the development of phase 2, the owner shall obtain approval from the Community Development Department for consistency with the Westside Business Planned Development District Master Plan, and consistency with other Municipal Codes in place at that time.
3. The owner shall submit a photometric plan if outdoor lighting is proposed as part of this development prior to obtaining building permits.
4. All signage must be approved by the Community Development Department prior to installation.