

Village of

Little Chute

AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, October 9, 2017

TIME: 6:00 p.m.

- A. Call to order
- B. Roll Call
- C. Public Appearance for Items Not on the Agenda

1. Approval of Minutes from the Plan Commission Meeting of September 18, 2017
2. Recommendation—Conditional Use for Northpointe Development
3. Unfinished Business
4. Items for Future Agenda
5. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852 October 5, 2017

MINUTES OF THE PLAN COMMISSION MEETING—SEPTEMBER 18, 2017

Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

Roll Call

PRESENT: President Vanden Berg

Larry Van Lankvelt

Bill Van Berkel

Brian Huiting

Todd Verboomen (arrived 6:01 p.m.)

Jeff Elrick

Richard Schevers

ALSO PRESENT: Administrator Fenlon, Community Development Director Jim Moes

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of August 14, 2017

Moved by Commissioner Van Lankvelt, seconded by Commissioner Huiting to Approve the Minutes of August 14, 2017

6 Ayes—Motion Carried

Recommendation—Van Asten CSM

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve the Van Asten CSM

All Ayes—Motion Carried

Recommendation—Murphy CSM

Moved by Commissioner Van Berkel, seconded by Commissioner Huiting to Approve the Murphy CSM

All Ayes—Motion Carried

Discussion—Downtown Plan

Administrator Fenlon presented the documents that were presented to the Village of Little Chute Business Association. Administrator Fenlon is recommending the board adopt the 2018-2022 Downtown Master Plan and begin planning for the associated action items within the planning document at the September 20, 2017 board meeting.

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Huiting to Adjourn the Plan Commission Meeting at 6:19 p.m.

All Ayes—Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk



September 28, 2017

Northpointe Development Senior Living- Little Chute, WI

The proposed development consists of 40 single-family senior living units contained in a single, four-story building with 24 underground parking stalls and 30 exterior surface parking stalls on the subject property, and five (5) easement stalls on Village property to the south. Residents living in this development are retired and therefore not members of the "8 to 5" daily workforce; traffic generation is anticipated to average one (1) trip per day, per dwelling unit during off-peak times rather than the usual weekday morning and evening peak periods when people are going to and from work.

The development will employ one (1) on-site property manager working approximately 32 hours a week with set office hours and one (1) on-site maintenance person working approximately 25 hours per week. Grounds maintenance (landscaping and snowplowing) will be contracted out to a third-party; they will be managed by the on-site property manager. The development will be designed to blend with the surrounding neighborhood with a tastefully designed building in line with the purpose and intent of the "Little Chute Design Manual" and the overall site designed and landscaped to meet Village requirements. The development will be an asset to the community and provide attractive and affordable senior housing in the downtown area of the Village of Little Chute.

Village of Little Chute Application for CONDITIONAL USE UNDER CHAPTER 44 ZONING CODE

Application fee \$125.00

Date filed _____

The undersigned owner(s) of the property herein described hereby petition for a Conditional Use under the Village of Little Chute Zoning Ordinance Chapter 44, in the Village of Little Chute, Outagamie County, Wisconsin

Property location: Grand Avenue (south of 722 Grand Avenue)

Legal Description: Lots 22 through 25 and the north 5 feet of Lot 26, Block 42

19878 Amendment to 1917 Assessors Plat. Village of Little Chute,
Outagamie County, WI

Current Zoning Classification: Central Business District

Petitioner(s) request permission be granted for the following conditional use(s):

Development of a four (4) story, 40 unit senior housing development with both
underground and surface lot parking.

Petitioner(s) reason(s) for requesting the above described conditional use are as follows:

This conditional use is being requested as it is our desire to provide attractive and
affordable senior housing in the downtown area of the Village of Little Chute.

Multi-family housing is, pursuant to Section 44-50(d)(8) of the Village Code, a
special exception/conditional use in the Central Business District.

Attach Surveys, building plans, drainage plans, site plans, statements of days & hours of operation, estimates of additional traffic generated, statements regarding effect on neighboring properties and any other additional information which may assist in determining that the proposed use is appropriate that such use is not hazardous, harmful, offensive or adverse to the environment or the value of the neighborhood or the community.

Owner(s) Name(s) Village of Little Chute

Owner(s) Address 108 W. Main Street, Little Chute WI 54140

Phone Numbers 920-788-7380

APPLICANT(S) Signature(s) 

Date Signed 9/25/17

Article IV: Conditional Uses

Sec. 44-113. Purpose.

The development and execution of this article is based upon the division of the village into districts, within which districts the use of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use of a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district provided that due consideration is given to location, development and operation of such uses. Such uses are classified as conditional uses.

Sec. 44-114. Authority of the plan commission and village board; requirements.

- (a) The plan commission or village board may authorize the zoning administrator to issue a conditional use permit after review and public hearings. The village board shall have sole authority to approve conditional uses for multifamily developments whenever a conditional use permit is required. The village board shall prior to holding a public hearing on a conditional use, refer the requested use to the plan commission for review and recommendation. The plan commission may authorize all other conditional uses. Prior to authorization of the zoning administrator to issue a conditional use permit, the board or commission (whichever has jurisdiction), shall hold a public hearing to review the requested use and shall determine that such conditional use and involved structure are found to be in accordance with the purpose and intent of this chapter, and are further found not to be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community. The issuance of a conditional use permit shall specify the period of time for which effective, the name of the permittee, the location and legal description of the affected premises, permitted hours and days of operation if specified, and any other restrictions or regulations imposed so that the standard of this article may be complied with. Prior to the granting of a conditional use the board or the commission shall make findings based upon evidence presented that the standards herein prescribed are being complied with.
- (b) Any development within 500 feet of the existing or proposed rights-of-way of freeways, expressways and within one-half mile of their existing or proposed interchange or turning lane rights-of-way shall be specifically reviewed by the highway agency that has jurisdiction over the traffic way. The plan commission or village board shall request such review and await the highway agency's recommendation for a period not to exceed 20 days before taking final action.
- (c) Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the plan commission or village board upon its finding that these are necessary to fulfill the purpose and intent of this chapter.
- (d) Compliance with all other provisions of this chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses.

Sec. 44-115. Initiation of conditional use.

Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest, and which is specifically enforceable in the land for which a conditional use is sought may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.

Sec. 44-116. Application.

(a) *Required application materials.* An application for a conditional use shall be filed in duplicate on a form prescribed by the village. Such applications shall be forwarded to the plan commission or village board on receipt by the zoning administrator. Such applications shall include where applicable.

- (1) A statement, in writing, by applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in section 44-119.
- (2) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all property owners of record within 100 feet.
- (3) Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees and the zoning district within which the subject site lies.
- (4) Plat of survey prepared by a registered land surveyor showing all of the information required for a building permit and existing and proposed landscaping.
- (5) Additional information as may be required by the plan commission or village board or other boards, commissions or officers of the village. The village board may require such other information as may be necessary to determine and provide for an enforcement of this chapter, including:
 - a. A plan showing contours and soil types;
 - b. High-water mark and groundwater conditions;
 - c. Bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning;
 - d. Location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping;
 - e. Plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.
- (6) Fee receipt in the amount of \$125.00.

(b) *Conditional use permits granted to applicant only.* All applications for conditional use permits shall be in writing and shall be signed by the real estate property owner. The conditional use permit, if and when granted, shall inure to the benefit of the real estate and any successor in title to ownership of that real estate.

(c) *Plans.* In order to secure information upon which to base its recommendation, the plan commission or village board, in making its determination, may require the applicant to furnish, in addition to the information required for a building permit, the following information:

- (1) A plan of the area showing contours, soil types, high-water mark, groundwater conditions, bedrock, slope and vegetation cover;
- (2) Location of buildings, parking areas, traffic access, driveways, walkways, open spaces, landscaping, lighting;
- (3) Plans for buildings, sewage disposal facilities, water supply systems and arrangements of operations;
- (4) Specifications for areas of proposed filling, grading, lagooning or dredging;
- (5) Other pertinent information necessary to determine if the proposed use meets the requirements of this chapter.

Sec. 44-117. Hearing on application.

All requests for conditional uses shall be to the plan commission or the village board can, on its own motion, apply conditional uses when applications for rezoning come before it. Nothing in this chapter shall prohibit the village board, on its own motion, from referring the request for conditional use to the plan commission. Upon receipt of the application and statement referred to in section 44-116, the plan commission or village board shall hold a public hearing on each application for a conditional use at such time and place as shall be established by such commission or the village board. The hearing shall be conducted and a record of the proceedings shall be preserved in such a manner and according to such procedures, as the plan commission or village board shall, by rule, prescribe from time to time.

Sec. 44-118. Notice of hearing on application; approval by the plan commission or village board.

Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, the zoning administrator, members of the plan commission or village board, and the owners of record as listed in the office of the village assessor who are owners of property in whole or in part situated within 100 feet of the boundaries of the properties affected, said notice to be sent at least five days prior to the date of such public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application. The notification shall include the date and time that the matter will be discussed and acted upon by the commission or village board. The plan commission or village board shall hold said hearing not later than 60 days from the date that the conditional use petition has been presented to the village. The plan commission or village board may also mail copies of the application and notice of the plan commission or village board public hearing thereon to any other interested persons as determined from time to time by the plan commission or village board.

Sec. 44-119. Standards.

No application for a conditional use shall be granted by the plan commission or village board on appeal unless such commission or board shall find that the following conditions are present:

- (1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (5) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- (6) That the proposed use does not violate floodplain regulations governing the site.
- (7) That, when applying the above standards to any new construction of a building or an addition to an existing building, the plan commission or village board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.
- (8) That, in addition to passing upon a conditional use permit, the plan commission or village board shall also evaluate the effect of the proposed use upon the following:
 - a. The maintenance of safe and healthful conditions.
 - b. The prevention and control of water pollution including sedimentation.
 - c. The existing topographic and drainage features and vegetative cover on the site.
 - d. The location of the site with respect to floodplain and floodways of rivers and streams.
 - e. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 - f. The location of the site with respect to existing or future access roads.
 - g. The need of the proposed use for a shoreland location.
 - h. Its compatibility with uses on adjacent land.
 - i. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

Sec. 44-120. Approval or denial of conditional use permit.

(a) *Plan commission or village board action.* The plan commission or village board may approve, disapprove, or approve subject to stipulated conditions and safeguards a request for a conditional use permit. If the plan commission or village board shall disapprove of an application, it shall state fully in its record its reasons for doing so. Such reasons shall take into account the factors stated in section 44-119 or such of them as may be applicable to the action of disapproval and the particular regulations relating to the conditional use requested, if any.

(b) *Denial.* When the decision of denial of a conditional use application is made, the plan commission or village board shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons used in determining that each standard was not met.

Sec. 44-121. Appeals.

Any action of the plan commission or village board in granting or denying a conditional use permit may be appealed to the board of appeals, if a written request for an appeal is filed within ten days after the date of action in granting or denying the permit. Such request for appeal shall be signed by the applicant or by the owners of at least 20 percent of the land area immediately adjacent extending 100 feet therefrom or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land. The request shall be filed with the zoning administrator who shall submit it to the board of appeals at its next meeting, together with any documents and other data used by the plan commission or village board in reaching its decision. The board of appeals may consider the matter forthwith, refer the matter to a subsequent meeting or set a date for a public hearing thereon. In the event the board of appeals elects to hold a public hearing, notice thereof shall be given by mail to the known owners of the land immediately adjacent thereto and directly opposite any street frontage of the lot or parcel in question and by publication of a Class 1 notice in the official newspaper at least ten days before the date of the hearing. The board of appeals may either affirm or reverse in whole or in part the action of the plan commission or village board and may finally grant or deny the application for a conditional use permit.

Sec. 44-122. Conditions and guarantees.

The following provisions shall apply to all conditional uses:

(1) **Conditions.** Prior to the granting of any conditional use, the plan commission or village board may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in section 44-119. In all cases in which conditional uses are granted, the plan commission or village board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:

- a. Landscaping;
- b. Type of construction;
- c. Construction commencement and completion dates;
- d. Sureties;
- e. Lighting;
- f. Fencing;
- g. Operational control;
- h. Hours of operation;
- i. Traffic circulation;
- j. Deed restrictions;
- k. Access restrictions;
- l. Setbacks and yards;
- m. Type of shore cover;
- n. Specified sewage disposal and water supply systems;
- o. Planting screens;
- p. Piers and docks;
- q. Increased parking; or
- r. Any other requirements necessary to fulfill the purpose and intent of this chapter.

(2) **Site review.** In making their decisions, the plan commission or village board shall evaluate each application and may request assistance from any source, which can provide technical assistance. The commission or board may review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation/use.

(3) **Alteration of conditional use.** No alteration of a conditional use shall be permitted unless approved by the plan commission or village board.

(4) **Architectural treatment.** Proposed architectural treatment will be in general harmony with surrounding uses and the landscape. To this end, the plan commission or village board may require the use of certain general types of exterior construction materials and/or architectural treatment.

(5) **Sloped sites; unsuitable soils.** Where slopes exceed six percent and/or where a use is proposed to be located on areas indicated as having soils which are unsuitable or marginal for development, on-site soil tests and/or construction plans shall be provided which clearly indicate that the soil conditions are adequate to accommodate the development contemplated and/or that any inherent soil condition or slope problems will be overcome by special construction techniques. Such special construction might include, among other techniques, terracing, retaining walls, oversized foundations and footings, drain tile, etc.

(6) **Conditional uses to comply with other requirements.** Conditional uses shall comply with all other provisions of this chapter such as lot width and area, yards, height, parking and loading. No conditional use permit shall be granted where the proposed use is deemed to be inconsistent or conflicting with neighboring uses for reasons of smoke, dust, odors, noise, vibration, lighting, health hazards or possibility of accident.

Sec. 44-123. Validity of conditional use permit.

Where the plan commission or village board has approved or conditionally approved an application for a conditional use, such approval shall become null and void within 12 months of the date of the commission's or board's action unless the use is commenced, construction is underway or the current owner possess a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently prosecuted. Approximately 45 days prior to the automatic revocation of such permit, the zoning administrator shall notify the holder by certified mail of such revocation. The plan commission or village board may extend such permit for a period of 90 days for justifiable cause, if application is made to the village at least 30 days before the expiration of said permit.

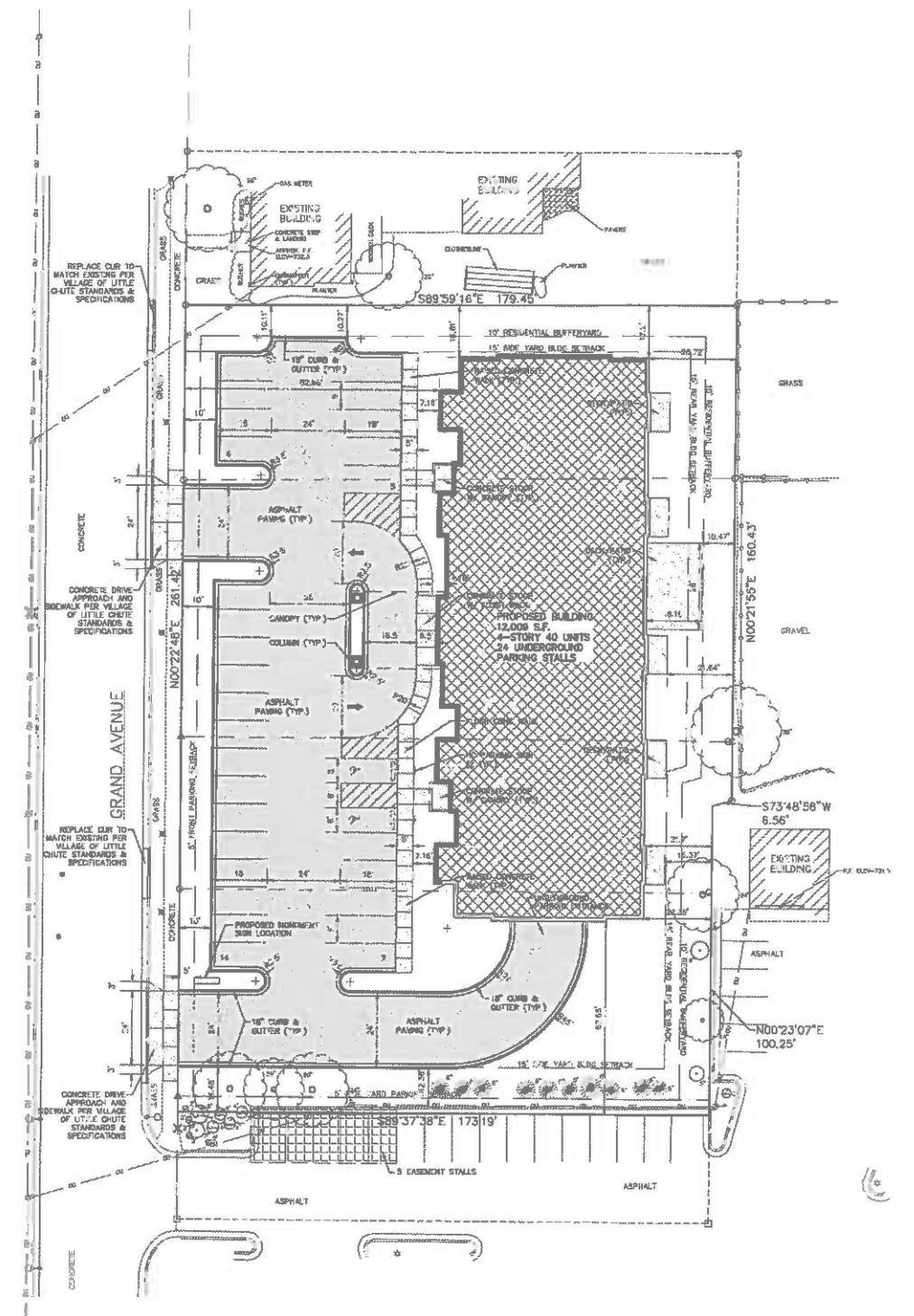
Sec. 44-124. Complaints regarding conditional uses.

The plan commission or village board shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the zoning administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this Code. Upon written complaint by any citizen or official, the plan commission or village board shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in section 44-119, or a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in section 44-118. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The plan commission or village board may, in order to bring the subject conditional use into compliance with the standards set forth in section 44-119 or conditions previously imposed by the plan commission or village board modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. Additionally, the offending party may be subjected to a forfeiture as set forth in section 1-12. In the event that no reasonable modification of such conditional use can be made in order to ensure that standards in section 44-119(a) and (b) will be met, the plan commission or village board may revoke the subject conditional approval and direct the zoning administrator and the village attorney to seek elimination of the subject use. Following any such hearing, the decision of the plan commission or village board shall be furnished to the current owner of the conditional use, in writing, stating the reasons therefore. An appeal from a decision of the plan commission or village board under this section may be taken to the board of appeals.

LITTLE CHUTE SENIOR HOUSING
GRAND AVE • LITTLE CHUTE, WI 54140

PRELIMINARY DATES	
Sept. 26, 2017	

SHEET INFORMATION	
SITE PLAN	
17'-0" 20'-0" 27'-0" 4'-0"	FEET
C1.2	



SITE INFORMATION	
PROPERTY AREA:	AREA = 46,383 S.F. (1.06 ACRES)
EXISTING ZONING:	CENTRAL BUSINESS DISTRICT
PROPOSED ZONING:	CENTRAL BUSINESS DISTRICT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, SENIOR LIVING
AREA OF SITE DISTURBANCE:	1.06 AC
SETBACKS:	BUILDING: FRONT = 8', SIDE = 15', REAR = 15' PAVEMENT: FRONT = 5', SIDE = 5', REAR = 5'
PROPOSED BUILDING HEIGHT:	63'-1"
PARKING REQUIRED:	PROVIDE SUFFICIENT OFF STREET PARKING PER USE
PARKING PROVIDED:	55 TOTAL SPACES (3 H.C. ACCESSIBLE) 30 EXTERIOR SPACES (2 H.C. ACCESSIBLE) 24 UNDERGROUND SPACES (1 H.C. ACCESSIBLE) 5 EASEMENT SPACES (SOUTH VILLAGE PROPERTY)
HANDICAP STALLS REQUIRED:	3, HANDICAP STALLS PROVIDED: 3 (2 EXTERIOR, 1 UNDERGROUND)
LANDSCAPE REQUIREMENTS:	PARKING LOT W/IN 15' OF ROA MUST HAVE 10% OF SURFACE AREA IN LANDSCAPING FRONTRING PARKING 10' BUFFERYARD REQ. BETWEEN ADJ. RESIDENTIAL (NORTH & EAST)

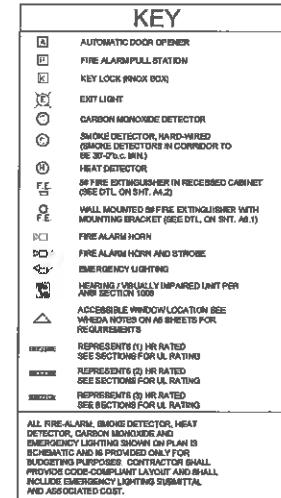
EXISTING SITE DATA		
	AREA (AC)	AREA (SF)
PROJECT SITE	1.06	46,383
BUILDING FLOOR AREA	0.03	0
EASEMENT (ASR. & CONC.)	0.01	470
TOTAL IMPERVIOUS	0.01	470
LANDSCAPE/ OPEN SPACE	1.05	45,783

PROPOSED SITE DATA		
	AREA (AC)	AREA (SF)
PROJECT SITE	1.06	46,383
BUILDING FLOOR AREA	0.28	12,000
EASEMENT (ASR. & CONC.)	0.49	21,220
TOTAL IMPERVIOUS	0.69	30,220
LANDSCAPE/ OPEN SPACE	0.37	16,154



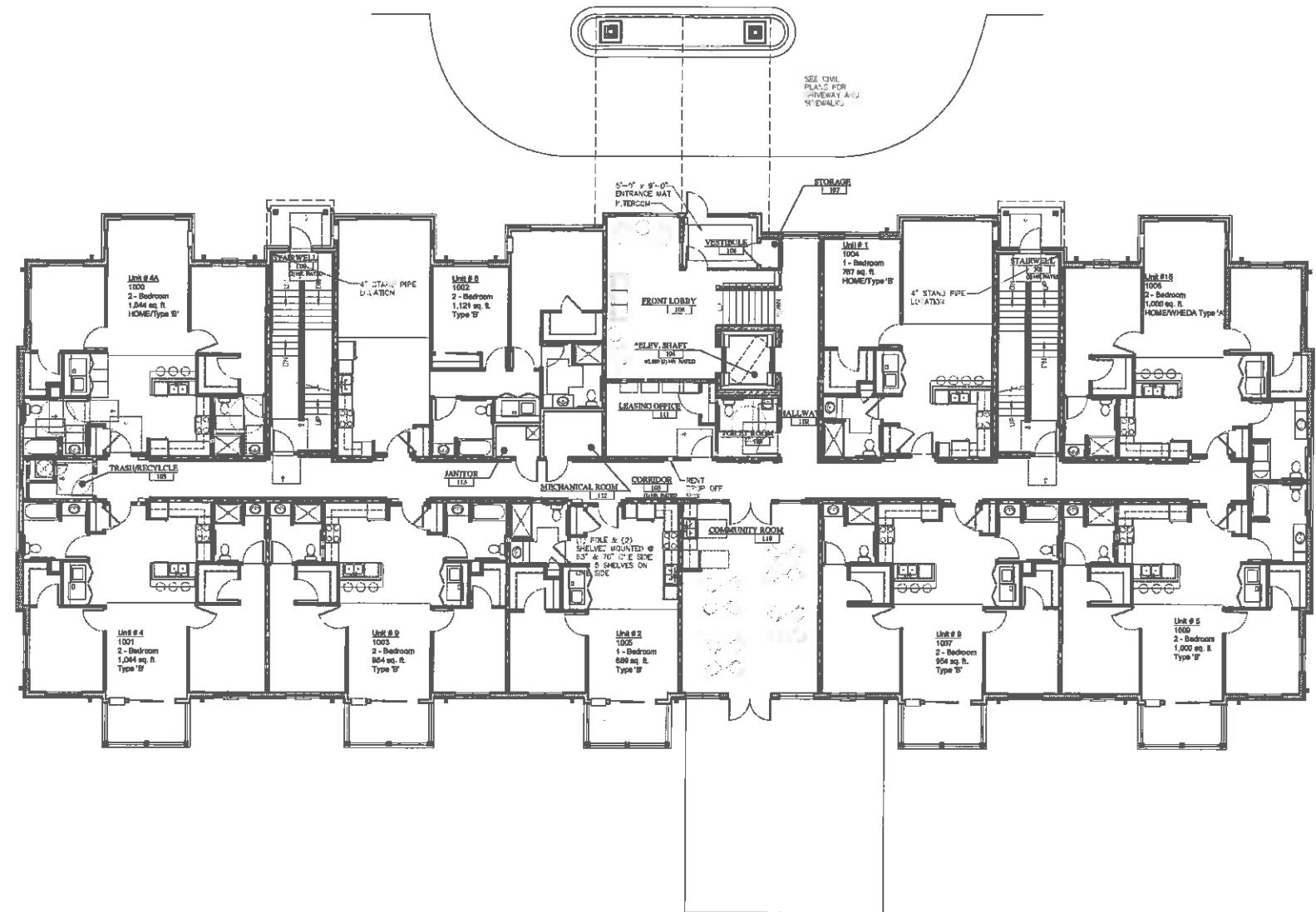
PROJECT LOCATION MAP





GENERAL NOTES

- 1) PUBLIC STAIRWAYS MUST BE EQUIPPED WITH CONTINUOUS GRIPABLE HANDRAILS ON BOTH SIDES OF STAIRS. IF HANDRAIL IS NOT CONTINUOUS, IT MUST EXTEND A MIN. OF 12'-0" BEYOND THE Treads AND A MIN. OF 127" BEYOND THE Treads. HANDRAIL IS TO BE 36"-0" (TYPE 1).
- 2) PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING.
- 3) HAND RAILS ON BOTH SIDES OF COMMON HALLWAYS - STOP CORNERS, HANDRAILS @ FIRE EXIT, CABINETS AND RETURN CORNERS.
- 4) ALL INT. DMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD. ALL EX. DMS. ARE FROM OUTSIDE FACE OF SHEATHING TO OUTSIDE FACE OF SHEATHING.
- 5) AUTOMATIC DOOR OPENERS AT MAIN ENTRANCE
- 6) HEARING VIBRALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING: 1. SMOKE DETECTION, 2. FIRE ALARM, 3. UNIT PHONE PER AMR SECTION 1000. UNIT SMOKE DETECTION, UNIT BUILDING FIRE ALARM, UNIT DOORBELL, UNIT TELEPHONE.
- 7) THE ELEVATOR CAR SHALL BE OF SUCH SIZE AND APPROXIMATELY 10'-0" X 12'-0" AND SHALL BE CAPABLE OF CARRYING AN AMBULANCE STRETCHER IN THE HORIZONTAL OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR AMBULANCE. THE ELEVATOR DOOR SHALL BE 36"-0" HIGH. THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES (75 MM) HIGH AND SHALL BE PLACED SIDEON ON BOTH SIDES OF THE ELEVATOR DOOR FRAME.



CONTROL JOINT DESIGN GUIDELINES

MATERIAL	GUIDELINES
C.M.U.	<p>PROVIDE A CONTROL JOINT:</p> <ul style="list-style-type: none"> - WITHIN 4' OF TYPICAL JOINT SPACINGS AT EVERY CORNER - SPACED NOT MORE THAN 1.5x THE WALL HEIGHT (24"-0" MAX.) - HEAR ONE SIDE OF DOOR/WINDOW OPENINGS OVER 8'-0" WIDE - AT BOTH SIDES OF OPENINGS OVER 8'-0" WIDE - AT A CHANGE IN WALL HEIGHT - AT A CHANGE IN WALL THICKNESS - AT MOVEMENT JOINTS IN ROOFS AND FLOORS
C.M.U. VENEER	<p>PROVIDE A CONTROL JOINT:</p> <ul style="list-style-type: none"> - WITHIN 4' OF OUTSIDE CORNERS - AT ALL INSIDE CORNERS - SPACED NOT MORE THAN 1.5x THE WALL HEIGHT (24"-0" MAX.) - HEAR ONE SIDE OF DOOR/WINDOW OPENINGS OVER 8'-0" WIDE (NOT RECD) - AT BOTH SIDES OF OPENINGS OVER 8'-0" WIDE - AT A CHANGE IN WALL HEIGHT - AT A CHANGE IN WALL THICKNESS - AT MOVEMENT JOINTS IN ROOFS AND FLOORS
CLAY BRICK VENEER	<p>PROVIDE A CONTROL JOINT:</p> <ul style="list-style-type: none"> - AT OR NEAR EVERY BUILDING CORNER - SPACED NOT MORE THAN 20'-0" APART AT WALLS WITHOUT OPENINGS - SPACED NOT MORE THAN 20'-0" APART AT WALLS WITH OPENINGS - WITH SPACINGS BETWEEN DOOR/WINDOW OPENINGS AS MADE IN U.S. PLANS ADJUSTED FOR PARTIAL JOINTS, REFER TO MANUFACTURER'S JOINT JOINTS - AT A CHANGE IN WALL HEIGHT - AT A CHANGE IN WALL THICKNESS - AT MOVEMENT JOINTS IN ROOFS AND FLOORS - AT OFFSETS AND RETAINERS

UNIT TOTALS					
1 BEDROOM	2 BEDROOM	2 BATH	2 BEDROOM + DEN	TOTAL	
1 BATH	1 BATH	2 BATH	2 BATH	0	8
0	0	0	0	0	11
2	1	0	1	1	10
2	1	0	1	1	10
12	2	24	2	29	



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



KEY PLAN

SCALE 1/8"

LITTLE CHUTE SENIOR HOUSING

GRAND AVE • LITTLE CHUTE, WI 54140

NEW CONSTRUCTION

PRELIMINARY DATES
SEPT. 28, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION
FIRST FLOOR PLAN

SHEET NUMBER
A1.1

PRINT © EXCEL ARCHITECTURE, INC.

LITTLE CHUTE SENIOR HOUSING
GRAND AVE • LITTLE CHUTE, WI 54140

PROFESSIONAL

PRELIMINARY DATES
SEPT. 29, 2017

NOT FOR CONSTRUCTION

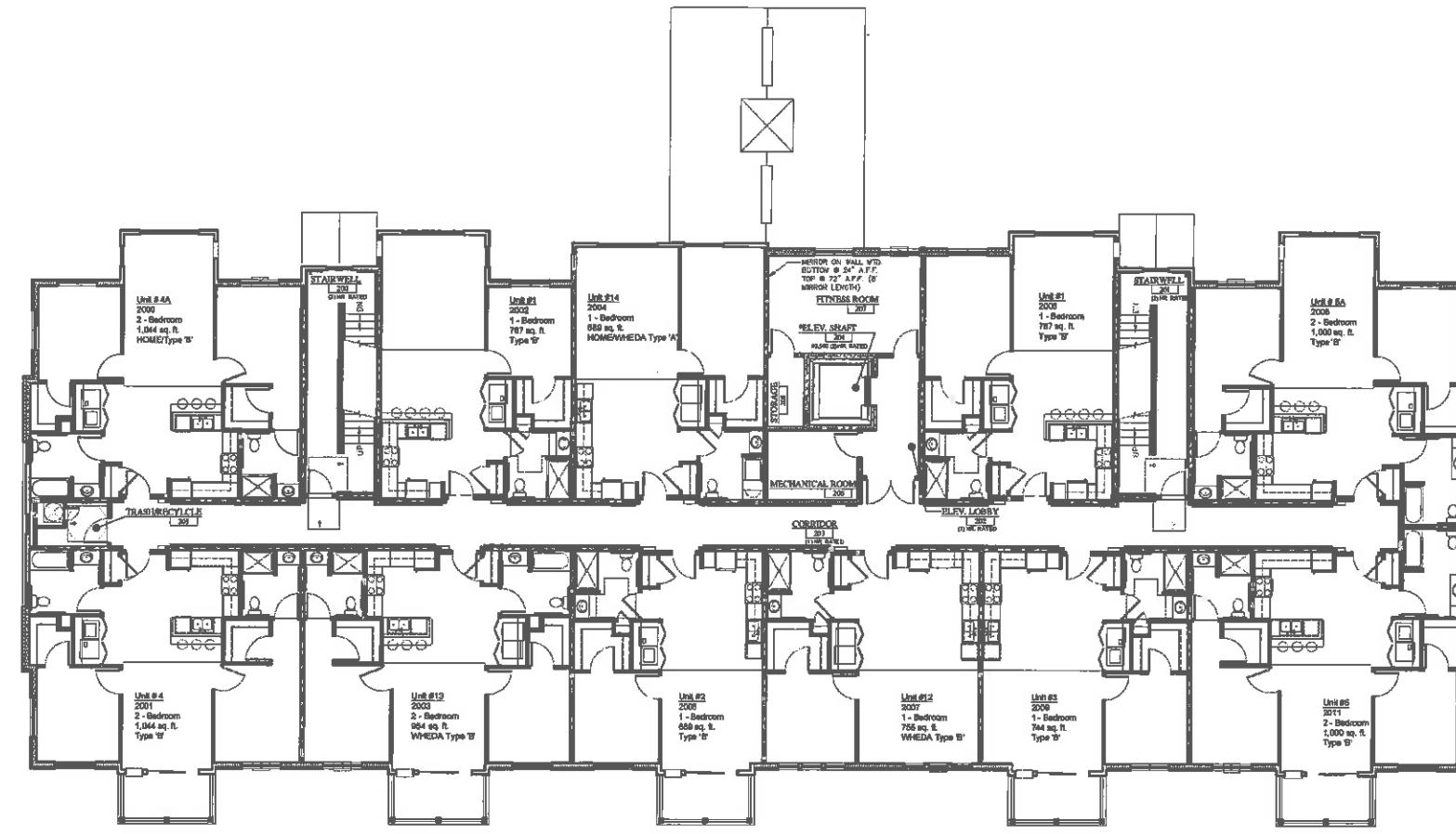
SHEET INFORMATION
SECOND FLOOR PLAN
SHEET NUMBER
A1.2

SP7 © 2012, FISHER PRICE INC.

KEY	
A	AUTOMATIC DOOR OPENER
B	FIRE ALARM PULL STATION
C	KEY LOCK (NOX BOX)
D	EXHAUST
E	CARBON MONOXIDE DETECTOR
F	SMOKE DETECTOR, HARD-WIRED (SEE FIRE ALARMS IN CORRIDOR TO BE SPOT-CODED AREA)
G	HEAT DETECTOR
H	20 FIRE EXTINGUISHER IN RECESSED CABINET (SEE DTL. ON SH. A-3)
I	WALL MOUNTED 50 FIRE EXTINGUISHER WITH MOUNTING BRACKET (SEE DTL. ON INT. A-1)
J	FIRE ALARM HORN
K	FIRE ALARM HORN AND STROBE
L	EMERGENCY LIGHTING
M	HEARING VIBRALLY IMPAIRED UNIT PER ANSI SECTION 1000
N	ACCESSIBLE VANISH LOCATION (SEE WHEELCHAIR ACCESS SHEETS FOR REQUIREMENTS)
O	REPRESENTS (1) HR RATED SEE SECTIONS FOR UL RATING
P	REPRESENTS (2) HR RATED SEE SECTIONS FOR UL RATING
Q	REPRESENTS (5) HR RATED SEE SECTIONS FOR UL RATING
R	ALL FIRE-ALARM, SMOKE DETECTOR, HEAT DETECTOR, CARBON MONOXIDE AND EMERGENCY LIGHTING SHOWN ON PLAN IS SIGHTLY INACCURATE AND IS PROVIDED ONLY FOR BUDGETING PURPOSES. CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND BUDGETED COST.

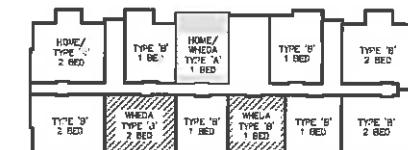
GENERAL NOTES

1. PUBLIC PARKINGS MUST BE EQUIPPED WITH CONTINUOUS
GRIPABLE HANDRAILS ON BOTH SIDES OF STAIRS. IF
HANDRAIL IS NOT CONTINUOUS, IT MUST EXTEND A MIN. OF
(17') BEYOND THE TOP TOWER, AND A MIN. OF (12') BEYOND
THE BOTTOM TOWER, AND (17') BEYOND THE BOTTOM TOWER.
2. PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM
THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING.
3. HAND RAILS ON BOTH SIDES OF COMMON HALLWAYS - STOP
COMMON HANDRAILS @ FIRE EXIT, CABINETS AND
REFRIGERATORS.
4. ALL INT. DOORS ARE FROM FACE-OF-STUD TO FACE-OF-STUD
ALL EXT. DOORS ARE FROM CUT-SIDE FACE-OF-STUD TO
CUT-SIDE FACE-OF-SHEATHING.
5. AUTOMATIC DOOR OPENERS AT MAIN ENTRANCE.
6. HEARING VIBRALLY IMPAIRED UNIT(S) TO INCLUDE THE
FOLLOWING: (1) SMOKE DETECTOR, (1) FIRE ALARM, (1)
AMBULANCE STRETCHER IN THE HORIZONTAL OPEN POSITION
AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL
FOR AMBULANCE. (1) FIRE ALARM PULL STATION. (1)
SYMBOL SHALL NOT BE LESS THAN 5 INCHES (125MM) HIGH
AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE
HOSPITAL DOOR FRAME.
7. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND
ARRANGEMENT AS TO ALLOW FOR THE PLACEMENT OF A
AMBULANCE STRETCHER IN THE HORIZONTAL OPEN POSITION
AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL
FOR AMBULANCE. (1) FIRE ALARM PULL STATION. (1)
SYMBOL SHALL NOT BE LESS THAN 5 INCHES (125MM) HIGH
AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE
HOSPITAL DOOR FRAME.



UNIT TOTALS					
	1 BEDROOM	2 BEDROOM	2 BEDROOM	2 BEDROOM + DEN	TOTAL
	1 BATH	1 BATH	2 BATH	2 BATH	
FIRST FLOOR	0	0	0	0	0
SECOND FLOOR	6	0	6	0	11
THIRD FLOOR	2	1	6	1	10
FOURTH FLOOR	2	1	6	1	10
TOTAL	12	2	24	2	40

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



KEY PLAN

SCALE: NONE

PRELIMINARY DATES	
SEPT. 29, 2017	

SHEET INFORMATION	
SECOND FLOOR PLAN	
SHEET NUMBER	
A1.2	



LITTLE CHOIE SENIOR HOUSING

GRAND AVE • LITTLE CHUTE, WI 54140

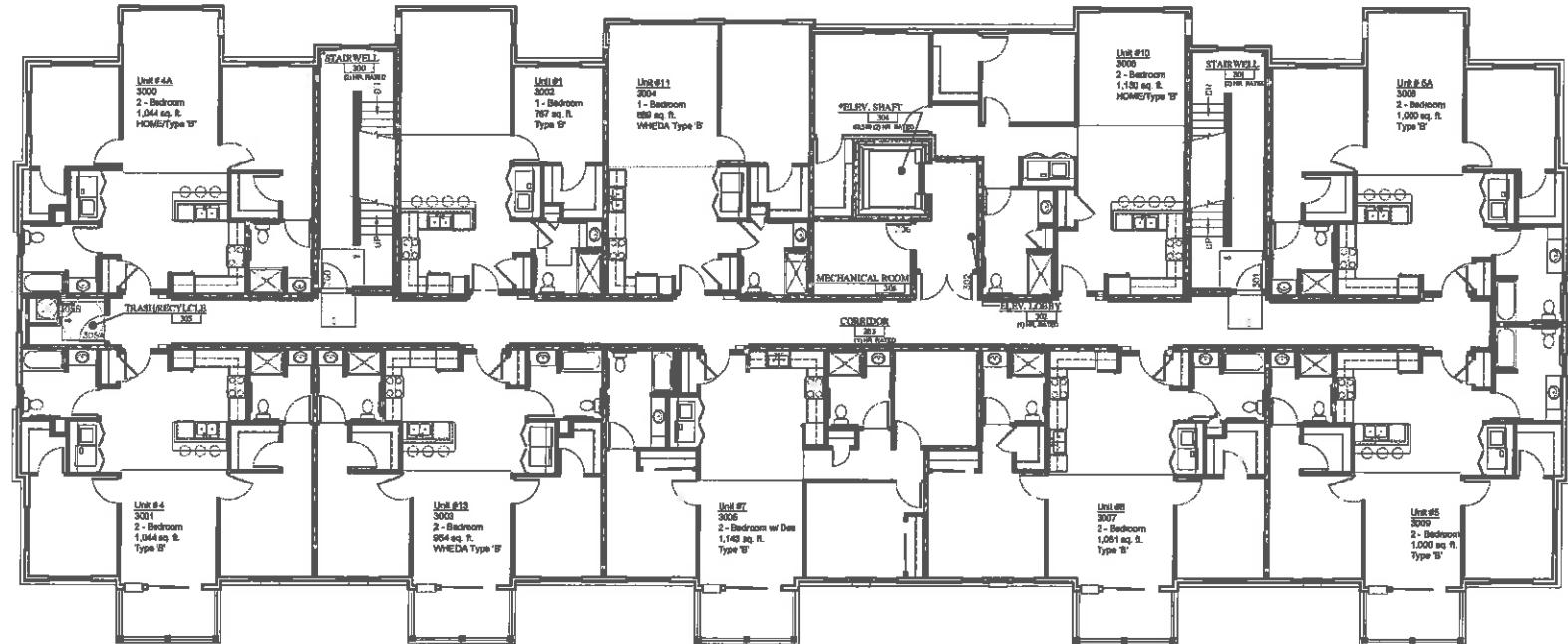
LITTLE CHUTE SENIOR HOUSING
100 N. 1ST AVENUE • LITTLE CHUTE, WI 54140

NOT FOR CONSTRUCTION

1.3

GENERAL NOTES

- 1. PUBLIC STAIRWAYS MUST BE EQUIPPED WITH HANDRAILS, BOTH SIDE OF STAIR, AND AT LEAST ONE OF HANDRAILS IS NOT MORE THAN 12" FROM THE TREAD AREA OF 12' BEYOND THE TOP RISER, AND A MIN. OF 12" BOTTOM RISER. HANDRAILS TO RETURN TO WALLS. (TYPE)
- 2. PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM LOCATED IN EACH COMMON AREA OF BUILDING.
- 3. HAND RAIL ON BOTH SIDES OF COMMON HALLWAYS - STOP CORRIDOR HANDRAILS @ FIRE EXIT, CABINETS AND RETURN TO WALLS.
- 4. ALL/HALL ARE FROM FACE OF STUD TO FACE OF STUD, AND FROM OUTSIDE FACE OF SHEATHING TO OUTSIDE FACE OF SHEATHING.
- 5. AUTOMATIC DOOR CLOSERS AT MAIN ENTRANCE.
- 6. HEARING / VIBRATING UNITS TO INCLUDE THE FOLLOWING AUDIBLE AND VISIBLE SIGNALING DEVICES PER FACE SHEATHING: 1. SMOKE DETECTORS, 1. THERMISTOR, 1. INFRARED, 1. CO/SMOKE, 1. CARBON MONOXIDE.
- 7. THE ELEVATOR CAN SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 48" BY 48" AND ARRANGEMENT STRETCHED IN THE HORIZONTAL, OPEN POSITION AND 72" IN THE VERTICAL POSITION. ELEVATOR DOORS FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE), THE SYMBOL, SHALL NOT BE LESS THAN 3 INCHES (76 MM) HIGH AND 12 INCHES (305 MM) WIDE, LOCATED ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.

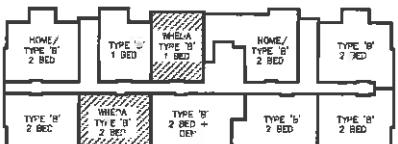


UNIT TOTALS						
	1 BEDROOM	2 BEDROOM	2 BEDROOM	2 BEDROOM + DEN	TOTAL	
FIRST FLOOR	2	1 BATH	0	7	6	8
SECOND FLOOR	6	0	0	0	6	11
THIRD FLOOR	2	1	0	1	1	10
FOURTH FLOOR	2	1	0	1	1	10

NORTH

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

卷之三



PRELIMINARY DATES



LITTLE CHUTE SENIOR HOUSING
NEW CONSTRUCTION
GRAND AVE • LITTLE CHUTE, WI 54140

NOT FOR CONSTRUCTION

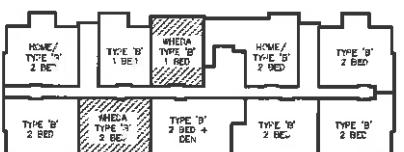
PRELIMINARY DATES
SEPT. 29, 2017

SHEET INFORMATION
FOURTH FLOOR PLAN
SHEET NUMBER
A1.4

2017 © EXCEL ENGINEERING, INC.

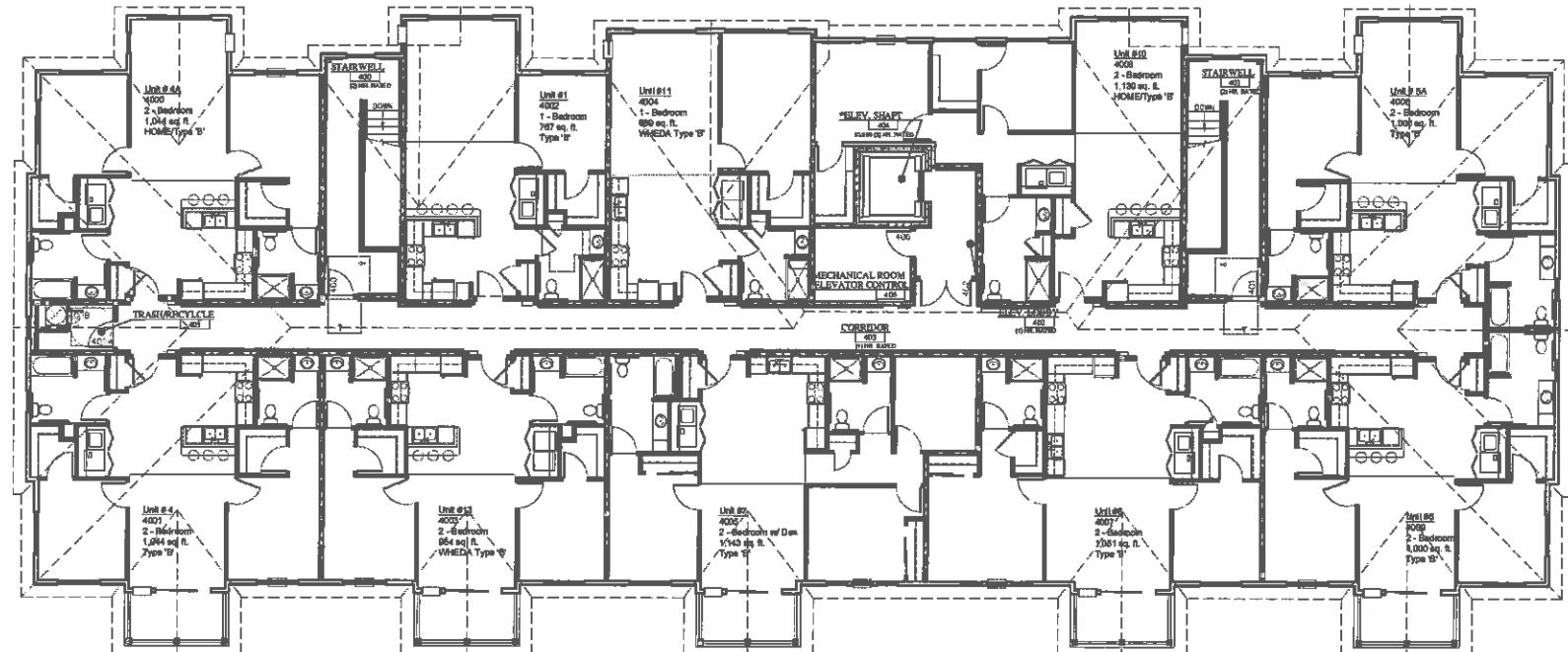
UNIT TOTALS					
	1 BEDROOM	2 BEDROOM	2 BATH	2 BEDROOM + DEN	TOTAL
	1 BATH	1 BATH			
FIRST FLOOR	1	1	0	0	3
SECOND FLOOR	0	0	0	0	0
THIRD FLOOR	2	1	0	1	4
FOURTH FLOOR	2	1	0	1	4
TOTAL	12	2	24	2	49

FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



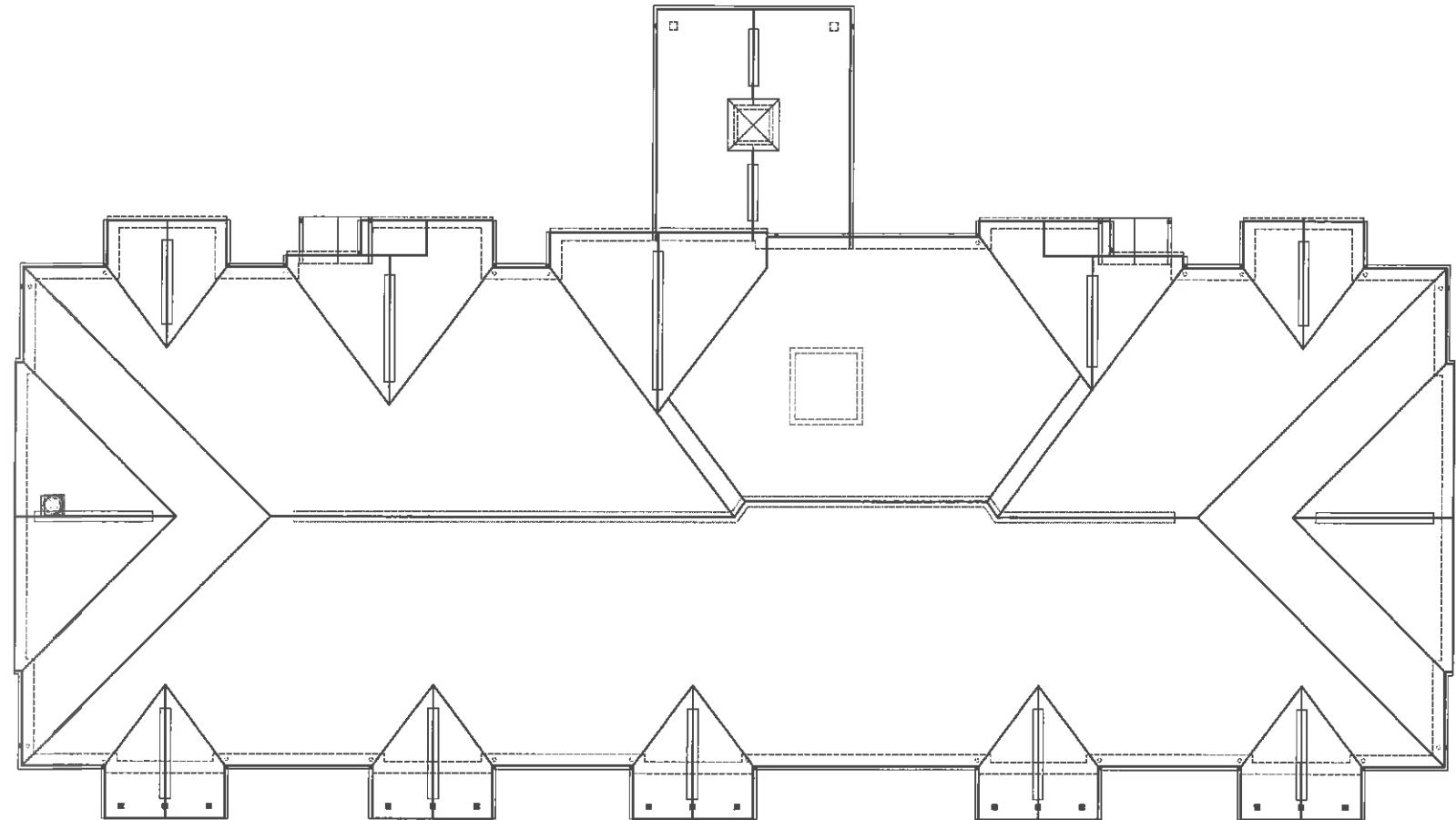
KEY PLAN

SCALE: 1/4"



GENERAL NOTES

1. PUBLIC STAIRWAYS MUST BE EQUIPPED WITH CONCEALED OR EXPOSED METAL BALUSTERS OR STEPS. IF HANDRAIL IS NOT CONTINUOUS, IT MUST EXTEND A MIN. OF 12" BEYOND THE TOP TREAD. AND A MIN. OF 12" BEYOND THE BOTTOM TREAD. (SEE SECTION 10 FOR DETAILS)
2. PROVIDE VISUAL AND AUDIBLE ENVIRONMENTAL ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING.
3. HAND RAILS ON BOTH SIDES OF COMMON HALLWAYS - STOP CORRIDOR HANDRAILS @ FIRE EXIT CABINETS AND RETURN TO EXISTING HANDRAILS.
4. ALL INT. DOORS ARE FROM FACE-OF-STUD TO FACE-OF-STUD. ALL EXT. DOORS ARE FROM OUTSIDE FACE-OF-STUD TO OUTSIDE FACE-OF-STUD.
5. AUTOMATIC DOOR OPENERS AT MAIN ENTRANCE.
6. HEARING / VISUALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING: (1) 1 BEDROOM UNIT, (2) 2 BEDROOM UNITS PER ANSI SECTION 102; (3) 3 BEDROOM UNITS PER ANSI SECTION 102; (4) 1 BATH. (5) SMOKE DETECTION, UNIT BULDING FIRE ALARM, UNIT DOORBELL & UNIT TELEPHONE.
7. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND APPROXIMATELY 10'-0" DEEP BY 12'-0" WIDE TO ACCOMMODATE AN AMBULANCE STRETCHER IN THE HORIZONTAL OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR AMBULANCE. THE ELEVATOR DOOR SHALL BE 36" WIDE. THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES (76.2MM) HIGH AND SHALL BE PLACED INSIDE OR BOTH SIDES OF THE HORIZONTAL DOOR FRAME.



ROOF PLAN
NORTH

SCALE: 1/8" = 1'-0"
8' 0' 2' 4' 6' 8'

GENERAL ROOF NOTES:

U = - - - - - MOUNT LOCATION
→ = R-W SLOPE IN ECTION
ROOF COLOR
• SEE INCORPORATION FOR SHINGLE TYPE
• PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS AND AS PER MANUFACTURER'S REQUIREMENT
• R-F VENT TO BE SHINGLE FIBER TYPE
• PROVIDE STANDING JUTTED VALLEY APPLICATION
• SEE SECTION FOR ALL OVERHANG LENGTH DIMENSIONS
• DOWNGUTTER RIVER LOCATION BELOW ROOF LINE DOWNGUTTER RIVER AS NEEDED

NEW CONSTRUCTION
LITTLE CHUTE SENIOR HOUSING
GRAND AVE • LITTLE CHUTE, WI 54140

PRELIMINARY DATES
SEPT. 28, 2017
NOT FOR CONSTRUCTION

SHEET INFORMATION
ROOF PLAN
SHEET NUMBER
A1.5

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54937
PH: 920.921.1111
WWW.EXCELENIGMA.COM

PROJECT INFORMATION
PROJECT NUMBER 1722560



1 EAST ELEVATION
SCALE: NOT TO SCALE



2 SOUTH ELEVATION
SCALE: NOT TO SCALE



3 SOUTH EASTERN PERSPECTIVE
SCALE: NOT TO SCALE



4 NORTH ELEVATION
SCALE: NOT TO SCALE



5 WEST ELEVATION
SCALE: NOT TO SCALE

SIDING	
(A)	NIKHAI RED BRICK PANELS 5/8" Thick, Fire Clay 18" x 6" Panels with a Smooth-Sawn Surface Finish.
(B)	BEIGE CAST STONE BANDING Cast Stone and Limestone, Sand, and Limestone Aggregate (Sand Finish)
(C)	BROWN FIBER CEMENT LAP SIDING 5/16" Thick, 8" Fiber Cement Boards, with a 6" Joints
(D)	DARK STAIN FIBER CEMENT TRIM 5/16" Thick, 6" Fiber Cement Boards, Rough Finish
(E)	WHITE FIBER CEMENT SIDING (STUCCO EMBOSSED) 5/16" Thick, Fiber Cement Vertical 4" x 8" Panels
(F)	WHITE VINYL WINDOWS 5/8" Low-E Glazing, Manufactured by Crystal or Equal.
ROOF	
(G)	ARCHITECTURAL SHINGLES Laminate-Style Glass-Fiber Reinforced Asphalt Shingle
(H)	PREFINISHED METAL COPING & SOFFIT Trim
(I)	WHITE FIBER CEMENT TRIM 3/4" Thick, 6" & 8" Fiber Cement Boards, Wolverine Finish
(J)	WHITE VINYL RAILINGS Classic Vinyl Railing System as Manufactured by Color Guard or Equal.
(K)	WHITE VINYL WRAPPED COLUMNS Classic Vinyl Railing System as Manufactured by Color Guard or Equal.