

**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, March 22, 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 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 Mid Valley Motors LLC, applicant, and Enzo Realty LLP, owner, for property located at 520 East Northland Avenue (Tax Id #31-6-3150-00) to obtain a Special Use Permit for an automobile sales and display lot. In the C-2 General Commercial District, a Special Use Permit is required for an automobile sales and display lot.
  
- ALDERMANIC DISTRICT: 6 – Alderperson Denise Fenton

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 David Kress, Deputy Director, in the Community and Economic Development Department at 920-832-6428 or by email at [david.kress@appleton.org](mailto:david.kress@appleton.org).

CITY PLAN COMMISSION

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.*



520 East Northland Avenue  
Special Use Permit  
Automobile Sales and Display Lot  
Aerial Map

520

E FIRST AV

6-3150

Subject Area

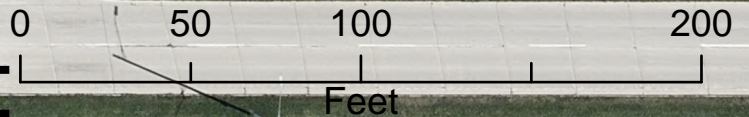
520

60

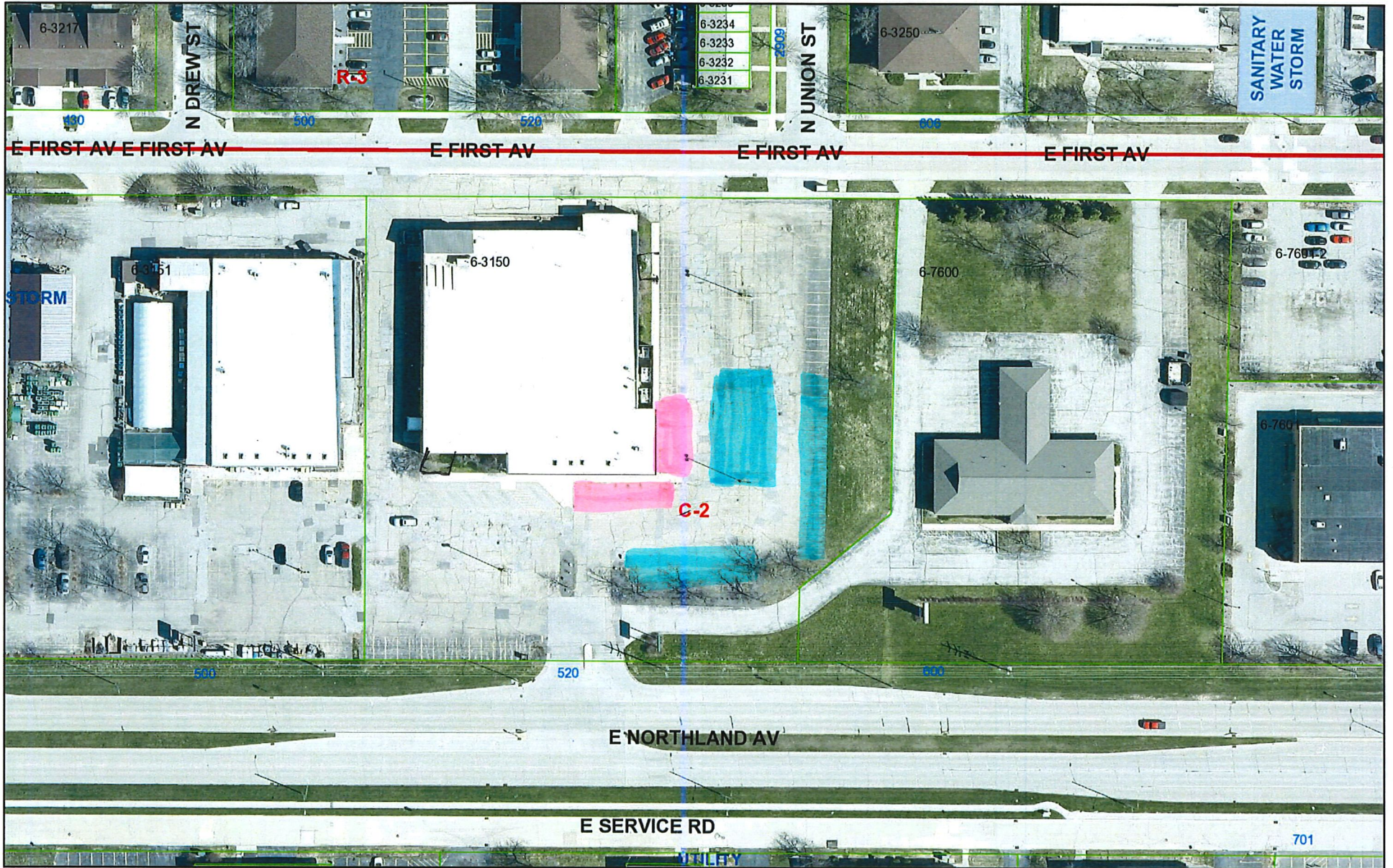
E NORTHLAND AV



City Plan Commission  
3-22-2023



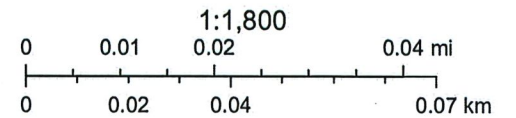
# ArcGIS Web Map



11/29/2022, 1:28:35 PM

- City Limits
- City Parcels
- Zoning
- Small Street Names
- Easements

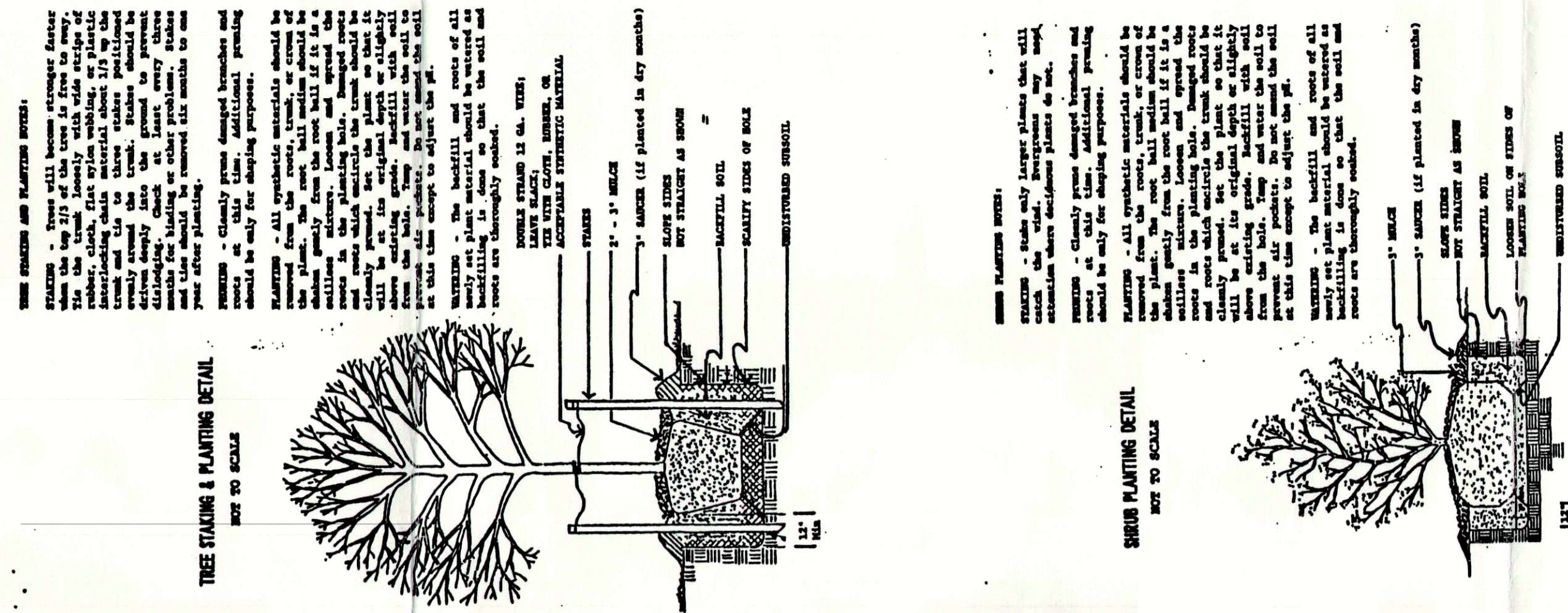
customer parking  
 Inventory for Sale



**SCHULTZ SAV-O-STORE/ACE HARDWARE**

PLANT SCHEDULE	QTY.	Size	TYPE
		(")	
A EMERALD LUSTRE MAPLE	4	2.5	B&B
B GOLDDROP POTENTILLA	21	15	CONT
C SEAGREEN JUNIPER	29	15-18	CONT/B&B
D GOLDFLAME SPIREA	17	15	CONT
E TECHNY ARBORVITAE	27	48	B&B
F CLAVEY'S HONEYSUCKLE	25	15	CONT
G GOLDMOUND SPIREA	36	15	CONT
H PINKSPIRE GRASSAPPLE	3	1	CONT
J AUTUMN PURPLE ASH	12	2	B&B
K JF GROTEENDORST ROSE	28	1 gallon	CONT
L COMPACT BURNING BUSH	2	36	B&B
M ANDORRA JUNIPER	12	18	CONT
N DWARF KOREAN LILAC	0	24	CONT

**NOTE:**  
 Stake All Trees  
 Planting bed shall be 34" size Schmalz Blend Stone Mulch  
 2-3" depth w/Typar Weed Barrier beneath  
 Install poly Cobra edging to separate all lawn area from plant bed areas



**PARKING**

- Existing Parking Spaces: 167
- Parking Spaces Used For Sales/Display: 47
- Remaining Parking Spaces: 120

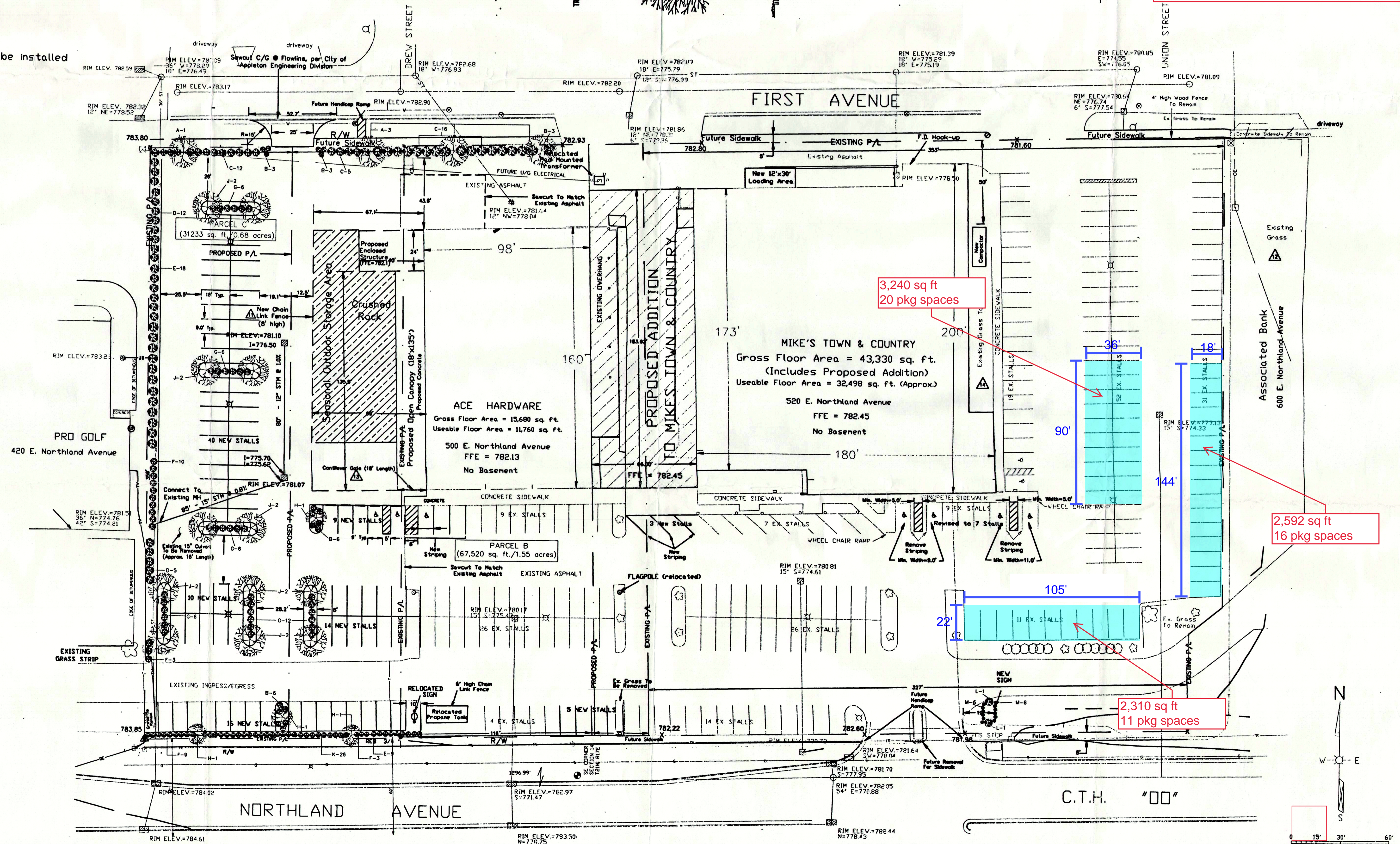
- Additional Revisions (12/12/97)
- ▲ Revised Fence Height
  - ▲ Revised - No parking lot will be installed
  - ▲ Added Cantilever Gate
  - ▲ Proposed Addition Removed

**SURVEY DESCRIPTIONS:**

- EB = Edge of Bituminous
- EC = Edge of Concrete
- BC = Back of Curb
- GND = Ground Elevation
- HYD = Hydrant
- CON = Concrete
- B = Building
- GAV = Gas Valve
- EB = Edge of Bituminous
- BT = Bituminous

**LEGEND:**

- EXISTING COUNTY SECTION
- LINE AND SET VEINING
- 1" IRON PIPE FOUND
- HYDRANT
- WATER VALVE
- PEDESTAL
- EXISTING LIGHT POLE
- FLAG POLE
- POWER POLE
- CONVERT
- MANGLE
- 5TH INLET (6" x 8")
- Coasting 5th Inlet
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- GAS METER
- PROPERTY LINE
- SANITARY SEWER SIZE AS NOTED
- ST. STORM SEWER SIZE AS NOTED
- SECTION LINE
- CONTROL LINE
- R/W RIGHT OF WAY



3,240 sq ft  
20 pkg spaces

2,592 sq ft  
16 pkg spaces

2,310 sq ft  
11 pkg spaces

**OMNI ASSOCIATES**

ONE SYSTEMS DRIVE  
 APPLETON, WI 54914  
 PHONE: (920) 330-6100  
 FAX: (920) 330-6100

**SITE PLAN**  
 Landscaping Plan

**SCHULTZ SAV-O-STORE/  
 ACE HARDWARE**

REV.	DATE	BY	REVISION
1	12/2/97	JEV	
2	12/12/97	JEV	

DATE: 11/13/97  
 PROJECT NO: E1324A97  
 FILE NO:

CAD FILE NAME: Base\_fin.dwg  
 SHEET: 2 of 6

