

**NOTICE OF INFORMAL PUBLIC HEARING**  
**OF THE**  
**APPLETON CITY PLAN COMMISSION**

Dear property owner(s):

The City of Appleton Plan Commission will conduct an Informal Public Hearing on Wednesday, June 23, 2021, at 3:30 P.M., in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the following proposed rezoning request:

**Proposed Rezoning Request:** The owner, Calumet Village Partners, Chris Winter, agent on behalf of the applicant, Andrew Graf, is requesting to rezone Property Tax Id #31-9-1117-00 (Coolidge Court), including the adjacent one-half (1/2) right-of-way, as shown on the attached maps, from PD/C-2 Planned Development General Commercial District to R-3 Multi-Family District consistent with the City of Appleton 2010-2030 Comprehensive Plan which identifies this parcel as future multi-family land use.

**History:** In 1985, the Calumet Street Planned Development District #34-84 (now known as PD/C-2 Planned Development General Commercial District #34-84) was approved to allow for the construction of a shopping center complex which included a grocery store, retail, professional, personal, restaurant uses and an 8-unit multi-family apartment building on Property Tax Id#'s 31-9-1114-00, 31-9-1114-01, 31-9-1116-00, 31-9-1117-00 and 31-9-1118-00.

- The 8-unit multi-family apartment building was authorized to be constructed on the parcel of land included in this rezoning request (Property Tax Id #31-9-1117-00). The 8-unit multi-family apartment building was never constructed, and the parcel of land is currently listed for sale.

**Reason for the Rezoning Request:** The owner/applicant proposes to rezone the subject property from PD/C-2 Planned Development General Commercial District #34-84 to the R-3 Multi-Family District. The existing planned development district standards (PD/C-2 Planned Development General Commercial District #34-84) do not allow for a building footprint with attached garages, patios, balconies and associated outdoor parking of vehicles in driveways leading to the attached garages. The request is being made because the applicant has interest in purchasing and constructing a multi-family apartment building with attached garages, patios, balconies and associated outdoor parking of vehicles in driveways leading to the attached garages utilizing the current Appleton Municipal Code, R-3 Multi-Family District standards.

**ALDERMANIC DISTRICT:** 5 – Alderperson Katie Van Zeeland

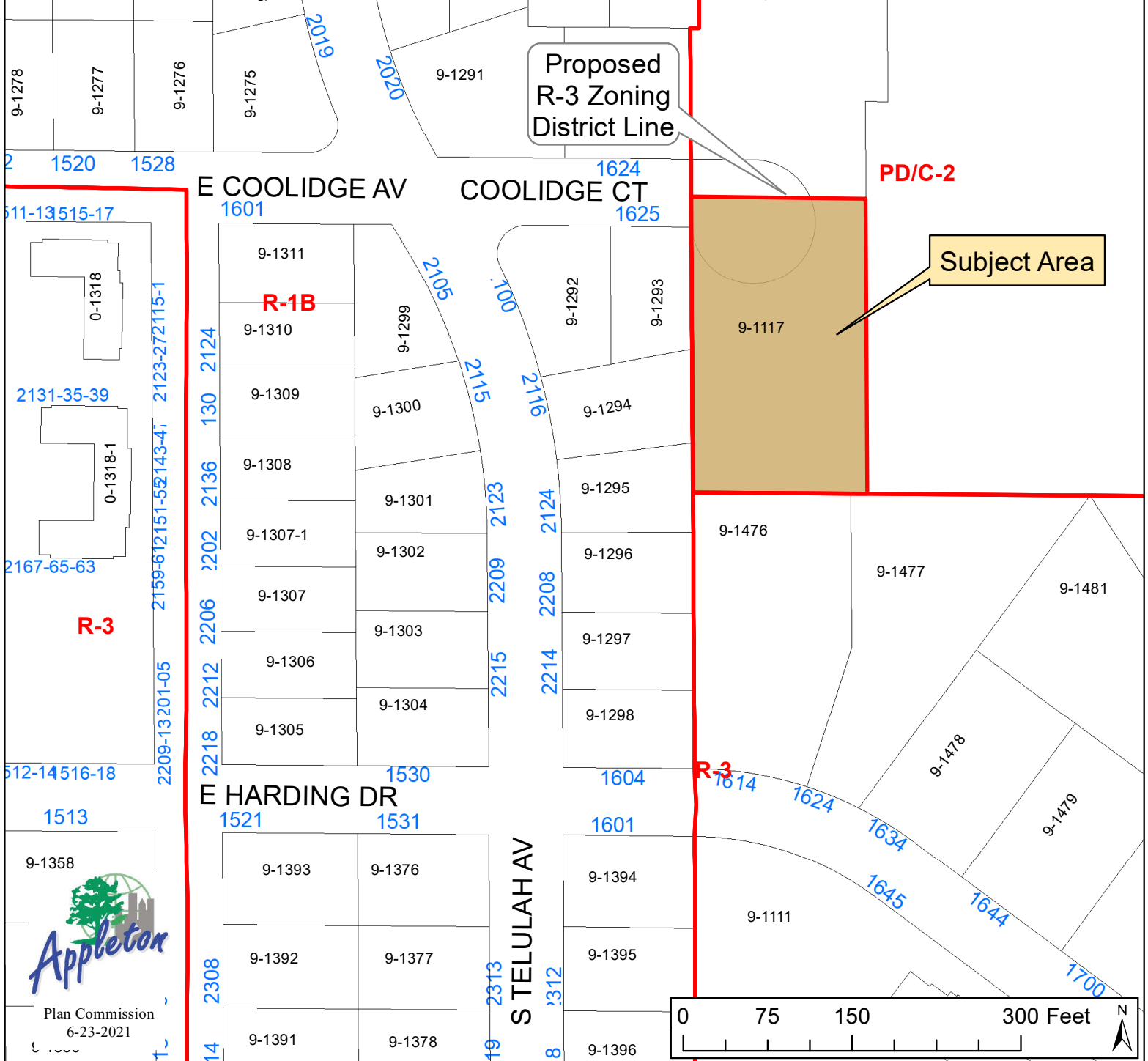
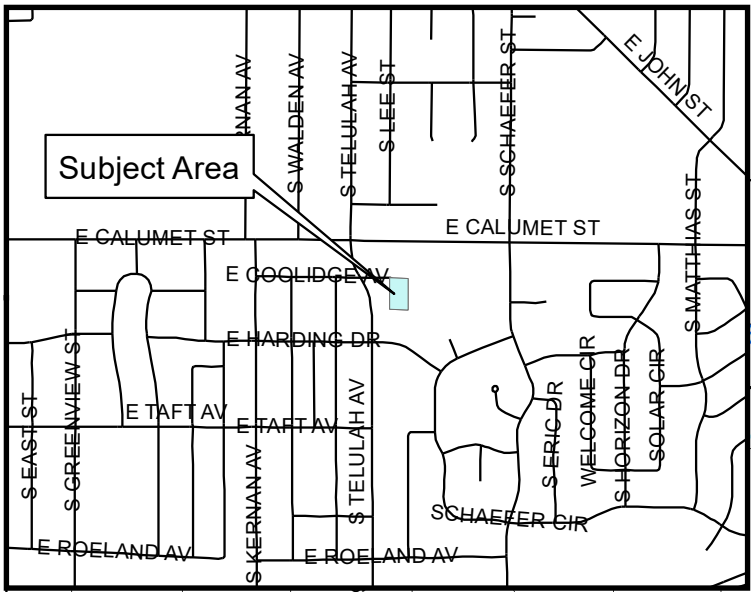
You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466 or by email at [don.harp@appleton.org](mailto:don.harp@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.*

Rezoning  
 Tax Id. 31-9-1117-00  
 Undeveloped Lot on Coolidge Court  
 PD/C-2 Planned Development General  
 Commercial District to R-3 Multi-family District  
 Zoning Map

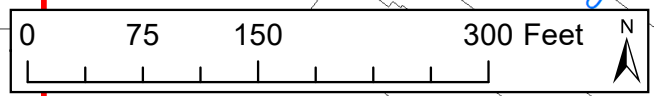


Proposed  
 R-3 Zoning  
 District Line

Subject Area



Plan Commission  
 6-23-2021



Rezoning  
Tax Id. 31-9-1117-00  
Undeveloped Lot on Coolidge Court  
PD/C-2 Planned Development General  
Commercial District to R-3 Multi-family District  
Aerial Map

E CALUMET ST

E COOLIDGE AV

COOLIDGE CT

Subject Area

S TELULAH AV

E HARDING DR



City Plan Commission  
6-23-2021



0 50 100 200 Feet

