

NOTICE OF PUBLIC HEARING

#8-17

RE: Proposed Zone Change

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on January 17, 2018, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

Rezoning #8-17 has been initiated by owner/applicant, Emerald Valley Estates, LLC, and Apple Tree Appleton Four, LLC, to rezone Property Tax ID #31-1-7509-03 and part of Property Tax ID #31-1-7512-73 from R-1A Single-Family District and R-2 Two-Family District to R-1B Single-Family District. The R-1B District is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.

Purpose of the Rezoning: Facilitate the construction of the Creekside Estates Subdivision consisting of 13 single-family lots along Cherryvale Avenue, south of Ashbury Drive.

Legal Description:

PART OF LOT 273 AND ALL OF LANDS DESIGNATED "LANDS TO BE DEDICATED THE CITY FOR PARK", ALL BEING PART OF FIRST ADDITION TO APPLE CREEK ESTATES, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 08, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, CONTAINING 168,488 SQUARE FEET (3.8680 ACRES) OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 08; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 08, S88°59'32"E 2419.02 FEET TO THE WEST RIGHT OF WAY LINE OF CHERRYVALE AVE; THENCE, ALONG SAID WEST RIGHT OF WAY LINE, 60.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 1105.18 FEET AND A CHORD OF 60.56 FEET WHICH BEARS N08°50'22"E TO THE POINT OF BEGINNING; THENCE N88°59'32"W, 173.16 FEET; THENCE N01°00'28"E, 134.74 FEET; THENCE N14°44'20"E, 863.37 FEET; THENCE N69°48'36"E 28.91 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE, ALONG SAID WEST RIGHT OF WAY LINE, 702.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 1039.18 FEET AND A CHORD OF 689.17 FEET WHICH BEARS S00°52'46"E; THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S18°29'09"W, 150.66 FEET; THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, 155.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1105.18 FEET AND A CHORD OF 155.65 FEET WHICH BEARS S14°26'52"W TO THE POINT OF BEGINNING AND INCLUDING TO THE CENTERLINE OF THE ADJACENT RIGHT-OF-WAY LINE OF CHERRYVALE AVENUE, SUBJECT TO ALL EASEMENTS, AND RESTRICTIONS OF RECORD.

December 20, 2017

KAMI LYNCH
City Clerk

RUN: December 26, 2017
January 2, 2018