

**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, June 25, 2025, 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 following proposed Comprehensive Plan Future Land Use Map Amendment and Rezoning requests.

**COMMON DESCRIPTION:**

Land generally located west of the CTH OO/USH 441 Interchange (Tax Id #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, and recently annexed Town of Grand Chute parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000 and 101172100).

**ALDERMANIC DISTRICT:** 13 – Alderperson Sheri Hartzheim

**Comprehensive Plan Future Land Use Map Amendment Request:**

A Comprehensive Plan Future Land Use Map amendment request has been initiated by the Christopher Hartwig Revocable Trust, owner, and Briohn Building Corporation, c/o Devon Pittman, applicant, pursuant to Wisconsin State Statute 66.1001 and the City of Appleton Comprehensive Plan 2010-2030. The owner/applicant requests to amend the Comprehensive Plan Future Land Use Map for:

- Tax Id Parcel #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6728-00, 31-1-6729-00, and recently annexed Town of Grand Chute parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000 and 101172100, generally located west of the CTH OO/USH 441 Interchange from future Business/Industrial land use designation to future Commercial land use designation

**Rezoning Request:**

A rezoning request has been initiated by the Christopher Hartwig Revocable Trust, owner, and Briohn Building Corporation, c/o Devon Pittman, applicant, in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton for the following described real estate. The owner/applicant requests to rezone:

- Tax Id Parcel #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6729-00, and recently annexed Town of Grand Chute parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000 and 101172100, generally located west of the CTH OO/USH 441 Interchange, including the adjacent right-of-way, from M-1 Industrial Park District and AG Agricultural District to C-2 General Commercial District

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 or email. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

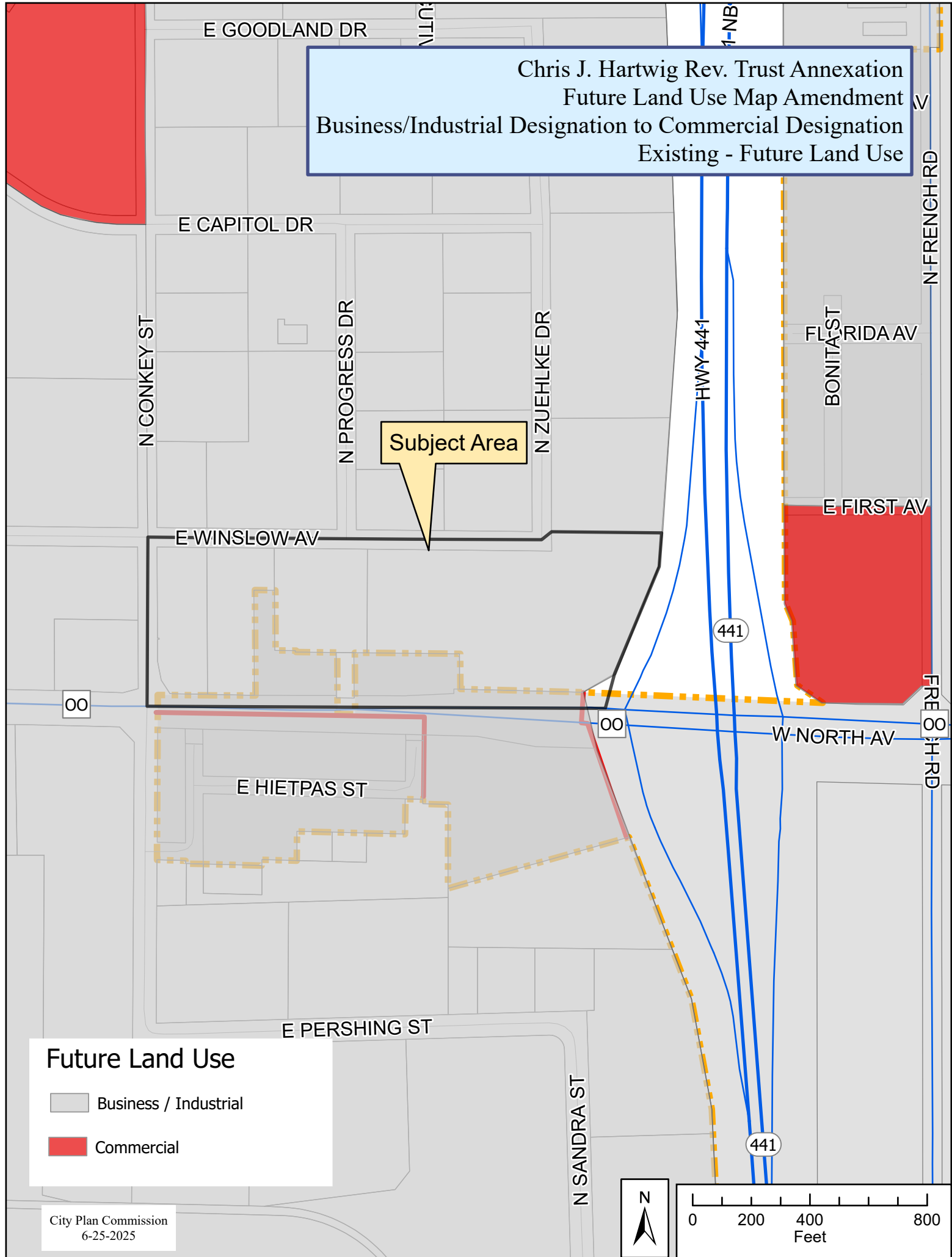
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community Development Department at 920-832-6466 or by email at [don.harp@appletonwi.gov](mailto:don.harp@appletonwi.gov).

CITY PLAN COMMISSION  
APPLETON, WISCONSIN

COMMUNITY DEVELOPMENT DEPARTMENT  
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.*

Chris J. Hartwig Rev. Trust Annexation  
Future Land Use Map Amendment  
Business/Industrial Designation to Commercial Designation  
Existing - Future Land Use

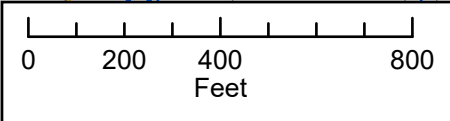


Subject Area

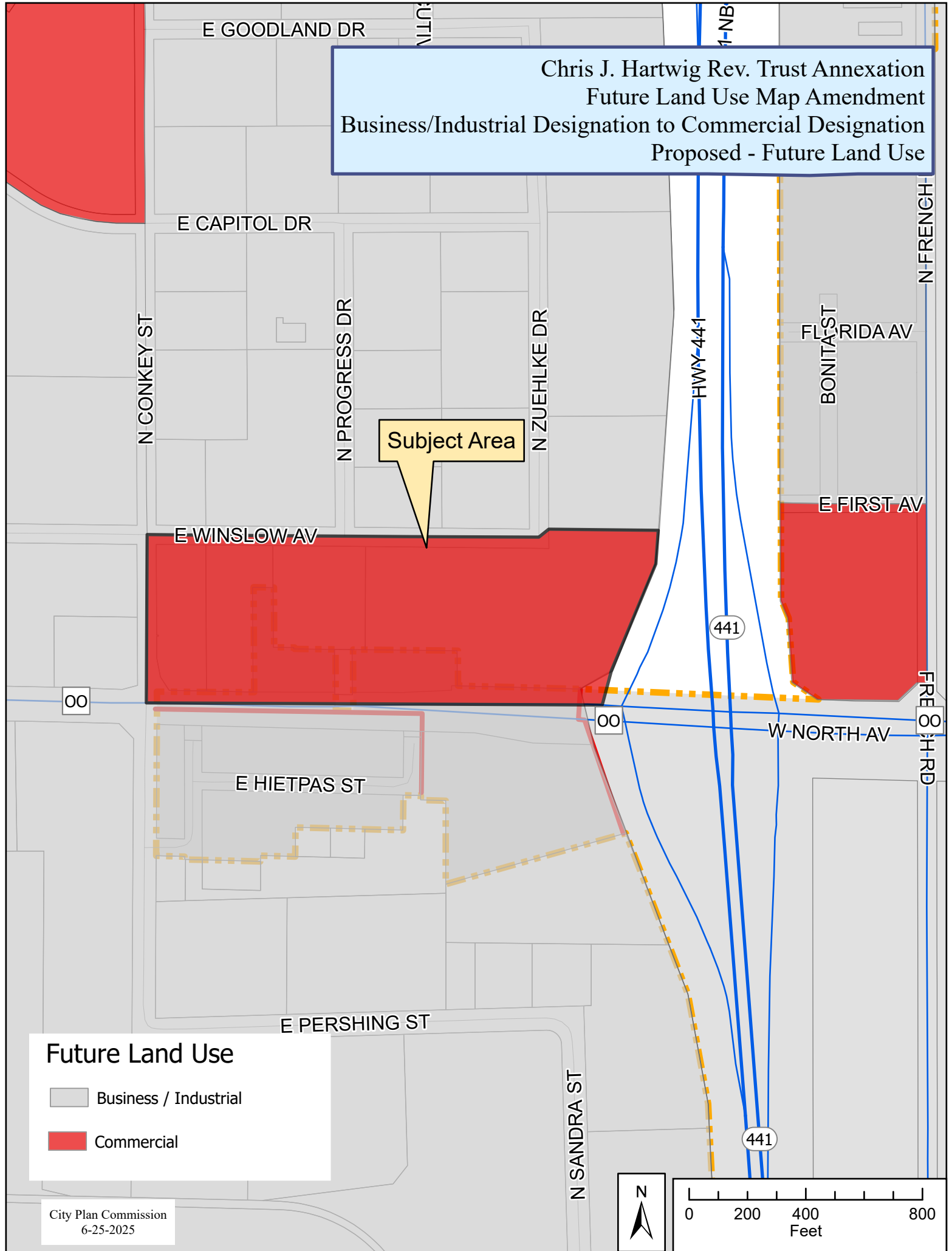
**Future Land Use**

 Business / Industrial

 Commercial





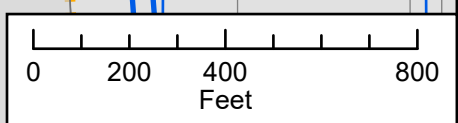
Chris J. Hartwig Rev. Trust Annexation  
Future Land Use Map Amendment  
Business/Industrial Designation to Commercial Designation  
Proposed - Future Land Use



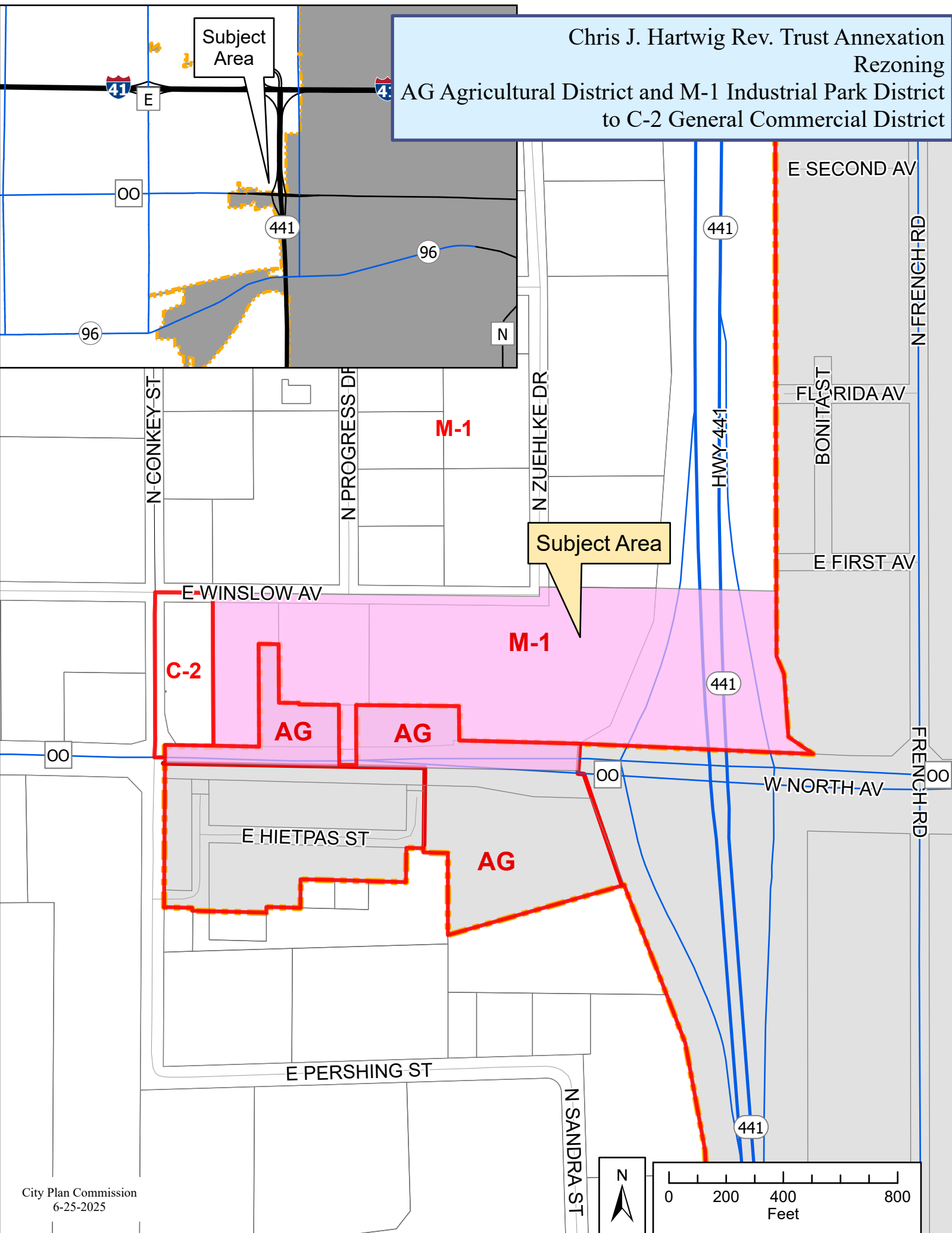
Subject Area

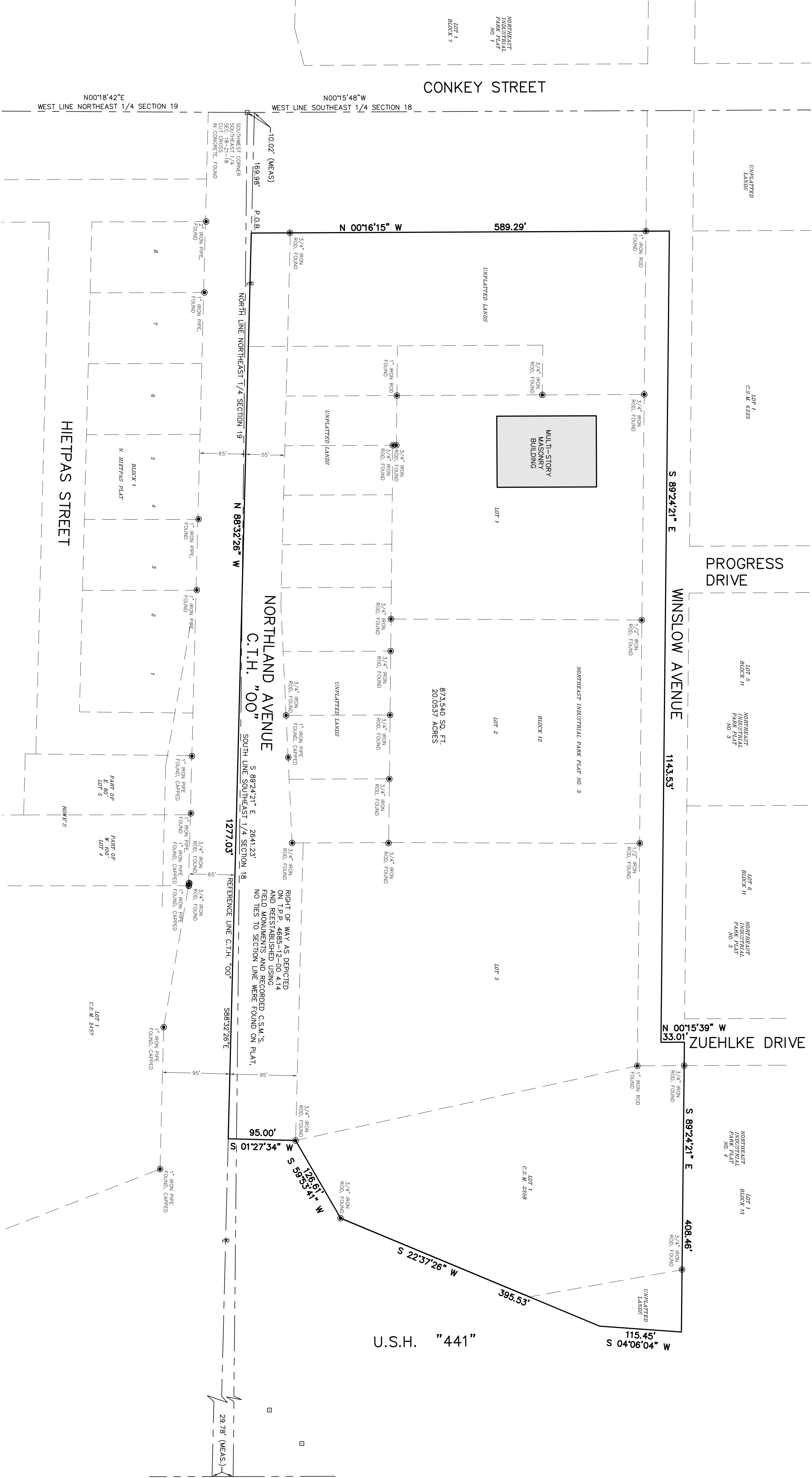
Future Land Use

-  Business / Industrial
-  Commercial



Chris J. Hartwig Rev. Trust Annexation  
Rezoning  
AG Agricultural District and M-1 Industrial Park District  
to C-2 General Commercial District





**REZONE EXHIBIT**  
FOR  
**NORTHLAND DEVELOPMENT**  
E. NORTHLAND AVE.  
GRAND CHUTE, WI.

DRAWN BY:	DHS	DATE:	MAY 20, 2025
CHECKED BY:	MJB	DRAWING NO.	EX-REZONE-0
CSE Job No.:	25-037	SHEET	1 OF 1

LEGAL DESCRIPTION OF LANDS TO BE REZONED  
BEING PART OF THE OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 18 AND PART OF THE NORTHWEST 1/4 AND  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 NORTH,  
RANGE 18 EAST IN THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN,  
BONDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N  
00°16'15" W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 10.02 FEET TO A  
POINT OF BEGINNING, THENCE S 89°24'21" E ALONG SAID REFERENCE LINE 169.98 FEET TO THE  
POINT OF BEGINNING OF LANDS TO BE DESCRIBED, THENCE N 00°16'15" W 589.29  
FEET TO A POINT ON THE CENTERLINE OF WINSLOW AVENUE, THENCE S 89°24'21" E  
ZUEHLKE DRIVE, THENCE N 00°15'39" W ALONG SAID CENTERLINE 33.01 FEET TO A  
POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP  
NO. 2388 AND ITS EXTENSION, THENCE S 89°24'21" E ALONG SAID NORTH LINE  
115.45 FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY TRUNK HIGHWAY, THENCE S 22°37'26"  
W 395.53 FEET, THENCE S 59°53'41" W ALONG SAID LINE 128.61 FEET TO A POINT  
ON THE NORTH LINE OF SAID COUNTY TRUNK HIGHWAY, THENCE S 07°27'34" W  
88°32'26" W ALONG SAID LINE 127.03 FEET TO THE POINT OF BEGINNING.

