

NOTICE OF PUBLIC HEARING

#4-19

RE: Proposed Zone Change

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on March 6, 2019, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

Rezoning #4-19 has been initiated by the owners, Eagle Flats LLC, State of Wisconsin, and Fox River Navigational System Authority, in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton for the above-described real estate, which is currently zoned PD/C-2 Planned Development General Commercial District #9-10 and M-2 General Industrial District. The adjacent Newberry Street right-of-way, currently zoned R-2 Two-Family District, R-1B Single-Family District, and P-I Public Institutional District, is also included this request. The owners propose to rezone the property to CBD Central Business District (see attached map). The CBD District is intended to provide a centrally located and readily accessible area that offers a wide variety of retail, service, financial, entertainment, governmental and residential uses. A broad range of uses is permitted to reflect downtown's role as a commercial, cultural and government center. Development is intended to be intense with maximum lot coverage, increased building scale and height density and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

Purpose of the Rezoning: The owners propose to establish zoning that is uniform for all four subject lots and allows for future mixed-use development.

Legal Description: LOTS 1, 2, 3 AND 4 OF CSM 7648 (Tax Id #31-4-0296-01, #31-4-0296-02, #31-4-0296-03, #31-4-0296-04), City of Appleton, Outagamie County, Wisconsin. Including to the centerline of the adjacent railroad line and canal, the adjacent one-half (1/2) right-of-way of South Lawe Street, and all of the adjacent East Newberry Street right-of-way.

February 13, 2019

RUN: February 19, 2019
February 26, 2019

KAMI LYNCH
City Clerk