

NOTICE OF PUBLIC HEARING

#4-21

RE: Proposed Zone Change

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on June 2, 2021, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

Rezoning #4-21: A rezoning request has been initiated by the owner, U.S. Venture Inc., 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 R-1B Single-Family District, R-3 Multi-Family District, and P-I Public Institutional District. The owner proposes 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 owner proposes to establish zoning that is uniform for all 15 subject lots and allows for future development.

Legal Description: Tax Id #31-2-0159-00, #31-2-0160-00, #31-2-0161-00, #31-2-0163-00, #31-2-0164-00, #31-2-0165-00, #31-2-0166-00, #31-2-0167-00, #31-2-0168-00, #31-2-0169-00, #31-2-0170-00, #31-2-0171-00, #31-2-0172-00, #31-2-0173-00, and #31-2-0174-00.

Property description for rezoning the U.S. Venture, Inc. properties, City of Appleton, Outagamie County, Wisconsin, being described as follows.

All of Lots 1, 2, the east 16.2 feet of Lot 3 and all of Lots 5 thru 14 inclusive in block 12 of the Appleton Plat, all in Government Lot 2, Section 26, Town 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin. Including the adjacent one-half (1/2) right-of-way of South Morrison Street, East Lawrence Street, South Durkee Street, East Water Street, East Kimball Street, and South Oak Street.
record.

May 13, 2021

RUN: May 18, 2021
May 25, 2021

KAMI LYNCH
City Clerk