

## NOTICE OF PUBLIC HEARING

**#8-21**

### **RE: Proposed Zone Change**

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on July 21, 2021, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

**Rezoning #8-21:** 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.

**Purpose of the Rezoning:** 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.

**Legal Description:** PURDY FARM PLAT LOT 23 LESS THAT PRT DESC AS BEG SE COR SD LOT 23 W 172.04FT N262.03FT E172.04FT S262.03FT TO POB, INCLUDING TO THE ADJACENT ROAD RIGHT OF WAY AS SHOWN ON THE REZONING MAP, CITY OF APPLETON, CALUMET COUNTY, WISCONSIN.

June 24, 2021

RUN: June 29, 2021  
July 6, 2021

**KAMI LYNCH**  
**City Clerk**