

## NOTICE OF PUBLIC HEARING

#10-21

### RE: Proposed Zone Change

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on October 6, 2021, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

**Rezoning #10-21:** A rezoning request has been initiated by the owner and applicant, KKREW Properties/Dean Kroening 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 (2121 South Schaefer Street including the adjacent one-half (1/2) right-of-way of South Schaefer Street). The applicant requests to rezone the property from PD/C-2 Calumet Street Planned Development General Commercial District #34-84 to PD/CD-2 Planned Development General Commercial District #10-21. Maps are available upon request at the City Clerk's Office.

**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 and 31-9-1118-00.

**Purpose of the Rezoning:** The owner/applicant is making this request to allow for redevelopment of the site and construction of a second commercial building on this parcel. The proposed rezoning will provide clear direction on the development standards for the subject parcel going forward and will provide minimal zoning code exceptions that will allow for the redevelopment of this infill parcel.

**Legal Description:** Parcel # 31-9-1114-01

Being a part of Lot Twenty (20), Purdy Farm Plat, locate in the Northwest Quarter (NW1/4) of Section Five (5), Township Twenty (20) North, Range Eighteen (18) East, City of Appleton, Calumet County, Wisconsin containing 22,678 square feet (0.521 acres) of land and being described by:

Beginning at the southeast corner of said Lot 20; thence N89°-28'-39"W 190.15 feet along the south line of said Lot 20 to the southwest corner thereof; thence N00°-15'-26"W 119.30' along the west line of said Lot 20; thence S89°-28'-39"E 190.08 feet to a point on the east line of said Lot 20; thence S00°-17'-39"E 119.30 feet along said east line of Lot 20 to the point of beginning. Being subject to any and all easements and restrictions of record.

September 9, 2021

RUN: September 14, 2021  
September 21, 2021

**KAMI LYNCH**  
City Clerk