

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 Tuesday, June 26, 2018, at 4:00 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.

LEGAL DESCRIPTION:

A part of Block 65, Fifth Ward Plat, City of Appleton, located in the Southwest 1/4 of the Northwest 1/4 of Section 27, and the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessors Map of said City, containing 76,596 square feet (1.758 acres) of land more or less being more fully described as follows: Commencing at the Northwest corner of said Section 27; Thence S00°42'56"E, 1356.84 feet along the West line of said Northwest 1/4 to the South right-of-way line of Winnebago Street and the Point of Beginning; Thence S89°00'52"E, 305.29 feet along said South right-of-way line; Thence S00°59'08"W, 183.80 feet; Thence N89°00'52"W (recorded as West), 55.97 feet; Thence S00°27'54"E (recorded as South), 155.00 feet to the North right-of-way line of Reeve Street; Thence N89°08'02"W, 94.94 feet along said North right-of-way line; Thence N00°39'34"W, 114.07 feet; Thence N89°00'52"W, 149.00 feet to the East right-of-way line of the Canadian National Railroad; Thence N00°39'34"W, 225.02 feet along said East right-of-way line to the South right-of-way line of Winnebago Street; Thence S89°00'52"E, 0.43 feet along said South right-of-way line to the Point of Beginning; including all of the adjacent one-half (1/2) right of way of West Winnebago Street and West Reeve Street.

ALDERMANIC DISTRICT: 10 – Alderperson Christine Williams

Comprehensive Plan Future Land Use Map Amendment Request:

A Comprehensive Plan Future Land Use Map amendment request has been initiated by the owner, Appleton Area School District, and applicant, McMahon Associates, pursuant to Wisconsin State Statute 66.1001 and the City of Appleton Comprehensive Plan 2010-2030. The owner requests to amend the Comprehensive Plan Future Land Use Map for this property:

- A portion of the parcel located on W. Reeve Street (Tax Id #31-5-1463-00) from future Industrial land use to Public/Institutional land use.

Rezoning Request:

A rezoning request has been initiated by the owner, Appleton Area School District, and applicant, McMahon Associates, 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 requests to rezone this property:

- A portion of the parcel located on W. Reeve Street (Tax Id #31-5-1463-00), as legally described above, from P Parking District to P-I Public Institutional District.

This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City 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 Jessica Titel at (920) 832-6476 with the Community and Economic Development Department.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY & ECONOMIC DEVELOPMENT
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.

Future Land use Map Amendmet
W. Reeve St
Portion of Tax Id #5-1463
Appleton Area School District
Industrial to Public/Institutional

Subject Area
Current

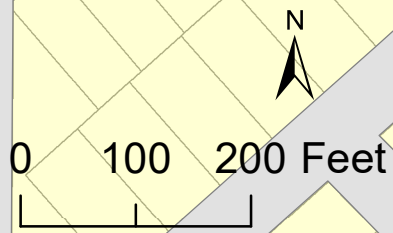
Legend

- One and Two-Family Residential
- Industrial
- Public / Institutional

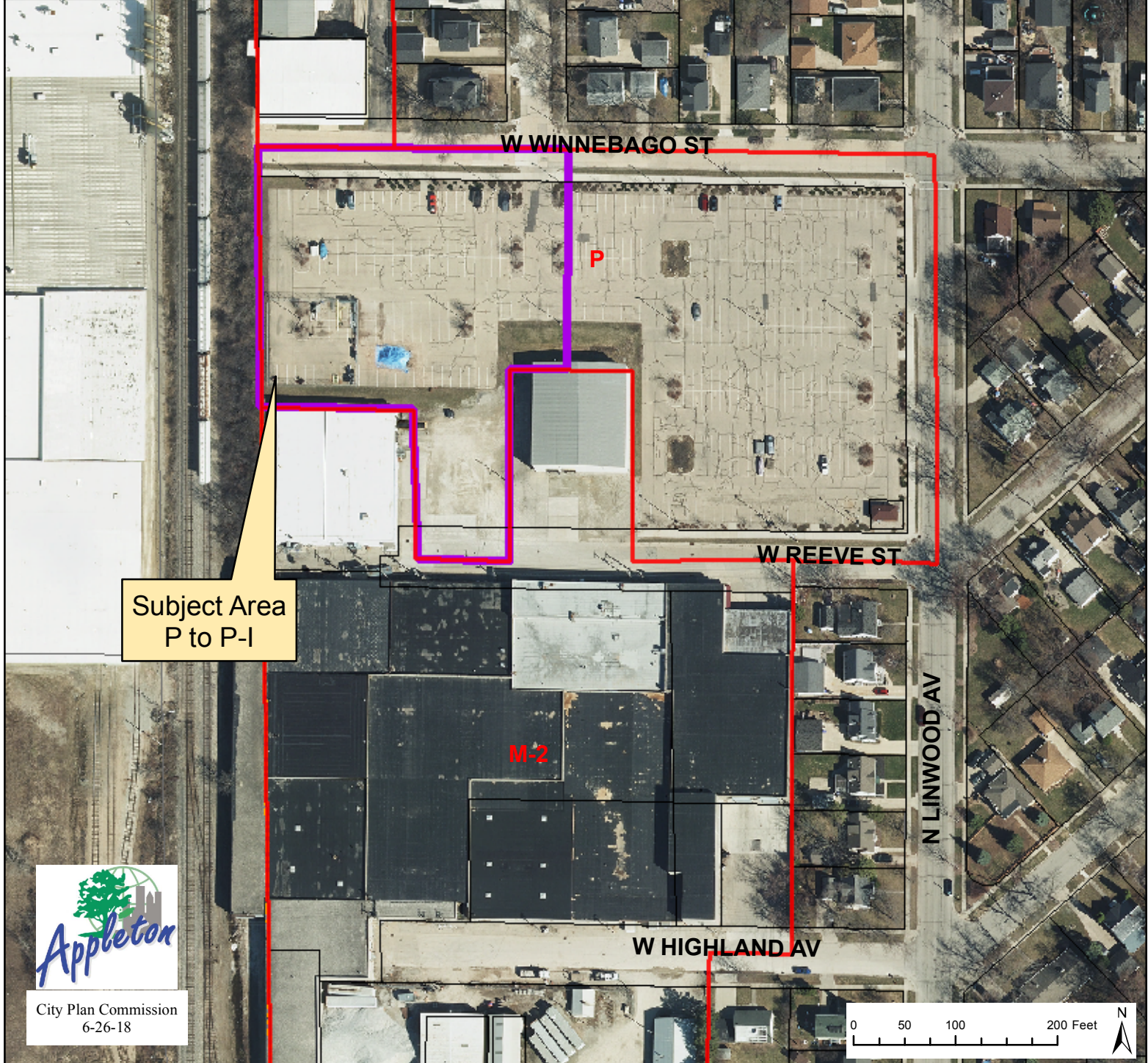
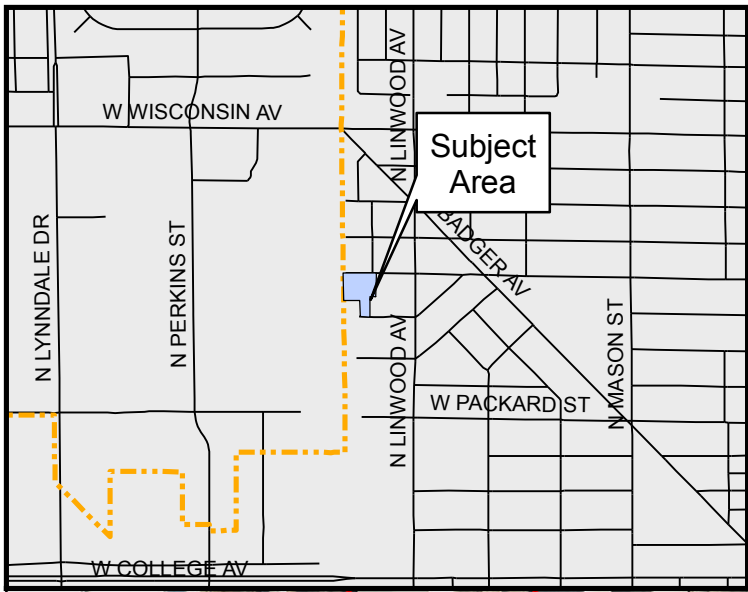
Subject Area
Proposed



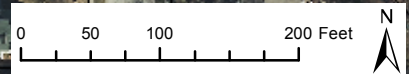
City Plan Commission
6-26-18



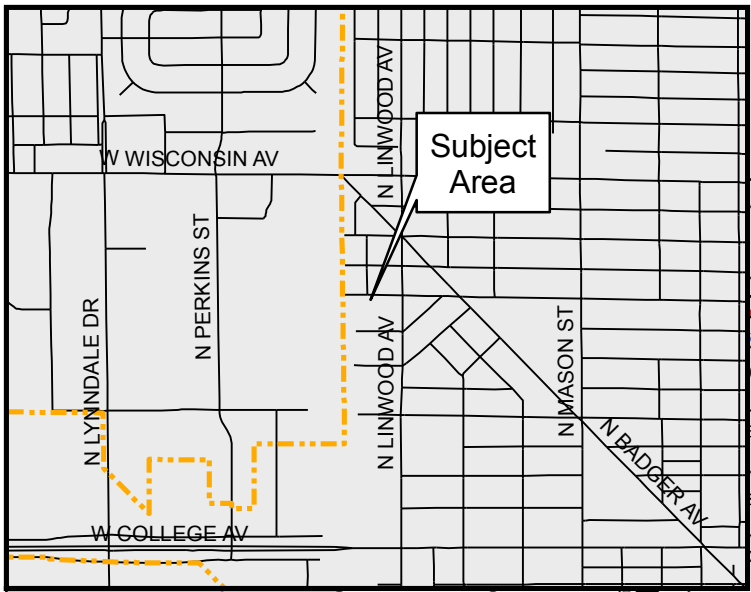
W. Reeve St
Rezoning P (Parking District) to
P-I (Public Institutional District)
Air Photo



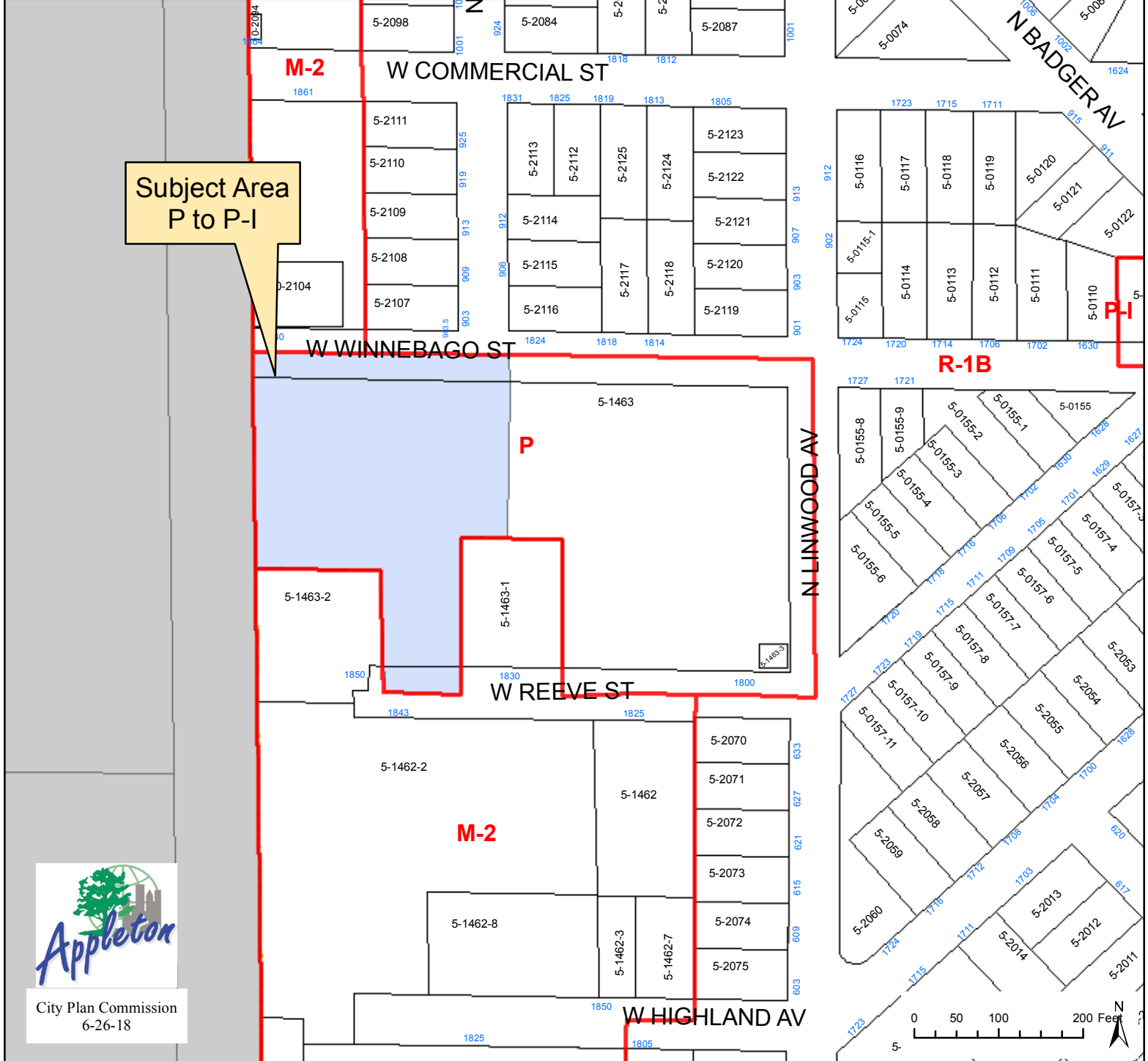
City Plan Commission
6-26-18



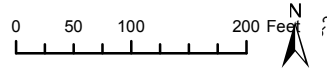
W. Reeve St Rezoning P (Parking District) to P-I (Public Institutional District) Zoning Map



Subject Area
P to P-I


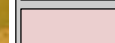




City Plan Commission
6-26-18


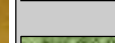
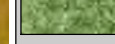






City of Appleton Zoning

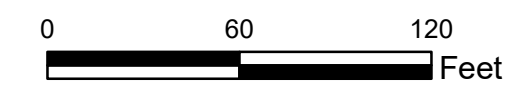
-  M-2 General Industrial
-  P Parking
-  P-I Public Institutional (Proposed)
-  R-1B Single Family

Other Mapped Features

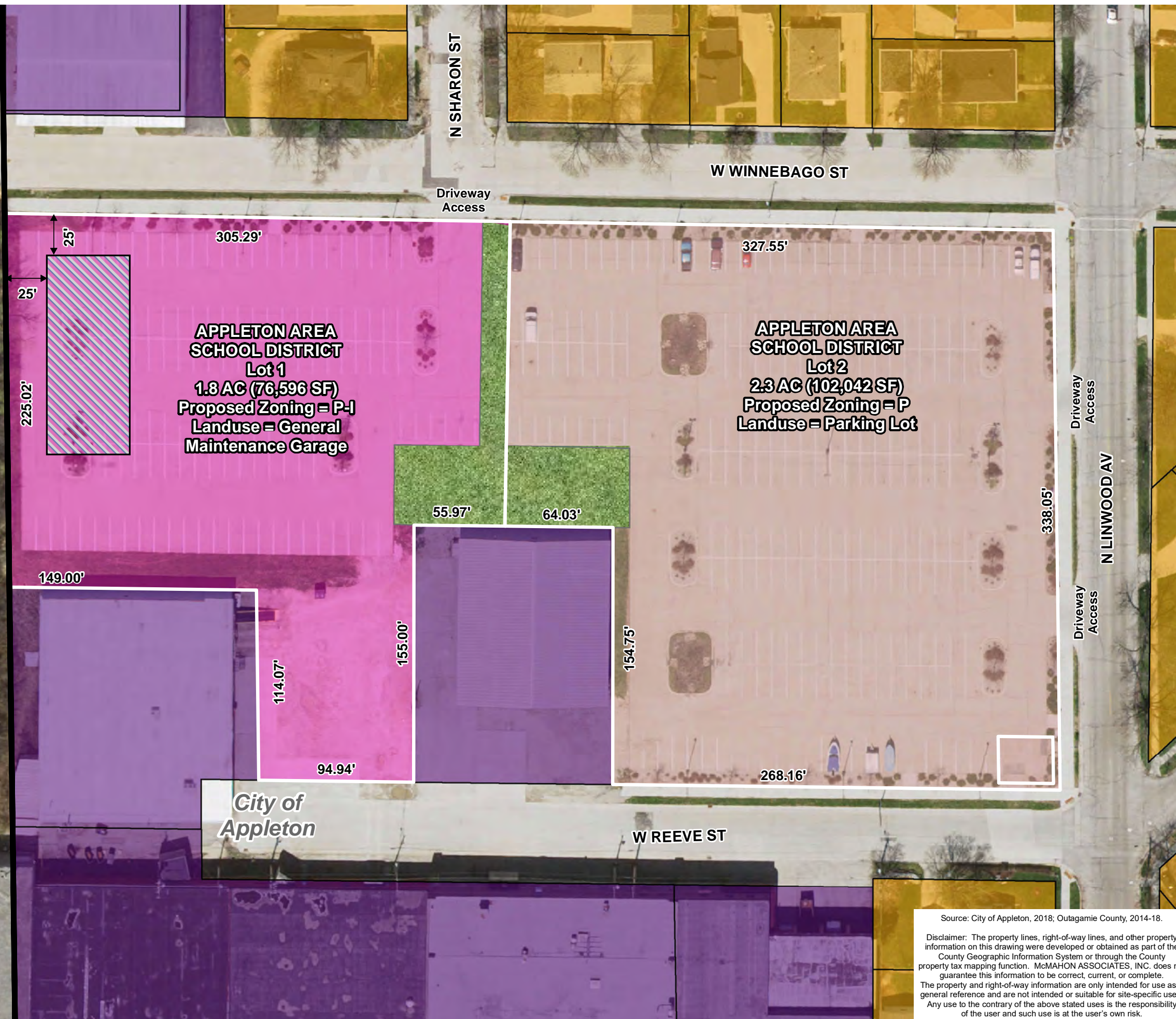
-  Proposed 6,000 SF Building (125' x 50')
-  Existing and Proposed Landscaped Traffic Barrier
-  Municipal Boundary
-  Proposed Parcel Line
-  Existing Parcel Line

Notes:
 -See Rezoning Property Description and CSM for legal descriptions

-Rezoning for:
 Appleton Area School District
 531 N. Morrison Street
 Appleton, WI 54911



**FIGURE 2
 PROPOSED CONDITION
 APPLETON AREA
 SCHOOL DISTRICT
 CITY OF APPLETON
 OUTAGAMIE COUNTY, WISCONSIN**



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**Town of
 Grand
 Chute**

Source: City of Appleton, 2018; Outagamie County, 2014-18.
 Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.