

NOTICE OF PUBLIC HEARING**#5-18****RE: Proposed Zone Change**

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on May 16, 2018, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

Rezoning #5-18 has been initiated by the owner, One Lawrence Street, LLC, and applicant, Hoffman Planning, Design & Construction, 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-3 Multi-Family District. The owner/applicant 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/applicant proposes to establish zoning that is consistent with surrounding properties and allows for future mixed-use development.

Legal Description:

ALL OF LOTS 4, 5 AND 6; PART OF LOTS 1, 2 AND 3; ALL IN OF BLOCK 10, SECOND WARD PLAT; PART OF VACATED ONEIDA STREET AND PART OF VACATED KIMBALL STREET, ALL IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF SAID CITY, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6, ALSO BEING THE NORTHWEST CORNER OF THE INTERSECTION OF EAST KIMBALL STREET AND ALLEN STREET;
THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST KIMBALL STREET, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 00 DEGREES 58 MINUTES 25 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF EAST KIMBALL STREET, A DISTANCE OF 16.00 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, ALONG THE CENTER LINE OF VACATED KIMBALL STREET AND ITS WESTERLY EXTENSION, A DISTANCE OF 176.16 FEET TO THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET;
THENCE 199.89 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, ALONG THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET, SAID CURVE HAVING A RADUIS OF 617.54 FEET AND A CHORD THAT BEARS NORTH 26 DEGREES 34 MINUTES 08 SECONDS EAST, 199.02 FEET;
THENCE NORTH 05 DEGREES 43 MINUTES 33 SECONDS WEST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET, A DISTANCE OF 24.47 FEET;
THENCE 178.34 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET, SAID CURVE HAVING A RADUIS OF 192.00 FEET AND A CHORD THAT BEARS NORTH 63 DEGREES 30 MINUTES 40 SECONDS EAST, 172.00 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 23 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAWRENCE STREET, A DISTANCE OF 50.92 FEET;
THENCE SOUTH 00 DEGREES 57 MINUTES 57 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF ALLEN STREET, A DISTANCE OF 263.41 FEET TO THE POINT OF BEGINNING.
CONTAINING 60,930 SQUARE FEET [1.399 ACRES].

AND All of the adjacent one-half (1/2) right of way of Kimball Street, Oneida Street, Lawrence Street, and Allen Street.

May 18, 2018

RUN: May 22, 2018
May 29, 2018

KAMI LYNCH
City Clerk