

NOTICE OF PUBLIC HEARING

#6-24

RE: Proposed Zone Change

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on Wednesday, September 4, 2024, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

Rezoning #6-24: The applicant requested an amendment to the current R-2 Two-family District zoning boundary line from AG Agricultural District and PD/C-2 #4-00 to R-2 Two-family District, including to the centerline of the adjacent road right-of-way to implement the proposed Thrivent Concept Master Plan and new Office Building.

Legal Description:

Part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin being more particularly described as follows: Commencing at the Northeast corner of said Northwest 1/4; thence South 00°-28'-27" West along the East line of said Northwest 1/4, a distance of 349.28 feet to the point of beginning; thence continuing South 00°-28'-27" West along said East line, a distance of 644.59 feet to a North line of Lot 2 of Certified Survey Map No. 8196 recorded in the Outagamie County Register of Deeds Office as Document No. 2247072; thence South 89°-37'-46" West along said North line, a distance of 684.16 feet to the Southeast corner of Lot 1 of Certified Survey Map No. 3161 recorded in said Register of Deeds Office as Document No. 1271500; thence North 00°-33'-21" East along the East line of said Certified Survey Map No. 3161, a distance of 610.92 feet to the Southerly right-of-way line of Apple Creek Road; thence North 52°-00'-40" East along said Southerly line, a distance of 30.41 feet; thence Northeasterly 173.95 feet along said Southerly line on a curve to the right having a radius of 239.84 feet, the chord of said curve bears North 72°-47'-18" East, a chord distance of 170.16 feet; thence South 86°-26'-05" East along said Southerly line, a distance of 498.01 feet to the point of beginning and containing 10.374 acres (451,906 sq. ft.) more or less, including to the centerline of the adjacent right-of-way.

R-2 Legal Description excluding AG-R2 parcel:

Part of Lot 2 of Certified Survey Map No. 8196, recorded in Outagamie County Register of Deeds Office as Document No. 2247072, part of the Southeast 1/4 of the Northeast 1/4, part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin being more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 12; thence South 00°-28'-27" West along the West line of said Northeast 1/4, a distance of 993.87 feet to a North line of said Lot 2, said point also being the point of beginning; thence continuing South 00°-28'-27" West along said West line, a distance of 988.47 feet to the South line of the North 1/2 of the South 1/2 of said Northeast 1/4, said line also being the South line of Ashbury Meadows Subdivision, recorded in the Outagamie County Register of Deeds Office as Document No. 1134265; thence North 89°-30'-00" East along said South line, a distance of 2,432.96 feet to the East line of said Ashbury Meadows; thence North 00°-03'-15" West along said East line, a

distance of 299.50 feet to the South right-of-way line of Ashbury Drive; thence North 89°-56'-50" East along said South line, a distance of 140.40 feet; thence South 34°-43'-28" East along said South line, a distance of 47.46 feet to the West right-of-way line of Ballard Road; thence South 00°-03'-10" East along said West line, a distance of 923.33 feet; thence South 00°-02'-21" East along said West line, a distance of 734.01 feet; thence North 90°-00'-00" West, a distance of 300.20 feet; thence North 00°-00'-00" East, a distance of 920.00 feet; thence North 90°-00'-00" West, a distance of 1,095.94 feet; thence Southwesterly 73.60 feet on a curve to the left having a radius of 130.00 feet, the chord of said curve bears South 73°-46'-53" West, a chord distance of 72.62 feet; thence South 57°-33'-46" West, a distance of 169.14 feet; thence South 32°-26'-14" East, a distance of 520.93 feet; thence Southeasterly 141.53 feet on a curve to the right having a radius of 250.00 feet, the chord of said curve bears South 16°-13'-07" East, a chord distance of 139.65 feet; thence South 00°-00'-00" East, a distance of 746.70 feet; thence North 90°-00'-00" West, a distance of 610.35 feet; North 00°-00'-00" East, a distance of 106.33 feet; thence Northwesterly 1,415.04 feet on a curve to the left having a radius of 950.00 feet, the chord of said curve bears North 42°-40'-17" West, a chord distance of 1,287.81 feet; thence North 85°-20'-35" West, a distance of 93.29 feet; thence Southwesterly 630.02 feet on a curve to the left having a radius of 950.00 feet, the chord of said curve bears South 75°-39'-30" West, a chord distance of 618.54 feet; thence South 56°-39'-36" West, a distance of 219.75 feet; thence Southwesterly 359.69 feet on a curve to the left having a radius of 780.00 feet, the chord of said curve bears South 43°-26'-56" West, a chord distance of 356.52 feet; thence Southwesterly 533.52 feet on a curve to the right having a radius of 400.00 feet, the chord of said curve bears South 68°-26'-56" West, a chord distance of 494.85 feet; thence North 73°-20'-24" West, a distance of 314.39 feet; thence Northwesterly 145.38 feet on a curve to the left having a radius of 500.00 feet, the chord of said curve bears North 81°-40'-12" West, a chord distance of 144.87 feet; thence North 90°-00'-00" West, a distance of 432.76 feet to the East right-of-way line of Meade Street; thence North 00°-43'-29" East along said East line, a distance of 749.37 feet; thence North 00°-45'-48" East along said East line, a distance of 215.39 feet to the South line of Lot 1 of said Certified Survey Map No. 8196; thence North 89°-31'-48" East along said South line, a distance of 654.98 feet to the East line of said Lot 1; thence North 00°-45'-48" East along said East line, a distance of 448.46 feet to the North line of said Lot 1; thence South 89°-31'-48" West along said North line, a distance of 148.98 feet; thence North 12°-33'-12" West, a distance of 166.25 feet; thence North 46°-54'-46" East, a distance of 591.62 feet; thence North 43°-05'-12" West, a distance of 137.00 feet to the Southerly right-of-way line of Apple Creek Road; thence North 46°-54'-48" East along said Southerly line, a distance of 475.59 feet to a North line of said Lot 2; thence North 89°-37'-46" East along said North line, a distance of 1,464.83 feet to the point of beginning and containing 171.296 acres (7,461,663 sq. ft.) of land more or less, including to the centerline of the adjacent right-of-way.

KAMI LYNCH
City Clerk

August 8, 2024

RUN: August 13, 2024
August 20, 2024