

NOTICE OF PUBLIC HEARING

#6-21

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 #6-21: A rezoning request has been initiated by the owner, Keith Hoogland Limited Partnership, and applicant, Michael Kohne, in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton for the below-described real estate, which is currently zoned PD/C-2 Family Video Planned Development District #23-99 to C-2 General Commercial District. The C-2 General Commercial District is intended to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public.

History: In 1999, the Family Video Planned Development District #23-99 was approved to allow for the construction of a commercial two-tenant building to house a video rental/retail store and a pizza store on this parcel. Recently, the tenants have vacated the building, and the property owner is marketing the building for re-use. The existing planned development district standards (PD/C-2 Family Video Planned Development District #23-99) only allow for video rental store and pizza restaurant uses on this parcel.

Purpose of the Rezoning: The owner/applicant is making this request to remove the Planned Development Overlay District and rezone the parcel to the base C-2 General Commercial District. The proposed rezoning will provide for additional permitted uses on this parcel for the re-use of the vacant tenant space.

Legal Description: Lot One (1), Certified Survey Map No. 1359 recorded in the Office of the Register of Deeds for Outagamie County, Wisconsin, in Volume 7, on Page 1359, as Document No. 1046589, being part of Government Lot 3, Section 31, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, including the adjacent one-half (1/2) right-of-way record.

June 24, 2021

RUN: June 29, 2021
July 6, 2021

KAMI LYNCH
City Clerk