

NOTICE OF PUBLIC HEARING
OF THE
APPLETON COMMON COUNCIL

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:

Planned Development District #4-00 Amendment (PD/C-2 #4-00): The applicant requested an amendment to the existing PD/C-2 #4-00 zoning boundary line from R-2 Two-family District and R-1A Single-family District to Planned Overlay Development General Commercial District (PD/C-2 #4-00), including to the centerline of the adjacent road right-of-way and replace the current Implementation Plan Document (development regulations) for PD/C-2 #4-00, previously approved on April 19, 2000, and recorded in the Outagamie County Register of Deeds Office as Document No. 1376284 with a new Implementation Plan Document (development regulations) to implement the proposed Thrivent Concept Master Plan and new Office Building.

Legal Description:

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 Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 12, and part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 13, all being located in Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin being more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 12; thence South 00°-02'-21" East along the East line of said Southeast 1/4, a distance of 734.04 feet; thence North 90°-00'-00" West, a distance of 50.00 feet to the West right-of-way line of Ballard Road, said point being the point of beginning; thence continuing 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; thence 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 South 00°-43'-29" West along said East line, a distance of 1,885.41 feet to the South line of the Southwest 1/4 of said Section 12; thence North 89°-36'-54" East along said South line, a distance of 787.74; thence South 00°-46'-59" West, a distance of 1,095.87 feet to the Northerly right-of-way line of Interstate Highway "41"; thence South 79°-59'-24" East along said Northerly line, a distance of 238.64 feet; thence South 84°-00'-22" East along said Northerly line, a distance of 502.02 feet; thence South 89°-08'-56" East along said Northerly line, a distance of 700.00 feet; thence North 86°-20'-30" East along said Northerly line, a distance of 317.96 feet; thence South 89°-08'-56" East along said Northerly line, a distance of 1,484.19 feet; thence North 00°-51'-04" East along said Northerly line, a distance of 10.00 feet; thence South 89°-08'-56" East along said Northerly line, a distance of 598.15 feet; thence North 72°-14'-50" East along said Northerly line, a distance of 549.98 feet; thence North 35°-43'-57" East along said Northerly line, a distance of 101.12 feet to the West right-of-way line of Ballard Road; thence North 00°-07'-51" West along said West line, a distance of 974.99 feet; thence North 11°-15'-34" East along said West line, a distance of 357.19 feet; thence North 00°-02'-21" West along said West line, a distance of 1,007.86 feet; thence South 89°-57'-40" West, a distance of 3.00 feet; thence North 00°-02'-21" West along said West line, a distance of 149.03 feet; thence North 05°-40'-03" East along said West line, a distance of 30.17 feet; thence North 00°-02'-21" West along said West line, a distance of 372.84 feet to the point of beginning and containing 381.485 acres (16,617,492 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