

**NOTICE OF PUBLIC HEARING**

**#10-18**

**RE: Proposed Zone Change**

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

**Rezoning #10-18** has been initiated by Randy Stadtmueller, Atlas Mill, LLC, in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton for property tax parcel number 31-3-1482-00, located on W. Water Street, which is currently zoned M-2 General Industrial District. The owner/applicant proposes to rezone this parcel to C-2 General Commercial District. The C-2 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.

**Purpose of the Rezoning:** The owner proposes to combine subject tax parcel number 31-3-1482-00 with adjacent property located at 425 W. Water Street (tax parcel number 31-3-1481-00) currently zoned C-2 General Commercial District by Certified Survey Map.

**Legal Description:**

PART OF FORMER 14 FOOT CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; PART OF LOTS 5, 6 AND 8, BLOCK G, THIRD WARD PLAT, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, ACCORDING TO THE ASSESSORS PLAT OF SAID CITY, BEING LOCATED IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 35, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35; THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1391.81 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 33 SECONDS EAST, 849.98 FEET; THENCE NORTH 49 DEGREES 41 MINUTES 01 SECONDS EAST, ALONG THE NORTHERLY LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4636, A DISTANCE OF 32.02 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4636, A DISTANCE OF 45.74 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 83.00 FEET AND A CHORD THAT BEARS NORTH 33 DEGREES 53 MINUTES 44.5 SECONDS EAST, 45.17 FEET; THENCE NORTH 18 DEGREES 06 MINUTES 28 SECONDS EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NO. 4636, A DISTANCE OF 46.93 FEET; THENCE NORTH 08 DEGREES 26 MINUTES 14 SECONDS WEST, A DISTANCE OF 17.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-

WAY OF THE MAIN TRACK OF THE CANADIAN NATIONAL RAILROAD; THENCE 520.51 FEET ALONG AN ARC OF A CURVE TO THE RIGHT ALONG THE SOUTHERLY RIGHT-OF-WAY OF THE MAIN TRACK OF THE CANADIAN NATIONAL RAILROAD, SAID CURVE HAVING A RADIUS OF 968.28 FEET AND A CHORD THAT BEARS NORTH 62 DEGREES 42 MINUTES 27.0 SECONDS EAST, 514.27 FEET TO THE POINT OF BEGINNING; THENCE 272 FEET MORE OR LESS ALONG AN ARC OF A CURVE TO THE RIGHT, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF THE MAIN TRACK OF THE CANADIAN NATIONAL RAILROAD, SAID CURVE HAVING A RADIUS OF 968.28 FEET AND A CHORD THAT BEARS NORTH 86 DEGREES 09 MINUTES 47.5 SECONDS EAST, 271 FEET MORE OR LESS TO THE ORDINARY HIGH WATER MARK OF THE FOX RIVER; THENCE ALONG THE ORDINARY HIGH WATER MARK OF THE FOX RIVER IN A SOUTHWESTERLY DIRECTION, 461 FEET MORE OR LESS TO A POINT WHERE THE SOUTHERLY LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4363 INTERSECTS WITH THE ORDINARY HIGH WATER MARK OF THE FOX RIVER; THENCE NORTH 49 DEGREES 41 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 216 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 40 DEGREES 18 MINUTES 57 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 2 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 85.41 FEET TO THE POINT OF BEGINNING. CONTAINING 15,246 SQUARE FEET MORE OR LESS [0.35 ACRES±, and including to the center line of Fox River.

October 10, 2018

RUN: October 23, 2018  
October 30, 2018

**KAMI LYNCH**  
**City Clerk**