

**NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION**

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Tuesday, May 21, 2019, at 4:00 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the following proposed Comprehensive Plan Future Land Use Map Amendment and Rezoning requests.

COMMON DESCRIPTION:

Generally located east of North Plateau Street and south of East Wisconsin Avenue (parts of Tax Id #31-1-1044-00, #31-1-1045-01, and #31-1-1216-00).

ALDERMANIC DISTRICT: 2 – Alderperson Vered Meltzer

Comprehensive Plan Future Land Use Map Amendment Request:

A Comprehensive Plan Future Land Use Map amendment request has been initiated by the owners, Dougherty Properties LLC and Appleton Cemetery Association, and applicant, Carow Land Surveying, pursuant to Wisconsin State Statute 66.1001 and the City of Appleton Comprehensive Plan 2010-2030. The owners request to amend the Comprehensive Plan Future Land Use Map for:

- A portion of the parcels located on North Plateau Street and East Wisconsin Avenue (Tax Id #31-1-1044-00, #31-1-1045-01, and #31-1-1216-00) from future Public/Institutional and One and Two-Family Residential land use to Commercial land use.

Rezoning Request:

A rezoning request has been initiated by the owners, Dougherty Properties LLC and Appleton Cemetery Association, and applicant, Carow Land Surveying, in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton for the following described real estate. The owners request to rezone:

- A portion of the parcels located on North Plateau Street and East Wisconsin Avenue (Tax Id #31-1-1044-00, #31-1-1045-01, and #31-1-1216-00), as generally described above, from R-1B Single-Family District to C-2 General Commercial District.

This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

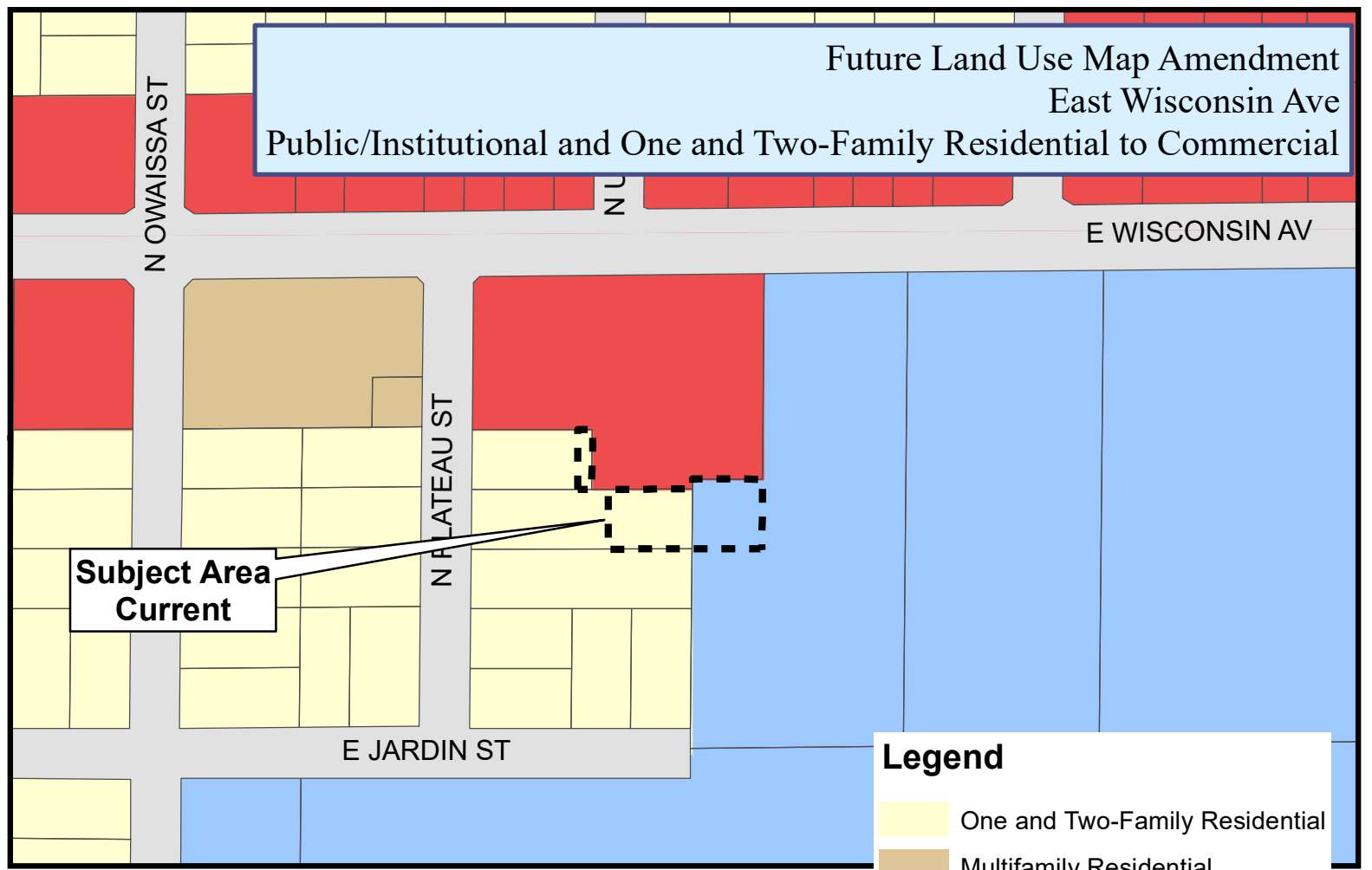
Any questions regarding this matter should be directed to David Kress, Principal Planner, in the Community and Economic Development Department at 920-832-6428.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL – 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

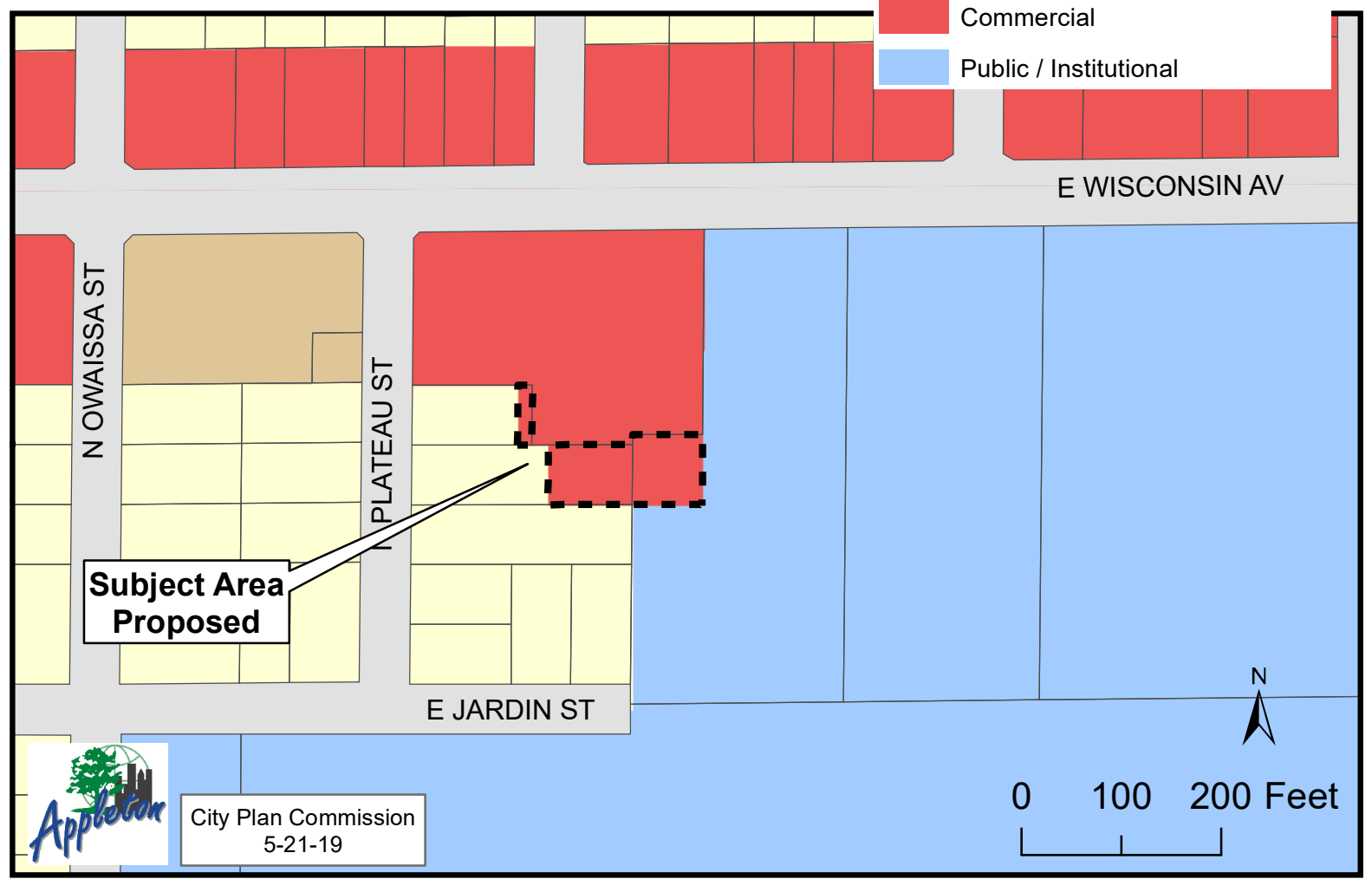
Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Future Land Use Map Amendment
East Wisconsin Ave
Public/Institutional and One and Two-Family Residential to Commercial

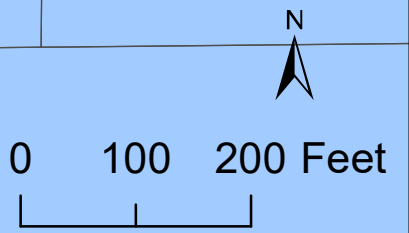


Legend

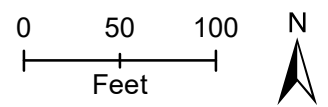
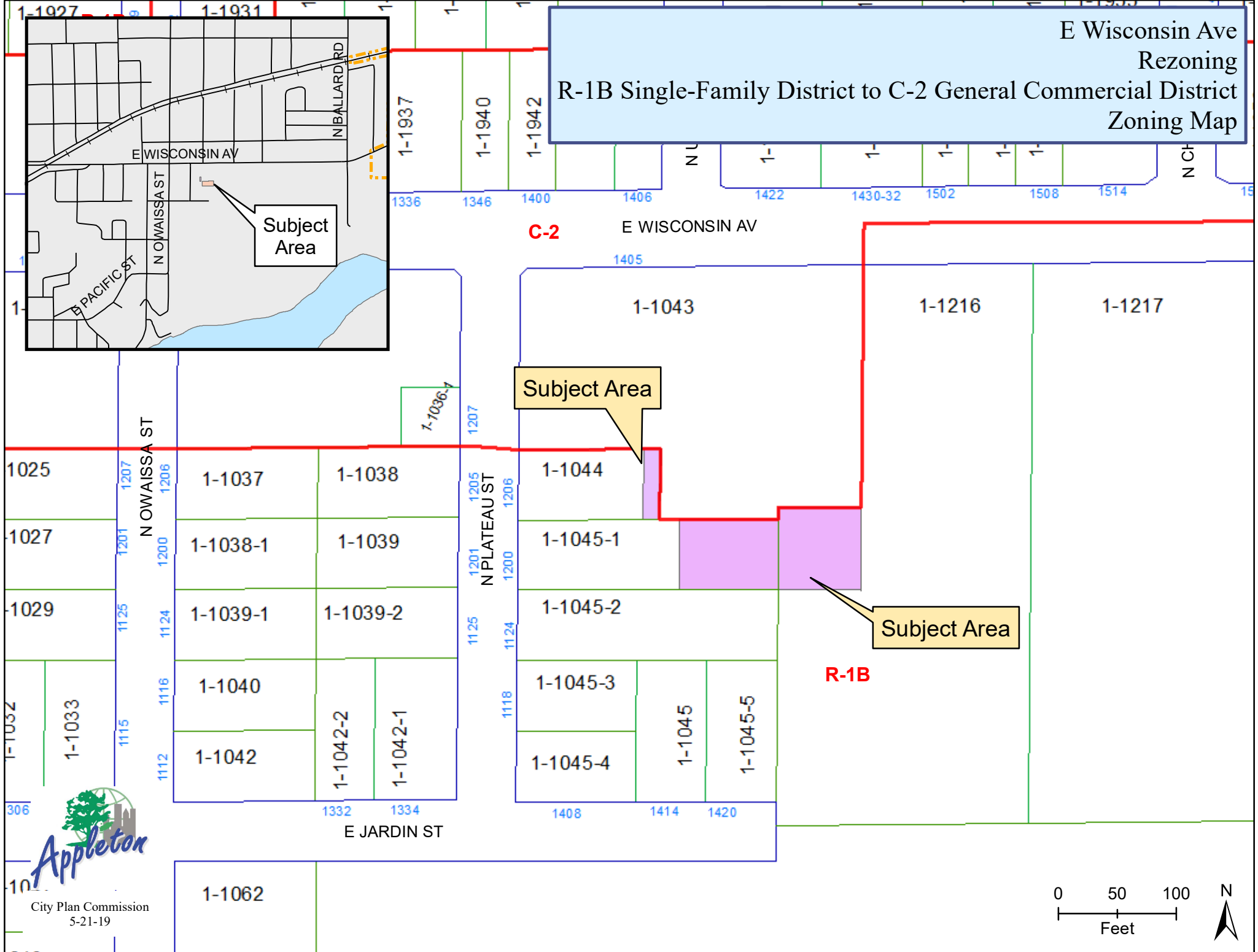
- One and Two-Family Residential
- Multifamily Residential
- Commercial
- Public / Institutional



City Plan Commission
5-21-19



E Wisconsin Ave Rezoning R-1B Single-Family District to C-2 General Commercial District Zoning Map



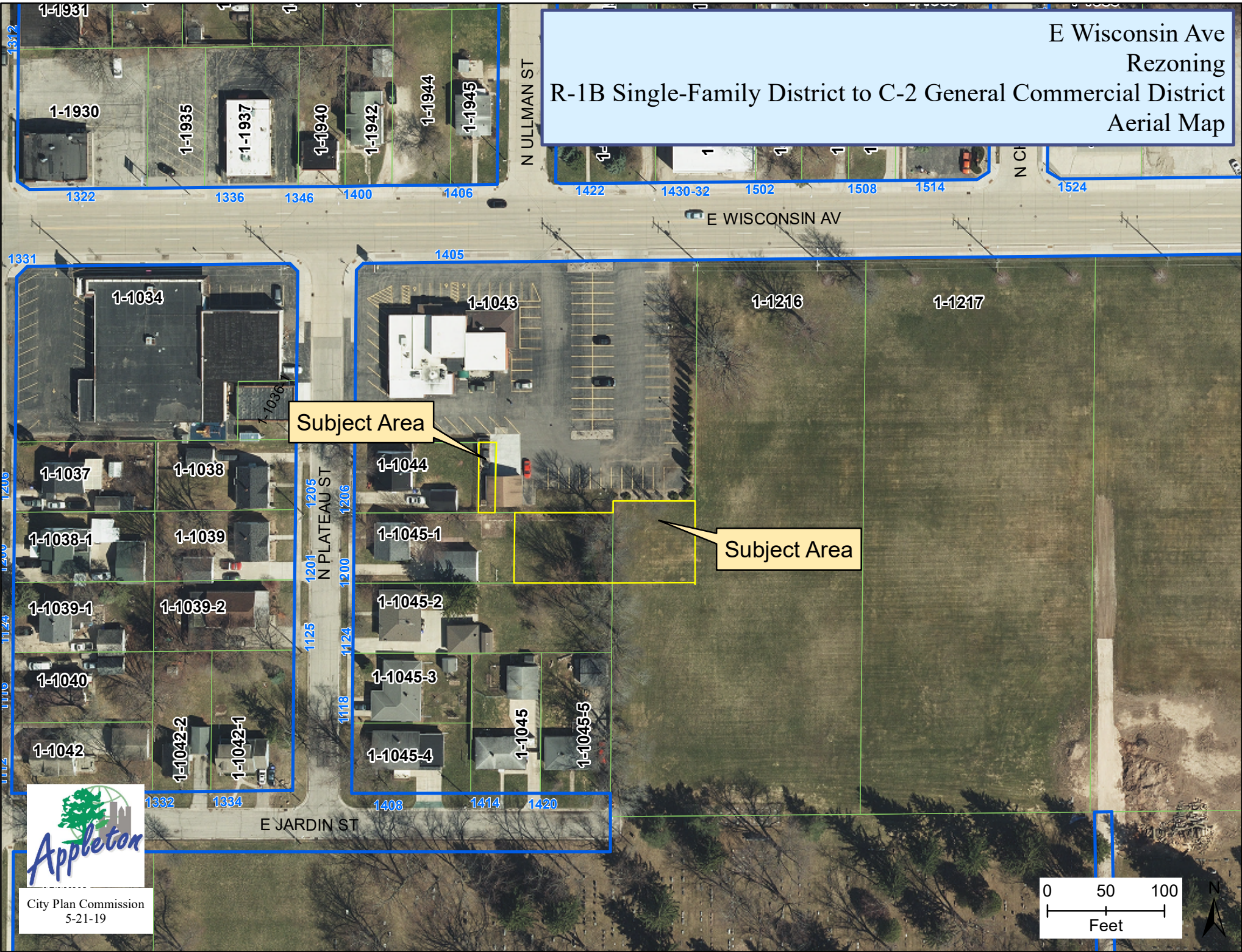
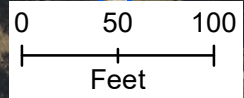
E Wisconsin Ave
Rezoning
R-1B Single-Family District to C-2 General Commercial District
Aerial Map

Subject Area

Subject Area



City Plan Commission
5-21-19



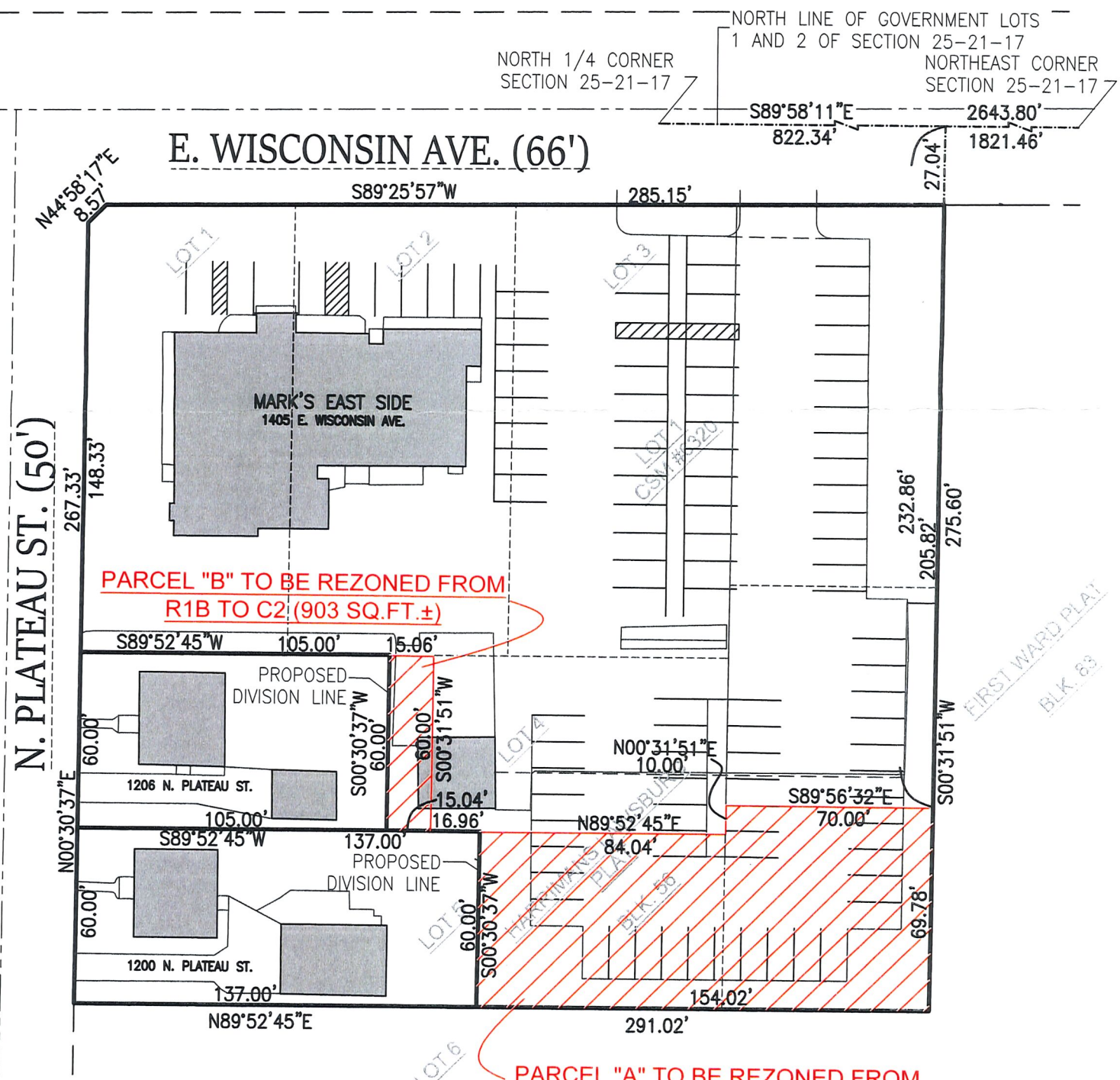
"REZONING MAP"

DESCRIPTION OF PARCEL "A" TO BE REZONED FROM R1B TO C2:

A PARCEL OF LAND BEING PART OF LOT 5, BLOCK 56, HARRIMAN'S LAWSBURG PLAT AND PART OF BLOCK 83 OF THE FIRST WARD PLAT, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON, ALL LOCATED IN GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ OF SECTION 25; THENCE S89°58'11"E, 822.34 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 2 OF SECTION 25 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE S00°31'51"W, 232.86 FEET ALONG SAID EXTENSION AND ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP TO A SOUTH LINE OF SAID CERTIFIED SURVEY MAP AND THE POINT OF BEGINNING; THENCE CONTINUING S00°31'51"W, 69.78 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK 56, HARRIMAN'S LAWSBURG PLAT; THENCE S89°52'45"W, 154.02 FEET ALONG SAID EXTENSION AND ALONG SAID SOUTH LINE; THENCE N00°30'37"E, 60.00 FEET TO A SOUTH LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE N89°52'45"E, 84.04 FEET ALONG SAID SOUTH LINE; THENCE N00°31'51"E, 10.00 FEET ALONG SAID SOUTH LINE; THENCE S89°56'32"E, 70.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID DESCRIBED PARCEL CONTAINS 9,933 SQUARE FEET OF LAND MORE OR LESS.

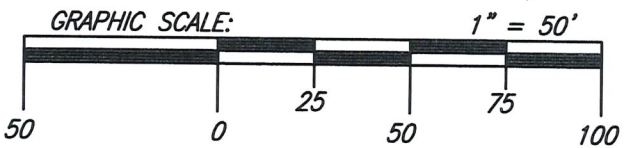
DESCRIPTION OF PARCEL "B" TO BE REZONED FROM R1B TO C2:

A PARCEL OF LAND BEING PART OF LOT 4, BLOCK 56, HARRIMAN'S LAWSBURG PLAT, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON, LOCATED IN GOVERNMENT LOT 2 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ OF SECTION 25; THENCE S89°58'11"E, 822.34 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 2 OF SECTION 25 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE S00°31'51"W, 232.86 FEET ALONG SAID EXTENSION AND ALONG THE EAST LINE OF CERTIFIED SURVEY MAP TO A SOUTH LINE OF SAID CERTIFIED SURVEY MAP; THENCE N89°56'32"W, 70.00 FEET ALONG SAID SOUTH LINE; THENCE S00°31'51"W, 10.00 FEET ALONG SAID SOUTH LINE; THENCE S89°52'45"W, 101.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S89°52'45"W, 15.04 FEET ALONG THE SOUTH LINE OF LOT 4, BLOCK 56, HARRIMAN'S LAWSBURG PLAT; THENCE N00°30'37"E, 60.00 FEET TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 6320; THENCE N89°52'45"E, 15.06 FEET ALONG SAID SOUTH LINE; THENCE S00°31'51"W, 60.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID DESCRIBED PARCEL CONTAINS 903 SQUARE FEET OF LAND MORE OR LESS.



PARCEL "B" TO BE REZONED FROM R1B TO C2 (903 SQ.FT.±)

PARCEL "A" TO BE REZONED FROM R1B TO C2 (9,933 SQ.FT.±)



NORTH IS REFERENCED TO THE NORTH LINE OF GOVERNMENT LOTS 1 AND 2 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN WHICH BEARS S89°58'11"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

CLIENT:
 MARK'S EAST SIDE
 ATTENTION: MARK DOUGHERTY
 1405 E. WISCONSIN AVE.
 APPLETON, WI 54911



CAROW LAND SURVEYING CO., INC.

615 N. LYNNDAL DRIVE, P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168 FAX: (920)731-5673

SCALE	1" = 50'
DRAWN BY	MCR
PROJECT NO.	A1158-19