

## NOTICE OF PUBLIC HEARING

#9-23

### RE: Proposed Zone Change

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on Wednesday, January 17, 2024, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

**Rezoning #9-23:** A rezoning request has been initiated by Stephen Zei, owner, and Tom Klister of Fore Investment Group, applicant, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the below-described real estate, which is currently zoned C-2 General Commercial District. The owner and applicant propose to rezone the property to C-1 Neighborhood Mixed Use District. The C-1 Neighborhood Mixed Use District is intended to provide for mixed use areas, including a range of commercial and denser residential uses. Development is intended to be pedestrian-oriented, with businesses and services that are part of the fabric of the neighborhood and allow residents to meet daily needs on foot, bicycle, and public transit. Development standards provide added flexibility to encourage redevelopment along commercial corridors, without being detrimental to established residential neighborhoods.

#### Legal Description:

N. Lawe Street – 31-1-0017-00

Herman Erbs Addn 1WD Lots 1 & 2 Blk 1 less Doc #1863193 for R/W, including to the centerline of the adjacent road right-of-way, City of Appleton, Outagamie County, Wisconsin  
1212 N. Union Street – 31-1-0024-00

Herman Erbs Addn 1WD S1/2 of Lot 7 and S1/2 of Lot 8 Blk 1, including to the centerline of the adjacent road right-of-way, City of Appleton, Outagamie County, Wisconsin  
605 E. Wisconsin Avenue – 31-1-0025-00

Herman Erbs Addn 1WD N1/2 of Lot 7 and N1/2 of Lot 8 Blk 1 less Doc #1863193 for R/W, including to the centerline of the adjacent road right-of-way, City of Appleton, Outagamie County, Wisconsin

December 14, 2023

RUN: January 2, 2024  
January 9, 2024

**KAMILYNCH**  
City Clerk