

**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 Wednesday, August 28, 2024, at 3:30 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 rezoning request.

Common Description:

2111 S. Schaefer Street (Tax ID #31-9-1114-00) and 2121 & 2125 S. Schaefer Street (Tax ID #31-9-1114-01), including to the centerline of the adjacent street right-of-way.

Rezoning Request: A rezoning request has been initiated by the owner and applicant, KKREW Properties/Dean Kroening, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the above-described real estate, which is currently zoned PD/C-2 Planned Development General Commercial District #61-94 and PD/C-2 Planned Development General Commercial District #10-21. The owner and applicant propose to rezone the property to PD/C-2 Planned Development General Commercial District #8-24 (see attached maps).

Purpose of the Rezoning: The owner/applicant proposes to rezone the subject parcels to PD/C-2 Planned Development General Commercial District #8-24 to establish clear and consistent development standards. In addition, the owner/applicant intends to combine the lots through the Certified Survey Map (CSM) process following the rezoning. The attached development plan drawing shows the general location of existing and potential buildings.

Aldermanic District: 5 – Alderperson Katie Van Zeeland

You are being notified as a policy of the City of Appleton Community Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter or email. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

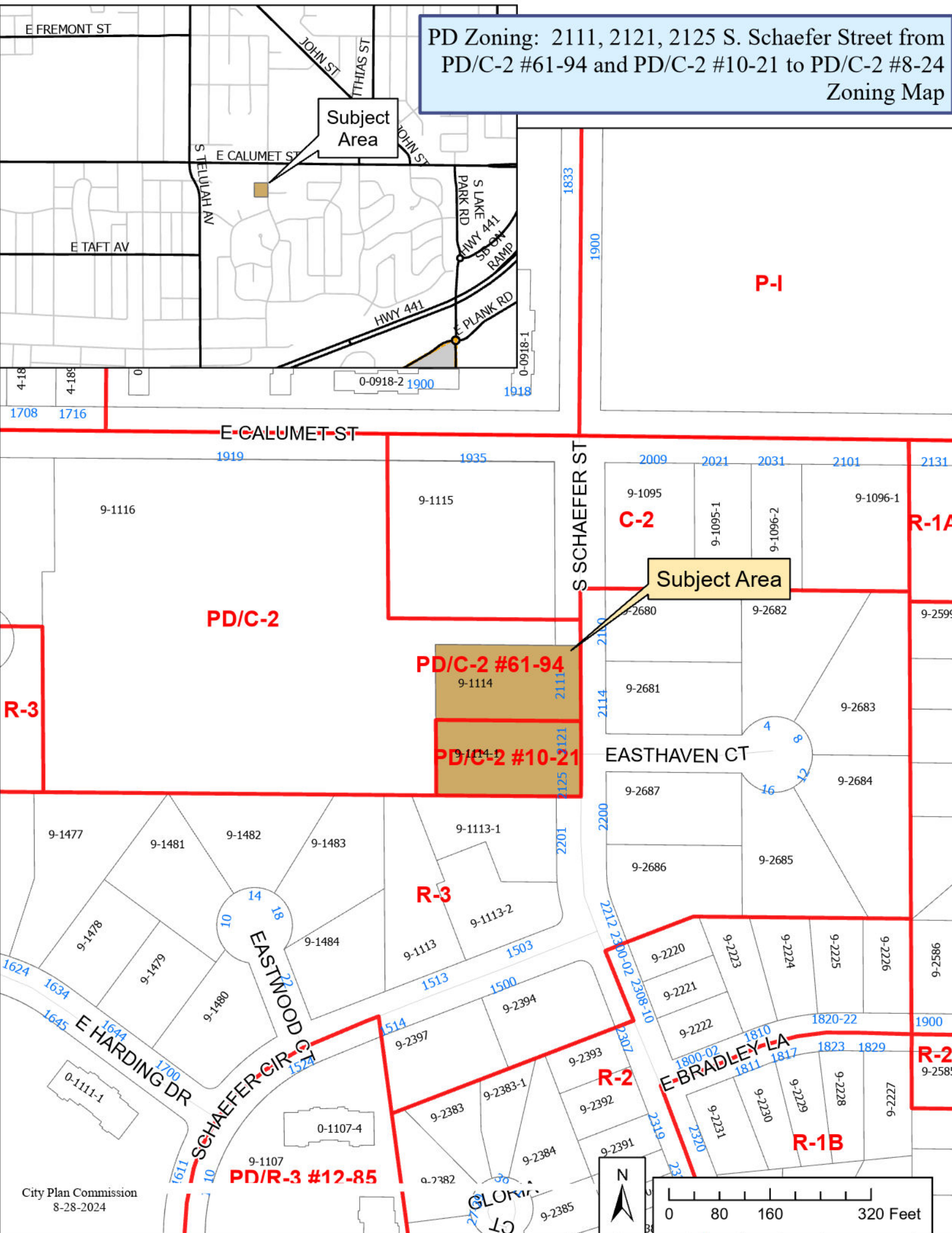
Any questions regarding this matter should be directed to Colin Kafka, Principal Planner, in the Community Development Department at 920-832-6476 or by email at Colin.Kafka@appletonwi.gov

CITY PLAN COMMISSION
APPLETON, WISCONSIN

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

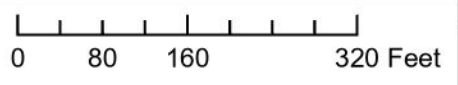
Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

PD Zoning: 2111, 2121, 2125 S. Schaefer Street from PD/C-2 #61-94 and PD/C-2 #10-21 to PD/C-2 #8-24
Zoning Map



Subject Area

Subject Area



PD Zoning: 2111, 2121, 2125 S. Schaefer Street from PD/C-2 #61-94 and PD/C-2 #10-21 to PD/C-2 #8-24
Aerial Map



Subject Area

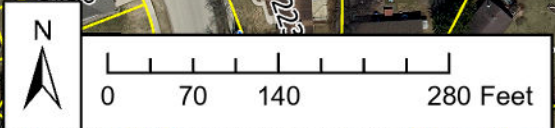


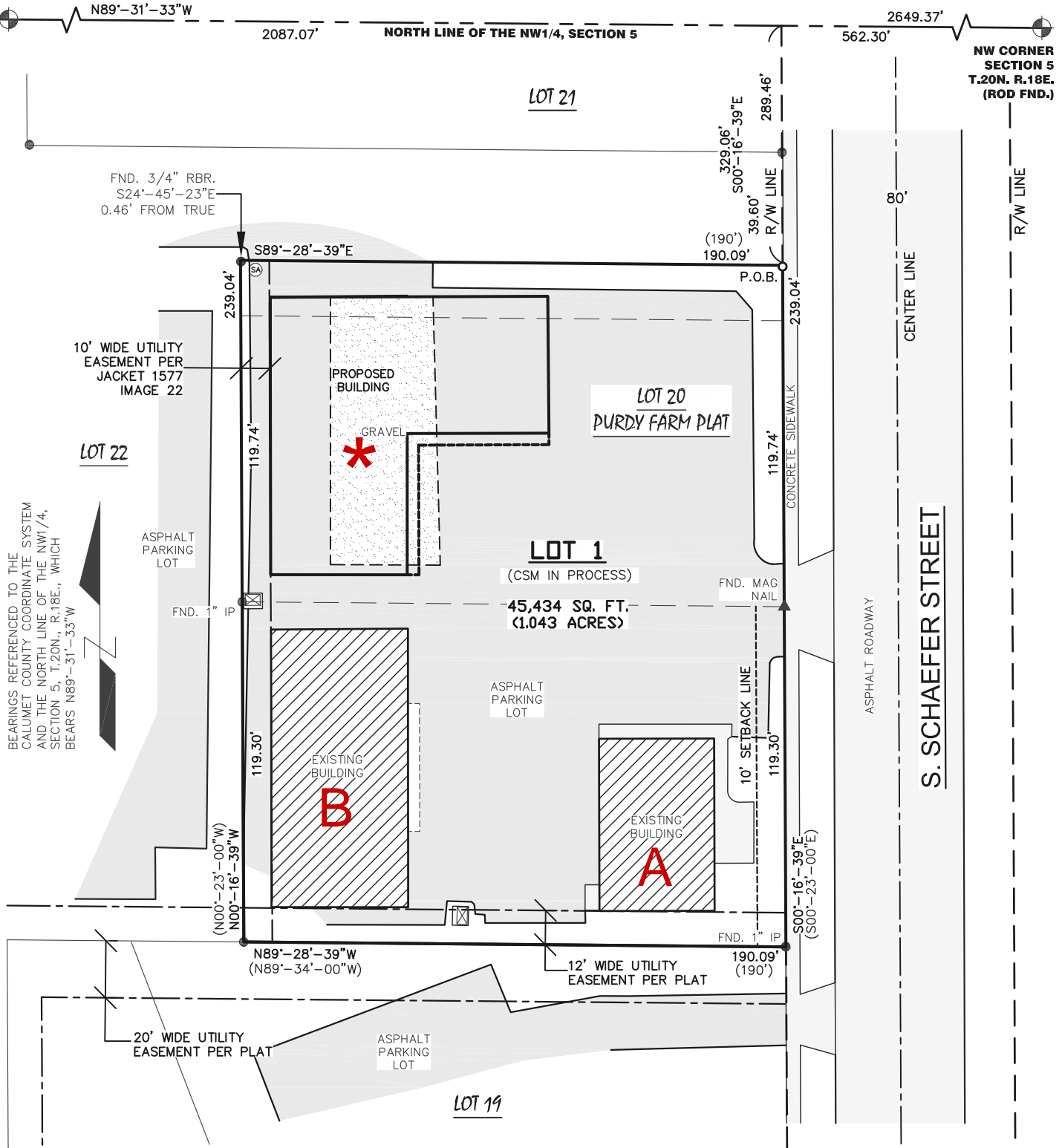
EXHIBIT B

CONCEPTUAL SITE IMPROVEMENT PLAN

ALL OF LOT 20 AND ALSO A PART OF LOT 22, PURDY FARM PLAT, LOCATED
IN THE NE1/4 OF THE NW1/4, SECTION 5, T.20N., R.18E., CITY OF APPLETON,
CALUMET COUNTY, WISCONSIN

**N1/4 CORNER
SECTION 5
T.20N. R.18E.
(CHISELED X FND.)**

**NW CORNER
SECTION 5
T.20N. R.18E.
(ROD FND.)**



—LEGEND—

- = 1" X 24" IRON PIPE SET (1.130 LB./FT.)
- = 3/4" REBAR FOUND
- ⊕ = COUNTY MONUMENT FOUND
- () = RECORDED INFORMATION
- ⊠ = ELECTRIC TRANSFORMER
- ⊙ = SANITARY MANHOLE

GRAPHIC SCALE
1 inch = 50 ft.



*** Gravel to be replaced according to Demolition Permit B23-0141**

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

DRAWN BY: J.B.
CHECKED BY: S.C.D.
JOB NO.: 15550

FIELD WORK DATE: 6-28-24
FIELD BOOK: M-58, PG. 73
SHEET 1 **OF** 4

SURVEYED FOR:
KKREW PROPERTIES LLC.
N4276 KILLARNEY LN.
FREDOM, WI 54130