

**CITY OF APPLETON**  
**NOTICE OF PUBLIC HEARING**  
**PROPOSED REZONING**

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, April 9, 2025, at 3:30 P.M., in Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a zone change.

A rezoning request has been initiated by the owners, Gary & Pamela Bichel, and applicant, Brewski Enterprises/John Onopa, 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 M-2 General Industrial District. The owner and applicant propose to rezone the property 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.

**Common Description:**

1930 W. College Avenue (Tax ID #31-7-0004-00 & #31-7-0004-02), 1932 W. College Avenue (Tax ID #31-7-0006-00) and 120 N. Woods Edge Drive (Tax ID #31-7-0004-01), including to the centerline of the adjacent street right-of-way.

**Legal Description:**

Parcel No. 31-7-0004-00

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6849 RECORDED AS DOCUMENT NUMBER 2020092, LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER(SE1/4) AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, INCLUDING TO THE CENTER LINE OF THE ADJACENT PUBLIC RIGHT-OF-WAY.

Parcel No. 31-7-0004-01

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4793 RECORDED AS DOCUMENT NUMBER 1608336, LOCATED IN PART OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-ONE (21) NORTH,

RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN INCLUDING TO THE CENTER LINE OF THE ADJACENT PUBLIC RIGHT-OF-WAY.

Parcel No. 31-7-0004-02

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 6849 RECORDED AS DOCUMENT NUMBER 2020092, LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER(SE1/4) AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

Parcel No. 31-7-0006-00

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2899 RECORDED AS DOCUMENT NUMBER 1232645, LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER(SE1/4) AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, INCLUDING TO THE CENTER LINE OF THE ADJACENT PUBLIC RIGHT-OF-WAY.

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, email, or phone call. 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](mailto: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.***

RUN: March 25, 2025  
April 1, 2025