

NOTICE OF INFORMAL PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct an Informal Public Hearing on Tuesday, December 12, 2017 at 4:00 P.M., in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the following proposed rezoning request:

The owner, Pat Hietpas with Emerald Valley Estates LLC, and the applicant, Jason Mroz with Apple Tree Appleton Four, LLC, are requesting to rezone Property Tax ID #31-1-7509-03 and part of Property Tax ID #31-1-7512-73 from R-1A Single-Family District and R-2 Two-Family District to R-1B Single-Family District. The R-1B District is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.

Purpose of the Rezoning: Facilitate the construction of the Creekside Estates Subdivision consisting of 13 single-family lots along Cherryvale Avenue, south of Ashbury Drive. (See attached maps)

ALDERMANIC DISTRICT: 13 – Alderperson Kyle Lobner

You are being notified as a policy of the City of Appleton Community and Economic Development Department. 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 Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476.

CITY PLAN COMMISSION

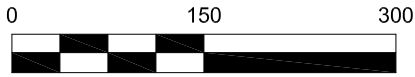
COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

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

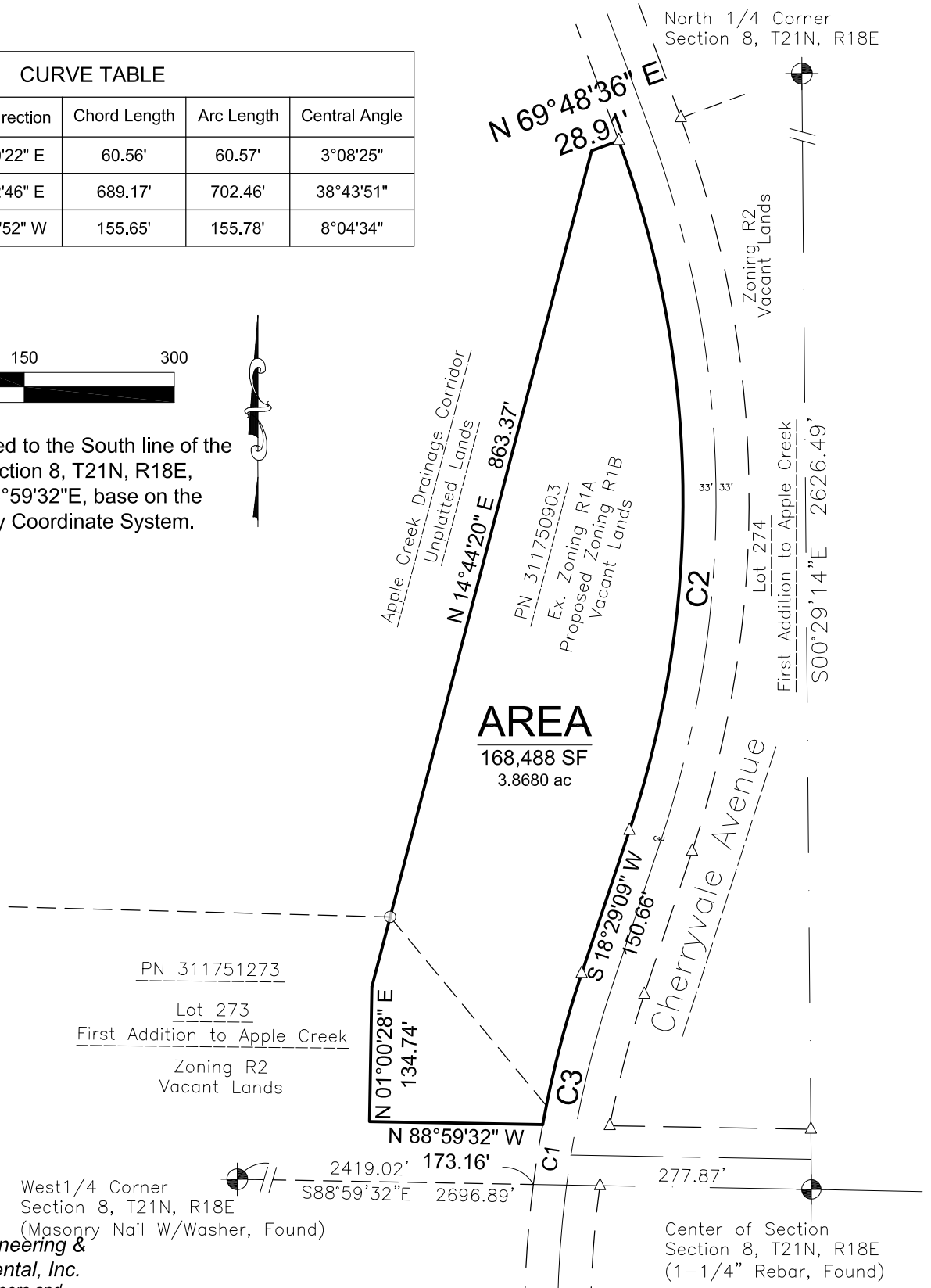
Rezoning Exhibit

Part of Lot 273 and all of lands designated "Lands to be Dedicated the City for Park", all being part of First Addition to Apple Creek Estates, located in the Southeast 1/4 of the Northwest 1/4 Section 08, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	1105.18'	N 08°50'22" E	60.56'	60.57'	3°08'25"
C2	1039.18'	S 00°52'46" E	689.17'	702.46'	38°43'51"
C3	1105.18'	S 14°26'52" W	155.65'	155.78'	8°04'34"



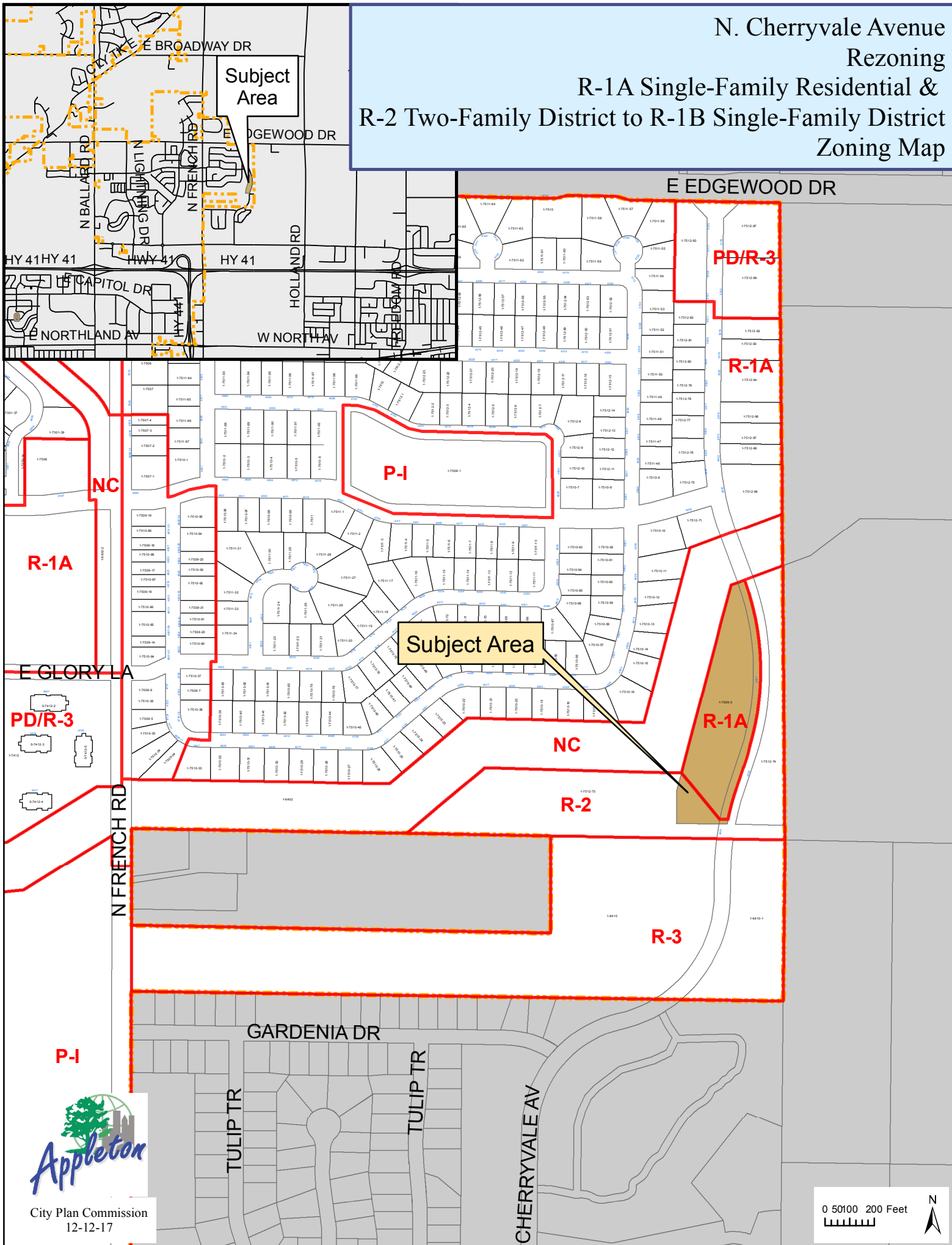
Bearings are referenced to the South line of the Northwest 1/4, Section 8, T21N, R18E, Referenced as S88°59'32"E, base on the Outagamie County Coordinate System.



Davel Engineering & Environmental, Inc.
Civil Engineers and Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-9595

File: 5220Rezoning.dwg
Date: 11/15/2017
Drafted By: jim
Sheet: Exhibit

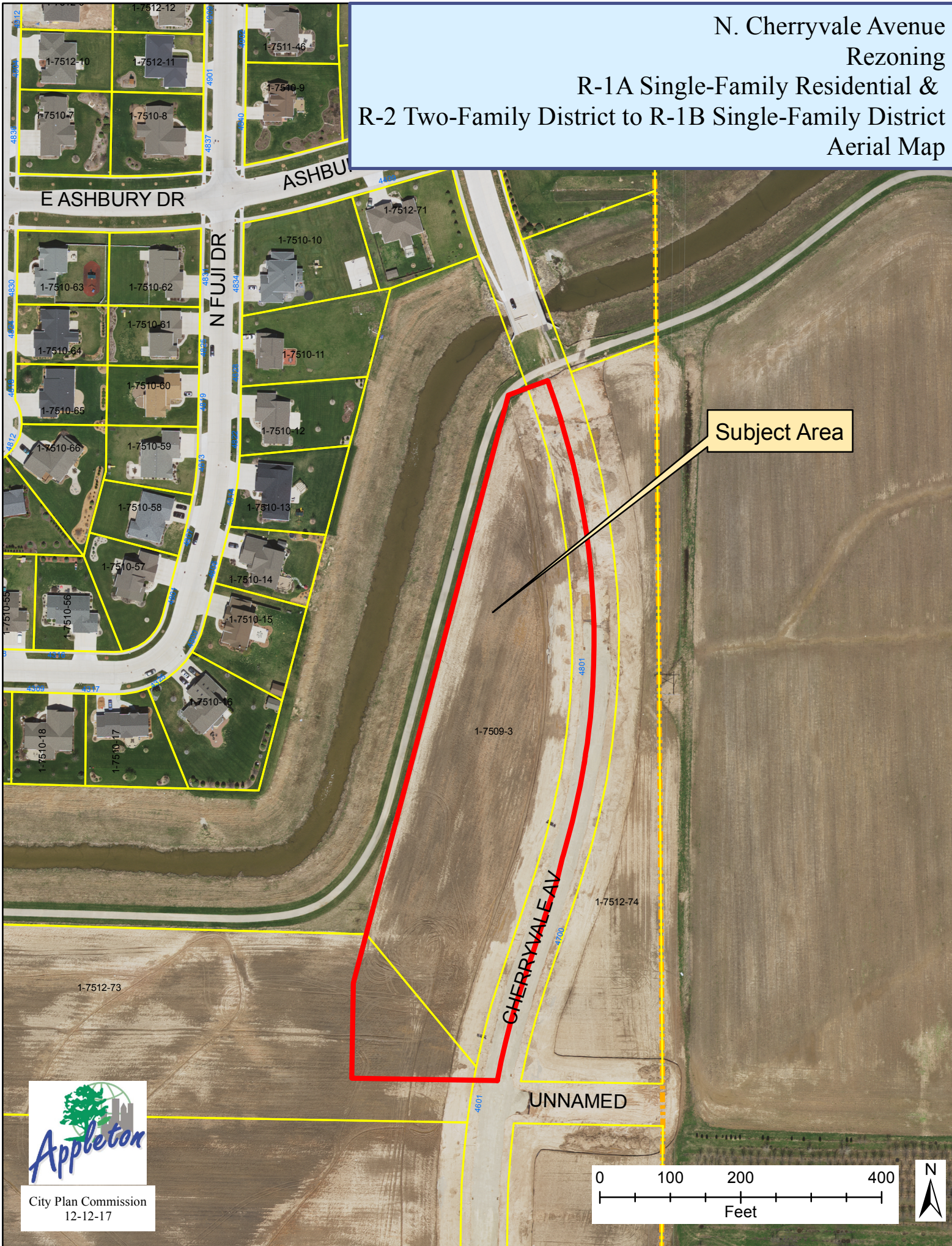
N. Cherryvale Avenue Rezoning R-1A Single-Family Residential & R-2 Two-Family District to R-1B Single-Family District Zoning Map



City Plan Commission
12-12-17



N. Cherryvale Avenue
Rezoning
R-1A Single-Family Residential &
R-2 Two-Family District to R-1B Single-Family District
Aerial Map



Subject Area



City Plan Commission
12-12-17

