

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 Wednesday, September 8, 2021, at 3:30 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:

COMMON DESCRIPTION:

2121 South Schaefer Street (Tax Id #31-9-1114-01), including the adjacent one-half (1/2) right-of-way of South Schaefer Street

Rezoning Request: A rezoning request has been initiated by the owner and applicant, KKREW Properties/Dean Kroening, in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton for the above-described real estate, which is currently zoned PD/C-2 Calumet Street Planned Development General Commercial District #34-84 to PD/C-2 Planned Development General Commercial District #10-21 (see attached maps).

History: In 1985, the Calumet Street Planned Development District #34-84 (now known as PD/C-2 Planned Development General Commercial District #34-84) was approved to allow for the construction of a shopping center complex which included a grocery store, retail, professional, personal, restaurant uses and an 8-unit multi-family apartment building on Property Tax Id #s 31-9-1114-00, 31-9-1114-01, 31-9-1116-00 and 31-9-1118-00.

Purpose of the Request: The owner/applicant is making this request to allow for redevelopment of the site and construction of a second commercial building on this parcel. The proposed rezoning will provide clear direction on the development standards for the subject parcel going forward and will provide minimal zoning code exceptions that will allow for the redevelopment of this infill parcel.

ALDERMANIC DISTRICT: 5 – Alderperson Katie Van Zeeland

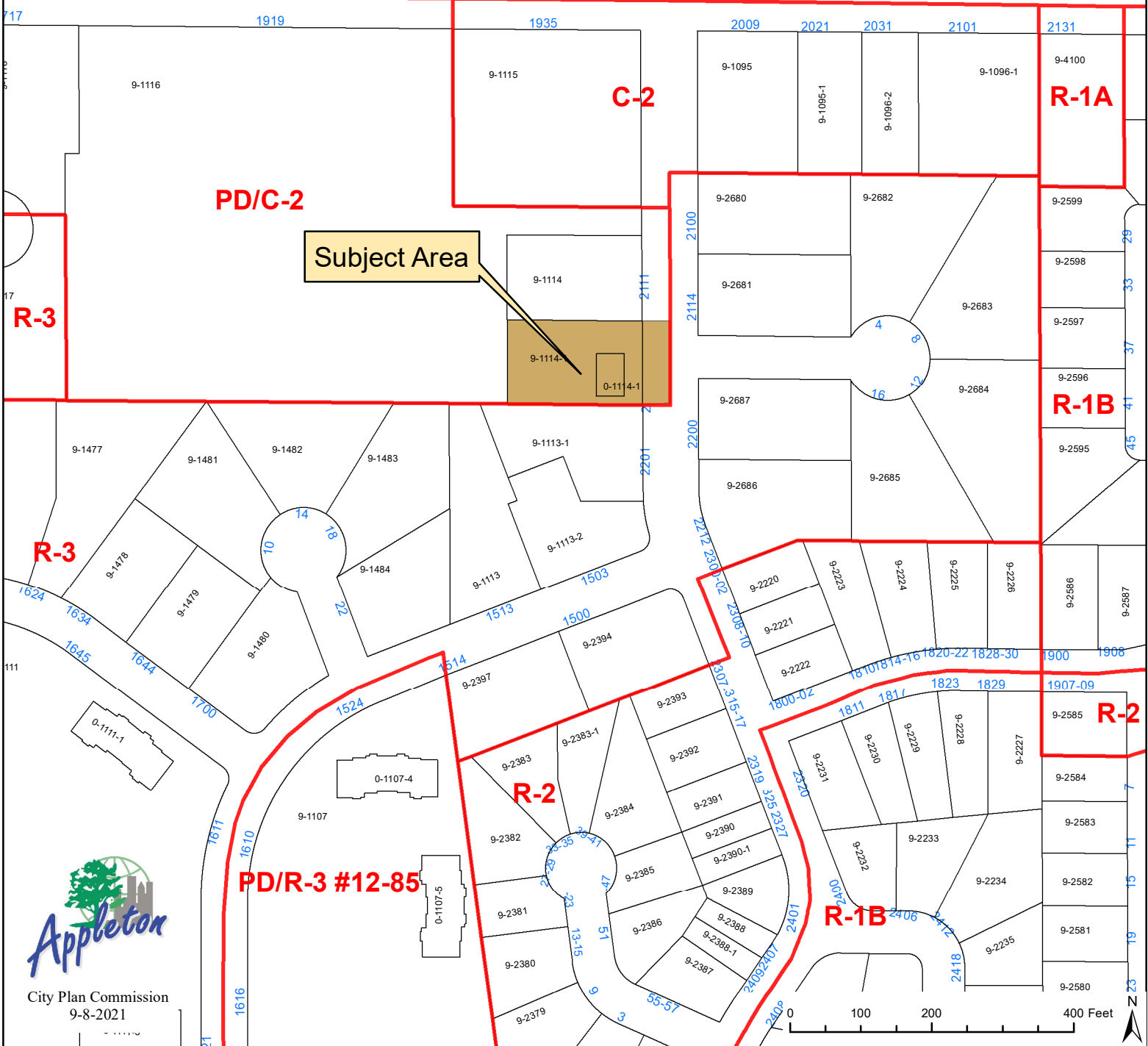
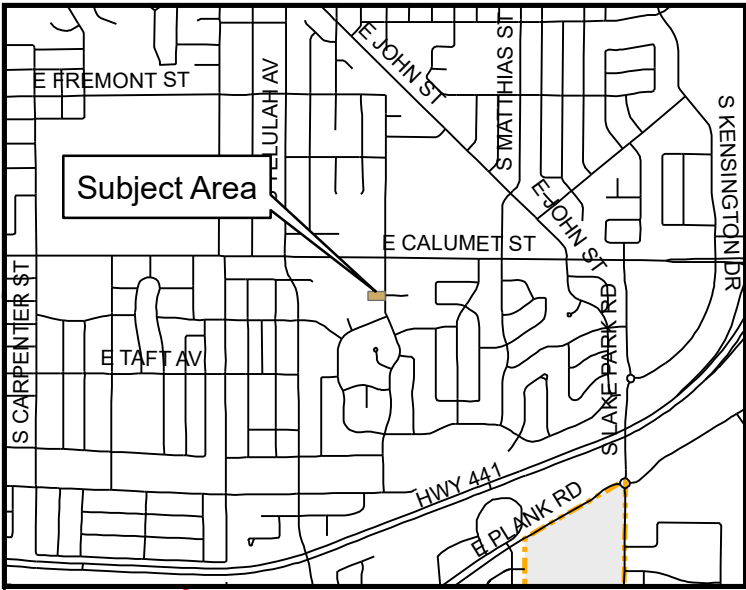
You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476 or by email at jessica.titel@appleton.org.

CITY PLAN COMMISSION

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

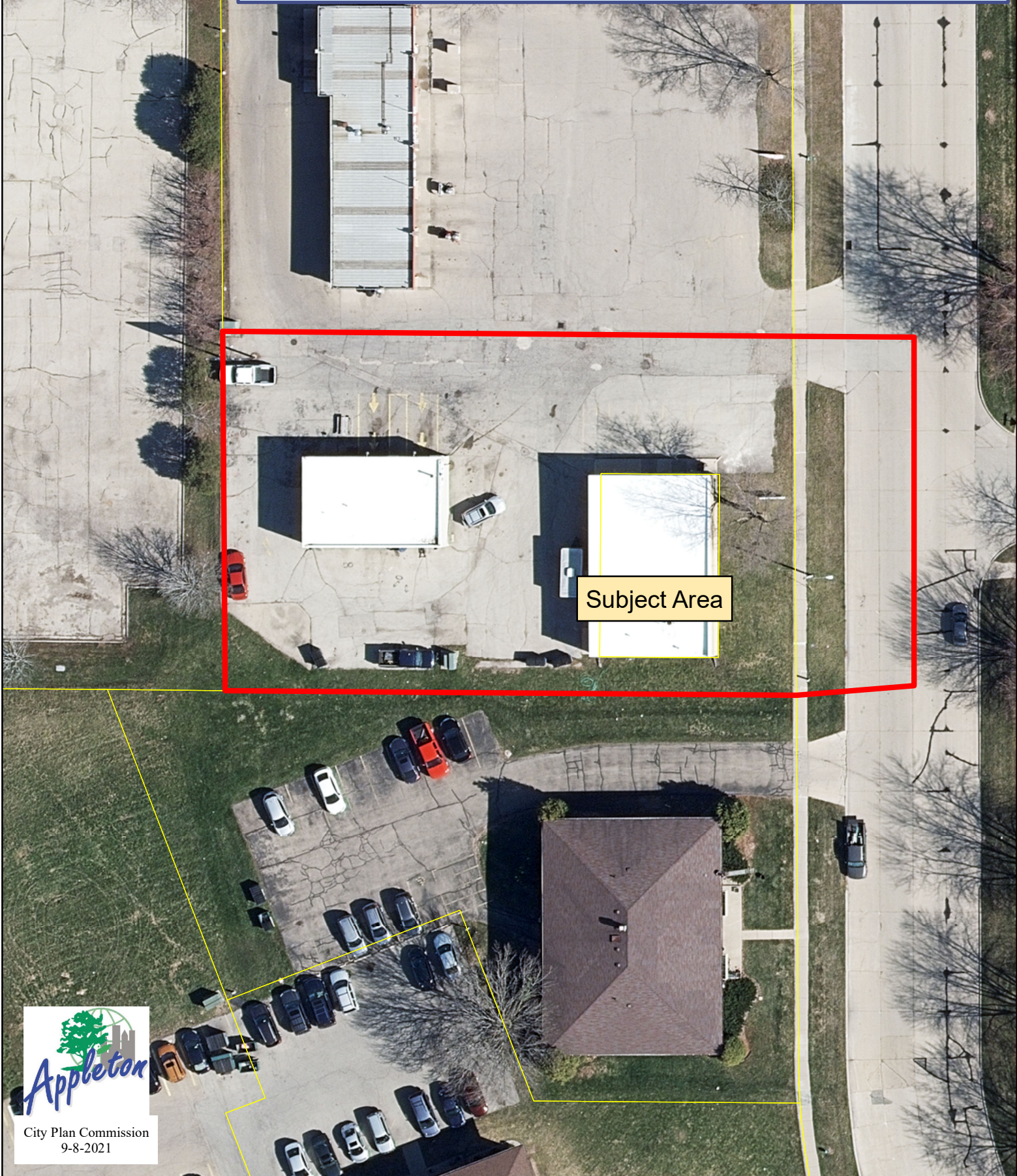
Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

2121 S. Schaefer Street
 Rezoning
 PD/C-2 Calumet Street
 Planned Development District #34-84 to
 PD/C-2 Planned Development
 General Commercial District #10-21



2121 S. Schaefer Street
Rezoning

PD/C-2 Calumet Street Planned Development District #34-84 to
PD/C-2 Planned Development General Commercial District #10-21



Subject Area



City Plan Commission
9-8-2021

BOUNDARY SURVEY/SITE PLAN

FOR KKREW PROPERTIES

Being a part of Lot Twenty (20), Purdy Farm Plat, locate in the Northwest Quarter (NW1/4) of Section Five (5), Township Twenty (20) North, Range Eighteen (18) East, City of Appleton, Calumet County, Wisconsin containing 22,678 square feet (0.521 acres) of land and being described by:

Beginning at the southeast corner of said Lot 20; thence N89°-28'-39"W 190.15 feet along the south line of said Lot 20 to the southwest corner thereof; thence N00°-15'-26"W 119.30' along the west line of said Lot 20; thence S89°-28'-39"E 190.08 feet to a point on the east line of said Lot 20; thence S00°-17'-39"E 119.30 feet along said east line of Lot 20 to the point of beginning. Being subject to any and all easements and restrictions of record.

NOTES:

THE BUILDER IS RESPONSIBLE FOR VERIFYING BUILDING DIMENSIONS & THAT THE LOCATION OF THE FOUNDATION AS SHOWN IS IN CONFORMANCE WITH ALL RECORDED EASEMENTS, PRIVATE COVENANTS AND BUILDING SETBACKS.

PARCEL NO.: 31-9-1114-01

DEED: DOCUMENT NO. 542995

OWNER OF RECORD: KKREW PROPERTIES LLC.

SITE ADDRESS: 2121 S. SCHAEFER ST. APPLETON, WI 54915

LOT AREA: 22,678 SQ. FT.

TOTAL EXISTING IMPERVIOUS SURFACE: 19,245 SQ. FT.

TOTAL PROPOSED IMPERVIOUS SURFACE: 17,503 SQ. FT.

PROPOSED ELEVATIONS:
FINISHED FLOOR ELEV. = 796.0

VERTICAL DATUM: = NAVD "88"

ZONING INFORMATION:
PDC2 - PLANNED DEVELOPMENT GENERAL COMMERCIAL DISTRICT

SURVEY NOTES:

SITE BENCHMARK: TOP OF CONCRETE AT NORTHWEST CORNER OF BUILDING. ELEVATION: 795.80'

EROSION CONTROL NOTES:

INSTALL GRAVEL TRACKING PADS AT CONSTRUCTION ACCESS POINTS PRIOR TO THE START OF CONSTRUCTION. CLEAN UP ANY TRACKING ON STREETS AT THE END OF EACH DAY (MINIMUM OF 50 FEET LONG TRACKING PAD WITH AGGREGATE CONSISTING OF 3-6 INCH CLEAR OR WASHED STONE-12 INCH THICK).

INSTALL D.O.T. APPROVED SILT FENCE AS SHOWN PRIOR TO LAND DISTURBANCE ACTIVITIES.

CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON DAILY BASIS.

UPON COMPLETION OF SITE WORK SEED ALL DISTURBED AREAS WITH A PERENNIAL GRASS SEED MIX AND MULCH AS A MINIMUM.

MAINTAIN EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN REVEGETATED.

BMP'S SHALL BE PLACED AROUND ALL SOIL STOCKPILES. SOIL STOCKPILES IN PLACE FOR 7 DAYS OR MORE SHALL BE PROPERLY STABILIZED.

ALL BMP'S SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROPRIATE DNR TECHNICAL STANDARDS.

DISTURBED AREAS AND SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE STABILIZED BY SEEDING, OR BY OTHER COVER, SUCH AS TARPING OR MULCHING.

EROSION MAT TO BE WISCONSIN DOT CLASS II TYPE B.



SURVEYOR'S CERTIFICATE

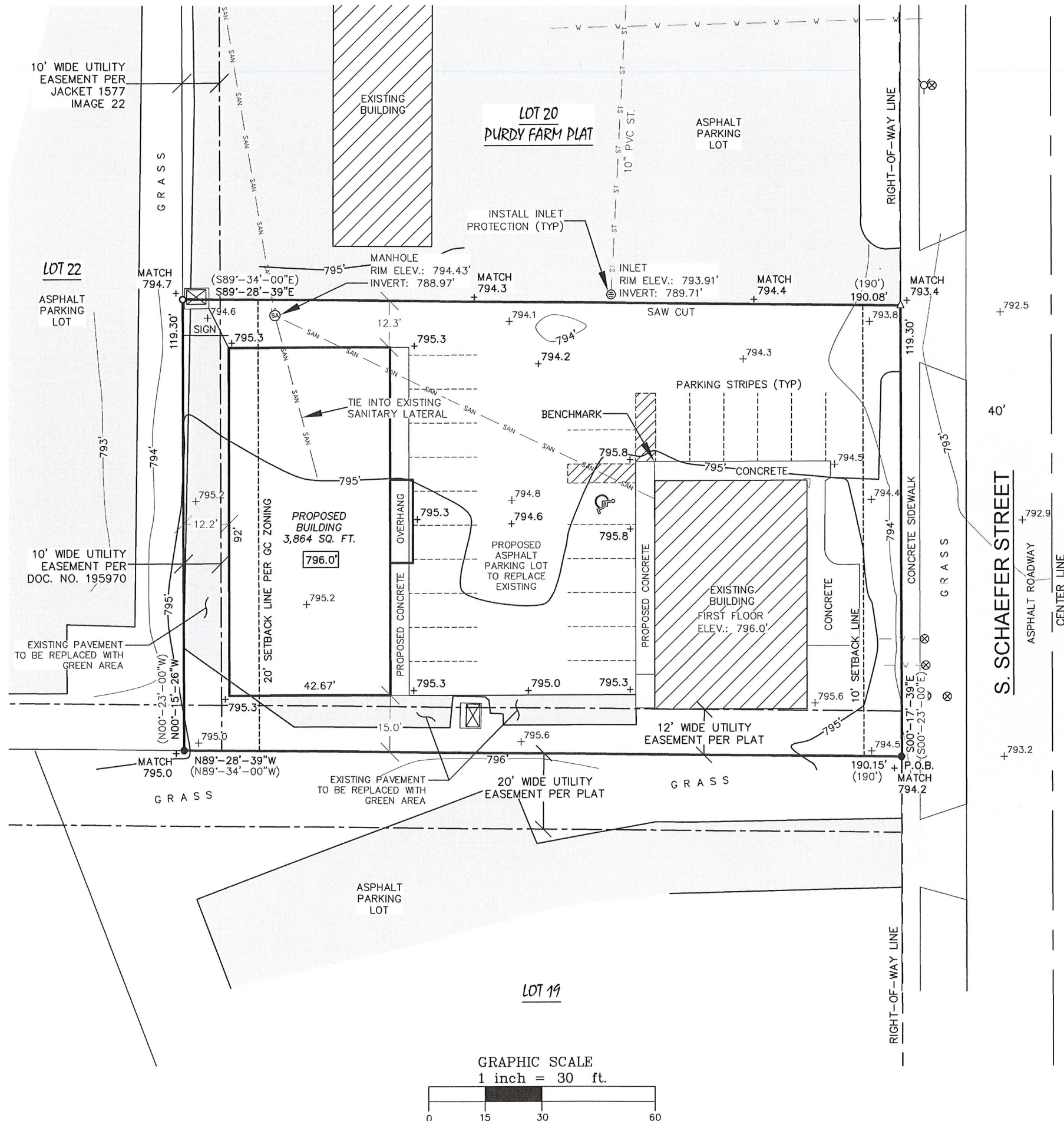
I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 15TH day of JULY, 2021.

Steven C. DeJong
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

- LEGEND -

- = 1" IRON PIPE FOUND
- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- △ = MAG NAIL SET
- () = RECORDED INFORMATION
- 700' — = EXISTING CONTOUR
- 796.0' = PROPOSED FINISHED FLOOR ELEVATION
- 0--- = PROPOSED SILT FENCE
- ~ ~ ~ = PROPOSED DRAINAGE
- 713.50' + = PROPOSED SPOT ELEVATION
- ☒ = ELECTRIC TRANSFORMER
- ⚓ = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊙ = STORM INLET
- W — W — = WATER MAIN
- ST — ST — = STORM SEWER MAIN
- SAN — = SANITARY SEWER MAIN



S. SCHAEFER STREET
ASPHALT ROADWAY
CENTER LINE

MERIDIAN
SURVEYING, LLC

9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

PROJECT LOCATION:	LOT 20, PURDY FARM PLAT
PROPERTY OWNER:	KKREW PROPERTIES
CONTRACTOR:	
PREPARED BY:	S.C.D. MERIDIAN SURVEYING
DATE:	7-14-21
PROJECT NO.:	12979
FIELD BOOK:	M-58, PG.73
SHEET:	1 OF 1