

**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, December 13, 2023, 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:**

The parcel on the southwest corner of E. Wisconsin Avenue & N. Lawe Street (Tax Id #31-1-0017-00), 1212 N. Union Street (Tax Id #31-1-0024-00), and 605 E. Wisconsin Avenue (Tax Id #31-1-0025-00), including to the center line of the adjacent street right-of-way.

**Rezoning Request:** 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 above-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 (see attached maps). 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.

**Purpose of the Rezoning:** The owner and applicant are looking to rezone this property for potential redevelopment of the site for multi-family housing.

**Aldermanic District:** 2 – Alderperson Vered Meltzer

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. 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 Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476 or by email at [jessica.titel@appleton.org](mailto:jessica.titel@appleton.org).

CITY PLAN COMMISSION  
APPLETON, WISCONSIN

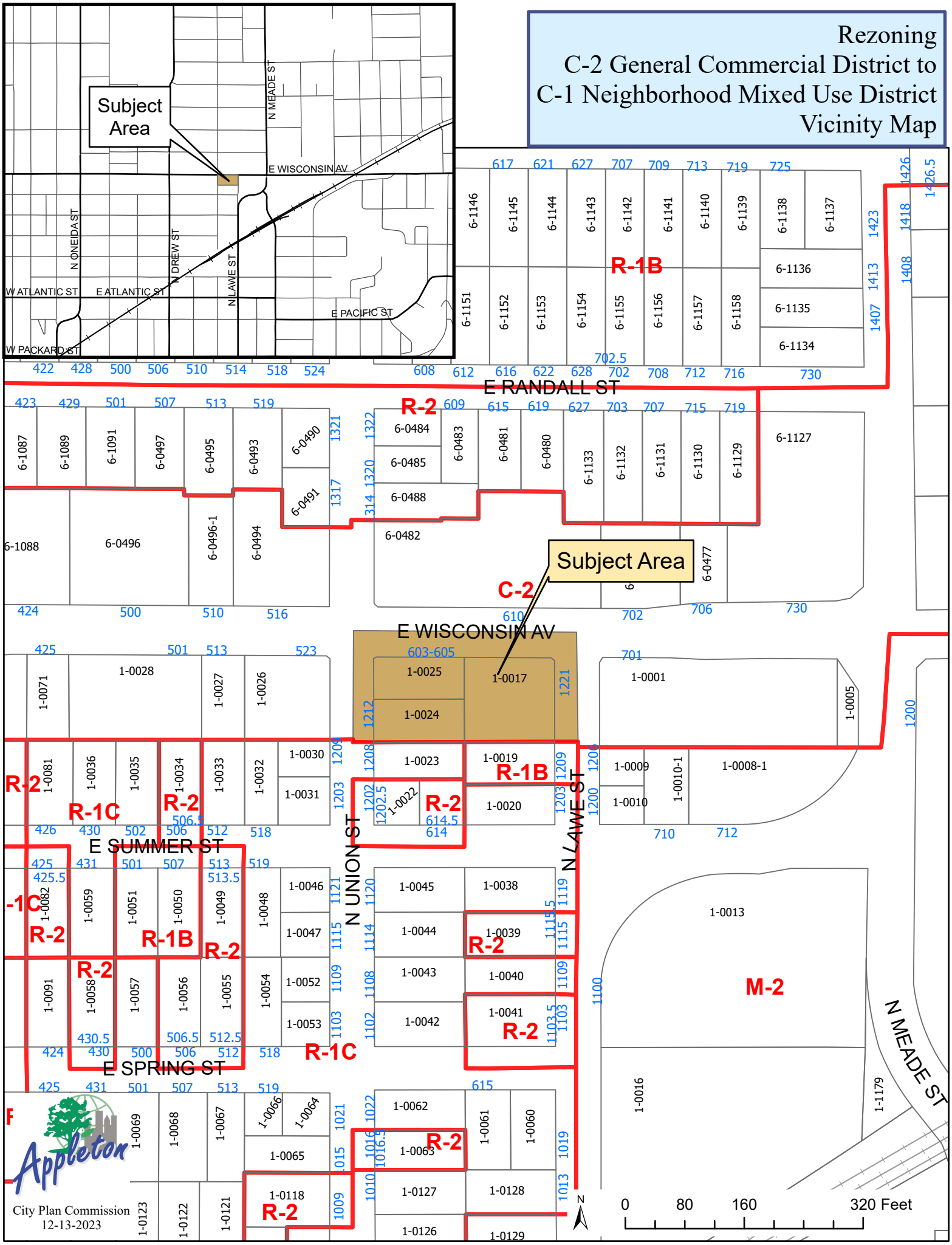
COMMUNITY & ECONOMIC DEVELOPMENT  
CITY HALL – 100 NORTH APPLETON STREET  
APPLETON, WISCONSIN 54911-4799  
(920) 832-6468

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

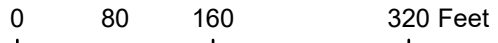
# Rezoning C-2 General Commercial District to C-1 Neighborhood Mixed Use District Vicinity Map

Subject Area

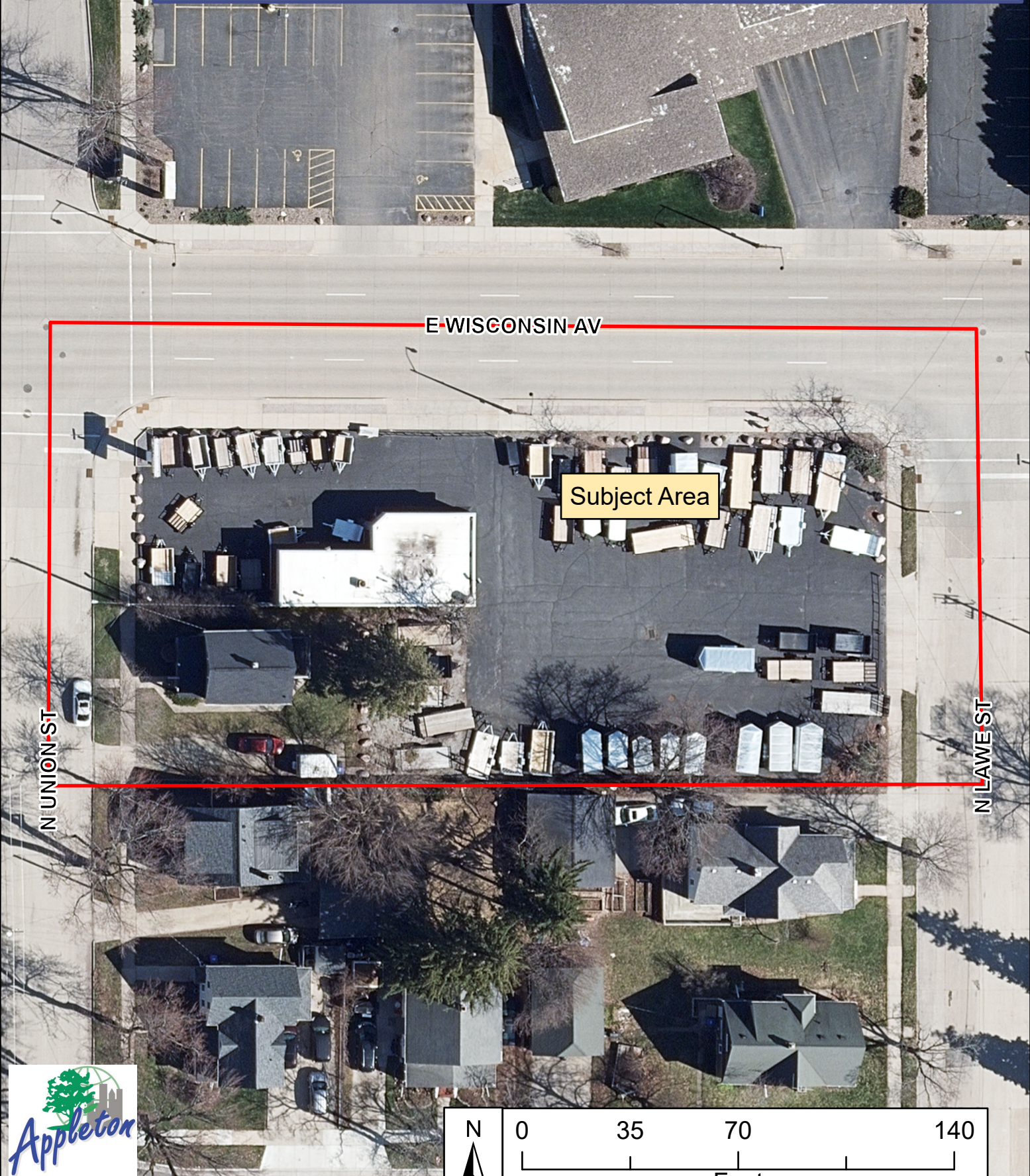
Subject Area



City Plan Commission  
12-13-2023



Rezoning  
C-2 General Commercial District to C-1 Neighborhood Mixed Use District  
Aerial Map



E WISCONSIN AV

Subject Area

N UNION ST

N LAWE ST



City Plan Commission  
12-13-2023

ER ST

