

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, December 14, 2022, 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:

Proposed Rezoning Request: The applicant, Jim Fletcher, is requesting to rezone Property Tax Id #31-6-0329-00 located at 1208 North Oneida Street, including the adjacent one-half (1/2) right-of-way, as shown on the attached maps, from C-2 General Commercial District to R-2 Two-Family District.

Reason for the Rezoning Request: The applicant states: “The property is an older house currently set up with a kitchen, bath, 2 bedrooms and living area on the first floor and 2nd floor. We request rezoning back to R-2 in order to make repairs and renovate the property to a modern, affordable rent, 2 unit property. The property accommodates parking for 2 units and we feel this would have a positive economical impact for the city.”

ALDERMANIC DISTRICT: 1 – Alderperson William Siebers

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.

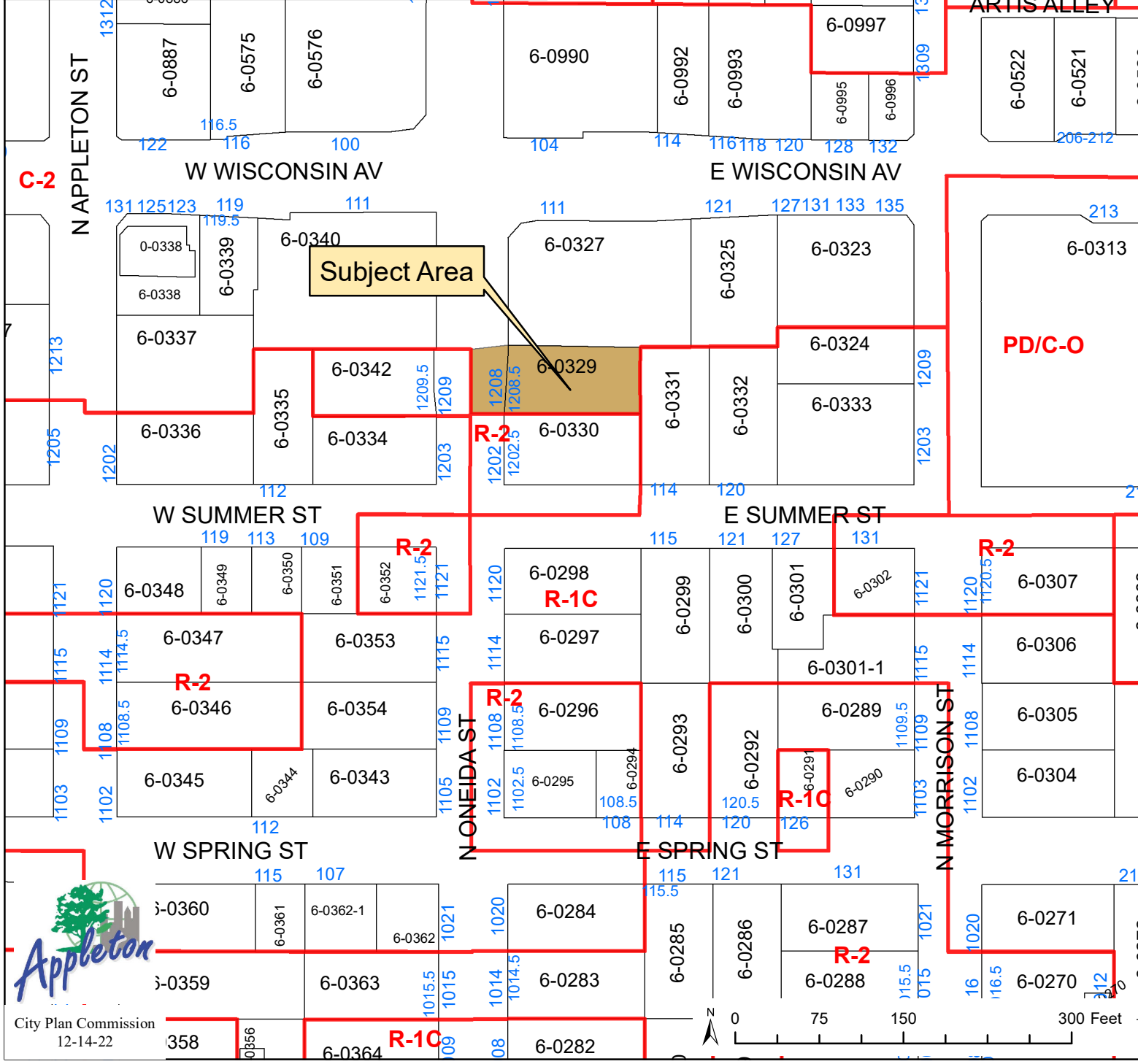
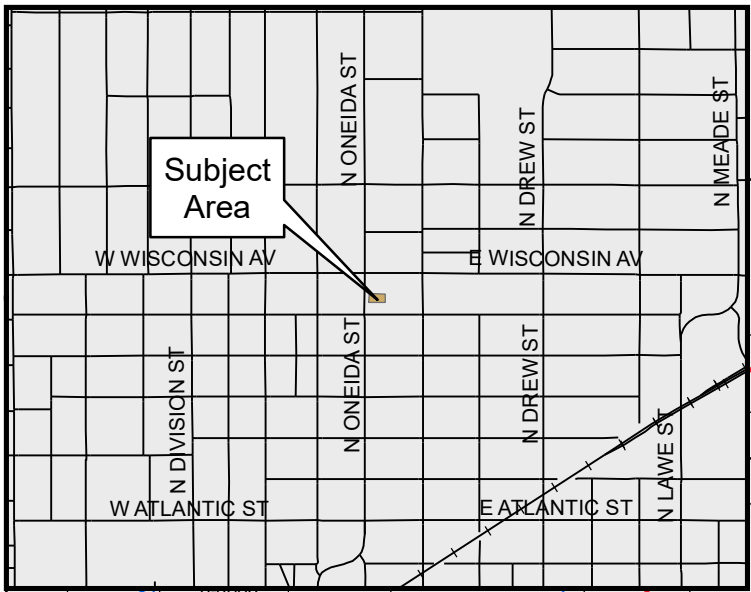
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466 or by email at don.harp@appleton.org.

CITY PLAN COMMISSION

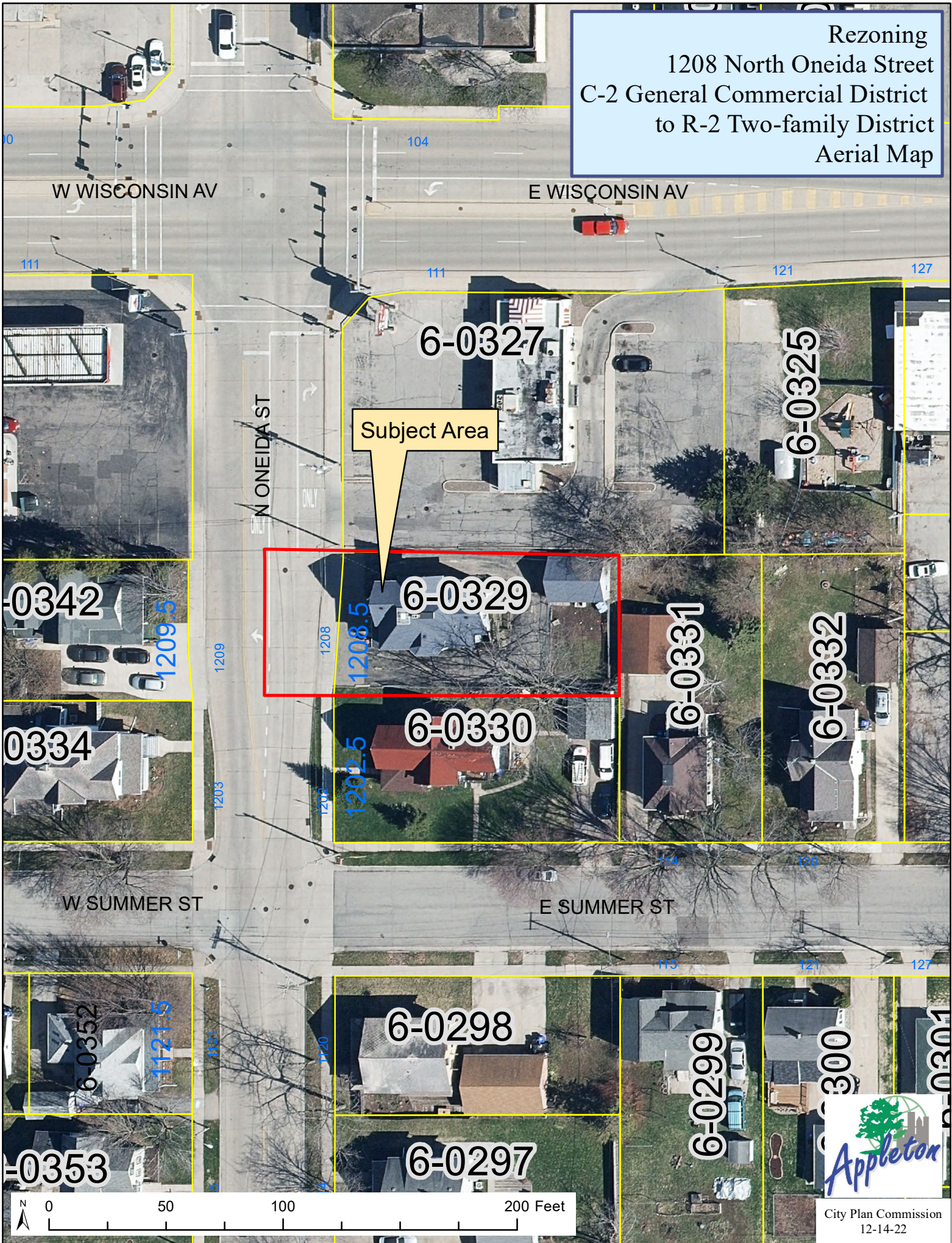
COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

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

Rezoning
1208 North Oneida Street
C-2 General Commercial District
to R-2 Two-family District
Zoning Map



Rezoning
1208 North Oneida Street
C-2 General Commercial District
to R-2 Two-family District
Aerial Map



Subject Area

6-0327

6-0325

6-0342

6-0329

6-0331

6-0332

6-0334

6-0330

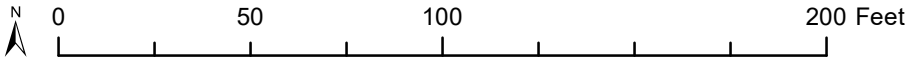
6-0353

6-0298

6-0299

6-0300

6-0297



127 Melvay Road
Menasha, WI 54952
www.martenson-elsel.com
Engraving
Engineering
920.731.0381 1.800.236.0381
Martenson & Eisele, Inc.

NO.	DATE	DESCRIPTION

PLAT OF SURVEY
THE NORTH 60 FEET OF LOT 5, BLOCK 19, DAVID KIMBALL'S ADDITION,
1873750, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN,
ACCORDING TO THE RECORDED ASSESSOR'S MAP OF SAID CITY,
SURVEY FOR: JAMES E. LITCHNER
APPLETON, WI 54915

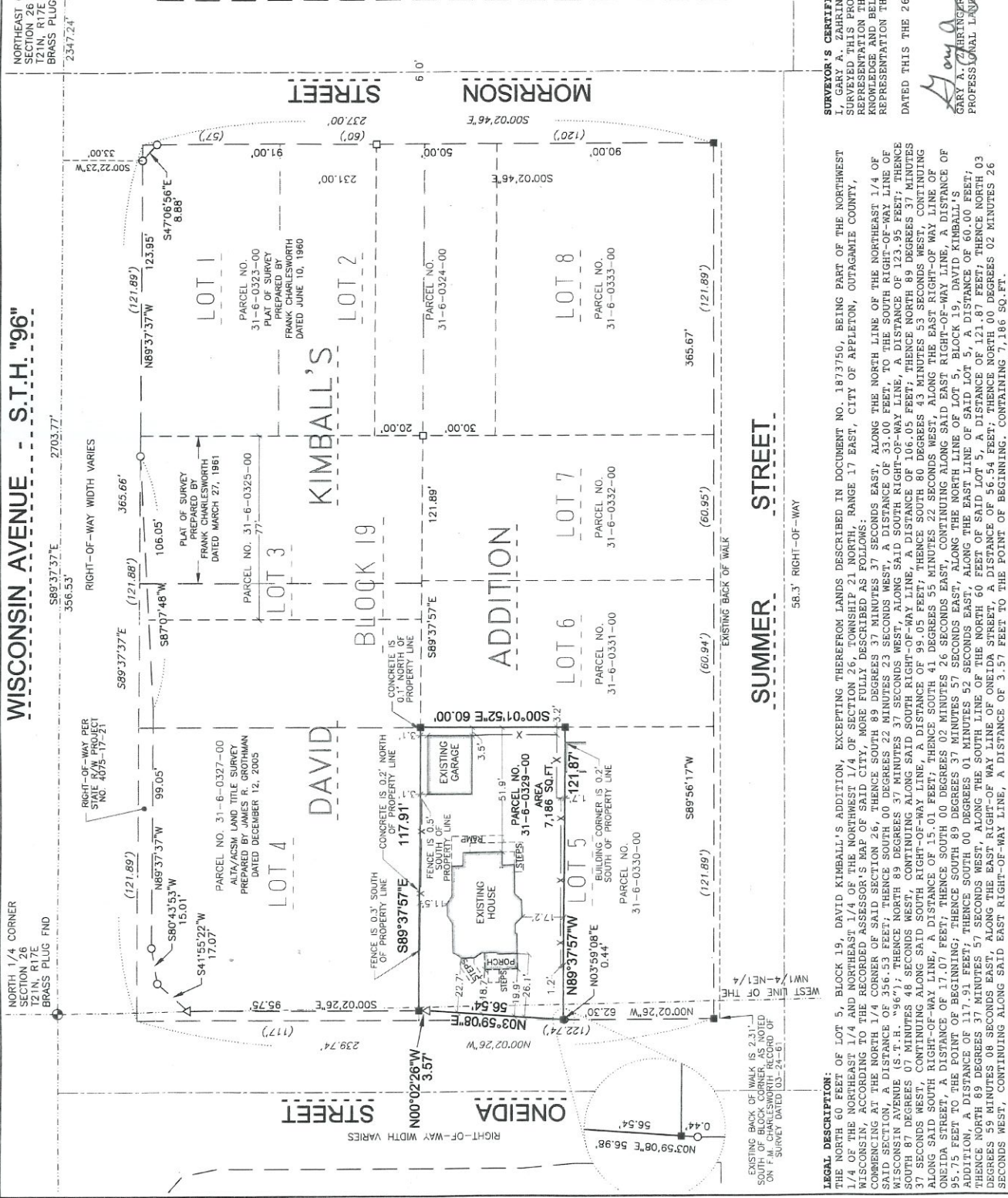
SCALE	DATE	COMPUTER FILE
1"=40'	AUG 2022	1489919000.dwg

EXAMINER'S NO. 1-0589-004



SURVEYOR'S CERTIFICATE
I, GARY A. ZAHRINGER, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.
DATED THIS THE 26TH DAY OF AUGUST, 2022

Gary A. Zahringer
GARY A. ZAHRINGER
PROFESSIONAL LAND SURVEYOR S-7098



NORTH 1/4 CORNER
SECTION 26
T21N, R17E
BRASS PLUG FND
2703.77'
589.3737'E
356.53'
RIGHT-OF-WAY PER STATE PAV PROJECT NO. 4053-17-21

NORTH 1/4 CORNER
SECTION 26
T21N, R17E
BRASS PLUG FND
2347.24'

LOT 1
PARCEL NO. 31-6-0323-00
PLAT OF SURVEY PREPARED BY FRANK CHARLESWORTH DATED MARCH 27, 1961

LOT 2
PARCEL NO. 31-6-0324-00
PREPARED BY FRANK CHARLESWORTH DATED JUNE 16, 1960

LOT 3
PARCEL NO. 31-6-0325-00
PREPARED BY FRANK CHARLESWORTH DATED MARCH 27, 1961

LOT 4
PARCEL NO. 31-6-0327-00
ALTA/ACSM LAND TITLE SURVEY PREPARED BY JAMES R. GROTHMAN DATED DECEMBER 12, 2005

LOT 5
PARCEL NO. 31-6-0329-00
AREA 7,186 SQ. FT.
EXISTING HOUSE
EXISTING GARAGE

LOT 6
PARCEL NO. 31-6-0331-00

LOT 7
PARCEL NO. 31-6-0332-00

LOT 8
PARCEL NO. 31-6-0333-00

DAVID
DAVID KIMBALL'S ADDITION
CONCRETE IS 0.2' NORTH OF PROPERTY LINE
CONCRETE IS 0.3' SOUTH OF PROPERTY LINE
FENCE IS 0.5' SOUTH OF PROPERTY LINE
ENCLOSURE
ENCLOSURE
ENCLOSURE

MORRISON STREET
6.10'
237.00'
231.00'
50.00'
50.00'
90.00'
500'02'46"E

KIMBALL'S
SUMMER STREET
58.3' RIGHT-OF-WAY

DAVID
SUMMER STREET
58.3' RIGHT-OF-WAY

ONEIDA STREET
EXISTING BACK OF WALK IS 2.31' SOUTH OF BLOCK CORNER AS NOTED ON P. SURVEY DATED 03-24-16