

**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, August 24, 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:

**COMMON DESCRIPTION:**

1430 North Ballard Road (Tax Id #31-1-5207-00), including the adjacent one-half (½) right-of-way of N. Ballard Road

**Rezoning Request:** A rezoning request has been initiated by the owner/applicant, Event Production Systems, 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 M-2 General Industrial District. The owner proposes to rezone the property to C-2 General Commercial District (see attached maps). 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.

**Purpose of the Request:** The owner/applicant is seeking this request to facilitate expanding the existing parcel by purchasing additional land to the south. The rezoning is needed so both parcels have consistent zoning designations. The additional land area will provide more parking for the subject business.

**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.

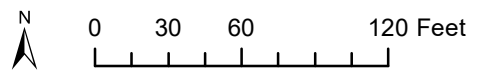
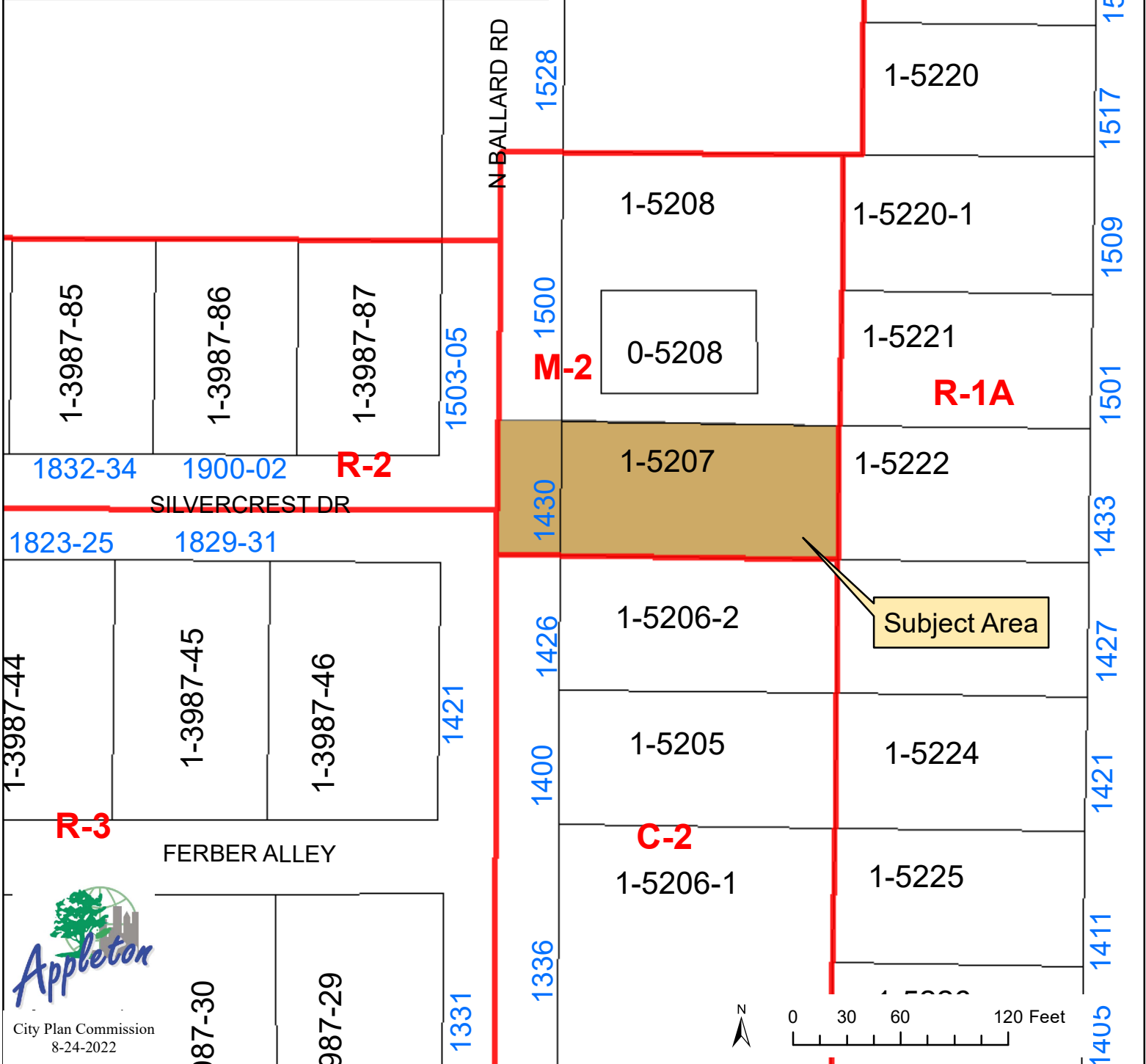
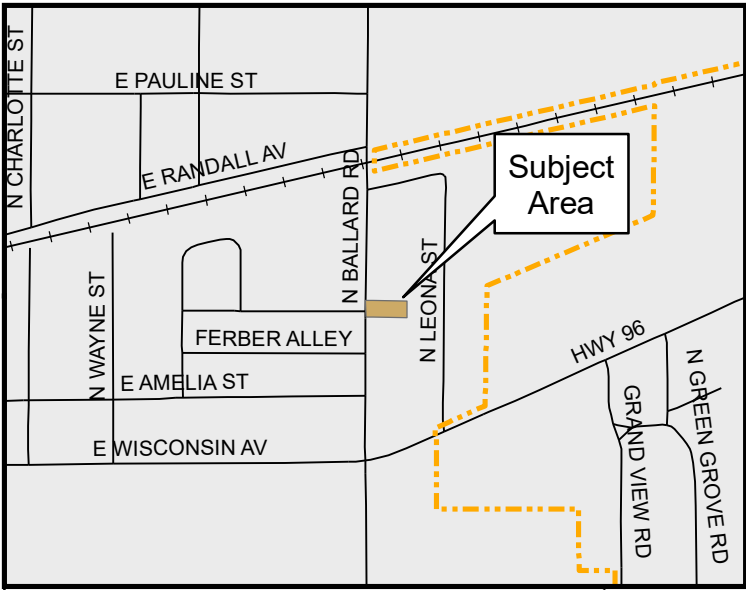
Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476 or by email at [jessica.titel@appleton.org](mailto:jessica.titel@appleton.org).

CITY PLAN COMMISSION

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.*

Event Production Systems  
 Rezoning  
 M-2 General Industrial District to C-2  
 General Commercial District  
 Zoning Map





Event Production Systems  
Rezoning  
M-2 General Industrial District to C-2  
General Commercial District  
Aerial Map



Subject Area

SILVERCREST DR

FERBER ALLEY

E AMELIA ST

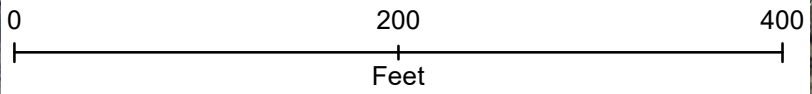
N BALLARD RD

N LEONA ST

WANSIN AV



City Plan Commission  
8-24-2022

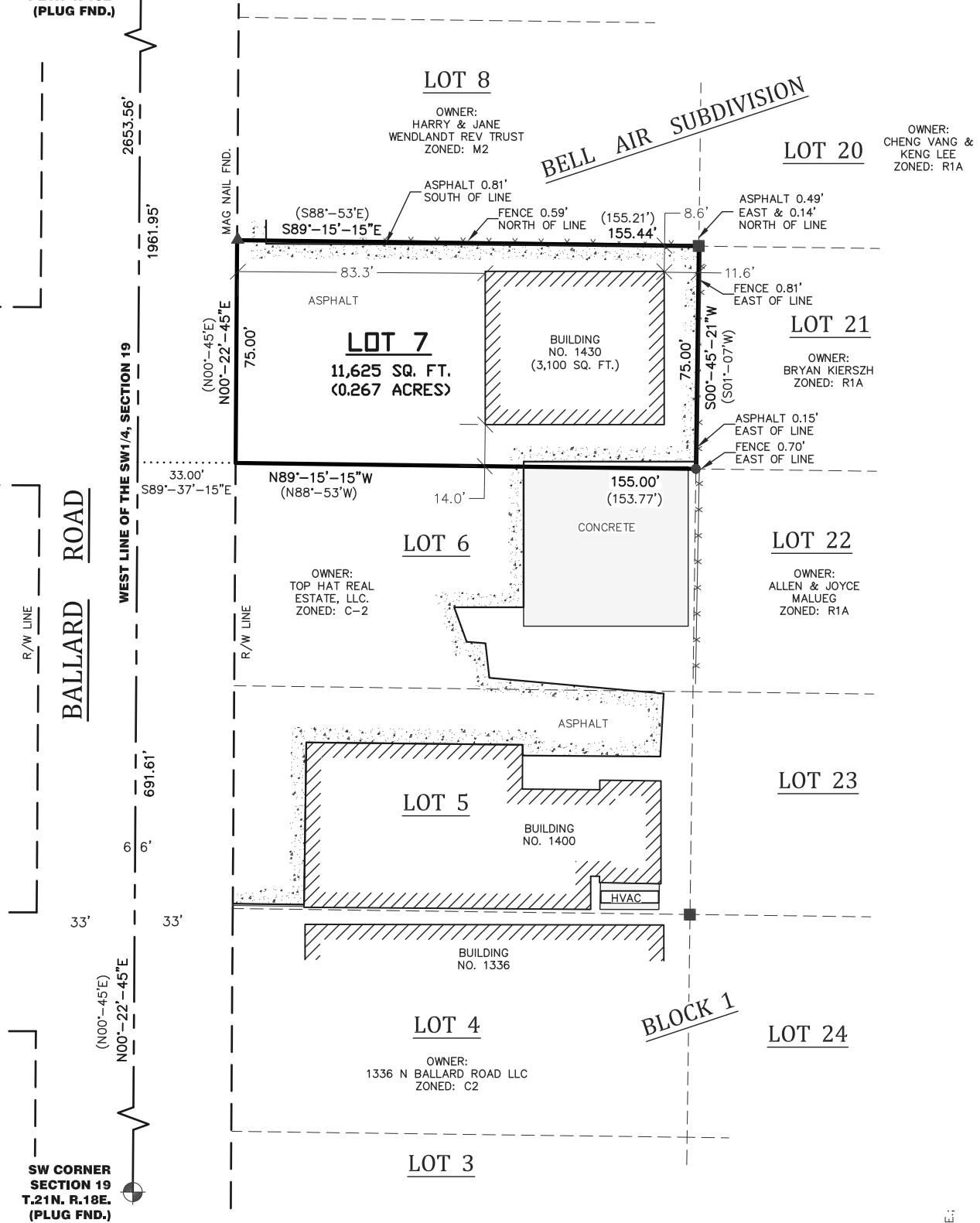




# REZONING EXHIBIT MAP

LOT 7, BLOCK 1, BELL AIR SUBDIVISION, BEING PART OF THE SW1/4 OF THE SW1/4, SECTION 19, T.21N., R.18E., CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

W1/4 CORNER SECTION 19  
T.21N. R.18E.  
(PLUG FND.)



OWNER:  
CHENG VANG &  
KENG LEE  
ZONED: R1A

LOT 20

LOT 8  
OWNER:  
HARRY & JANE  
WENDLANDT REV TRUST  
ZONED: M2

LOT 21

OWNER:  
BRYAN KIERSZ  
ZONED: R1A

LOT 7  
11,625 SQ. FT.  
(0.267 ACRES)

BUILDING  
NO. 1430  
(3,100 SQ. FT.)

LOT 6

OWNER:  
TOP HAT REAL  
ESTATE, LLC.  
ZONED: C-2

LOT 22

OWNER:  
ALLEN & JOYCE  
MALUG  
ZONED: R1A

LOT 5

BUILDING  
NO. 1400

LOT 23

LOT 4

OWNER:  
1336 N BALLARD ROAD LLC  
ZONED: C2

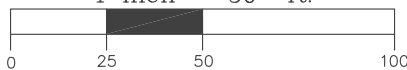
LOT 24

LOT 3

## -LEGEND-

- = 1" IRON PIPE FOUND
- = 3/4" REBAR FOUND
- ⊕ = COUNTY MONUMENT FOUND
- ( ) = RECORDED INFORMATION
- X---X---X---X--- = EXISTING FENCE

GRAPHIC SCALE  
1 inch = 50 ft.



### SURVEY NOTES:

-THE INTENT OF THIS EXHIBIT IS TO DEPICT LANDS TO BE REZONED FROM M-2 GENERAL INDUSTRIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT.

-PROPERTY OWNER: ONSTAGE AUDIO, LLC. - C/O MELVIN KOHL

-PROPERTY ADDRESS: 1430 N. BALLARD RD. APPLETON, WI 54911

BEARINGS REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SW1/4, SECTION 19, T.21N., R.18E.; WHICH BEARS: N00°-22'-45"E (N00°-45"E)

SURVEYED FOR:  
DAN NELESSEN  
W3044 BROADWAY DRIVE  
FREEDOM, WI 54913

PARCEL ID:  
311520700  
DEED:  
DOC. NO. 2006548

**MERIDIAN SURVEYING, LLC**

N9637 Friendship Drive Office: 920-993-0881  
Kaukauna, WI 54130 Fax: 920-273-6037

DRAWN BY: J.B.  
CHECKED BY: S.C.D.  
JOB NO.: 13654

FIELD WORK DATE: 4-26-22  
FIELD BOOK: X  
SHEET 1 OF 1