

**CITY OF APPLETON**

**NOTICE OF PUBLIC HEARING**

**PROPOSED REZONING**

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, June 25, 2025, at 3:30 P.M., in Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a zone change.

A rezoning request has been initiated by the Christopher Hartwig Revocable Trust, owner, and Briohn Building Corporation, c/o Devon Pittman, applicant, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the below-described real estate, which is currently zoned M-1 Industrial Park District and AG Agricultural District. The owner and applicant propose to rezone the property to C-2 General Commercial District. 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.

**Common Description:**

Land generally located west of the CTH OO/USH 441 Interchange (Tax Id #'s 31-1-5351-00, 31-1-5352-00, 31-1-5352-01, 31-1-6729-00, and recently annexed Town of Grand Chute parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000 and 101172100), including the adjacent street right-of-way.

**Legal Description:**

BEING PART OF THE OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE N 00°15'48" W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 10.02 FEET TO A POINT OF INTERSECTION WITH THE REFERENCE LINE OF COUNTY TRUNK HIGHWAY "OO"; THENCE S 88°32'26" E ALONG SAID REFERENCE LINE 169.98 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 00°16'15" W 589.29 FEET TO A POINT ON THE CENTERLINE OF WINSLOW AVENUE; THENCE S 89°24'21" E ALONG SAID CENTERLINE 1143.53 FEET TO A POINT ON THE CENTERLINE OF ZUEHLKE DRIVE; THENCE N 00°15'39" W ALONG SAID CENTERLINE 33.01 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2358 AND ITS EXTENSION; THENCE S 89°24'21" E ALONG SAID NORTH LINE AND ITS EXTENSION 408.46 FEET TO A POINT ON THE EASTERLY LINE OF U.S.H. "441"; THENCE S 04°06'04" W ALONG SAID LINE 115.45 FEET; THENCE S 22°37'26" W 395.53 FEET; THENCE S 59°53'41" W ALONG SAID LINE 126.61 FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY TRUNK HIGHWAY; THENCE S 01°27'34" W 95.00 FEET TO A POINT ON THE REFERENCE LINE OF SAID HIGHWAY; THENCE N 88°32'26" W ALONG SAID LINE 1277.03 FEET TO THE POINT OF BEGINNING (20.0537 ACRES), INCLUDING THE ADJACENT STREET RIGHT-OF-WAY.

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 Don Harp, Principal Planner, in the Community Development Department at (920) 832-6466 or by email at [don.harp@appletonwi.gov](mailto:don.harp@appletonwi.gov).

CITY PLAN COMMISSION  
APPLETON, WISCONSIN

COMMUNITY DEVELOPMENT DEPARTMENT  
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.***

RUN: June 10, 2025  
June 17, 2025