

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, July 13, 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 purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Midwestern Wheels Inc., owner/applicant, for property located at 1608 East Wisconsin Avenue (Tax Id #31-1-2605-00, #31-1-2609-00, #31-1-2607-00, and #31-1-1962-00) to obtain a Special Use Permit to conform and expand an automobile sales and display lot (Avis Car Sales). In the C-2 General Commercial District, a Special Use Permit is required for an automobile sales and display lot.

- 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.

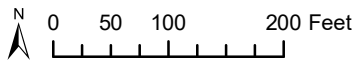
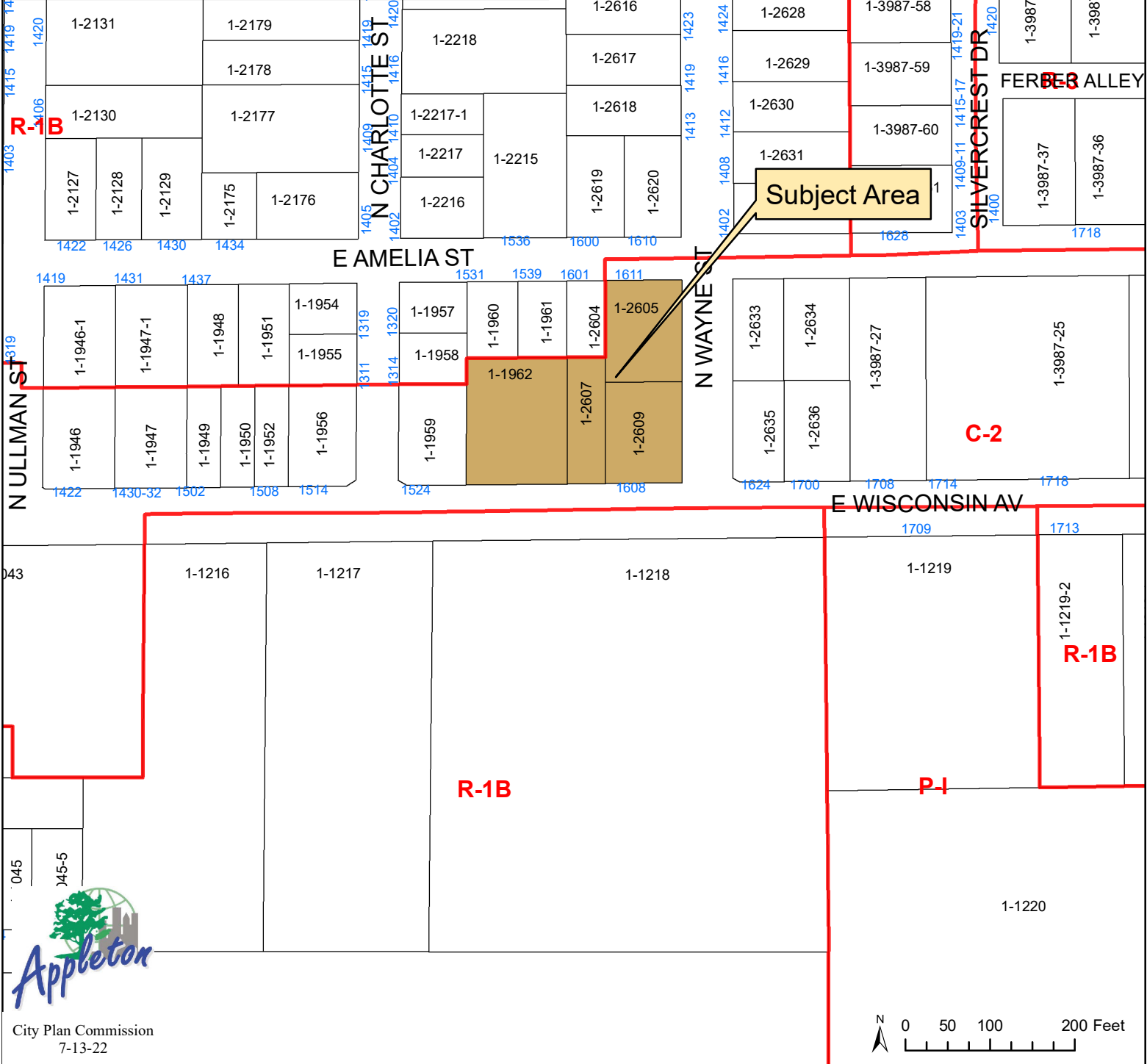
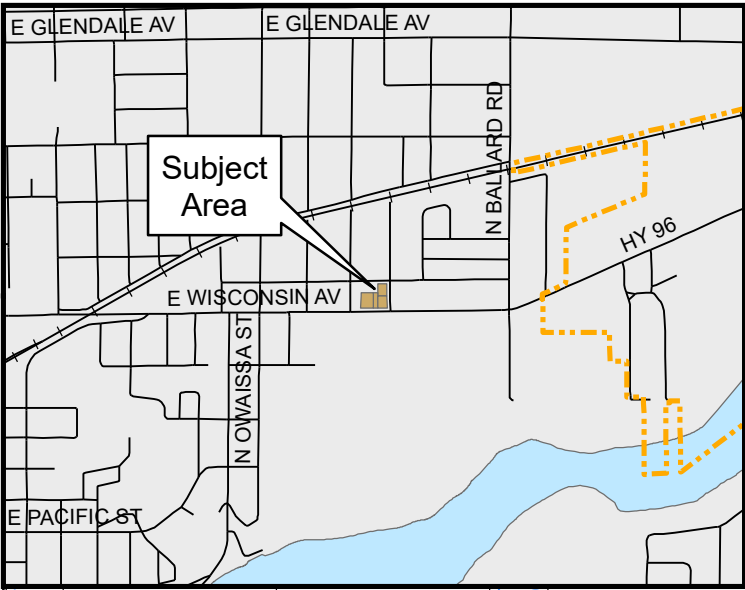
Any questions regarding this matter should be directed to David Kress, Principal Planner, in the Community and Economic Development Department at 920-832-6428 or by email at david.kress@appleton.org.

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.

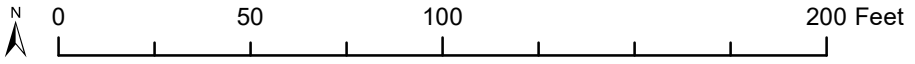
1608 East Wisconsin Avenue
 Special Use Permit
 Automobile Sales and Display Lot
 Zoning Map



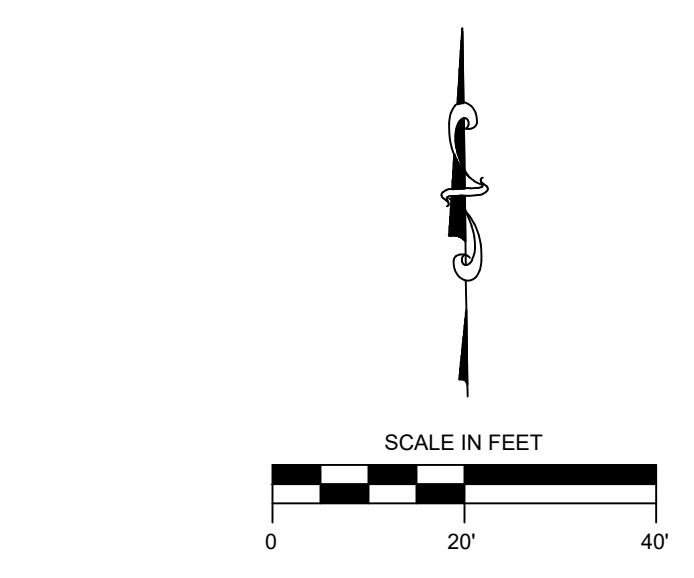
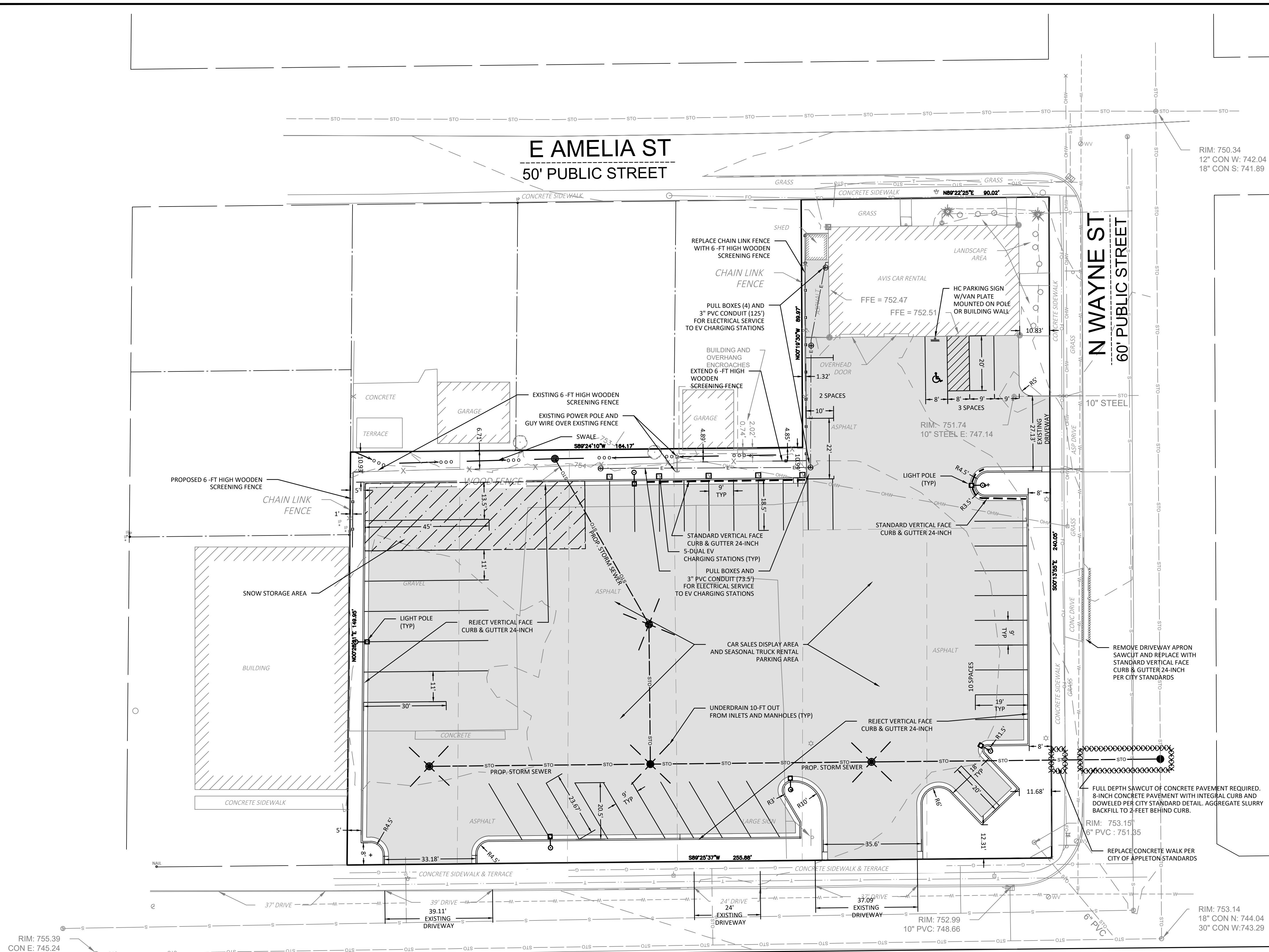
1608 East Wisconsin Avenue
Special Use Permit
Automobile Sales and Display Lot
Aerial Map



Subject Area



Jun 07, 2022 - 11:39am
 S:\Design & Construction Services\080-C3D\Midwestern Wheels\030-Sheets\Plan\Site Plan.dwg



- LINETYPE LEGEND**
- EXISTING GAS LINE
 - EXISTING ELECTRIC UNDERGROUND
 - EXISTING TELEPHONE UNDERGROUND
 - EXISTING FIBER OPTIC UNDERGROUND
 - EXISTING WATER LINE
 - 750 MAJOR CONTOUR
 - 748 MINOR CONTOUR
 - LANDSCAPE EDGING
 - EXISTING STORM SEWER LINE
 - EXISTING SANITARY SEWER
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - EXISTING BUILDING
- PROPOSED LEGEND**
- 4" ASPHALT PAVEMENT
 - SNOW STORAGE AREA
 - 6' HIGH WOODEN SCREENING FENCE
 - SIGN
 - HANDICAP PARKING
 - PROPOSED LIGHT POLES
 - PROPOSED ELECTRICAL PULL BOX
 - PROPOSED EV CHARGING STATION
 - SWALE
 - STORM SEWER
 - MANHOLE
 - INLET
 - STANDARD VERTICAL FACE CURB & GUTTER
- TOPO SYMBOLS**
- BOLLARD/LIGHTED
 - BUSH
 - CATV PEDESTAL
 - SIGN COLUMN
 - CLEANOUT
 - DOWN SPOUT
 - ELECTRIC PEDESTAL
 - FIBER OPTIC MARKER
 - FIRE HYDRANT
 - FLOOD LIGHT
 - GAS VALVE
 - GUY WIRES
 - HANDICAP PARKING
 - HOSE BIB
 - INLET, CURB
 - INLET, ROUND
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - LIGHT POLE
 - MAILBOX
 - BARRIER MANHOLE
 - SIGN
 - SOIL BORING
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TREE
 - UTILITY POLE
 - WV WATER VALVE

SITE DATA

ZONING - C-2 GENERAL COMMERCIAL

PARCEL:
 31-1-1962-00, 31-1-2607-00, 31-1-2605-00, 31-1-2609-00

LOT AREA = 46,331 SF, 1.064 ACRES
 EXISTING IMPERVIOUS AREA = 44,034 SF, 1.011 ACRES, 95.04%
 PROPOSED IMPERVIOUS AREA = 38,726 SF, 0.889 ACRES, 83.59%
 EXISTING GREENSPACE = 2,297 SF, 1.288 AC, 4.96%
 PROPOSED GREENSPACE = 7,605 SF, 0.175 AC, 16.41%

DISTURBED AREA = 42,062 SF, 0.965 AC

EXISTING PARKING SPACES = NO SPACES MARKED
 PROPOSED PARKING SPACES = 5 SPACES (1 HC SPACES, WITH VAN PLATE)

BICYCLE PARKING WILL BE INSIDE THE GARAGE.

PROPERTY OWNER:
 BILL WALLSCHLAEGER/JEREMIAH SCHWERSSENSKA
 MIDWESTERN WHEELS
 2350 N CASALOMA DRIVE, SUITE 202
 APPLETON, WI 54912
 PHONE: 920-931-6200 / 920-931-0623
 JEREMIAH.SCHWERSSENSKA@MIDWESTERNWHEELS.COM

PLAN PREPARER: PAYNE & DOLAN
 STEVE KOLAR
 W6380 DESIGN DRIVE
 GREENVILLE, WI 54942
 920-757-7561
 SKOLAR@WALBECGROUP.COM

E WISCONSIN ST
 66' PUBLIC STREET

RECEIVED
 JUN 7 2022
 CITY OF APPLETON
 COMM/ECON DEV

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTORS SHALL MAKE THEIR OWN DETERMINATION AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES.

THE CLIENT AND/OR OTHER RECIPIENTS AGREE TO THE FULLEST EXTENT PERMITTED BY LAW TO INDEMNIFY AND HOLD PAYNE AND DOLAN HARMLESS FOR ANY REUSE OF OR FROM CHANGES MADE TO THE ORIGINAL DRAWING OR DATA WITHOUT PRIOR WRITTEN CONSENT BY PAYNE AND DOLAN.



NO.	REVISION DESCRIPTION	DATE

PaynetDolan
 A WALBEC COMPANY
 www.walbecgroup.com
 (920) 757-7561

LOT RECONSTRUCTION
 1608 E WISCONSIN AVENUE
 APPLETON, WI

MIDWESTERN WHEELS INC.
 2350 N CASALOMA DRIVE, SUITE 200
 APPLETON, WI 54912

WISCONSIN PROFESSIONAL ENGINEER
 STEVEN KOLAR
 E-35047
 GREENVILLE, WIS.

SITE PLAN

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Drawing Scale: 1" = 20'

Drawn: 04/27/2022

Checked:

P&D Project No: 490576

Sheet No: **C1**



WISCONSIN'S LARGEST TREE TRANSPLANTERS



STATE STREET MAPLE



ROYAL RED MAPLE



SPRING SNOW CRABAPPLE



SEA GREEN JUNIPER



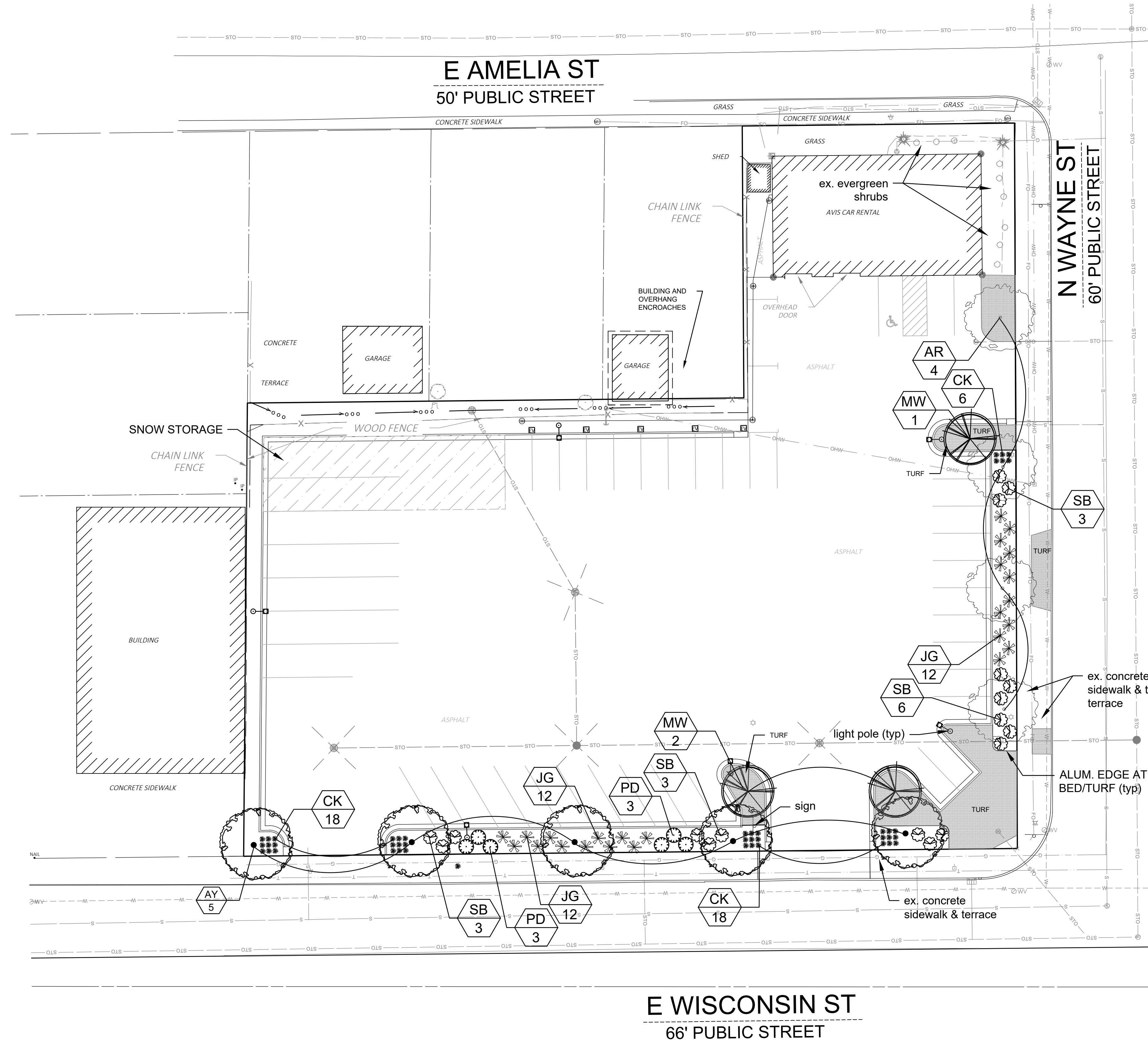
ANTHONY WATERER SPIREA



LITTLE DEVIL NINEBARK



KARL FOERSTER REED GRASS



Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
SHADE TREES						
AY	Acer miyabei 'Morton' State Street	State Street Maple	5	2.5" Cal.	B&B	as shown
AR	Acer platanoides 'Royal Red'	Royal Red Maple	4	2.5" Cal.	B&B	as shown
ORNAMENTAL TREES						
MW	Malus 'Spring Snow'	Spring Snow Crab	3	1.5 - 2" Cal.	B&B	as shown
DECIDUOUS SHRUBS						
PD	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	6	18" High	Container	48" o.c.
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18	18" High	Container	48" o.c.
EVERGREEN SHRUBS						
JG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24	24" spread	Container	5' o.c.
PERENNIALS/GRASSES						
CK	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	42	1 Gal.	Container	20" o.c.



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

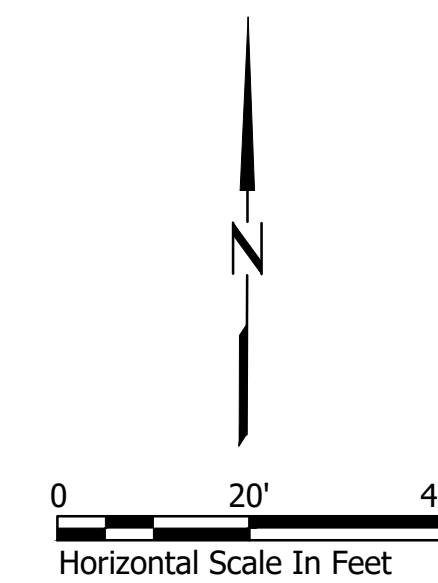


PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.



Gerard A. Revolinski

LANDSCAPE PLAN



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR
MIDWESTERN WHEELS-LOT RECONSTRUCTION
1608 EAST WISCONSIN AVE.
APPLETON, WISCONSIN

LANDSCAPE ARCHITECTURE

DESIGN BY: GAR
DRAWN BY: GAR
DATE: 5/23/2022
REVISED:
SCALE: 1"=20'-0"
SHEET: L100

TREES ON THE MOVE

5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com