

**NOTICE OF INFORMAL PUBLIC HEARING**  
**OF THE**  
**APPLETON CITY PLAN COMMISSION**

The City of Appleton Plan Commission will conduct an Informal Public Hearing on Tuesday, January 7, 2020, at 4:00 P.M., in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the following proposed planned development rezoning request:

**COMMON DESCRIPTION:**

Generally located east of North Richmond Street and south of West Evergreen Drive (Tax Id #31-6-5601-00, #31-6-5601-01, #31-6-5601-02, #31-6-5601-03, #31-6-5601-04, and #31-6-5601-05), including land recently annexed with the “Evergreen Heights” annexation.

**Planned Development (PD) Rezoning Request:** A rezoning request has been initiated by the owner/applicant, Grishaber Main Street Partnership LLP, 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 C-2 General Commercial District and temporary AG Agricultural District. The owner proposes to rezone the property to PD/C-2 Planned Development General Commercial District #11-19 (see attached map). A planned development overlay district is intended to encourage innovative design and a mix of uses in areas where such development could positively contribute to the physical appearance and function of land and development. Overlay districts provide supplemental regulations in addition to, but not necessarily more restrictive than the “base” or underlying zoning district regulations.

**Purpose of the Request:** To assign a permanent zoning classification following the “Evergreen Heights” annexation and facilitate mixed-use redevelopment of the property. The attached development plan drawings show the general location of potential buildings and other site improvements.

**ALDERMANIC DISTRICT:** 7 – Alderperson Maiyoua Thao

You are being notified as a policy of the City of Appleton Community and Economic Development Department. This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

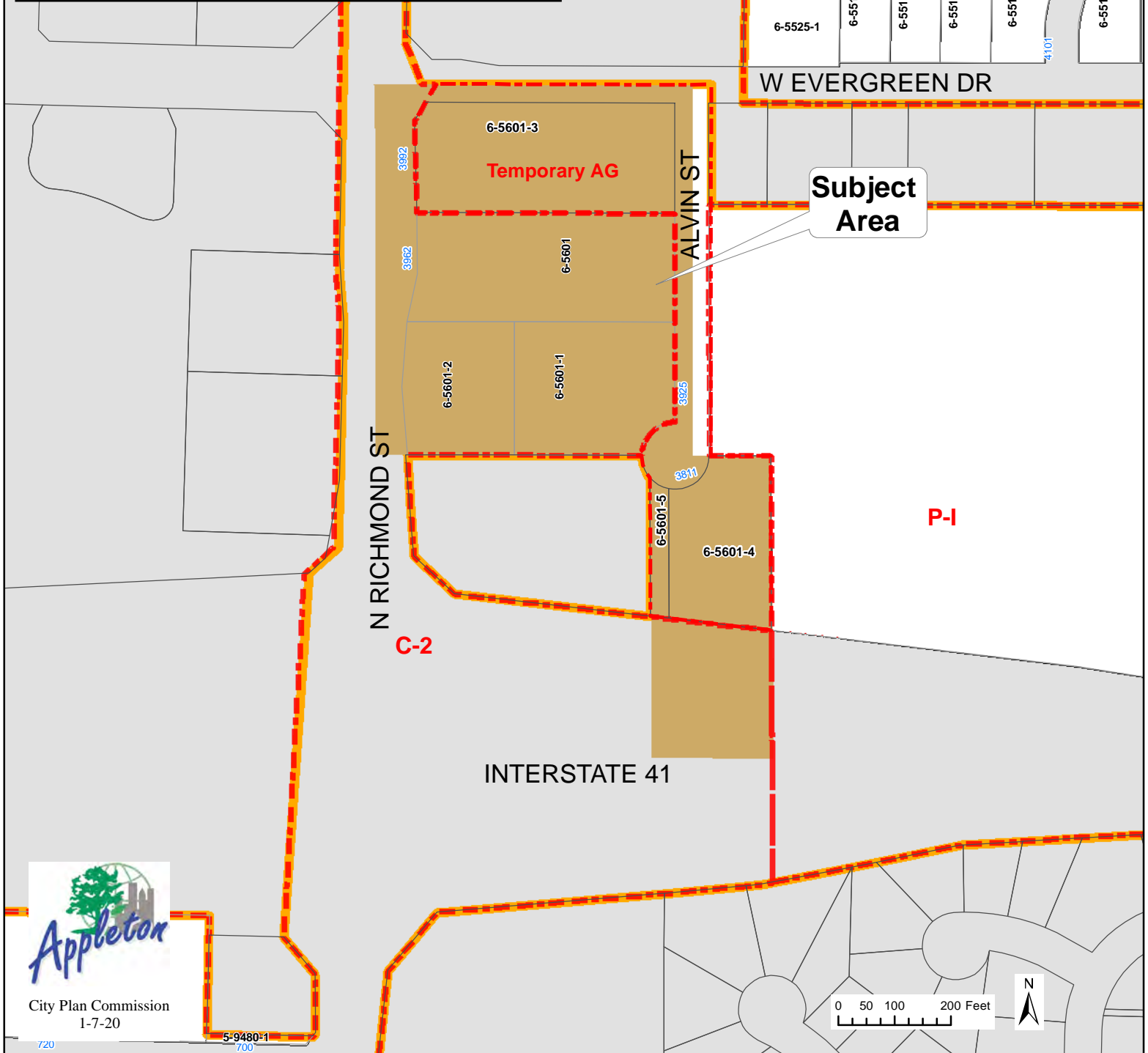
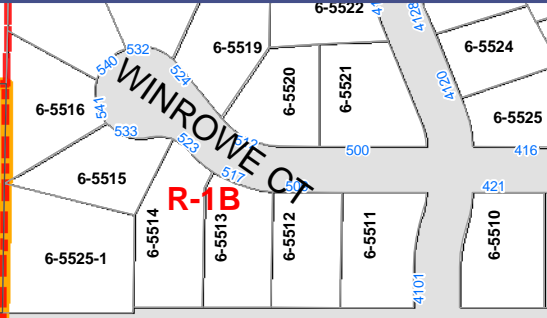
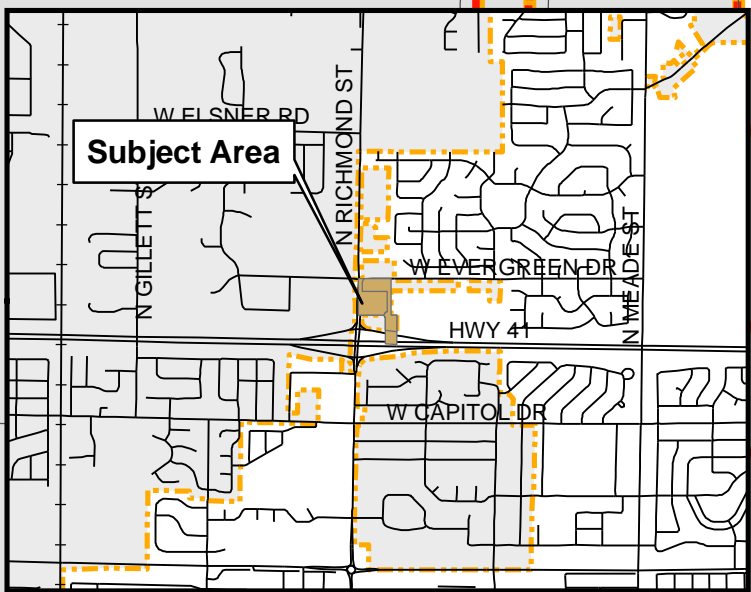
Any questions regarding this matter should be directed to David Kress, Principal Planner, in the Community and Economic Development Department at 920-832-6428.

CITY PLAN COMMISSION

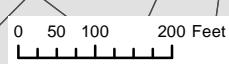
COMMUNITY & ECONOMIC DEVELOPMENT  
CITY HALL - 100 NORTH APPLETON STREET  
APPLETON, WISCONSIN 54911-4799  
920-832-6468

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

North Richmond St & West Evergreen Dr  
Rezoning  
C-2 General Commercial District and  
Temporary AG Agricultural District  
to PD/C-2 Planned Development  
General Commercial District #11-19  
Zoning Map



City Plan Commission  
1-7-20



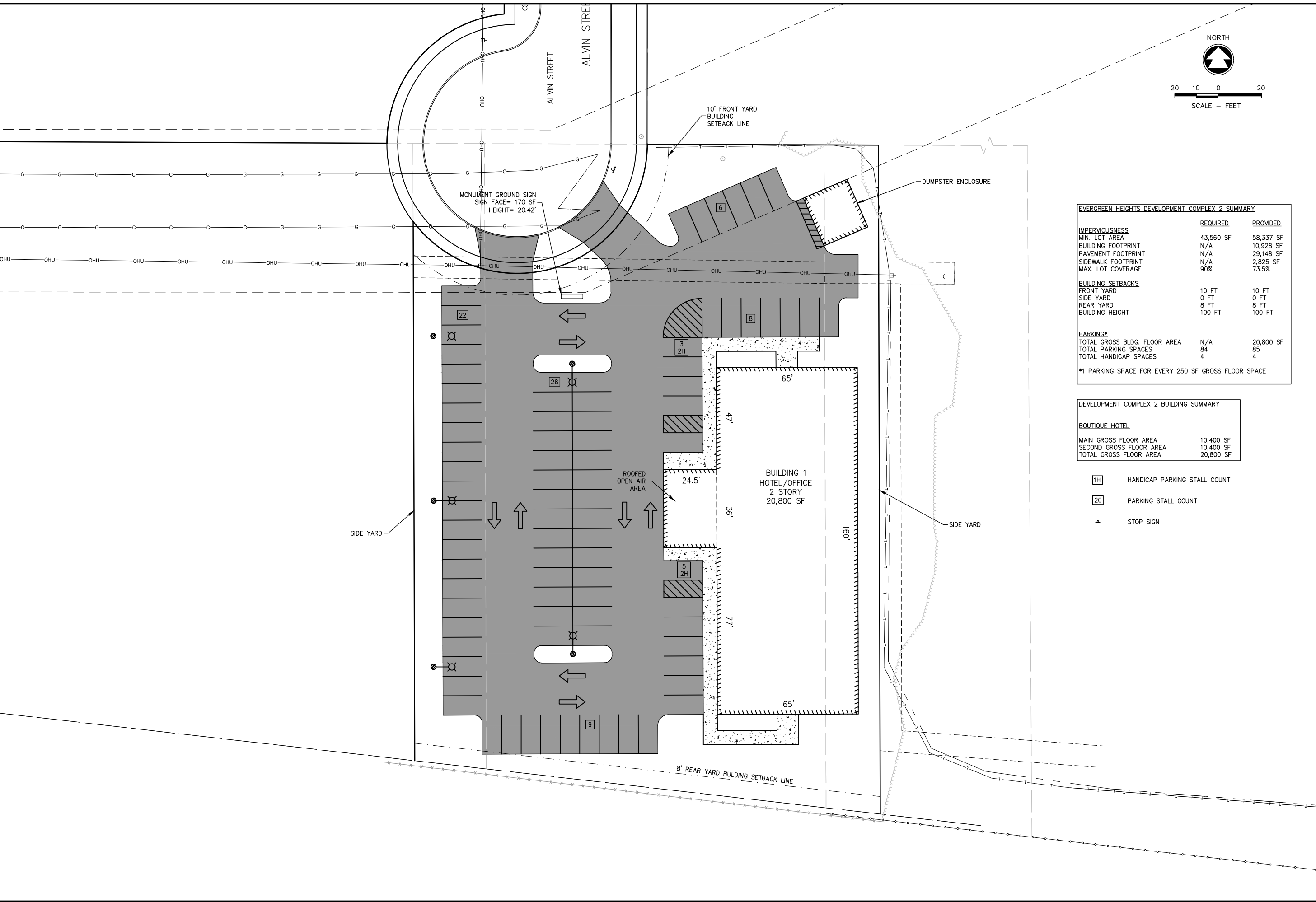








j:\projects\W:\PROJECTS\G1032\91800555\CADD\Civil3D\Proposed Design\Concepts\2019-11-14 Phase 1\Evergreen Heights MASTER Site Layout\_Compex 2.dwg, c2 exhibit c - development complex 2 site layout, Plot Date: 12/10/2019 1:15 PM, xrefs: (x-prop lines and easements, x-exist topo gridshaber\_demo, x-proposed alvin linework revised)



**EVERGREEN HEIGHTS DEVELOPMENT COMPLEX 2 SUMMARY**

	REQUIRED	PROVIDED
<b>IMPERVIOUSNESS</b>		
MIN. LOT AREA	43,560 SF	58,337 SF
BUILDING FOOTPRINT	N/A	10,928 SF
PAVEMENT FOOTPRINT	N/A	29,148 SF
SIDEWALK FOOTPRINT	N/A	2,825 SF
MAX. LOT COVERAGE	90%	73.5%
<b>BUILDING SETBACKS</b>		
FRONT YARD	10 FT	10 FT
SIDE YARD	0 FT	0 FT
REAR YARD	8 FT	8 FT
BUILDING HEIGHT	100 FT	100 FT
<b>PARKING*</b>		
TOTAL GROSS BLDG. FLOOR AREA	N/A	20,800 SF
TOTAL PARKING SPACES	84	85
TOTAL HANDICAP SPACES	4	4

\*1 PARKING SPACE FOR EVERY 250 SF GROSS FLOOR SPACE

**DEVELOPMENT COMPLEX 2 BUILDING SUMMARY**

BOUQUETTE HOTEL	
MAIN GROSS FLOOR AREA	10,400 SF
SECOND GROSS FLOOR AREA	10,400 SF
TOTAL GROSS FLOOR AREA	20,800 SF

- [1H] HANDICAP PARKING STALL COUNT
- [20] PARKING STALL COUNT
- ▲ STOP SIGN

**McMAHON**  
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NO.	DATE	REVISION

**EVERGREEN HEIGHTS PLANNED DEVELOPMENT  
 CITY OF APPLETON, WI  
 EXHIBIT C - DEVELOPMENT COMPLEX 2 SITE LAYOUT**

DESIGNED MCM	DRAWN MCM
PROJECT NO. G1032-9-18-00555	
DATE DEC, 2019	
SHEET NO. <b>C2</b>	

EXHIBIT D

