

NOTICE OF PUBLIC HEARING

#3-24

RE: Proposed Zone Change

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on Wednesday, June 5, 2024, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

Rezoning #3-24: A rezoning request has been initiated by Emerald Valley Estates, LLC, Robert DeBruin, owner, 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 AG Agricultural District. The owner proposes to rezone the property to R-1B Single-Family District. The R-1B district is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.

Legal Description:

PART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 6, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6; THENCE SOUTH 88 DEGREES 19 MINUTES 36 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 369.29 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 24 SECONDS EAST, A DISTANCE OF 1062.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39 DEGREES 00 MINUTES 29 SECONDS WEST, ALONG THE NORTHERLY LINE OF CERTIFIED SURVEY MAP NO. 6311, A DISTANCE OF 80.81 FEET; THENCE NORTH 19 DEGREES 39 MINUTES 24 SECONDS WEST, ALONG THE NORTHERLY LINE OF CERTIFIED SURVEY MAP NO. 6311, A DISTANCE OF 117.96 FEET; THENCE NORTH 37 DEGREES 28 MINUTES 41 SECONDS WEST, ALONG THE NORTHERLY LINE OF CERTIFIED SURVEY MAP NO. 6311, A DISTANCE OF 149.25 FEET; THENCE NORTH 56 DEGREES 39 MINUTES 07 SECONDS EAST, 214.74 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 27 SECONDS WEST, 101.86 FEET; THENCE 51.14 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CHORD THAT BEARS NORTH 05 DEGREES 41 MINUTES 26.0 SECONDS WEST, 51.07 FEET; THENCE NORTH 56 DEGREES 39 MINUTES 07 SECONDS EAST, 697.89 FEET; THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, ALONG THE WESTERLY LINE OF THE SIXTH ADDITION TO EMERALD VALLEY, A DISTANCE OF 145.00 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE SIXTH ADDITION TO EMERALD VALLEY, A DISTANCE OF 120.00 FEET; THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, ALONG THE WESTERLY LINE OF THE SIXTH ADDITION TO EMERALD VALLEY, A DISTANCE OF 190.00 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE SEVENTH ADDITION TO EMERALD VALLEY, A DISTANCE OF 669.89 FEET; THENCE 7.78 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND A CHORD THAT BEARS SOUTH 32 DEGREES 31 MINUTES 20.0 SECONDS EAST, 7.78 FEET; THENCE SOUTH 33 DEGREES 20 MINUTES 53 SECONDS EAST, ALONG THE WESTERLY LINE OF THE SEVENTH ADDITION TO EMERALD VALLEY, A DISTANCE OF 122.22 FEET; THENCE SOUTH 47 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE SEVENTH ADDITION TO EMERALD VALLEY, A DISTANCE OF 60.83 FEET; THENCE SOUTH 56 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE

SEVENTH ADDITION TO EMERALD VALLEY, A DISTANCE OF 150.33 FEET TO THE POINT OF BEGINNING. CONTAINING 304,156 SQUARE FEET [6.982 ACRES].

May 7, 2024

RUN: May 14, 2024
May 21, 2024

KAMI LYNCH
City Clerk