

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, July 23, 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 Apple Hill Farms, LLC, c/o Douglas Purdy, owner, and Apple Tree, LLC, c/o Jason Mroz, 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 AG Agricultural District. The owner and applicant propose to rezone the property to R-1B Single-family District, R-3 Multifamily District and P-I Public Institutional 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. The R-3 district is intended to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses. The P-I district is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties.

Common Description:

Land generally located west of the intersection of North French Road and East Apple Creek Road (Tax Id #31-1-9202-00) including the adjacent street right-of-way.

Legal Description:

Rezoning Description

Currently Zoned: AG (Agricultural District)

Proposed Zoning: R-1B (Single-Family District)

Part Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4, and Part of the Northwest 1/4 of the Southeast 1/4, and Part of

the Southeast 1/4 and the Northeast 1/4 of the Northwest 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 5,652,255 Square Feet (129.7579 Acres) of land described as follows:

Beginning at the North 1/4 Corner of Section 31, T22N, R18E; thence S89°14'14"E along the North line of the Northeast 1/4 of said Section 31, 1008.85 feet; thence S00°45'35"W, 758.76 feet; thence S89°14'25"E, 374.27 feet; S02°09'28"W, 152.77 feet; thence S04°37'10"E, 173.97 feet; thence N85°22'50"E, 223.26 feet; thence 173.23 feet along the arc of a curve to the right with a radius of 200.00 feet and a chord of 167.86 feet which bears S69°48'23"E; thence N44°17'45"E, 188.12 feet; thence S33°36'20"E, 179.82 feet; thence S03°51'35"E, 645.53 feet to the northwesterly right-of-way of County Road E; thence along said right-of-way, S43°25'55"W, 18.39 feet; thence continuing along said right-of-way, S47°41'10"W, 263.20 feet; thence continuing along said right-of-way, S43°25'30"W, 1577.05 feet; thence N86°31'27"W, 79.47 feet; thence

40.59 feet along the arc of a curve to the right with a radius of 25.00 feet and a chord of 36.28 feet which bears N17°53'33"E; thence N25°35'36"W, 80.00 feet; thence 30.14 feet along the arc of a curve to the left with a radius of 570.00 feet and a chord of 30.14 feet which bears N62°53'34"E; thence 67.73 feet along the arc of a curve to the left with a radius of 210.00 feet and a chord of 67.44 feet which bears N52°08'16"E; thence N42°53'52"E, 300.25 feet; thence N47°24'05"W, 190.38 feet; thence, N13°12'14"W, 91.42 feet; thence S53°13'57"W, 104.21 feet; thence S74°32'53"W, 37.85 feet; thence N57°38'49"W, 119.50 feet; thence N17°03'39"E, 113.72 feet; thence S85°12'51"W, 489.40 feet; thence, S75°29'06"W, 379.52 feet; thence, N81°17'40"W, 354.84 feet; thence N19°12'24"W, 253.87 feet; thence N19°30'37"E, 211.22 feet; thence N56°54'10"E, 396.00 feet; thence N14°10'31"E, 445.34 feet; thence N66°19'15"E, 257.98 feet; thence N00°01'48"W, 55.71 feet; thence N80°50'24"W, 323.50 feet; thence N77°30'34"W, 254.09 feet; thence N18°56'48"E, 224.04 feet; thence N71°03'12"W, 25.00 feet; thence S18°56'48"W, 226.87 feet; thence N77°30'34"W, 51.02 feet; thence N64°27'02"W, 289.59 feet; thence N54°07'52"W, 168.21 feet; thence N84°01'02"W, 165.96 feet; thence N42°55'16"W, 155.40 feet; thence N37°05'39"E, 454.64 feet; thence N11°24'52"E, 203.67 feet; thence N89°19'52"E, 235.24 feet; thence N00°57'06"W, 157.93 feet, thence, N02°19'20"E, 68.40 feet; thence, N89°55'45"E, 724.77 feet to the Point of Beginning. Described Area subject to all easements and restrictions of record;

Rezoning Description

Currently Zoned: AG (Agricultural District)

Proposed Zoning: P-I (Public Institutional District)

Part Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 902,660 Square Feet (20.7222 Acres) of land described as follows: Commencing at the North 1/4 Corner of Section 31, T22N, R18E; thence S89°14'14"E along the North line of the Northeast 1/4 of said Section 31, 1008.85 feet to the Point Of Beginning; thence S89°14'14"E, 1595.88 feet to the west right-of-way line of N. French Road; thence along said right-of-way, S02°03'43"W, 329.02 feet; thence N75°55'28"W, 659.98 feet; thence S68°13'42"W, 226.50 feet; thence S00°45'11"W, 494.69 feet; thence S43°59'11"E, 188.50 feet; thence 54.34 feet along the arc of a curve to the left, with a radius of 530.00 feet, having a chord that bears S40°21'22"W, 54.31 feet; thence S37°25'09"W, 189.64 feet; thence 116.63 feet along a curve to the left, with a radius of 200.00 feet, having a chord that bears N77°54'49"W, 114.98 feet; thence S85°22'50"W, 223.26 feet; thence N04°37'10"W, 173.97 feet; thence N02°09'28"E, 152.77 feet; thence N89°14'25"W, 374.27 feet; thence N00°45'35"E, 758.76 feet to the Point Of Beginning of the area being described. Described Area subject to all easements and restrictions of record; and

Rezoning Description

Currently Zoned: AG (Agricultural District)

Proposed Zoning: R-3 (Multi-Family District)

Part Lot 1 of Certified Survey Map 8575; Located in Part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 889,801 Square Feet (20.4270 Acres) of land described as follows: Commencing at the North 1/4 Corner of Section 31, T22N, R18E; thence S89°14'14"E along the North line of the Northeast 1/4 of said Section 31, 1008.85 feet; thence S89°14'14"E, 1595.88 feet to the west right-of-way line of N. French Road; thence along said right-of-way, S02°03'43"W, 329.02 feet to the Point Of Beginning; thence continuing along said right-of-way S02°03'43"W, 333.12 feet; thence continuing along said right-of-way S22°59'48"W, 80.19 feet; thence continuing along said right-of-way S16°08'10"E, 91.75 feet; thence continuing along said right-of-way S02°03'43"W, 211.23 feet to the northwesterly right-of-way of County Road "E"; thence along said northwesterly right-of-way S27°34'57"W, 274.47 feet; thence along said northwesterly right-of-way and the arc of a curve to the right 569.55 feet, with a radius 3779.83 feet, having a chord that bears S39°06'55"W, 569.01 feet; thence along said northwesterly right-of-way S43°25'55"W, 66.26 feet; thence N03°51'35"W, 645.53 feet; thence N33°36'20"W, 179.82 feet; thence S44°17'45"W,

188.12 feet; thence along the arc of a curve to the left 56.60 feet, with a radius of 200.00 feet, having a chord that bears N53°06'02"W, 56.41 feet; thence N37°25'09"E, 189.64 feet; thence along the arc of a curve to the right 54.34 feet, with a radius of 530.00 feet, having a chord that bears N40°21'22"E, 54.31 feet; thence N43°59'11"W, 188.50 feet; thence N00°45'11"E, 494.69 feet; thence N68°13'42"E, 226.50 feet; thence S75°55'28"E, 659.98 feet to the Point Of Beginning of the area being described. Described Area subject to all easements and restrictions of record, including the adjacent street right-of-way per attached map.

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.

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: July 8, 2025
July 15, 2025