

IMPORTANT: Midway Road and Plank Road

City of Appleton Planning Department Rezoning meeting – from Residential to Multifamily

Wednesday, March 27 3:30 PM, 6<sup>th</sup> Floor City Hall

If unable to attend the meeting, please complete the attached form so your voice may be heard.

3/18/2024

Dear Neighbors,

You may be aware that two pieces of property along **Plank Road and Midway** have been for sale for some time. This letter addresses the smaller triangular piece along Midway Road, and secondly the larger piece between Plank and Midway. Both properties are currently zoned R1A, Single Family Housing. The City of Appleton meeting is about having the smaller property changed to multifamily at this time.

While your property may not be directly impacted today, if this change occurs, it may be likely that a rezoning request may also come for the piece between Midway and Plank and Solitude. That could mean that both the Huckelberry/Blueberry neighborhood and the Solitude/Tahoe neighborhoods would be islands of single-family homes within a "dense residential neighborhood" as referred to below. It may also mean that those within the Janet Berry neighborhood will have more traffic – and the Midway/Telulah/Janet Berry area is already congested on school days.

As mentioned above, both properties are currently zoned R1A, Single Family Housing. On Saturday, March 16<sup>th</sup>, the homeowners that are within 100' of this parcel received a notice from The City of Appleton that there will be a public meeting regarding a rezoning request from R1A Single Family to R-3, Multifamily. That meeting is at 3:30 PM on March 27<sup>th</sup> on the 6<sup>th</sup> floor of City Hall, 100 N Appleton Street.

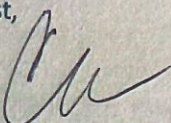
The City of Appleton letter is attached and states "The R-3 district is intended to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses."

Those within 100' also received a package from Marcus McGuire Homes (copy attached) with details of that company's plan for the triangular piece of land. It includes a road coming off the roundabout, through the middle of the property and exiting on the east end. Within this triangle is a plan for 25 condominium units - 14 duplex and 1 single.

This is a surprise as both properties have been zoned Single Family well over 20 years.

Imagine our neighborhood in the future and determine if you are Ok with the proposed change or would like to have it remain single family. To have your voice heard, please attend the meeting, or if not possible, see the next page for a comment form.

Best,



Carol Schubert

Orchard Blossom Drive, Appleton 920-915-0530

Attachments: City of Appleton letter, Marcus McGuire letter and attachments, Village of Harrison Rennwood Park plan



## Brenda Broeske

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**From:** Jessica L. Titel  
**Sent:** Monday, March 25, 2024 2:21 PM  
**To:** Brenda Broeske  
**Subject:** FW: Regarding Parcel Planning Tax ID #31-9-4161-02  
**Attachments:** Chris Borowski 3309 South Tahoe Lane, Appleton WI.pdf

Hi Brenda-

Can you please have copies of this email for the Plan Commission on Wednesday and attach it to the minutes?

Thank you!

Jess

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**From:** Borowski, Chris <Chris.Borowski@stryker.com>  
**Sent:** Sunday, March 24, 2024 8:37 AM  
**To:** Jessica L. Titel <Jessica.Titel@Appleton.org>  
**Subject:** Regarding Parcel Planning Tax ID #31-9-4161-02

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jessica,

I am a concerned Appleton resident writing you regarding the parcel along Midway Road describe as Tax ID# 31-9-4161-02 being rezoned from R1-A Single family to R-3 Multi Family.

We live at 3309 South Tahoe Lane in Appleton. When we built our house over 10 years ago, the surrounding fields were farm fields zoned for future single family homes. We decided to build here because of that, more single family homes making for a great Southside neighborhood. Town of Harrison changed that on some of the fields next to us, it looks ugly, has because a massive traffic issue in our neighborhood and has increase safety concerns for all of us. We have seen a lot of long terms neighbors move. Please do not rezone this parcel to multi family, that parcel is our last connection to a neighborhood. We are Appleton residents and we are asking for your support to keep this parcel as Single Family.

Thank you for your consideration,  
Chris Borowski

**Chris Borowski**

C: 920-378-0974  
[chris.borowski@stryker](mailto:chris.borowski@stryker)

Follow this link to read our [Privacy Statement](#) Attention: This message was sent from a source external to the City of Appleton. Please use caution when opening attachments or clicking links.



To the City of Appleton Plan Commission

Regarding the parcel along Midway Road described as Tax ID #31-9-4161-02

Please circle one:

I am in favor of keeping the parcel zoned R1-A Single Family.

I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

We moved into this area and our neighborhood because of the future plans of the surrounding farm fields being zoned for single family homes. Town of Harrison changed that in some areas near us and it is forcing home values down and us to potentially move from the home our children were raised in.

Name: Chris ~~Borowski~~ Borowski

Address: 3309 S. Talwe Lane Appleton WI 54915

Email/phone: chris.borowski@stryker.wi 920-378-0974

Signature: Chris Borowski Date: 3-24-2024

Please circle one: I would not like to be kept informed of future developments regarding this property.

To have your voice heard, kindly bring this form to the meeting. If unable to attend,

return to: C Schubert 1912 Orchard Blossom Drive or

Jessica Titel, Principal Planner, Community Economic Development Department  
[jessica.titel@Appleton.org](mailto:jessica.titel@Appleton.org)



## Brenda Broeske

---

**From:** Jessica L. Titel  
**Sent:** Wednesday, March 27, 2024 1:27 PM  
**To:** Brenda Broeske  
**Subject:** FW: Parcel along Midway Road  
**Attachments:** Scan.pdf

One more.....

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**From:** Kathy Davis <kld0525@aol.com>  
**Sent:** Wednesday, March 27, 2024 1:11 PM  
**To:** Jessica L. Titel <Jessica.Titel@Appleton.org>  
**Subject:** Parcel along Midway Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jessica - I am unable to attend the meeting this evening regarding the parcel along Midway Road (Tax ID#31-9-4161-02) so I am sending the attached form to you.  
Hoping to add another voice opposing the change in zoning to multi-family!

Thank you!  
Kathy Davis  
3216 South Solitude Lane  
Appleton, WI 54915

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Regarding the parcel along Midway Road described as Tax ID #31-9-4161-02

Please circle one:

I am in favor of keeping the parcel zoned R1-A Single Family. !

I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

We purchased a home on Solitude Lane when most of the land around us was empty - yet zoned single family. We have watched multi-family homes pop up to the south and east of our subdivision and now looking at another group of multi-family homes →

Name: KATHY DAVIS

Address: 3216 S SOLITUDE LA APPLETON WI 54915

Email/phone: 4143504827 KLD0525@AOL.COM

Signature: Kathleen Davis Date: 3/27/24

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to the west. We are not in favor of becoming  
an island of single family homes! This increases  
traffic through our neighborhood and there  
are no sidewalks for safe crossing to that  
parcel under question.  
Please keep it single family as intended!



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*Please circle one:*

I am in favor of keeping the parcel zoned R1-A Single Family.

I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

*We are unable to attend the meeting due to work.*

Name:

*Joe & Sue Brellenthin*

Address:

*3225 Huckleberry Lane - Appleton, WI 54915*

Email/phone:

Signature:

*Joe Brellenthin*

Date:

*3/27/24*

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*Please circle one:*

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

When we purchased our home in 2022, we were under the understanding that these two properties were zoned as R1-A Single Family... We did not plan on being in the middle of primarily multi-family housing. This will change the dynamic of our neighborhood.

Name:

Jeff Bruce

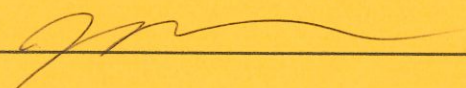
Address:

3316 S. Tahoe Ln. Appleton, WI 54915

Email/phone:

brucefamilywins@gmail.com / (303) 828-6767

Signature:



Date:

3/27/2024

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

PLEASE KEEP OUR HOMES & NEIGHBORHOOD SAFE

Name: JENNIFER TORGRUD

Address: 3632 S. CHRISTOPHER CT. APPLETON, WI 54912

Email/phone:

Signature:

Date:

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I am in favor of keeping the parcel zoned R1-A Single Family.

I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

DIRECTLY IN MY BACKYARD.  
WORRIED THIS WILL  
DE-VALUE MY HOME  
WHERE WILL ALL THE WATER GO?

Name: SAM SCHROEDER

Address: 1816 ORCHARD BLOSSOM DR

Email/phone: 920-454-0220

Signature: [Signature] Date: 3-27/24

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I am in favor of keeping the parcel zoned R1-A Single Family.

I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

Concerns about privacy with multiple buildings being very close to our back lot line.

Name: Lindsey Anger

Address: 1840 Orchard Blossom Dr.

Email/phone: lindsey.baptist@gmail.com

Signature: L. Anger Date: 3/21/2024

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions: The Janet Berry neighborhood is a family neighborhood not a retirement community. An entrance/exit for the development on a busy round-about is a serious issue. It would benefit the neighborhood if the commission rethinks this plan.

Name: Janet Rudolph

Address: 3600 S. Johann Dr.

Email/phone: janet@janetrudolph.com / 920-243-3213

Signature: Janet Rudolph Date: 3-27-24

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

Name: Robert Jahnke

Address: 3625 S. Christopher

Email/phone:

Signature: Robert Jahnke Date: 3-27-2024

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

I think traffic would be affected badly.  
Also, why make this change?

Name: Shelley Parker

Address: 3608 S. Christopher Ct.

Email/phone: parkerGS1@yahoo.com

Signature: Shelley Parker

Date: March 27, 2024

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Comments/Questions:

Name: JOHN + MARY DAFT

Address: 3500 S. CHRISTOPHER CT

Email/phone: J-DAFT@YAHOO.COM / 920-809-3518

Signature: John Daft Mary Daft Date: 3/27/24

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

There are already so many apartments around this area, please stop surrounding our single family neighborhoods with more + more - the traffic is already very difficult + nobody goes the speed limit thru the roundabouts - sounds like the rac track

Name: Shannon Koplitz

Address: 3308 Huckleberry Ln. Appleton

Email/phone: t3sm30@aol.com / 920-851-3873

Signature: Shannon Koplitz Date: 3-22-24

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

Name: Michal Schubert  
Address: 1628 S. Semholc Road  
Email/phone: 920 915 9309

Signature: \_\_\_\_\_

Date: 3-23-24

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

Name:

Kris Roberts

Address:

3624 Christopher

Email/phone:

zippyroberts46@gmail.com

Signature:

Kris Roberts

Date:

3-25-24

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions: We will likely move to Neenah if this change is made.

Name: Nicole Nguyen

Address: 3300 S Solitude Ln, Appleton, WI 54915

Email/phone: lapandnicole@gmail.com

Signature: Nicole Nguyen Date: 3/22/24

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To the City of Appleton Plan Commission

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*Please circle one:*

I am in favor of keeping the parcel zoned R1-A Single Family.

I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

We are curious how retirement homes can help sustain our local elementary school (Janet Berry). Single family homes are essential to keep the neighborhood schools local

Name:

Nick Pretasky

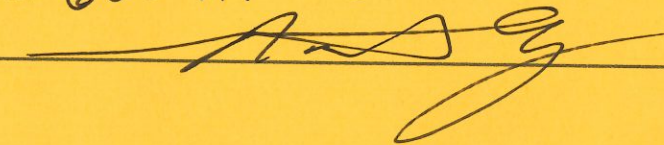
Address:

1530 E. Janet Ln.

Email/phone:

608 799 1537

Signature:



Date:

3-21-2024

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

Name:

Address:

Email/phone:

Signature:

*Debbie Seidel*

Date:

*3-26-24*

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Comments/Questions:

Name: Matt Bruesewitz

Address: 3616 S Christopher Court

Email/phone: Bruesewitz8@gmail 715-281-1222

Signature:  Date: 3/21/24

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Comments/Questions:

Name:

Address:

Email/phone:

Signature:

*Paul Roovers*

Date:

*3-21-2024*

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I am in favor of keeping the parcel zoned R1-A Single Family.

I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

- There is enough multifamily in our area already.
- When I bought my home in 2001 I checked with the city and it was told to me that all the land north of Orchard Blossom and South of Midway was all single family.

Name: Paul Piikkila

Address: 3600 Aschen Puttel Dr., Appleton, WI 54915

Email/phone: 920 284 9848 ppiikkila2.0@gmail.com

Signature: Paul Piikkila Date: 3/27/24

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Will a berm with trees be installed between the property + the houses on Orchard Blossom?

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Comments/Questions:

Name: Sharon Vandehy

Address: 1800 E Orchard Blossom Dr

Email/phone: SJVandehy9@gmail.com

Signature: Sharon Vandehy Date: 3/21/2024

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I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

Name:

CAROL SCHUBERT

Address:

1912 Orchard Blossom

Email/phone:

Ngjetic@gmail.com

920-915-0550

Signature:

Carol Schubert

Date:

3/27/24

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Comments/Questions:

Name: RICHARD NILSON

Address: 1608 E JANET LN APPLETON

Email/phone: 920 419-8106

RNILSON106@GMAIL.COM

Signature: R Nilson

Date: 03.27.2024

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Comments/Questions:

Name: Katie Davis

Address: 1600 Janet Lane Appleton, WI 54915

Email/phone: 920-540-8256

Signature: Katie Davis Date: 3/26/24

*Please circle one:* I would/would not like to be kept informed of future developments regarding this property.

To have your voice heard, kindly bring this form to the meeting. If unable to attend,  
return to: C Schubert 1912 Orchard Blossom Drive or

Jessica Titel, Principal Planner, Community Economic Development Department  
[jessica.titel@Appleton.org](mailto:jessica.titel@Appleton.org)



To the City of Appleton Plan Commission

Regarding the parcel along Midway Road described as Tax ID #31-9-4161-02

*Please circle one:*

I am in favor of keeping the parcel zoned R1-A Single Family.  
We are

I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

Name: Thomas Breice & Karl Breice

Address: 1908 Orchard Blossom Drive

Email/phone: karl@myerpa.com (415) 305-7415

Signature: Thomas Breice & Karl E. Breice Date: March 27, 2024

we

*Please circle one:* I would would not like to be kept informed of future developments regarding this property.

To have your voice heard, kindly bring this form to the meeting. If unable to attend,  
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Jessica Titel, Principal Planner, Community Economic Development Department  
[jessica.titel@Appleton.org](mailto:jessica.titel@Appleton.org)



## Brenda Broeske

---

**From:** Jessica L. Titel  
**Sent:** Thursday, March 28, 2024 7:57 AM  
**To:** Brenda Broeske  
**Subject:** FW: Midway Rd and Plank Rd Single Family Zoning

Here one more!

---

**From:** Ashley Horvath <sturdivant.ashley@gmail.com>  
**Sent:** Wednesday, March 27, 2024 3:27 PM  
**To:** Jessica L. Titel <Jessica.Titel@Appleton.org>  
**Cc:** Matt Horvath <mhorvath66@gmail.com>  
**Subject:** Re: Midway Rd and Plank Rd Single Family Zoning

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry, it looks like the form did not attach!



To the City of Appleton P  
Regarding the parcel along

*Please circle one:*

I am in favor of keeping t

I am in favor of the parcc



Ashley Horvath  
920.427.3803

On Mar 27, 2024, at 3:21 PM, Ashley <[sturdivant.ashley@gmail.com](mailto:sturdivant.ashley@gmail.com)> wrote:

Good Afternoon, Jessica-

I am writing to express my strong support for maintaining the current zoning designation for single family homes near Midway Rd and Plank Rd. As a concerned community member, I firmly believe that preserving this zoning classification is essential for maintaining the character, stability, and quality of our neighborhood.

I urge you to carefully consider the importance of maintaining the current zoning designation for single family homes. Doing so will preserve the unique character of our neighborhood, enhance the quality of life for residents, and protect property values. I believe that by keeping this parcel zoned for single family homes, we can ensure the long-term prosperity and vitality of our community.

Thank you for your attention to this matter. Please see the attached, signed letter.

Thank you,

Ashley & Matt Horvath

Ashley Horvath  
920.427.3803

Attention: This message was sent from a source external to the City of Appleton. Please use caution when opening attachments or clicking links.



To the City of Appleton Plan Commission

Regarding the parcel along Midway Road described as Tax ID #31-9-4161-02

Please circle one:

I am in favor of keeping the parcel zoned R1-A Single Family.

I am in favor of the parcel being rezoned to R-3 Multi-Family.

Comments/Questions:

I am writing to express my strong support for maintaining the current zoning designation for single family homes. As a concerned community member, I firmly believe that preserving this zoning classification is essential for maintaining the character, stability and quality of our

Name: Ashley M. Horvath

Address: 3324 S. Tahoe Ln.

Email/phone: Sturdivant. ashley@gmail.com / 920-427-3803

Signature: Ashley M. Horvath Date: 3-27-24

Please circle one: I would/would not like to be kept informed of future developments regarding this property.

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return to: C Schubert 1912 Orchard Blossom Drive or

Jessica Titel, Principal Planner, Community Economic Development Department  
[jessica.titel@Appleton.org](mailto:jessica.titel@Appleton.org)

neighborhood.  
I urge you to carefully consider the importance of maintaining the current zoning as single family homes.  
Thank you!