

NOTICE OF INFORMAL PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct an Informal Public Hearing on Wednesday, May 8, 2024, 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 following proposed rezoning request.

The owner, Emerald Valley Estates LLC, Robert DeBruin, is requesting to rezone part of property tax id #31-1-7600-00 from AG Agricultural District 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.

Purpose of the Rezoning: Facilitate the construction of the *8th Addition to Emerald Valley Subdivision* consisting of approximately 18 single-family lots located west of Providence Avenue and Aquamarine Avenue and north of Jasper Lane. (See attached maps)

ALDERMANIC DISTRICT: 13 – Alderperson Sheri Hartzheim

You are being notified as a policy of the City of Appleton Community 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.

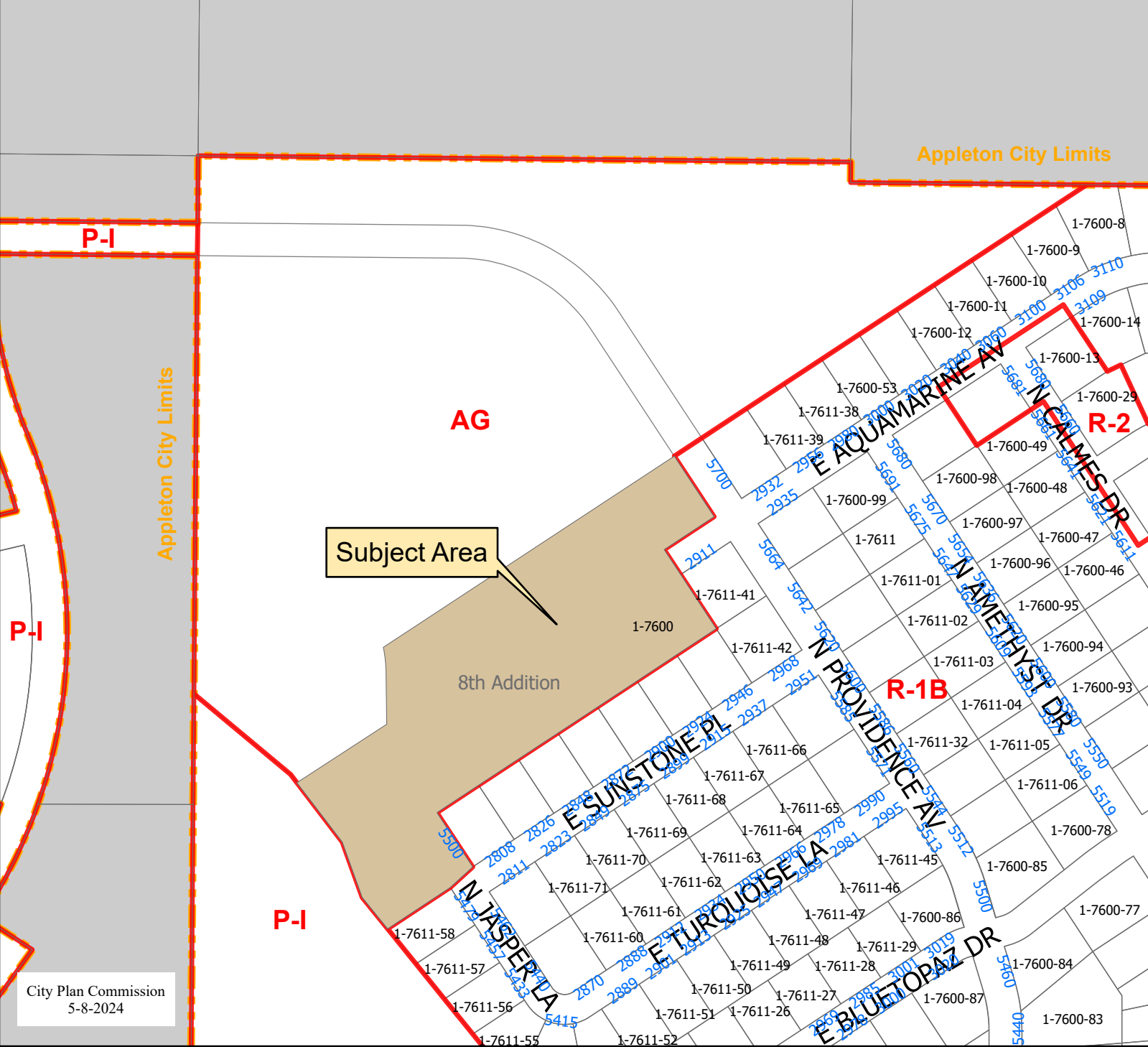
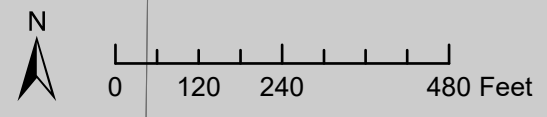
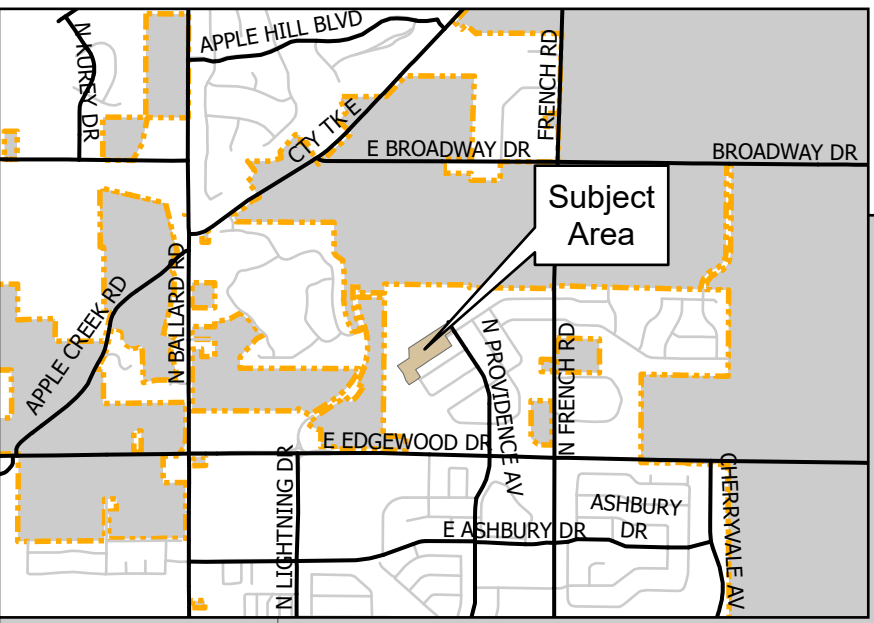
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community Development Department at 920-832-6466 or by email at don.harp@appleton.org

CITY PLAN COMMISSION

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.

Rezoning AG Agricultural District to R-1B Single-family District Emerald Valley 8th Addition



Rezoning AG Agricultural District to R-1B Single-family District Emerald Valley 8th Addition Aerial Map

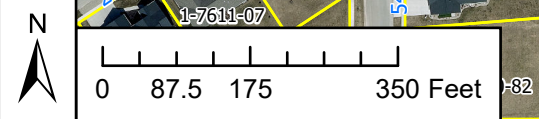


Subject Area

8th Addition

Appleton City Limits

Appleton City Limits



REZONING REFERENCE MAP

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.



SCALE 1"=200'
BEARINGS ARE REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM

UNPLATTED LANDS
OWNER: EMERALD VALLEY ESTATES
ZONED AG

6.982 ACRES
AG TO R1-B

OUTLOT 1
C.S.M. NO. 6311
OWNER: CITY OF APPLETON
ZONED PI

SOUTH 1/4 CORNER
SECTION 6
T21N, R18E

SOUTHEAST CORNER
SECTION 6
T21N, R18E

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	300.00'	009°45'58"	51.14'	N 05°41'26.0" W	51.07'	N 00°48'27" W	N 10°34'25" W
2	270.00'	001°39'06"	7.78'	S 32°31'20.0" E	7.78'	S 31°41'47" E	S 33°20'53" E

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Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 1-0534-012
FILE 1-0534-012zone_8thAdd.dwg
THIS INSTRUMENT WAS DRAFTED BY: C.Cleary

