

## NOTICE OF PUBLIC HEARING

#2-24

### RE: Proposed Zone Change

A public hearing will be held in the Council Chambers, City Hall, Appleton, Wisconsin, on Wednesday, April 17, 2024, at 7:00 P.M., or as soon thereafter as can be heard, to consider the following proposed zone change:

**Rezoning #2-24:** A rezoning request has been initiated by Jonen Family Ltd Partnership, owner, and Marcus McGuire Homes, 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 R-1A Single-Family District. The owner and applicant propose to rezone the property to R-3 Multi-Family District. 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.

#### Legal Description:

Part of the Southwest 1/4 of the Southeast 1/4 Section and part of the Southeast 1/4 of the Southwest 1/4 all in Section 05, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin, containing 228,403 Square Feet (5.2434 Acres) of land described as follows:

Beginning at the South 1/4 corner of Section 05; thence, along the South line of the Southwest 1/4 of said Section 05, N89°49'38"W, 656.30 feet to the East line of Greenwood Village Condominium III; thence, along said East line, N00°02'36"E 403.89 feet to the South right of way line of Midway Road/CTH AP; thence, along said South right of way line, N73°25'07"E 3.44 feet; thence, continuing along said South right of way line, N74°33'28"E 85.84 feet; thence, continuing along said South right of way line, 76.42 feet along the arc of a curve to the right with a radius of 78.03 feet and a chord of 73.41 feet which bears S77°23'10"E; thence, continuing along said South right of way line, S49°19'13"E 33.00 feet; thence, continuing along said South right of way line, 46.57 feet along the arc of a curve to the left with a radius of 90.50 feet and a chord of 46.06 feet which bears S64°03'39"E; thence, continuing along said South right of way line, 26.46 feet along the arc of a curve to the right with a radius of 90.00 feet and a chord of 26.36 feet which bears S70°22'25"E; thence, continuing along said South right of way line, 69.49 feet along the arc of a curve to the left with a radius of 717.50 feet and a chord of 69.46 feet which bears S64°43'34"E; thence, continuing along said South right of way line, S67°30'02"E 97.60 feet; thence, continuing along said South right of way line, 112.47 feet along the arc of a curve to the right with a radius of 558.50 feet and a chord of 112.28 feet which bears S61°43'53"E; thence, continuing along said South right of way line, S55°57'43"E 102.04 feet; thence, continuing along said South right of way line, 448.50 feet along the arc of a curve to the left with a radius of 1250.00 feet and a chord of 446.10 feet which bears S66°14'27"E to the South line of the Southeast 1/4 of said Section 5; thence, along said South line, S88°57'36"W 337.75 feet to the point of beginning, subject to all easements, and restrictions of record, including to the centerline of the adjacent street right-of-way.

March 28, 2024

RUN: April 2, 2024  
April 9, 2024

**KAMI LYNCH**  
City Clerk