

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, June 11, 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.

Common Description: Dewitt Development Partners, LLC - 6000 Blk North French Road, including to the centerline of the adjacent street right-of-way

Zoning Map Amendment (Rezoning) Request: The City Plan Commission recommended approval of the Dewitt Development Partners, LLC Annexation and initiated the zoning map amendment (rezoning) for the subject property from AG Agricultural District to the zoning classification of R-2 Two-family District, pursuant Section 23-65(h) of the Municipal Code. The R-2 district is intended to provide for and maintain residential areas characterized by single-family detached and two- (2-) family dwelling units. Increased densities and the introduction of two- (2-) family housing types are intended to provide for greater housing options for owners and renters while maintaining the basic qualities of a moderately dense residential neighborhood.

Legal Description:

Part of the Southeast 1/4 of the Fractional Northeast 1/4 and All of the Southwest 1/4 of the Fractional Northeast 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 and part of the Northeast 1/4 of the Southeast 1/4, ALL of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 3,149,161 Square Feet (72.2948 Acres) of land described as follows:

Beginning at the East 1/4 Corner of Section 06, Township 21 North, Range 18 East; thence S00°02'25"E along the east line of the Southeast 1/4 of said Section 06, 41.27 feet to the intersection of said east line with the east extension of the north line of Emerald Valley; thence N89°27'33"W along said extension line and along said north line, 1307.67 feet to the west line of the Northeast 1/4 of the Southeast 1/4 of said Section 06; thence N00°12'16"E along said west line, 41.27 feet to the south line of the Fractional Northeast 1/4 of said Section 06; thence N89°27'33"W along said south line, 1307.49 feet to the Center of said Section 06 as monumented; thence N89°27'19"W along the south line of the Fractional Northwest 1/4 of said Section 06, 625.06 feet to the east line of Apple Ridge 2; thence N01°36'33"E along said east line, 119.15 feet; thence N05°33'54"W along said east line, 247.09 feet; thence N55°27'06"W along said east line, 135.41 feet; thence N28°25'33"W along said east line, 55.45 feet; thence N00°20'17"E along said east line, 456.72 feet to the south line of Lot 1, Certified Survey Map No. 8359 and to the north line of the Southeast 1/4 of the Fractional Northwest 1/4 of said Section 06; thence S89°39'43"E along said south line of said Lot

1 and along said north line of said 1/4-1/4 and along the south line of Certified Survey Map No. 7511, 788.41 feet to the southeast corner of said Map No. 7511 and to the west line of the Southwest 1/4 of the Fractional Northeast 1/4 of said Section 06; thence N00°27'15"E along said east line of said Map No. 7511 and along said west line, 1.45 feet to the north line of the Southwest 1/4 of the Fractional Northeast 1/4 of said Section 06 as monumented and to the south line of Certified Survey Map No. 8122; thence S89°37'46"E along said north line as monumented and the south line of said Map No. 8122 and the south line of Certified Survey Map No. 6740 and the south line of Certified Survey Map No. 4280 and along the north line of the Southeast 1/4 of the Fractional Northeast 1/4 said Section 06 as monumented, 2291.51 feet to the west line of lands described in Doc. 1763227; thence S01°26'43"W along said west line and the west line of Lands Described in Doc. 799879, 259.41 feet to the south line of said Doc. 799879; thence S88°09'17"E along said south line, 340.00 feet to the east line of the Fractional Northeast 1/4 of said Section 06; thence S01°26'43"W along said east line, 689.84 feet to the Point Of Beginning. Described Lands are subject to easements and restrictions of record.

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 Lindsey Smith, Principal Planner, in the Community Development Department at (920) 832-3943 or by email at lindsey.smith@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: May 27, 2025
June 3, 2025