CITY OF
APPLETON

MEMORANDUM

Date: July 23, 2025
To: Plan Commission
From: Don Harp, Principal Planner
Subject: Rezoning #7-25

GENERAL INFORMATION

Owner: Douglas Purdy, c/o Apple Hill Farms, LLC

Applicant: Jason Mroz, c/o Apple Tree, LLC

Parcel Number: 31-1-9202-00

Applicant's Request: The owner requested a rezoning of the subject parcel from AG Agricultural District to R-1B Single-family District, R-3 Multi-family District and P-I Public Institutional District, including the adjacent road right-of-way, per attached zoning map. This will allow the applicant to develop Glenmore Park subdivision (141 lots & 5 outlots - homeowners association) and a future subdivision (126 lots & 3 outlots) utilizing the R-1B Single-family District zoning regulations.

Future parkland land dedication is related to the proposed P-I Public Institutional District rezoning.

Future anticipated multi-family development is related to the proposed R-3 Multi-family District rezoning.

Plan Commission Public Hearing/Meeting Date: July 23, 2025

Common Council Meeting Date: August 6, 2025

BACKGROUND

December 24, 2002 – The subject area was annexed to the City.

October 9, 2023 – The subject area is part of Certified Survey Map #8575

June 26, 2025 – The subject area is being subdivided into four lots per Certified Survey Map (CSM) #10-25 which is currently under review by staff. CSM #10-25 reflects proposed Rezoning #7-25 ensuring the entire parcel will not have multiple zoning districts upon recording of the CSM at the register of deeds office.

STAFF ANALYSIS

Associated Action Item: The Preliminary Plat for Glenmore Park is also being presented at this July 23, 2025 Plan Commission meeting.

Existing Site Conditions: The subject parcel is approximately 170 acres m/l. Currently, the subject property is actively used for agricultural purposes.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally residential and agricultural in nature.

North: City of Appleton. AG Agricultural District. The adjacent land use to the north is undeveloped land.

South: Town of Freedom. The adjacent land uses to the south are residential.

East: Town of Freedom. The adjacent land uses to the east are residential.

West: City of Appleton. NC Nature Conservancy District. The adjacent land use to the west is YMCA of the Fox Cities "Bruce B. Purdy Nature Preserve".

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future one/two family residential, multifamily residential, public park and open space and ponds/water. The proposed rezoning appears to be consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth
Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 3 – Housing Quality, Variety, and Affordability
Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

OBJECTIVE 5.3 Housing and Neighborhoods:
Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Policy 5.3.3 Plan for a supply of developable land suitable for residential development.

7.1 OBJECTIVE: Provide a pattern of development that minimizes impacts to municipal services and utilities.

OBJECTIVE 10.1 Land Use:
Provide an adequate supply of suitable land meeting the demand for development of various land uses.

Proposed Zoning Classifications:

R-1B 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. Per Section 23-93(g) of the Municipal Code, the development standards for single-family detached dwellings in the R-1B District are listed below:

1) ***Minimum lot area:*** *6,000 square feet.*
2) ***Maximum lot coverage:*** *50%.*
3) ***Minimum lot width:*** *50 feet.*
4) ***Minimum front yard:*** *20 feet or 25 feet on an arterial street.*
5) ***Minimum rear yard:*** *25 feet.*
6) ***Minimum side yard:*** *6 feet.*
7) ***Maximum building height:*** *Thirty-five (35) feet.*

R-3 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. No development project is pending for the R-3 district rezoning area. Refer to Section 23-96(g)(1) (2) (3) and (4) of the Municipal Code, for the development standards for single-family, two-family, multi-family, and zero lot line two-family dwellings.

P-I District. 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. No development project is pending for the P-I district rezoning area. Refer to Section 23-100(h) of the Municipal Code, for the development standards

Standards for Zoning Map Amendments: This request was reviewed in accordance with the standards for granting a Zoning Map Amendment under Section 23-65(e)(1) a., b., and c. of the Municipal Code: It appears the criteria established has been satisfied. Related excerpts are listed below.

Section 23-65(e) (1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:

a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton. *Findings: The rezoning request is in conformance with the Comprehensive Plan 2010-2030 goals and objectives stated above and the Future Land Use Map, which identifies this area with a future one and two-family residential, multifamily residential, public park and open space and ponds/water designation.*

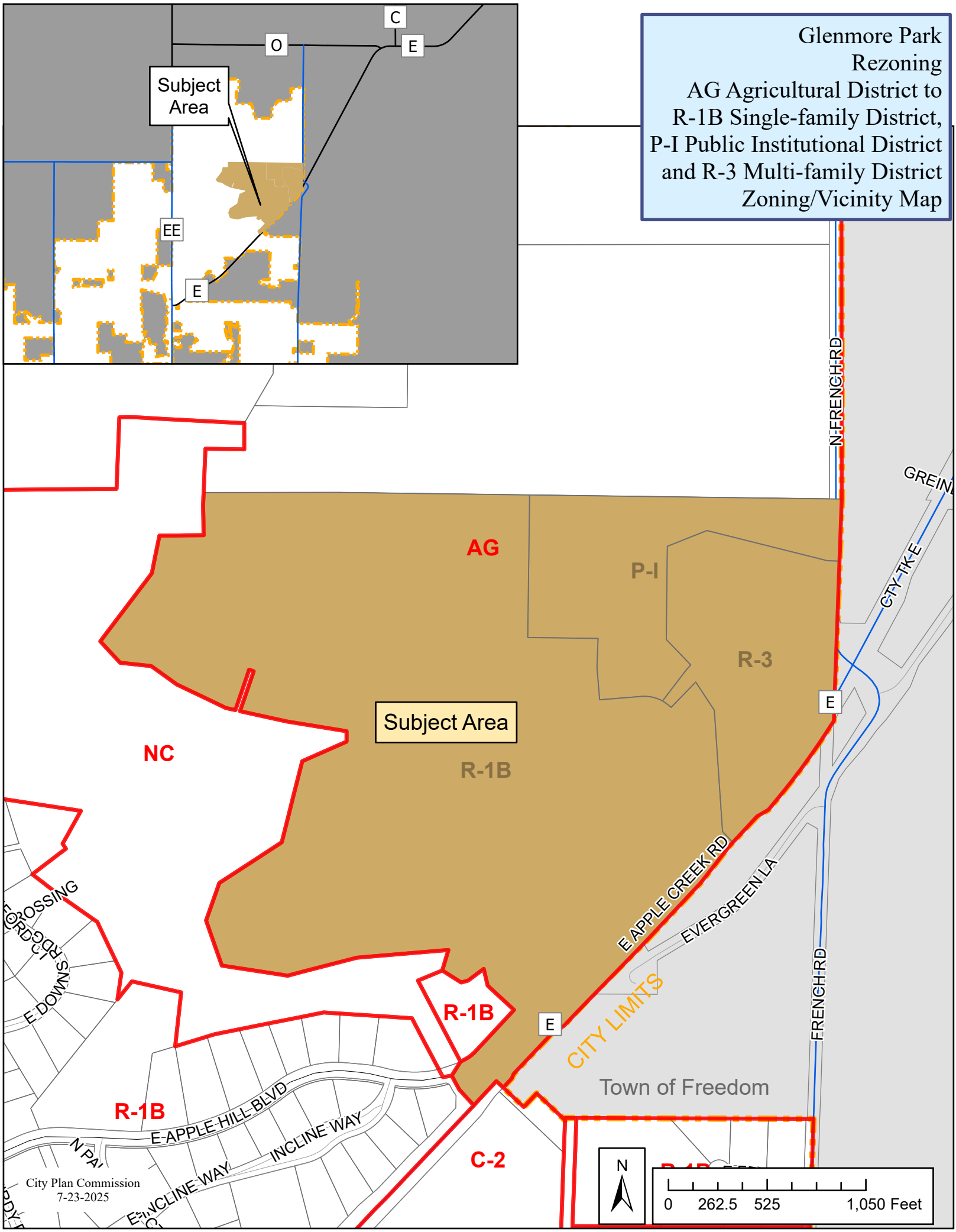
b. Factors have changed such as availability to new data, growth patterns and rates, the presence of new road or other infrastructure, additional development, annexation, or other zoning changes, making the subject parcels more appropriate for a different district.

c. There is an error in the zoning ordinance text or zoning map as enacted.

Development Review Group (DRT): These items were discussed at the July 1, 2025 Development Review Group meeting. No negative comments were received from participating staff.

STAFF RECOMMENDATION

Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(e)(1) a. of the Zoning Ordinance, staff recommends Rezoning #7-25 to rezone the subject parcel from AG Agricultural District to R-1B Single-family District, R-3 Multifamily District and P-I Public Institutional District, including the adjacent right-of-way as shown on the attached maps and described on the application form, **BE APPROVED**.


Glenmore Park
Rezoning
AG Agricultural District to
R-1B Single-family District,
P-I Public Institutional District
and R-3 Multi-family District
Zoning/Vicinity Map
Subject Area
C
O
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EE
E
N FRENCH RD
AG
P-I
R-3
Subject Area
R-1B
NC
E
E APPLE CREEK RD
EVERGREEN LA
CITY LIMITS
FRENCH RD
R-1B
E
Town of Freedom
R-1B
E APPLE HILL BLVD
INCLINE WAY
E INCLINE WAY
C-2
City Plan Commission
7-23-2025
N
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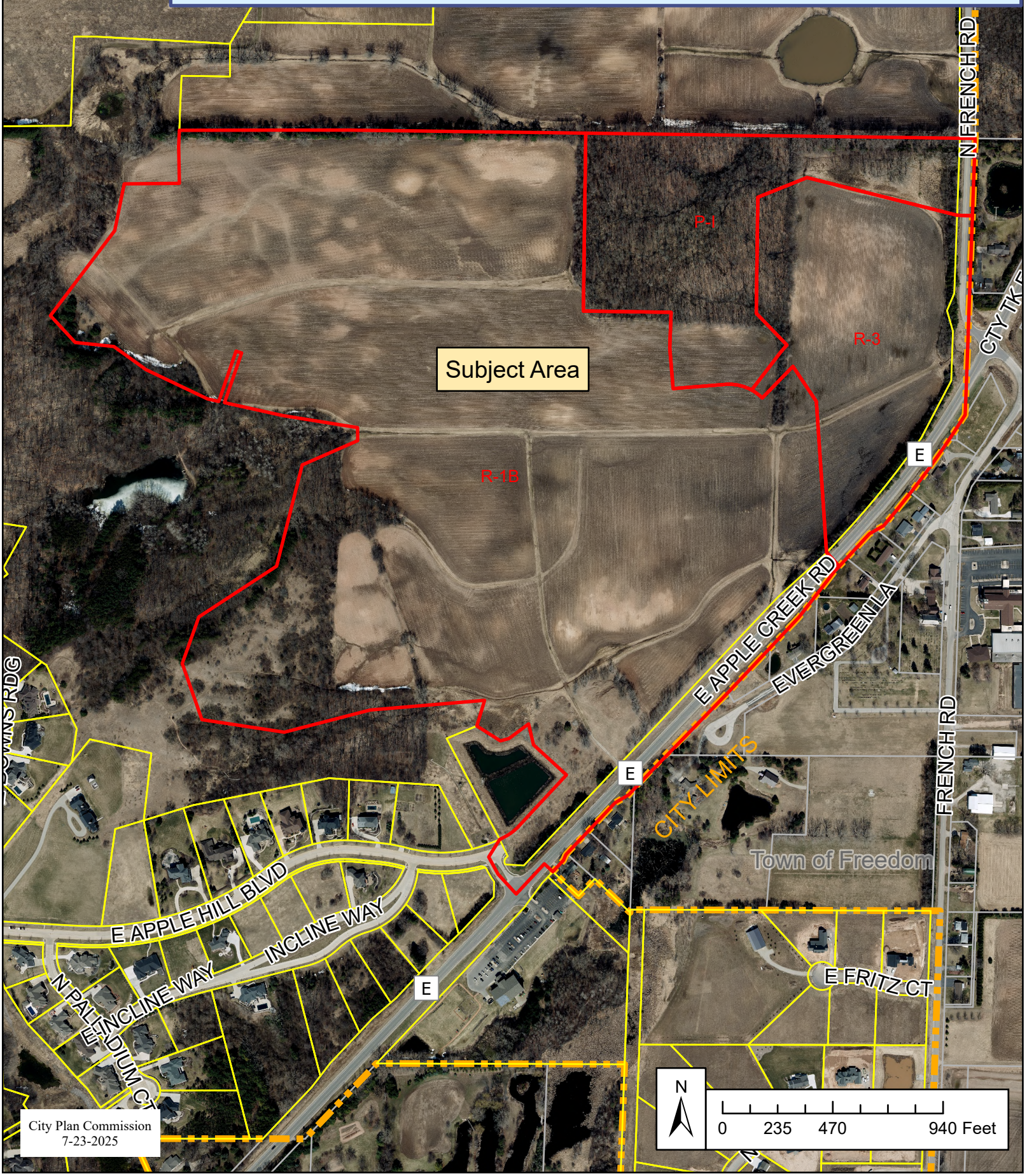
525
1,050 Feet

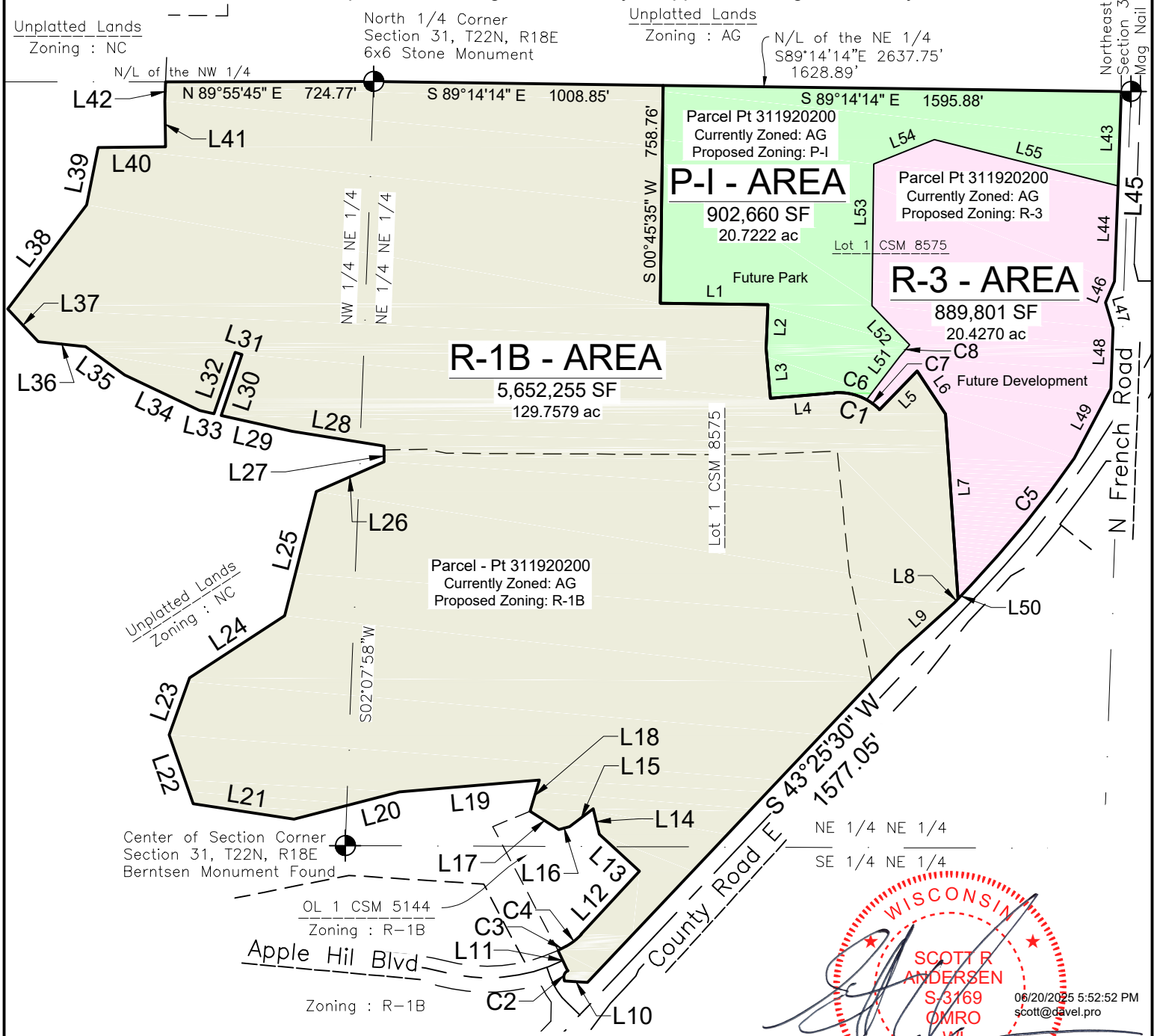
Glenmore Park
Rezoning
AG Agricultural District to R-1B Single-family District, P-I Public Institutional District and R-3 Multi-family District
Aerial Map



City Plan Commission
7-23-2025

Rezoning Exhibit

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 Northeast 1/4 of the Northwest 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.



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Disclaimer: This instrument is intended for conceptual review purposes ONLY. If this map is used for any other purpose other than its such intent without full approval of the City of Appleton and/or Outagamie County, Davel Engineering & Environmental, Inc. shall not be held responsible. Users of this map assumes all risks associated with such use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use, if any.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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www.davel.pro

0 500 1000

File: 8846Rezone.dwg
Date: 06/17/2025
Drafted By: scott
Sheet: 1 of 5

Rezoning Exhibit

LINE TABLE		
Line	Bearing	Length
L1	S 89°14'25" E	374.27'
L2	S 02°09'28" W	152.77'
L3	S 04°37'10" E	173.97'
L4	N 85°22'50" E	223.26'
L5	N 44°17'45" E	188.12'
L6	S 33°36'20" E	179.82'
L7	S 03°51'35" E	645.53'
L8	S 43°25'55" W	18.39'
L9	S 47°41'10" W	263.20'
L10	N 86°31'27" W	79.47'

LINE TABLE		
Line	Bearing	Length
L11	N 25°35'36" W	80.00'
L12	N 42°53'52" E	300.25'
L13	N 47°24'05" W	190.38'
L14	N 13°12'14" W	91.42'
L15	S 53°13'57" W	104.21'
L16	S 74°32'53" W	37.85'
L17	N 57°38'49" W	119.50'
L18	N 17°03'39" E	113.72'
L19	S 85°12'51" W	489.40'
L20	S 75°29'06" W	379.52'

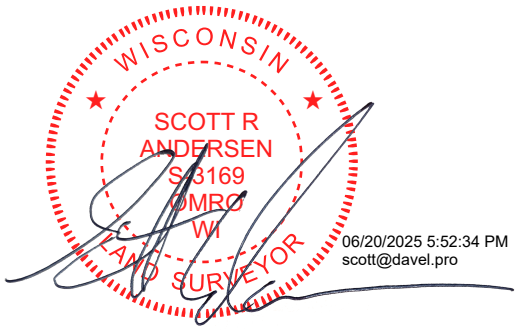
LINE TABLE		
Line	Bearing	Length
L21	N 81°17'40" W	354.84'
L22	N 19°12'24" W	253.87'
L23	N 19°30'37" E	211.22'
L24	N 56°54'10" E	396.00'
L25	N 14°10'31" E	445.34'
L26	N 66°19'15" E	257.98'
L27	N 00°01'48" W	55.71'
L28	N 80°50'24" W	323.50'
L29	N 77°30'34" W	254.09'
L30	N 18°56'48" E	224.04'

LINE TABLE		
Line	Bearing	Length
L31	N 71°03'12" W	25.00'
L32	S 18°56'48" W	226.87'
L33	N 77°30'34" W	51.02'
L34	N 64°27'02" W	289.59'
L35	N 54°07'52" W	168.21'
L36	N 84°01'02" W	165.96'
L37	N 42°55'16" W	155.40'
L38	N 37°05'39" E	454.64'
L39	N 11°24'52" E	203.67'
L40	N 89°19'52" E	235.24'

LINE TABLE		
Line	Bearing	Length
L41	N 00°57'06" W	157.93'
L42	N 02°19'20" E	68.40'
L43	S 02°03'43" W	329.02'
L44	S 02°03'43" W	333.12'
L45	S 02°03'43" W	333.12'
L46	S 22°59'48" W	80.19'
L47	S 16°08'10" E	91.75'
L48	S 02°03'43" W	211.23'
L49	S 27°34'57" W	274.47'
L50	S 43°25'55" W	66.26'

LINE TABLE		
Line	Bearing	Length
L51	N 37°25'09" E	189.64'
L52	N 43°59'11" W	188.50'
L53	N 00°45'11" E	494.69'
L54	N 68°13'42" E	226.50'
L55	S 75°55'28" E	659.98'

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	200.00'	S 69°48'23" E	167.86'	173.23'	49°37'33"
C2	25.00'	N 17°53'33" E	36.28'	40.59'	93°01'49"
C3	570.00'	N 62°53'34" E	30.14'	30.14'	3°01'48"
C4	210.00'	N 52°08'16" E	67.44'	67.73'	18°28'48"
C5	3779.83'	S 39°06'55" W	569.01'	569.55'	8°38'00"
C6	200.00'	S 77°54'49" E	114.98'	116.63'	33°24'42"
C7	200.00'	S 53°06'02" E	56.41'	56.60'	16°12'52"
C8	530.00'	N 40°21'22" E	54.31'	54.34'	5°52'26"



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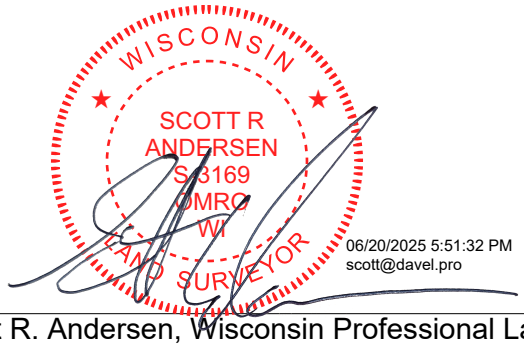
Drafted By: scott
Sheet: 2 of 5

Rezoning Exhibit Description
AG to R-1B

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.



Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

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File: 8846Rezone.dwg
Date: 06/20/2025
Drafted By: scott
Sheet: 3 of 5

Rezoning Exhibit Description
AG to P-I

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.

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Date: 06/20/2025
Drafted By: scott
Sheet: 4 of 5

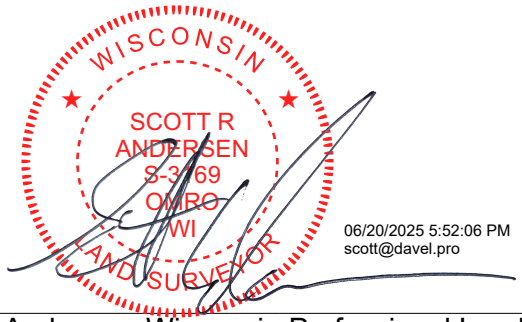
Rezoning Exhibit Description
AG to R-3

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.



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