

**NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION**

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, May 13, 2026, 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.

Common Description:

209 North Union Street (Tax Id #31-1-0316-00), 217 North Union Street (Tax Id #31-1-0318-00), 221 North Union Street (Tax Id #31-1-0319-00) & 229 North Union Street (Tax Id #31-1-0322-00), including to the centerline of the adjacent street right-of-way.

Rezoning Request: A rezoning request has been initiated by the owner, Lawrence University, and applicant, Carow Land Surveying, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the above-described real estate, which is currently zoned P-I Public Institutional District. The owner and applicant propose to rezone the property to R-2 Two-family District (see attached maps). 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.

Purpose of the Rezoning: The property owner is proposing to rezone the subject parcels to permit residential use and development.

Aldermanic District: 4 – Alderperson Martyn Smith

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 or email. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

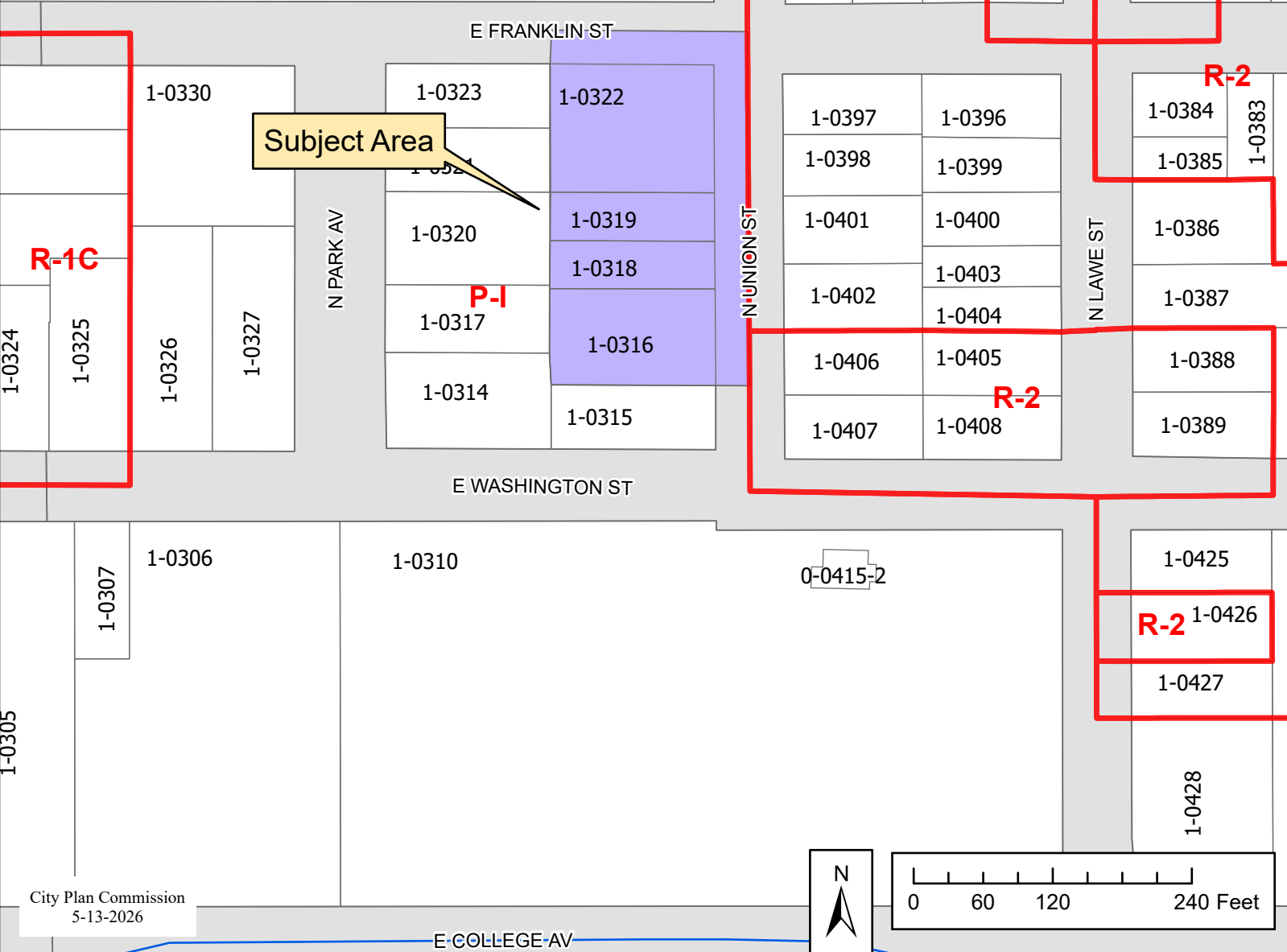
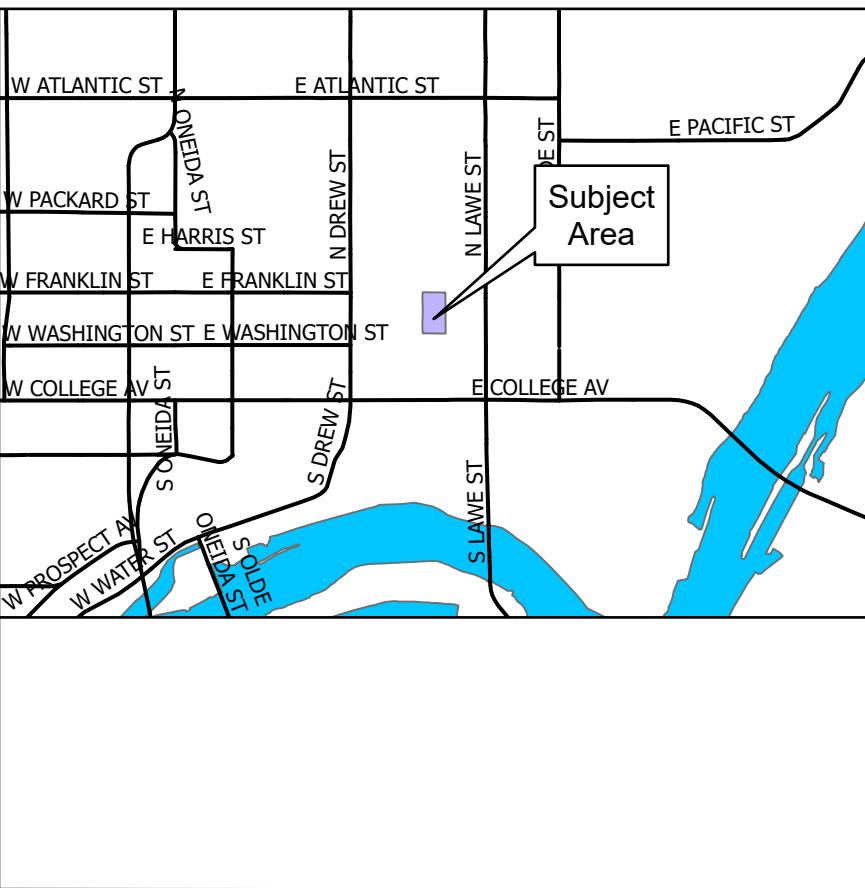
Any questions regarding this matter should be directed to Colin Kafka, Principal Planner, in the Community Development Department at 920-832-6476 or by email at colin.kafka@appletonwi.gov.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY DEVELOPMENT DEPARTMENT
CITY HALL – 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

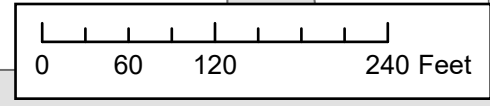
Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Rezoning P-I Public Institutional District to R-2 Two-Family District Zoning Map



Subject Area

Subject Area



E COLLEGE AV

Rezoning P-I Public Institutional District
to R-2 Two-Family District
Aerial Map

Subject Area

E FRANKLIN ST

E WASHINGTON ST

N UNION ST

1-0323

1-0322

1-0397

1-0321

1-0398

1-0319

1-0401

1-0320

1-0318

1-0402

1-0317

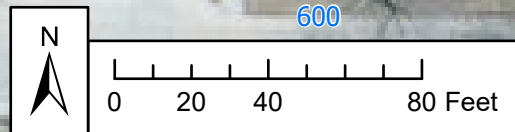
1-0316

1-0406

1-0314

1-0315

1-0407



PARCEL "A" DESCRIPTION:

ALL OF LOTS 10 AND 11 IN BLOCK 3 OF HYDE'S UNIVERSITY ADDITION, LOCATED IN GOVERNMENT LOT 1 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN. SAID PARCEL CONTAINS 15,652 SQUARE FEET (0.3593 ACRES) OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "B" DESCRIPTION:

PART OF LOT 7 IN BLOCK 3 OF HYDE'S UNIVERSITY ADDITION, LOCATED IN GOVERNMENT LOT 1 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE S00°55'45"E, 821.95 FEET ALONG THE EAST LINE OF GOVERNMENT LOT 1 OF SECTION 26 TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST FRANKLIN STREET; THENCE S89°59'58"W, 741.39 FEET ALONG SAID EXTENSION TO THE WEST LINE OF NORTH UNION STREET; THENCE S00°13'43"E, 110.73 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 7 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°13'43"E, 41.71 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 573883; THENCE S89°58'40"W, 141.58 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 7; THENCE N00°04'24"W, 41.72 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 7; THENCE N89°58'55"E, 141.47 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5,903 SQUARE FEET (0.1355 ACRES) OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PLAT OF SURVEY

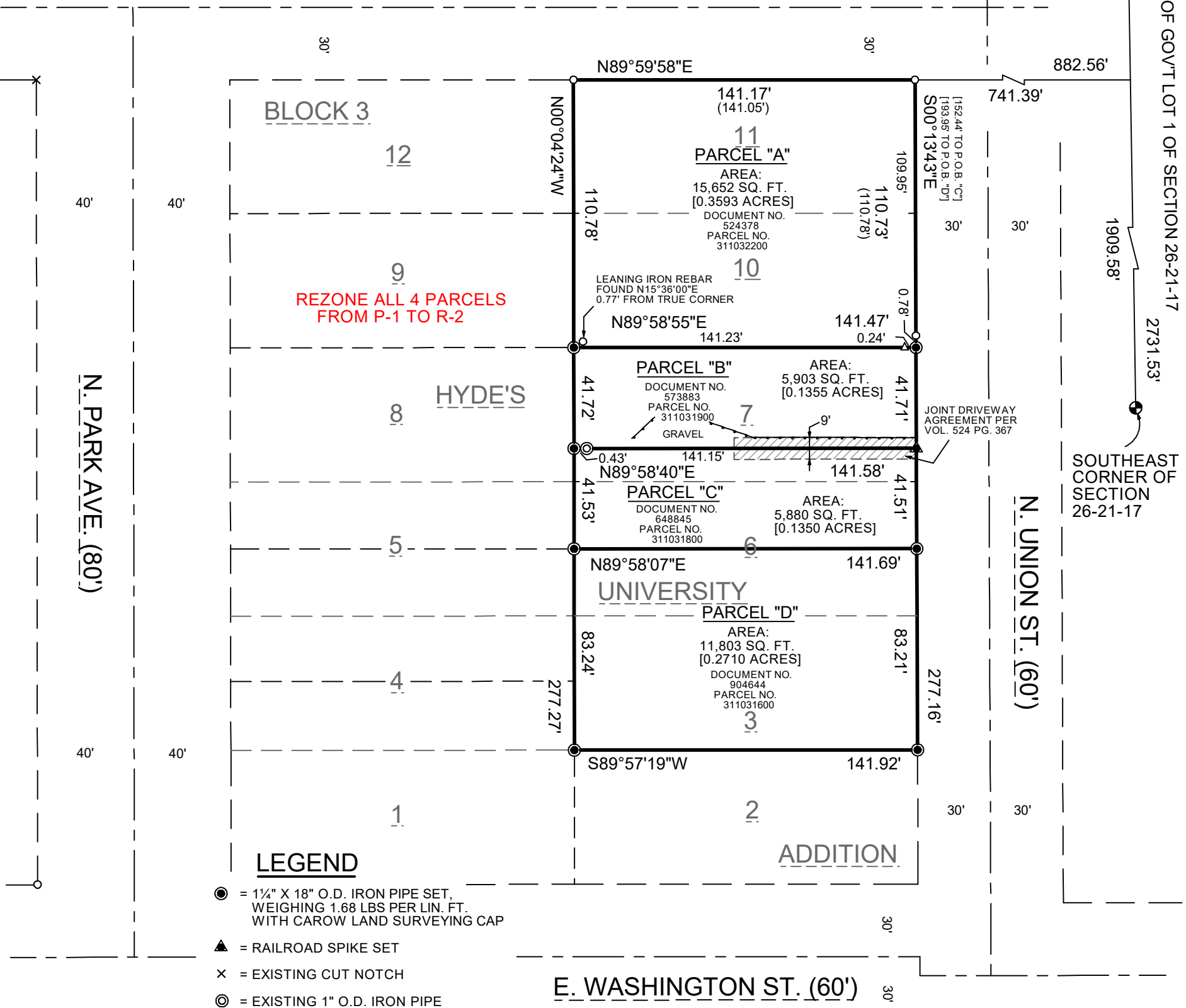
PARCEL "C" DESCRIPTION:

PART OF LOTS 6 AND 7 IN BLOCK 3 OF HYDE'S UNIVERSITY ADDITION, LOCATED IN GOVERNMENT LOT 1 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE S00°55'45"E, 821.95 FEET ALONG THE EAST LINE OF GOVERNMENT LOT 1 OF SECTION 26 TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST FRANKLIN STREET; THENCE S89°59'58"W, 741.39 FEET ALONG SAID EXTENSION TO THE WEST LINE OF NORTH UNION STREET; THENCE S00°13'43"E, 152.44 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 648845 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°13'43"E, 41.51 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE S89°58'07"W, 141.69 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 6; THENCE N00°04'24"W, 41.53 FEET ALONG SAID WEST LINE AND THE WEST LINE OF SAID LOT 7 TO THE NORTH LINE OF SAID DESCRIBED LANDS; THENCE N89°58'40"E, 141.58 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5,880 SQUARE FEET (0.1350 ACRES) OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "D" DESCRIPTION:

ALL OF LOT 3 AND PART OF LOT 6 IN BLOCK 3 OF HYDE'S UNIVERSITY ADDITION, LOCATED IN GOVERNMENT LOT 1 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE S00°55'45"E, 821.95 FEET ALONG THE EAST LINE OF GOVERNMENT LOT 1 OF SECTION 26 TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST FRANKLIN STREET; THENCE S89°59'58"W, 741.39 FEET ALONG SAID EXTENSION TO THE WEST LINE OF NORTH UNION STREET; THENCE S00°13'43"E, 193.95 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 904644 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°13'43"E, 83.21 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE S89°57'19"W, 141.92 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 3; THENCE N00°04'24"W, 83.24 FEET ALONG SAID WEST LINE AND THE WEST LINE OF LOT 6 TO THE NORTH LINE OF SAID DESCRIBED LANDS; THENCE N89°58'07"E, 141.69 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 11,803 SQUARE FEET (0.2710 ACRES) OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CLIENT:
LAWRENCE UNIVERSITY
ATTN: JOSEPH KING

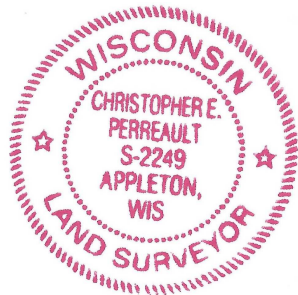
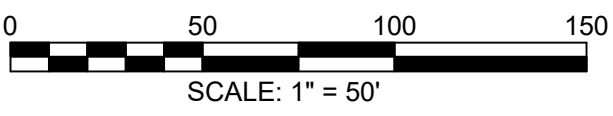


LEGEND

- = 1 1/4" X 18" O.D. IRON PIPE SET, WEIGHING 1.68 LBS PER LIN. FT. WITH CAROW LAND SURVEYING CAP
- ▲ = RAILROAD SPIKE SET
- × = EXISTING CUT NOTCH
- ◎ = EXISTING 1" O.D. IRON PIPE
- = EXISTING 3/4" IRON REBAR
- △ = EXISTING ANGLE IRON
- ⊙ = EXISTING BERNTSEN MONUMENT
- ⊠ = EXISTING STONE MONUMENT WITH "X"
- () = RECORDED AS BEARING/DIMENSION
- [] = DISTANCE TO POINT OF BEGINNING OF AN ABOVE DESCRIBED PARCEL

NORTH IS REFERENCED TO THE EAST LINE OF GOVERNMENT LOT 1 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS S00°55'45"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

NOTES:
- NOT ALL IMPROVEMENTS SHOWN PER CLIENT'S INSTRUCTIONS
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE CITY OF APPLETON
- FIELD WORK COMPLETED: 4/7/2026



I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher E. Perreault
CHRISTOPHER E. PERREAULT, PLS-2249 DATED 4/7/2026

CAROW LAND SURVEYING & ENVIRONMENTAL		
615 NORTH LYNNDALE DRIVE		
APPLETON, WI 54914		
DATE: 4/7/2026	SCALE: 1" = 50'	DRAWN BY: FNZ

A2603.47

4/7/2026 REVISED: 4/14/2026