

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, 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 purpose of considering a zone change.

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 below-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. 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.

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.

Legal Description:

PARCEL A - 229 N. Union St. (Parcel #31-1-0322-00):

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, INCLUDING TO THE CENTERLINE OF THE ADJACENT STREET RIGHT-OF-WAY. 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 – 221 N. Union St. (Parcel #31-1-0319-00):

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 ¼ 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, INCLUDING TO THE CENTERLINE OF THE ADJACENT STREET RIGHT-OF-WAY. SAID PARCEL CONTAINS 5,903 SQUARE FEET (0.1355 ACRES) OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL C – 217 N. Union St. (Parcel #31-1-0318-00):

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 ¼ 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, INCLUDING TO THE CENTERLINE OF THE ADJACENT STREET RIGHT-OF-WAY. 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 – 209 N. Union St. (Parcel #31-1-0316-00):

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 ¼ 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, INCLUDING TO THE CENTERLINE OF THE ADJACENT STREET RIGHT-OF-WAY. SAID PARCEL CONTAINS 11,803 SQUARE FEET (0.2710 ACRES) OF LAND MORE OR LESS. SUBJECT TO ALL 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 Colin Kafka, Principal Planner, in the Community Development Department at (920) 832-6476 or by email at colin.kafka@appletonwi.gov.

APPLETON, WISCONSIN

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: April 28, 2026
May 5, 2026