



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appletonwi.gov

Meeting Agenda - Final City Plan Commission

Wednesday, June 11, 2025

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of membership
4. Approval of minutes from previous meeting

[25-0602](#) City Plan Minutes from 5-28-25

Attachments: [City Plan Minutes 5-28-25.pdf](#)

5. Public Hearing/Appealances

[25-0603](#) Rezoning #5-25 for the Dewitt Development Partners, LLC Annexation, formerly in the Town of Grand Chute, consisting of approximately 72.2948 acres located in the 6000 block of North French Road (Tax Id #31-1-8310-00, 31-1-8310-01 and 31-1-8310-02), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from AG Agricultural District to R-2 Two-Family District (Associated with Action Item #25-0604)

Attachments: [PublicHearingClass2NoticeNewspaper_DewittAnnexation_Rezoning5-25.pdf](#)
[PublicHearingNoticeNeighborhood_DewittAnnexation_Rezoning5-25.pdf](#)

6. Action Items

[25-0604](#) Request to approve Rezoning #5-25 for the Dewitt Development Partners, LLC Annexation, formerly in the Town of Grand Chute, consisting of approximately 72.2948 acres located in the 6000 block of North French Road (Tax Id #31-1-8310-00, 31-1-8310-01 and 31-1-8310-02), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from AG Agricultural District to R-2 Two-Family District

Attachments: [StaffMemo_6000 N. French Road Rezoning For06-11-25.pdf](#)
[6-5-25 Email from Arlyn Sieber 3220 E Aquamarine.pdf](#)

7. Information Items

8. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Any questions about items on this meeting are to be directed to Kara Homan, Director, Community Development Department at 920-832-6468.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
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Meeting Minutes - Final City Plan Commission

Wednesday, May 28, 2025

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:31 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

Others present:

Devon Pittman, Briohn Building

Emily Cialdini, Land By Label (Thrivent Master Plan)

Ryan Roth, Paper Valley Properties

Mark Pucci, Colliers

Mike Booth, OPN Architects

Paul Phillips, JSD Professional Services

4. Approval of minutes from previous meeting

[25-0546](#)

City Plan Minutes from 5-14-25

Attachments: [City Plan Minutes 5-14-25.pdf](#)

Robins moved, seconded by Fenton, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

5. Public Hearing/Appearances

[25-0547](#)

Rezoning #3-25 for the subject parcel located at 119 East Harrison Street (Tax Id #31-4-0518-00), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from C-2 General Commercial District to R-1C Central City Residential District (Associated with Action Item #25-0548)

Attachments: [PublicHearingClass2NoticeNewspaper_119EHarrisonSt_Rezoning3-25.pdf](#)
[PublicHearingNoticeNeighborhood_119EHarrisonSt_Rezoning3-25.pdf](#)

This public hearing was held and no one spoke.

This public hearing was held, and no one spoke on the item.

[25-0549](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12) from future Business/Industrial land use designation to future Commercial land use designation as shown on the attached maps and approve the attached Resolution (Associated with Action Item #25-0550)

Attachments: [PublicHearingClass2NoticeNewspaper_EGoodlandDr_CompPlanAmend1-25.pdf](#)
[PublicHearingNoticeNeighborhood_EGoodlandDr_CompPlanAmend1-25+Rezoning4-25.pdf](#)

This public hearing was held and no one spoke.

This public hearing was held, and no one spoke on the item.

[25-0551](#)

Rezoning #4-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from M-1 Industrial Park District to C-2 General Commercial District (Associated with Action Item #25-0552)

Attachments: [PublicHearingClass2NoticeNewspaper_EGoodlandDr_Rezoning4-25.pdf](#)
[PublicHearingNoticeNeighborhood_EGoodlandDr_CompPlanAmend1-25+Rezoning4-25.pdf](#)

This public hearing was held and no one spoke.

This public hearing was held, and no one spoke on the item.

6. Action Items

[25-0548](#)

Request to approve Rezoning #3-25 for the subject parcel located at 119 East Harrison Street (Tax Id #31-4-0518-00), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from C-2 General Commercial District to R-1C Central City Residential District

Attachments: [StaffMemo_119EHarrisonSt_Rezoning_For05-28-25.pdf](#)

Carpenter moved, seconded by Fenton, that Rezoning #3-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

[25-0550](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12) from future Business/Industrial land use designation to future Commercial land use designation as shown on the attached maps and approve the attached Resolution

Attachments: [StaffMemo_EGoodland Dr_CompPlan+Rezoning_For05-28-25.pdf](#)

Proceeds to Council on July 16, 2025.

Fenton moved, seconded by Carpenter, that Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

[25-0552](#)

Request to approve Rezoning #4-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from M-1 Industrial Park District to C-2 General Commercial District

Attachments: [StaffMemo_EGoodland Dr_CompPlan+Rezoning_For05-28-25.pdf](#)

Proceeds to Council on July 16, 2025.

Carpenter moved, seconded by Fenton, that Rezoning #4-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

25-0553

Request to approve the Chris J. Hartwig Revocable Trust - E. Northland Ave/441 Annexation consisting of approximately 11.1796 acres located near the intersection of E. Northland Avenue/S.T.H. 441, currently in the Town of Grand Chute, as shown on the attached maps

Attachments: [StaffMemo_HartwigAnnexation_For05-28-25.pdf](#)

Fenton moved, seconded by Carpenter, that the Chris J. Hartwig Revocable Trust - E. Northland Ave/441 Annexation be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

25-0554

Request to approve the Wilden Portfolio Park Preliminary Plat (Thrivent Campus) as shown on the attached maps and subject to the conditions in the attached staff memo

Attachments: [StaffMemo_WildenPortfolioPark_PrePlat_For05-28-25.pdf](#)

Proceeds to Council at a date yet to be determined.

Carpenter moved, seconded by Fenton, that the Wilden Portfolio Park Preliminary Plat be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

25-0555

Request to approve the acquisition of land for public grounds at 222 North Oneida Street in accordance with Wis. Stat. §62.23(5) as shown on the attached maps

Attachments: [Memo_PlanCommission_PublicAcquisition_222NOneidaSt_For05-28-25.pdf](#)

Fenton moved, seconded by Carpenter, that the land acquisition for public grounds at 222 North Oneida Street be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

7. Information Items

8. Adjournment

Neuberger moved, seconded by Fenton, that the meeting be adjourned at 3:56 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

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

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, June 11, 2025, 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: 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. The proposed R-2 Two-family District zoning classification is consistent with the current *Comprehensive Plan 2010-2030* Future Land Use Map which identifies this property as future one/two family land use.

Purpose of the Zoning Map Amendment (Rezoning): Facilitate the anticipated construction of a residential subdivision utilizing the R-2 Two-family District standards, Chapter 23 of the Municipal Code.

Aldermanic District: 13 – Alderperson Sheri Hartzheim

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.

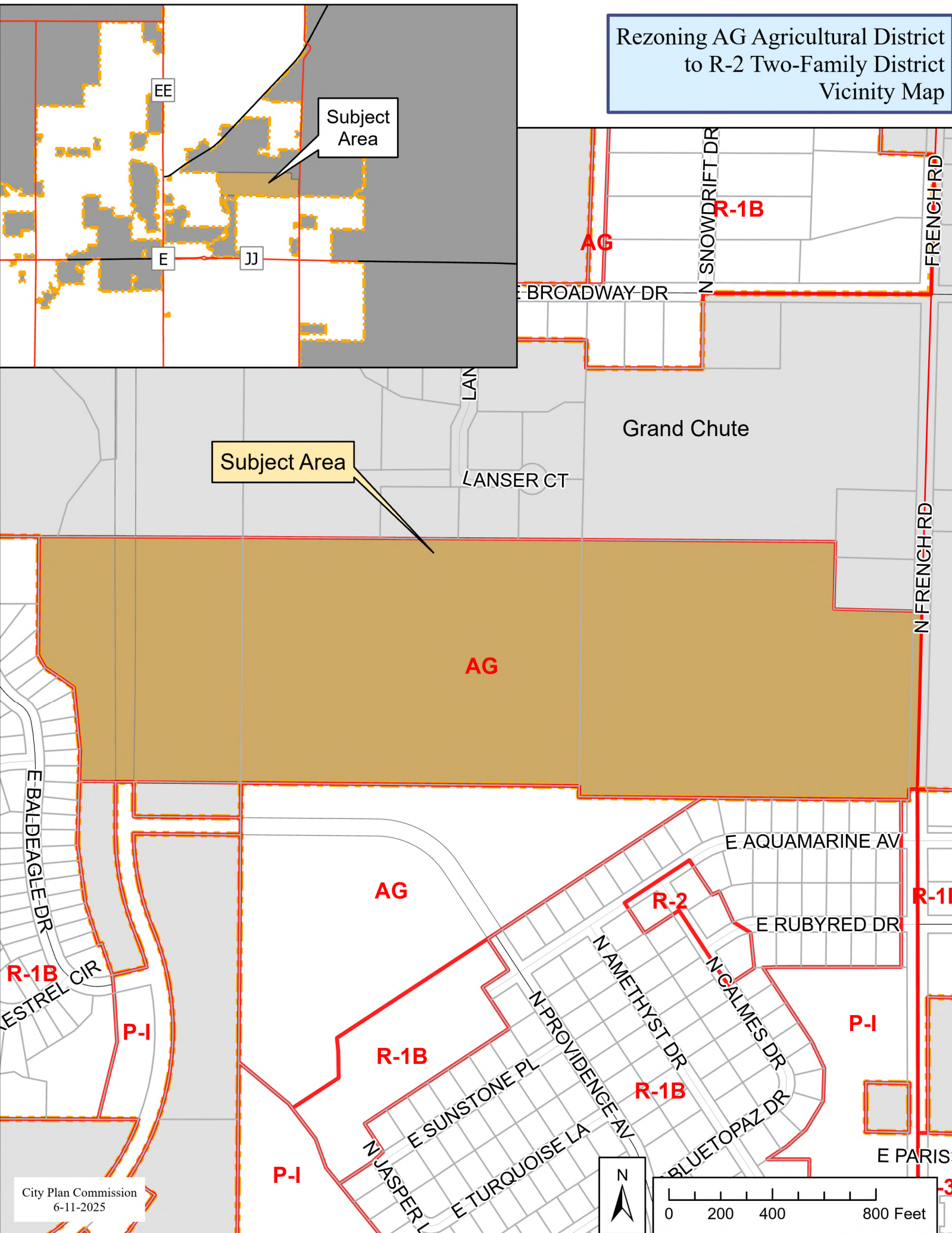
Any questions regarding this matter should be directed to Lindsey Smith, Principal Planner, in the Community Development Department at 920-832-3943 or by email at lindsey.smith@appletonwi.gov.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

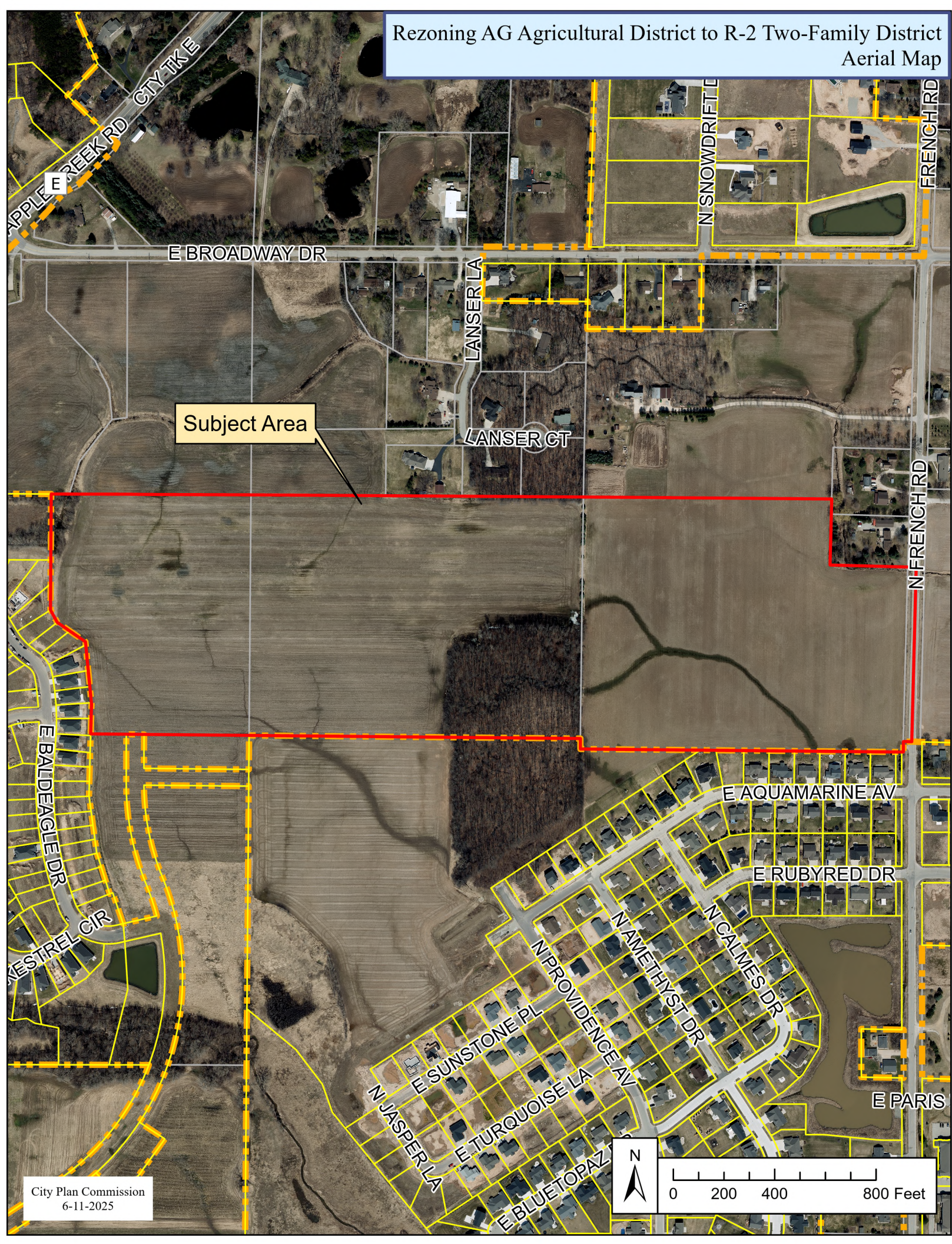
COMMUNITY DEVELOPMENT DEPARTMENT
CITY HALL – 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

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

Rezoning AG Agricultural District
to R-2 Two-Family District
Vicinity Map



Rezoning AG Agricultural District to R-2 Two-Family District
Aerial Map



Subject Area



CITY OF APPLETON

MEMORANDUM

Date: June 11, 2025
To: City Plan Commission
From: Lindsey Smith, Principal Planner
Subject: Rezoning # 5-25 – 6000 Block of N. French Road

GENERAL INFORMATION

Owner/Applicant: Dewitt Development Partners LLC, owner and City of Appleton Plan Commission, applicant

Address/Parcel Number: 6000 Block of N. French Road (Tax ID #31-1-8310-00, 31-1-8310-01, and 31-1-8310-02)

Applicant's Request: To assign a zoning classification following the Dewitt Development Partners LLC Annexation pursuant to the annexation petition. The proposed R-2 Two-Family District zoning classification is consistent with the current *Comprehensive Plan 2010-2030* Future Land Use Map which identifies this property as future one/two family land use.

Plan Commission Public Hearing Meeting Date: June 11, 2025

Common Council Meeting Date: June 18, 2025

BACKGROUND

May 14, 2025 – The 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 to Section 23-65(h) of the Municipal Code.

May 21, 2025 – The Common Council approved the Dewitt Development Partners, LLC Annexation.

May 28, 2025 – The subject parcels were officially annexed to the City.

STAFF ANALYSIS

Existing Site Conditions: The subject parcel, including to the centerline of the adjacent right-of-way, is approximately 72.2948 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 in nature with a small portion being commercial.

North: Town of Grand Chute. The adjacent land uses to the north are residential and undeveloped land.

South: City of Appleton. R-1B Single-family, AG Agricultural District, and P-I Public Institutional. The adjacent land uses to the south are residential, undeveloped, and future North Lightning Drive right-of-way.

Town of Grand Chute. The adjacent land use to the south is undeveloped land.

East: Town of Grand Chute. The adjacent land use to the east is undeveloped land.

West: City of Appleton. R-1B Single-family. The adjacent land use to the west is residential.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future one/two family residential development. The proposed annexation is 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.

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

Proposed Zoning Classification: 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. Per Section 23-95(g) of the Municipal Code, the development standards in the R-2 Two-Family District are listed below:

(1) Two-family dwellings (duplex) and other uses.

a. **Minimum lot area, Single-family dwelling (detached):** Six thousand (6,000) square feet.

b. **Minimum lot area, Two-family dwellings (two-story duplex):** Seven thousand (7,000) square feet.

- c. **Minimum lot area, Two-family dwellings (single story duplex):** Nine thousand (9,000) square feet.
- d. **Minimum lot area, All other uses:** Seven thousand (7,000) square feet.
- e. **Minimum lot width, Single-family dwelling:** Fifty (50) feet.
- f. **Minimum lot width, All other uses:** Seventy (70) feet.
- g. **Minimum front lot line setback:** Twenty (20) feet (twenty-five (25) feet minimum on arterial street).
- h. **Minimum rear lot line setback:** Twenty-five (25) feet.
- i. **Minimum side lot line setback:** Six (6) feet.
- j. **Maximum lot coverage:** Sixty percent (60%).
- k. **Maximum building height:** Thirty-five (35) feet.

(2) **Zero lot line Two-family dwellings.** The development standards can be found in Section 23-95(g)(2) for zero lot line two-family dwellings.

Standards for Zoning Map Amendments: Per Section 23-65(e), all recommendations for zoning amendments shall be consistent with the adopted plans, goals and policies of the City and with the purpose and intent of this zoning ordinance. It would appear the criteria established has been satisfied. Related excerpts are listed below.

- (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. *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 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 property more appropriate for a different district.
 - c. There is an error in the zoning ordinance text or zoning map as enacted.

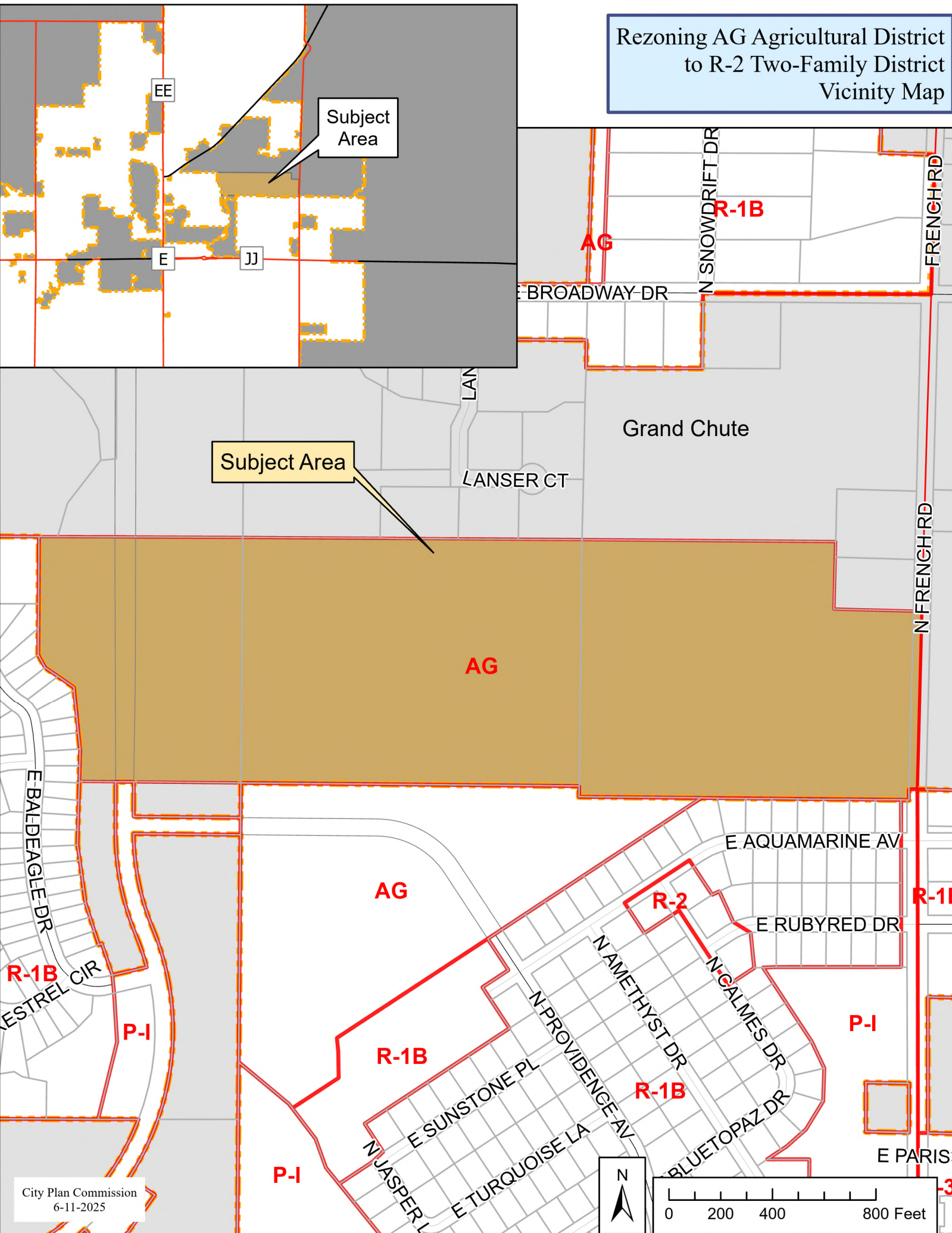
Development Review Team (DRT) Report: This item appeared on the April 1, 2025 DRT agenda. No negative comments were received from participating departments.

Future Actions: If the rezoning request is approved, it is anticipated that a subdivision plat will be prepared to subdivide the land for future residential development. The preliminary and final plat requires action by Plan Commission and Common Council.

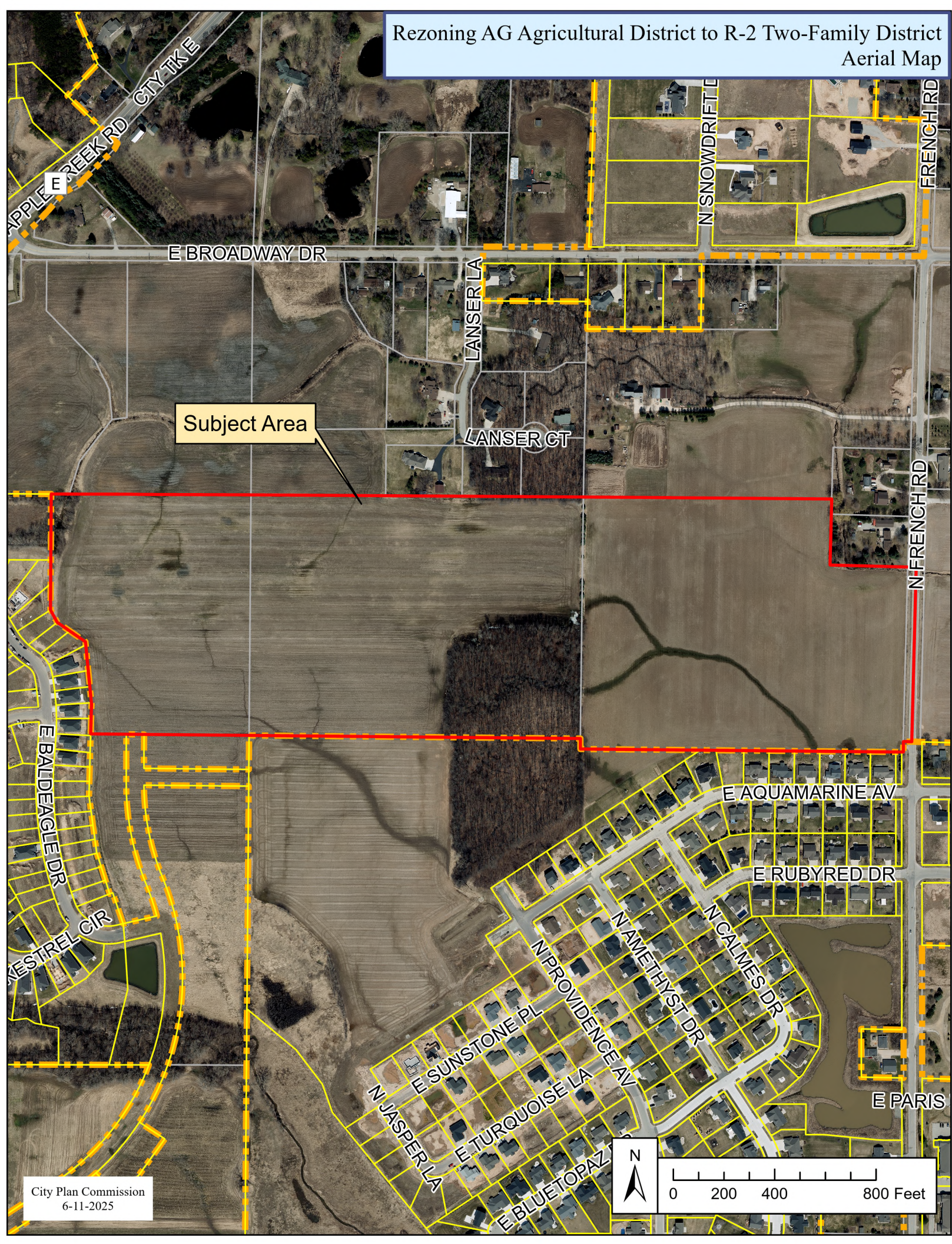
RECOMMENDATION

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 #5-25 to rezone the subject parcel from AG Agricultural District to R-2 Two-Family District, including to the centerline of the adjacent right-of-way(s) as shown on the attached map, **BE APPROVED.**

Rezoning AG Agricultural District
to R-2 Two-Family District
Vicinity Map



Rezoning AG Agricultural District to R-2 Two-Family District
Aerial Map



Subject Area



0 200 400 800 Feet

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.

Brenda Broeske

From: AG Sieber <agsieber@gmail.com>
Sent: Thursday, June 5, 2025 8:41 AM
To: Lindsey R. Smith
Subject: Rezoning Hearing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Lindsey:

This is in response to the Notice of Public Hearing of the Appleton City Plan Commission concerning the rezoning hearing on June 11 regarding the Dewitt property on North French Road. I ask that it be shared with the commission members.

Obviously we do not want to see this property developed, which will result in the loss of our country view. But we are resigned to the fact that it is *fait accompli* and it is doubtful there is anything we can say or do that will prevent it from happening.

With that in mind, our No. 1 concern is that the rezoning will allow for two-family units in addition to single-family units. I believe the developer has said he plans to build only single-family units, but we would be more confident of that if the zoning allowed for only single-family units. We would be very disappointed if we ended up with a row of duplexes abutting the properties on Aquamarine Avenue.

— Arlyn Sieber

3220 E. Aquamarine Avenue

Attention: This message was sent from a source external to the City of Appleton. Please use caution when opening attachments or clicking links.