



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appletonwi.gov](http://www.appletonwi.gov)

## Meeting Agenda - Final City Plan Commission

---

Wednesday, October 8, 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

[25-1159](#) City Plan Minutes from 9-24-25

**Attachments:** [City Plan Minutes 9-24-25.pdf](#)

### 5. Public Hearing/Apearances

[25-1095](#) Proposed text and map amendments to the Municipal Code, Chapter 23 Zoning creating Article XI. Shoreland-Wetland Zoning District Regulations, amending Article XIX. Shoreland Zoning relating to Section 23-752(b)(1)(2) and (3), and amending Shoreland Zoning and the City of Appleton Official Shoreland District Map pursuant to Article XIX. Shoreland Zoning, Section 23-755 (a)(1) as identified in the attached documents (Associated with Action Item #25-1096)

**Attachments:** [NoticeofPublicHearing\\_ShorelandWetland Ordinance.pdf](#)

**Legislative History**

9/24/25 City Plan Commission held

*This public hearing was held and no one spoke. This public hearing was reopened and held open until the next Plan Commission meeting.*

[25-1160](#) Rezoning #8-25 for the Bowman and Alksnis Annexation, formerly in the Town of Grand Chute, consisting of approximately 2.038 acres located at 1624 and 1720 East Melody Lane (Tax Id #31-1-9110-00 and 31-1-9111-00) as shown on the attached maps, from AG Agricultural District to R-1B Single-family District (Associated with Action Item #25-1161)

**Attachments:** [PublicHearingClass2NoticeNewspaper\\_BowmanandAlksnisAnnex\\_Rezoning8-25.pdf](#)  
[PublicHearingNoticeNeighborhood\\_BowmanandAlksnisAnnex\\_Rezoning8-25.pdf](#)

[25-1162](#)

Proposed adoption of Plan Appleton (an entire update intended to repeal and recreate the City of Appleton Comprehensive Plan) as identified in the attached documents and approve the attached Resolution #2025-15 (Associated with Action Item #25-1163)

**Attachments:** [PublicHearingClass2NoticeNewspaper\\_PlanAppleton\\_CompPlanAdoption.pdf](#)

## 6. Action Items

[25-1096](#)

Request to approve proposed text and map amendments to the Municipal Code, Chapter 23 Zoning creating Article XI. Shoreland-Wetland Zoning District Regulations, amending Article XIX. Shoreland Zoning relating to Section 23-752(b)(1)(2) and (3), and amending Shoreland Zoning and the City of Appleton Official Shoreland District Map pursuant to Article XIX. Shoreland Zoning, Section 23-755 (a)(1) as identified in the attached documents

**Attachments:** [Shoreland-WetlandandShorelandOrdAmendments\\_StaffMemo\\_For09-24-25.pdf](#)  
[Draft Shoreland-Wetland and Shoreland Ord Amendments\\_For09-24-25.pdf](#)  
[Final Version Shoreland Zoning District Map.pdf](#)  
[Shoreland-WetlandandShorelandOrdAmendments\\_StaffMemo\\_For10-8-25.pdf](#)  
[Draft Shoreland-Wetland and Shoreland Ord Amendments\\_For10-8-25.pdf](#)

**Legislative History**

9/24/25	City Plan Commission	held
	<i>Held until the next Plan Commission meeting.</i>	
9/24/25	City Plan Commission	recommended for approval
	<i>No vote was taken on the recommendation for approval.</i>	

[25-1161](#)

Request to approve Rezoning #8-25 for the Bowman and Alksnis Annexation, formerly in the Town of Grand Chute, consisting of approximately 2.038 acres located at 1624 and 1720 East Melody Lane (Tax Id #31-1-9110-00 and 31-1-9111-00) as shown on the attached maps, from AG Agricultural District to R-1B Single-family District

**Attachments:** [StaffMemo\\_BowmanandAlksnisAnnexation\\_Rezoning\\_For10-8-25.pdf](#)

25-1163

Request to approve proposed adoption of Plan Appleton (an entire update intended to repeal and recreate the City of Appleton Comprehensive Plan) as identified in the attached documents and approve the attached Resolution #2025-15

**Attachments:** [StaffMemo Plan Appleton For10-08-25.pdf](#)

[Resolution #2025-15 Adoption of Plan Appleton.pdf](#)

[Plan Appleton.pdf](#)

[Appendix 01 Existing Conditions Report.pdf](#)

[Appendix 02 Housing Assessment.pdf](#)

[Appendix 03 Market and Retail Leakage Study Findings.pdf](#)

[Appendix 04 24x36 Future Land Use Map.pdf](#)

[Appendix 05 Phase 1 Fall Engagement Summary of Findings.pdf](#)

[Appendix 06 Phase 2 Spring Engagement Summary of Findings.pdf](#)

[Appendix 07 Past Plan Review.pdf](#)

[Appendix 08 Northland Richmond Subarea.pdf](#)

[Appendix 09 Oneida Subarea.pdf](#)

[Appendix 10 Wisconsin Subarea.pdf](#)

[Appendix 11 Downtown Plan.pdf](#)

[Appendix 12 Fox River Corridor Plan.pdf](#)

[Appendix 13 College North Neighborhood Plan.pdf](#)

25-1164

Request to approve the Comet Ridge Preliminary Plat as shown on the attached maps and subject to the conditions in the attached staff memo

**Attachments:** [StaffMemo CometRidge PrePlat For10-8-25.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.*