



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final City Plan Commission

Wednesday, July 24, 2024

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:30 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 1 - Uitenbroek

Others present:

Aldersperson Patrick Hayden, District #7

Ben Evans, Wisconsin Department of Natural Resources (DNR)

Duke Behnke, The Post-Crescent

Emily Cialdini, Land By Label

Eric Merriman, Thrivent

Ian Martin, Land By Label

Brian Strandt, Land By Label

Samantha Mehrotra, Thrivent

Kristie Schwahn, Thrivent

Mark Pucci, Colliers

Pete Vandenberg, 1058 W. Willis Way

John Weyenberg, Habitat for Humanity

Jason Brozek, 1402 N. Division Street/Appleton BPAC

Sadie DiNatale Burda, Outagamie County

Mike Patza, Town of Grand Chute

Dean Wydeven, Town of Grand Chute

Bob & Ed Moser, 1236 E. Apple Creek Road

Tom Grade, Menasha

Christopher Quann, 504 E. North Street

Andrew Dane

Rowland Hoslet, 4232 N. Terraview Drive

Colin Sigmund, Silverleaf Court neighborhood

4. Approval of minutes from previous meeting

[24-0926](#)

City Plan Minutes from 7-10-24

Attachments: [City Plan Minutes 7-10-24.pdf](#)

**Fenton moved, seconded by Robins, that the Minutes be approved. Roll Call.
Motion carried by the following vote:**

Aye: 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 1 - Uitenbroek

5. Public Hearing/Appearances

[24-0927](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-24 for the subject parcels located at 4321 N. Ballard Road and 3920 N. Meade Street from future Agricultural and Private Open Space and Commercial land use designations, per attached Exhibit A, to future One and Two Family Residential and Mixed-Use land use designations, per attached Exhibit B, and approve the attached Resolution (Associated with Action Item #24-0928)

Attachments: [ClassIIPublicHearingNoticeNewspaper_Thrivent_CompPlanAmend#1-24.pdf](#)
[InformalPublicHearingNotice_Thrivent_CompPlan+Rezoning.pdf](#)

This public hearing was held and the following people spoke:

Eric Merriman, Thrivent

Emily Cialdini, Land By Label

Bob Moser, 1236 E. Apple Creek Road

Colin Sigmund, Silverleaf Court neighborhood

Ben Evans, WI DNR

An email received shortly before the meeting from Matt and Kay Clark of 4701 N. Gardenwood Lane was provided to the Commission.

This public hearing was held, and 5 people spoke on the item. Also, an email received shortly before the meeting from Matt and Kay Clark of 4701 N. Gardenwood Lane was provided to the Commission and is attached to File #24-0928, #24-0930 and #24-0932.

[24-0929](#)

Amendment to Planned Development Overlay District (PD/C-2 #4-00) for the subject parcels located at 4321 N. Ballard Road amending the existing PD/C-2 #4-00 zoning boundary line from R-2 Two-family District and R-1A Single-family District to Planned Development Overlay General Commercial District (PD/C-2 #4-00), including to the centerline of the adjacent road right-of-way, per attached Exhibit C, and replace the current Implementation Plan Document #1376284 with a new Implementation Plan Document (development regulations) (Associated with Action Item #24-0930)

Attachments: [InformalPublicHearingNotice_Thrivent_CompPlan+Rezoning.pdf](#)

This public hearing was held and no one spoke.

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

[24-0931](#)

Rezoning #6-24 for the subject parcels located at 4321 N. Ballard Road amending the current R-2 Two-family District zoning boundary line from AG Agricultural District and PD/C-2 #4-00 Planned Development Overlay General Commercial District to R-2 Two-family District, including to the centerline of the adjacent road right-of-way, per attached Exhibit C (Associated with Action Item #24-0932)

Attachments: [InformalPublicHearingNotice_Thrivent_CompPlan+Rezoning.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

[24-0928](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-24 for the subject parcels located at 4321 N. Ballard Road and 3920 N. Meade Street from future Agricultural and Private Open Space and Commercial land use designations, per attached Exhibit A, to future One and Two Family Residential and Mixed-Use land use designations, per attached Exhibit B, and approve the attached Resolution

Attachments: [StaffReport_Thrivent_Compplan+Rezoning For7-24-24.pdf](#)
[Email From Silverleaf Ct Neighborhood 7-16-24.pdf](#)
[Email from Matthew + Kay Clark 7-24-24.pdf](#)

An email received shortly before the Plan Commission meeting from Matt and Kay Clark of 4701 N. Gardenwood Lane was provided to the Commission and is attached.

Proceeds to Council on September 4, 2024.

Fenton moved, seconded by Carpenter, that Comprehensive Plan Amendment #1-24 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 1 - Uitenbroek

[24-0930](#)

Request to approve Amendment to Planned Development Overlay District (PD/C-2 #4-00) for the subject parcels located at 4321 N. Ballard Road amending the existing PD/C-2 #4-00 zoning boundary line from R-2 Two-family District and R-1A Single-family District to Planned Development Overlay General Commercial District (PD/C-2 #4-00), including to the centerline of the adjacent road right-of-way, per attached Exhibit C, and replace the current Implementation Plan Document #1376284 with a new Implementation Plan Document (development regulations)

Attachments: [StaffReport_Thrivent_Compplan+Rezoning For7-24-24.pdf](#)
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Proceeds to Council on September 4, 2024.

Carpenter moved, seconded by Fenton, that Amendment to Planned Development Overlay District (PD/C-2 #4-00) be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 1 - Uitenbroek

[24-0932](#)

Request to approve Rezoning #6-24 for the subject parcels located at 4321 N. Ballard Road amending the current R-2 Two-family District zoning boundary line from AG Agricultural District and PD/C-2 #4-00 Planned Development Overlay General Commercial District to R-2 Two-family District, including to the centerline of the adjacent road right-of-way, per attached Exhibit C

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Proceeds to Council on September 4, 2024.

Fenton moved, seconded by Carpenter, that Rezoning #6-24 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 1 - Uitenbroek

7. Information Items

[24-0933](#)

West College Avenue - A NEW Avenue Presentation

Attachments: [W College Ave_PPT Elected Officials.pdf](#)

This item was presented and discussed.

8. Adjournment

Fenton moved, seconded by Robins, that the meeting be adjourned at 4:38 p.m. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 1 - Uitenbroek