



City of Appleton

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

Meeting Minutes - Final City Plan Commission

Wednesday, October 8, 2025

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 - Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Palm

Others present:

Aldersperson Vaya Jones, District #10

Aldersperson Sheri Hartzheim, District #13

Jed W. Engel, 1745 N. Superior Street

Jeff Schultz, Martenson & Eisele

Steve Wieckert, Wieckert Real Estate

Sarah Leet, 1027 W. Oklahoma Street

4. Approval of minutes from previous meeting

[25-1159](#)

City Plan Minutes from 9-24-25

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

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

Call. Motion carried by the following vote:

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

Excused: 1 - Palm

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](#)

This public hearing was held and no one spoke.

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

[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_Re zoning8-25.pdf](#)
[PublicHearingNoticeNeighborhood_BowmanandAlksnisAnnex_Rezoning8-25.pdf](#)

This public hearing was held and no one spoke.

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

[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](#)

This public hearing was held and no one spoke.

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

6. Action Items

[25-1096](#)

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](#)

Recommended approval of the amended language. Previous open motion is left unaddressed.

Robins moved, seconded by Fenton, that the Zoning Ordinance text and map amendments pertaining to Shoreland-Wetland Zoning be recommended for approval as amended. Roll Call. Motion carried by the following vote:

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

Excused: 1 - Palm

[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](#)

Fenton moved, seconded by Robins, that Rezoning #8-25 be recommended for approval. Roll Call. Motion carried by the following vote:

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

Excused: 1 - Palm

[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](#)
[2025 Appleton Plan Commission - Plan Adoption.pdf](#)

Proceeds to Council on November 19, 2025.

Staff provided a PowerPoint presentation at the Plan Commission meeting, and it is the last item attached.

Fenton moved, seconded by Robins, that the adoption of Plan Appleton be recommended for approval. Roll Call. Motion carried by the following vote:

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

Excused: 1 - Palm

[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](#)

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

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

Excused: 1 - Palm

7. Information Items

8. Adjournment

Mayor Woodford moved that the meeting be adjourned at 4:06 p.m. Roll Call.

Motion carried by the following vote:

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

Excused: 1 - Palm