



City of Appleton

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

Meeting Minutes - Final City Plan Commission

Wednesday, July 23, 2025

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:33 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:

Jonathan Glassco, NAI Pfefferle

Greg Landwehr, NAI Pfefferle

Devon Pittman, Briohn Building

Shane Vondracek, YMCA of the Fox Cities

4. Approval of minutes from previous meeting

[25-0818](#)

City Plan Minutes from 6-25-25

Attachments: [City Plan Minutes 6-25-25.pdf](#)

Robins moved, seconded by Fenton, 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/Appealances

[25-0819](#)

Special Use Permit #4-25 for a new automobile, RV, truck, cycle and boat sales and display lot located at 3275 E. Winslow Avenue Suite 100 (Lot 1 of CSM #9-25 - Future Tax Id #31-1-5900-01), as shown on the attached development plan and per attached plan of operation, to run with the land subject to the conditions in the attached staff memo and approve attached Resolution (Associated with Action Item #25-0820)

Attachments: [PublicHearingClass2NoticeNewspaper_3275EWinslowAve_SUP4-25.pdf](#)
[PublicHearingNoticeNeighborhood_3275EWinslowAve_SUP4-25.pdf](#)

This public hearing was held and no one spoke.

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

[25-0821](#)

Zoning Ordinance Text and Map Amendments to Article X Floodplain Zoning of Chapter 23 of the Municipal Code relating to Section 23-205(b) (2) General provisions; Official maps and revisions; Official maps based on other studies related to LOMR - Case #24-05-0370P, as identified in the attached staff memo (Associated with Action Item #25-0822)

Attachments: [NoticeofPublicHearing_AmendFloodplainOrd_LOMR_24-05-370P.pdf](#)

This public hearing was held and no one spoke.

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

[25-0823](#)

Rezoning #7-25 for land generally located west of the intersection of North French Road and East Apple Creek Road (Tax Id #31-1-9202-00), including the adjacent street right-of-way, as shown on the attached maps, from AG Agricultural District to R-1B Single-family District, R-3 Multifamily District and P-I Public Institutional District (Associated with Action Item #25-0824)

Attachments: [PublicHearingClass2NoticeNewspaper_GlenmorePark_Rezoning7-25.pdf](#)
[PublicHearingNoticeNeighborhood_GlenmorePark_Rezoning7-25.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

[25-0820](#)

Request to approve Special Use Permit #4-25 for a new automobile, RV, truck, cycle and boat sales and display lot located at 3275 E. Winslow Avenue Suite 100 (Lot 1 of CSM #9-25 - Future Tax Id #31-1-5900-01), as shown on the attached development plan and per attached plan of operation, to run with the land subject to the conditions in the attached staff memo and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffMemo_3275EWinslowAve_SUP 4-25_For 07-23-25.pdf](#)

Associated with and contingent upon approval of File #25-0699 Comprehensive Plan Future Land Use Map Amendment #2-25, File #25-0701 Rezoning #6-25, and File #25-0702 Certified Survey Map #9-25.

Fenton moved, seconded by Robins, that Special Use Permit #4-25 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

[25-0822](#)

Request to approve Zoning Ordinance Text and Map Amendments to Article X Floodplain Zoning of Chapter 23 of the Municipal Code relating to Section 23-205(b) (2) General provisions; Official maps and revisions; Official maps based on other studies related to LOMR - Case #24-05-0370P, as identified in the attached staff memo

Attachments: [StaffMemo_AmendFloodplainOrd_Applefields LOMR_For07-23-25.pdf](#)
[FEMA Letter4-30-25_24-05-0370P-555542-CL.pdf](#)
[FEMA Map Panel 336of500_24-05-0370P-555542.pdf](#)

Neuberger moved, seconded by Carpenter, that the Zoning Ordinance Text and Map Amendments to Article X Floodplain Zoning 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

[25-0824](#)

Request to approve Rezoning #7-25 for land generally located west of the intersection of North French Road and East Apple Creek Road (Tax Id #31-1-9202-00), including the adjacent street right-of-way, as shown on the attached maps, from AG Agricultural District to R-1B Single-family District, R-3 Multifamily District and P-I Public Institutional District

Attachments: [StaffMemo_GlenmorePark_Rezoning_For07-23-25.pdf](#)

Carpenter moved, seconded by Fenton, that Rezoning #7-25 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

[25-0825](#)

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

Attachments: [StaffMemo_GlenmorePark_PrePlat_For07-23-25.pdf](#)

Fenton moved, seconded by Neuberger, that the Glenmore Park Preliminary Plat 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

[25-0826](#)

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

Attachments: [StaffMemo_MissionRidgeNorth_PrePlat_For07-23-25.pdf](#)

Carpenter moved, seconded by Fenton, that the Mission Ridge North Preliminary Plat 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

[25-0827](#)

Request to approve the street discontinuance to vacate a portion of North Oneida Street public right-of-way and all of an unnamed historic alley right-of-way located north of Washington Street and south of Franklin Street and adopt the Initial Resolution and exhibit map

Attachments: [StaffMemo_NOneidaSt+UnmdAly_StVac_For07-23-25.pdf](#)

Carpenter moved, seconded by Palm, that the street discontinuance to vacate a portion of North Oneida Street public right-of-way and all of an unnamed historic alley right-of-way 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

8. Adjournment

Palm moved, seconded by Fenton, that the meeting be adjourned at 3:51 p.m. Roll Call. Motion carried by the following vote:

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

Excused: 1 - Uitenbroek