



# City of Appleton

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

## Meeting Minutes - Final City Plan Commission

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Wednesday, April 9, 2025

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:32 p.m.

2. Pledge of Allegiance

3. Roll call of membership

**Present:** 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

*Others present:*

*Debra Lalko, 815 W. Weiland Avenue*

*Jack Lalko, 815 W. Weiland Avenue*

*David Witt, 727 W. Weiland Avenue*

*Anna Burns, Brookwater Group*

*Gabriel Goodell, W9429 Lucy Lane, Hortonville*

*Ethan Arndt, N8166 Big Lake Lane, Sherwood*

*Dave Yatz, W3189 Center Valley Road, Freedom*

*Steve Wieckert, Wieckert Real Estate*

*Robert Dorn, N3415 State Road 47, Appleton*

4. Approval of minutes from previous meeting

[25-0323](#)

City Plan Minutes from 3-26-25

**Attachments:** [City Plan Minutes 3-26-25.pdf](#)

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

**Motion carried by the following vote:**

**Aye:** 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

5. Public Hearing/Appearances

[25-0324](#)

Special Use Permit #3-25 for a landscape business located at 727 West Weiland Avenue and neighboring lot (Tax Id #31-5-4311-00 and 31-5-4312-00), 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 #25-0325)

**Attachments:** [PublicHearingClass2NoticeNewspaper\\_727WWeilandAve\\_SUP3-25.pdf](#)  
[PublicHearingNoticeNeighborhood\\_727WWeilandAve\\_SUP3-25.pdf](#)

*This public hearing was held and no one spoke.*

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

[25-0326](#)

Rezoning #1-25 for the subject parcels located at 1930 West College Avenue (Tax Id #31-7-0004-00 and 31-7-0004-02), 1932 West College Avenue (Tax Id #31-7-0006-00) and 120 North Woods Edge Drive (Tax Id #31-7-0004-01), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from M-2 General Industrial District to C-2 General Commercial District (Associated with Action Item #25-0327)

**Attachments:** [PublicHearingClass2NoticeNewspaper\\_Rezoning1-25.pdf](#)  
[PublicHearingNoticeNeighborhood\\_Rezoning1-25.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

[25-0325](#)

Request to approve Special Use Permit #3-25 for a landscape business located at 727 West Weiland Avenue and neighboring lot (Tax Id #31-5-4311-00 and 31-5-4312-00), 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\\_727WWeilandAve\\_SUP 3-25 For 04-09-25.pdf](#)

**Palm moved, seconded by Carpenter, that Special Use Permit #3-25 be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

[25-0327](#)

Request to approve Rezoning #1-25 for the subject parcels located at 1930 West College Avenue (Tax Id #31-7-0004-00 and 31-7-0004-02), 1932 West College Avenue (Tax Id #31-7-0006-00) and 120 North Woods Edge Drive (Tax Id #31-7-0004-01), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from M-2 General Industrial District to C-2 General Commercial District

**Attachments:**     [StaffMemo\\_1930WCollegeAv\\_Rezoning\\_For04-09-25.pdf](#)

**Fenton moved, seconded by Palm, that Rezoning #1-25 be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

[25-0328](#)

Request to approve the Dorn Annexation consisting of approximately 95.949 acres located at 4700 North Richmond Street, currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff memo

**Attachments:**     [StaffMemo\\_DornAnnexation\\_For04-09-25.pdf](#)

**Fenton moved, seconded by Carpenter, that the Dorn Annexation be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

[25-0329](#)

Request to approve the location and architectural design of the proposed pavilion in Lundgaard Park located at 4900 N. Lightning Drive (Tax Id #31-1-7250-02) as shown on the attached site plan materials, in accordance with Wis. Stat. §62.23(5) pertaining to the location and architectural design of any public building

**Attachments:**     [Memo\\_PlanCommission\\_SP#5-25\\_Lundgaard Park Phase II\\_For4-9-25.pdf](#)

**Carpenter moved, seconded by Fenton, that the location and architectural design of the proposed pavilion in Lundgaard Park be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

## 7. Information Items

## 8. Adjournment

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

**Aye:** 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter