



City of Appleton

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

Meeting Minutes - Final City Plan Commission

Wednesday, May 28, 2025

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:31 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

Others present:

Devon Pittman, Briohn Building

Emily Cialdini, Land By Label (Thrivent Master Plan)

Ryan Roth, Paper Valley Properties

Mark Pucci, Colliers

Mike Booth, OPN Architects

Paul Phillips, JSD Professional Services

4. Approval of minutes from previous meeting

[25-0546](#)

City Plan Minutes from 5-14-25

Attachments: [City Plan Minutes 5-14-25.pdf](#)

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

Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

5. Public Hearing/Apearances

[25-0547](#)

Rezoning #3-25 for the subject parcel located at 119 East Harrison Street (Tax Id #31-4-0518-00), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from C-2 General Commercial District to R-1C Central City Residential District (Associated with Action Item #25-0548)

Attachments: [PublicHearingClass2NoticeNewspaper_119EHarrisonSt_Rezoning3-25.pdf](#)
[PublicHearingNoticeNeighborhood_119EHarrisonSt_Rezoning3-25.pdf](#)

This public hearing was held and no one spoke.

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

[25-0549](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12) from future Business/Industrial land use designation to future Commercial land use designation as shown on the attached maps and approve the attached Resolution (Associated with Action Item #25-0550)

Attachments: [PublicHearingClass2NoticeNewspaper_EGoodlandDr_CompPlanAmend1-25.pdf](#)
[PublicHearingNoticeNeighborhood_EGoodlandDr_CompPlanAmend1-25+Rezoning4-25.pdf](#)

This public hearing was held and no one spoke.

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

[25-0551](#)

Rezoning #4-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from M-1 Industrial Park District to C-2 General Commercial District (Associated with Action Item #25-0552)

Attachments: [PublicHearingClass2NoticeNewspaper_EGoodlandDr_Rezoning4-25.pdf](#)
[PublicHearingNoticeNeighborhood_EGoodlandDr_CompPlanAmend1-25+Rezoning4-25.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

[25-0548](#)

Request to approve Rezoning #3-25 for the subject parcel located at 119 East Harrison Street (Tax Id #31-4-0518-00), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from C-2 General Commercial District to R-1C Central City Residential District

Attachments: [StaffMemo_119EHarrisonSt_Rezoning_For05-28-25.pdf](#)

Carpenter moved, seconded by Fenton, that Rezoning #3-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

[25-0550](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12) from future Business/Industrial land use designation to future Commercial land use designation as shown on the attached maps and approve the attached Resolution

Attachments: [StaffMemo_EGoodland Dr_CompPlan+Rezoning_For05-28-25.pdf](#)

Proceeds to Council on July 16, 2025.

Fenton moved, seconded by Carpenter, that Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

[25-0552](#)

Request to approve Rezoning #4-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from M-1 Industrial Park District to C-2 General Commercial District

Attachments: [StaffMemo_EGoodland Dr_CompPlan+Rezoning_For05-28-25.pdf](#)

Proceeds to Council on July 16, 2025.

Carpenter moved, seconded by Fenton, that Rezoning #4-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

25-0553

Request to approve the Chris J. Hartwig Revocable Trust - E. Northland Ave/441 Annexation consisting of approximately 11.1796 acres located near the intersection of E. Northland Avenue/S.T.H. 441, currently in the Town of Grand Chute, as shown on the attached maps

Attachments: [StaffMemo_HartwigAnnexation_For05-28-25.pdf](#)

Fenton moved, seconded by Carpenter, that the Chris J. Hartwig Revocable Trust - E. Northland Ave/441 Annexation be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

25-0554

Request to approve the Wilden Portfolio Park Preliminary Plat (Thrivent Campus) as shown on the attached maps and subject to the conditions in the attached staff memo

Attachments: [StaffMemo_WildenPortfolioPark_PrePlat_For05-28-25.pdf](#)

Proceeds to Council at a date yet to be determined.

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

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

25-0555

Request to approve the acquisition of land for public grounds at 222 North Oneida Street in accordance with Wis. Stat. §62.23(5) as shown on the attached maps

Attachments: [Memo_PlanCommission_PublicAcquisition_222NOneidaSt_For05-28-25.pdf](#)

Fenton moved, seconded by Carpenter, that the land acquisition for public grounds at 222 North Oneida Street be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek

7. Information Items

8. Adjournment

Neuberger moved, seconded by Fenton, that the meeting be adjourned at 3:56 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Palm and Uitenbroek