



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, July 26, 2023

6:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Chair Fenton called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 4 - Fenton, Del Toro, Thyssen and Wolff

Excused: 1 - Jones

Others present:

Alderperson Katie Van Zeeland, District #5

4. Approval of minutes from previous meeting

[23-0881](#)

CEDC Minutes from 7-12-23

Attachments: [CEDC Minutes 7-12-23.pdf](#)

**Del Toro moved, seconded by Wolff, that the Minutes be approved. Roll Call.
Motion carried by the following vote:**

Aye: 4 - Fenton, Del Toro, Thyssen and Wolff

Excused: 1 - Jones

5. Public Hearing/Appearances

6. Action Items

[23-0882](#)

Request to approve a variance to the Deed Restrictions and Covenants to allow for an approximately 3,120 square foot truck maintenance facility on the approximately 16 acres of the approximately total 30 acres under contract for Lot 26 (Tax Id #31-9-5712-26), Lot 27 (Tax Id #31-9-5712-27), Lot 28 (Tax Id #31-9-5712-28) and Lot 29 (Tax Id #31-9-5712-29) Southpoint Commerce Park Plat No. 3 and Tax Id #31-9-5712-00 for Hayden Properties, LLC (an entity of F Street Development)

Attachments: [Hayden Properties LLC Variance Request Memo 7-26-23.pdf](#)
[Variance Request Email From F Street 7-13-23.pdf](#)
[C1.0 SITE PLAN \(R3-FP\) Hayden Properties Request.pdf](#)
[C1.1 OVERALL SITE PLAN \(R3-FP\) Hayden Properties Request.pdf](#)
[SPCP Deed Restrictions.pdf](#)
[F Street Subject Area Map.pdf](#)

Del Toro moved, seconded by Thyssen, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Fenton, Del Toro, Thyssen and Wolff

Excused: 1 - Jones

[23-0883](#)

Request to amend the Development Agreement with 318 College Ave LLC to extend the completion date for a period of an additional six (6) months for improvements and redevelopment of the property located at 318 W. College Avenue (the Park Central Property) in Tax Increment Financing District No. 11

Attachments: [318 College Ave LLC DA Extension Memo 7-26-23.pdf](#)
[Request from 318 College Ave LLC to Amend DA 7-18-23.pdf](#)
[Park Central - Dev Agr 1st Amendment RECORDED.pdf](#)
[Park Central - Dev Agrm - RECORDED.pdf](#)

Thyssen moved, seconded by Del Toro, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Fenton, Del Toro, Thyssen and Wolff

Excused: 1 - Jones

[23-0905](#)

Resolution #8-R-23 Creating Appleton Conservancy Park

Attachments: [#8-R-23 Appleton Conservancy Park Resolution .pdf](#)

Wolff moved, seconded by Thyssen, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Fenton, Del Toro, Thyssen and Wolff

Excused: 1 - Jones

7. Information Items

8. Adjournment

Del Toro moved, seconded by Wolff, that the meeting be adjourned at 6:45 p.m. Roll Call. Motion carried by the following vote:

Aye: 4 - Fenton, Del Toro, Thyssen and Wolff

Excused: 1 - Jones