



City of Appleton

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

Meeting Agenda - Final City Plan Commission

Wednesday, March 27, 2024

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of membership
4. Approval of minutes from previous meeting

[24-0315](#) City Plan Minutes from 3-13-24

Attachments: [City Plan Minutes 3-13-24.pdf](#)

5. Public Hearing/Appealances

[24-0316](#) Rezoning #2-24 for the subject parcel located south of E. Midway Road, south of the roundabout at E. Plank Road (Tax Id #31-9-4161-02), including to the centerline of the existing adjacent street right-of-way, as shown on the attached maps, from R-1A Single-Family District to R-3 Multi-Family District (Associated with Action Item #24-0317)

Attachments: [InformalPublicHearingNotice_EPlankRd_Rezoning#2-24.pdf](#)

6. Action Items

[24-0317](#) Request to approve Rezoning #2-24 for the subject parcel located south of E. Midway Road, south of the roundabout at E. Plank Road (Tax Id #31-9-4161-02), including to the centerline of the existing adjacent street right-of-way, as shown on the attached maps, from R-1A Single-Family District to R-3 Multi-Family District

Attachments: [StaffReport_McGuire Rezoning_For3-27-24.pdf](#)

7. Information Items

[24-0318](#) Upcoming Update of Appleton's Comprehensive Plan and Sub-Area Plans

Attachments: [MemotoCPC_CompPlanUpdate+SubAreaPlanning_For3-27-24.pdf](#)

8. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Any questions about items on this meeting are to be directed to Kara Homan, Director, Community and Economic Development Department at 920-832-6468.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



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Meeting Minutes - Final City Plan Commission

Wednesday, March 13, 2024

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 - Palm, Mayor Woodford, Uitenbroek, Neuberger and Fenton

Excused: 1 - Robins

Absent: 1 - Dane

Others present:

Cody Wertman, Xavier High School

Nando Elvo, Xavier High School

Lauren Van Pettey, Xavier High School

Angelique Munguia, Xavier High School

Hayden Quimby, Xavier High School

4. Approval of minutes from previous meeting

[24-0244](#)

City Plan Minutes from 12-13-23

Attachments: [City Plan Minutes 12-13-23.pdf](#)

Neuberger moved, seconded by Fenton, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - Palm, Mayor Woodford, Uitenbroek, Neuberger and Fenton

Excused: 1 - Robins

Absent: 1 - Dane

5. Public Hearing/Appearances

[24-0245](#)

Rezoning #1-24 for the subject parcel located at 207 N. Green Bay Road (Tax Id #31-1-0738-00), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from R-2 Two-Family District to R-1B Single-Family District (Associated with Action Item #24-0246)

Attachments: [InformalPublicHearingNotice_207NGreenBayRd_Rezoning#1-24.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

[24-0246](#)

Request to approve Rezoning #1-24 for the subject parcel located at 207 N. Green Bay Road (Tax Id #31-1-0738-00), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from R-2 Two-Family District to R-1B Single-Family District

Attachments: [StaffReport Mevis Rezoning For3-13-24.pdf](#)

Proceeds to Council on April 3, 2024.

Palm moved, seconded by Fenton, that Rezoning #1-24 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Palm, Mayor Woodford, Uitenbroek, Neuberger and Fenton

Excused: 1 - Robins

Absent: 1 - Dane

7. Information Items

8. Adjournment

Palm moved, seconded by Fenton, that the meeting be adjourned at 3:35 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Palm, Mayor Woodford, Uitenbroek, Neuberger and Fenton

Excused: 1 - Robins

Absent: 1 - Dane

**NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION**

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, March 27, 2024, at 3:30 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the following proposed rezoning request.

Common Description:

Vicinity of Plank Road and Midway Road Roundabout, south of E. Midway Road (Tax Id #31-9-4161-02), including to the center line of the adjacent street right-of-way.

Rezoning Request: A rezoning request has been initiated by Jonen Family Ltd Partnership, owner, and Marcus McGuire Homes, applicant, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the above-described real estate, which is currently zoned R-1A Single-Family District. The owner and applicant propose to rezone the property to R-3 Multi-Family District (see attached maps). The R-3 district is intended to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses.

Purpose of the Rezoning: The owners are looking to rezone this property to facilitate a future housing development.

Aldermanic District: 15 – Alderperson Chad Doran

You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

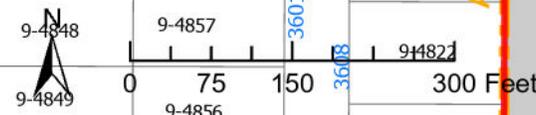
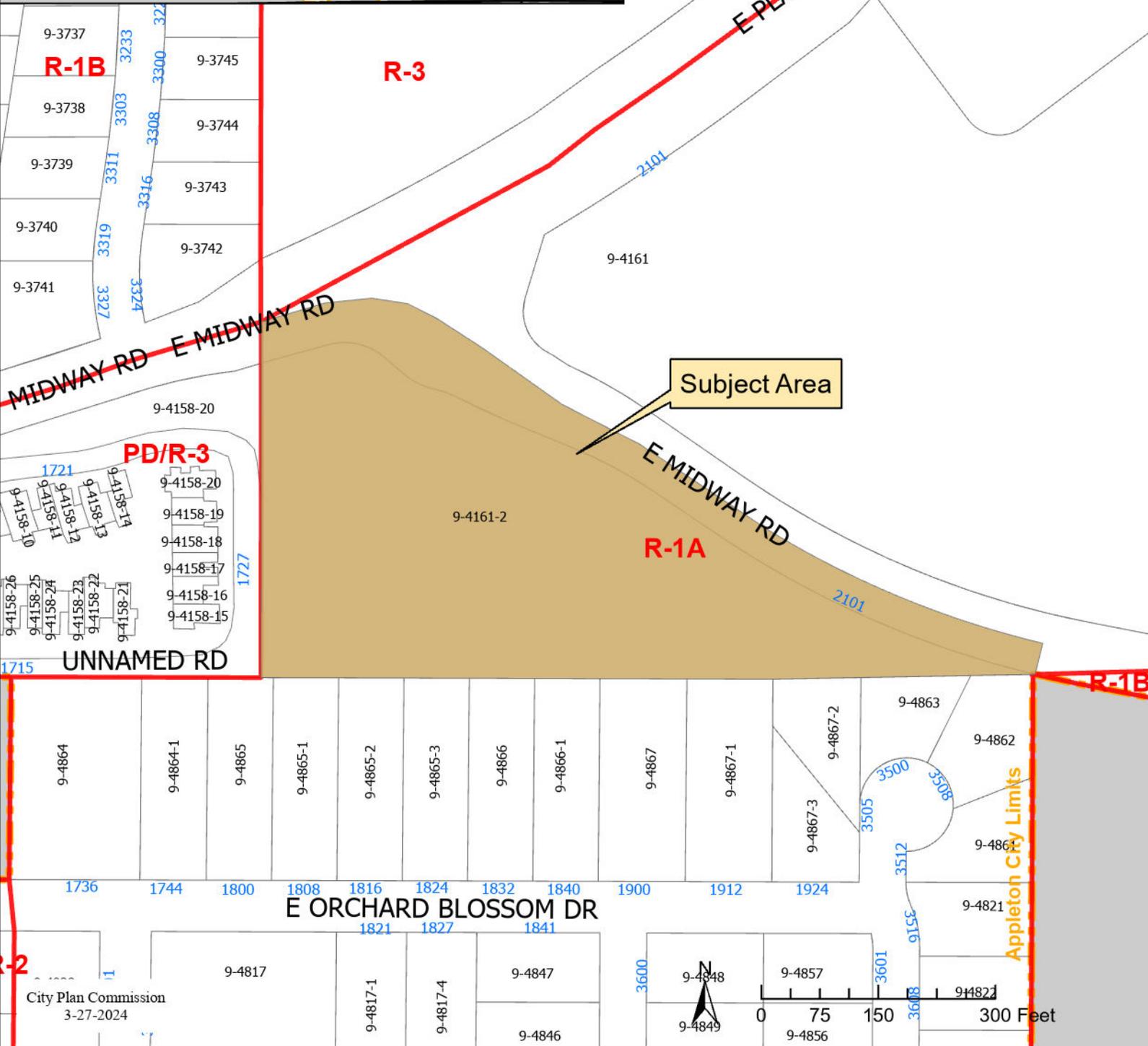
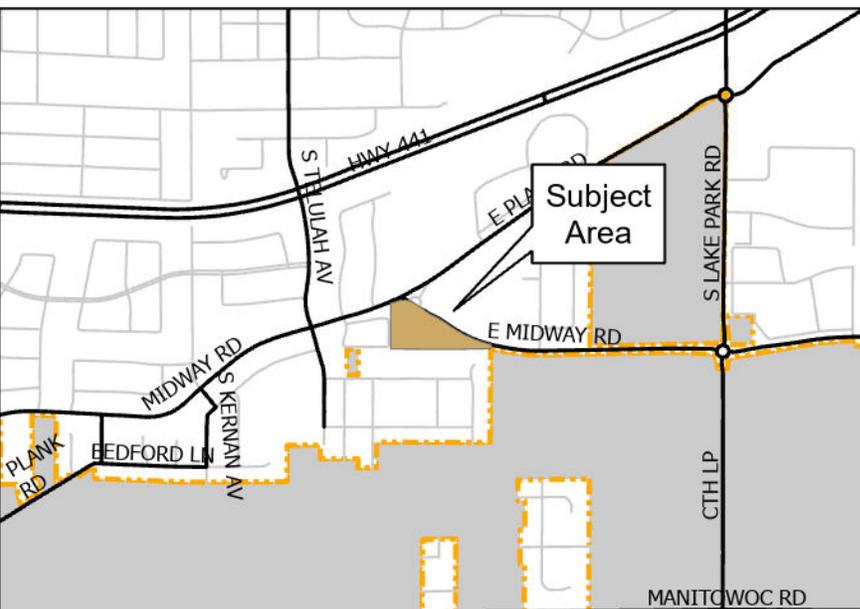
Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476 or by email at jessica.titel@appleton.org.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL – 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

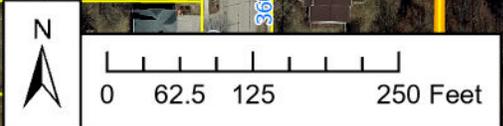
Rezoning
E. Plank Road
R-1A Single Family District
to R-3 Multi-Family District



Rezoning
E. Plank Road
R-1A Single Family District
to R-3 Multi-Family District
Aerial Map



City Plan Commission
3-27-2024





REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Hearing Meeting: March 27, 2024

Common Council Public Hearing Meeting: April 17, 2024

Item: Rezoning #2-24 – Marcus McGuire Homes, E. Midway Road

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

Owner: Jonen Family Limited Partnership

Petitioner: Marcus McGuire – Marcus McGuire Homes

Address/Tax Parcel Number: E. Midway Road south of the roundabout at Plank Road (Parcel #31-9-4161-02)

Petitioner's Request: The applicant proposes to rezone the subject property from R-1A Single-family District to R-3 Multi-family District. The proposed R-3 Multi-family District zoning classification is consistent with the current *Comprehensive Plan 2010-2030* Future Land Use Map and would allow the subject property to be developed in accordance the R-3 District regulations. The applicant is proposing a future housing development.

BACKGROUND

The subject property was annexed into the city in 1985. At the time of annexation, the subject parcel was assigned an R-1A Single-family residential zoning classification. This was standard procedure at the time of the annexation.

STAFF ANALYSIS

Existing Conditions: The subject parcel is approximately 5.23 acres in size. The subject property is currently undeveloped and is being used for crop land.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future Multi-family residential. The proposed zoning map amendment is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Rezoning #2-24 – Marcus McGuire Homes, E. Midway Road

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Goal 3 – Housing Quality, Variety, and Affordability

Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

OBJECTIVE 5.3 Housing and Neighborhoods:

Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Policy 5.3.3 Plan for a supply of developable land suitable for residential development.

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

NOTE: On January 7, 2004, the City of Appleton Vision 2020: Comprehensive Plan and Future Land Use Map were adopted showing future multi-family land use for the subject property. The multi-family future land use designation for this parcel was reaffirmed by the Common Council with the adoption of the subsequent Comprehensive Plan 2010-2030 on March 3, 2010 and the 5-year update to the Comprehensive Plan 2010-2030 on March 15, 2017.

College North Neighborhood Plan – Chapter 4: Market Study 2020-2030: The average annual housing need is about 301 units per the market study. The zoning map amendment will help to meet the demand for housing in Appleton as specified in the market study.

Surrounding Zoning Classification and Land Uses:

North: R-1A Single-family District & R-3 Multi-family District: The adjacent land uses to the north are currently undeveloped (agricultural) and multi-family residential (Plank Road Apartments).

South: R-1A Single-family District: The adjacent land use to the south is currently single-family residential.

West: PD/R-3 Planned Development Multi-family District: The adjacent land use to the west is currently multi-family residential (Greenwood Village).

East: R-1A Single-family District: The adjacent land use to the east is currently undeveloped (agricultural)

Proposed Zoning Classification: The R-3 District is intended to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses.

Standards for Zoning Map Amendments: Per Section 23-65(d)(3) of the Municipal Code, all recommendations for Official Zoning Map amendments shall be consistent with the adopted plans, goals, and policies of the City and with the intent of the Zoning Ordinance. Related excerpts are listed below.

Rezoning #2-24 – Marcus McGuire Homes, E. Midway Road

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- a. Prior to making a recommendation on a proposed rezoning, the Plan Commission shall make a finding to determine if the following conditions exist. No rezoning of land shall be approved prior to finding at least one of the following:
 1. The request for a zone change is in conformance with the Comprehensive Plan for the City of Appleton. *The rezoning request is in conformance with the Comprehensive Plan 2010-2030 goals and objectives stated above and the Future Land Use Map, which identifies this site for future Multi-family residential land use.*
 2. A study submitted by the applicant that indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City mapped as such on the Official Zoning Map, is inadequate to meet the demands for such development. *College North Neighborhood Plan – Chapter 4: Market Study 2020-2030: The average annual housing need is about 301 units per the market study. The zoning map amendment (R-1A Single family District to R-3 Multi-family residential District) will help to meet the demand for housing in Appleton as specified in the market study.*
 3. Proposed amendments cannot be accommodated by sites already zoned in the City due to lack of transportation, utilities or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district(s).
 4. There is an error in the code text or zoning map as enacted.
- b. In addition to the findings required to be made by subsection (a), findings shall be made by the Plan Commission on each of the following matters based on the evidence presented:
 1. The adequacy of public facilities such as transportation, utilities and other required public services to serve the proposed site. *The subject area is served by existing infrastructure, and the transportation network should be able to accommodate the proposed rezoning. Staff is working closely with Calumet County Highway Department regarding access to the property.*
 2. The effect of the proposed rezoning on surrounding uses. *Single-family and multi-family residential uses are already located in this area of the City. Therefore, the proposed rezoning request is unlikely to create adverse impacts in the surrounding uses.*

Technical Review Group (TRG) Report: This item appeared on the March 5, 2024 TRG Agenda. No negative comments were received from participating departments. The future action section captures relevant items discussed at this meeting, in addition to the staff analysis section.

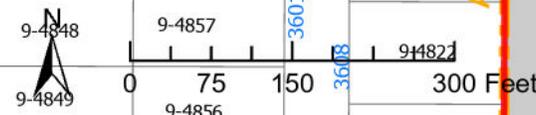
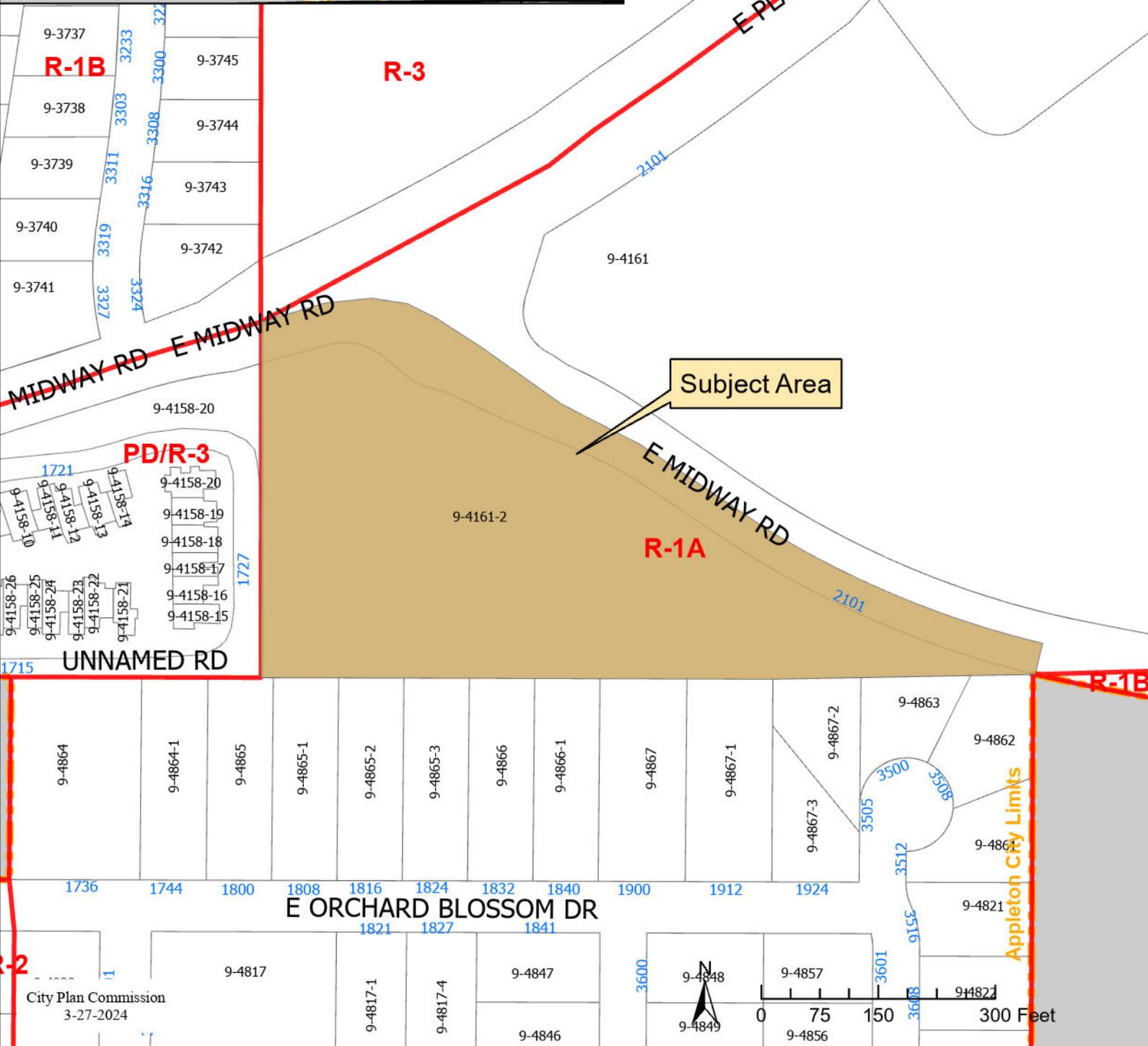
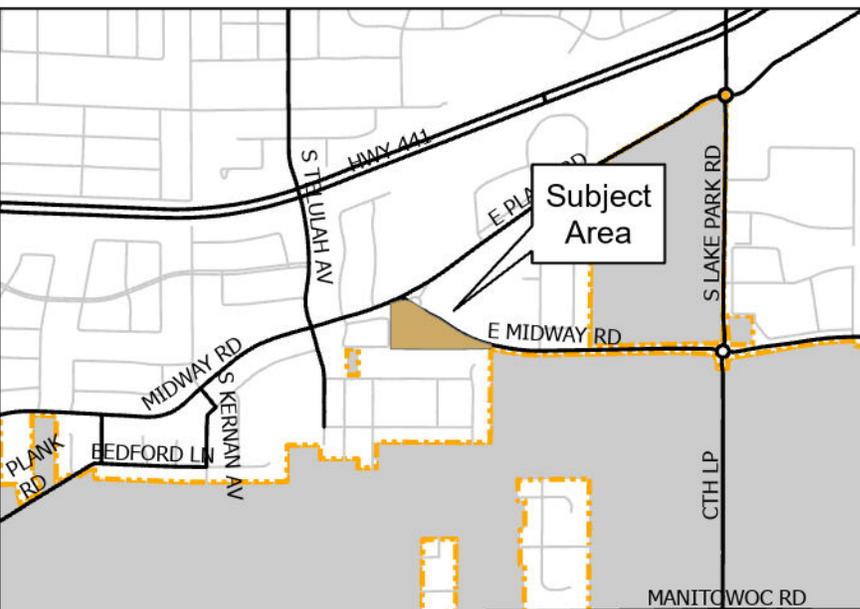
FUTURE ACTIONS

Site Plan Review: The applicant is required to submit an application for Site Plan review pursuant to Section 23-570 of the Zoning Code prior to any construction commencing or issuance of building permits. Staff will review the Site Plan for conformance with the City's Municipal Code including, but not limited to, grading and drainage, stormwater management, access, erosion control, building setbacks, parking, landscaping, fire access, public utilities and any other relevant items.

RECOMMENDATION

Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning #2-24 to rezone the subject property (Parcel #31-9-4161-02) from R-1A Single-Family District to R-3 Multi-family District, including to the centerline of existing adjacent right-of-way, as shown on the attached maps, **BE APPROVED**.

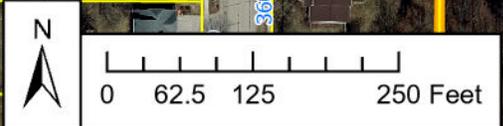
Rezoning E. Plank Road R-1A Single Family District to R-3 Multi-Family District



Rezoning
E. Plank Road
R-1A Single Family District
to R-3 Multi-Family District
Aerial Map



City Plan Commission
3-27-2024



Parcel No. 31-9-4161-02

Part of the Southwest 1/4 of the Southeast 1/4 Section and part of the Southeast 1/4 of the Southwest 1/4 all in Section 05, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin, containing 228,403 Square Feet (5.2434 Acres) of land described as follows:

Beginning at the South 1/4 corner of Section 05; thence, along the South line of the Southwest 1/4 of said Section 05, N89°49'38"W, 656.30 feet to the East line of Greenwood Village Condominium III; thence, along said East line, N00°02'36"E 403.89 feet to the South right of way line of Midway Road/CTH AP; thence, along said South right of way line, N73°25'07"E 3.44 feet; thence, continuing along said South right of way line, N74°33'28"E 85.84 feet; thence, continuing along said South right of way line, 76.42 feet along the arc of a curve to the right with a radius of 78.03 feet and a chord of 73.41 feet which bears S77°23'10"E; thence, continuing along said South right of way line, S49°19'13"E 33.00 feet; thence, continuing along said South right of way line, 46.57 feet along the arc of a curve to the left with a radius of 90.50 feet and a chord of 46.06 feet which bears S64°03'39"E; thence, continuing along said South right of way line, 26.46 feet along the arc of a curve to the right with a radius of 90.00 feet and a chord of 26.36 feet which bears S70°22'25"E; thence, continuing along said South right of way line, 69.49 feet along the arc of a curve to the left with a radius of 717.50 feet and a chord of 69.46 feet which bears S64°43'34"E; thence, continuing along said South right of way line, S67°30'02"E 97.60 feet; thence, continuing along said South right of way line, 112.47 feet along the arc of a curve to the right with a radius of 558.50 feet and a chord of 112.28 feet which bears S61°43'53"E; thence, continuing along said South right of way line, S55°57'43"E 102.04 feet; thence, continuing along said South right of way line, 448.50 feet along the arc of a curve to the left with a radius of 1250.00 feet and a chord of 446.10 feet which bears S66°14'27"E to the South line of the Southeast 1/4 of said Section 5; thence, along said South line, S88°57'36"W 337.75 feet to the point of beginning, subject to all easements, and restrictions of record, including to the centerline of the adjacent street right-of-way.



MEMORANDUM

“...meeting community needs...enhancing quality of life.”

TO: City Plan Commission
FROM: Lindsey Smith, Principal Planner
DATE: March 21, 2024
RE: Request for Proposal for Comprehensive Plan Update and Subarea Planning

The American Rescue Plan Act (ARPA), passed in March 2021, provided the City of Appleton funding for projects related to recovery from the COVID-19 pandemic. Appleton’s Common Council set aside funding for internal and external programmatic areas of focus. One area of focus for Common Council was Social Infrastructure, Belonging, and Neighborhood Resiliency. City of Appleton staff identified various impediments to construction and development citywide, particularly affecting housing projects. The pandemic triggered financial challenges for numerous families, leading to heightened demand for affordable housing options. Numerous projects experienced delays or halted due to disruptions in the supply chain and economic instability. The combination of these factors widened the gap between housing supply and the increasing demand for it.

The City of Appleton staff recognized the need to update the Comprehensive Plan with an emphasis within land use and housing elements, build upon the misalignment of vision and planning identified in Housing Development Guide, and utilize housing demand and affordability identified in College North Neighborhood Plan. The City of Appleton Comprehensive Plan 2010-2030 was adopted in 2010 and updated in 2017. Since 2017, various national, regional, and local priorities have undergone shifts in response to the prevailing circumstances.

The City of Appleton staff also recognized the need to build upon the Wisconsin Avenue (Chapter 15), Richmond Street (Chapter 16), and South Oneida Street (Chapter 17) Corridor Plans in Comprehensive Plan. The subarea plans are located within the existing built environment in the City. Redeveloping or enhancing these subareas could potentially offer economic diversification opportunities beneficial to the neighborhood.

This item serves solely for informational purposes, as our staff intended to apprise you of the project prior to the release of the request for proposal (RFP). Below is a tentative timeline for the project, that will include future action by the Plan Commission. As the City will be utilizing ARPA funding for the project, there are certain timelines that must be met to ensure completion by December 31, 2026.

April 12th – Publish RFP
May 10th – RFP Deadline
June – Provide recommendation of consultant to Plan Commission and Common Council
July – Project Kickoff
June of 2026 – Anticipated Completion of Project