



CITY OF APPLETON

MEMORANDUM

Date: June 25, 2025
To: Community Development Committee
From: Lily Paul, Economic Development Specialist
Subject: Request to Release Deed Restrictions on Parcels 31-1-5351 & 31-1-5352 within Northeast Business Park

Background & Analysis: The properties in question are parcels 31-1-5351 and 31-1-5352 which are located off E. Winslow Avenue within the Northeast Business Park. This business park has recorded Deed Restrictions which determine what types of uses, setbacks, building materials, and more are allowed within this park.

These parcels are part of a grander development plan on this corridor, recently created by the owner and developer. The development plan is intended for more commercial style development; therefore, the owner and developer have started the process to rezone these parcels and the surrounding properties to C-2 General Commercial District. Please see attached maps for reference. Also, for more information on the rezoning and annexation of land on this corridor, please see:

1. Annexation recommended for approval by City Plan Commission on May 28, 2025 and approved by Council on June 4, 2025
<https://cityofappleton.legistar.com/LegislationDetail.aspx?ID=7405092&GUID=EBF30F1-4ED2-452E-99B7-9C743D6F3215&Options=&Search=>
2. Rezoning being presented at City Plan Commission on June 25, 2025
<https://cityofappleton.legistar.com/MeetingDetail.aspx?ID=1309280&GUID=3C57EC71-68FE-468C-A07D-073600963428&Options=info|&Search=>

Even after rezoning, the Deed Restrictions would prohibit the desired future uses on these parcels. So, it is proposed that the Deed Restrictions be released from these parcels so the use can align with the new zoning that is proposed.

STAFF RECOMMENDATION:

The release of Deed Restrictions on Parcels 31-1-5351 and 31-1-5352 within the Northeast Business Park **BE APPROVED**.