

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

Dear property owner(s):

Thrivent Financial for Lutherans (Owner) hereby authorized Emily Cialdini, Vice President of Development, Land by Label, LLC (Applicant) to proceed with requesting an amendment to the Comprehensive Plan Future Land Use Map #1-24, City of Appleton Comprehensive Plan 2010-2030 and an accompanying amendment to Planned Development District #4-00 (PD/C-2 #4-00) and Rezoning #6-24.

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, July 24, 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, to consider the above referenced requests for the subject properties located at 4321 North Ballard Road and 3920 North Meade Street, and being more particularly described as: Parcel Identification Numbers: 31-1-6451-00, 31-1-6451-01, 31-1-6461-01, 31-1-6462-00, 31-1-6522-01, 31-6-5303-00 and 31-1-9107-00.

Request #1: Comprehensive Plan Future Land Use Map Amendment #1-24:

The applicant requested an amendment to the Comprehensive Plan Future Land Use Map, City of Appleton Comprehensive Plan 2010-2030 for the subject properties from future Agricultural and Private Open Space and Commercial land use designation, per attached Exhibit: A to One and Two Family Residential and Mixed-Use future land use designation, per attached Exhibit: B to implement the proposed Thrivent Concept Master Plan and new Office Building, per attached Exhibit: D.

Request #2: Planned Development District #4-00 Amendment (PD/C-2 #4-00) (zoning map and development regulations amendment):

The applicant requested an amendment to the existing PD/C-2 #4-00 zoning boundary line from R-2 Two-family District and R-1A Single-family District to Planned Overlay Development General Commercial District (PD/C-2 #4-00), including to the centerline of the adjacent road right-of-way, per attached Zoning Map Exhibit: C and replace the current Implementation Plan Document (development regulations) for PD/C-2 #4-00, previously approved on April 19, 2000, and recorded in the Outagamie County Register of Deeds Office as Document No. 1376284 with a new Implementation Plan Document (development regulations) to implement the proposed Thrivent Concept Master Plan and new Office Building, per attached Exhibit: D.

Request #3: Rezoning #6-24 (zoning map amendment):

The applicant requested an amendment to the current R-2 Two-family District zoning boundary line from AG Agricultural District and PD/C-2 #4-00 to R-2 Two-family District, including to the centerline of the adjacent road right-of-way, per attached Zoning Map Exhibit: C to implement the proposed Thrivent Concept Master Plan and new Office Building, per attached Exhibit: D.

ALDERMANIC DISTRICTS: 7 – Alderperson Patrick Hayden and 13 - Alderperson Sheri Hartzheim

You are being notified as a policy of the City of Appleton Community 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 or email. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

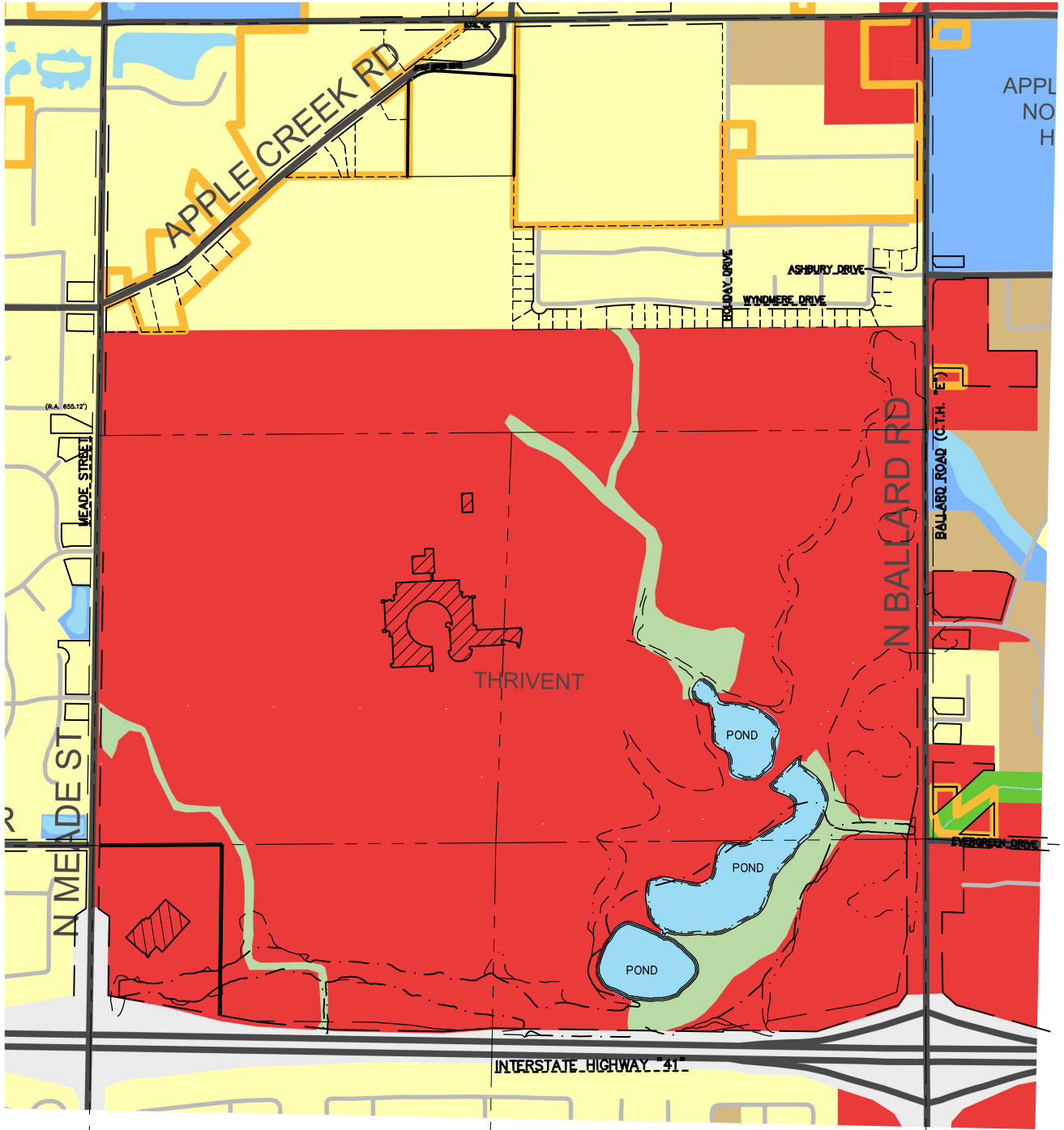
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community Development Department at 920-832-6466 or by email at don.harp@appleton.org












CITY PLAN COMMISSION
APPLETON, WISCONSIN

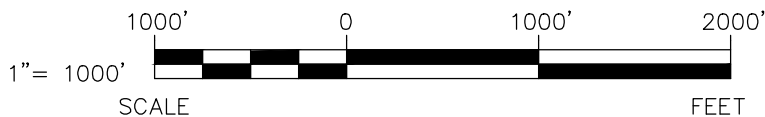
COMMUNITY DEVELOPMENT DEPARTMENT
CITY HALL – 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

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

EXISTING FUTURE LAND USE EXHIBIT: A



- | | |
|--|---|
|  One and Two-Family Residential |  Industrial |
|  Multifamily Residential |  Public / Institutional |
|  Commercial |  Public Parks and Open Space |
|  Mixed-Use |  Agricultural and Private Open Space |
|  Central Business District |  Ponds/Water |
|  Business / Industrial | |



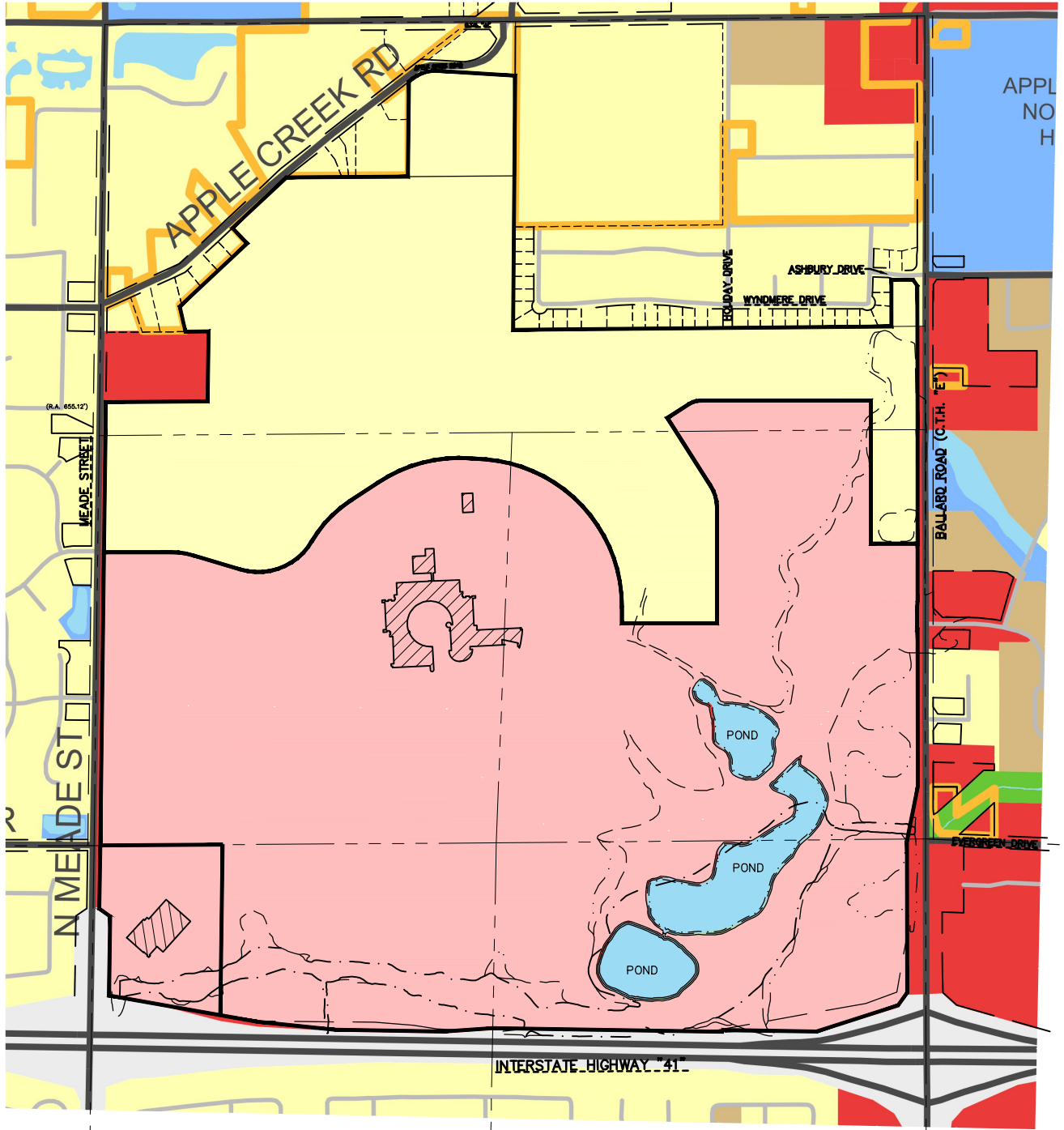













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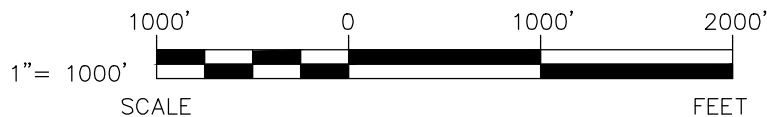
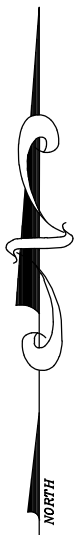
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

Always a Better Plan **JOB NO. 240061800**

PROPOSED FUTURE LAND USE EXHIBIT: B



- | | |
|--|---|
|  One and Two-Family Residential |  Industrial |
|  Multifamily Residential |  Public / Institutional |
|  Commercial |  Public Parks and Open Space |
|  Mixed-Use |  Agricultural and Private Open Space |
|  Central Business District |  Ponds/Water |
|  Business / Industrial | |

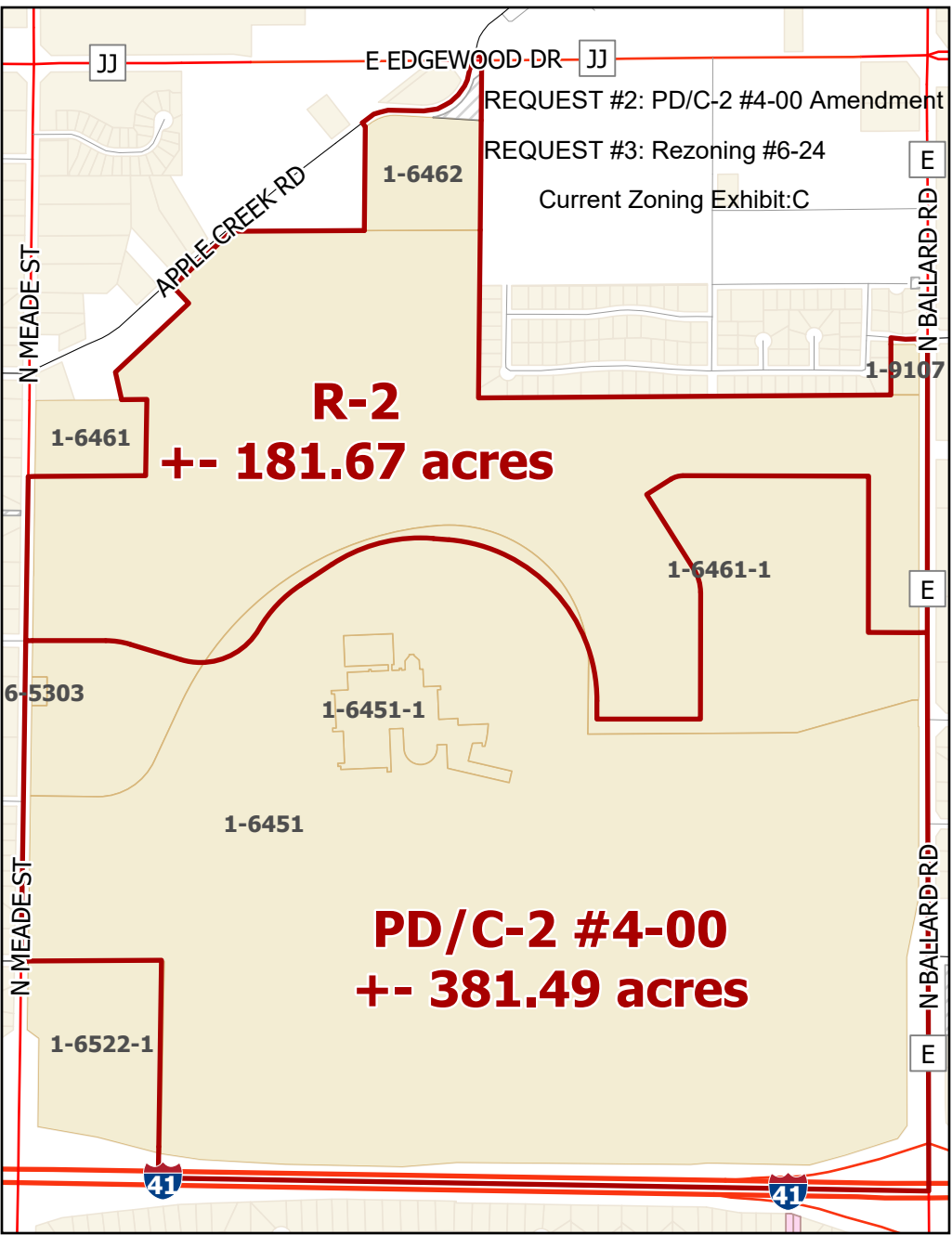
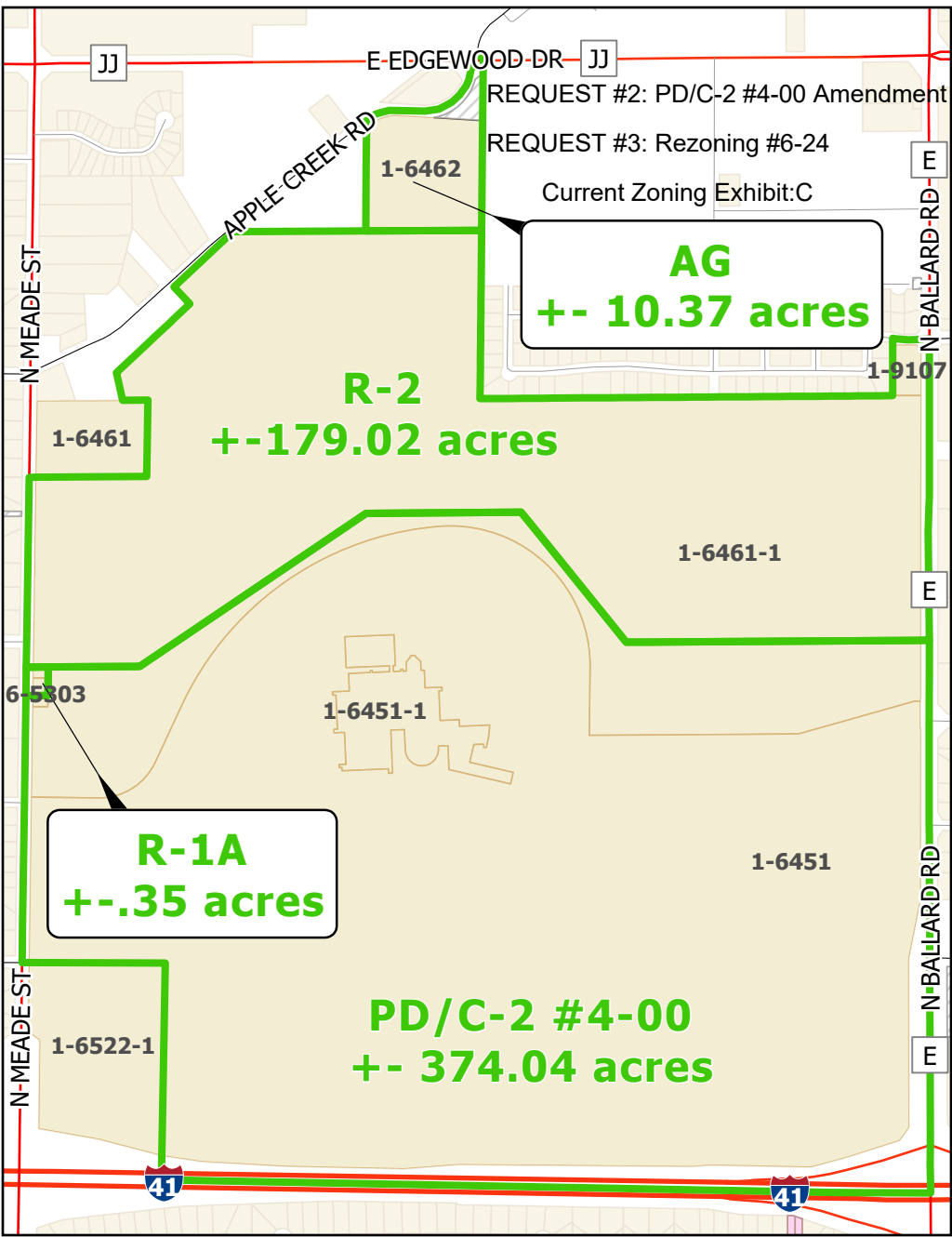




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Thrivent Property

Zoning Classification Changes

Legend

- Current Zoning
- Proposed Zoning
- Tax Parcel

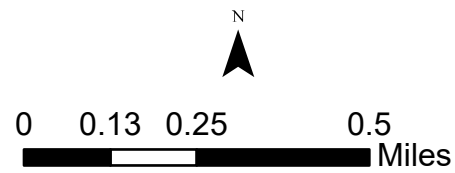
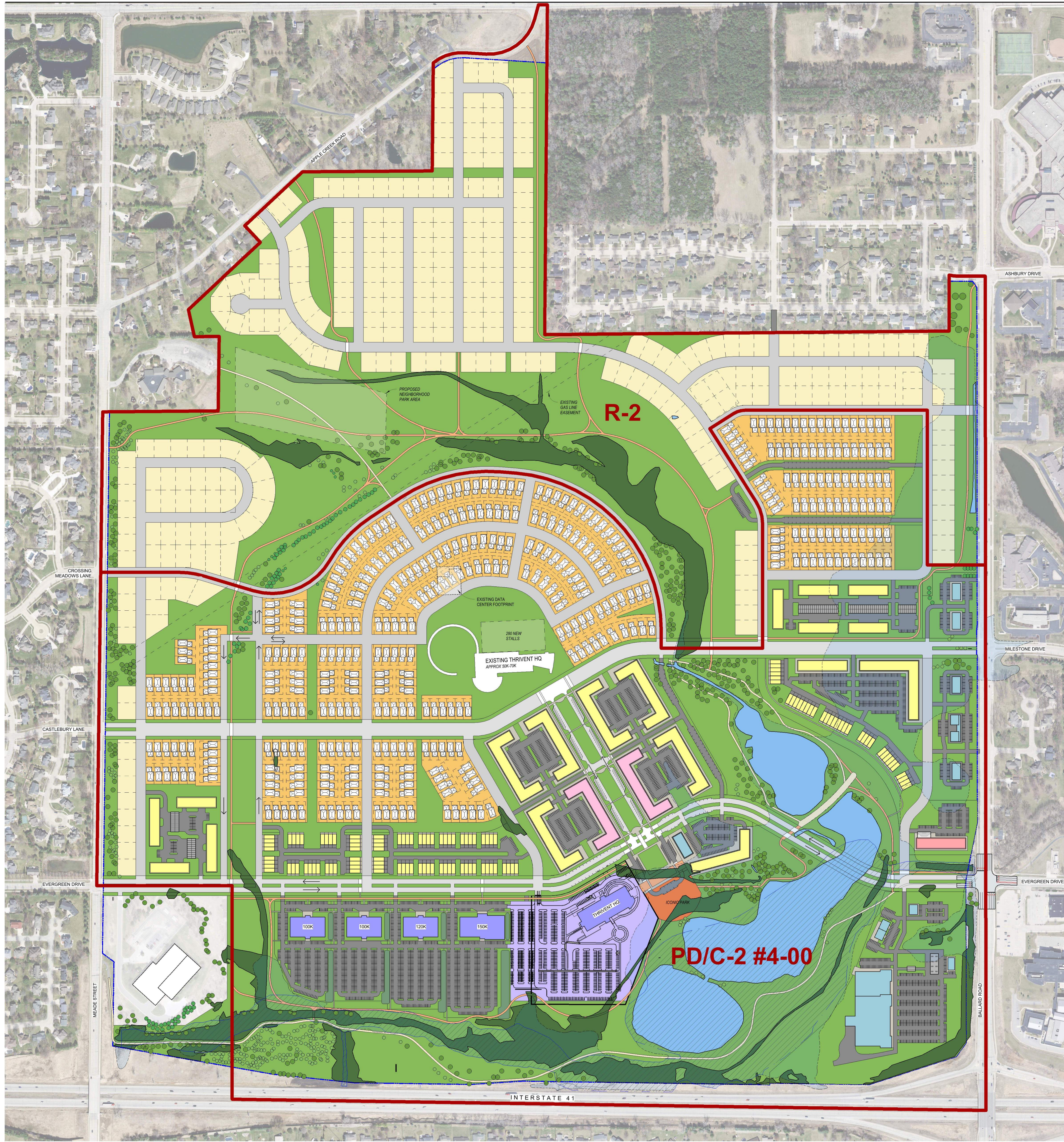


EXHIBIT: D

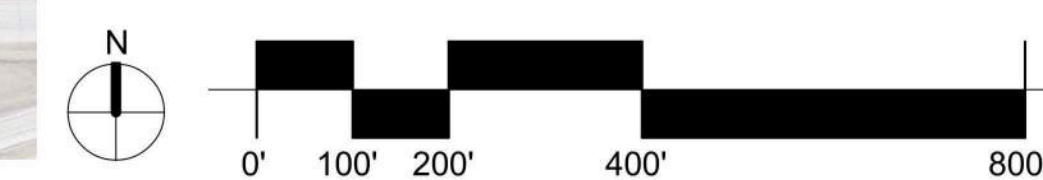
Proposed Thrivent Concept Master Plan



LEGEND

	EXISTING POND EXTENTS
	EXISTING WETLANDS
	PROPOSED GREEN SPACE
	PROPOSED PUBLIC RIGHT-OF-WAY
	PROPOSED PRIVATE DRIVE, ROAD, AND/OR PARKING AREA
	SINGLE FAMILY RESIDENTIAL ZONES 1/8-ACRE AND 1/4-ACRE LOTS
	DESTINATION / ICONIC PARK
	HOTEL BUILDING / PARCEL
	COMMERCIAL-RETAIL BUILDINGS / PARCELS
	MIXED USE BUILDINGS / PARCELS
	MULTI-FAMILY BUILDINGS / PARCELS
	OFFICE BUILDINGS / PARCELS
	PROPOSED NEW THRIVENT HQ PARCEL
	ZONING BOUNDARY/DESIGNATION
	PROPOSED NEW TRAIL
	EXISTING TRAIL TO REMAIN
	EXISTING LANDSCAPE AND VEGETATION TO REMAIN

NOTE Concept Master Plan is for illustrative purposes only. Locations and densities of contemplated Permitted Uses is subject to change.



△ Revisions

IDEATION PHASE-1
THRIVENT - APPLETON

Date Issued: 07-02-2024
RINKA project #: 220701
Sheet Title

FULL SITE TEST FIT - FUTURE

Sheet # IP1-06A

CONCEPT MASTER PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. LOCATIONS AND DENSITIES OF CONTEMPLATED PERMITTED USES IS SUBJECT TO CHANGE.

ZONE AREAS - COMPLETE		
Zone	Area (AC)	Area (SF)
A.02	10.6 acres	460,040 R ²
C.01	19.3 acres	841,400 R ²
C.02	8.1 acres	353,450 R ²
C.03	2.8 acres	122,250 R ²
M.04	3.6 acres	156,000 R ²
M.05	5.8 acres	245,840 R ²
O.01	6.1 acres	266,000 R ²
O.02	5.1 acres	221,000 R ²
O.03	4.7 acres	204,000 R ²
O.04	4.2 acres	182,220 R ²
O.E	12.4 acres	538,150 R ²
O.T	12.6 acres	549,010 R ²
S.01	7.5 acres	328,960 R ²
S.02	5.1 acres	220,500 R ²
T.01	2.9 acres	123,000 R ²
T.02	3.1 acres	135,000 R ²
T.03	3.1 acres	135,000 R ²
T.04	3.1 acres	135,000 R ²
T.05	3.5 acres	151,240 R ²
T.06	4.3 acres	186,700 R ²
T.07	2.8 acres	121,500 R ²
T.08	2.8 acres	121,500 R ²
T.09	1.4 acres	62,130 R ²
T.10	4.8 acres	209,820 R ²
T.11	4.4 acres	189,750 R ²
T.12	4.6 acres	199,660 R ²
T.13	4.7 acres	206,240 R ²
T.13x	2.0 acres	87,300 R ²
T.14	5.1 acres	220,300 R ²
T.15	6.4 acres	279,310 R ²
T.16	3.8 acres	164,920 R ²
T.17	6.0 acres	259,910 R ²
T.18	2.7 acres	118,210 R ²
T.19	2.0 acres	87,760 R ²
X.01	11.4 acres	496,060 R ²
X.3	3.1 acres	135,910 R ²
Z.01	0.9 acres	39,240 R ²
Z.02	2.4 acres	106,260 R ²
Z.04	4.1 acres	178,950 R ²
Z.05	4.0 acres	172,340 R ²
Z.06	4.5 acres	194,400 R ²
Z.07	3.1 acres	136,460 R ²
Z.08	2.9 acres	125,460 R ²
Z.09	4.5 acres	194,400 R ²
Z.10	4.5 acres	194,400 R ²
Z.11	5.4 acres	237,310 R ²
Z.12	2.0 acres	86,030 R ²
Z.13	3.8 acres	164,850 R ²
Z.15	3.3 acres	145,920 R ²
Z.16	3.4 acres	150,130 R ²
Z.17	3.3 acres	142,120 R ²
Z.18	2.1 acres	90,200 R ²
Z.19	1.5 acres	66,000 R ²
Z.20	4.3 acres	187,070 R ²
Z.22	2.0 acres	85,050 R ²
Z.30	0.7 acres	32,400 R ²
Z.31	0.7 acres	32,400 R ²
Z.32	0.7 acres	32,400 R ²
Z.33	0.7 acres	32,400 R ²
Z.34	2.7 acres	118,800 R ²
Z.35	2.6 acres	111,400 R ²
Z.36	4.6 acres	201,330 R ²
270.2 acres		

ZONE M - TOWNHOMES		
ZONE	Approx. Units	Notes
M.04	34	Townhomes - self parked
M.05	52	<varies>
M.05	86	

ZONE A - MULTI-FAMILY & TOWNHOMES		
ZONE	Approx. Units	Notes
A.01	182	<varies>
A.01	182	

ZONE T - TND 1/8-ACRE LOTS - FUTURE		
Zone	Units (+/-)	Notes
T.01	17	TND - self parked
T.02	18	TND - self parked
T.03	18	TND - self parked
T.04	18	TND - self parked
T.05	17	TND - self parked
T.06	26	TND - self parked
T.07	16	TND - self parked
T.08	16	TND - self parked
T.09	8	TND - self parked
T.10	27	TND - self parked
T.11	26	TND - self parked
T.12	27	TND - self parked
T.13	29	TND - self parked
T.14	30	TND - self parked
T.15	38	TND - self parked
T.16	22	TND - self parked
T.17	34	TND - self parked
T.18	15	TND - self parked
T.19	22	TND - self parked
T.19	424	

ZONE Z - SINGLE FAMILY 1/4-AC LOTS		
ZONE	Approx. Units	Notes
Z.01	3	Single-Family 1/4 Ac - self parked
Z.02	9	Single-Family 1/4 Ac - self parked
Z.04	18	Single-Family 1/4 Ac - self parked
Z.05	23	Single-Family 1/4 Ac - self parked
Z.06	18	Single-Family 1/4 Ac - self parked
Z.07	10	Single-Family 1/4 Ac - self parked
Z.08	10	Single-Family 1/4 Ac - self parked
Z.09	18	Single-Family 1/4 Ac - self parked
Z.10	18	Single-Family 1/4 Ac - self parked
Z.11	19	Single-Family 1/4 Ac - self parked
Z.12	14	Single-Family 1/4 Ac - self parked
Z.14	9	Single-Family 1/4 Ac - self parked
Z.15	11	Single-Family 1/4 Ac - self parked
Z.16	11	Single-Family 1/4 Ac - self parked
Z.17	12	Single-Family 1/4 Ac - self parked
Z.18	8	Single-Family 1/4 Ac - self parked
Z.19	6	Single-Family 1/4 Ac - self parked
Z.20	16	Single-Family 1/4 Ac - self parked
Z.22	11	Single-Family 1/4 Ac - self parked
Z.30	3	Single-Family 1/4 Ac - self parked
Z.31	3	Single-Family 1/4 Ac - self parked
Z.32	3	Single-Family 1/4 Ac - self parked
Z.33	3	Single-Family 1/4 Ac - self parked
Z.34	11	Single-Family 1/4 Ac - self parked
Z.35	8	Single-Family 1/4 Ac - self parked
Z.36	16	Single-Family 1/4 Ac - self parked
Z.36	297	

ZONE S - GARDEN STYLE APTS		
ZONE	Approx. Units	Notes
S.01	120	Mixed Surface & Garage Parking
S.02	100	Mixed Surface & Garage Parking
S.02	220	
(2 LEVELS EACH)		

ZONE X - MIXED USE				
ZONE	Approx. Units	Suggested Minimum Parking	Parking Count	Notes
X.01	402	635	623	Mixed Surface & Garage Parking
X.02	412	650	630	Mixed Surface & Garage Parking
X.03	108	162	223	
X.03	922	1447	1476	
10-15K TOTAL RETAIL (@ MAJOR INTERSECTION)				

ZONE O - OFFICE			
ZONE	Footprint (+/-)	Total GSF	Notes
O.01	37,800 R ²	151,200 R ²	3,333 Parking Stalls per 1,000SF
O.02	30,100 R ²	120,400 R ²	3,333 Parking Stalls per 1,000SF
O.03	25,200 R ²	101,000 R ²	3,333 Parking Stalls per 1,000SF
O.04	25,200 R ²	101,000 R ²	3,333 Parking Stalls per 1,000SF
118,400 R ² 473,600 R ²			

O.T THRIVENT HEADQUARTERS 300K
O.E EXISTING OFFICE LOT (NOT IN SCOPE)

ZONE C - COMMERCIAL				
ZONE	Footprint (+/-)	Total GSF	Retail GSF	Notes
C.01	112,100 R ²	112,100 R ²	112,100 SF	4 Parking Stalls per 1,000SF
C.02	38,900 R ²	98,300 R ²	19,100 SF	4 Parking Stalls per 1,000SF
C.03	13,000 R ²	22,000 R ²	22,000 SF	4 Parking Stalls per 1,000SF
164,000 R ² 232,400 R ² 153,200 SF				

C.01 FUEL STATION +/- 2 ACRE
10-15K RETAIL
65-100K GROCERY RETAILER

C.02 15K RETAIL (EVENLY DISTRIBUTED ACROSS PARCEL)
HOTEL @ 150 KEYS, 4FL

C.03 6-10K RETAIL (EVENLY DISTRIBUTED ACROSS PARCEL)

TOTALS

OVERALL SITE ACREAGE: 580.8 AC

RETAIL: 120-175K

OFFICE: 450-500K

APPROXIMATE RESIDENTIAL UNITS: 2,200 - 2,300 UNITS

- 220 GARDEN STYLE
- 1,000+/- MULTIFAMILY
- 400 TND (1/8 ACRE LOT)
- 300 SINGLE FAMILY (1/4 ACRE LOT)
- 120 TOWNHOMES

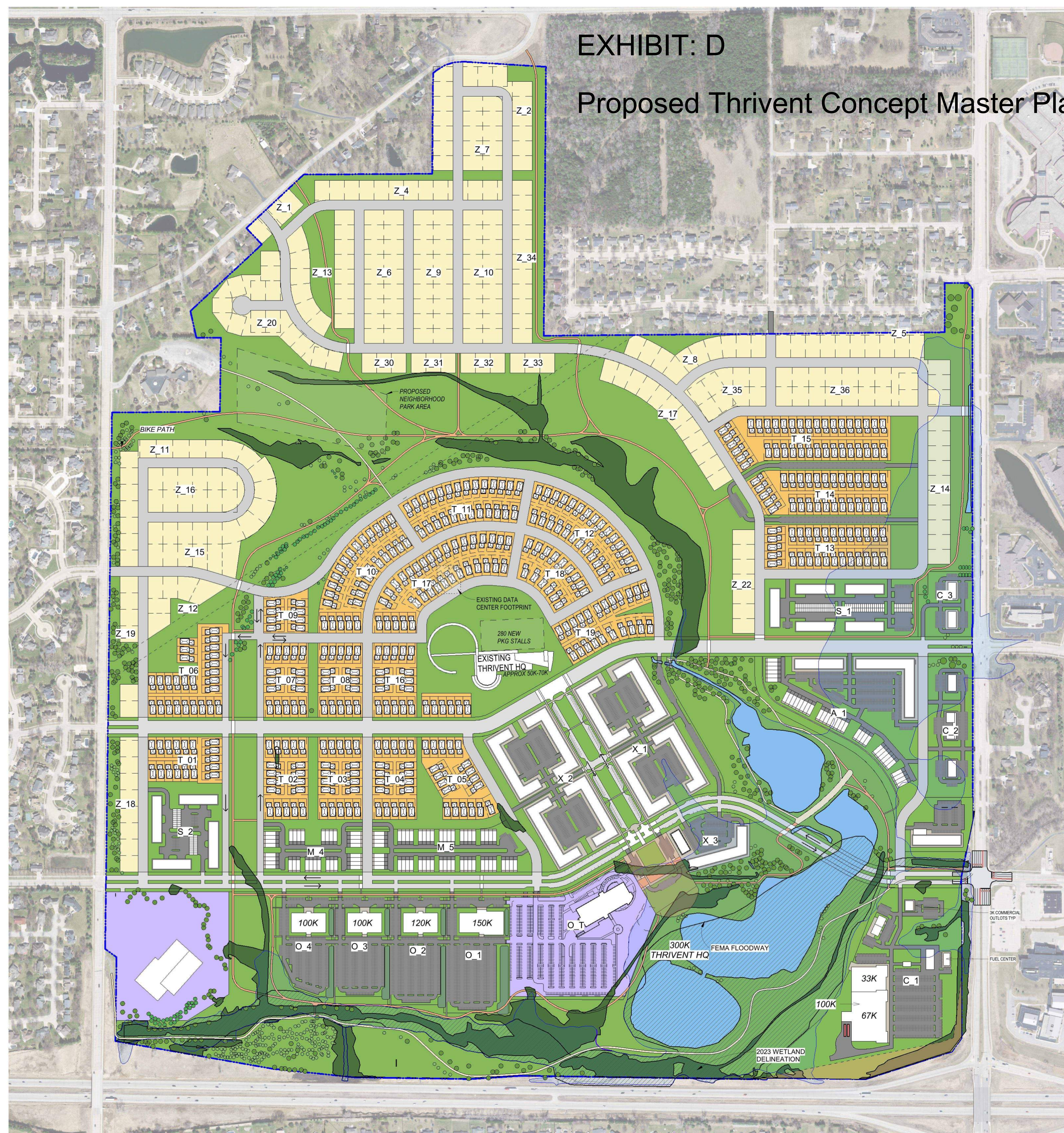


EXHIBIT: D
Proposed Thrivent Concept Master Plan

1 SITE - BASE
1" = 300'-0"

△ Revisions

IDEATION PHASE 1
THRIVENT - APPLETON

Appleton, WI
Date Issued: 06.21.2024
RINKA project #: 220701
Sheet Title

FULL SITE PROGRAM - TEST FIT - COMPLETE