



# MEMORANDUM

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"...meeting community needs...enhancing quality of life."

TO: Mayor Woodford and Common Council

FROM: Jessica Titel, Principal Planner

DATE: November 15, 2023

RE: St. Therese Church request to withdraw *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #2-23 and Rezoning #8-23

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**Background:** The applicant's request is to amend the City's Comprehensive Plan 2010-2030 Future Land Use Map from future Public/Institutional designation to future Mixed-Use designation for the subject parcel. In conjunction with this request, the applicant is also proposing to rezone the subject parcel from PD/C-O Planned Development Overlay #17-02/Commercial Office District to C-1 Neighborhood Mixed Use District. The requests were being made to accommodate potential redevelopment of a portion of the site for multi-family/mixed-use; however, the anticipated project is not expected to proceed at this time.

An informal public hearing was held before the Plan Commission on October 11, 2023. The Plan Commission recommended approval of both requests.

On October 31, 2023, Staff received the attached request from Father Ryan Starks to withdraw the Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-23 and Rezoning #8-23 for St. Therese Church (213 E. Wisconsin Avenue).

**45 Day Requirement:** Section 23-65(d)(7) regarding Common Council action on map amendments (rezonings) states the following: *Within forty-five (45) days of the public hearing, the Common Council shall either approve or deny the petition unless the applicant requests an extension.* To be consistent with the Municipal Code, Common Council must either approve or deny the rezoning petition.

**Recommendation:** The staff recommendation to Plan Commission was that both items be approved. Staff's recommendation has not changed.

If Common Council wishes to accommodate the requested withdrawal, denial of the items would accomplish this.

## Jessica L. Titel

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**From:** Ryan Starks <Ryan.Starks@st-therese.com>  
**Sent:** Tuesday, October 31, 2023 3:29 PM  
**To:** Brenda Broeske  
**Cc:** Jessica L. Titel; Tom Klister  
**Subject:** Rezoning request halt

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Good Afternoon Brenda,

My name is Fr. Ryan Starks, pastor/administrator of St. Therese Church in Appleton.

I'm very sorry, but due to the falling through of plans to have a development for affordable housing on our property 213 E. Wisconsin Ave, we will also be pulling our request to have our property re-zoned. I apologize for the suddenness of this, but I only now heard back from the Diocese of Green Bay representatives this afternoon.

If you could reply to this email with confirmation that you've received this, I'd be grateful.

Thank you, Brenda,  
Fr. Ryan

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