



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appletonwi.gov

Meeting Minutes - Final City Plan Commission

Wednesday, January 14, 2026

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Vice Chair Fenton at 3:33 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

Others present:

Aldersperson Martyn Smith, District #4

Greg Hall, 1000 S. West Avenue

Anne Schoenwalder, Park Place Holdings LLC

Joel Van Bommel, 4 South Meadows Drive

Tom Deason, 87 Estherbrook Court

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Chris Clarke, 711 E. Boldt Way

4. Approval of minutes from previous meeting

[25-1533](#)

City Plan Minutes from 12-10-25

Attachments: [City Plan Minutes 12-10-25.pdf](#)

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

Aye: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

5. Public Hearing/Appearances

[25-1534](#)

Major Amendment to Planned Development Overlay Commercial Office District (PD/C-O #8-01) for 1025 E. South River Street (Tax Id #31-4-0809-00) and 1101, 1107 and 1111 E. South River Street (Tax Id #31-4-0806-00), including to the centerline of existing adjacent streets, as shown on the attached maps, replacing the current Implementation Plan Document #1419869 with the attached new Implementation Plan Document (development regulations) subject to recording with the Outagamie County Register of Deeds (Associated with Action Item #25-1535)

Attachments: [PublicHearingClass2NoticeNewspaper_ESouthRiverSt_PDAmend8-01.pdf](#)
[PublicHearingNoticeNeighborhood_ESouthRiverSt_PDAmend8-01.pdf](#)

*This public hearing was held and the following person spoke:
Greg Hall, 1000 S. West Avenue*

This public hearing was held, and 1 person spoke on the item.

6. Action Items

[25-1535](#)

Request to approve Major Amendment to Planned Development Overlay Commercial Office District (PD/C-O #8-01) for 1025 E. South River Street (Tax Id #31-4-0809-00) and 1101, 1107 and 1111 E. South River Street (Tax Id #31-4-0806-00), including to the centerline of existing adjacent streets, as shown on the attached maps, replacing the current Implementation Plan Document #1419869 with the attached new Implementation Plan Document (development regulations) subject to recording with the Outagamie County Register of Deeds

Attachments: [Final_StaffReport_E_South_River_St_PDAmendment_8-01_for_01_14_26.pdf](#)

Uitenbroek moved, seconded by Robins, that the Major Amendment to Planned Development Overlay Commercial Office District (PD/C-O #8-01) be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

Abstained: 1 - Palm

[25-1536](#)

Request to approve the 5730 N. Ballard Road Annexation consisting of approximately 1.69 acres, currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff memo

Attachments: [StaffMemo_5730_N_Ballard_Road_Annexation_For1-14-26.pdf](#)

Palm moved, seconded by Robins, that the 5730 N. Ballard Road Annexation be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

[25-1537](#)

Request to approve the street discontinuance to vacate a portion of Canal Street public right-of-way, the southern half of Canal Street located 120 feet west of S. Lawe Street, and adopt the Initial Resolution and exhibit map

Attachments: [StaffMemo Canal Street StVacation For1-14-26.pdf](#)

Neuberger moved, seconded by Palm, that the street discontinuance to vacate a portion of Canal Street public right-of-way be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford

7. Information Items

8. Adjournment

Palm moved, seconded by Robins, that the meeting be adjourned at 3:57 p.m. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Uitenbroek, Neuberger, Fenton and Carpenter

Excused: 1 - Mayor Woodford