

CITY OF APPLETON

NOTICE OF PUBLIC HEARING

PROPOSED MAJOR AMENDMENT TO PLANNED DEVELOPMENT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, January 14, 2026, 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 purpose of considering a Planned Development (PD) major amendment.

Common Description: 1025 E. South River Street (Tax Id #31-4-0809-00) and 1101, 1107 & 1111 E. South River Street (Tax Id #31-4-0806-00) including to the centerline of the adjacent road right-of-way.

Planned Development (PD) Overlay District Amendment Request: A planned development major amendment request has been initiated by Park Place Holdings – 1111 East South River, LLC and Lawrence University, owners, in the matter of amending the existing Planned Development (PD/C-O #8-01) for the subject properties. This proposal is to amend the current Implementation Plan Document (development regulations) for PD/C-O #8-01, previously approved on June 20, 2001, and recorded in the Outagamie County Register of Deeds Office as Document No. 1419869 with a new Implementation Plan Document. The property owners are proposing to amend PD/C-O #8-01 to include additional uses, update document formatting, identify any exceptions to the "base" zoning district (C-O Commercial-Office District), and establish clear and consistent development standards for the subject parcels.

Legal Description:

Parcel #31-4-0806-00:

Lot Twelve (12), South Meadows, City of Appleton, Outagamie County, Wisconsin.

AND

All of Lots Six (6) and Seven (7), in Block Two (2), of Kernan Addition, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City;

LESS AND EXCEPTING therefrom the North 30 feet of Lot Six (6) and the North 30 feet of the East 50 feet of Lot Seven (7); FURTHER LESS AND EXCEPTING premises conveyed by deed recorded in Jacket 12272, Image 43, as Document No. 1034430.

AND

Lot Two (2) of Certified Survey Map No. 4097 as filed in the office of the Register of Deeds for Outagamie County, Wisconsin, recorded in Volume 22 of Certified Survey Maps, Page 4097 as Document No. 1418629; said Map being a part of Lots 1, 4 and 5 and all of Lot 2 of Block 43, Fourth Ward Plat, in the City of Appleton, Outagamie County, Wisconsin.

Parcel #31-4-0809-00:

Lot One (1), Certified Survey Map No. 4097 filed in the Office of the Register of Deeds for Outagamie County, Wisconsin on July 26, 2001, in Volume 22, on Page 4097, as Document No. 1418629, being part of Lot 4 of Block 43, Fourth Ward Plat, City of Appleton, Outagamie County, Wisconsin.

A copy of the proposed changes to the requirements relating to the above-referenced Planned Development (PD) Overlay District is available in the Appleton Community Development Department or the Office of the City Clerk from 8:00 a.m. until 4:30 p.m., Monday through Friday.

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. Any questions regarding this matter should be directed to Colin Kafka, Principal Planner, in the Community Development Department at (920) 832-6476 or by email at colin.kafka@appletonwi.gov.

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.

RUN: December 30, 2025
January 6, 2026