



City of Appleton

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

Meeting Agenda - Final City Plan Commission

Wednesday, May 28, 2025

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of membership
4. Approval of minutes from previous meeting

[25-0546](#) City Plan Minutes from 5-14-25

Attachments: [City Plan Minutes 5-14-25.pdf](#)

5. Public Hearing/Appealances

[25-0547](#) Rezoning #3-25 for the subject parcel located at 119 East Harrison Street (Tax Id #31-4-0518-00), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from C-2 General Commercial District to R-1C Central City Residential District (Associated with Action Item #25-0548)

Attachments: [PublicHearingClass2NoticeNewspaper_119EHarrisonSt_Rezoning3-25.pdf](#)
[PublicHearingNoticeNeighborhood_119EHarrisonSt_Rezoning3-25.pdf](#)

[25-0549](#) Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12) from future Business/Industrial land use designation to future Commercial land use designation as shown on the attached maps and approve the attached Resolution (Associated with Action Item #25-0550)

Attachments: [PublicHearingClass2NoticeNewspaper_EGoodlandDr_CompPlanAmend1-25.p](#)
[PublicHearingNoticeNeighborhood_EGoodlandDr_CompPlanAmend1-25+Rezo](#)

[25-0551](#) Rezoning #4-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from M-1 Industrial Park District to C-2 General Commercial District (Associated with Action Item #25-0552)

Attachments: [PublicHearingClass2NoticeNewspaper_EGoodlandDr_Rezoning4-25.pdf](#)
[PublicHearingNoticeNeighborhood_EGoodlandDr_CompPlanAmend1-25+Rezo](#)

6. Action Items

[25-0548](#) Request to approve Rezoning #3-25 for the subject parcel located at 119 East Harrison Street (Tax Id #31-4-0518-00), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from C-2 General Commercial District to R-1C Central City Residential District

Attachments: [StaffMemo_119EHarrisonSt_Rezoning_For05-28-25.pdf](#)

[25-0550](#) Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12) from future Business/Industrial land use designation to future Commercial land use designation as shown on the attached maps and approve the attached Resolution

Attachments: [StaffMemo_EGoodland Dr_CompPlan+Rezoning_For05-28-25.pdf](#)

[25-0552](#) Request to approve Rezoning #4-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street (Tax Id #31-1-6723-12), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from M-1 Industrial Park District to C-2 General Commercial District

Attachments: [StaffMemo_EGoodland Dr_CompPlan+Rezoning_For05-28-25.pdf](#)

[25-0553](#) Request to approve the Chris J. Hartwig Revocable Trust - E. Northland Ave/441 Annexation consisting of approximately 11.1796 acres located near the intersection of E. Northland Avenue/S.T.H. 441, currently in the Town of Grand Chute, as shown on the attached maps

Attachments: [StaffMemo_HartwigAnnexation_For05-28-25.pdf](#)

[25-0554](#) Request to approve the Wilden Portfolio Park Preliminary Plat (Thrivent Campus) as shown on the attached maps and subject to the conditions in the attached staff memo

Attachments: [StaffMemo_WildenPortfolioPark_PrePlat_For05-28-25.pdf](#)

[25-0555](#)

Request to approve the acquisition of land for public grounds at 222 North Oneida Street in accordance with Wis. Stat. §62.23(5) as shown on the attached maps

Attachments: [Memo_PlanCommission_PublicAcquisition_222NOneidaSt_For05-28-25.pdf](#)

7. Information Items

8. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Any questions about items on this meeting are to be directed to Kara Homan, Director, Community Development Department at 920-832-6468.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



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Meeting Minutes - Final City Plan Commission

Wednesday, May 14, 2025

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:31 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 5 - Palm, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Robins and Uitenbroek

Others present:

Alderman Patrick Hayden, District #7

Alderman Sheri Hartzheim, District #13

Matt Kasdorf, 4901 N. Brookshire Drive

Dan Kohlman, 308 W. Crossing Meadows Lane

William Lundquist, 4617 N. Cutter Court

John Rom, 4609 N. Cutter Court

Drew Best, WBAY-TV

Ben Kaufman, 2373 Woodland Hills Drive

Wyatt Rouamba, 3325 N. Spruce Street

Steve Wieckert, Wieckert Real Estate

Ali Tylinski, 3239 E. Fallcreek Lane

Chloe Pfefferle, 5511 W. Natures Lane

Donna Goetzke, 424 W. Crossing Meadows Lane

4. Approval of minutes from previous meeting

[25-0454](#)

City Plan Minutes from 4-9-25

Attachments: [City Plan Minutes 4-9-25.pdf](#)

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

Aye: 5 - Palm, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Robins and Uitenbroek

5. Public Hearing/Apearances

[25-0455](#)

Rezoning #2-25 for the Dorn Annexation, formerly in the Town of Grand Chute, consisting of approximately 95.940 acres located at 4700 N. Richmond Street (Tax Id #31-6-5710-00, 31-6-5710-01, 31-6-5710-02, and 31-6-5710-03), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from AG Agricultural District to R-1B Single-family District (Associated with Action Item #25-0456)

Attachments: [PublicHearingClass2NoticeNewspaper_DornAnnexation_Rezoning2-25.pdf](#)
[PublicHearingNoticeNeighborhood_DornAnnexation_Rezoning2-25.pdf](#)

This public hearing was held and the following people spoke:

- Donna Goetzke, 424 W. Crossing Meadows Lane
- William Lundquist, 4617 N. Cutter Court

This public hearing was held, and Donna Goetzke and William Lundquist spoke on the item.

6. Action Items

[25-0456](#)

Request to approve Rezoning #2-25 for the Dorn Annexation, formerly in the Town of Grand Chute, consisting of approximately 95.940 acres located at 4700 N. Richmond Street (Tax Id #31-6-5710-00, 31-6-5710-01, 31-6-5710-02, and 31-6-5710-03), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from AG Agricultural District to R-1B Single-family District

Attachments: [StaffMemo_DornAnnexation_Rezoning_For05-14-25.pdf](#)

Fenton moved, seconded by Carpenter, that Rezoning #2-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Palm, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Robins and Uitenbroek

[25-0457](#)

Request to approve the Dewitt Development Partners, LLC Annexation consisting of approximately 72.2948 acres located in the 6000 block of North French Road, currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff memo

Attachments: [StaffMemo_DewittAnnexation_For05-14-25.pdf](#)

Fenton moved, seconded by Palm, that the Dewitt Development Partners, LLC Annexation be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Palm, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Robins and Uitenbroek

[25-0458](#)

Elect Vice Chair

*Neuberger nominated Fenton for Vice Chair. No other nominations were received.
Fenton was elected Vice Chair by unanimous consent.*

[25-0459](#)

Set Meeting Date and Time

*The members agreed to keep the meeting date and time as it currently stands at 3:30
p.m. on the 2nd & 4th Wednesdays of the month.*

[25-0460](#)

Designate Contact Person

Director Kara Homan was designated as the contact person.

7. Information Items

8. Adjournment

**Palm moved, seconded by Fenton, that the meeting be adjourned at 3:50 p.m.
Roll Call. Motion carried by the following vote:**

Aye: 5 - Palm, Mayor Woodford, Neuberger, Fenton and Carpenter

Excused: 2 - Robins and Uitenbroek

CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED REZONING

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, May 28, 2025, at 3:30 P.M., in Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a zone change.

A rezoning request has been initiated by the owner, Hausserman Revocable Trust, and applicant, Ryan Roth, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the below-described real estate, which is currently zoned C-2 General Commercial District. The owner and applicant propose to rezone the property to R-1C Central City Residential District. The R-1C district is intended to provide for the conservation and revitalization of residential areas located in the oldest parts of the City characterized predominately by single-family, detached dwellings on small sized lots of record while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.

Common Description:

119 E. Harrison Street (Tax ID #31-4-0518-00), including to the centerline of the adjacent street right-of-way.

Legal Description:

EDW WESTS PLAT 4WD N6IN OF W25.5FT OF LOT 2 AND W40FT OF LOT 1 BLK 21, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, INCLUDING TO THE CENTERLINE OF THE ADJACENT STREET RIGHT-OF-WAY

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: May 13, 2025
May 20, 2025

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

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, May 28, 2025, 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 following proposed rezoning request.

Common Description:

119 E. Harrison Street (Tax ID #31-4-0518-00), including to the centerline of the adjacent street right-of-way.

Rezoning Request: A rezoning request has been initiated by the owner, Hausserman Revocable Trust, and applicant, Ryan Roth, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the below-described real estate, which is currently zoned C-2 General Commercial District. The owner and applicant propose to rezone the property to R-1C Central City Residential District. The R-1C district is intended to provide for the conservation and revitalization of residential areas located in the oldest parts of the City characterized predominately by single-family, detached dwellings on small sized lots of record while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.

Purpose of the Rezoning: The rezoning will permit by right the use of the parcel for a single-family detached dwelling.

Aldermanic District: 8 – Alderperson Patti Heffernan

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.

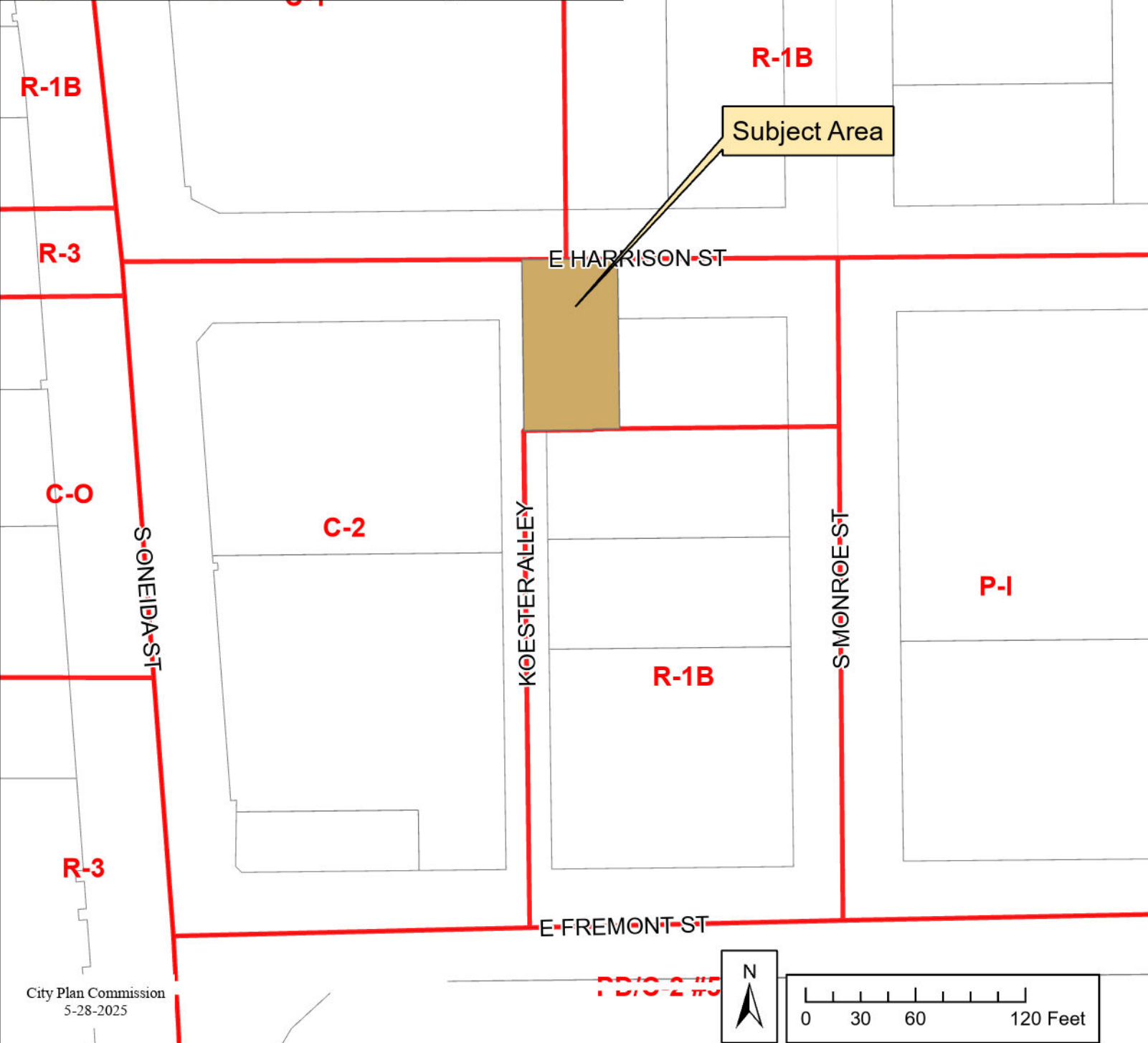
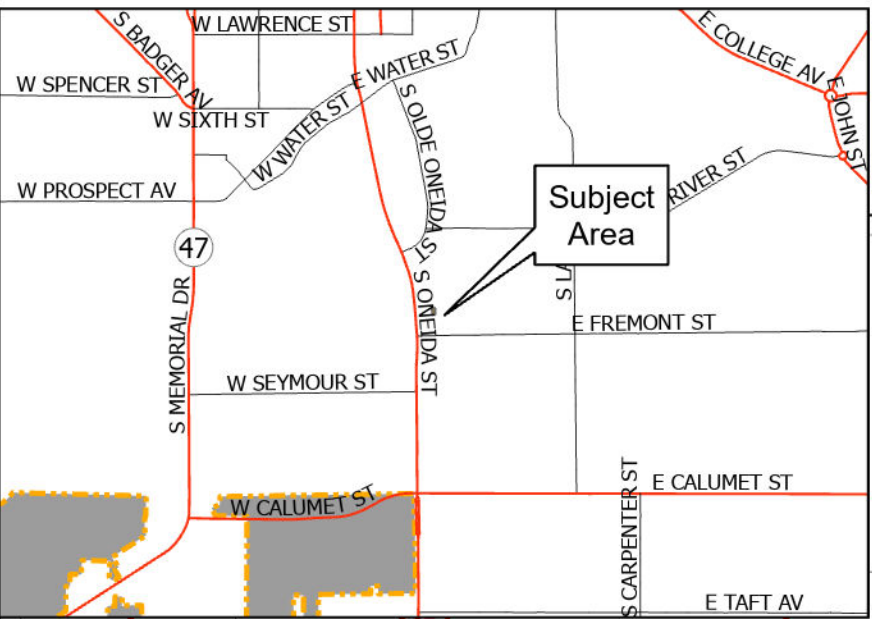
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Rezoning C-2 General Commercial District
to R-1C Central City Residential District
Zoning Map



Rezoning C-2 General Commercial District to R-1C Central City Residential District
Aerial Map

114

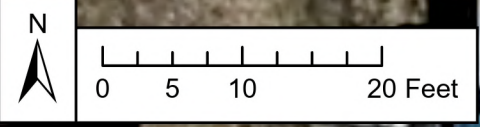
E HARRISON ST

119

Subject Area

KOESTER ALLEY

4-0518



CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, May 28, 2025, 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 Comprehensive Plan Future Land Use Map Amendment request.

Pursuant to Chapter 12: Implementation of the City of Appleton Comprehensive Plan 2010-2030, to consider a request by Health Management Partners LLC, owner, and OPN Architects, applicant, for the subject parcel located at 0 E. Goodland Drive (Tax Id #31-1-6723-12) to amend the Comprehensive Plan Future Land Use Map from future Business/Industrial land use designation to future Commercial land use designation.

A copy of the proposed amendment to the Comprehensive Plan Future Land Use Map 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.

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COMMON DESCRIPTION:

0 E. Goodland Drive (Tax Id #31-1-6723-12) (Vacant lot at the northeast corner of E. Goodland Drive and N. Conkey Street

ALDERMANIC DISTRICT: 13 – Alderperson Sheri Harzheim

Comprehensive Plan Future Land Use Map Amendment Request:

A Comprehensive Plan Future Land Use Map amendment request has been initiated by Health Management Partners LLC, owner, and OPN Architects, applicant, pursuant to Wisconsin State Statute 66.1001 and the City of Appleton Comprehensive Plan 2010-2030. The owner requests to amend the Comprehensive Plan Future Land Use Map for:

- Parcel #31-1-6723-12 located at 0 East Goodland Drive from future Business/Industrial land use designation to future Commercial land use designation

Rezoning Request:

A rezoning request has been initiated by Health Management Partners LLC, owner, and OPN Architects, applicant, in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton for the following described real estate. The owner requests to rezone:

- Parcel #31-1-6723-12 located at 0 East Goodland Drive, including to the center line of the adjacent right-of-way, from M-1 Industrial Park District to C-2 General Commercial District

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, email, or phone call. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

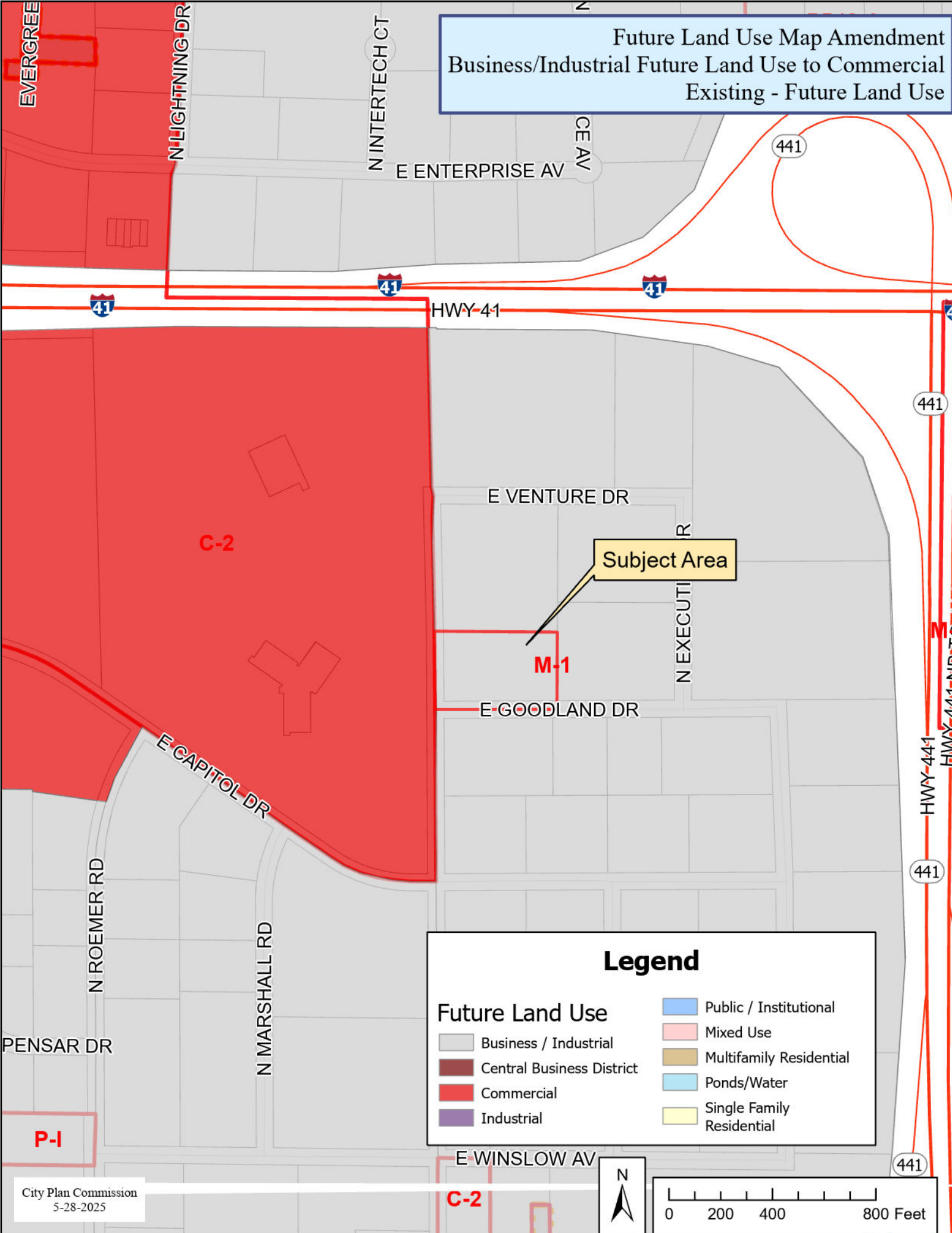
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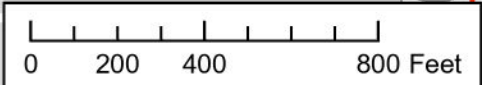
Future Land Use Map Amendment
Business/Industrial Future Land Use to Commercial
Existing - Future Land Use



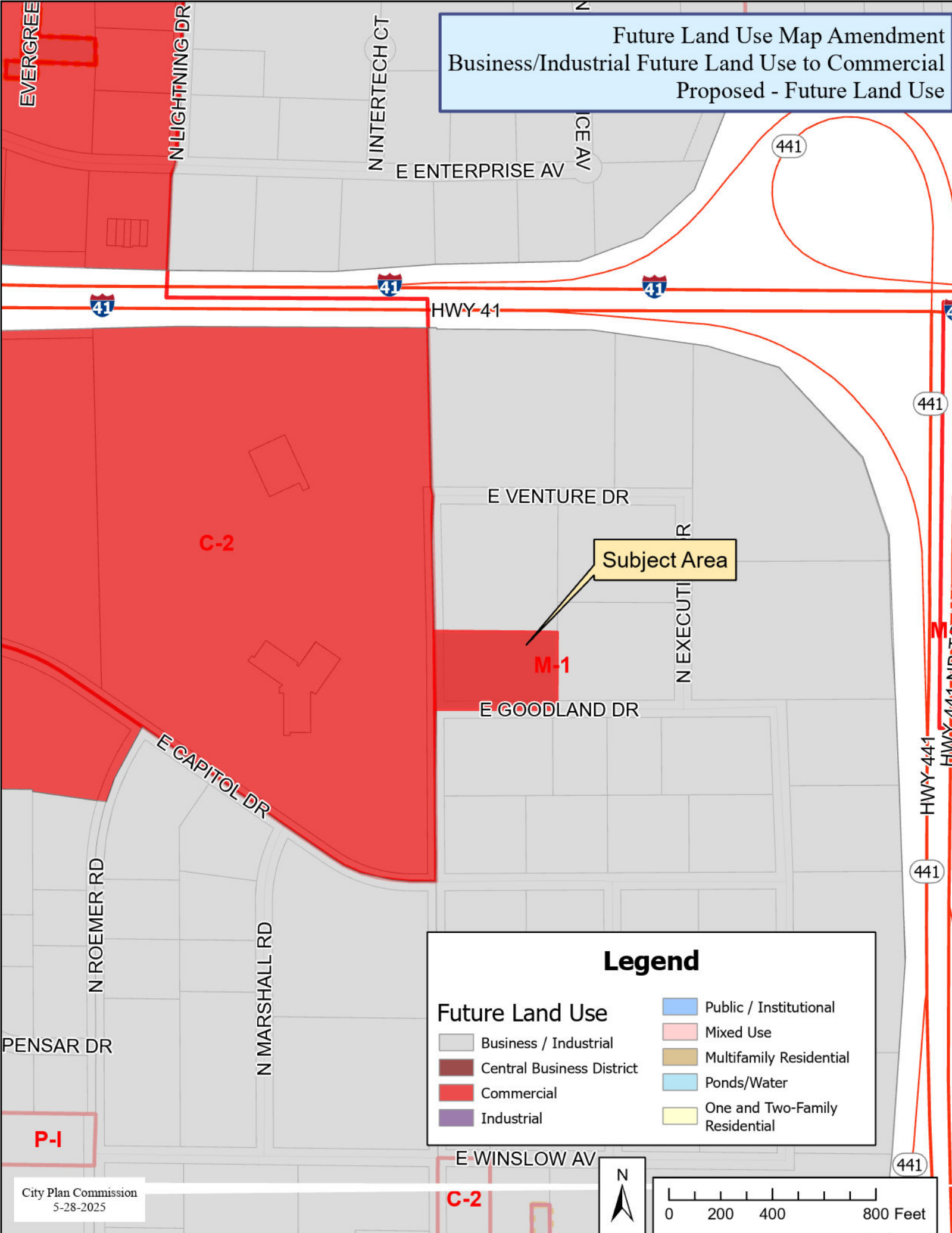
Legend

Future Land Use

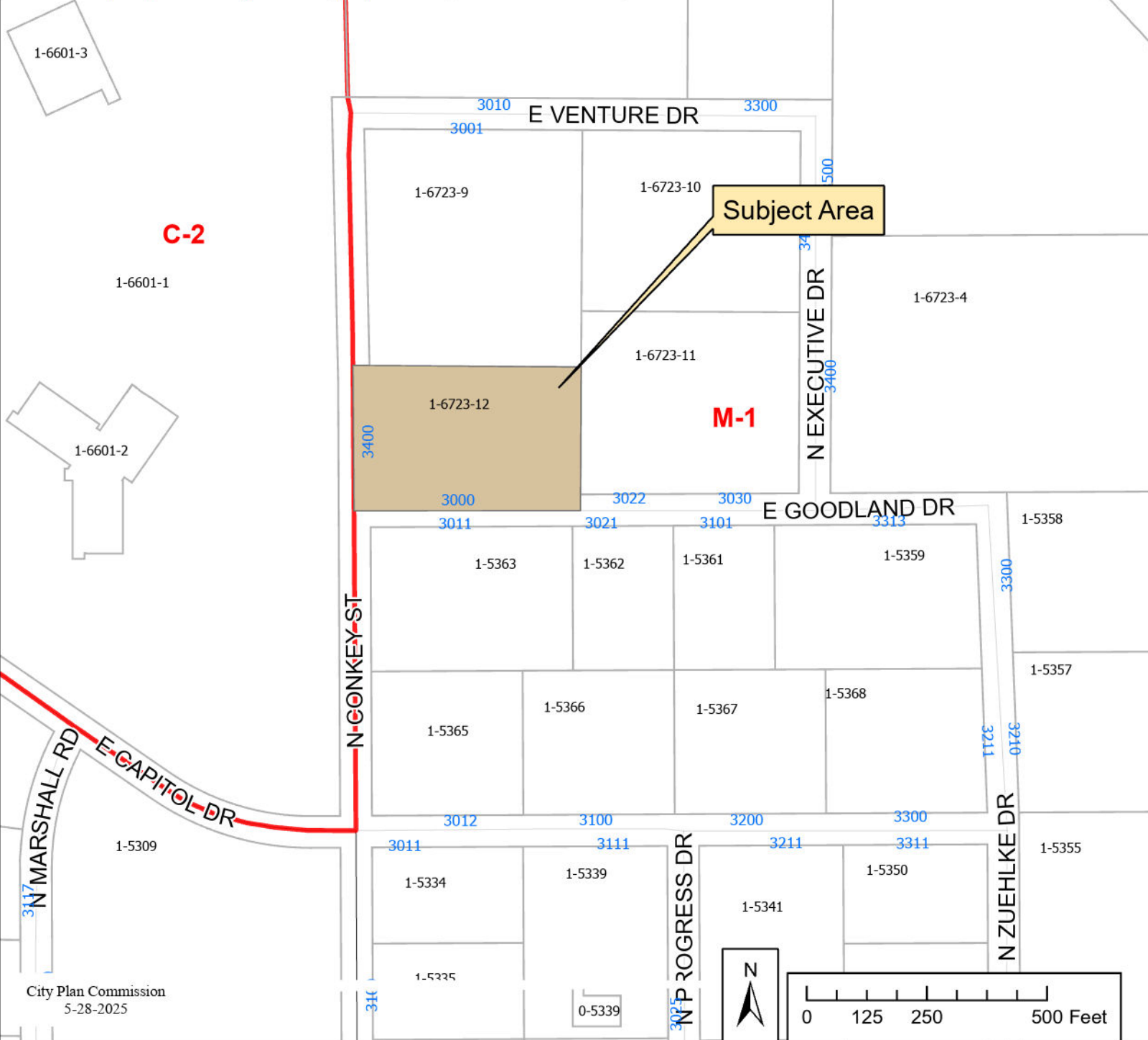
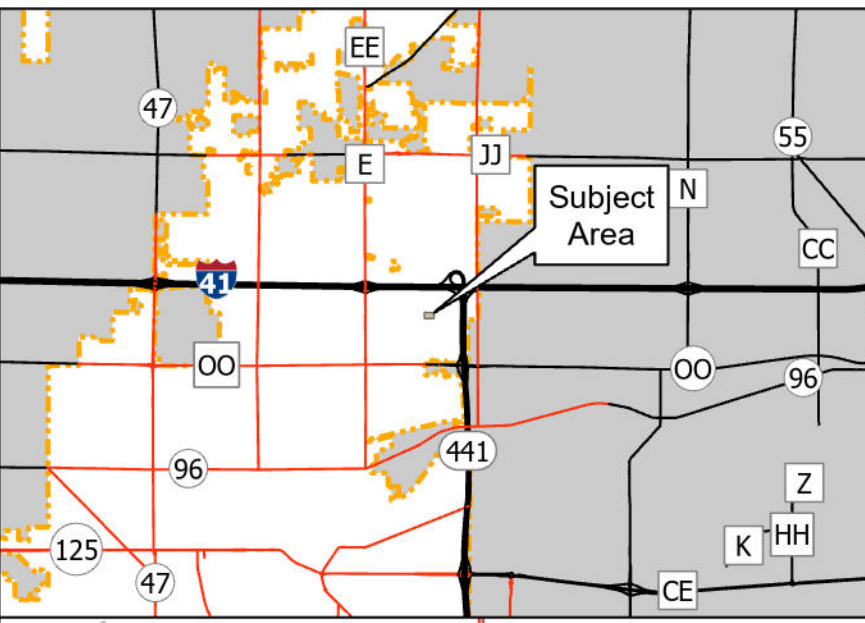
- | | |
|---------------------------|---------------------------|
| Business / Industrial | Public / Institutional |
| Central Business District | Mixed Use |
| Commercial | Multifamily Residential |
| Industrial | Ponds/Water |
| | Single Family Residential |



Future Land Use Map Amendment
Business/Industrial Future Land Use to Commercial
Proposed - Future Land Use



Rezoning M-1 Industrial Park District
to C-2 General Commercial District
Zoning Map



Rezoning M-1 Industrial Park District
to C-2 General Commercial District
Aerial Map

N CONKEY ST

1-6723-9

1-6723-10

1-6723-11

Subject Area

1-6723-12

3400

3000

3022

E GOODLAND DR

3011

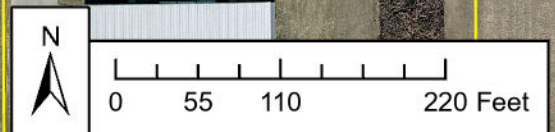
3021

1-5363

1-5362

1-5365

1-5366



CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED REZONING

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A rezoning request has been initiated by the owner, Health Management Partners LLC, and applicant, OPN Architects, in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the below-described real estate, which is currently zoned M-1 Industrial Park District. The owner and applicant propose to rezone the property to C-2 General Commercial District. The C-2 district is intended to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public.

Common Description:

0 E. Goodland Drive (Tax ID #31-1-6723-12), including to the centerline of the adjacent street right-of-way.

Legal Description:

LOT FOUR (4), CERTIFIED SURVEY MAP NO. 3490 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY, WISCONSIN ON MAY 7, 1999, IN VOLUME 18 OF CERTIFIED SURVEY MAPS ON PAGE 3490 AS DOCUMENT NO. 1325228, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, TOGETHER WITH PART OF LOT 3, CERTIFIED SURVEY MAP NO. 3262, ALL IN THE EAST HALF OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, INCLUDING TO THE CENTERLINE OF THE ADJACENT STREET RIGHT-OF-WAY.

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.

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ALDERMANIC DISTRICT: 13 – Alderperson Sheri Harzheim

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- Parcel #31-1-6723-12 located at 0 East Goodland Drive from future Business/Industrial land use designation to future Commercial land use designation

Rezoning Request:

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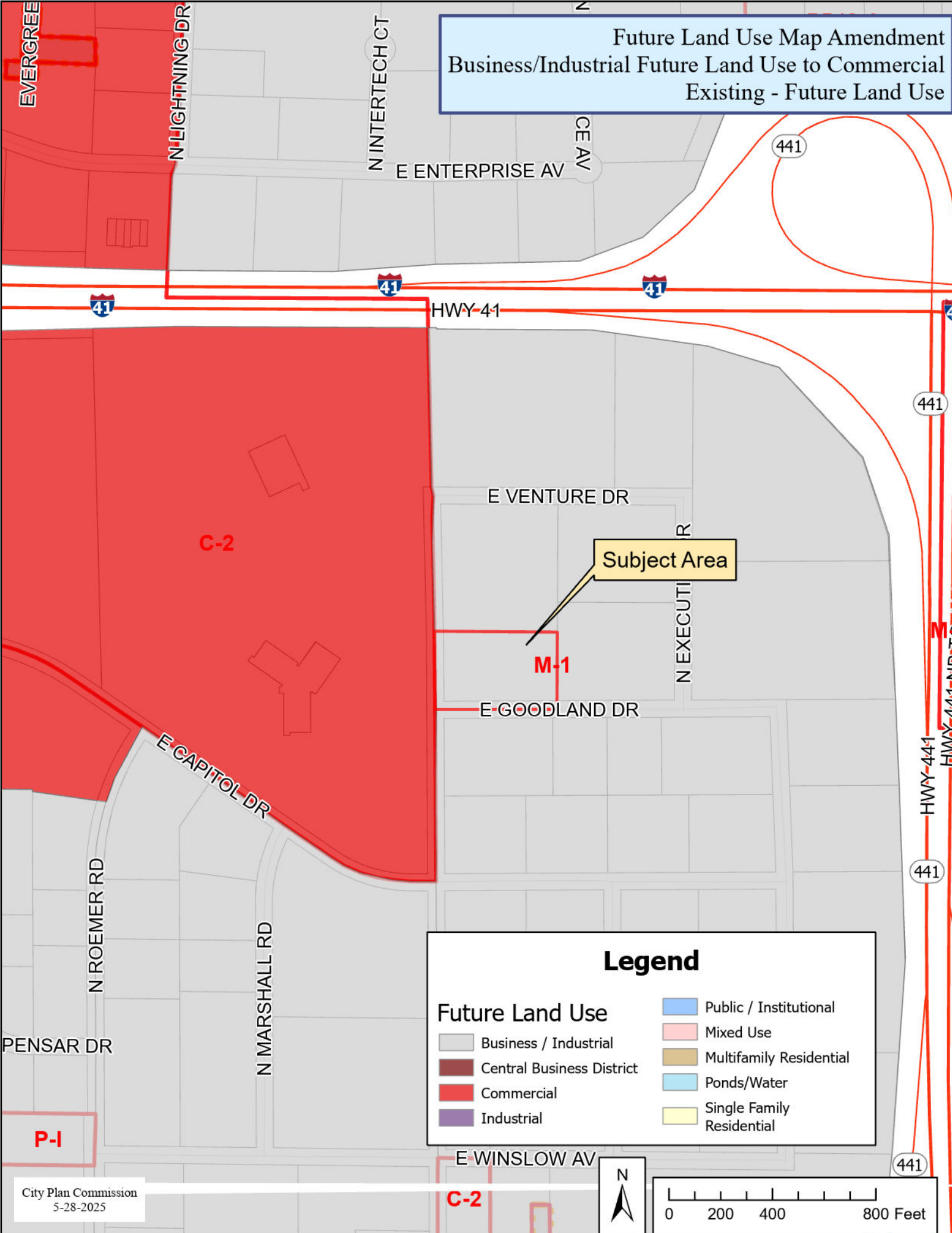
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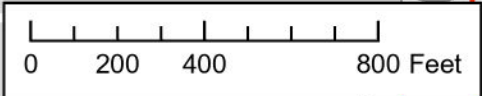
Future Land Use Map Amendment
Business/Industrial Future Land Use to Commercial
Existing - Future Land Use



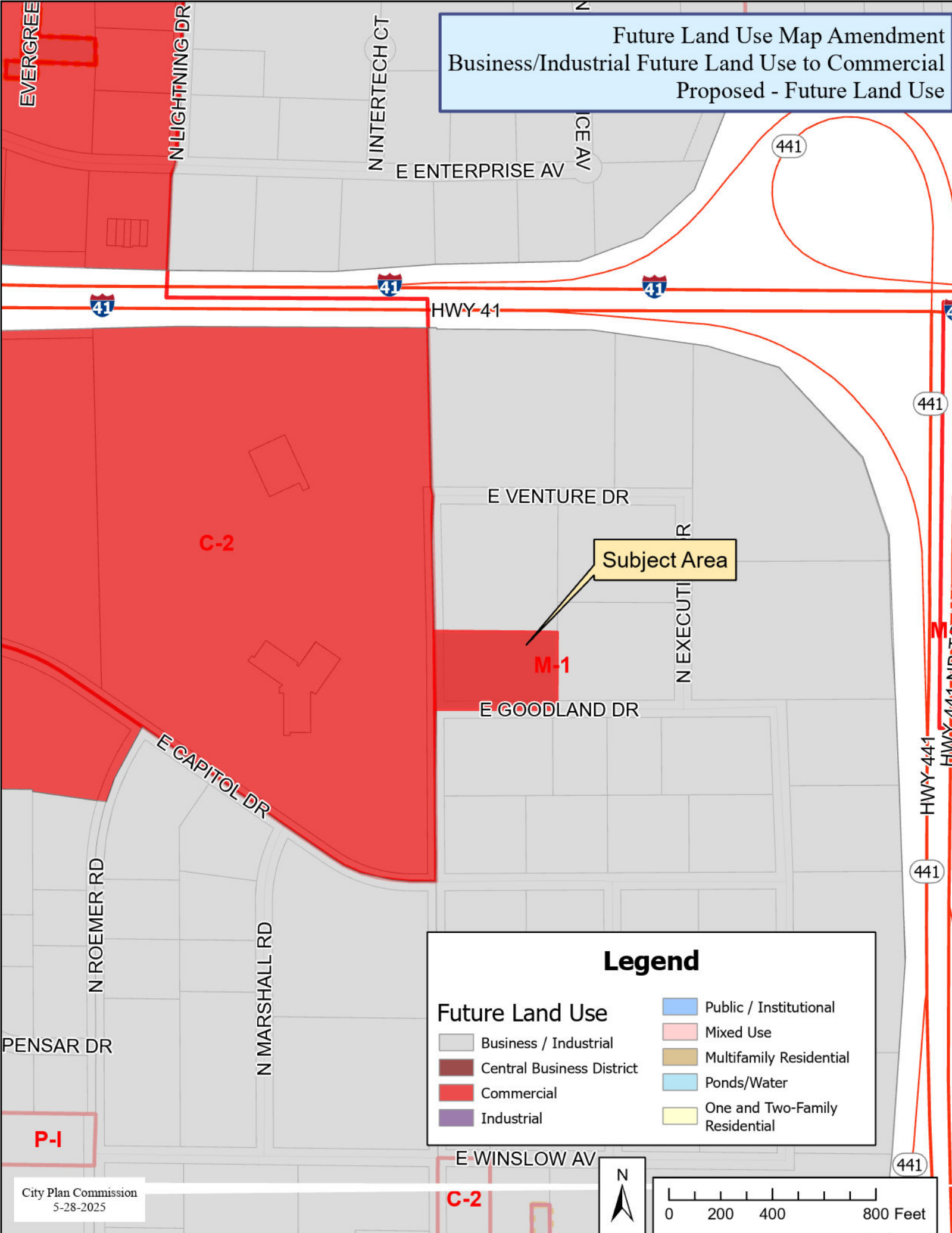
Legend

Future Land Use

Business / Industrial	Public / Institutional
Central Business District	Mixed Use
Commercial	Multifamily Residential
Industrial	Ponds/Water
	Single Family Residential



Future Land Use Map Amendment
Business/Industrial Future Land Use to Commercial
Proposed - Future Land Use



Subject Area

C-2

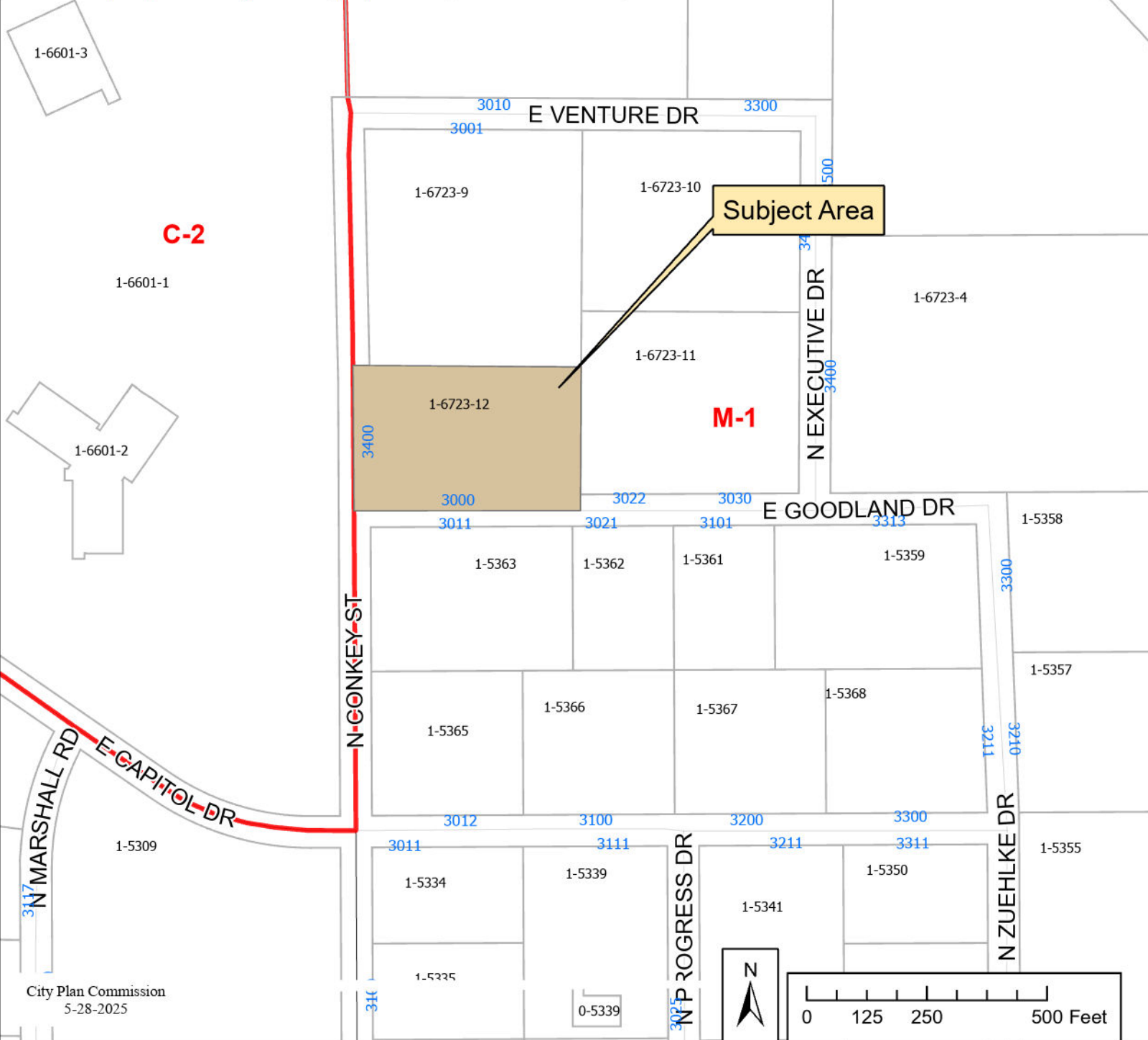
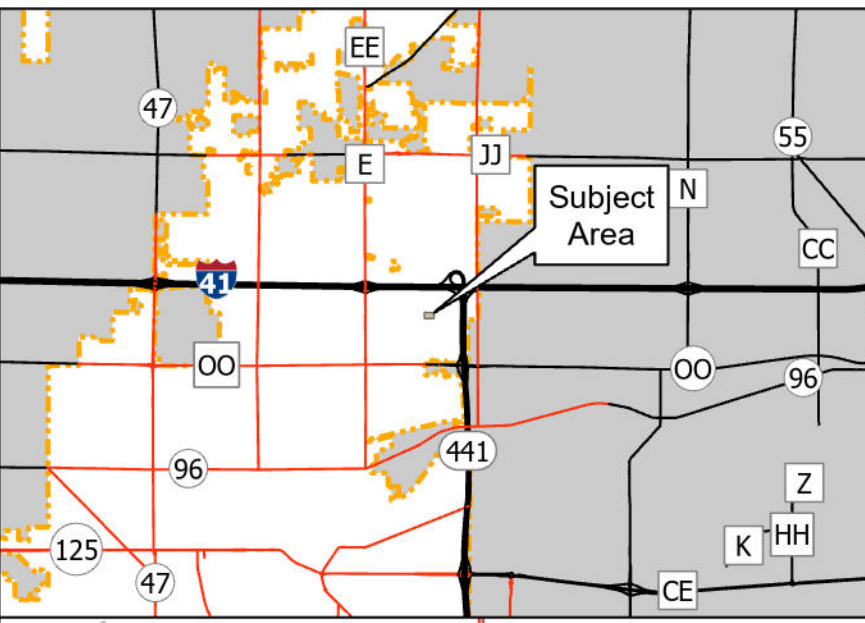
M-1

Legend

Future Land Use

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

Rezoning M-1 Industrial Park District
to C-2 General Commercial District
Zoning Map



Rezoning M-1 Industrial Park District
to C-2 General Commercial District
Aerial Map

N CONKEY ST

1-6723-9

1-6723-10

1-6723-11

Subject Area

1-6723-12

3400

3000

3022

E GOODLAND DR

3011

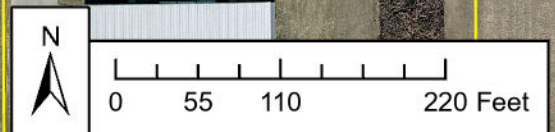
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1-5363

1-5362

1-5365

1-5366





CITY OF APPLETON

MEMORANDUM

Date: May 28, 2025
To: City Plan Commission
From: Colin Kafka, Principal Planner
Subject: Rezoning # 3-25 – 119 E. Harrison Street – C-2 General Commercial District to R-1C Central City Residential District

GENERAL INFORMATION

Owner/Applicant: Hausserman Revocable Trust (owner) and Ryan Roth (applicant)

Address/Parcel Number: 119 E. Harrison Street (Tax ID # 31-4-0518-00)

Applicant's Request: Applicant, with owner approval, proposes to rezone the subject parcels from C-2 General Commercial District to R-1C Central City Residential District. The request is being made to permit, by right, the use of the parcel for a single-family detached dwelling. The applicant intends to construct a single-family detached dwelling on the subject parcel.

Plan Commission Public Hearing Meeting Date: May 28, 2025

Common Council Meeting Date: June 4, 2025

BACKGROUND

2011 Demolition permit (Permit No. B-11-0350) issued to raze two-story mixed-use building. The building footprint was approximately 1,440 square feet and was situated on the 2,400 square foot parcel. The ground floor commercial space served as a laundromat for several decades. The second floor was a residential dwelling unit.

STAFF ANALYSIS

Existing Site Conditions: The 2,400 square foot parcel has remained vacant since 2011.

Existing Nonconforming Lot of Record: The subject parcel was created and recorded prior the adoption of the current C-2 District lot size requirements. The subject parcel does not conform with the minimum lot size requirement in the current C-2 District, nor will the subject parcel conform with the minimum lot size in the R-1C Central City Residential District, therefore the parcel is a legal nonconforming lot of record. However, the proposed residential use of this legal nonconforming lot of record may be permitted pursuant to the applicable current requirements and subsequent amendments to Chapter 23 Zoning.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally commercial and residential in nature.

North: C-1 Mixed Use District and R-1B Single-Family District. The adjacent land uses to the north are mixed use and residential (restaurant and single-family detached).

South: R-1B Single-Family District. The adjacent land use to the south is residential (Single-family detached).

East: C-2 General Commercial District. The adjacent land use to the east is residential (Single-family detached in commercial district).

West: C-2 General Commercial District. The adjacent land use to the west is commercial (Gas station).

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future commercial development. The proposed rezoning is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

OBJECTIVE 10.5 Land Use:

Support the continued redevelopment and revitalization of land uses adjacent to Appleton's key transportation corridors and downtown.

OBJECTIVE 10.4.1 Land Use:

Continue to guide residential growth to locations either contiguous to or within presently urbanized areas. As peripheral development occurs, it should be at a compact, urban density to ensure new neighborhoods can be efficiently served by public infrastructure.

5.2.3 Encourage and facilitate renovation and redevelopment that preserves and enhances the viability of existing housing and neighborhoods.

5.3 OBJECTIVE: Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Proposed Zoning Classification: The R-1C district is intended to provide for the conservation and revitalization of residential areas located in the oldest parts of the City characterized predominately by single-family, detached dwellings on small sized lots of record while protecting residential neighborhoods from the intrusion of incompatible non-residential uses. Per Section 23-94(g) of the Municipal Code, the development standards in the R-1C Central City Residential District are listed below:

(1) Minimum lot area.

- a. Four thousand (4,000) square feet for single-family detached dwellings.
- b. Six thousand (6,000) square feet for all other uses.

(2) Maximum lot coverage. Seventy-five percent (75%).

(3) Minimum lot width.

- a. Forty (40) feet for single-family detached dwellings.
- b. Fifty (50) feet for all other uses.

(4) Minimum front yard.

- a. Ten (10) feet.
- b. Twenty (20) feet on an arterial street.

(5) Minimum rear yard. Twenty-five (25) feet.

(6) Minimum side yard.

- a. Five (5) feet for single-family dwellings.
- b. Six (6) feet for all other uses.

(7) Maximum building height. Thirty-five (35) feet.

Future Actions: If the rezoning request is approved, any future development would be reviewed against the R-1C District zoning regulations and other applicable sections of the Zoning Ordinance, including but not limited to; Section 23-42. Nonconforming buildings, structures, uses, and lots; Section 23-43 Accessory Uses, Buildings, and Structures; and Section 23-51 Zoning with Design Requirements. The construction of any new building(s) would require building permits from the Inspections Division.

Standards for Zoning Map Amendments: Per Section 23-65(e), all recommendations for zoning amendments shall be consistent with the adopted plans, goals and policies of the City and with the purpose and intent of this zoning ordinance. It would appear the criteria established has been satisfied. Related excerpts are listed below.

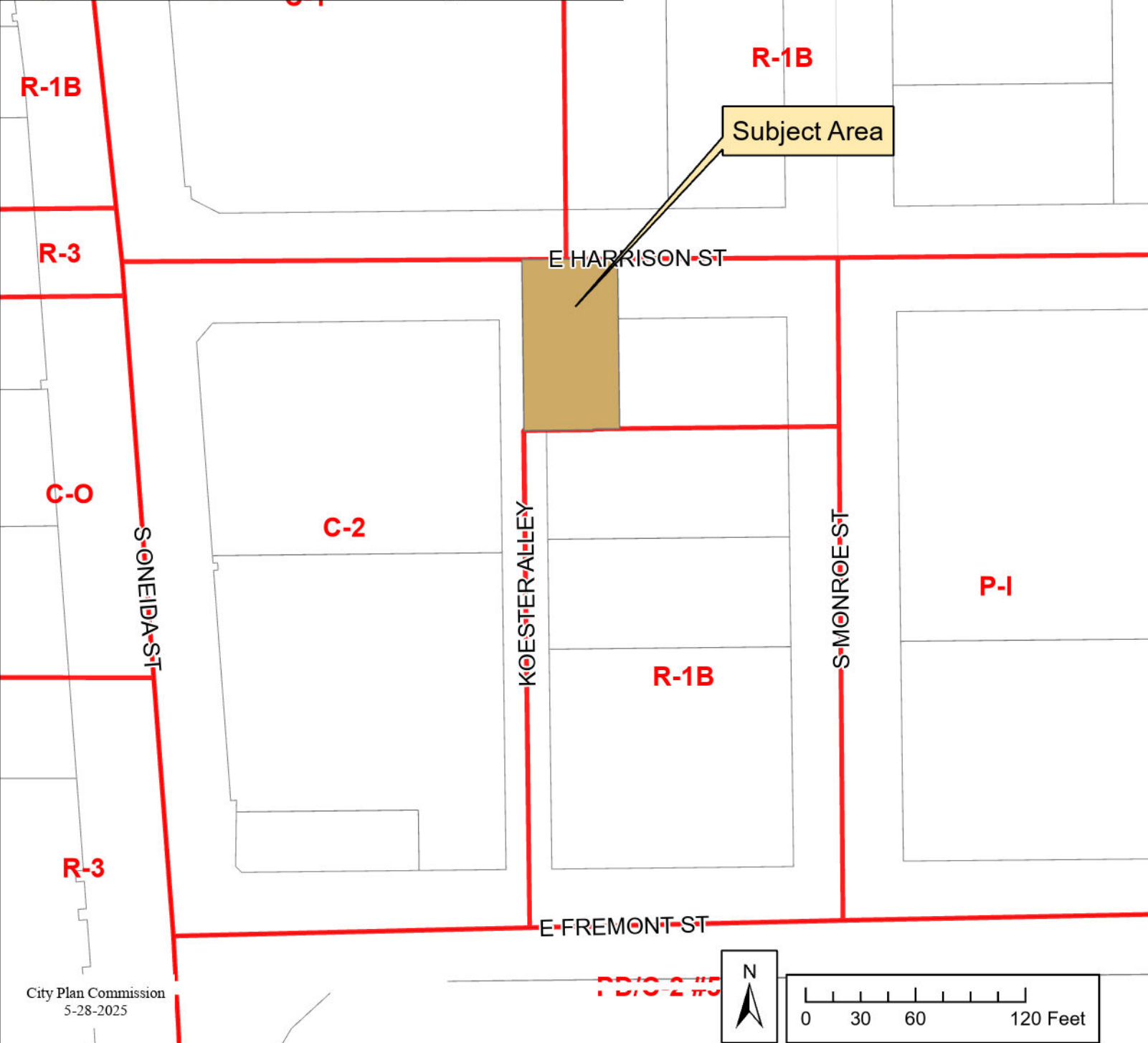
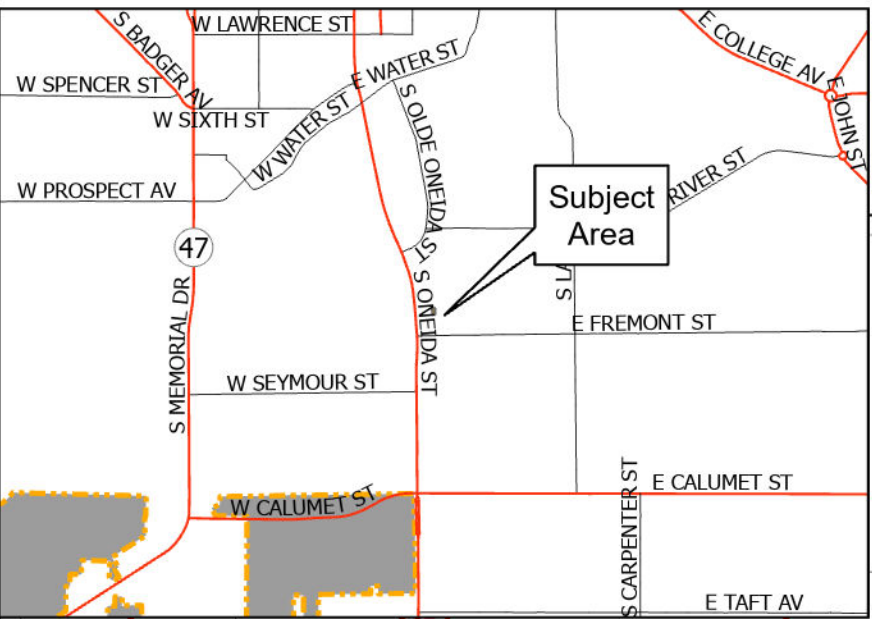
- (1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:
 - a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton. *The rezoning request is in conformance with the Comprehensive Plan 2010-2030 goals and objectives stated above and the Future Land Use Map, which identifies this area with a future one and two-family residential designation.*
 - b. Factors have changed such as availability to new data, growth patterns and rates, the presence of new road or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different district.
 - c. There is an error in the zoning ordinance text or zoning map as enacted.

Development Review Team (DRT) Report: This item appeared on the May 6, 2025 DRT agenda. No negative comments were received from participating departments.

RECOMMENDATION

Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(e)(1)a. of the Zoning Ordinance, staff recommends Rezoning #3-25 to rezone the subject parcel from C-2 General Commercial District to R-1C Central City Residential District, including to the centerline of the adjacent right-of-way(s) as shown on the attached map, **BE APPROVED.**

Rezoning C-2 General Commercial District
to R-1C Central City Residential District
Zoning Map



Rezoning C-2 General Commercial District to R-1C Central City Residential District
Aerial Map

114

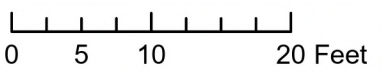
E HARRISON ST

119

Subject Area

KOESTER ALLEY

4-0518



EDW WESTS PLAT 4WD N6IN OF W25.5FT OF LOT 2 AND W40FT OF LOT 1 BLK 21, CITY OF
APPLETON, OUTAGAMIE COUNTY, WISCONSIN, INCLUDING TO THE CENTERLINE OF THE
ADJACENT STREET RIGHT-OF-WAY



CITY OF APPLETON

MEMORANDUM

Date: May 28, 2025
To: City Plan Commission
From: Colin Kafka, Principal Planner
Subject: City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #1-25 and Rezoning #4-25

GENERAL INFORMATION

Owner/Applicant: Kevan Lewis, Health Management Partners LLC. / Michael Booth, OPN Architects, Inc.

Address/Parcel Number: 0 E. Goodland Dr (Tax ID#31-1-6723-12)

Applicant's Request: Applicant, with owner approval, requests to amend the City of Appleton Comprehensive Plan 2010-2030 Future Land Use Map from future Business/Industrial designation to future Commercial designation for the subject parcel. In tandem with the future land use map amendment request, the applicant, with owner approval, requests to rezone the subject parcel from M-1 Industrial Park District to C-2 General Commercial District.

The rezoning request is being made to permit by right the use and development of the parcel for professional services. The owner intends to construct a Clinic, Ambulatory Surgery, and Office building. The comprehensive plan future land use map amendment request is being made to provide a future land use designation that is consistent with the proposed rezoning request and proposed future use of the property.

Plan Commission Public Hearing Meeting Date: May 28, 2025

Common Council Meeting Date: July 16, 2025

BACKGROUND

1999 Parcel established as Lot 4 of CSM 3490 (Doc No. 1325228)

STAFF ANALYSIS

Procedural Findings: When a *Comprehensive Plan 2010-2030* Future Land Use Map Amendment and Rezoning application are required for the same development project, the respective staff reports are consolidated into one report.

Existing Site Conditions: The subject parcel is approximately 2.69 acres in size and is located at the corner of North Conkey Street and East Goodland Drive. A 15' wide utility easement is situated along the west, south, and east parcel lines. The parcel is vacant.

Surrounding Zoning Classification, Future Land Use Designation, and Current Land Uses:

North: Zoning – M-1 Industrial Park District
Future Land Use Designation – Business/Industrial
Current Land Use – Industrial (Manufacturing/Warehouse)

South: Zoning – M-1 Industrial Park District
Future Land Use Designation – Business/Industrial
Current Land Use – Industrial (Manufacturing/Warehouse)

East: Zoning – M-1 Industrial Park District
Future Land Use Designation – Business/Industrial
Current Land Use – Governmental Facility (Outagamie County Sheriff)

West: Zoning – C-2 General Commercial District
Future Land Use Designation – Commercial
Current Land Use – Hospital (ThedaCare Hospital)

Proposed Future Land Use Designation: Amendments to the Comprehensive Plan are sometimes triggered by technical corrections to omissions or errors, specific development proposals, or changing circumstances in the City. In this case, a potential development proposal for the subject parcel is necessitating the change to future Commercial land use designation. The proposed future land use designation is consistent with the future Commercial land use designation for the parcel immediately to the west of the subject parcel (ThedaCare Healthcare Complex).

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future business/industrial. The proposed comprehensive plan future land use amendment and rezoning is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 8 – Economic Development

Appleton will pursue economic development that retains and attracts talented people, brings good jobs to the area, and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

OBJECTIVE 9.2 Economic Development:

Grow Appleton's business community through recruitment, expansion, and retention programs that ensure a diverse business mix and jobs that pay well.

OBJECTIVE 9.5.1 Economic Development:

Ensure a continued adequate supply of industrial and commercial land to sustain new business development.

OBJECTIVE 10.5 Land Use:

Support the continued redevelopment and revitalization of land uses adjacent to Appleton's key transportation corridors and downtown.

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

Policy 10.1.1 Adopt, and as necessary, amend the Future Land Use Map in the Comprehensive Plan.

Proposed Zoning Classification: The C-2 district is intended to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public. Per Section 23-113(h) of the Municipal Code, the development standards in the C-2 General Commercial District are listed below:

- (1) Minimum lot area.** Fourteen thousand (14,000) square feet.
- (2) Maximum lot coverage.** Seventy-five percent (75%).
- (3) Minimum lot width.** Sixty (60) feet.
- (4) Minimum front yard.** Ten (10) feet.
- (5) Minimum rear yard.** Twenty (20) feet.
- (6) Minimum side yard.**
 - a. None.
 - b. Ten (10) feet if abutting a residentially zoned district.
- (7) Maximum building height.** Thirty-five (35) feet [See §23-113 (e)].

Future Actions: If the rezoning request is approved, any future development would be reviewed against the C-2 District zoning regulations and other applicable sections of the Zoning Ordinance. Any future development on the subject parcel would require Site Plan review and approval, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.

Standards for Zoning Map Amendments: Per Section 23-65(e), all recommendations for zoning amendments shall be consistent with the adopted plans, goals and policies of the City and with the purpose and intent of this zoning ordinance. It would appear the criteria established has been satisfied. Related excerpts are listed below.

- (1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:
 - a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton. *If Future Land Use Map Amendment #1-25 is approved to designate the subject parcel as future Commercial, the rezoning request will be in conformance with the Comprehensive Plan 2010-2030.*
 - b. Factors have changed such as availability to new data, growth patterns and rates, the presence of new road or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different district.
 - c. There is an error in the zoning ordinance text or zoning map as enacted.

Development Review Team (DRT) Report: This item appeared on the May 6, 2025, DRT agenda. No negative comments were received from participating departments.

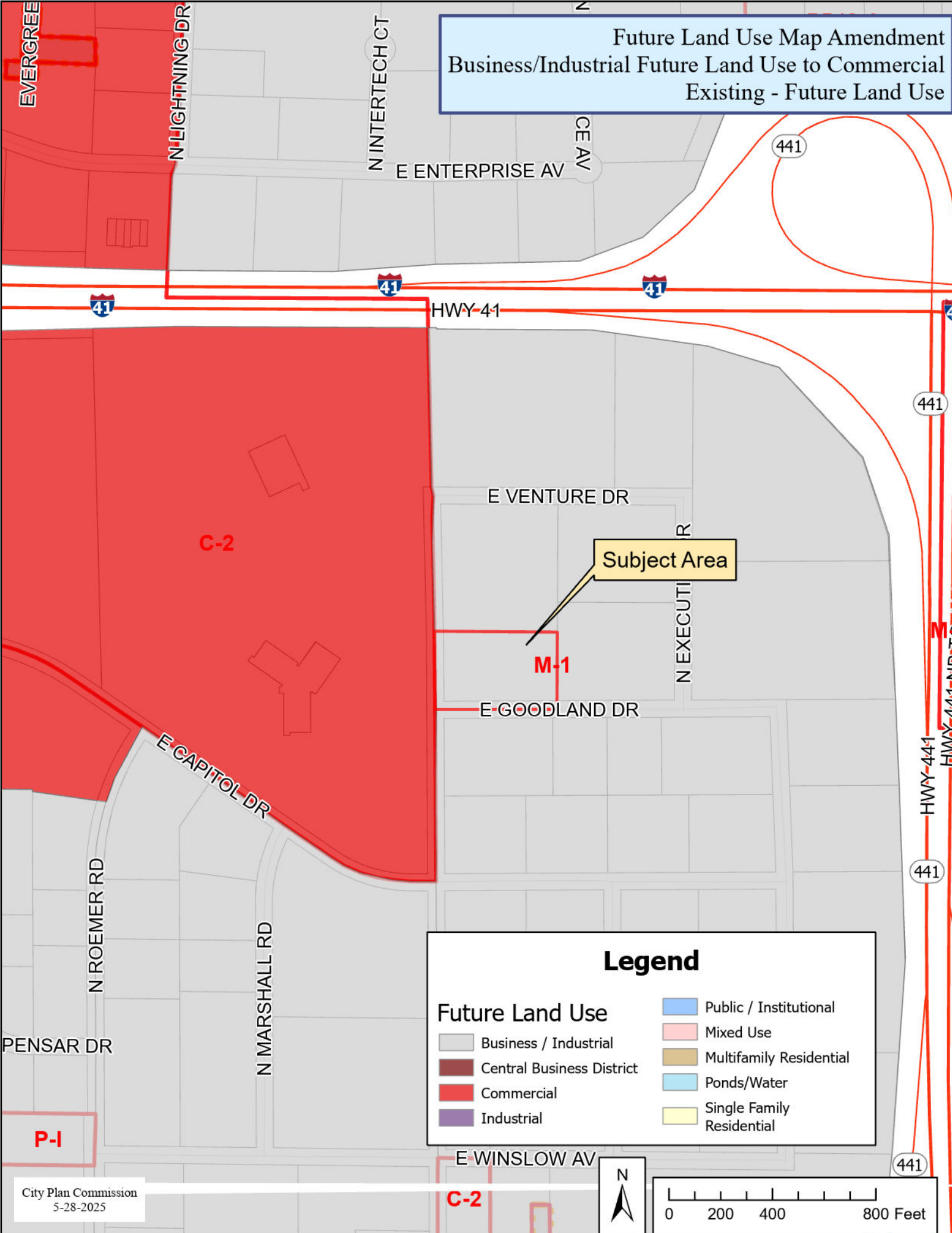
RECOMMENDATION

Based upon the above analysis, staff recommends the proposed City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #1-25 for the subject parcel #31-1-6723-12 from Business/Industrial Future Land Use Designation to Commercial Future Land Use Designation and the attached resolution, **BE APPROVED**; and

Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(e)(1)a. of the Zoning Ordinance, staff recommends Rezoning #4-25 to rezone the subject parcel #31-1-6723-12 from M-1 Industrial Park District to C-2 General Commercial District, including to the centerline of the adjacent right-of-way(s) as shown on the attached map, **BE APPROVED**.

NOTE: If approved, Rezoning #4-25 will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #1-25 to accurately reflect the change in future land use from Business/Industrial Future Land Use Designation to Commercial Future Land Use Designation.

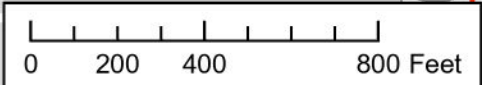
Future Land Use Map Amendment
Business/Industrial Future Land Use to Commercial
Existing - Future Land Use



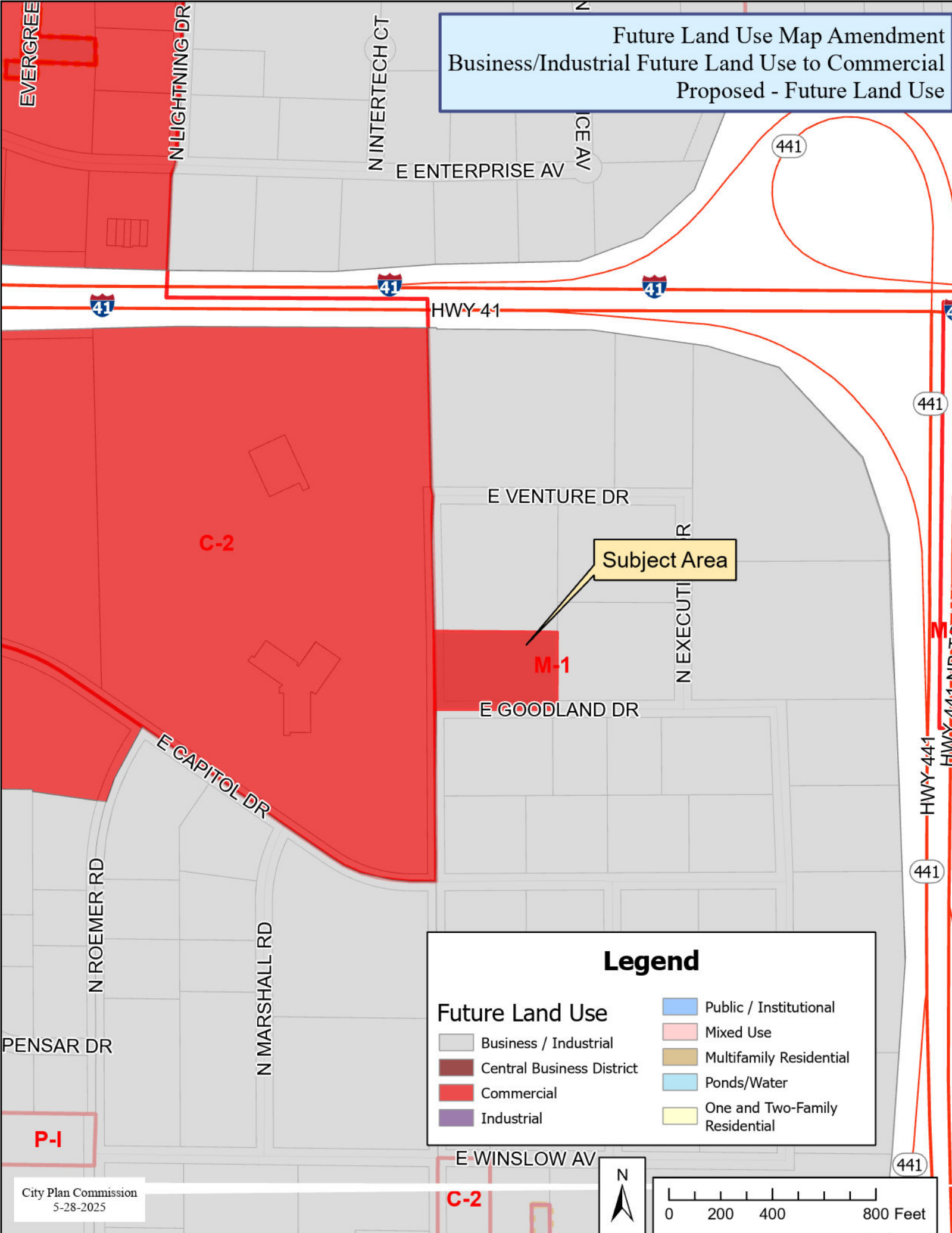
Legend

Future Land Use

- | | |
|---------------------------|---------------------------|
| Business / Industrial | Public / Institutional |
| Central Business District | Mixed Use |
| Commercial | Multifamily Residential |
| Industrial | Ponds/Water |
| | Single Family Residential |



Future Land Use Map Amendment
Business/Industrial Future Land Use to Commercial
Proposed - Future Land Use

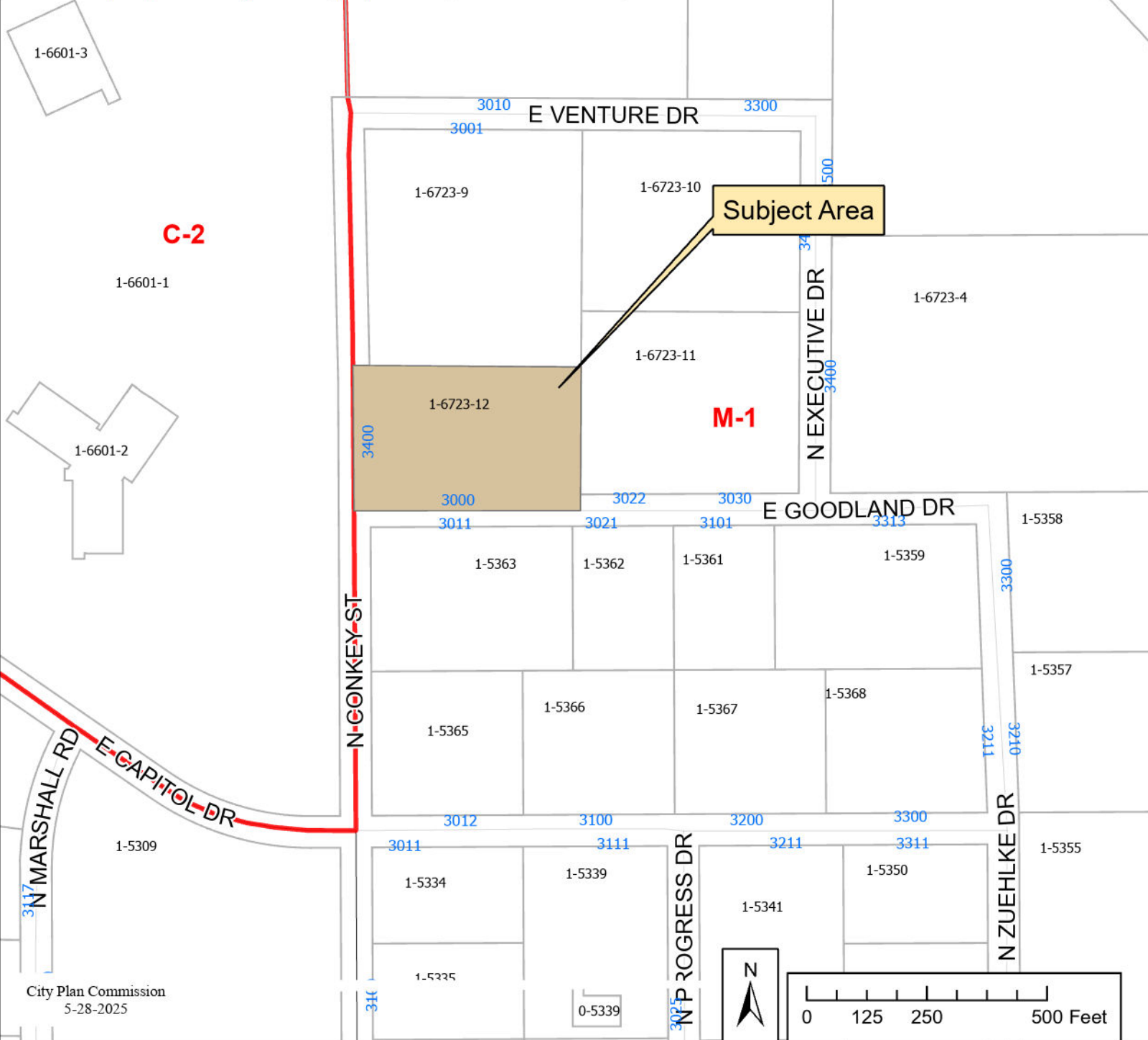
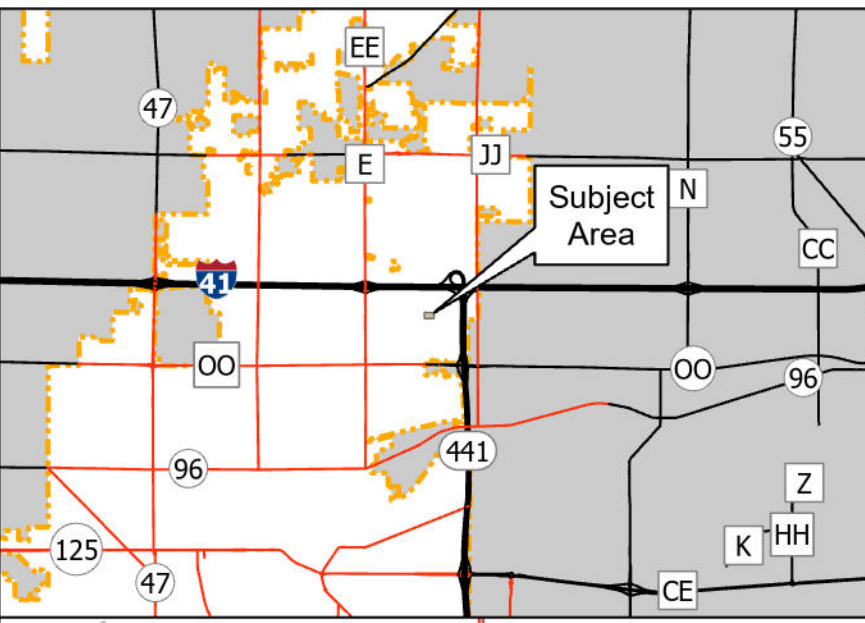


Future Land Use

- Business / Industrial
- Central Business District
- Commercial
- Industrial

- Public / Institutional
- Mixed Use
- Multifamily Residential
- Ponds/Water
- One and Two-Family Residential

Rezoning M-1 Industrial Park District
to C-2 General Commercial District
Zoning Map



Rezoning M-1 Industrial Park District
to C-2 General Commercial District
Aerial Map

N CONKEY ST

1-6723-9

1-6723-10

1-6723-11

Subject Area

1-6723-12

3400

3000

3022

E GOODLAND DR

3011

3021

1-5363

1-5362

1-5365

1-5366



0 55 110 220 Feet

LEGAL DESCRIPTION (AS FURNISHED)

STEWART TITLE GUARANTY COMPANY, FILE No.: QAP2024-801, EFFECTIVE DATE:
NOVEMBER 10, 2024 AT 12:01 A.M.

LOT FOUR (4), CERTIFIED SURVEY MAP NO. 3490 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY, WISCONSIN ON MAY 7, 1999, IN VOLUME 18 OF CERTIFIED SURVEY MAPS ON PAGE 3490 AS DOCUMENT NO. 1325228, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, TOGETHER WITH PART OF LOT 3, CERTIFIED SURVEY MAP NO. 3262, ALL IN THE EAST HALF OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, INCLUDING TO THE CENTERLINE OF THE ADJACENT STREET RIGHT-OF-WAY.

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, TOGETHER WITH PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IS THE EAST HALF OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



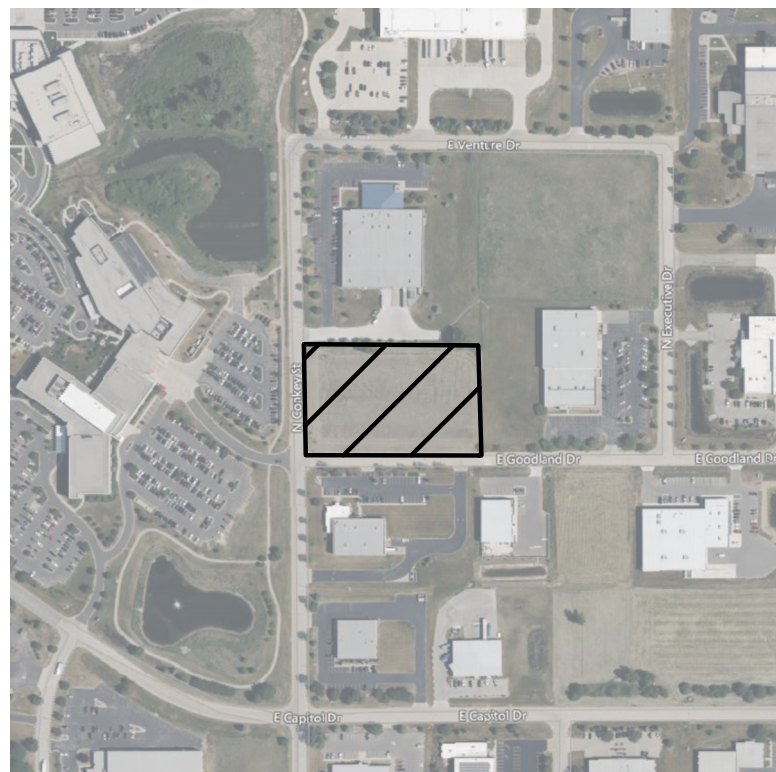
APPLETON REGIONAL OFFICE
3215 WEST LAWRENCE STREET, SUITE 6
APPLETON, WI 54914
P. 920.733.2800

CLIENT ADDRESS:
301 NORTH BROOM ST, STE 100
MADISON, WI 53703

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



































PROJECT:
LOT 4 - GOODLAND DRIVE

PROJECT LOCATION:
VACANT LOT, GOODLAND DRIVE
APPLETON, OUTAGAMIE COUNTY
WISCONSIN, 54911



SCALE: 1" = 500'

- GOVERNMENT CORNER
- 1" IRON PIPE FLOOR
- 3/4" REBAR FLOOR
- 3/4" x 24" REBAR SET (1.50 LBS/AF)
- COTTON SPINDLE SET
- CHISELED "X" SET
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- MAIL BOX
-
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- GIB INLET
- ENDWALL/END OF PIPE
- GAS VALVE
- ELECTRIC TRANSFORMER

- | | | | |
|---|--------------------|---|---|
|  | LIGHT POLE |  | CONCRETE CURB & GUTTER |
|  | YELLOW LIGHT |  | EDGE OF PAVEMENT |
|  | ELECTRIC MANHOLE |  | EDGE OF GRAVEL |
|  | POWER POLE |  | SANITARY SEWER |
|  | TRAFFIC SIGNAL |  | WATER LINE |
|  | VAULT |  | STORM SEWER |
|  | TELEPHONE PEDESTAL |  | FORCE MAIN |
|  | CABLE PEDESTAL |  | NATURAL GAS |
|  | DECIDUOUS TREE |  | OVERHEAD LINE |
|  | CONIFEROUS TREE |  | UNDERGROUND ELECTRIC |
|  | HANDICAP PARKING |  | BUILDING |
|  | PARCEL BOUNDARY |  | INDEX CONTOUR |
|  | SECTION LINE |  | INTERMEDIATE CONTOUR |
|  | RIGHT-OF-WAY LINE |  | BITUMINOUS PAVEMENT |
|  | PLANTED LOT LINE |  | CONCRETE PAVEMENT |
|  | CHORD LINE |  | GRAVEL |
|  | SETBACK LINE |  | PAVEMENT STRIPING |
|  | EASEMENT LINE |  | END OF FLAGGED UTILITIES |
|  | LANDSCAPE LIMITS |  | DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY |
|  | STONE WALL | | |

1. FIELD WORK PERFORMED ON NOVEMBER 21 & 22, 2024.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM, (OUTAGAME). THE SOUTH LINE OF THE NE 1/4 OF SEC 218-21-18 BEARS N89°46'16"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD88). BENCHMARK IS A OUTAGAME COUNTY MONUMENT MARKING THE NW CORNER OF THE SE 1/4 SECTION 18, T21N, R18E, ELEVATION = 743.05'
4. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPEARANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20244618887, 202444618890 AND 20244618887, WITH A CLEAR DATE OF 11-21-24.
5. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
APPLETON AREA SCHOOL DISTRICT
CITY OF APPLETON
WE ENERGIES (ELECTRIC AND GAS)
NET LEC
AT&T DISTRIBUTION
TDS METROMOV
TIME WARNER CABLE
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
7. NO BUILDINGS OBSERVED

ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

ITEM 20 DIGGER'S HOTLINE TICKET NOS. 20244618887, 20244618890, AND 20244618897 CALLED IN, CLEARED ON NOVEMBER 21, 2024.

STEWART TITLE GUARANTY COMPANY, FILE NO. #AP0224-001, EFFECTIVE DATE: NOVEMBER 10, 2004 AT 12:01 A.M.

(12) RESTRICTIONS, COVENANTS, AND EASEMENTS AS SHOWN ON CERTIFIED SURVEY MAP NO. 3262 RECORDED ON JANUARY 21, 1998
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(13) RESTRICTIONS, COVENANTS, AND EASEMENTS AS SHOWN ON CERTIFIED SURVEY MAP NO. 3490 RECORDED ON MAY 7, 1999 AS
DOCUMENT NO. 1325228.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(14) CERTIFICATE OF ANNEXATION RECORDED ON OCTOBER 7, 1987 AS DOCUMENT NO. 924639
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(15) DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED ON JANUARY 22, 1997 AS DOCUMENT NO. 1215803, AMENDMENT
RECORDED ON SEPTEMBER 20, 1999 AS DOCUMENT NO. 1342720, AMENDMENT RECORDED ON SEPTEMBER 20, 1999 AS DOCUMENT NO.
1342721, AMENDMENT RECORDED ON APRIL 5, 2001 AS DOCUMENT NO. 1401435, AMENDMENT RECORDED ON APRIL 5, 2001 AS
DOCUMENT NO. 1401434, ANNEXATION RECORDED ON OCTOBER 7, 1987 AS DOCUMENT NO. 924639
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

STEWART TITLE & TRUST COMPANY, FILE NO.: QAP2024-801, EFFECTIVE DATE: NOVEMBER 10, 2024 AT 12:01 A.M.

THE LAND REFERRED TO HEREIN BELOW IS LOCATED IN THE COUNTY OF OUTAGAMIE, STATE OF WISCONSIN AND IS DESCRIBED AS FOLLOWS:
LOT FOUR (4), CERTIFIED SURVEY MAP NO. 3490 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY,
WISCONSIN ON MAY 7, 1999, IN VOLUME 18 OF CERTIFIED SURVEY MAPS ON PAGE 3490 AS DOCUMENT NO. 1325228, BEING PART OF THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: VACANT LOT ON GOODLAND DRIVE, APPLETON, WI
TAX KEY NUMBER: 311672312

TO:

- i) STEWARD TITLE GUARANTY COMPANY,
- ii) HEALTH MANAGEMENT PARTNERS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-2, 4-5, 8, 13, 16, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2024.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR
Email: andy.wilkowski@jsdinc.com
Website: www.jsdinc.com

STORM SEWER MANHOLES						SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE	STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	741.21	N	733.17	--	RCP	SAN-1	741.64	N	724.04	36"	RCP
		NE	N/A	--	PVC			S	724.04	36"	RCP
		S	733.04	--	RCP	SAN-2	745.10	S	733.43	12"	RCP
STM-2	744.60	N	732.47	--	RCP			S	723.79	--	RCP
		S	732.42	--	RCP			N	723.79	--	RCP
STM-3	743.69	SE	N/A	15"	PVC			E	N/A	36"	RCP
		S	736.66	15"	PVC	SAN-3	743.34	E	723.70	36"	RCP
		E	736.28	18"	RCP			W	723.70	36"	RCP
STM-4	744.34	N	732.67	15"	PVC	SAN-4	741.94	E	723.52	36"	RCP
		E	732.67	15"	PVC			W	723.37	36"	RCP
STM-5	742.86	E	735.58	18"	RCP						
		W	N/A	18"	RCP						
		S	735.21	15"	PVC						

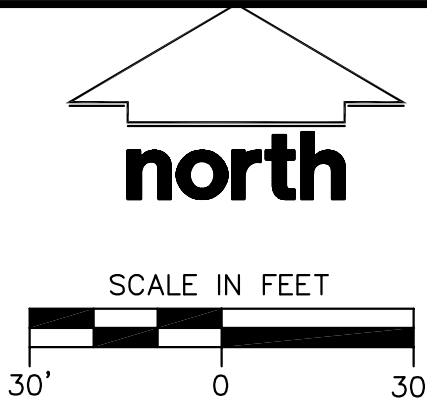
STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	737.34	S	733.64	24"	RCP
		SE	733.74	12"	HDPPE
		NW	N/A	8"	PVC
INL-2	742.86	N	739.71	15"	PVC
		S	739.71	6"	PVC
INL-3	742.87	N	739.42	15"	PVC
		S	739.57	15"	PVC
INL-4	741.36	E	738.51	6"	PVC
		W	737.36	12"	PVC
INL-5	741.42	E	737.77	12"	PVC
		W	737.77	6"	PVC

CONTROL POINTS				
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	574155.01	838755.23	743.05	MGN
CP-2	573940.57	838697.34	745.12	RBR
CP-3	573863.49	839116.85	743.88	RBR
CP-4	574197.85	839062.03	739.00	MAG
CP-5	574020.27	839207.57	741.45	MAG

*BID DOES NOT GUARANTEE THE CONTROL POINT ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	745.86	BURY BOLT ON HYDRANT IN FRONT OF 3021 GOODLAND DRIVE

*BID DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



FEBRUARY 14, 2025

MODIFICATIONS:		
#	Date:	Description:
1		
2		
3		
4		
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7		
8		
9		
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13		
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15		

Prepared By: CPL 02/12/25

SHEET TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

SHEET NUMBER: _____

1 OF 1

PROJECT NO: 24-14764

**RESOLUTION
CITY OF APPLETON**

**ADOPTION OF THE RECOMMENDED AMENDMENT TO THE COMPREHENSIVE
PLAN AS PREPARED BY THE CITY OF APPLETON PLAN COMMISSION**

WHEREAS, the Common Council of the City of Appleton pursuant to Section 62.23 of the Wisconsin Statutes, has established a City Plan Commission; and

WHEREAS, on March 3, 2010, the Common Council adopted the City of Appleton Comprehensive Plan to promote public health, safety and welfare of the City by effectively guiding long-range growth and development within the city and its statutory extraterritorial planning jurisdiction; and

WHEREAS, Chapter 12: Implementation, Comprehensive Plan Update Procedures, of the Comprehensive Plan was created in the City of Appleton Code of Ordinances to provide procedures and criteria for amending and updating the City of Appleton Comprehensive Plan; and

WHEREAS, members of the public were invited to make comments at a meeting held on May 28, 2025, by the City Plan Commission, wherein the following Comprehensive Plan amendment (Amendment #1-25) herein adopted were reviewed and commented upon by members of the public; and

WHEREAS, the City of Appleton Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Future Land Use Map at a meeting held on May 28, 2025, and

WHEREAS, the City of Appleton Plan Commission reviewed the following Comprehensive Plan Amendments, found these amendments to meet the criteria outlined in Chapter 12: Implementation, Comprehensive Plan Update Procedures, warranting inclusion in this resolution

1. Having been filed with the City Clerk by the City of Appleton Community Development Department requesting a Comprehensive Plan Future Land Use Map Amendment to change future land use designations for specified property (Tax Id #31-1-6723-12) on the Future Land Use Map from Business/Industrial to Commercial.

WHEREAS, members of the public, adjacent and nearby local governmental units will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Common Council for the Comprehensive Plan proposed amendment; and

WHEREAS, after said public hearing, the Common Council will decide whether to adopt by ordinance the proposed amendments to the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Appleton; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail; and

NOW, THEREFORE, BE IT RESOLVED, by the City of Appleton Plan Commission that the recommended Comprehensive Plan amendments are hereby adopted as a part of the City of Appleton Comprehensive Plan 2010-2030 pursuant to §66.1001(4), Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan amendments to the City of Appleton Common Council for adoption by ordinance, after a 30-day public review and comment period and public hearing.

Adopted this _____ day of _____, 2025.

Jacob A. Woodford, Mayor

ATTEST:

Kami Lynch, City Clerk



CITY OF APPLETON

MEMORANDUM

Date: May 28, 2025
To: City Plan Commission
From: Colin Kafka, Principal Planner
Subject: City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #1-25 and Rezoning #4-25

GENERAL INFORMATION

Owner/Applicant: Kevan Lewis, Health Management Partners LLC. / Michael Booth, OPN Architects, Inc.

Address/Parcel Number: 0 E. Goodland Dr (Tax ID#31-1-6723-12)

Applicant's Request: Applicant, with owner approval, requests to amend the City of Appleton Comprehensive Plan 2010-2030 Future Land Use Map from future Business/Industrial designation to future Commercial designation for the subject parcel. In tandem with the future land use map amendment request, the applicant, with owner approval, requests to rezone the subject parcel from M-1 Industrial Park District to C-2 General Commercial District.

The rezoning request is being made to permit by right the use and development of the parcel for professional services. The owner intends to construct a Clinic, Ambulatory Surgery, and Office building. The comprehensive plan future land use map amendment request is being made to provide a future land use designation that is consistent with the proposed rezoning request and proposed future use of the property.

Plan Commission Public Hearing Meeting Date: May 28, 2025

Common Council Meeting Date: July 16, 2025

BACKGROUND

1999 Parcel established as Lot 4 of CSM 3490 (Doc No. 1325228)

STAFF ANALYSIS

Procedural Findings: When a *Comprehensive Plan 2010-2030* Future Land Use Map Amendment and Rezoning application are required for the same development project, the respective staff reports are consolidated into one report.

Existing Site Conditions: The subject parcel is approximately 2.69 acres in size and is located at the corner of North Conkey Street and East Goodland Drive. A 15' wide utility easement is situated along the west, south, and east parcel lines. The parcel is vacant.

Surrounding Zoning Classification, Future Land Use Designation, and Current Land Uses:

North: Zoning – M-1 Industrial Park District
Future Land Use Designation – Business/Industrial
Current Land Use – Industrial (Manufacturing/Warehouse)

South: Zoning – M-1 Industrial Park District
Future Land Use Designation – Business/Industrial
Current Land Use – Industrial (Manufacturing/Warehouse)

East: Zoning – M-1 Industrial Park District
Future Land Use Designation – Business/Industrial
Current Land Use – Governmental Facility (Outagamie County Sheriff)

West: Zoning – C-2 General Commercial District
Future Land Use Designation – Commercial
Current Land Use – Hospital (ThedaCare Hospital)

Proposed Future Land Use Designation: Amendments to the Comprehensive Plan are sometimes triggered by technical corrections to omissions or errors, specific development proposals, or changing circumstances in the City. In this case, a potential development proposal for the subject parcel is necessitating the change to future Commercial land use designation. The proposed future land use designation is consistent with the future Commercial land use designation for the parcel immediately to the west of the subject parcel (ThedaCare Healthcare Complex).

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future business/industrial. The proposed comprehensive plan future land use amendment and rezoning is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 8 – Economic Development

Appleton will pursue economic development that retains and attracts talented people, brings good jobs to the area, and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

OBJECTIVE 9.2 Economic Development:

Grow Appleton's business community through recruitment, expansion, and retention programs that ensure a diverse business mix and jobs that pay well.

OBJECTIVE 9.5.1 Economic Development:

Ensure a continued adequate supply of industrial and commercial land to sustain new business development.

OBJECTIVE 10.5 Land Use:

Support the continued redevelopment and revitalization of land uses adjacent to Appleton's key transportation corridors and downtown.

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

Policy 10.1.1 Adopt, and as necessary, amend the Future Land Use Map in the Comprehensive Plan.

Proposed Zoning Classification: The C-2 district is intended to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public. Per Section 23-113(h) of the Municipal Code, the development standards in the C-2 General Commercial District are listed below:

- (1) Minimum lot area.** Fourteen thousand (14,000) square feet.
- (2) Maximum lot coverage.** Seventy-five percent (75%).
- (3) Minimum lot width.** Sixty (60) feet.
- (4) Minimum front yard.** Ten (10) feet.
- (5) Minimum rear yard.** Twenty (20) feet.
- (6) Minimum side yard.**
 - a. None.
 - b. Ten (10) feet if abutting a residentially zoned district.
- (7) Maximum building height.** Thirty-five (35) feet [See §23-113 (e)].

Future Actions: If the rezoning request is approved, any future development would be reviewed against the C-2 District zoning regulations and other applicable sections of the Zoning Ordinance. Any future development on the subject parcel would require Site Plan review and approval, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.

Standards for Zoning Map Amendments: Per Section 23-65(e), all recommendations for zoning amendments shall be consistent with the adopted plans, goals and policies of the City and with the purpose and intent of this zoning ordinance. It would appear the criteria established has been satisfied. Related excerpts are listed below.

- (1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:
 - a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton. *If Future Land Use Map Amendment #1-25 is approved to designate the subject parcel as future Commercial, the rezoning request will be in conformance with the Comprehensive Plan 2010-2030.*
 - b. Factors have changed such as availability to new data, growth patterns and rates, the presence of new road or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different district.
 - c. There is an error in the zoning ordinance text or zoning map as enacted.

Development Review Team (DRT) Report: This item appeared on the May 6, 2025, DRT agenda. No negative comments were received from participating departments.

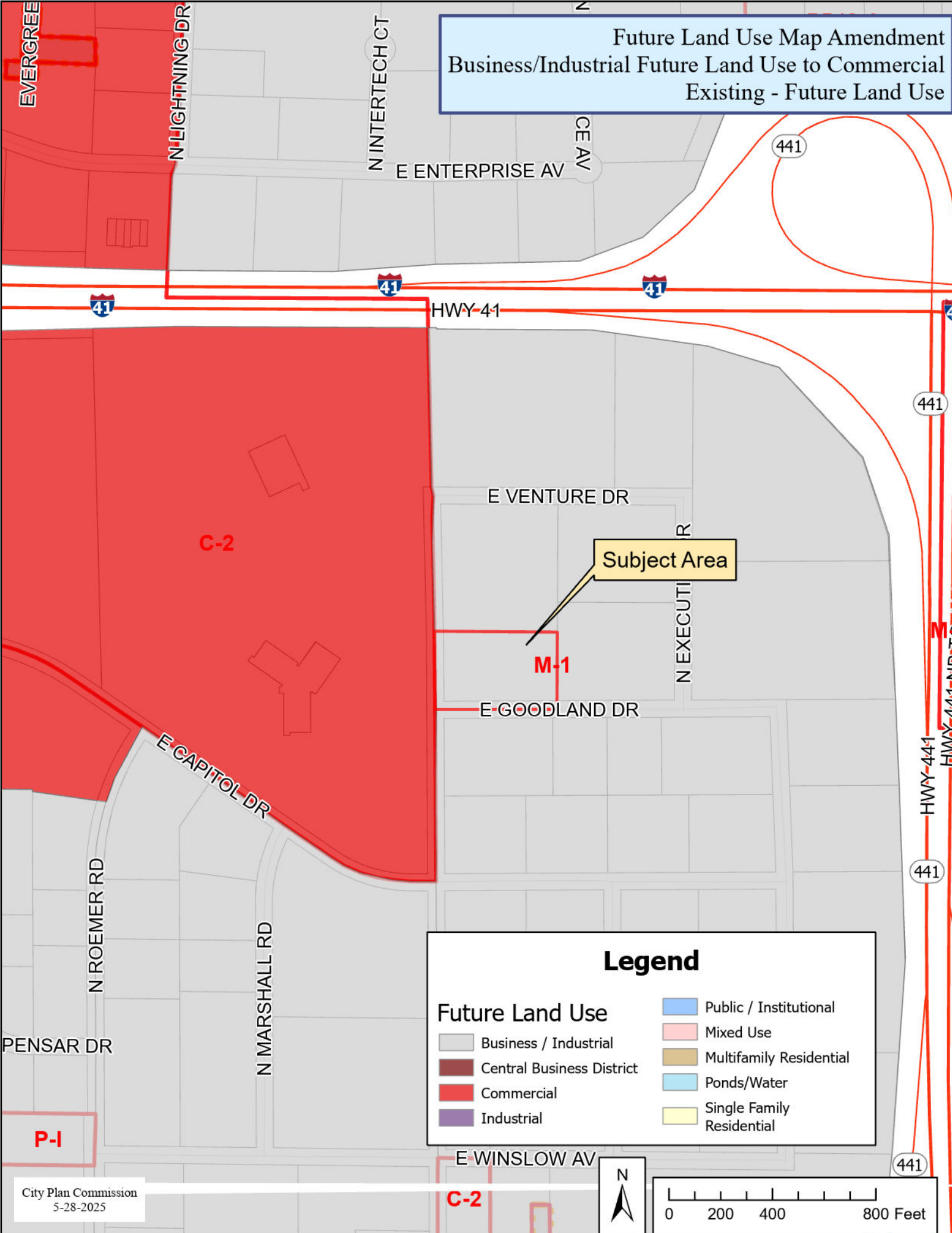
RECOMMENDATION

Based upon the above analysis, staff recommends the proposed City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #1-25 for the subject parcel #31-1-6723-12 from Business/Industrial Future Land Use Designation to Commercial Future Land Use Designation and the attached resolution, **BE APPROVED**; and

Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(e)(1)a. of the Zoning Ordinance, staff recommends Rezoning #4-25 to rezone the subject parcel #31-1-6723-12 from M-1 Industrial Park District to C-2 General Commercial District, including to the centerline of the adjacent right-of-way(s) as shown on the attached map, **BE APPROVED**.

NOTE: If approved, Rezoning #4-25 will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #1-25 to accurately reflect the change in future land use from Business/Industrial Future Land Use Designation to Commercial Future Land Use Designation.

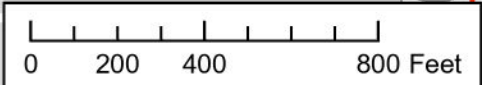
Future Land Use Map Amendment
Business/Industrial Future Land Use to Commercial
Existing - Future Land Use



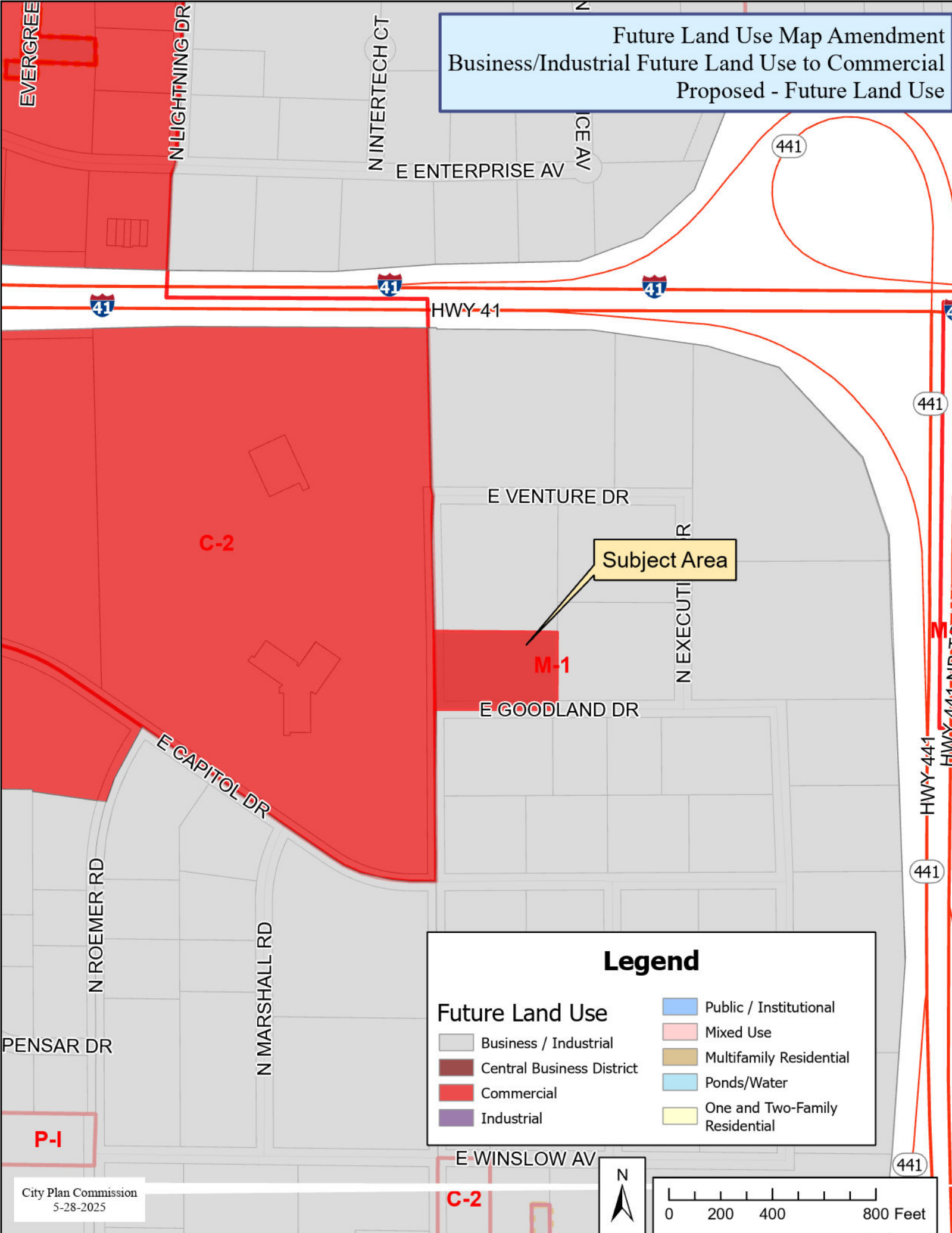
Legend

Future Land Use

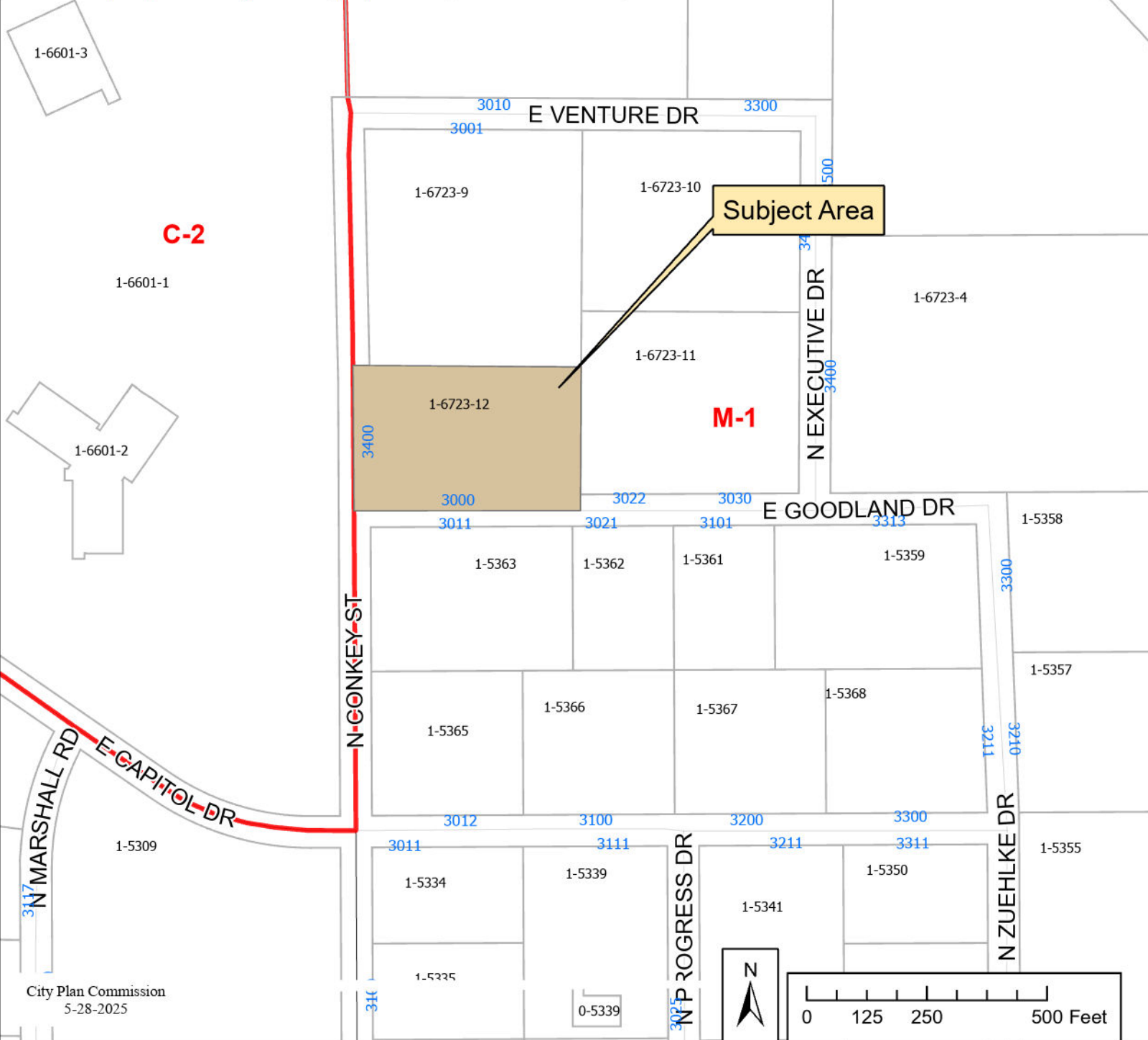
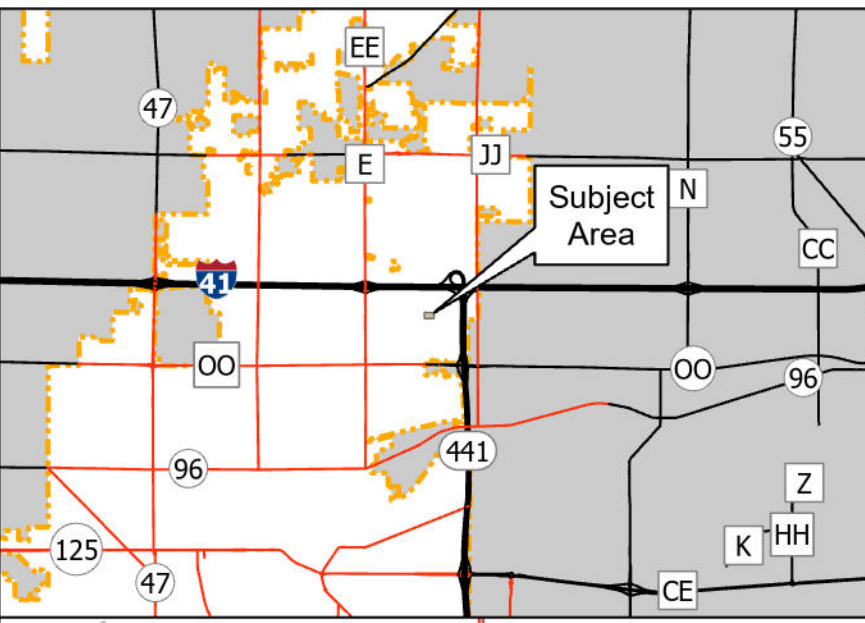
- | | |
|---------------------------|---------------------------|
| Business / Industrial | Public / Institutional |
| Central Business District | Mixed Use |
| Commercial | Multifamily Residential |
| Industrial | Ponds/Water |
| | Single Family Residential |



Future Land Use Map Amendment
Business/Industrial Future Land Use to Commercial
Proposed - Future Land Use



Rezoning M-1 Industrial Park District
to C-2 General Commercial District
Zoning Map



Rezoning M-1 Industrial Park District
to C-2 General Commercial District
Aerial Map

N CONKEY ST

1-6723-9

1-6723-10

1-6723-11

Subject Area

1-6723-12

3400

3000

3022

E GOODLAND DR

3011

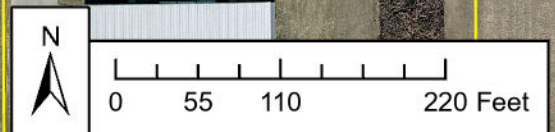
3021

1-5363

1-5362

1-5365

1-5366



LEGAL DESCRIPTION (AS FURNISHED)

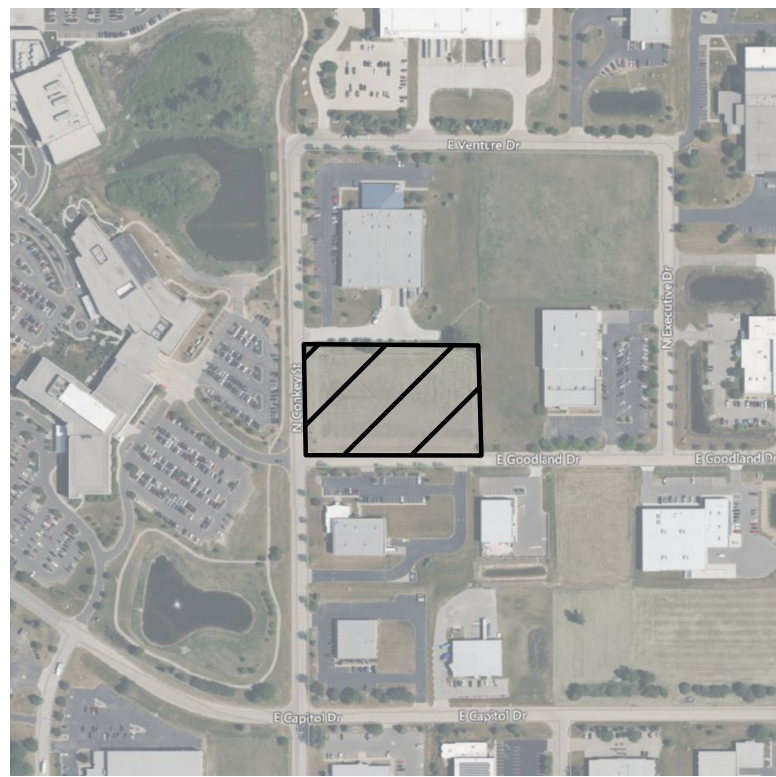
STEWART TITLE GUARANTY COMPANY, FILE No.: QAP2024-801, EFFECTIVE DATE:
NOVEMBER 10, 2024 AT 12:01 A.M.

LOT FOUR (4), CERTIFIED SURVEY MAP NO. 3490 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY, WISCONSIN ON MAY 7, 1999, IN VOLUME 18 OF CERTIFIED SURVEY MAPS ON PAGE 3490 AS DOCUMENT NO. 1325228, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, TOGETHER WITH PART OF LOT 3, CERTIFIED SURVEY MAP NO. 3262, ALL IN THE EAST HALF OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, INCLUDING TO THE CENTERLINE OF THE ADJACENT STREET RIGHT-OF-WAY.

File: USDC\wisconsin\projects\PROJECTS\2024\04\1754\DWG\Survey Sheets\241754.dwg Layout: 30x42 User: andy.wilkowski Plot Date: 11/20/2025 9:50am Verbs:

ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, TOGETHER WITH PART OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IS THE EAST HALF OF SECTION 18, TOWNSHIP 21
NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

VICINITY MAP



SCALE: 1" = 500'

LEGEND

● GOVERNMENT CORNER	⊗ LIGHT POLE	▬ CONCRETE CURB & GUTTER
● 1" IRON PIPE FOUND	⊗ YARD LIGHT	▬ EDGE OF PAVEMENT
● 3/4" REBAR FOUND	⊗ ELECTRIC MANHOLE	▬ EDGE OF GRAVEL
○ COTTON SPINDLE SET	⊗ POWER POLE	▬ SANITARY SEWER
⊗ CHISELED 'X' SET	⊗ TRAFFIC SIGNAL	▬ WATER LINE
⊗ BENCHMARK	⊗ VAULT	▬ STORM SEWER
⊗ FINISHED FLOOR SHOT LOCATION	⊗ TELEPHONE PEDESTAL	▬ FORCE MAIN
⊗ BOLLARD	⊗ CABLE PEDESTAL	▬ NATURAL GAS
⊗ MAIL BOX	⊗ DECIDUOUS TREE	▬ OVERHEAD LINE
⊗ SIGN	⊗ CONIFEROUS TREE	▬ UNDERGROUND ELECTRIC
⊗ SANITARY MANHOLE	⊗ HANDICAP PARKING	▬ BUILDING
⊗ WATER MANHOLE	▬ PARCEL BOUNDARY	▬ INDEX CONTOUR
⊗ HYDRANT	▬ SECTION LINE	▬ INTERMEDIATE CONTOUR
⊗ WATER VALVE	▬ RIGHT-OF-WAY LINE	▬ BITUMINOUS PAVEMENT
⊗ STORM MANHOLE	▬ PLATTED LOT LINE	▬ CONCRETE PAVEMENT
⊗ ROUND CASTED INLET	▬ CHORD LINE	▬ GRAVEL
⊗ CURB INLET	▬ SETBACK LINE	▬ PAVEMENT STRIPING
▬ ENDWALL/END OF PIPE	▬ EASEMENT LINE	▬ END OF FLAGGED UTILITIES
▬ GAS VALVE	▬ LANDSCAPE LIMITS	▬ DENOTES RECORDED AS MEASUREMENTS
▬ ELECTRIC TRANSFORMER	▬ FENCE LINE	▬ DEPICTING THE SAME LINE ON THE
	▬ STONE WALL	▬ GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON NOVEMBER 21 & 22, 2024.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM, (OUTAGAMIE). THE SOUTH LINE OF THE NE 1/4 OF SEC 18-21-18 BEARS N89°46'16"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). BENCHMARK IS A OUTAGAMIE COUNTY MONUMENT MARKING THE NW CORNER OF THE SE 1/4 SECTION 18, T21N, R18E, ELEVATION = 743.05'
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20244618887, 20244618890 AND 20244618897, WITH A CLEAR DATE OF 11-21-24.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
APPLETON AREA SCHOOL DISTRICT
CITY OF APPLETON
WE ENERGIES (ELECTRIC AND GAS)
NET LEC
A/T&T DISTRIBUTION
TDS METROCOM
TIME WARNER CABLE
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- NO BUILDINGS OBSERVED

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 18 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 20 DIGGER'S HOTLINE TICKET NOs. 20244618887, 20244618890, AND 20244618897 CALLED IN, CLEARED ON NOVEMBER 21, 2024.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

- STEWART TITLE GUARANTY COMPANY, FILE NO.: QAP2024-801, EFFECTIVE DATE: NOVEMBER 10, 2024 AT 12:01 A.M.
- 12 RESTRICTIONS, COVENANTS, AND EASEMENTS AS SHOWN ON CERTIFIED SURVEY MAP NO. 3262 RECORDED ON AUGUST 21, 1998 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 13 RESTRICTIONS, COVENANTS, AND EASEMENTS AS SHOWN ON CERTIFIED SURVEY MAP NO. 3490 RECORDED ON MAY 7, 1999 AS DOCUMENT NO. 1325228.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 14 CERTIFICATE OF ANNEXATION RECORDED ON OCTOBER 7, 1987 AS DOCUMENT NO. 924639
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- 15 DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED ON JANUARY 22, 1997 AS DOCUMENT NO. 1215803, AMENDMENT RECORDED ON MAY 7, 1999, IN VOLUME 18 OF CERTIFIED SURVEY MAPS ON PAGE 3490 AS DOCUMENT NO. 1325228, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, TOGETHER WITH PART OF LOT 3, CERTIFIED SURVEY MAP NO. 3262, ALL IN THE EAST HALF OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

STEWART TITLE GUARANTY COMPANY, FILE NO.: QAP2024-801, EFFECTIVE DATE: NOVEMBER 10, 2024 AT 12:01 A.M.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OUTAGAMIE, STATE OF WISCONSIN AND IS DESCRIBED AS FOLLOWS:
LOT FOUR (4), CERTIFIED SURVEY MAP NO. 3490 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY, WISCONSIN ON MAY 7, 1999, IN VOLUME 18 OF CERTIFIED SURVEY MAPS ON PAGE 3490 AS DOCUMENT NO. 1325228, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, TOGETHER WITH PART OF LOT 3, CERTIFIED SURVEY MAP NO. 3262, ALL IN THE EAST HALF OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 18 EAST, LOCATED IN THE CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: VACANT LOT ON GOODLAND DRIVE, APPLETON, WI
TAX KEY NUMBER: 311672312

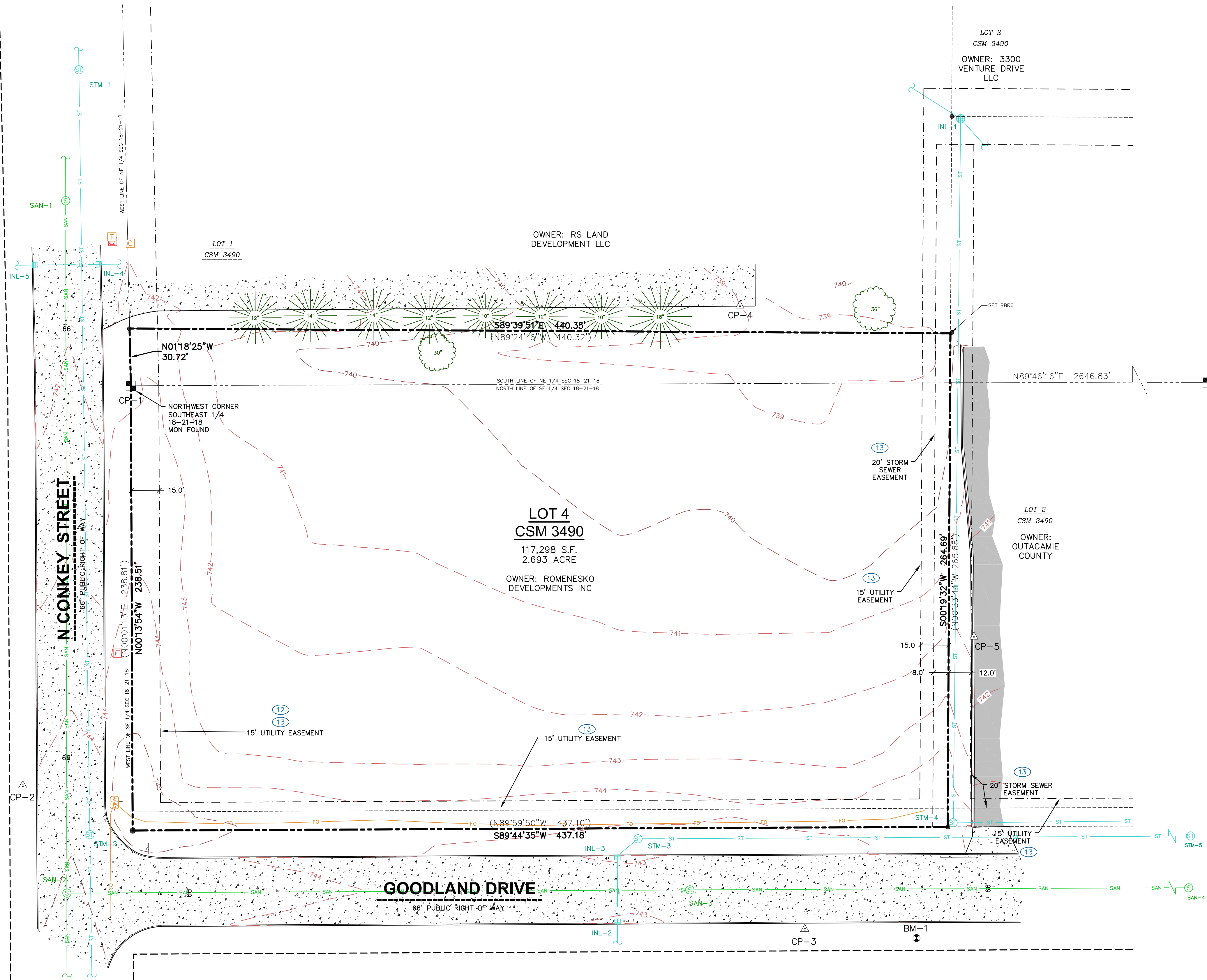
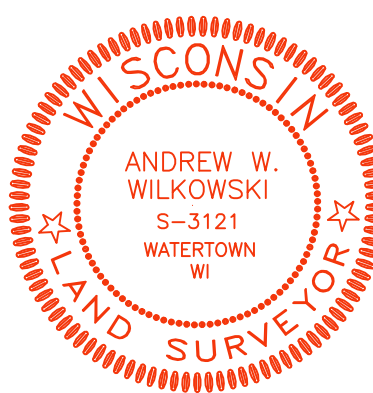
SURVEYOR'S CERTIFICATE

TO:
i) STEWARD TITLE GUARANTY COMPANY,
ii) HEALTH MANAGEMENT PARTNERS, LLC,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-2, 4-5, 8, 13, 16, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2024.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR
Email: andy.wilkowski@jddinc.com
Website: www.jddinc.com

FEBRUARY 14, 2025
DATE



STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
STM-1	741.21	N	733.17 - 24"	RCP	
		NE	N/A	PVC	
		S	733.04 - 12"	RCP	
STM-2	744.60	N	732.47 - 12"	RCP	
		S	732.42 - 15"	PVC	
STM-3	743.69	SE	N/A	RCP	
		S	736.66 - 15"	PVC	
		E	736.28 - 18"	RCP	
STM-4	744.34	N	732.87 - 15"	PVC	
		E	732.87 - 15"	PVC	
STM-5	742.86	E	735.28 - 18"	RCP	
		W	N/A	PVC	
		S	735.21 - 15"	PVC	

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
INL-1	737.34	S	733.64 - 24"	RCP	
		SE	733.74 - 12"	HDPE	
		NW	N/A	PVC	
INL-2	742.86	N	739.71 - 15"	PVC	
		S	739.71 - 6"	PVC	
INL-3	742.87	N	739.42 - 15"	PVC	
		S	739.57 - 15"	PVC	
INL-4	741.36	E	738.51 - 6"	PVC	
		W	737.36 - 12"	PVC	
INL-5	741.42	E	737.77 - 12"	PVC	
		W	737.77 - 6"	PVC	

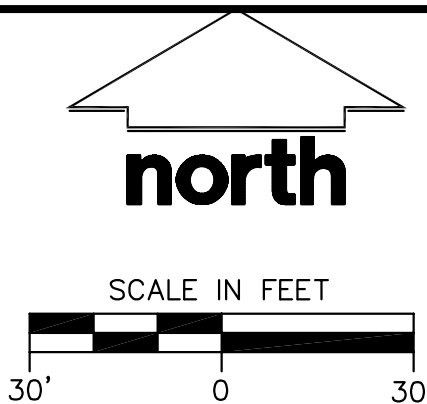
SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
SAN-1	741.64	N	724.04 - 36"	RCP	
		S	724.04 - 36"	RCP	
SAN-2	745.10	S	733.43 - 12"	RCP	
		S	723.79 - 36"	RCP	
SAN-3	743.34	E	N/A	RCP	
		W	723.70 - 36"	RCP	
SAN-4	741.94	E	723.52 - 36"	RCP	
		W	723.37 - 36"	RCP	

CONTROL POINTS				
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	574155.01	838755.23	743.05	MON
CP-2	573940.57	838697.34	745.12	RBR
CP-3	573863.49	839116.85	743.88	RBR
CP-4	574197.85	839082.03	739.00	MAG
CP-5	574020.27	839207.57	741.45	MAG

*SJD DOES NOT GUARANTEE THE CONTROL POINT ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	745.86	BURY BOLT ON HYDRANT IN FRONT OF 3021 GOODLAND DRIVE

*SJD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



CREATE THE VISION TELL THE STORY

jsdinc.com

APPLETON REGIONAL OFFICE
3215 WEST LAWRENCE STREET, SUITE 6
APPLETON, WI 54914
P. 920.733.2800

CLIENT:
OPN ARCHITECTS

CLIENT ADDRESS:
301 NORTH BROOM ST, STE 100
MADISON, WI 53703

PROJECT:
LOT 4 - GOODLAND DRIVE

PROJECT LOCATION:
VACANT LOT, GOODLAND DRIVE
APPLETON, OUTAGAMIE COUNTY
WISCONSIN, 54911

MODIFICATIONS:		
#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
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10		
11		
12		
13		
14		
15		

Prepared By: CPL 02/12/25

SHEET TITLE:
ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 24-14764

**RESOLUTION
CITY OF APPLETON**

**ADOPTION OF THE RECOMMENDED AMENDMENT TO THE COMPREHENSIVE
PLAN AS PREPARED BY THE CITY OF APPLETON PLAN COMMISSION**

WHEREAS, the Common Council of the City of Appleton pursuant to Section 62.23 of the Wisconsin Statutes, has established a City Plan Commission; and

WHEREAS, on March 3, 2010, the Common Council adopted the City of Appleton Comprehensive Plan to promote public health, safety and welfare of the City by effectively guiding long-range growth and development within the city and its statutory extraterritorial planning jurisdiction; and

WHEREAS, Chapter 12: Implementation, Comprehensive Plan Update Procedures, of the Comprehensive Plan was created in the City of Appleton Code of Ordinances to provide procedures and criteria for amending and updating the City of Appleton Comprehensive Plan; and

WHEREAS, members of the public were invited to make comments at a meeting held on May 28, 2025, by the City Plan Commission, wherein the following Comprehensive Plan amendment (Amendment #1-25) herein adopted were reviewed and commented upon by members of the public; and

WHEREAS, the City of Appleton Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Future Land Use Map at a meeting held on May 28, 2025, and

WHEREAS, the City of Appleton Plan Commission reviewed the following Comprehensive Plan Amendments, found these amendments to meet the criteria outlined in Chapter 12: Implementation, Comprehensive Plan Update Procedures, warranting inclusion in this resolution

1. Having been filed with the City Clerk by the City of Appleton Community Development Department requesting a Comprehensive Plan Future Land Use Map Amendment to change future land use designations for specified property (Tax Id #31-1-6723-12) on the Future Land Use Map from Business/Industrial to Commercial.

WHEREAS, members of the public, adjacent and nearby local governmental units will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Common Council for the Comprehensive Plan proposed amendment; and

WHEREAS, after said public hearing, the Common Council will decide whether to adopt by ordinance the proposed amendments to the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Appleton; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail; and

NOW, THEREFORE, BE IT RESOLVED, by the City of Appleton Plan Commission that the recommended Comprehensive Plan amendments are hereby adopted as a part of the City of Appleton Comprehensive Plan 2010-2030 pursuant to §66.1001(4), Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan amendments to the City of Appleton Common Council for adoption by ordinance, after a 30-day public review and comment period and public hearing.

Adopted this _____ day of _____, 2025.

Jacob A. Woodford, Mayor

ATTEST:

Kami Lynch, City Clerk



CITY OF APPLETON

MEMORANDUM

Date: May 28, 2025
To: Plan Commission
From: Don Harp, Principal Planner
Subject: Petition for Direct Annexation by Unanimous Approval Where No Owners/Electors Reside – Chris J. Hartwig Rev Trust – E. Northland Ave/441 Annexation

GENERAL INFORMATION

Owner/Petitioner: Evelyn A. Hartwig, Trustee for Chris J. Hartwig Revocable Trust

Applicant/Developer: Devon Pittman, Development Manager - Briohn Building Corporation

Address/Parcel Numbers: East Northland Avenue / 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000, 101172100, 102005800, 102005900, and 102008300 - Town of Grand Chute

Petitioner's Request: The owner/petitioner is requesting direct annexation by unanimous approval where no owners/electors reside pursuant to Section 66.0217(2), Wisconsin State Statutes of land currently located in the Town of Grand Chute, Outagamie County.

Purpose for Annexation: To allow the property to be developed utilizing City services for anticipated commercial/industrial uses.

Population of Such Territory: 0

Annexation Area: 11.1796 acres m/l

Plan Commission Meeting Date: May 28, 2025

Common Council Meeting Date: June 4, 2025

BACKGROUND

On March 16, 1992, the City of Appleton and the Town of Grand Chute agreed to and entered into an Intermunicipal Boundary Agreement pursuant to Section 66.027 and 66.30 of the Wisconsin State Statutes for the purpose of defining and expanding the provision of governmental services, including water and sewer services, by establishing the City's growth area and establishing provisions for annexation of land within the Town of Grand Chute to the City of Appleton.

On March 12, 2025, City staff held a conceptual site plan review meeting with the owner's representative and applicant/developer to review and provide initial comments on a conceptual site plan layout for the land area located at the northwest corner of the intersection of Northland Avenue (CTH OO)/USH-441 Interchange. Staff will continue to work with the applicant/developer of the property to review and provide feedback on future site plan submittals. This ongoing collaboration is intended to ensure that all municipal requirements are met and that the development aligns with City goals and policies.

On May 20, 2025, the Department of Administration (DOA) found the annexation to be in the public interest; attached is the review letter.

STAFF ANALYSIS

This item appeared on the April 22, 2025 Development Review Team (DRT) agenda. The Development Review Team has reviewed the annexation petition and identified the following:

- Currently, the subject property is undeveloped. No electors reside in the annexation area.
- The area proposed for annexation is contiguous to the existing City boundary located to the north, south, east and west of the annexation area.
- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- North of CTH OO, sanitary sewer exists in Conkey Street, Winslow Avenue, and along the east side of Tax Parcel 31-1-5352. DPW anticipates sanitary sewer laterals for the referenced parcels north of CTH OO will need to be extended to one of the referenced locations. Property owner responsible for verifying appropriate depth for gravity service.
- South of CTH OO, sanitary sewer exists along the east side of Tax Parcel 102005800. DPW anticipates sanitary sewer laterals for the referenced parcels north of CTH OO will need to be extended to the referenced location. Property owner responsible for verifying appropriate depth for gravity service.
- Water main exists in Conkey Street, Winslow Avenue, along the east side of Tax Parcel 31-1-5352, and along the north side of CTH OO. The annexed parcels north of CTH OO will be served from one of the three water mains.
- Access to CTH OO is under the authority of the Outagamie County Highway Department. Access to the other streets would be under the authority of the City of Appleton.
- The City can provide Police and Fire services to the subject property.
- The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future Business/Industrial.
- The owner will initiate the future land use map and zoning map amendment requests pursuant to the following information:

- ❖ Adjacent parcels 31-1-6728-00, 31-1-6729-00, 31-1-5351-00, 31-1-5352-01, and 31-1-5352-00, located between CTH OO and East Winslow Avenue are also owned by the petitioner. Future development is anticipated on the properties located on the north side of CTH OO included in this annexation request and these adjacent parcels; however, prior to development, a future land use map amendment from Business/Industrial to future Commercial will be required for parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000, 101172100, 31-1-6728-00, 31-1-6729-00, 31-1-5351-00, 31-1-5352-01, and 31-1-5352-00 and a zoning map amendment from AG District and M-1 District to C-2 District will be required for parcels 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000, 101172100, 31-1-6729-00, 31-1-5351-00, 31-1-5352-01, and 31-1-5352-00.
- The territory located on the south side of CTH OO will maintain its AG District zoning classification until a development proposal is submitted to the City for review.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally commercial, industrial and stormwater conveyance in nature with a small portion being residential.

North: City of Appleton, M-1 Industrial Park District. The adjacent land uses to the north are commercial/industrial and undeveloped land.

South and West: Town of Grand Chute. The adjacent land use to the south is residential.

South: City of Appleton, M-1 Industrial Park District. The adjacent land uses to the south are stormwater conveyance and detention facilities.

East: City of Appleton, M-1 Industrial Park District. The adjacent land use to the east is undeveloped land and CTH OO/USH 441 Interchange.

West: City of Appleton, M-1 Industrial Park District. The adjacent land use to the west is undeveloped land.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as Business/Industrial development.

7.1 OBJECTIVE: Provide a pattern of development that minimizes impacts to municipal services and utilities.

7.1.1: Prioritize development and redevelopment that minimizes the need for additional public and private infrastructure such as water storage facilities and sewage lift stations.

9.2 OBJECTIVE: Grow Appleton's business community through recruitment, expansion, and retention programs that ensure a diverse business mix and jobs that pay well.

9.5 OBJECTIVE: Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

9.5.1: Ensure a continued adequate supply of industrial and commercial land to sustain new business development.

10.5 OBJECTIVE: Support the continued redevelopment and revitalization of land uses adjacent to Appleton's key transportation corridors and downtown.

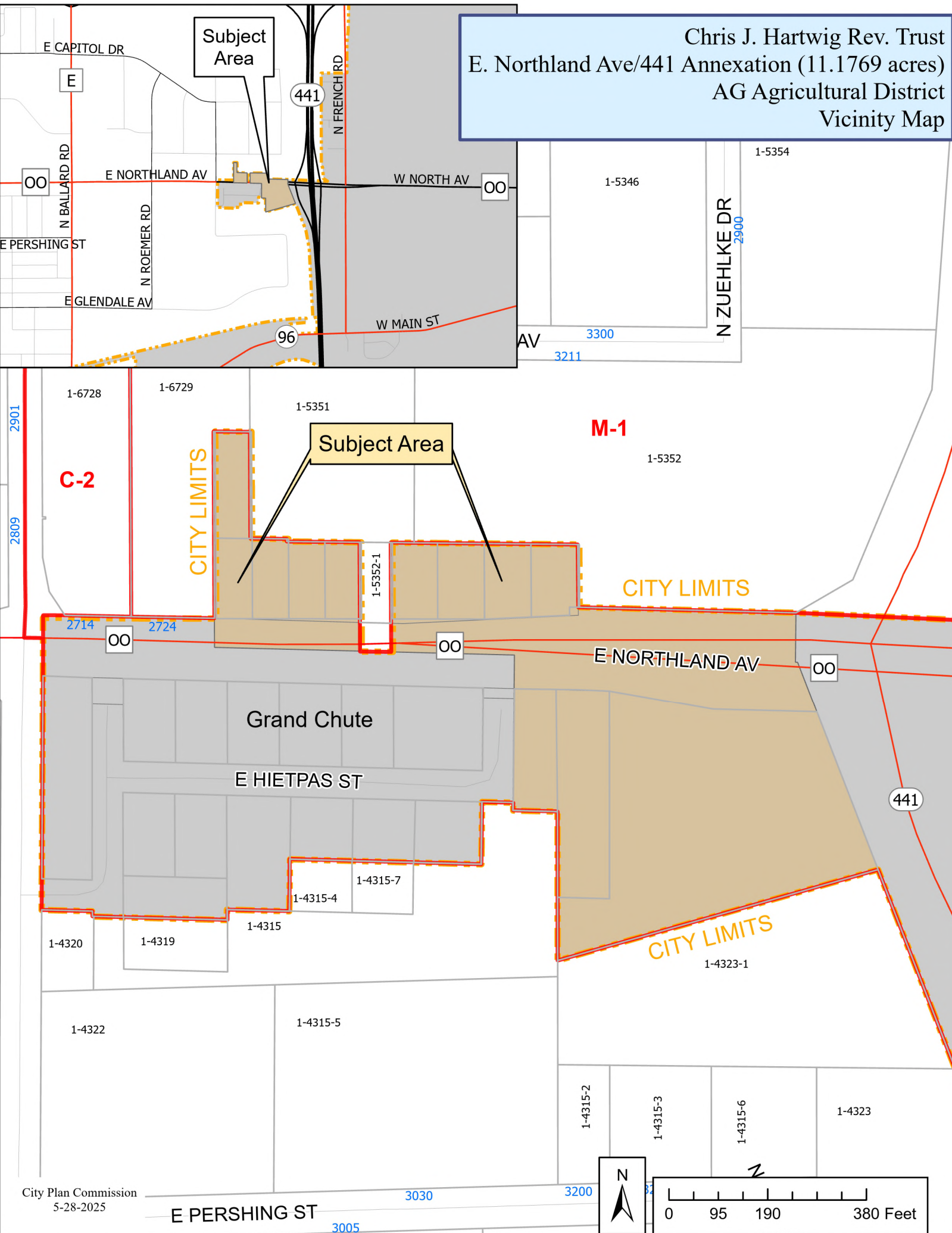
10.5.1: In conjunction with area neighborhoods, property owners, and other key stakeholders and the public, implement and eventually update the Wisconsin Avenue, Richmond Street, and South Oneida Street Corridor Plans, in addition to other corridors. Future updates should encourage additional tax base on underperforming parcels while enhancing community quality of life through the provision of additional neighborhood services, increased bike and pedestrian access, and other improvements.

RECOMMENDATION

Staff recommends that the Chris J. Hartwig Rev Trust – E. Northland Ave/441 Annexation, as shown on the attached maps, **BE APPROVED** subject to the following:

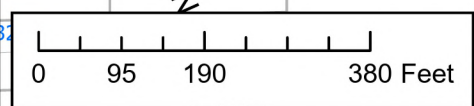
1. A zoning classification of AG Agricultural Zoning District will be assigned to the newly annexed territory with no hearing required pursuant Section 23-65(h) of the Municipal Code.

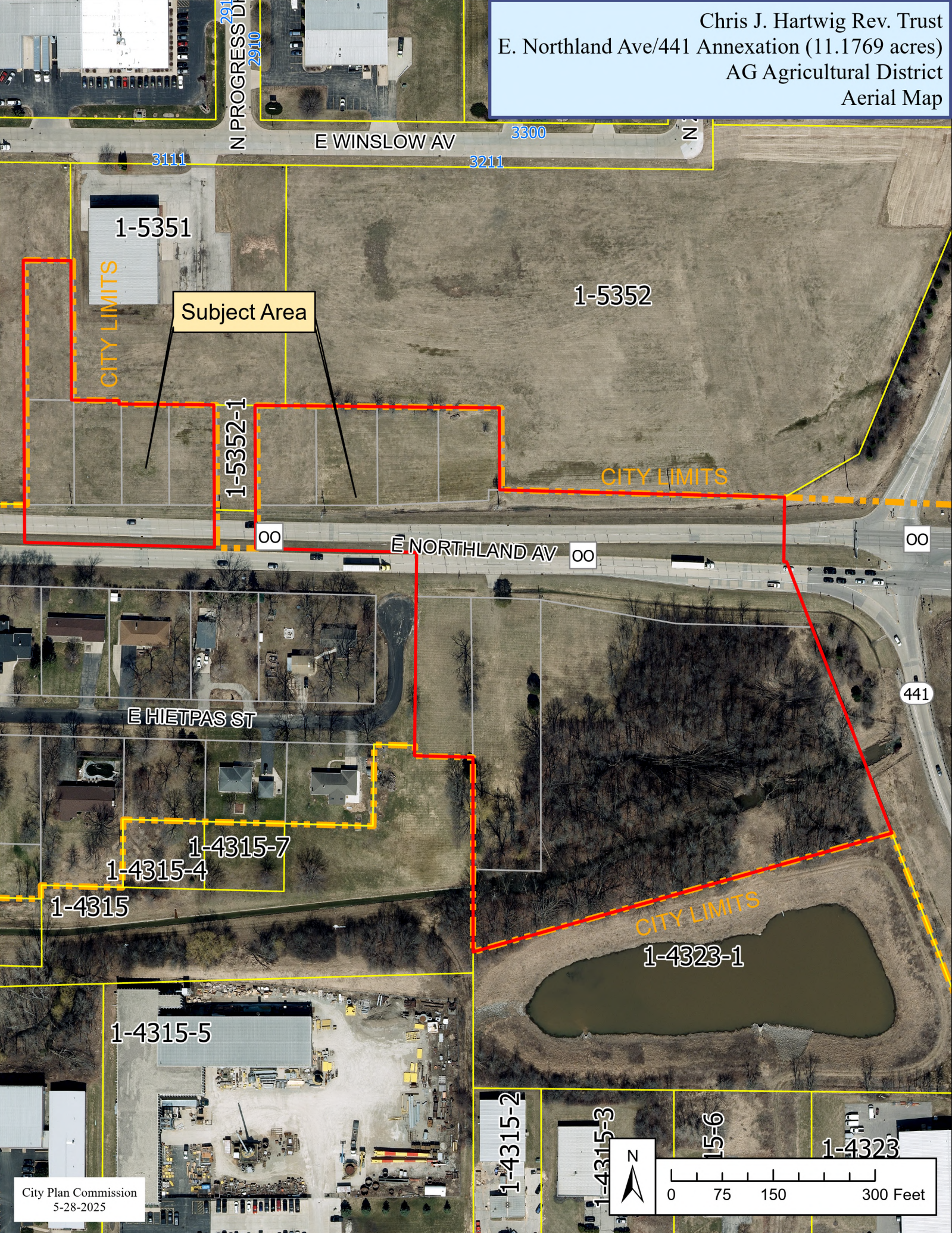
Chris J. Hartwig Rev. Trust
E. Northland Ave/441 Annexation (11.1769 acres)
AG Agricultural District
Vicinity Map



Subject Area

Subject Area





Subject Area

CITY LIMITS

CITY LIMITS

CITY LIMITS





CITY OF APPLETON

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES WHERE NO ELECTORS RESIDE IN TERRITORY

The undersigned, constituting the Trustee of the Chris J. Hartwig Revocable Trust, owner of the real property in which no electors reside in the following territory of the Town of Grand Chute, Outagamie County, Wisconsin, lying contiguous to the City of Appleton, petition the Common Council of the City of Appleton to annex the territory described below and shown on the attached scaled map to the City of Appleton, Outagamie County, Wisconsin.

Legal description of proposed territory to be annexed:

BEING PART OF THE OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE N 00°15'48" W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 10.02 FEET TO A POINT OF INTERSECTION WITH THE REFERENCE LINE OF COUNTY TRUNK HIGHWAY "00"; THENCE S 88°32'26" E ALONG SAID REFERENCE LINE 330.04 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 00°16'15" W 414.96 FEET; THENCE S 89°24'21" E 70.08 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 12, NORTHEAST INDUSTRIAL PARK PLAT NO. 2; THENCE S 00°16'15" E ALONG SAID WEST LINE 204.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S 89°24'21" E ALONG THE SOUTH LINE OF SAID LOT 70.00 FEET; THENCE S 00°16'15" E 5.00 FEET; THENCE S 89°24'21" E ALONG SAID SOUTH LINE 139.49 FEET; THENCE S 00°16'15" E 209.27 FEET TO A POINT ON SAID REFERENCE LINE, BEING POINT 'A'; THENCE N 88°32'26" W ALONG SAID REFERENCE LINE 279.67 FEET TO THE POINT OF BEGINNING. CONTAINING 72,968 SQUARE FEET OR 1.6751 ACRES

ALSO:

COMMENCING AT AFORESAID POINT 'A'; THENCE S 88°32'26" E ALONG THE REFERENCE LINE OF COUNTY TRUNK HIGHWAY "00" 60.71 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 00°16'15" W 210.19 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 12, NORTHEAST INDUSTRIAL PARK PLAT NO. 2; THENCE S 89°24'21" E ALONG SAID LINE AND THE SOUTH LINE OF LOT 2 OF SAID BLOCK 359.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S 00°16'15" E ALONG THE WEST LINE OF LOT 3 OF SAID BLOCK 120.58 FEET

TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING 95.00 FEET AS MEASURED NORMAL TO THE SAID REFERENCE LINE; THENCE S 88°32'26" E AND PARALLEL WITH SAID REFERENCE LINE 419.53 FEET TO THE SOUTH CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2358; THENCE S 00°35'39" W 95.01 FEET TO A POINT ON SAID REFERENCE LINE; THENCE S 88°32'26" E ALONG SAID REFERENCE LINE 4.11 FEET; THENCE S 21°11'31" E ALONG THE EASTERLY LINE OF CERTIFIED SURVEY MAP NO. 2457 AND ITS EXTENSION 428.79 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID MAP; THENCE S 74°10'39" W ALONG THE SOUTHERLY LINE OF SAID LOT 1 640.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE N 00°03'24" W ALONG THE WEST LINE OF SAID LOT AND ITS EXTENSION, BEING THE EAST LINE OF LOT 5 OF ROWE'S, A SUBDIVISION, 286.35 FEET; THENCE N 88°28'59" W 86.02 FEET; THENCE N 00°34'34" E ALONG THE EAST LINE OF HIETPAS STREET AND ITS EXTENSION 299.83 FEET TO A POINT ON SAID REFERENCE LINE; THENCE N 88°32'26" W ALONG SAID REFERENCE LINE 237.02 FEET TO THE POINT OF BEGINNING. CONTAINING 414,015 SQUARE FEET OR 9.5045 ACRES


The undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

I further understand the subject property will be assigned a zoning classification of AG Agricultural District, pursuant to Section 23-65(h)(3) of the Appleton Zoning Ordinance with no public hearing required.

Total area of lands to be annexed contains 11.1796 acres m/l.

Tax Parcel numbers of lands to be annexed: 101171300, 101171400, 101171500, 101171600, 101171700, 101171800, 101171900, 101172000, 101172100, 102005800, 102005900, and 102008300.

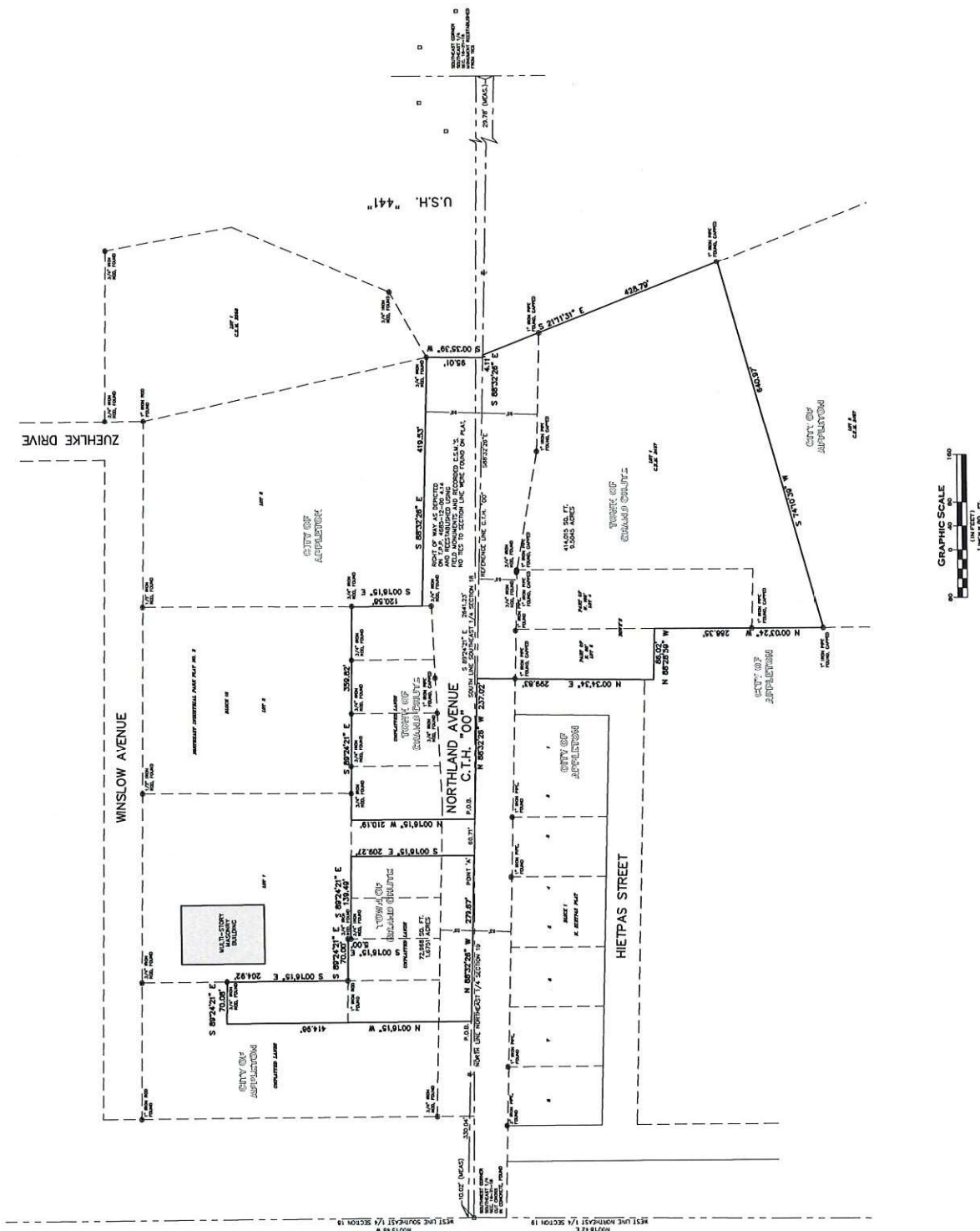
The current population of such territory is 0.

Signature of Petitioner/Trustee	Date of Signing	Address of Petitioner (Include Zip Code)
	4/4/25	1430 Potato Point Rd. Appleton, WI 54911
Evelyn A. Hartwig, Trustee Chris J. Hartwig Revocable Trust		



RECEIVED: 4/2/73

DATE	MARCH 27, 2025
DRAWING NO.	EX-0
CHECKED BY:	MJB
SHEET	1 OF 1





TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

May 20, 2025

PETITION FILE NO. 14758

KAMI LYNCH, CLERK
CITY OF APPLETON
100 N APPLETON ST
APPLETON, WI 54911-4702

KAYLA RAATZ, CLERK
TOWN OF GRAND CHUTE
1900 W GRAND CHUTE BOULEVARD
GRAND CHUTE, WI 54913-9613

Subject: HARTWIG REVOCABLE TRUST ANNEXATION

The proposed annexation submitted to our office on May 01, 2025, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Appleton, which is able to provide needed municipal services.

Note: The scale map of the territory to be annexed must clearly show and identify the existing City of Appleton municipal boundary in relation to the territory.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14758 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2832>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner



CITY OF APPLETON

MEMORANDUM

Date: May 28, 2025
To: Plan Commission
From: Don Harp, Principal Planner
Subject: Preliminary Plat – Wilden Portfolio Park

GENERAL INFORMATION

Owner: Thrivent Financial for Lutherans, Eric Merriman, Director, Real Estate & Workplace Services, Thrivent and President, North Meadows Investment LTD

Applicant: Emily Cialdini, Vice President of Development, Land by Label, LLC

Engineering Firm Contact: Jason Daye, P.E., Principal – Civil, Excel Engineering

Parcel Number: 31-1-6451-00

Petitioner's Request: The owner/applicant is proposing to subdivide the property into 14 lots and 5 outlots.

Plan Commission Meeting Date: May 28, 2025

Common Council Meeting Date: The roadway designs for the Wilden Portfolio Park subdivision are scheduled for anticipated action by the Municipal Services Committee on June 9, 2025. To align with timing for the corresponding roadway design, the Preliminary Plat will be reported out at the same anticipated Common Council meeting on June 18, 2025.

BACKGROUND

September 4, 2024 – The Common Council approved Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-24, which amended the future land use map for the Thrivent campus from Agricultural and Private Open Space and Commercial land use designation to One and Two Family Residential and Mixed-Use future land use designation.

September 4, 2024 – The Common Council approved Planned Development Amendment to Planned Development District #4-00 for the subject area to facilitate the development of Thrivent's campus. The master plan identified a full range of new housing choices, with an employment center, recreation, dining and neighborhood shopping and services.

December 13, 2024 – The Implementation Plan Document for Planned Development District #4-00 was recorded in the Outagamie County Register of Deeds Office (Document #2328287).

STAFF ANALYSIS

Purpose: The purpose of a preliminary plat is to allow a preliminary review of a proposed subdivision layout before a final plat is submitted for review and approval by the City. The preliminary plat allows the City to provide early feedback to the owner/developer on the proposed layout of the subdivision and check for consistency with zoning regulations, Comprehensive Plan, Comprehensive Outdoor Recreation Plan, Trails Master Plan, Street Design Guide, policies, stormwater management and infrastructure requirements. The preliminary plat is not intended to be the final recordable map as changes may be needed based upon staff review comments.

Proposed Conditions: Wilden Portfolio Park consists of 263.041 acres and will be divided into 14 proposed lots for mixed use buildings, commercial, park and open space and residential dwellings and 5 proposed outlots for stormwater detention, trails and greenway preservation.

The lands proposed to be dedicated to the public include Evergreen Drive right-of-way between North Ballard Road and Meade Street, Milestone Drive right-of-way adjacent to the existing corporate office building to North Ballard Road, Roads C and D right-of-way between Milestone Drive and Evergreen Drive, and right-of-way along Ballard Road, Interstate Highway "41" and Meade Street.

Pursuant to the Outlot Notes section of the preliminary plat, Outlot 1, 3, 4 & 5 are intended for stormwater management purposes and Outlot 2 is intended for park purposes. All outlots will be owned by Wilden Portfolio Park Master Association.

Zoning Ordinance Review Criteria: The proposed lots satisfy the minimum lot width and area requirement for all other uses that are not single-family, zero lot line dwellings and two-family dwellings pursuant to the Implementation Plan Document for Planned Development #4-00.

- Minimum lot area all other uses: 14,000 fourteen thousand (14,000) square feet.
- Minimum lot width all other uses: Sixty (60) feet.
- Other development standards will be reviewed through the site plan and building permit review process.

Consistency with the Proposed Thrivent Concept Master Plan: The preliminary plat layout in relationship to proposed land use patterns, lot configurations and street patterns are consistent with the Thrivent Concept Master Plan which was approved with the Planned Development Amendment to Planned Development District #4-00.

Street Names and Prefixes: Roads C and D shall be named on the final plat and shall meet Section 16-36 of the Municipal Code and the Street Name Policy.

Surrounding Zoning and Land Uses: This proposed preliminary plat appears to be compatible with the existing adjacent commercial properties and residential neighborhoods pursuant to the findings of fact listed in the staff report for Comprehensive Plan Future Land Use Map Amendment #1-24 and Planned Development District #4-00 Amendment (PD/C-2 #4-00).

2010-2030 Comprehensive Plan: Community Development staff has reviewed this proposed subdivision and determined it is consistent with the Mixed-Use use shown on the City's 2010-2030 Comprehensive Plan Future Land Use Map.

Overall Community Goals

Goal 1 – Community Growth (Chapter 10)

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 3 – Housing Quality, Variety, and Affordability (Chapter 5)

Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

Goal 8 – Economic Development

Appleton will pursue economic development that retains and attracts talented people, brings good jobs to the area, and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

5.1 OBJECTIVE: Continue efforts to ensure an adequate supply of housing affordable to all income levels in the community.

5.3 OBJECTIVE: Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

College North Neighborhood Plan – Chapter 4: Market Study 2020-2030: The average annual housing need is about 301 units per the market study this proposed single-family development will help to meet the demand for housing in Appleton as specified in the market study.

6.3 OBJECTIVE: Create an environment that is safe and conducive to walking and bicycling throughout the entire City.

6.3.2 Maintain existing sidewalks and implement plans to install new sidewalks in targeted areas where they do not exist. Continue the City's policies to require sidewalks in new neighborhoods.

7.1 OBJECTIVE: Provide a pattern of development that minimizes impacts to municipal services and utilities.

7.1.1 Prioritize development and redevelopment that minimizes the need for additional public and private infrastructure such as water storage facilities and sewage lift stations.

10.1 OBJECTIVE: Provide an adequate supply of suitable land meeting the demand for development of various land uses.

10.3 OBJECTIVE: Support future changes to zoning and other regulatory tools which are necessary to achieve the type of urban form and development reflective of smart growth principles, including support for "complete" neighborhoods (neighborhoods where residents can meet the majority of their daily needs on foot and by bicycle) throughout the City and in growth areas.

10.4 OBJECTIVE: Plan for compact, efficient, and fiscally responsible growth of residential, commercial, and industrial development in new neighborhoods in order to implement the principles of smart growth.

10.4.1 Continue to guide residential growth to locations either contiguous to or within presently urbanized areas. As peripheral development occurs, it should be at a compact, urban density to ensure new neighborhoods can be efficiently served by public infrastructure.

18.1 OBJECTIVE: Continue to work with land developers and municipalities to acquire new park land through dedication or other means, as new development occurs.

18.1.1 Continue park land and trail dedication, or fee-in-lieu-of land dedication requirements for all new residential development.

18.3 OBJECTIVE: Develop the City's park system as an interconnected network of sites linked by greenways and trails.

Dedication of Public Parks and/or Trails or Payment Fee in Lieu Thereof: The City of Appleton Official Map, Appleton Trail Master Plan, Comprehensive Outdoor Recreation Plan and the City of Appleton 2010-2030 Comprehensive Plan Future Land Use Map do not recommend the need for public parkland and/or trail dedication within the boundary of this preliminary plat. The preliminary plat does not identify any outlot(s) or easement(s) dedicated to the public for parkland and/or trail purposes. The Appleton Subdivision Regulations require parkland dedication or fee in lieu thereof for dwelling units proposed in a Planned Development Overlay District (PD). As a result, the City will collect a park fee in the amount of \$900.00 per dwelling unit proposed within Planned Development District #4-00 from the landowner upon the issuance of a building permit pursuant to Section 17-29(f) of the Municipal Code.

Development Review Team (DRT) Report: This item appeared on the following internal staff meeting agendas:

March 4, 2025 – DRT Agenda

May 6, 2025 – DRT Agenda

Comments pertaining to stormwater management, drainage, erosion control, utilities, street design, parkland dedication, plat layout and other technical requirements have been received from participating departments and captured in the stipulations found below. Staff comments have been submitted to the applicant by a separate email by staff.

FUTURE ACTIONS

An approved Preliminary Plat shall be deemed an expression of approval or conditional approval of the plat layout and used as a guide in the preparation of the Final Plat which will be subject to further consideration by the Plan Commission and Common Council.

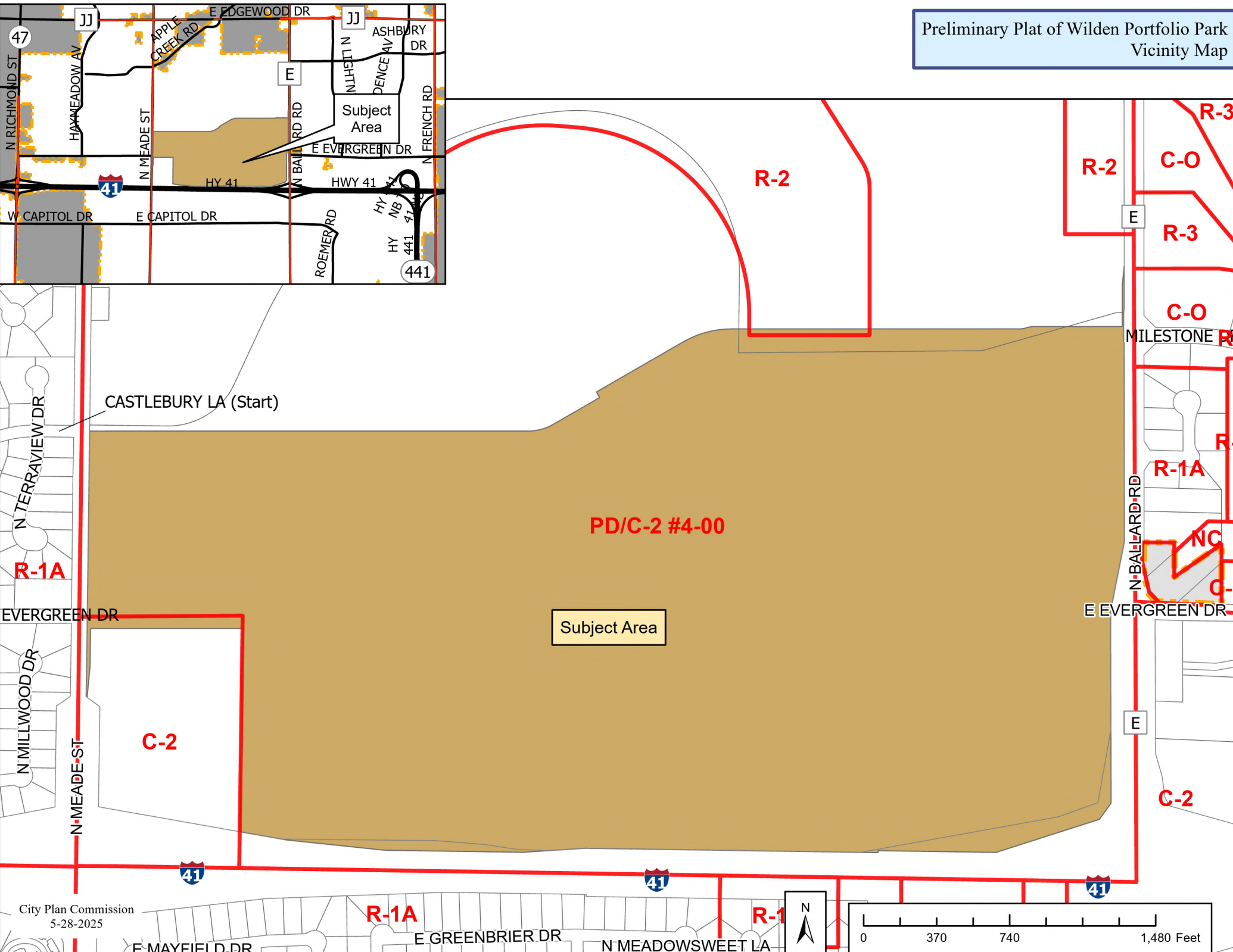
The Final Plat materials shall be submitted within 36 months of last required approving authority of the Preliminary Plat, pursuant to Section 17-6(d) of the Municipal Code.

RECOMMENDATION

The Preliminary Plat for Wilden Portfolio Park, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

1. The Municipal Services Committee and the Common Council reviewing and approving the roadway designs for Wilden Portfolio Park pursuant to the Complete Streets Design Guide. If approved, the Preliminary Plat for Wilden Portfolio Park and the corresponding roadway designs will be reported out at the same Common Council meeting.
2. The Preliminary Plat comments and conditions including but not limited to preliminary plat data, engineering feasibility plan – sanitary sewer, water, storm sewer, traffic, streets and intersections, stormwater & environmental – City Stormwater Permit/Stormwater Management Plan, hydrologic and hydraulic modeling, floodplain, Thrivent Dam, provided by the Department of Public Works, Engineering Division, Parks and Recreation Department, Community Development Department and the Appleton Fire Department dated May 22, 2025 shall be addressed by owner/applicant to the satisfaction of the respective City staff prior to City staff accepting and filing the final plat with the City Clerk's Office.
3. The Erosion & Sediment Control Plan shall be approved for each phase of the development by the Erosion Control Inspector prior to construction.
4. A Development Agreement is required between the City and owner/developer that identifies the duties and responsibilities with respect to the development of the subject land. The applicant and owner, Community Development Director, Public Works Director, City Engineer, City Attorney, and other applicable staff shall discuss the preparation and process of this agreement. City signatures will not be affixed to the Final Plat until the Development Agreement is executed by the owner/developer. All improvements for the Wilden Portfolio Park Plat shall be completed under the terms and conditions of said development agreement.
5. City signatures shall not be affixed to the Final Plat until objecting authorities including but not limited to the Department of Administration and Outagamie County review and notify the City that they do not object to the Final Plat.
6. All approvals and permits for development must be obtained from all appropriate regulatory agencies prior to construction.
7. The owner/applicant shall submit to the City the Final Plat within 36 months after the last required approval of the Preliminary Plat. If the Final Plat is not submitted within said 36 months, the City (and any other approving authority) may refuse to approve the Final Plat and shall recommence the procedure for Preliminary Plat approval or may extend the time for submission of the Final Plat.

NOTE: If approved, the Preliminary Plat for Wilden Portfolio Park and the corresponding roadway designs will be reported out at the same anticipated Common Council meeting on June 18, 2025.



PRELIMINARY PLAT OF WILDEN PORTFOLIO PARK

PART OF LOT 1 OF CSM NO. 8789, PART OF LOT 1, PART OF LOT 2, PART OF LOT 4 AND ALL OF LOT 3 OF CSM NO. 8790, LOCATED IN A PART OF THE SE 1/4 & SW 1/4 OF THE SW 1/4, PART OF THE NE 1/4, SE 1/4, SW 1/4 & NW 1/4 OF THE SE 1/4 OF SECTION 12, PART OF THE NE 1/4 & NW 1/4 OF THE NW 1/4 & PART OF THE NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 13, ALL BEING LOCATED IN TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



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PROJECT INFORMATION

PRELIMINARY PLAT
4321 N. BALLARD ROAD • APPLETON, WI 54919

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 10, 2025
FEB. 14, 2025
APR. 25, 2025

JOB NUMBER

240061800

SHEET NUMBER

PP-O

2024 © EXCEL ENGINEERING, INC.

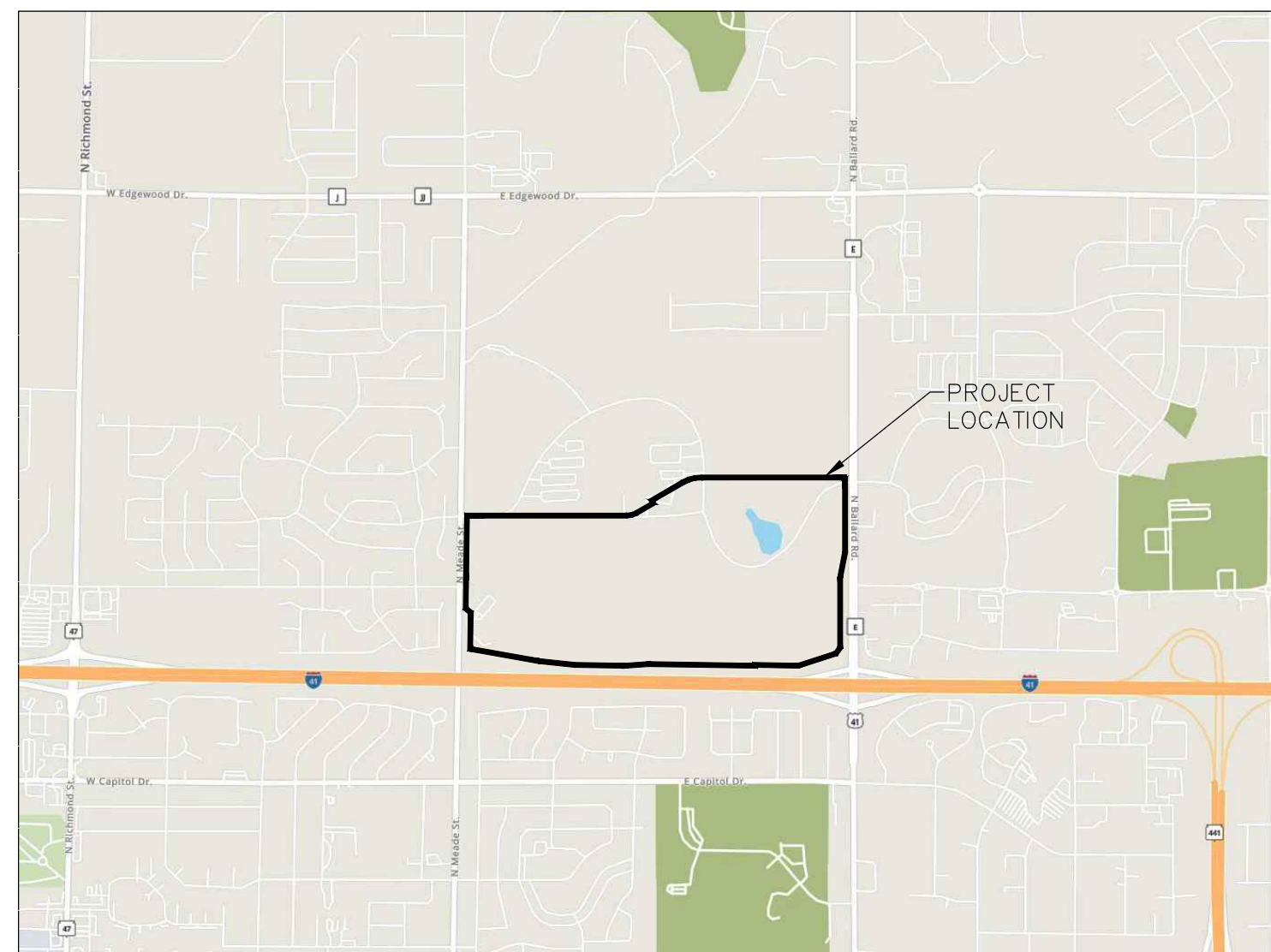
OVERALL MAP

BENCHMARK (NAVD 88)	ELEVATION
CITY BENCHMARK 2291 SHOULDER OF HYDRANT LOCATED ON THE WEST SIDE OF MEADE STREET APPROXIMATELY 190' NORTH OF CROSSING MEADOWS LANE	797.44
CITY BENCHMARK 3341 SHOULDER OF HYDRANT LOCATED ON THE EAST SIDE OF MEADE STREET APPROXIMATELY 85' SOUTH OF CASTLEBURY LANE	784.36
CITY BENCHMARK 1601 SHOULDER OF HYDRANT LOCATED ON THE EAST SIDE OF MEADE STREET APPROXIMATELY 520' SOUTH OF EVERGREEN DRIVE	787.94
CITY BENCHMARK 22780 SHOULDER OF HYDRANT LOCATED ON THE WEST SIDE OF BALLARD STREET APPROXIMATELY 1150' NORTH OF MILESTONE DRIVE	756.94
CITY BENCHMARK 1620 SHOULDER OF HYDRANT LOCATED ON THE WEST SIDE OF BALLARD STREET APPROXIMATELY 125' NORTH OF MILESTONE DRIVE	755.57
CITY BENCHMARK 1617 SHOULDER OF HYDRANT LOCATED ON THE WEST SIDE OF BALLARD STREET APPROXIMATELY 625' SOUTH OF SILVERLEAF COURT	754.96

NOTE: ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD OF 1988.

LEGEND:

WATER VALVE IN BOX	ST	STORM SEWER AND MANHOLE
WATER SERVICE VALVE	SA	SANITARY SEWER AND MANHOLE
TELEPHONE MANHOLE	W	WATER LINE AND HYDRANT
ELECTRIC MANHOLE	OU	OVERHEAD UTILITY LINE
ROUND CATCH BASIN	FO	UNDERGROUND FIBER OPTIC LINE
SQUARE CATCH BASIN	E	UNDERGROUND ELECTRIC CABLE
CURB INLET	T	UNDERGROUND TELEPHONE CABLE
UTILITY POLE WITH GUY WIRE	G	UNDERGROUND GAS LINE
STREET LIGHT	IR	UNDERGROUND IRRIGATION LINE
TELEPHONE PEDESTAL		CURB AND GUTTER
ELECTRIC PEDESTAL		PROPERTY LINE
ELECTRIC TRANSFORMER		NO ACCESS LINE
CABLE TV PEDESTAL		RIGHT-OF-WAY LINE
LIGHT POLE		ADJACENT PROPERTY LINE
SIGN		INTERNAL LOT LINE
HANDICAP PARKING STALL		CHAINLINK FENCE
GAS VALVE		WOOD FENCE
FLOOD LIGHT		STEEL FENCE
IRRIGATION CONTROL VALVE		
ELECTRIC METER		
ELECTRIC PANEL		
GAS METER		
POST INDICATOR VALVE		
FDC		
3/4" REBAR SET		
CUT "X" SET		
1-1/4" REBAR FOUND		
3/4" REBAR FOUND		
1" IRON PIPE FOUND		
CUT "X" FOUND		
MAG NAIL FOUND		



VICINITY MAP
NOT TO SCALE

GROSS AREA: 263.041 ACRES (11,458,070 SQ. FT.)

NET SUBDIVIDED AREA:

LOTS: 151.261 ACRES (6,588,978 SQ. FT.)
OUTLOTS: 84.146 ACRES (3,665,437 SQ. FT.)
ROW: 27.634 ACRES (1,203,655 SQ. FT.)

NUMBER OF LOTS: 14 LOTS & 5 OUTLOTS

AVERAGE LOT SIZE: 10.804 ACRES (470,641 SQ. FT.)
AVERAGE OUTLOT SIZE: 16.829 ACRES (733,087 SQ. FT.)

TYPICAL LOT DIMENSIONS: VARIES SEE PRELIMINARY PLAT SHEETS FOR BEARINGS AND DISTANCES

LINEAL FEET OF STREET: 11,685 FT

Current Zoning: C-2 WITH PD OVERLAY

Building Setbacks:

Front lot line setback:

- For mixed-use buildings: 0 feet
- For single-family detached dwellings adjacent to alley: 4 feet
- For all other uses: 10 feet

Rear lot line setback:

- For single-family detached dwellings: 4 feet
- For all other uses: 20 feet

Side lot line setback:

- For single-family detached dwellings, two-family dwellings and zero lot line two-family dwellings: 5 feet
- For all other uses: No side lot line setback, unless abutting a residentially zoned district, then shall be 10 feet, not including zero lot line two-family dwellings
- For zero lot line two-family dwellings with a common wall: No side lot line setback

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 17 of the City of Appleton Subdivision Ordinance in surveying, dividing and mapping of the same.

Ryan Wilgreen, P.L.S. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project No. 240061800

OUTLOT NOTES:
OUTLOTS 1, 3, 4 & 5 ARE FOR STORM WATER MANAGEMENT PURPOSES AND WILL BE OWNED BY WILDEN PORTFOLIO PARK MASTER ASSOCIATION.
OUTLOT 2 IS INTENDED FOR PARK PURPOSES AND WILL BE OWNED BY WILDEN PORTFOLIO PARK MASTER ASSOCIATION.

OWNER & SUBOWNER:
THRIVENT FINANCIAL FOR LUTHERANS
4321 N. BALLARD ROAD
APPLETON, WI 54919
ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935

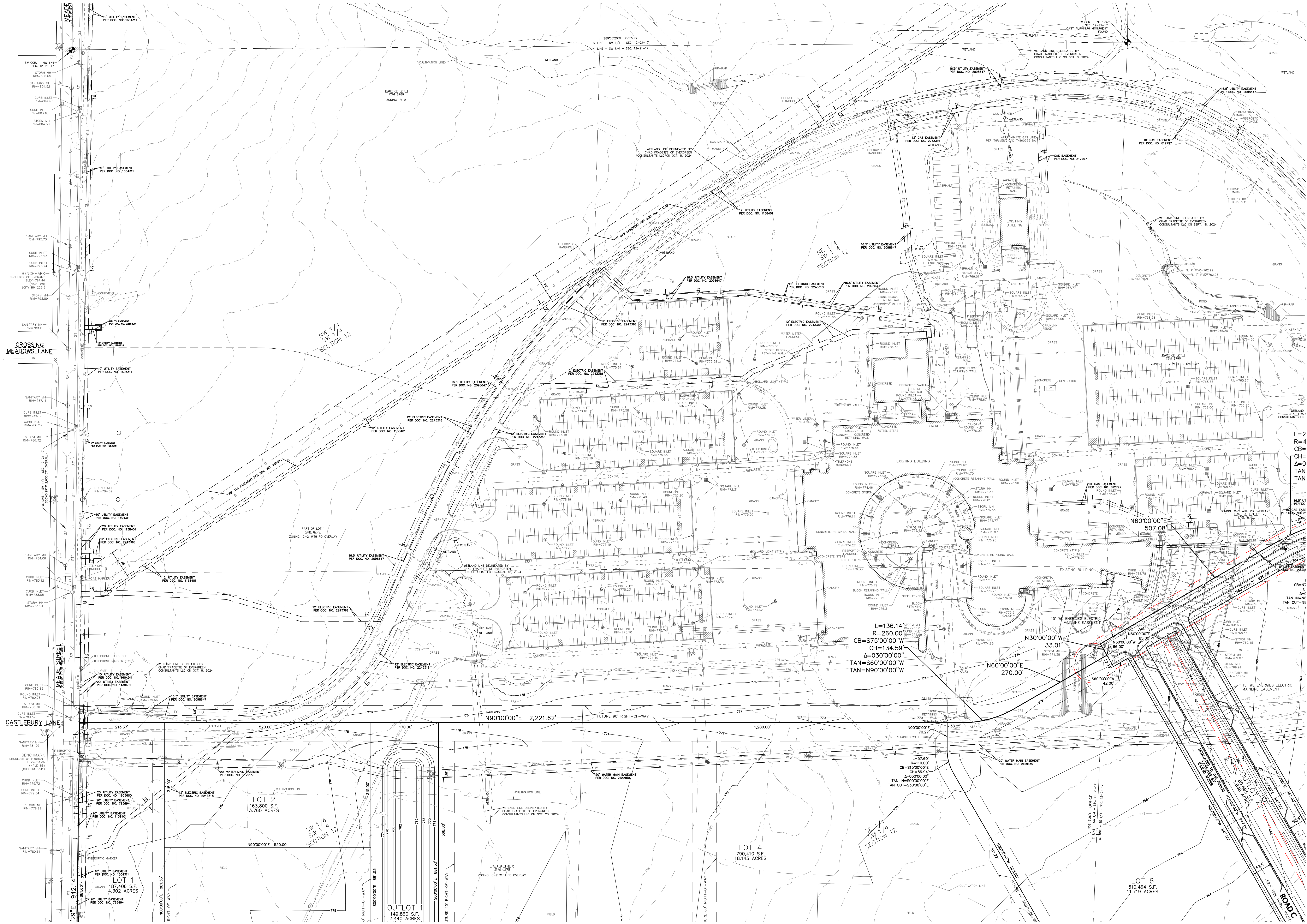
NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY. THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 12 HAS A BEARING OF SOUTH 00°-43'-28" WEST.

PRELIMINARY PLAT OVERALL

1" = 200'
SCALE
200' 0 200' 400'
FEET

PRELIMINARY PLAT OF WILDEN PORTFOLIO PARK

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PROJECT INFORMATION

PRELIMINARY PLAT

4321 N. BALLARD ROAD • APPLETON, WI 54919

PROFESSIONAL SEAL

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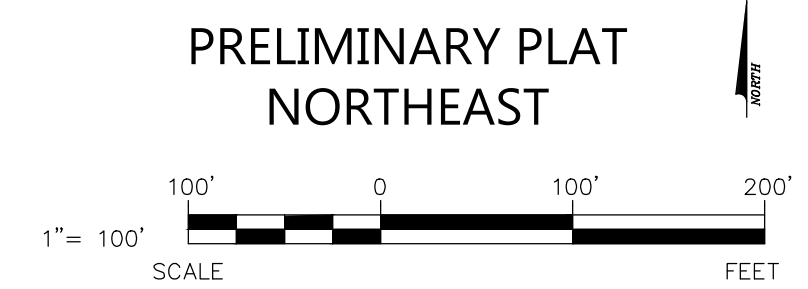
PRELIMINARY PLAT
NORTHWEST

1"= 100'
SCALE

NOT FOR CONSTRUCTION

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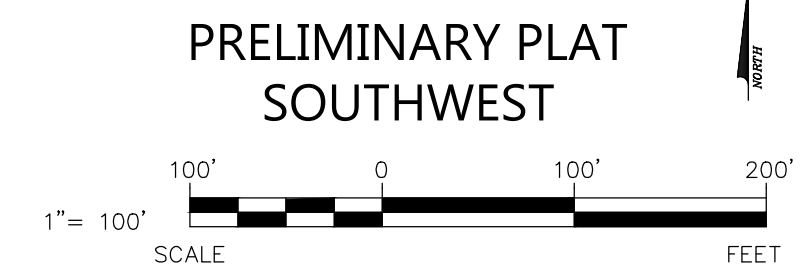
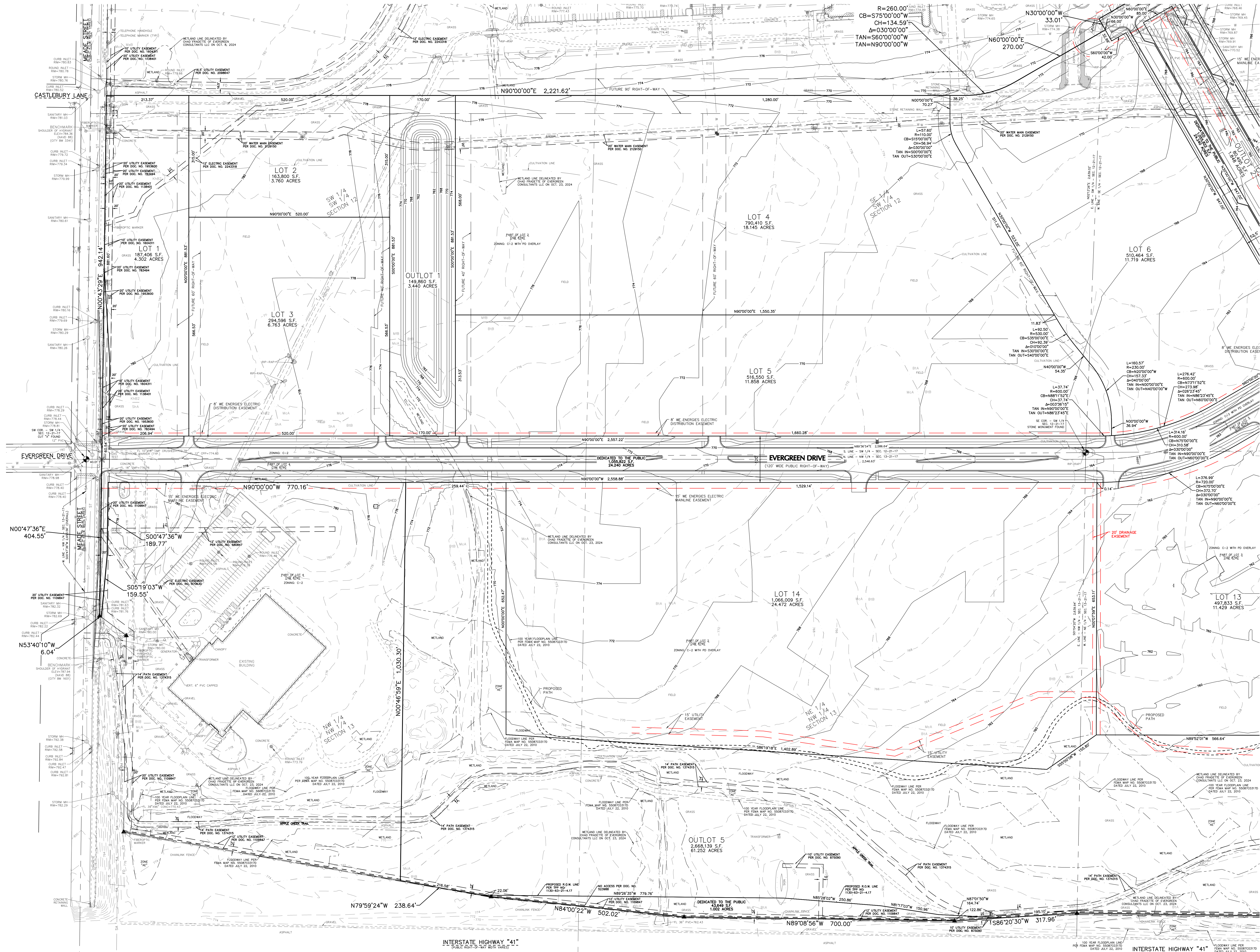
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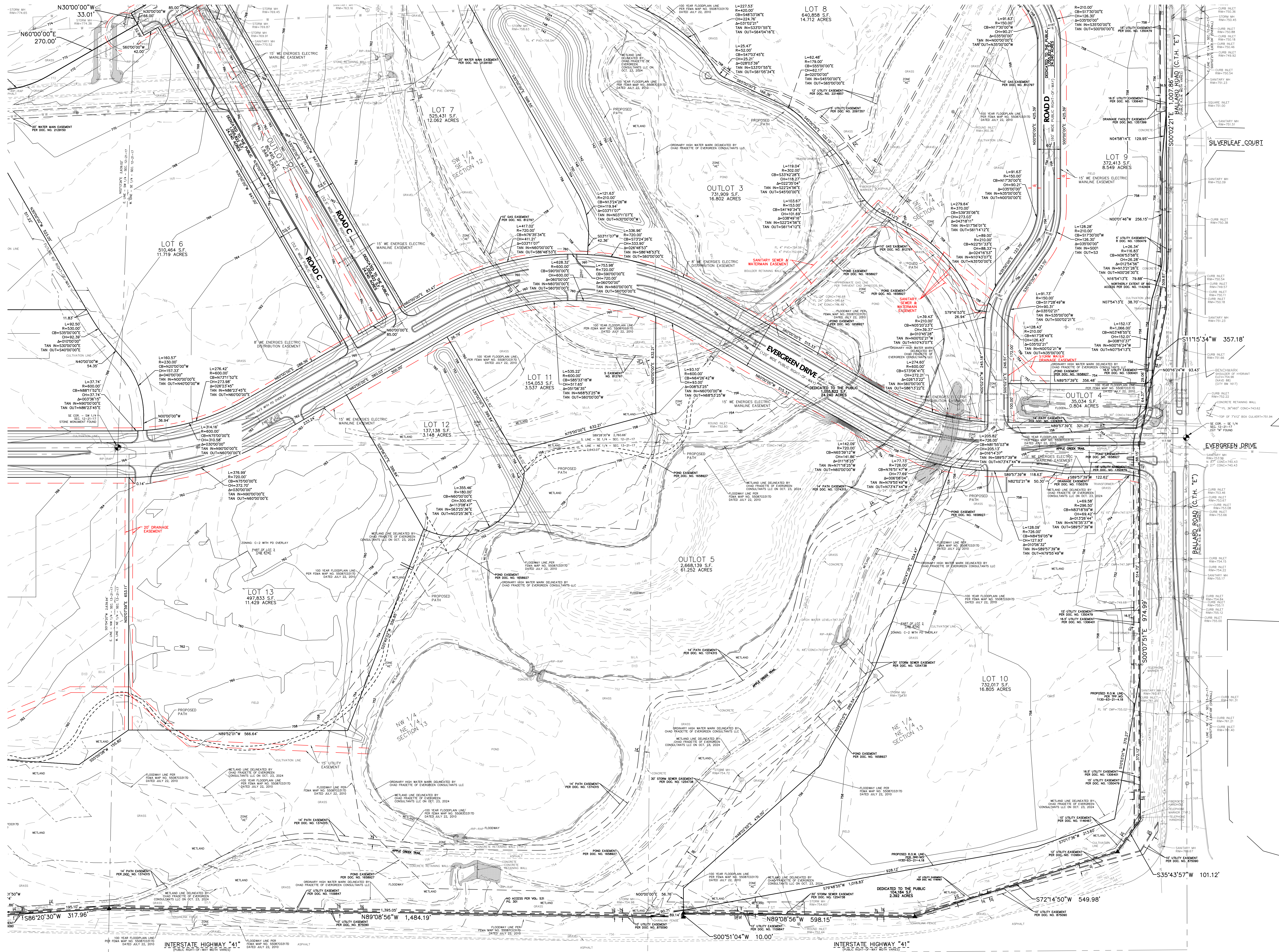
PRELIMINARY PLAT
SOUTHWEST

1"= 100'
SCALE

100' 0 100' 200'
FEET

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PRELIMINARY PLAT
SOUTHEAST

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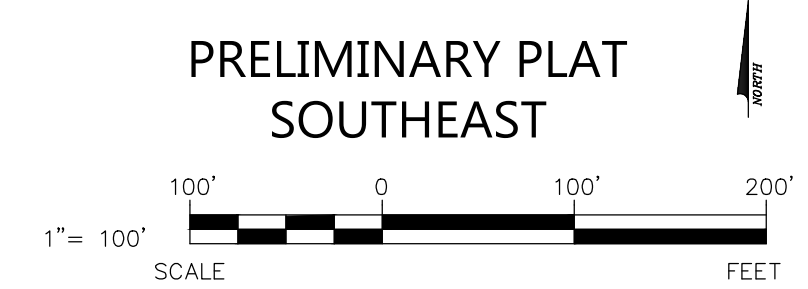
PROFESSIONAL SEAL

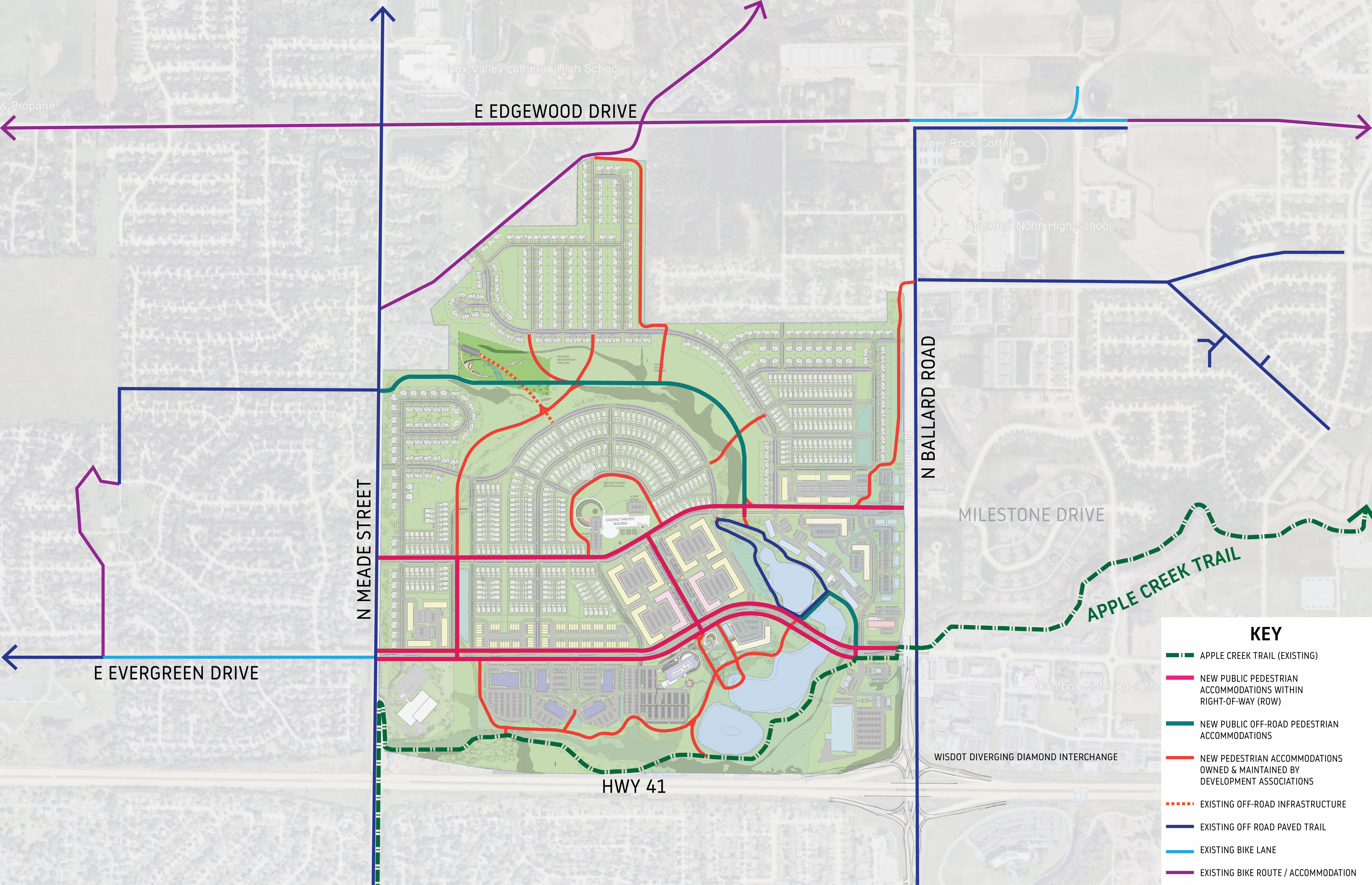
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PP-SE

NOT FOR CONSTRUCTION







CITY OF APPLETON

MEMORANDUM

Date: May 28, 2025
To: Plan Commission
From: Colin Kafka, Principal Planner
Subject: Acquisition of Land for Public Grounds, 222 N. Oneida St (Parcel ID #31-2-0384-00).

Wis. State Statute 62.23(5) states that the acquisition of land for any: 1. street, alley or other public way, 2. park and playground, 3. airport, 4. parking of vehicles, 5. other memorial or public grounds shall be referred to the Plan Commission for its consideration and report before final action is taken by the Common Council.

Background:

In 2024, Valley Transit (City of Appleton) was the recipient of a Federal Transit Administration (FTA) grant to redevelop 100 E. Washington Street (Valley Transit Center) and 222 N. Oneida Street (vacant parcel owned by the Appleton Redevelopment Authority) into a mixed-use development. The proposal calls for several floors of housing units above a new transit center on the ground floor. Exhibit A and B identify the location of the subject parcel and adjacent parcels.

The parcels must be under common ownership for the development to occur, therefore, the Appleton Redevelopment Authority and Valley Transit (City of Appleton) entered a sales contract for the property at 222 N. Oneida Street on November 17, 2022. The contract was amended twice to extend the closing date, with the second amendment reflecting a closing date of June 30, 2025. Extensions to the closing date were required to allow adequate time for the FTA to initiate and complete several review processes prior to awarding the grant to the recipient. The FTA review procedures were recently completed, and the sale may be finalized.

As the sale of 222 N. Oneida Street from the ARA to Valley Transit (City of Appleton) will result in the acquisition of public grounds, the matter must be referred to the Plan Commission for its consideration and report before final action is taken by the Common Council. The Comprehensive Plan (Chapter 14: Downtown Plan) and College North Neighborhood Plans identify this as a redevelopment site and offer support for a mixed-use building with a ground level transit center.

PLAN COMMISSION RECOMMENDED ACTION:

In accordance with Wis. State Statute 62.23(5), staff recommends the acquisition of land for public grounds at 222 N. Oneida Street, as shown on the attached maps, **BE APPROVED**.

Acquisition of Land for Public Grounds
- 222 N Oneida St

