

**Public Hearing:** Change in Zoning from Waterfront Business (WFB) to Planned Development District (PUD) located at the corner of 19<sup>th</sup> Street and East River Street, Parcel 053-000-010.07



District Zoning Map 2019 Zoning as of January 1, 2019	
Conservancy Districts	
<span style="color: yellow;">■</span>	C-1 Conservancy
<span style="color: cyan;">■</span>	C-2 Conservancy
Residential Districts	
<span style="color: white;">■</span>	R-1 1-Family Residential
<span style="color: orange;">■</span>	R-2 1-2 Family Residential
<span style="color: purple;">■</span>	R-3 1-2 Family Residential
<span style="color: green;">■</span>	R-4 Multi-Family Residential
<span style="color: blue;">■</span>	CSD Conservation Subdivision District
<span style="color: brown;">■</span>	PUD Planned Unit Development
<span style="color: black;">■</span>	PDD Planned Development District
<span style="color: gray;">■</span>	TND Traditional Neighborhood Development
Business Districts	
<span style="color: orange;">■</span>	B-1 Business District
<span style="color: blue;">■</span>	B-2 Business District
<span style="color: purple;">■</span>	B-3 Business District
<span style="color: gray;">■</span>	PF Institutional/Public Facilities District
<span style="color: yellow;">■</span>	OSB Office Service Business District
<span style="color: brown;">■</span>	WFB Waterfront Business District
Industrial Districts	
<span style="color: blue;">■</span>	I-1 Industrial District
<span style="color: green;">■</span>	I-2 Industrial District
<span style="color: purple;">■</span>	I-3 Industrial District
<span style="color: black;">—</span>	City Limits



**TWO  
RIVERS**  
WISCONSIN

## LAND DEVELOPMENT APPLICATION

APPLICANT Kip Golden TELEPHONE 920-851-8875

MAILING ADDRESS 327 Randolph Drive Appleton WI 54913  
(Street) (City) (State) (Zip)

PROPERTY OWNER Kip Golden TELEPHONE 920-851-8875

MAILING ADDRESS 327 Randolph Drive Appleton WI 54913  
(Street) (City) (State) (Zip)

REQUEST FOR:

<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Site/Architectural Plan Approval	<input type="checkbox"/> Annexation Request
<input type="checkbox"/> Subdivision Plat or CSM Review	<input type="checkbox"/> Variance/Board of Appeals
<input checked="" type="checkbox"/> Zoning District Change	<input type="checkbox"/> Other

STATUS OF APPLICANT: ☒ Owner ☐ Agent ☐ Buyer ☐ Other

PROJECT LOCATION Corner of 19th Street & East River Street TYPE OF STRUCTURE Apartment

PRESENT ZONING WFB-Waterfront Business District REQUESTED ZONING PUD-Planned Unit Development

PROPOSED LAND USE Multi-Family Residential

PARCEL # 05300005301007 ACREAGE 2.325

LEGAL DESCRIPTION Lot 2 of CSM 1246403

**NOTE: Attach a one-page written description of your proposal or request.**

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed Kip Golden Date 6/30/2023  
(Property Owner)

Fee Required

\$ 350	Comprehensive Plan Amendment
\$ t/b/d	Site/Architectural Plan Approval (Listed in Sec 1-2-1)
\$ t/b/d	CSM Review (\$10 lot/\$30 min)
	Subdivision Plat (fee to be determined)
\$ 350	<u>Zoning District Change</u>
\$ 350	Conditional Use
\$ t/b/d	Annexation Request (State Processing Fees Apply)
\$ 350	Variance/Board of Appeals
\$ t/b/d	Other

Schedule

Application Submittal Date	_____
Date Fee(s) Paid	_____
Plan(s) Submittal Date	_____
Plan Comm Appearance	_____

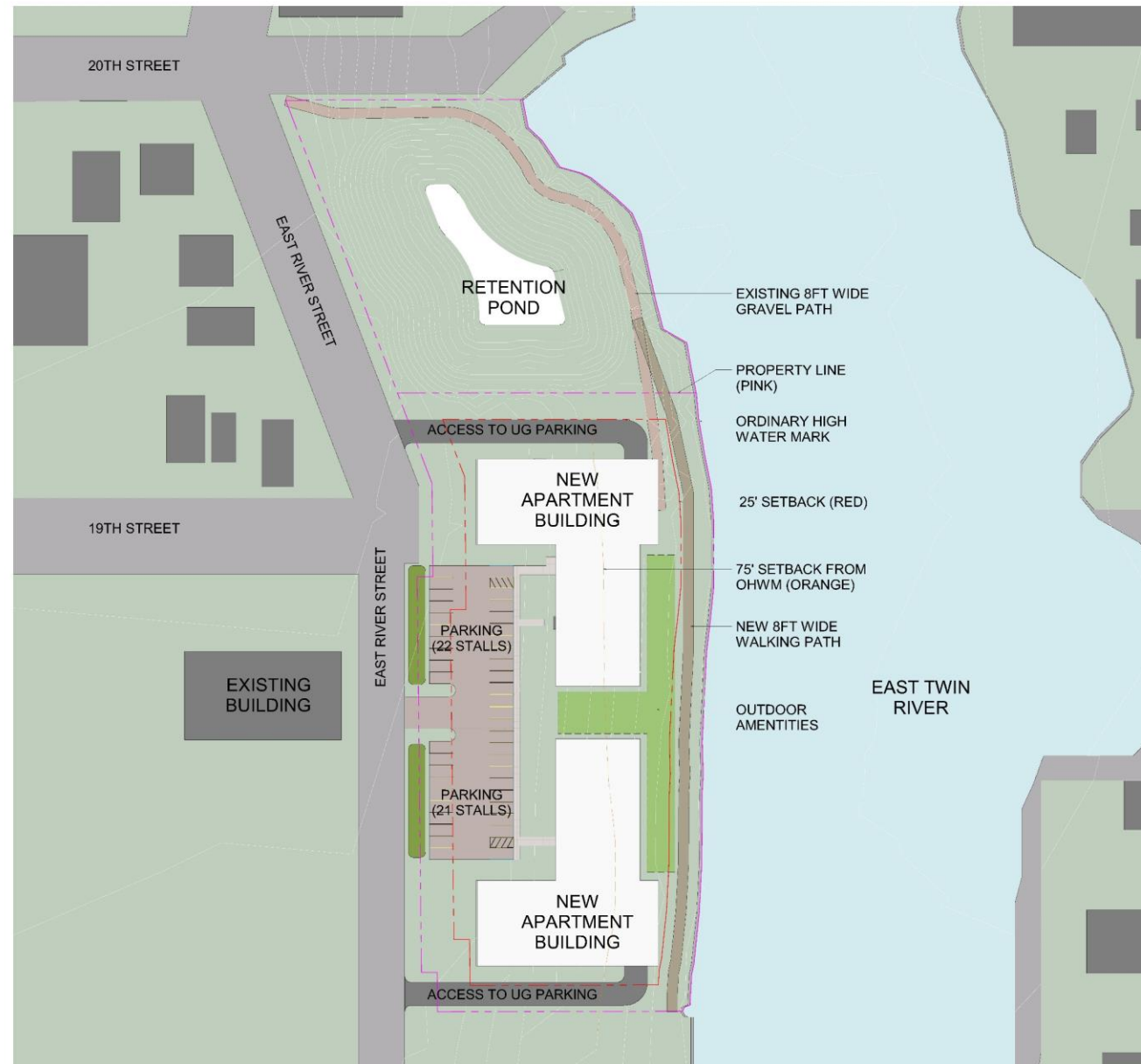
\$ 350 TOTAL FEE PAID

APPLICATION, PLANS & FEE RECEIVED BY \_\_\_\_\_

11/22/16, 03/25/13, 01/01/06, 12/16/20  
Land Development Application.docx



# SITE PLAN



1  
08  
CONCEPTUAL SITE PLAN  
1" = 40'-0"



CONFLUENCE LOFTS  
CONCEPTUAL DESIGN



APRIL 17, 2023

## 3D VIEWS



APRIL 17, 2023

CONFLUENCE LOFTS  
CONCEPTUAL DESIGN