



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final City Plan Commission

Wednesday, September 13, 2023

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

[23-1045](#) City Plan Minutes from 8-23-23

Attachments: [City Plan Minutes 8-23-23.pdf](#)

5. Public Hearing/Apearances

[23-1046](#) Special Use Permit #10-23 for a restaurant with alcohol sales and consumption use located at 1619 W. College Avenue, Suite A (Tax Id #31-3-0049-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (Associated with Action Item #23-1047)

Attachments: [ClassIIPublicHearingNoticeNewspaper_1619WCollegeAv_SUP#10-23.pdf](#)
[PublicHearingNoticeNeighborhood_1619WCollegeAv_SUP#10-23.pdf](#)

[23-1048](#) Rezoning #6-23 for the subject parcel located at 303 E. Fremont Street (Tax Id #31-4-0670-00), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from PD/C-2 Planned Development Overlay #5-04/General Commercial District to R-1B Single-family District (Associated with Action Item #23-1049)

Attachments: [InformalPublicHearingNotice_303EFremontSt_Rezoning#6-23.pdf](#)

[23-1050](#) Proposed text amendments to Chapter 23 Zoning Ordinance of the Municipal Code relating to *Article II Definitions*: Section 23-22; *Article III General Provisions*: Sections 23-43, 23-47, and 23-49; *Article IV Administration*: Section 23-66; *Article V Residential Districts*: Sections 23-91, 23-92, 23-93, 23-94, 23-95, 23-96, 23-100, and 23-101; *Article VI Commercial Districts*: Sections 23-111, 23-112, 23-113, 23-114, and 23-115; *Article VII Industrial Districts*: Sections 23-131 and 23-132; *Article VIII Overlay Districts*: Section 23-152; *Article IX Off-Street Parking and Loading*: Section 23-172; *Article XIII Wireless Telecommunications Facilities*: Sections 23-420 thru 427; and *Article XV Site Plan Review and Approval*: Section 23-570, as identified in the attached document (Associated with Action Item #23-1051)

Attachments: [InformalPublicHearingNotice_ZOTextAmendments_2023Bundle.pdf](#)

6. Action Items

[23-1047](#) Request to approve Special Use Permit #10-23 for a restaurant with alcohol sales and consumption use located at 1619 W. College Avenue, Suite A (Tax Id #31-3-0049-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffReport_1619WCollegeAv_SUP_For9-13-23.pdf](#)

[23-1049](#) Request to approve Rezoning #6-23 for the subject parcel located at 303 E. Fremont Street (Tax Id #31-4-0670-00), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from PD/C-2 Planned Development Overlay #5-04/General Commercial District to R-1B Single-family District

Attachments: [StaffReport_303EFremontSt_Rezoning_For9-13-23.pdf](#)

[23-1051](#) Request to approve proposed text amendments to Chapter 23 Zoning Ordinance of the Municipal Code relating to *Article II Definitions*: Section 23-22; *Article III General Provisions*: Sections 23-43, 23-47, and 23-49; *Article IV Administration*: Section 23-66; *Article V Residential Districts*: Sections 23-91, 23-92, 23-93, 23-94, 23-95, 23-96, 23-100, and 23-101; *Article VI Commercial Districts*: Sections 23-111, 23-112, 23-113, 23-114, and 23-115; *Article VII Industrial Districts*: Sections 23-131 and 23-132; *Article VIII Overlay Districts*: Section 23-152; *Article IX Off-Street Parking and Loading*: Section 23-172; *Article XIII Wireless Telecommunications Facilities*: Sections 23-420 thru 427; and *Article XV Site Plan Review and Approval*: Section 23-570, as identified in the attached document

Attachments: [StaffReport_ZOTextAmendments_2023Bundle_For9-13-23.pdf](#)

[23-1052](#) Request to approve Resolution #2023-04 to update the land use applications fee schedule for the Community and Economic Development Department as described in the attached document (Associated with File #23-1051)

Attachments: [Resolution #2023-04 Update Land Use Application Fees.pdf](#)

[23-0994](#) ****CRITICAL TIMING**** Annual review and request to approve the Downtown Appleton Business Improvement District (BID) 2024 Operating Plan

Attachments: [StaffReport_2024BIDOperatingPlan_For09-13-23.pdf](#)

[2024 BID Operational Plan.pdf](#)

[2022 BID Annual Report.pdf](#)

[2022 BID Audit - Financial Statements.pdf](#)

[23-0934](#) Request to approve Rezoning #5-23 to rezone the vacant land generally located along the extension of E. Sweetwater Way, south of E. Spartan Drive and east of N. Haymeadow Avenue, for the Fourth Addition to Clearwater Creek (Tax Id #31-6-6201-00 and part of #31-6-6200-00), as shown on the attached maps, from AG Agricultural District to R-1B Single-Family District

Attachments: [StaffReport_4th Addn Clearwater Creek Rezoning_For8-9-23.pdf](#)

[Scott Berg Email.pdf](#)

[Gregg Mader Email.pdf](#)

[Email to Ald Hayden with Responses 8-25-23.pdf](#)

[Resident Handout-Clearwater Creek 9-6-23.pdf](#)

[Resident Opposition Handout- Clearwater Creek 9-6-23.pdf](#)

Legislative History

8/9/23 City Plan Commission recommended for approval
Proceeds to Council on September 6, 2023.

Staff received written feedback from two residents via email. The emails were distributed to the Plan Commission members at the meeting and are attached.

9/6/23 Common Council referred to the City Plan Commission
This item was referred back by Alderperson Hayden.

[23-0935](#)

Request to approve the Fourth Addition to Clearwater Creek Preliminary Plat as shown on the attached maps and subject to the conditions in the attached staff report

Attachments: [StaffReport 4th Addn Clearwater Creek PreliminaryPlat For8-9-23.pdf](#)
[Email to Ald Hayden with Responses 8-25-23.pdf](#)
[Resident Handout-Clearwater Creek 9-6-23.pdf](#)
[Resident Opposition Handout- Clearwater Creek 9-6-23.pdf](#)

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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 and Economic Development Department at 920-832-6468.

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