



City of Appleton

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

Meeting Agenda - Final-revised City Plan Commission

*Any questions about items on this meeting are to be directed to
the Community and Economic Development Department,
920-832-6468.*

Tuesday, January 7, 2020

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
[19-1934](#) City Plan Minutes from 12-10-19

Attachments: [City Plan Minutes 12-10-19.pdf](#)

4. Public Hearings/Apearances

- [19-1935](#) Special Use Permit #12-19 for a car wash located at 4029 East Calumet Street (Tax Id #31-9-5812-00), 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 #19-1936)

Attachments: [ClassIIPublicHearingNoticeNewspaper_CarWash_SUP.pdf](#)
[PublicHearingNoticeNeighborhood_CarWash_SUP.pdf](#)

- [19-1937](#) Special Use Permit #13-19 for a restaurant with alcohol sales and consumption located at 1619 West College Avenue, Suite D (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 #19-1938)

Attachments: [ClassIIPublicHearingNoticeNewspaper_JerkJoint_SUP.pdf](#)
[PublicHearingNoticeNeighborhood_JerkJoint_SUP.pdf](#)

[19-1939](#) Planned Development (PD) Rezoning #11-19 to rezone the subject parcels generally located east of North Richmond Street and south of West Evergreen Drive (Tax Id #31-6-5601-00, #31-6-5601-01, #31-6-5601-02, #31-6-5601-03, #31-6-5601-04, and #31-6-5601-05) from Temporary AG Agricultural District and C-2 General Commercial District to PD/C-2 Planned Development General Commercial District #11-19, including the adjacent one-half (1/2) right-of-way of North Richmond Street (aka S.T.H. 47), West Evergreen Drive, North Alvin Street, and Interstate 41, as shown on the attached maps and subject to the conditions in the attached staff report, along with the attached Implementation Plan Document and Development Plan (Associated with Action Item #19-1940)

Attachments: [InformalPublicHearingNotice_EvergreenHeights_Rezoning.pdf](#)

[19-1941](#) Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-19 for the subject parcels generally located on North Erb Street, north of West Michigan Street (Tax Id #31-6-2860-00 and #31-6-2861-00) from future One and Two-Family Residential land use designation to Commercial land use designation as shown on the attached map and approve the attached Resolution (Associated with Action Item #19-1942)

Attachments: [ClassIIPublicHearingNoticeNewspaper_Aldi_CompPlanAmend.pdf](#)
[InformalPublicHearingNotice_Aldi_CompPlan+Rezoning.pdf](#)

[19-1943](#) Rezoning #12-19 to rezone the subject parcels generally located on North Erb Street, north of West Michigan Street (Tax Id #31-6-2860-00 and #31-6-2861-00), as shown on the attached maps, from R-1B Single-Family District to C-2 General Commercial District (Associated with Action Item #19-1944)

Attachments: [InformalPublicHearingNotice_Aldi_CompPlan+Rezoning.pdf](#)

5. Action Items

[19-1936](#) Request to approve Special Use Permit #12-19 for a car wash located at 4029 East Calumet Street (Tax Id #31-9-5812-00), 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_4029ECalumetSt_SUP_For1-7-20.pdf](#)
[LtrOpposingSUPRequestDercks_4029ECalumet_1-3-20.pdf](#)

[19-1938](#)

Request to approve Special Use Permit #13-19 for a restaurant with alcohol sales and consumption located at 1619 West College Avenue, Suite D (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 1619WCollege SUP For1-7-20.pdf](#)

[19-1940](#)

Request to approve Planned Development (PD) Rezoning #11-19 to rezone the subject parcels generally located east of North Richmond Street and south of West Evergreen Drive (Tax Id #31-6-5601-00, #31-6-5601-01, #31-6-5601-02, #31-6-5601-03, #31-6-5601-04, and #31-6-5601-05) from Temporary AG Agricultural District and C-2 General Commercial District to PD/C-2 Planned Development General Commercial District #11-19, including the adjacent one-half (1/2) right-of-way of North Richmond Street (aka S.T.H. 47), West Evergreen Drive, North Alvin Street, and Interstate 41, as shown on the attached maps and subject to the conditions in the attached staff report, along with the attached Implementation Plan Document and Development Plan

Attachments: [StaffReport EvergreenHeights Rezoning For01-07-20.pdf](#)

[19-1942](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-19 for the subject parcels generally located on North Erb Street, north of West Michigan Street (Tax Id #31-6-2860-00 and #31-6-2861-00) from future One and Two-Family Residential land use designation to Commercial land use designation as shown on the attached map and approve the attached Resolution (Associated with Action Item #'s 19-1944 & 19-1945)

Attachments: [StaffReport Aldi CompPlan+Rezoning For1-7-20.pdf](#)

[19-1944](#)

Request to approve Rezoning #12-19 to rezone the subject parcels generally located on North Erb Street, north of West Michigan Street (Tax Id #31-6-2860-00 and #31-6-2861-00), as shown on the attached maps, from R-1B Single-Family District to C-2 General Commercial District (Associated with Action Item #'s 19-1942 & 19-1945)

Attachments: [StaffReport Aldi CompPlan+Rezoning For1-7-20.pdf](#)

[19-1945](#)

Request to approve Certified Survey Map #22-19, which crosses a plat boundary, to split the parcel located at 611 West Northland Avenue (Tax Id #31-6-7704-00) into two lots and combine existing parcels located on North Richmond Street (Tax Id #'s 31-6-7691-00 and 31-6-7692-00) and North Erb Street (Tax Id #'s 31-6-2860-00 and 31-6-2861-00) with the newly created parcel, subject to the conditions in the attached staff report and as shown on the attached maps (Associated with Action Item #'s 19-1942 & 19-1944)

Attachments: [StaffReport Aldi CrossingPlatBoundary For1-7-20.pdf](#)

6. Information Items**7. 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.

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