



City of Appleton

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

Meeting Minutes - Final 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

Meeting called to order at 4:02 p.m.

2. Roll call of membership

Present: 5 - Mayor Hanna, Buetow, Rabec, Alderperson Meltzer and Robins

Absent: 1 - Palm

Others present:

Alderperson Denise Fenton, District #6

Alderperson Maiyoua Thao, District #7

Jennifer Semrau, 1224 W. Grant Street

Allison Semrau, 1224 W. Grant Street

Mike Kohlbeck, McMahan Associates Inc.

Jeremie Lamine, W5820 Manitowoc Road

Rusty Kloes, 615 W. Kimberly Avenue, Kimberly

Dana Johnson, 915 N. Rankin Street

Todd Hermsen, 523 W. Winrowe Court

Ralph & Victoria Wells, 2519 N. Division Street

Joe Hoechst, McMahan Associates Inc.

Mitch Nonn, 608 W. Michigan Street

Tom Howald, Aldi Inc.

Mark Seidl, Pinnacle Engineering Group

Garritt Bader, GB Real Estate Investments, LLC

Numerous high school students from Xavier High School

3. Approval of minutes from previous meeting

[19-1934](#)

City Plan Minutes from 12-10-19

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

Buetow moved, seconded by Robins, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Alderperson Meltzer and Robins

Absent: 1 - Palm

4. Public Hearings/Appearances

[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](#)

This public hearing was held, and no one spoke on the item.

[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](#)

This public hearing was held, and no one spoke on the item.

[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](#)

This public hearing was held, and no one spoke on the item.

[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](#)

This public hearing was held, and Garritt Bader spoke on the item.

[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](#)

This public hearing was held, and no one spoke on the item.

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](#)

Buetow moved, seconded by Robins, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Alderperson Meltzer and Robins

Absent: 1 - Palm

[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](#)

Alderson Meltzer moved, seconded by Rabec, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Alderson Meltzer and Robins

Absent: 1 - Palm

[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](#)
[EmailInputOnRezoning#11-19_Backman_01-06-20.pdf](#)

Proceeds to Council on February 5, 2020.

Robins moved, seconded by Rabec, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Alderson Meltzer and Robins

Absent: 1 - Palm

[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](#)

Proceeds to Council on February 19, 2020.

Rabec moved, seconded by Alderperson Meltzer, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Alderperson Meltzer and Robins

Absent: 1 - Palm

[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](#)

Proceeds to Council on February 19, 2020.

Buetow moved, seconded by Alderperson Meltzer, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Alderperson Meltzer and Robins

Absent: 1 - Palm

[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](#)

Proceeds to Council on February 19, 2020.

Rabec moved, seconded by Alderperson Meltzer, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Alderperson Meltzer and Robins

Absent: 1 - Palm

6. Information Items

7. Adjournment

Buetow moved, seconded by Rabec, that the meeting be adjourned at 4:30 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Alderperson Meltzer and Robins

Absent: 1 - Palm