



# 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.*

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Monday, May 9, 2016

4:00 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order at 4:00 p.m.**

2. Roll call of membership

**Present:** 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

*Others present:*

*Aldersperson Christopher Croatt, District #14  
Aldersperson Jeff Jirschele, District #15  
Cindi L. Jackman, McFleshman's Commons  
Bobby Fleshman, McFleshman's Commons  
Vicky Roovers, 2708 Kesting Court  
Rod Roovers, 2708 Kesting Court  
Tou Lee, 2712 Kesting Court  
Ann Behnke, 2624 Kesting Court  
Jeanne Backes, 2703 Kesting Court  
Paulette Laffin, 2709 Kesting Court  
Emory Laffin, 2709 Kesting Court  
Ryan Vissers, 2713 Kesting Court  
Pamela S. Van Hout, 5750 N. Summerland Court  
Joe Van Rooy, 2625 Kesting Court  
Judy Snavelly, 2520 Kesting Court  
Joanne Schwobe, 2608 Kesting Court  
Jill Hendricks, Clearwater Creek Development LLC  
BJ Schaeffbauer, Primrose Retirement Communities  
Mark McNeary, Primrose Retirement Communities  
Dennis Jochman, Bechard Investments Inc.  
Jeff Rustick, Schuler & Associates, Inc.  
Rob Harris, Harris & Associates  
Guy Stewart, Buell Consulting  
Amy Schilling, 5733 N. Summerland Court  
Patti Hanke, 5721 N. Summerland Court  
Scott Thue, 5721 N. Summerland Court  
Ruth A. Johnson, 2718 Lillian Court*

3. Approval of minutes from previous meeting

[16-702](#)

City Plan Minutes from 4-25-16

**Attachments:** [City Plan Minutes 4-25-16.pdf](#)

**Lobner moved, seconded by Uslabar, that the Minutes be approved. Roll Call.  
Motion carried by the following vote:**

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

#### 4. Public Hearings/Apearances

[16-703](#)

Special Use Permit #1-16 for a microbrewery and bar with outdoor alcohol sales and service at 115 S. State Street (Tax Id #31-3-0986-00 and #31-3-0987-00), 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 (Associated with Action Item #16-704)

**This Appearance was presented.**

[16-705](#)

Special Use Permit #2-16 for an 85-foot monopole wireless telecommunication tower with associated antennas and ground equipment located in the 2700 block of N. Kesting Court (Tax Id 31-1-4025-00), as shown on the attached maps and per attached plan of operation, subject to the conditions in the attached staff report (Associated with Action Item #16-706)

**This Appearance was presented.**

[16-709](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-16 for 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50) from One and Two-Family Residential designation to Multi-Family Residential designation as shown on the attached map and approve the attached resolution (Associated with Action Item #16-710)

**This Appearance was presented.**

[16-711](#)

Rezoning #4-16 for 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50), including to the centerline of the adjacent right-of-way, as shown on the attached map, from R-1A Single-Family District to R-3 Multi-Family District (Associated with Action Item #16-712)

**This Appearance was presented.**

[16-707](#)

Special Use Permit #3-16 for a community living arrangement (CLA) serving 24 persons located at 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50) to run with the land, subject to the conditions in the attached staff report and as shown on the attached maps (Associated with Action Item #16-708)

**This Appearance was presented.**

## 5. Action Items

[16-704](#)

Request to approve Special Use Permit #1-16 for a microbrewery and bar with outdoor alcohol sales and service at 115 S. State Street (Tax Id #31-3-0986-00 and #31-3-0987-00), 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

**Attachments:** [StaffReport\\_McFleshmans\\_SUP\\_For05-09-16.pdf](#)

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

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

[16-706](#)

Request to approve Special Use Permit #2-16 for an 85-foot monopole wireless telecommunication tower with associated antennas and ground equipment located in the 2700 block of N. Kesting Court (Tax Id 31-1-4025-00), as shown on the attached maps and per attached plan of operation, subject to the conditions in the attached staff report

**Attachments:** [StaffReport\\_KestingCtTower\\_SpecialUsePermit#2-16.pdf](#)

[Kesting Ct Cell Tower Petition.pdf](#)

[Photos submitted to Plan Commission on 5-9-16 re Kesting Ct Tower.pdf](#)

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

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

## 6. Information Items

[16-710](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-16 for 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50) from One and Two-Family Residential designation to Multi-Family Residential designation as shown on the attached map and approve the attached resolution

**Attachments:** [StaffReport\\_Primrose\\_CompPlanAmend#2-16&Rz#4-16.pdf](#)

*Proceeds to Council on June 15, 2016.*

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

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

[16-712](#)

Request to approve Rezoning #4-16 for 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50), including to the centerline of the adjacent right-of-way, as shown on the attached map, from R-1A Single-Family District to R-3 Multi-Family District

**Attachments:** [StaffReport\\_Primrose\\_CompPlanAmend#2-16&Rz#4-16.pdf](#)

*Proceeds to Council on June 15, 2016.*

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

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

[16-708](#)

Request to approve Special Use Permit #3-16 for a community living arrangement (CLA) serving 24 persons located at 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50) to run with the land, subject to the conditions in the attached staff report and as shown on the attached maps

**Attachments:** [StaffReport\\_Primrose\\_SpecialUsePermit#3-16.pdf](#)

*Proceeds to Council on June 15, 2016.*

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

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

[16-779](#)

Appleton Downtown & Trails Plan Design Workshop on May 16-18

**Attachments:** [Appleton Downtown Design Workshops Poster May 16-18.pdf](#)

**This Presentation was presented.**

7. Adjournment

**Lobner moved, seconded by Uslabar, that the meeting be adjourned at 5:30 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar