



# City of Appleton

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

## Meeting Minutes - Final City Plan Commission

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Wednesday, August 9, 2023

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order by Vice Chair Fenton at 3:30 p.m.**

2. Pledge of Allegiance

3. Roll call of membership

**Present:** 5 - Robins, Dane, Uitenbroek, Neuberger and Fenton

**Excused:** 2 - Palm and Mayor Woodford

*Others present:*

*Alderson Patrick Hayden, District #7*

*Michelle Mader, 275 E. Spartan Drive*

*Jeff Schultz, Martenson & Eisele*

*Grant Vollrath, 103 S. Fidelis Street*

*Deb Wisnet-Hunter, 300 E. Bluewater Way*

*William Hunter, 300 E. Bluewater Way*

*Charlotte Morse, 5633 N. Summerland Drive*

*Nick Morse, 5633 N. Summerland Drive*

*Alaine Morgan, 5667 N. Summerland Drive*

*Patrick Dedoyard, 5667 N. Summerland Drive*

*Kate Alberts, 249 E. Spartan Drive*

4. Approval of minutes from previous meeting

[23-0932](#)

City Plan Minutes from 7-26-23

**Attachments:** [City Plan Minutes 7-26-23.pdf](#)

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

**Aye:** 5 - Robins, Dane, Uitenbroek, Neuberger and Fenton

**Excused:** 2 - Palm and Mayor Woodford

## 5. Public Hearing/Appearances

[23-0933](#)

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 (Associated with Action Item #23-0934)

**Attachments:** [InformalPublicHearingNotice\\_4thAddnClearwaterCreek\\_Rezoning#5-23.pdf](#)

This public hearing was held. Michelle Mader, Kate Alberts, Alaine Morgan, Jeff Hunter, and Charlotte Morse spoke on the item.

## 6. Action Items

[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](#)

*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.*

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

**Aye:** 5 - Robins, Dane, Uitenbroek, Neuberger and Fenton

**Excused:** 2 - Palm and Mayor Woodford

[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](#)

*Proceeds to Council on September 6, 2023.*

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

**Aye:** 5 - Robins, Dane, Uitenbroek, Neuberger and Fenton

**Excused:** 2 - Palm and Mayor Woodford

## 7. Information Items

### [23-0936](#)

Proposed draft 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

**Attachments:** [StaffReport\\_PC\\_Informational\\_DraftTextAmendment\\_2023Bundle.pdf](#)

This item was presented.

## 8. Adjournment

Uitenbroek moved, seconded by Robins, that the meeting be adjourned at 4:27 p.m. Roll Call. Motion carried by the following vote:

**Aye:** 5 - Robins, Dane, Uitenbroek, Neuberger and Fenton

**Excused:** 2 - Palm and Mayor Woodford