



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.*

Wednesday, June 9, 2021

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 3:30 p.m.

2. Roll call of membership

Dr. Robins arrived at 3:56 p.m.

Present: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Uitenbroek

Excused: 1 - Dane

Others present:

Alderson Brad Firkus, District #3

Alderson Sheri Hartzheim, District #13

Alex Drossart, 324 E. South River Street

Tom Klister, Commercial Horizons

3. Approval of minutes from previous meeting

[21-0762](#)

City Plan Minutes from 5-26-21

Attachments: [City Plan Minutes 5-26-21.pdf](#)

Fenton moved, seconded by Palm, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Palm, Mayor Woodford, Fenton, Buetow and Uitenbroek

Excused: 1 - Dane

Absent: 1 - Robins

4. Public Hearings/Apearances

[21-0763](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-21 for the subject parcel generally located along North Alvin Street, south of West Evergreen Drive and north of Interstate 41 (Tax Id #31-6-4500-01), from future Public/Institutional land use designation to Commercial land use designation as shown on the attached map and approve the attached Resolution (Associated with Action Item #21-0764)

Attachments: [ClassIIPublicHearingNoticeNewspaper CommercialHorizonsNALvinSt CompPlanAmend#1-21.pdf](#)
[InformalPublicHearingNotice CommercialHorizonsNALvinSt CompPlan +Rezoning.pdf](#)

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

[21-0765](#)

Rezoning #5-21 for the subject parcel generally located along North Alvin Street, south of West Evergreen Drive and north of Interstate 41 (Tax Id #31-6-4500-01), including the adjacent one-half (1/2) right-of-way of North Alvin Street and Interstate 41, as shown on the attached maps, from P-I Public Institutional District and AG Agricultural District to C-2 General Commercial District (Associated with Action Item #21-0766)

Attachments: [InformalPublicHearingNotice CommercialHorizonsNALvinSt CompPlan +Rezoning.pdf](#)

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

[21-0767](#)

Proposed text amendments to Chapter 23 Zoning Ordinance of the Municipal Code to create Article III., Sec. 23-55 Accessory Dwelling Units (Attached and Detached) and Sec. 23-56 Junior Accessory Dwelling Units (JADU) and amend Sec. 23-43 Accessory uses, building and structures, Sec. 23-92 R-1A Single-Family District, Sec. 23-93 R-1B Single-Family District, Sec. 23-94 R-1C Central City Residential District, Sec. 23-95 R-2 Two-Family District, and Sec. 23-96 R-3 Multifamily District, as identified in the attached documents (Associated with Action Item #21-0768)

Attachments: [InformalPublicHearingNotice_ZOTextAmendmentsADU.pdf](#)

This public hearing was held, and Alderpersons Hartzheim and Firkus spoke on the item and City staff answered questions.

5. Action Items

[21-0764](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-21 for the subject parcel generally located along North Alvin Street, south of West Evergreen Drive and north of Interstate 41 (Tax Id #31-6-4500-01), from future Public/Institutional land use designation to Commercial land use designation as shown on the attached map and approve the attached Resolution

Attachments: [StaffReport_CommercialHorizonsNAlvinSt_CompPlan+Rezoning_For06-09-21.pdf](#)

Proceeds to Council on July 21, 2021.

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

Aye: 5 - Palm, Mayor Woodford, Fenton, Buetow and Uitenbroek

Excused: 1 - Dane

Absent: 1 - Robins

[21-0766](#)

Request to approve Rezoning #5-21 for the subject parcel generally located along North Alvin Street, south of West Evergreen Drive and north of Interstate 41 (Tax Id #31-6-4500-01), including the adjacent one-half (1/2) right-of-way of North Alvin Street and Interstate 41, as shown on the attached maps, from P-I Public Institutional District and AG Agricultural District to C-2 General Commercial District

Attachments: [StaffReport_CommercialHorizonsNAlvinSt_CompPlan+Rezoning_For06-09-21.pdf](#)

Proceeds to Council on July 21, 2021.

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

Aye: 5 - Palm, Mayor Woodford, Fenton, Buetow and Uitenbroek

Excused: 1 - Dane

Absent: 1 - Robins

[21-0059](#)

Resolution #1-R-21 Accessory Dwelling Units (Associated with Action Item #21-0768)

Attachments: [#1-R-21 Accessory Dwelling Units.pdf](#)

Proceeds to Council on July 7, 2021.

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

Aye: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Uitenbroek

Excused: 1 - Dane

[21-0768](#)

Request to approve proposed text amendments to Chapter 23 Zoning Ordinance of the Municipal Code to create Article III., Sec. 23-55 Accessory Dwelling Units (Attached and Detached) and Sec. 23-56 Junior Accessory Dwelling Units (JADU) and amend Sec. 23-43 Accessory uses, building and structures, Sec. 23-92 R-1A Single-Family District, Sec. 23-93 R-1B Single-Family District, Sec. 23-94 R-1C Central City Residential District, Sec. 23-95 R-2 Two-Family District, and Sec. 23-96 R-3 Multifamily District, as identified in the attached documents (Associated with Action Item #21-0059)

Attachments: [StaffReport_TextAmendments_ADU_JADU_Ordinance_For06-09-21.pdf](#)
[Accessory Dwelling Unit Matrix_June2021.pdf](#)
[Section 23-55 & 56 Draft ADU and JADU Zoning Regs_Commentary.pdf](#)
[Section 23-55 & 56 Draft ADU and JADU Zoning Regs_Cleanversion.pdf](#)

Proceeds to Council on July 7, 2021.

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

Aye: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Uitenbroek

Excused: 1 - Dane

[21-0769](#)

Request to approve the dedication of land for public right-of-way for a portion of Lawrence Street, generally located east of the intersection of Oneida Street and Lawrence Street (part of Tax Id #31-2-0052-00), as shown on the attached maps

Attachments: [StaffReport_LawrenceEastOfOneida_StreetDedication_For06-09-21.pdf](#)

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

Aye: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Uitenbroek

Excused: 1 - Dane

6. Information Items

7. Adjournment

Palm moved, seconded by Buetow, that the meeting be adjourned at 4:15 p.m. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Uitenbroek

Excused: 1 - Dane