



# 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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Tuesday, July 11, 2017

4:00 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order at 4:01 p.m.**

2. Roll call of membership

*Palm arrived at 4:02 p.m.*

**Present:** 6 - Mayor Hanna, Buetow, Uslabar, Rabec, Martin and Palm

*Others present:*

*Christopher Washburn, 2120 S. Gladys Avenue  
Richard Abb, 1100 S. East Street  
Thomas Trettin, 1001 S. Oneida Street, Unit H  
Madeleine Behr, Post-Crescent  
Shane Krueger, 602 W. College Avenue  
Linda Muldoon, 406 W. Fifth Street & 514 W. College Avenue  
Eric Miller, 623 W. College Avenue  
William T. Miller, 623 W. College Avenue  
Ronna Swift, 230 W. Seymour Street  
Deborah Hietpas, 115 W. Washington Street  
Norval Barger, 231 E. Lawrence Street  
Kelly Koroll, Deja vu Enterprises, LLC, 519 W. College Avenue  
Dani Englebert, YMCA, 218 E. Lawrence Street  
Cindy Carter, 1102 N. Superior Street  
Bryan Fowtend, Pioneer Carpet Care  
Brandon Pleshek, 809 W. College Avenue  
Benjamin Shahin, Shahin Rug Gallery, 530 W. College Avenue  
Tom Ales, Dr. Jekyll's, 314 E. College Avenue  
Manny Vasquez  
Jim Gaerthofner, 2143 E. Sienna Way  
Jim Esler, Esler Commercial  
Jim Kranzusch, 724 W. Washington Street  
Karen Tipton, 350 W. Highland Park Avenue  
Tom Scheuerman, Newmark Grubb Pfefferle  
Gwen Carr, 229 S. Durkee Street  
Mike Carr, 229 S. Durkee Street  
Jennifer Stephany, Appleton Downtown Inc.  
Will Weider, 224 E. College Avenue  
Greg Lemke-Rochon, Boys & Girls Club Fox Valley*

**3. Approval of minutes from previous meeting**[17-999](#)

City Plan Minutes from 6-27-17

**Attachments:** [City Plan Minutes 6-27-17.pdf](#)

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

**Aye:** 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Martin

**Excused:** 1 - Palm

**4. Public Hearings/Appearances**

[17-1000](#)

Special Use Permit #7-17 to expand an existing group home facility located at 720 W. Fifth Street (Tax Id #31-3-0623-00 and #31-3-0624-00), 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 #17-1001)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_HarborHouse\\_SUP.pdf](#)  
[PublicHearingNoticeNeighborhood\\_HarborHouse\\_SUP.pdf](#)

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

[17-1002](#)

The street discontinuance to vacate a portion of South Locust Street public right-of-way in the 100 block at the CN Railroad Crossing Number 179 919F, as shown on the attached maps and legal description, pending approval by the Municipal Services Committee, and adopt the Initial Resolution (Associated with Action Item #17-1003)

**Attachments:** [InformalPublicHearingNotice\\_Locust St at CN RR\\_StreetVacation.pdf](#)

**This public hearing was held, and two people spoke on the item.**

[17-1004](#)

Zoning Ordinance Text and Map Amendments to Article X Floodplain Zoning of Chapter 23 of the Municipal Code relating to Section 23-206(b)(1)(h) Official maps and revisions, as identified in the attached staff report (Associated with Action Item #17-1005)

**Attachments:** [NoticeofInformalPublicHearing\\_ZO Amendments Floodplain.pdf](#)

**This public hearing was held, and one person spoke on the item.**

[17-1006](#)

Tax Incremental Financing District #11 - East College Avenue area (Associated with Action Item #17-1007)

**Attachments:** [Public Hearing Notice TIF 11.pdf](#)

**This public hearing was held, and numerous people spoke on the item.**

[17-1008](#)

Tax Incremental Financing District #12 - Downtown West area (Associated with Action Item #17-1009)

**Attachments:** [Public Hearing Notice TIF 12.pdf](#)

**This public hearing was held, and numerous people spoke on the item.**

## 5. Action Items

[17-1001](#)

Request to approve Special Use Permit #7-17 to expand an existing group home facility located at 720 W. Fifth Street (Tax Id #31-3-0623-00 and #31-3-0624-00), 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 required)

**Attachments:** [StaffReport\\_HarborHouse\\_SUP\\_For07-11-17.pdf](#)

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

**Aye:** 6 - Mayor Hanna, Buetow, Uslabar, Rabec, Martin and Palm

[17-1003](#)

Request to approve the street discontinuance to vacate a portion of South Locust Street public right-of-way in the 100 block at the CN Railroad Crossing Number 179 919F, as shown on the attached maps and legal description, pending approval by the Municipal Services Committee, and adopt the Initial Resolution

**Attachments:** [StaffReport\\_StreetVacation\\_SLocustStreet.pdf](#)

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

**Aye:** 6 - Mayor Hanna, Buetow, Uslabar, Rabec, Martin and Palm

[17-1010](#)

Request to approve Extraterritorial Final Plat for White Hawk Meadows North 4 located in the Town of Grand Chute as shown on the attached maps

**Attachments:** [StaffReport\\_WhiteHawkMeadowsNorth4\\_ExtraFinalPlat.pdf](#)

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

**Aye:** 6 - Mayor Hanna, Buetow, Uslabar, Rabec, Martin and Palm

## 6. Information Items

[17-1005](#)

Request to approve the proposed Zoning Ordinance Text and Map Amendments to Article X Floodplain Zoning of Chapter 23 of the Municipal Code relating to Section 23-206(b)(1)(h) Official maps and revisions, as identified in the attached staff report

**Attachments:** [StaffReport\\_ZOText&MapAmendment\\_FloodplainZoning\\_7-11-17.pdf](#)

*Proceeds to Council on August 2, 2017.*

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

**Aye:** 6 - Mayor Hanna, Buetow, Uslabar, Rabec, Martin and Palm

[17-1007](#)

Request to approve resolution designating the proposed boundaries and approving a project plan for Tax Incremental Financing District #11 - East College Avenue area

**Attachments:**    [Resolution-City Plan Commission TIF 11 .pdf](#)  
[TIF District 11 Project Plan 2017 FINAL DRAFT 6-22-17.pdf](#)  
[Resolution-Common Council TIF 11 .pdf](#)

*Proceeds to Council on August 2, 2017.*

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

**Aye:** 6 - Mayor Hanna, Buetow, Uslabar, Rabec, Martin and Palm

[17-1009](#)

Request to approve resolution designating the proposed boundaries and approving a project plan for Tax Incremental Financing District #12 - Downtown West

**Attachments:**    [Resolution-City Plan Commission TIF 12.pdf](#)  
[TIF District 12 Project Plan 2017 FINAL DRAFT 6-22-17.pdf](#)  
[Resolution-Common Council TIF 12 .pdf](#)

*Proceeds to Council on August 2, 2017.*

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

**Aye:** 6 - Mayor Hanna, Buetow, Uslabar, Rabec, Martin and Palm

## 7. Adjournment

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

**Aye:** 6 - Mayor Hanna, Buetow, Uslabar, Rabec, Martin and Palm