



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, July 11, 2017

4:00 PM

Council Chambers, 6th Floor

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