



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, October 13, 2020

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

Present: 4 - Robins, Mayor Woodford, Fenton and Buetow

Excused: 1 - Rabec

Absent: 1 - Palm

Others present:

Aldersperson Corey Otis, District #15

Ron LaPlante, 319 E. Coolidge Avenue

Ken Schmidt, 307 E. Coolidge Avenue

Will Faucett, Malcore Foods

Mike Faucett, Malcore Foods

Chris Faucett, Malcore Foods

Ryan Dietrich, 312 E. Coolidge Avenue

Jill Hendricks, Emerald Valley Estates LLC

3. Approval of minutes from previous meeting

[20-1318](#)

City Plan Minutes from 9-22-20

Attachments: [City Plan Minutes 9-22-20.pdf](#)

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

Motion carried by the following vote:

Aye: 4 - Robins, Mayor Woodford, Fenton and Buetow

Excused: 1 - Rabec

Absent: 1 - Palm

4. Public Hearings/Appearances

[20-1319](#)

Special Use Permit #6-20 for the manufacturing of dairy products (light manufacturing) located at 300 E. Coolidge Avenue (Tax Id #31-9-0030-00), 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 #20-1320)

Attachments: [ClassIIPublicHearingNoticeNewspaper_MalcoreFoods_SUP.pdf](#)
[PublicHearingNoticeNeighborhood_MalcoreFoods_SUP.pdf](#)

This public hearing was held, and Ron LaPlante, Ken Schmidt, Will Faucett, Ryan Dietrich, and Alderperson Corey Otis spoke on the item.

[20-1321](#)

Rezoning #8-20 to rezone the area generally located along the east and west sides of Providence Avenue for the 6th Addition to Emerald Valley (part of Tax Id #31-1-7600-00), as shown on the attached maps, from AG Agricultural District to R-1B Single-Family District (Associated with Action Item #20-1322)

Attachments: [InformalPublicHearingNotice_6thAddEmeraldValley_Rezoning#8-20.pdf](#)

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

[20-1323](#)

Rezoning #9-20 to rezone the area generally located west of Providence Avenue for the 7th Addition to Emerald Valley (part of Tax Id #31-1-7600-00), as shown on the attached maps, from AG Agricultural District to R1-B Single-family District (Associated with Action Item #20-1324)

Attachments: [InformalPublicHearingNotice_7thAddEmeraldValley_Rezoning#9-20.pdf](#)

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

5. Action Items

[20-1320](#)

Request to approve Special Use Permit #6-20 for the manufacturing of dairy products (light manufacturing) located at 300 E. Coolidge Avenue (Tax Id #31-9-0030-00), 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 of Common Council required for approval)

Attachments: [StaffReport_Malcore Foods_SUP_For10-13-20.pdf](#)
[Neighbor Petition_10-09-20.pdf](#)
[Kris Krause Email_10-13-20.pdf](#)

Staff stated an email was received today by Kris Krause, and it is now attached to this file.

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

Aye: 4 - Robins, Mayor Woodford, Fenton and Buetow

Excused: 1 - Rabec

Absent: 1 - Palm

[20-1322](#)

Request to approve Rezoning #8-20 to rezone the area generally located along the east and west sides of Providence Avenue for the 6th Addition to Emerald Valley (part of Tax Id #31-1-7600-00), as shown on the attached maps, from AG Agricultural District to R-1B Single-Family District

Attachments: [StaffReport_Rezoning_6thAddEmeraldValley_For10-13-20.pdf](#)

Proceeds to Council on November 4, 2020.

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

Aye: 4 - Robins, Mayor Woodford, Fenton and Buetow

Excused: 1 - Rabec

Absent: 1 - Palm

[20-1324](#)

Request to approve Rezoning #9-20 to rezone the area generally located west of Providence Avenue for the 7th Addition to Emerald Valley (part of Tax Id #31-1-7600-00), as shown on the attached maps, from AG Agricultural District to R1-B Single-family District

Attachments: [StaffReport_Rezoning_7thAddEmeraldValley_For10-13-20.pdf](#)

Proceeds to Council on November 4, 2020.

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

Aye: 4 - Robins, Mayor Woodford, Fenton and Buetow

Excused: 1 - Rabec

Absent: 1 - Palm

[20-1325](#)

Request to approve the Sequoia Drive (Right-of-Way) Annexation consisting of approximately 3.3251 acres, currently in the Towns of Grand Chute and Vandebroek, in order to extend Sequoia Drive north from the North Edgewood Estates Phase II subdivision to Broadway Drive as shown on the attached maps and establish a temporary zoning classification of AG Agricultural District

Attachments: [StaffReport_SequoiaDrive_Annexation_For10-13-20.pdf](#)
[DOA Annexation Review Letter 14337 10-13-20.pdf](#)

Staff stated the review letter from the State was received today, and it is now attached to this file.

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

Aye: 4 - Robins, Mayor Woodford, Fenton and Buetow

Excused: 1 - Rabec

Absent: 1 - Palm

6. Information Items

7. Adjournment

Buetow moved, seconded by Fenton, that the meeting be adjourned at 4:55 p.m. Roll Call. Motion carried by the following vote:

Aye: 4 - Robins, Mayor Woodford, Fenton and Buetow

Excused: 1 - Rabec

Absent: 1 - Palm