



# City of Appleton

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

## Meeting Minutes - Final-revised 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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Wednesday, June 23, 2021

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

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

2. Roll call of membership

**Present:** 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

*Others present:*

*Aldersperson Katie Van Zeeland, District #5*

*Michael Kohne, Legacy Commercial Property (Family Video)*

*John Gates, 721 W. Harris Street*

*John Petit, 2100 S. Telulah Avenue*

*Tim Rinn, 2210 E. John Street*

*Dave Allen, VFW*

*Chuck Fritsch, Silver Heights Properties*

*Meri Foth, 400 N. Richmond Street #342*

*Mary Kiley, 715 W. Harris Street*

*Mary Lou Cliff, 400 N. Richmond Street #209*

*Wendy VanDerGeest, 400 N. Richmond Street #525*

*Noah Harmon, 1625 Coolidge Court*

*Gerry O'Shea, 231 N. Green Bay Road*

*Laura O'Shea, 231 N. Green Bay Road*

*Andrew Graf, 1731 N. Briarcliff Drive*

3. Approval of minutes from previous meeting

[21-0845](#)

City Plan Minutes from 6-9-21

**Attachments:** [City Plan Minutes 6-9-21.pdf](#)

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

**Motion carried by the following vote:**

**Aye:** 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

4. Public Hearings/Appealances

[21-0846](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-21 for 719 West Packard Street (Tax Id #31-5-1232-00) from future One and Two-Family Residential land use designation to Mixed Use land use designation, as shown on the attached map, and approve the attached Resolution (Associated with Action Item #21-0847)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper FormerVFWSite CompPlanAmend#2-21.pdf](#)  
[InformalPublicHearingNotice FormerVFWSite CompPlan+Rezoning.pdf](#)

**This public hearing was held, and Dave Allen spoke on the item.**

[21-0848](#)

Rezoning #7-21 for subject parcels generally located west of North Richmond Street and south of West Packard Street (Tax Id #31-5-1232-00, #31-5-1234-00, #31-5-1236-00, and #31-5-1238-00), including the adjacent one-half (1/2) right-of-way of West Packard Street, North Richmond Street (aka S.T.H. 47), and West Harris Street, as shown on the attached maps, from C-2 General Commercial District, R-2 Two-Family District, and R-1C Central City Residential District to C-1 Neighborhood Mixed Use District (Associated with Action Item #21-0849)

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

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

[21-0850](#)

Rezoning #6-21 for the subject parcel located at 2700 East Calumet Street (Tax Id #31-4-5880-00), including the adjacent one-half (1/2) right-of-way of East John Street and East Calumet Street, as shown on the attached maps, from PD/C-2 Family Video Planned Development General Commercial District #23-99 to C-2 General Commercial District (Associated with Action Item #21-0851)

**Attachments:** [InformalPublicHearingNotice\\_2700ECalumetSt\\_Rezoning#6-21.pdf](#)

**This public hearing was held, and Michael Kohne spoke on the item.**

[21-0852](#)

Rezoning #8-21 for the subject undeveloped parcel located on Coolidge Court (Tax Id #31-9-1117-00), including the adjacent one-half (1/2) right-of-way, as shown on the attached maps, from PD/C-2 Planned Development General Commercial District #34-84 to R-3 Multi-Family District (Associated with Action Item #21-0853)

**Attachments:** [InformalPublicHearingNotice CoolidgeCourt Rezoning#8-21.pdf](#)

**This public hearing was held. John Petit, Noah Harmon, and Andrew Graf spoke on the item.**

[21-0854](#)

Special Use Permit #1-21 to allow alcohol sales and consumption (inside the building and outdoors on the premises) located at 141 South RiverHeath Way (Tax Id #31-4-0828-08), 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 #21-0855)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_141RiverHeathWay\\_SUP#1-21.pdf](#)  
[PublicHearingNoticeNeighborhood\\_141RiverHeathWay\\_SUP#1-21.pdf](#)

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

## 5. Action Items

[21-0847](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-21 for 719 West Packard Street (Tax Id #31-5-1232-00) from future One and Two-Family Residential land use designation to Mixed Use land use designation, as shown on the attached map, and approve the attached Resolution

**Attachments:** [StaffReport\\_FormerVFWSite\\_CompPlan+Rezoning\\_For06-23-21.pdf](#)  
[EmailFromAnaHauser\\_07-14-21.pdf](#)

*Proceeds to Council on August 4, 2021.*

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

**Aye:** 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

[21-0849](#)

Request to approve Rezoning #7-21 for subject parcels generally located west of North Richmond Street and south of West Packard Street (Tax Id #31-5-1232-00, #31-5-1234-00, #31-5-1236-00, and #31-5-1238-00), including the adjacent one-half (1/2) right-of-way of West Packard Street, North Richmond Street (aka S.T.H. 47), and West Harris Street, as shown on the attached maps, from C-2 General Commercial District, R-2 Two-Family District, and R-1C Central City Residential District to C-1 Neighborhood Mixed Use District

**Attachments:** [StaffReport\\_FormerVFWSite\\_CompPlan+Rezoning\\_For06-23-21.pdf](#)  
[EmailFromAnaHauser\\_07-14-21.pdf](#)

*Proceeds to Council on August 4, 2021.*

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

**Aye:** 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

[21-0851](#)

Request to approve Rezoning #6-21 for the subject parcel located at 2700 East Calumet Street (Tax Id #31-4-5880-00), including the adjacent one-half (1/2) right-of-way of East John Street and East Calumet Street, as shown on the attached maps, from PD/C-2 Family Video Planned Development General Commercial District #23-99 to C-2 General Commercial District

**Attachments:** [StaffReport\\_Family\\_Video\\_Rezoning\\_For06-23-21.pdf](#)

*Proceeds to Council on July 21, 2021.*

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

**Aye:** 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

[21-0853](#)

Request to approve Rezoning #8-21 for the subject undeveloped parcel located on Coolidge Court (Tax Id #31-9-1117-00), including the adjacent one-half (1/2) right-of-way, as shown on the attached maps, from PD/C-2 Planned Development General Commercial District #34-84 to R-3 Multi-Family District

**Attachments:** [StaffReport\\_CoolidgeCourt\\_Rezoning\\_For06-23-21.pdf](#)

*Proceeds to Council on July 21, 2021.*

**Uitenbroek moved, seconded by Dane, 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

**Nay:** 1 - Dane

[21-0855](#)

Request to approve Special Use Permit #1-21 to allow alcohol sales and consumption (inside the building and outdoors on the premises) located at 141 South RiverHeath Way (Tax Id #31-4-0828-08), 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\\_141RiverHeathWay\\_SUP\\_For06-23-21.pdf](#)

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

**Aye:** 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

## 6. Information Items

7. Adjournment

**Palm moved, seconded by Buetow, that the meeting be adjourned at 4:13 p.m.**

**Roll Call. Motion carried by the following vote:**

**Aye:** 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek