



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.*

Monday, May 9, 2016

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:00 p.m.

2. Roll call of membership

Present: 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

Others present:

Aldersperson Christopher Croatt, District #14

Aldersperson Jeff Jirschele, District #15

Cindi L. Jackman, McFleshman's Commons

Bobby Fleshman, McFleshman's Commons

Vicky Roovers, 2708 Kesting Court

Rod Roovers, 2708 Kesting Court

Tou Lee, 2712 Kesting Court

Ann Behnke, 2624 Kesting Court

Jeanne Backes, 2703 Kesting Court

Paulette Laffin, 2709 Kesting Court

Emory Laffin, 2709 Kesting Court

Ryan Vissers, 2713 Kesting Court

Pamela S. Van Hout, 5750 N. Summerland Court

Joe Van Rooy, 2625 Kesting Court

Judy Snavely, 2520 Kesting Court

Joanne Schwobe, 2608 Kesting Court

Jill Hendricks, Clearwater Creek Development LLC

BJ Schaeffbauer, Primrose Retirement Communities

Mark McNeary, Primrose Retirement Communities

Dennis Jochman, Bechard Investments Inc.

Jeff Rustick, Schuler & Associates, Inc.

Rob Harris, Harris & Associates

Guy Stewart, Buell Consulting

Amy Schilling, 5733 N. Summerland Court

Patti Hanke, 5721 N. Summerland Court

Scott Thue, 5721 N. Summerland Court

Ruth A. Johnson, 2718 Lillian Court

3. Approval of minutes from previous meeting

[16-702](#)

City Plan Minutes from 4-25-16

Attachments: [City Plan Minutes 4-25-16.pdf](#)

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

4. Public Hearings/Appearances

[16-703](#)

Special Use Permit #1-16 for a microbrewery and bar with outdoor alcohol sales and service at 115 S. State Street (Tax Id #31-3-0986-00 and #31-3-0987-00), 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 (Associated with Action Item #16-704)

This Appearance was presented.

[16-705](#)

Special Use Permit #2-16 for an 85-foot monopole wireless telecommunication tower with associated antennas and ground equipment located in the 2700 block of N. Kesting Court (Tax Id 31-1-4025-00), as shown on the attached maps and per attached plan of operation, subject to the conditions in the attached staff report (Associated with Action Item #16-706)

This Appearance was presented.

[16-709](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-16 for 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50) from One and Two-Family Residential designation to Multi-Family Residential designation as shown on the attached map and approve the attached resolution (Associated with Action Item #16-710)

This Appearance was presented.

[16-711](#)

Rezoning #4-16 for 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50), including to the centerline of the adjacent right-of-way, as shown on the attached map, from R-1A Single-Family District to R-3 Multi-Family District (Associated with Action Item #16-712)

This Appearance was presented.

[16-707](#)

Special Use Permit #3-16 for a community living arrangement (CLA) serving 24 persons located at 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50) to run with the land, subject to the conditions in the attached staff report and as shown on the attached maps (Associated with Action Item #16-708)

This Appearance was presented.

5. Action Items

[16-704](#)

Request to approve Special Use Permit #1-16 for a microbrewery and bar with outdoor alcohol sales and service at 115 S. State Street (Tax Id #31-3-0986-00 and #31-3-0987-00), 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

Attachments: [StaffReport_McFleshmans_SUP_For05-09-16.pdf](#)

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

[16-706](#)

Request to approve Special Use Permit #2-16 for an 85-foot monopole wireless telecommunication tower with associated antennas and ground equipment located in the 2700 block of N. Kesting Court (Tax Id 31-1-4025-00), as shown on the attached maps and per attached plan of operation, subject to the conditions in the attached staff report

Attachments: [StaffReport_KestingCtTower_SpecialUsePermit#2-16.pdf](#)

[Kesting Ct Cell Tower Petition.pdf](#)

[Photos submitted to Plan Commission on 5-9-16 re Kesting Ct Tower.pdf](#)

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

6. Information Items

[16-710](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-16 for 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50) from One and Two-Family Residential designation to Multi-Family Residential designation as shown on the attached map and approve the attached resolution

Attachments: [StaffReport_Primrose_CompPlanAmend#2-16&Rz#4-16.pdf](#)

Proceeds to Council on June 15, 2016.

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

[16-712](#)

Request to approve Rezoning #4-16 for 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50), including to the centerline of the adjacent right-of-way, as shown on the attached map, from R-1A Single-Family District to R-3 Multi-Family District

Attachments: [StaffReport_Primrose_CompPlanAmend#2-16&Rz#4-16.pdf](#)

Proceeds to Council on June 15, 2016.

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

[16-708](#)

Request to approve Special Use Permit #3-16 for a community living arrangement (CLA) serving 24 persons located at 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50) to run with the land, subject to the conditions in the attached staff report and as shown on the attached maps

Attachments: [StaffReport_Primrose_SpecialUsePermit#3-16.pdf](#)

Proceeds to Council on June 15, 2016.

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar

[16-779](#)

Appleton Downtown & Trails Plan Design Workshop on May 16-18

Attachments: [Appleton Downtown Design Workshops Poster May 16-18.pdf](#)

This Presentation was presented.

7. Adjournment

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Priddis, Lobner and Uslabar