



# 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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Monday, January 12, 2015

4:00 PM

Council Chambers, 6th Floor

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1. Call meeting to order

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

2. Roll call of membership

**Present:** 5 - Dukelow, Priddis, Mayor Hanna, Buetow and Alderperson Lobner

**Absent:** 2 - Carpiaux and Uslabar

*Others present:*

*Alderperson Christine Williams*

*David Rhoda, Catalyst Construction, 702 Eisenhower Drive, Suite F, Kimberly WI  
54136*

*Todd Dvorak, 2029 W. Glendale Avenue, Grand Chute*

*Riley Woodwick, Catalyst Construction, 702 Eisenhower Drive, Suite F, Kimberly WI  
54136*

*Lue Lee, 118 S. Joseph Street, #4, Appleton WI 54915*

*Mai Lee, 118 S. Joseph Street, #4, Appleton WI 54915*

*Dennis L. Olson, 1252 Nicolet Circle, Grand Chute WI 54914*

*Jill Hendricks, Emerald Valley Estates/Vision Rep Dev*

*Kirk Ryan, 3041 E. Drake Lane, Appleton WI 54913*

3. Approval of minutes from previous meeting

[15-038](#)

City Plan Minutes from 1-5-15

**Attachments:** [City Plan Minutes 1-5-15.pdf](#)

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

**Aye:** 5 - Dukelow, Priddis, Mayor Hanna, Buetow and Alderperson Lobner

**Absent:** 2 - Carpiaux and Uslabar

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

#### 4. Public Hearings/Apearances

[15-040](#)

Rezoning #11-14 for Second Addition to Emerald Valley (south of Calmes Drive/part of Parcel #31-1-7600-00) from AG Agricultural District to R-1B Single-Family District (Associated with Action Item #15-043)

**This Appearance was discussed.**

[15-045](#)

Rezoning #12-14 to rezone 302, 306 North Morrison Street and 225 East Harris Street (Parcel #31-2-0466-00) and 324 North Morrison Street (Parcel #31-2-0466-01) from P-I Public-Institutional District to PD/P-I Planned Development Public-Institutional District including to the centerline of adjacent right-of-way (Associated with Action Item #15-046)

**This Appearance was discussed.**

#### 5. Action Items

#### 6. Information Items

[15-043](#)

Request to approve Rezoning #11-14 for Second Addition to Emerald Valley (south of Calmes Drive/part of Parcel #31-1-7600-00) from AG Agricultural District to R-1B Single-Family District as shown on the attached maps

**Attachments:** [Rezoning #11-14 Staff Review.pdf](#)

*Proceeds to Council on 2-4-15.*

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

**Aye:** 6 - Dukelow, Carpiaux, Priddis, Mayor Hanna, Buetow and Aldersperson Lobner

**Absent:** 1 - Usobar

[15-046](#)

Request to approve Rezoning #12-14 to rezone 302, 306 North Morrison Street and 225 East Harris Street (Parcel #31-2-0466-00) and 324 North Morrison Street (Parcel #31-2-0466-01) from P-I Public-Institutional District to PD/P-I Planned Development Public-Institutional District including to the centerline of adjacent right-of-way as shown on the attached maps and subject to the attached two conditions

**Attachments:**     [Rezoning #12-14 Staff Review.pdf](#)

*Proceeds to Council on 2-4-15.*

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

**Aye:** 6 - Dukelow, Carpiaux, Priddis, Mayor Hanna, Buetow and Alderperson Lobner

**Absent:** 1 - Uslabar

[15-047](#)

Request to approve Minor Amendment to Special Use Permit #16-05 for a restaurant/bar with alcohol sales, rather than a pool hall with alcohol sales (beer only), located at 211 South Walter Avenue as shown on the attached maps and per attached plan of operation and the seven attached conditions

**Attachments:**     [StaffReport\\_Shadows\\_SUPMinorAmendment\\_For01-12-15.pdf](#)

*Council action not required.*

**Dukelow moved, seconded by Priddis, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Dukelow, Carpiaux, Priddis, Mayor Hanna, Buetow and Alderperson Lobner

**Absent:** 1 - Uslabar

[15-048](#)

Request to approve proposed new definition term for "canopy" in Chapter 23 Zoning Ordinance per Resolution #32-R-14 - Lobner to be brought back for an Informal Public Hearing at the February 9, 2015 Plan Commission meeting

**Attachments:**     [Resolution #32-R-14 1-15-15 Memo.pdf](#)

*Will be brought back to Plan Commission on 2-9-15 for Informal Public Hearing.*

**Carpiaux moved, seconded by Alderperson Lobner, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Dukelow, Carpiaux, Priddis, Mayor Hanna, Buetow and Alderperson Lobner

**Absent:** 1 - Uslabar

7. Adjournment

**Alderperson Lobner moved, seconded by Carpiaux, that the meeting be adjourned at 4:33 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Dukelow, Carpiaux, Priddis, Mayor Hanna, Buetow and Alderperson Lobner

**Absent:** 1 - Uslabar