



# 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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Tuesday, February 26, 2019

4:00 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order at 4:02 p.m.**

2. Roll call of membership

**Present:** 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

**Excused:** 1 - Palm

*Others present:*

*Aldersperson Vered Meltzer, District #2  
Henry & Judy Chou, Waldoch Properties, LLC  
Dorothy Silha, 2475 E. Glenhurst Lane  
Tom & Kristin Schrei, 2301 E. Glenhurst Lane  
Mary Ann O'Connor, 2379 E. Glenhurst Lane  
Jeff & Jane Luebke, 2325 E. Glenhurst Lane  
Kara Muchow, 4620 N. Lightning Drive  
Gordon Hale, 2319 E. Glenhurst Lane  
Matthew Rune, Moon Water Cafe  
Shannon Boegh, Moon Water Cafe  
Sylvia Bull, 2459 E. Glenhurst Lane  
Guy Bull, 2459 E. Glenhurst Lane  
Andrew Dane, 516 E. Pacific Street  
Pete Smaby, 11 Bellaire Court  
John Fease, 1907 N. Locust Street  
Jason Mroz, 2425 E. Glenhurst Lane  
Cathy Van Deurzen, 2355 E. Glenhurst Lane*

3. Approval of minutes from previous meeting

[19-0245](#)

City Plan Minutes from 2-12-19

**Attachments:** [City Plan Minutes 2-12-19.pdf](#)

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

**Aye:** 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

Excused: 1 - Palm

#### 4. Public Hearings/Appearances

##### [19-0246](#)

Special Use Permit #1-19 for a cafe/restaurant with alcohol sales and service located at 608 North Lawe Street (Tax Id #31-1-0257-00), 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 #19-0247)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_MoonWaterCafe\\_SUP.pdf](#)  
[PublicHearingNoticeNeighborhood\\_MoonWaterCafe\\_SUP.pdf](#)

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

##### [19-0248](#)

Special Use Permit #2-19 for an expanded tavern/restaurant and outdoor area with alcohol sales and service located at 201 South Walnut Street (Tax Id #31-3-0847-00 and #31-3-0848-00), 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 #19-0249)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_McGuinnessIrishPub\\_SUP.pdf](#)  
[PublicHearingNoticeNeighborhood\\_McGuinnessIrishPub\\_SUP.pdf](#)

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

##### [19-0163](#)

Rezoning #3-19 for the subject parcels located on East Glenhurst Lane (Tax Id #31-1-6501-03 and #31-1-6501-04, Lots 3 and 4 of the Apple Creek Center plat), including all of the adjacent one-half (1/2) right-of-way of East Glenhurst Lane and North Lightning Drive, as shown on the attached maps, from C-O Commercial Office District to R-3 Multi-Family District (Associated with Action Item #19-0164)

**Attachments:** [InformalPublicHearingNotice\\_GlenhurstLane\\_Rezoning.pdf](#)

This public hearing was continued from the last meeting and then closed. The following people spoke on the item: Gordon Hale, Henry Chou, Jason Mroz, Cathy Van Deurzen, Kara Muchow, Guy Bull, Mary Ann O'Connor, Kristin Schrei, Dorothy Silha, Jeffrey Luebke, and Sylvia Bull.

#### 5. Action Items

[19-0247](#)

Request to approve Special Use Permit #1-19 for a cafe/restaurant with alcohol sales and service located at 608 North Lawe Street (Tax Id #31-1-0257-00), 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\\_Moonwater Cafe\\_SUP\\_For02-26-19.pdf](#)

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

**Aye:** 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

**Excused:** 1 - Palm

[19-0249](#)

Request to approve Special Use Permit #2-19 for an expanded tavern/restaurant and outdoor area with alcohol sales and service located at 201 South Walnut Street (Tax Id #31-3-0847-00 and #31-3-0848-00), 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\\_McGuinnessIrishPub\\_SUP\\_For02-26-19.pdf](#)

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

**Aye:** 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

**Excused:** 1 - Palm

[19-0164](#)

Request to approve Rezoning #3-19 for the subject parcels located on East Glenhurst Lane (Tax Id #31-1-6501-03 and #31-1-6501-04, Lots 3 and 4 of the Apple Creek Center plat), including all of the adjacent one-half (1/2) right-of-way of East Glenhurst Lane and North Lightning Drive, as shown on the attached maps, from C-O Commercial Office District to R-3 Multi-Family District

- Attachments:**    [StaffReport\\_GlenhurstLane\\_Rezoning\\_For02-26-19.pdf](#)  
[StaffReport\\_GlenhurstLane\\_Rezoning\\_For02-12-19.pdf](#)  
[Addl Email Distributed at 2-26-19 PC mtg.pdf](#)  
[Handout\\_Gordon Hale\\_Traffic.pdf](#)  
[Handout\\_Gordon Hale\\_Values.pdf](#)  
[Handout\\_Henry Chou\\_Photos.pdf](#)

*Proceeds to Council on March 20, 2019.*

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

**Aye:** 3 - Buetow, Uslabar and Rabec

**Nay:** 2 - Mayor Hanna and Lobner

**Excused:** 1 - Palm

**6. Information Items**

**7. Adjournment**

**Uslabar moved, seconded by Lobner, that the meeting be adjourned at 6:00 pm. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

**Excused:** 1 - Palm