



# 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, April 24, 2017

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:** 6 - Dukelow, Mayor Hanna, Buetow, Uslabar, Rabec and Martin

*Others present:*

*Aldersperson William Siebers, District #1  
Aldersperson Christopher Croatt, District #14  
Philip Walker, VL Performance  
Tyler Fleischman, VL Performance  
Aaron Saltsman, VL Performance  
Rick Bretl, VL Performance  
Jason Pringnitz, VL Performance  
Sean Dennis, VL Performance  
Coty Van Lannen, VL Performance  
Ryan Krause, VL Performance  
James Clevenger, VL Performance  
Jill Hendricks, Emerald Valley Estates LLC  
Rebecca Herring, 543 N. Clark Street  
Amber McGinley, 617 N. Clark Street  
Peg Ziglinski, 525 N. Clark Street*

3. Approval of minutes from previous meeting

[17-557](#)

City Plan Minutes from 3-20-17

**Attachments:** [City Plan Minutes 3-20-17.pdf](#)

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

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Uslabar, Rabec and Martin

4. **Public Hearings/Appearences**

[17-558](#) Special Use Permit #1-17 for an automobile sales and display lot, at 524 North Clark Street (Tax Id #31-2-0697-00), 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 #17-559)

**This Public Hearing was held, and numerous people spoke on this matter.**

## 5. Action Items

[17-559](#) Request to approve Special Use Permit #1-17 for an automobile sales and display lot, at 524 North Clark Street (Tax Id #31-2-0697-00), 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 (2/3 vote required)

**Attachments:** [StaffReport\\_VLPerformance\\_SUP\\_For04-24-17.pdf](#)  
[PublicCommentLetter\\_Reynolds\\_VLPerformance\\_SUP.pdf](#)  
[PublicCommentLetter\\_McNally\\_VLPerformance\\_SUP.pdf](#)  
[Petition\\_VLPerformance\\_SUP\\_#1-17\\_4-24-17.pdf](#)

**Dukelow 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, Uslabar, Rabec and Martin

[17-560](#) Request to approve the Third Addition to Emerald Valley Final Plat as shown on the attached maps and subject to the conditions in the attached staff report

**Attachments:** [StaffReport\\_Final Plat\\_ThirdAddtoEmeraldValley.pdf](#)

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

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Uslabar, Rabec and Martin

[17-561](#) Organizational Matters:

1. Elect a Vice-Chair
2. Designate a Contact Person
3. Confirmation of Meeting Date and Time

*Director Karen Harkness will remain as the Contact Person, and the Commission will tentatively meet at 4:00 p.m. on Tuesdays the week following Council. The next meeting will, however, be Monday, May 8 at 4:00 p.m. due to public hearing newspaper notification already completed.*

**Uslabar moved, seconded by Martin, that Tanya Rabec be the Vice-Chair. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Uslabar, Rabec and Martin

**6. Information Items**

[17-585](#)

Workshop for Local Planning & Zoning Officials on May 22, 2017 from 5:15 p.m. - 8:00 p.m. at the Algoma Town Hall

**Attachments:** [Plan Commission Workshop Info 5-22-17.pdf](#)

**This Presentation was presented.**

**7. Adjournment**

**Dukelow moved, seconded by Uslabar, that the meeting be adjourned at 5:08 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Dukelow, Mayor Hanna, Buetow, Uslabar, Rabec and Martin