



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, December 7, 2015

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

Uslabar arrived at 4:04 p.m.

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

Others present:

Aldersperson Kyle Lobner, District #13

Van J. Callies, 2601 E. Glenhurst Lane

Carole Retacco, 2406 E. Tuscany Way

Jane McMurray, 2412 E. Tuscany Way

Ron Colling, 2407 E. Sienna Way

Deb Sawin, 208 E. Carrington Lane

Jason Mroz, Apple Tree-Appleton Three, LLC

3. Approval of minutes from previous meeting

[15-2058](#)

City Plan Minutes from 11-9-15

Attachments: [City Plan Minutes 11-9-15.pdf](#)

Buetow moved, seconded by Dukelow, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Dukelow, Mayor Hanna, Buetow, Konetzke and Priddis

Excused: 1 - Uslabar

4. Public Hearings/Appearances

[15-2059](#)

Special Use Permit #16-15 for a community living arrangement (CLA) serving 80 persons located along the north side of E. Glenhurst Lane (Tax Id #31-1-6501-00 & 31-1-6501-02) to run with the land, with an exception to the Aldermanic District 13 CLA capacity limitation per Section 23-52(b)(2)(a) of the Zoning Ordinance, subject to the conditions in the attached staff report and as shown on the attached maps (Associated with Action Item #15-2060)

This Appearance was presented.

[15-2061](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-15 for two (2) undeveloped parcels (Lots 5 & 6 of the Apple Creek Center Plat) located along the south side of E. Glenhurst Lane (Tax Id #31-1-6501-05 & 31-1-6501-06) from Commercial designation to Single/Two-Family Residential designation as shown on the attached map and approve the attached resolution (Associated with Action Item #15-2062)

This Appearance was presented.

[15-2063](#)

Rezoning #6-15 for two (2) undeveloped parcels (Lots 5 & 6 of the Apple Creek Center Plat) located along the south side of E. Glenhurst Lane (Tax Id #31-1-6501-05 & 31-1-6501-06), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from C-O Commercial Office District to R-1B Single-Family Residential District (Associated with Action Item #15-2064)

This Appearance was presented.

5. Action Items

[15-2060](#)

Request to approve Special Use Permit #16-15 for a community living arrangement (CLA) serving 80 persons located along the north side of E. Glenhurst Lane (Tax Id #31-1-6501-00 & 31-1-6501-02) to run with the land, with an exception to the Aldermanic District 13 CLA capacity limitation per Section 23-52(b)(2)(a) of the Zoning Ordinance, subject to the conditions in the attached staff report and as shown on the attached maps

Attachments: [StaffReport_CenturyOaksII-80_SUP_For12-07-15.pdf](#)

Konetzke 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, Konetzke, Usabar and Priddis

[15-2065](#)

Request to approve the double frontage lot request to create a lot with frontage on N. Fernmeadow Drive and N. Hawthorne Drive as shown on the attached maps

Attachments: [StaffReport_FernmeadowDr_DoubleFrontageLot_For12-07-15.pdf](#)

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Konetzke, Usabar and Priddis

[15-2066](#)

Request to approve Certified Survey Map #8-15, which crosses a plat boundary, for Norka Holdings, LLC to combine 3001 E. Newberry Street (Tax Id #31-4-5744-00) and 2905 E. Newberry Street (Tax Id #31-4-5745-00) as shown on the attached map

Attachments: [CSM #8-15 Staff Review.pdf](#)

Usabar 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, Konetzke, Usabar and Priddis

6. Information Items

[15-2062](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-15 for two (2) undeveloped parcels (Lots 5 & 6 of the Apple Creek Center Plat) located along the south side of E. Glenhurst Lane (Tax Id #31-1-6501-05 & 31-1-6501-06) from Commercial designation to Single/Two-Family Residential designation as shown on the attached map and approve the attached resolution

Attachments: [Comp Plan Amend #2-15 Staff Review.pdf](#)

Proceeds to Council on January 20, 2016.

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

Aye: 6 - Dukelow, Mayor Hanna, Buetow, Konetzke, Usabar and Priddis

[15-2064](#)

Request to approve Rezoning #6-15 for two (2) undeveloped parcels (Lots 5 & 6 of the Apple Creek Center Plat) located along the south side of E. Glenhurst Lane (Tax Id #31-1-6501-05 & 31-1-6501-06), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from C-O Commercial Office District to R-1B Single-Family Residential District

Attachments: [Rezoning #6-15 Staff Review.pdf](#)
 [Signatures supporting Rezoning #6-15.pdf](#)

Proceeds to Council on January 20, 2016.

A signed petition supporting this proposed rezoning was submitted at the meeting and is attached.

Konetzke 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, Konetzke, Uslabar and Priddis

[15-2067](#)

Anticipated Award for Appleton's Rewrite of the Downtown Plan & Five Year Comprehensive Plan Update

Attachments: [Memo Anticipated Contract Award Appleton Comp Plan and Downtown Plan.pdf](#)
 [RFP Appleton Downtown Plan and Comp Plan Update 2015 Final.pdf](#)

This Presentation was presented.

7. Adjournment

Uslabar moved, seconded by Dukelow, that the meeting be adjourned at 4:35 p.m. Roll Call. Motion carried by the following vote:

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