



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
www.appleton.org

## Meeting Minutes - Final City Plan Commission

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Wednesday, May 22, 2024

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:31 p.m.

2. Pledge of Allegiance

3. Roll call of membership

**Present:** 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 1 - Uitenbroek

*Others present:*

*Jim Fletcher, RE/MAX 24/7 Real Estate, LLC*

*Shelly Stone, RE/MAX 24/7 Real Estate, LLC*

*Bill Stone, Flatline Corporation*

*Timothy Hales, Timber Investments, 841 W. Lawrence Street*

*David Boulanger, Delaire's*

4. Approval of minutes from previous meeting

[24-0626](#)

City Plan Minutes from 5-8-24

**Attachments:** [City Plan Minutes 5-8-24.pdf](#)

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

**Aye:** 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 1 - Uitenbroek

5. Public Hearing/Appearances

[24-0627](#)

Special Use Permit #2-24 to establish a bar/cocktail lounge with alcohol sales and service in association with a coffeehouse located at 823 West College Avenue (Tax Id #31-3-0943-00), 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 #24-0628)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_823WCollegeAv\\_SUP#2-24.pdf](#)  
[PublicHearingNoticeNeighborhood\\_823WCollegeAv\\_SUP#2-24.pdf](#)

*This public hearing was held and no one spoke.*

**This public hearing was held, and no one spoke on the item.**

[24-0629](#)

Special Use Permit #3-24 to establish a wholesale facility located at 1800 West College Avenue (Tax Id #31-5-1739-01), 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 #24-0630)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_1800WCollegeAve\\_SUP#3-24.pdf](#)  
[PublicHearingNoticeNeighborhood\\_1800WCollegeAve\\_SUP#3-24.pdf](#)

*This public hearing was held and no one spoke.*

**This public hearing was held, and no one spoke on the item.**

[24-0631](#)

Rezoning #4-24 for the subject parcel located at 841 West Lawrence Street (Tax Id #31-3-0899-01), including to the centerline of the adjacent railroad line and the adjacent one-half (1/2) right-of-way of West Lawrence Street, South Badger Avenue and South Pierce Avenue, as shown on the attached maps, from C-2 General Commercial District to R-2 Two-Family District (Associated with Action Item #24-0632)

**Attachments:** [InformalPublicHearingNotice\\_841WLawrenceSt\\_Rezoning#4-24.pdf](#)

*This public hearing was held and no one spoke.*

**This public hearing was held, and no one spoke on the item.**

## 6. Action Items

[24-0628](#)

Request to approve Special Use Permit #2-24 to establish a bar/cocktail lounge with alcohol sales and service in association with a coffeehouse located at 823 West College Avenue (Tax Id #31-3-0943-00), 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\\_823WCollegeAv\\_SUP\\_For5-22-24.pdf](#)

**Fenton moved, seconded by Palm, that Special Use Permit #2-24 be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 1 - Uitenbroek

[24-0630](#)

Request to approve Special Use Permit #3-24 to establish a wholesale facility located at 1800 West College Avenue (Tax Id #31-5-1739-01), 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\\_1800WCollegeAve\\_SUP\\_For5-22-24.pdf](#)

**Carpenter moved, seconded by Fenton, that Special Use Permit #3-24 be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 1 - Uitenbroek

[24-0632](#)

Request to approve Rezoning #4-24 for the subject parcel located at 841 West Lawrence Street (Tax Id #31-3-0899-01), including to the centerline of the adjacent railroad line and the adjacent one-half (1/2) right-of-way of West Lawrence Street, South Badger Avenue and South Pierce Avenue, as shown on the attached maps, from C-2 General Commercial District to R-2 Two-Family District

**Attachments:** [StaffReport\\_841WLawrenceSt\\_Rezoning\\_For05-22-24.pdf](#)

*Proceeds to Council on June 19, 2024.*

**Robins moved, seconded by Fenton, that Rezoning #4-24 be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 1 - Uitenbroek

## 7. Information Items

8. Adjournment

**Carpenter moved, seconded by Palm, that the meeting be adjourned at 3:39 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Palm, Robins, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 1 - Uitenbroek