



# 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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Wednesday, August 10, 2022

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order by Vice Chair Uitenbroek at 3:30 p.m.**

2. Roll call of membership

**Present:** 5 - Robins, Fenton, Buetow, Dane and Uitenbroek

**Excused:** 2 - Palm and Mayor Woodford

*Others present:*

*Angie Walker, Northland Mall, 900 W. Northland Avenue*

*Bill Arsenault, Mays & Company, rep for Zips Car Wash*

*Jackie Versteegen, 506 S. Midpark Drive*

3. Approval of minutes from previous meeting

[22-0998](#)

City Plan Minutes from 7-27-22

**Attachments:** [City Plan Minutes 7-27-22.pdf](#)

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

**Motion carried by the following vote:**

**Aye:** 5 - Robins, Fenton, Buetow, Dane and Uitenbroek

**Excused:** 2 - Palm and Mayor Woodford

4. Public Hearings/Appearances

[22-0999](#)

Special Use Permit #8-22 for a car wash use located at 1000 W. Northland Avenue (Tax Id #31-5-9494-06), as shown on the attached materials 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 #22-1000)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_1000WNorthlandAv\\_SUP#8-22.pdf](#)  
[PublicHearingNoticeNeighborhood\\_1000WNorthlandAv\\_SUP#8-22.pdf](#)

**This public hearing was held. Angie Walker and Bill Arsenault spoke on the item.**

## 5. Action Items

[22-1000](#)

Request to approve Special Use Permit #8-22 for a car wash use located at 1000 W. Northland Avenue (Tax Id #31-5-9494-06), as shown on the attached materials 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\\_Zips Car Wash\\_SUP\\_For08-10-22.pdf](#)  
[Ron & Cindy Dercks Email 8-8-22.pdf](#)

*Staff received an email from Ron & Cindy Dercks expressing concerns about the proposed Special Use Permit. The email was distributed to the Plan Commission members at the meeting and is attached.*

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

**Aye:** 4 - Robins, Fenton, Buetow and Uitenbroek

**Nay:** 1 - Dane

**Excused:** 2 - Palm and Mayor Woodford

[22-1001](#)

Request to approve Certified Survey Map #23-22, which crosses a plat boundary, to eliminate a parcel located on E. John Street (Tax Id #31-4-5269-00) and attach its land area to 2 parcels, 1730 S. Matthias Street (Tax Id #31-4-4699-00) and 2616 E. John Street (Tax Id #31-4-5268-00) as shown on the attached map and subject to the conditions in the attached staff report

**Attachments:** [StaffReport\\_JohnStMatthiasSt\\_CrossingPlatBoundary\\_For08-10-22.pdf](#)

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

**Aye:** 4 - Fenton, Buetow, Dane and Uitenbroek

**Nay:** 1 - Robins

**Excused:** 2 - Palm and Mayor Woodford

[22-1002](#)

Request to approve Resolution #2022-06 to update the land use applications fee schedule for the Community and Economic Development Department as described in the attached documents

**Attachments:** [Land Use Application Fees Memo to PC\\_8-10-22.pdf](#)  
[Land Use Apps Fee Study\\_Proposed Fees For 2023.pdf](#)  
[Resolution #2022-06\\_Land Use Application Fees 2023.pdf](#)

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

**Aye:** 5 - Robins, Fenton, Buetow, Dane and Uitenbroek

**Excused:** 2 - Palm and Mayor Woodford

**6. Information Items**

**7. Adjournment**

**Buetow moved, seconded by Fenton, that the meeting be adjourned at 3:42 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Robins, Fenton, Buetow, Dane and Uitenbroek

**Excused:** 2 - Palm and Mayor Woodford