



# City of Appleton

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

## Meeting Minutes 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, July 21, 2014

4:00 PM

Council Chambers, 6th Floor

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1. Call meeting to order

2. Roll call of membership

**Present:** 6 - Dukelow, Priddis, Mayor Hanna, Buetow, Uslabar and Alderperson Lobner

**Excused:** 1 - Carpiaux

3. Approval of minutes from previous meeting

[14-1273](#)

Minutes 6-23-14

**Attachments:** [CPC Minutes 6-23-14.pdf](#)

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

**Motion carried by the following vote:**

**Aye:** 6 - Dukelow, Priddis, Mayor Hanna, Buetow, Uslabar and Alderperson Lobner

**Absent:** 1 - Carpiaux

4. **Public Hearings/Apearances**

[14-1295](#)

PD Rezoning Application #6-14 - Marissa Downs (Union Square Apartments) - Rezone 903 North Union Street and 414 East Winnebago Street from R-3 Multifamily District to PD/R-3 Planned Development Multifamily District.

*public Hearing held*

**This Appearance was presented**

[14-1297](#)

Special Use Permit Application #8-14 - Jose Avella (Avella's Lawn Care & Snow Plowing Services) - For a Landscaping Business at 1225 East Wisconsin Avenue.

*Public Hearing held*

**This Appearance was presented**

[14-1298](#) Special Use Permit Application #9-14 - Mari Kessenich (Pinot's Palette) - For a Restaurant with alcohol sales, service and consumption at 226 East College Avenue.

*Public Hearing held*

**This Appearance was presented**

[14-1311](#) Special Use Permit Application #10-14 - Glen Reha & Dennis Kray - for automobile sales and display lot at 1235 West Wisconsin Avenue.

*Public Hearing held closed*

**This Appearance was presented**

## 5. Action Items

[14-1267](#) Special Use Permit Application #8-14 - Jose Avella (Avella's Lawn Care & Snow Plowing Services) - For a Landscaping Business at 1225 East Wisconsin Avenue.

**Attachments:** [Special Use Permit #8-14 7-21-14.pdf](#)

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

**Aye:** 6 - Dukelow, Priddis, Mayor Hanna, Buetow, Uslabar and Alderperson Lobner

**Absent:** 1 - Carpiaux

[14-1268](#) Special Use Permit Application #9-14 - Mari Kessenich (Pinot's Palette) - For a Restaurant with alcohol sales, service and consumption at 226 East College Avenue.

**Attachments:** [Special Use Permit #9-14 7-21-14.pdf](#)

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

**Aye:** 6 - Dukelow, Priddis, Mayor Hanna, Buetow, Uslabar and Alderperson Lobner

**Absent:** 1 - Carpiaux

[14-1269](#) Special Use Permit Application #10-14 - Glen Reha & Dennis Kray - for automobile sales and display lot at 1235 West Wisconsin Avenue.

**Attachments:** [Special Use Permit #10-14 7-21-14.pdf](#)

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

**Aye:** 6 - Dukelow, Priddis, Mayor Hanna, Buetow, Uslabar and Alderperson Lobner

**Absent:** 1 - Carpiaux

[14-1272](#)

Request to approve Extraterritorial Final Plat/White Hawk Meadows North - Town of Grand Chute

**Attachments:** [White Hawk Meadows Final Staff Report 7-21-14.pdf](#)

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

**Aye:** 6 - Dukelow, Priddis, Mayor Hanna, Buetow, Uslabar and Alderperson Lobner

**Absent:** 1 - Carpiaux

[14-1271](#)

#23-R-14 - Martin/Dalton/Trauger/Konetzke/Meltzer

“WHEREAS, Signs and murals painted on the sides of buildings have long been a part of Appleton’s landscape and historical examples can still be seen on the sides of Harmony Café, the former Wichman Furniture building and many others throughout the city.

WHEREAS, Hand painted signs and murals are considered works of art, adding beauty and interest to the exteriors of buildings.

WHEREAS, The City of Appleton encourages owners to take pride in their businesses by maintaining and making improvements to their property.

AND WHEREAS, The City of Appleton encourages its citizens to enjoy all forms of art.

THEREFORE, BE IT RESOLVED, that City of Appleton staff review its policy on painted signs and murals. Any murals and signs that currently exist are not in violation until further review.”

*Resolution issue was referred to staff for zoning code changes.*

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

**Aye:** 6 - Dukelow, Priddis, Mayor Hanna, Buetow, Uslabar and Alderperson Lobner

**Excused:** 1 - Carpiaux

## 6. Information Items

[14-1296](#)

PD Rezoning Application #6-14 - Marissa Downs (Union Square Apartments) - Rezone 903 North Union Street and 414 East Winnebago Street from R-3 Multifamily District to PD/R-3 Planned Development Multifamily District.

**Attachments:** [#6-14 Staff Report 7-21-14.pdf](#)

*Proceeds to Council August 20, 2014.*

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

**Aye:** 6 - Dukelow, Priddis, Mayor Hanna, Buetow, Uslabar and Alderperson Lobner

**Absent:** 1 - Carpiaux

[14-1299](#)

Minor Amendment to Special Use Permit Application #2-11 - Pedro Juarez (La Michoacana Bar & Grill) - For a sidewalk café with alcohol, sales, service and consumption within the College Avenue Amenity Strip at 211 West College Avenue.

**Attachments:** [Special Use Permit Amendment #2-11 7-21-14.pdf](#)

**Uslabar moved, seconded by Priddis, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Dukelow, Priddis, Mayor Hanna, Buetow, Uslabar and Alderperson Lobner

**Absent:** 1 - Carpiaux

## 7. Adjournment

**Uslabar moved, seconded by Alderperson Lobner, that the meeting adjourn be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Dukelow, Priddis, Mayor Hanna, Buetow, Uslabar and Alderperson Lobner

**Absent:** 1 - Carpiaux