



# 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.*

---

Monday, February 24, 2014

4:00 PM

Council Chambers, 6th Floor

---

1. Call meeting to order

2. Roll call of membership

**Present:** 6 - Alderperson Curt Konetzke, Josh Dukelow, Mark Priddis, Mayor Timothy Hanna, Ross Buetow and Steve Uslabar

**Excused:** 1 - Lisa Carpiaux

*Also Present:*

*Kristina Flores, 4830 N. Ballard Rd, Appleton. Prospera Credit Union*

*Dean Peters, 1314 W College Ave, Appleton*

*Linda Kennedy, 2350 N. Casaloma Dr, Appleton*

*Charles Koehler, 800 N. Lynndale Dr, Appleton. Herring Clark Law*

*Dennis Jochman, 17 Park Place, Appleton. Bechard Group*

*Christine Williams, 1037 W Oklahoma, Appleton*

*Tom Wood, 2718 N Meade St., Appleton. Harris & Assoc.*

*Corey Simon, 3316 Huckleberry Ln, Appleton*

*Deb Rodman, 1748 Bayberry, Appleton*

*Chris Blevins, 1740 Bayberry, Appleton*

*Brenda Coulter, 3124 Huckleberry Ln, Appleton*

*David Frederick, 3200 Huckleberry Ln, Appleton*

*Melanie Simon, 3316 Huckleberry Ln, Appleton*

*Jill Hendricks, Vision Realty & Development LLC*

*Kris Meiers, Meiers Builders*

*Tom Rooney, Mark Winter Homes*

*Sheila Schinke, 4830 N Ballard Rd, Prospera Credit Union*

*Alderperson Martin*

*Alderperson Stueck*

*Alderperson Garb*

*Alderperson Jirschele*

*Attorney Walsh*

*Director Karen Harkness*

*Brad Schmidt, Principal Planner*

*Jeff Towne, Principal Planner*

*Don Harp, Principal Planner*

3. Approval of minutes from previous meeting

[14-356](#) Minutes of 2/10/14

**Attachments:** [CPC Minutes 2-10-14.pdf](#)

**Aldersperson Konetzke moved, seconded by Uslabar, that the minutes be approved. Roll Call. Motion carried by the following vote:**

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

**Excused:** 1 - Carpiaux

#### 4. Public Hearings/Apearances

[14-312](#) Rezoning #2-14 - Prospera Credit Union for Lot 1 of CSM 2618 located along Plank Road and HWY 441 from R-1A Single-family District to R-3 Multi-family Residential District .

*Public hearing held.*

[14-314](#) Comprehensive Land Use Map Amendment #1-14 - Clearwater Creek Development, LLC for Lot 120 of First Addition to Clearwater Creek from Multifamily Residential to One -Two Family Residential Land Use.

*Public Hearing held.*

[14-316](#) Rezoning #3-14 - Clearwater Creek Development, LLC for Lot 120 of First Addition to Clearwater Creek from PD/R-3 Planned Development Multifamily District to R-1B Single-family District

*Public Hearing held.*

[14-318](#) Zoning Ordinance Text Amendment -Section 23-101(b) NC Nature Conservancy District - Delete Bow Hunting for Deer as a Principal Permitted Use in the NC Nature Conservancy District.

*Public Hearing held*

[14-320](#) Zoning Ordinance Text and Map Amendment - Floodplain Zoning relating to Section 23-206(b) Official Maps and Revisions and Flood Insurance Rate Map Panel Number 55087C0319D.

*Public Hearing held*

#### 5. Action Items

#### 6. Information Items

[14-313](#)

Rezoning #2-14 - Prospera Credit Union for Lot 1 of CSM 2618 located along Plank Road and HWY 441 from R-1A Single-family District to R-3 Multi-family Residential District .

**Attachments:** [CPC Rezoning 2-14 Staff Report 2-24-14.pdf](#)

*Item goes to Council as action item on March 19*

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

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

**Excused:** 1 - Carpiaux

[14-315](#)

Comprehensive Land Use Map Amendment #1-14 - Clearwater Creek Development, LLC for Lot 120 of First Addition to Clearwater Creek from Multifamily Residential to One -Two Family Residential Land Use.

**Attachments:** [CPC Clearwater Creek 1-14 and 3-14 for 2-24-14.pdf](#)

*Goes to Council as action item on April 2 with rezoning #3-14*

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

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

**Excused:** 1 - Carpiaux

[14-317](#)

Rezoning #3-14 - Clearwater Creek Development, LLC for Lot 120 of First Addition to Clearwater Creek from PD/R-3 Planned Development Multifamily District to R-1B Single-family District

**Attachments:** [CPC Clearwater Creek 1-14 and 3-14 for 2-24-14.pdf](#)

*Item goes to Council as action item on April 2 with Comprehensive Plan Amendment #1-14*

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

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

**Excused:** 1 - Carpiaux

[14-319](#)

Zoning Ordinance Text Amendment -Section 23-101(b) NC Nature Conservancy District - Delete Bow Hunting for Deer as a Principal Permitted Use in the NC Nature Conservancy District.

**Attachments:**     [Staff Report Bow hunting Amend Feb 24 2014.pdf](#)

*Item goes to Council as action item on March 19*

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

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

**Excused:** 1 - Carpiaux

[14-321](#)

Zoning Ordinance Text and Map Amendment - Floodplain Zoning relating to Section 23-206(b) Official Maps and Revisions and Flood Insurance Rate Map Panel Number 55087C0319D.

**Attachments:**     [Staff Report Flood Plain Amend Feb 24 2014.pdf](#)

*Item goes to Council as action item on March 19*

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

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

**Excused:** 1 - Carpiaux

## 7. Adjournment

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

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

**Excused:** 1 - Carpiaux