



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.*

Tuesday, February 25, 2020

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

Deputy City Attorney Chris Behrens acted in place of Commissioner Sabrina Robins.

Present: 4 - Mayor Hanna, Buetow, Alderperson Meltzer and Robins

Excused: 1 - Rabec

Absent: 1 - Palm

Others present:

Alderperson Brad Firkus, District #3

Alderperson Joe Martin, District #4

*William J. Wetzel Jr., College Ave Legacy, LLC & WAAM Enterprises, LLC d/b/a
ACOCA Coffee*

Tom Thorne, N1450 Wildwood Drive, Greenville

Tony Kubek, W6129 Pilgrim Street, Appleton

3. Approval of minutes from previous meeting

[20-0236](#)

City Plan Minutes from 2-11-20

Attachments: [City Plan Minutes 2-11-20.pdf](#)

Alderperson Meltzer moved, seconded by Buetow, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Alderperson Meltzer and Robins

Excused: 1 - Rabec

Absent: 1 - Palm

4. Public Hearings/Appearances

[20-0237](#)

Special Use Permit #1-20 for a restaurant and sidewalk cafe with alcohol sales and service located at 500 West College Avenue (Tax Id #31-5-1070-00), 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 #20-0238)

Attachments: [ClassIIPublicHearingNoticeNewspaper_ACOCACoffee_SUP.pdf](#)
[PublicHearingNoticeNeighborhood_ACOCACoffee_SUP.pdf](#)

This public hearing was held, and William Wetzel Jr. spoke on the item.

[20-0239](#)

Proposed text amendments to Chapter 23 Zoning Ordinance of the Municipal Code relating to Sec. 23-21 Purpose, Sec. 23-22 Words and Terms Defined, Sec. 23-35 Transition Rules, Sec. 23-42 Nonconforming Buildings, Structures, Uses and Lots, Sec. 23-44 Fences and Walls, Sec. 23-50 Dimensional Exceptions and Modifications, Sec. 23-63 Board of Appeals, Sec. 23-65 Zoning Amendments, Sec. 23-66 Special Use Permits, Sec. 23-67 Variances, Sec. 23-91 AG Agricultural District, Sec. 23-92 R-1A Single-Family District, Sec. 23-93 R-1B Single-Family District, Sec. 23-94 R-1C Central City Residential District, Sec. 23-95 R-2 Two-Family District, Sec. 23-96 R-3 Multifamily District, Sec. 23-112 C-1 Neighborhood Commercial District, Sec. 23-113 C-2 General Commercial District, Sec. 23-114 CBD Central Business District, Sec. 23-131 M-1 Industrial Park District, Sec. 23-132 M-2 General Industrial District, Sec. 23-172 Off-Street Parking and Loading Standards, Sec. 23-422 Special Use Permit Requirements, Sec. 23-570 Site Plan Review and Approval, and Sec. 23-601 Landscaping and Screening Standards, as identified in the attached document (Associated with Action Item #20-0240)

Attachments: [InformalPublicHearingNotice_ZOTextAmendments_2020.pdf](#)

This public hearing was held. Tony Kubek spoke on the item and submitted emails in regards to the distillery regulations.

5. Action Items

[20-0238](#)

Request to approve Special Use Permit #1-20 for a restaurant and sidewalk cafe with alcohol sales and service located at 500 West College Avenue (Tax Id #31-5-1070-00), 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_ACOCACoffee_SUP_For02-25-20.pdf](#)

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

Aye: 4 - Mayor Hanna, Buetow, Aldersperson Meltzer and Robins

Excused: 1 - Rabec

Absent: 1 - Palm

[20-0240](#)

Request to approve proposed text amendments to Chapter 23 Zoning Ordinance of the Municipal Code relating to Sec. 23-21 Purpose, Sec. 23-22 Words and Terms Defined, Sec. 23-35 Transition Rules, Sec. 23-42 Nonconforming Buildings, Structures, Uses and Lots, Sec. 23-44 Fences and Walls, Sec. 23-50 Dimensional Exceptions and Modifications, Sec. 23-63 Board of Appeals, Sec. 23-65 Zoning Amendments, Sec. 23-66 Special Use Permits, Sec. 23-67 Variances, Sec. 23-91 AG Agricultural District, Sec. 23-92 R-1A Single-Family District, Sec. 23-93 R-1B Single-Family District, Sec. 23-94 R-1C Central City Residential District, Sec. 23-95 R-2 Two-Family District, Sec. 23-96 R-3 Multifamily District, Sec. 23-112 C-1 Neighborhood Commercial District, Sec. 23-113 C-2 General Commercial District, Sec. 23-114 CBD Central Business District, Sec. 23-131 M-1 Industrial Park District, Sec. 23-132 M-2 General Industrial District, Sec. 23-172 Off-Street Parking and Loading Standards, Sec. 23-422 Special Use Permit Requirements, Sec. 23-570 Site Plan Review and Approval, and Sec. 23-601 Landscaping and Screening Standards, as identified in the attached document

Attachments: [StaffReport_TextAmendment_2020Bundle_For02-25-20.pdf](#)
[EmailsSubmittedAtPCMTg_ProposedDistilleryRegs_ZoningCode.pdf](#)

Proceeds to Council on March 18, 2020.

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

Aye: 4 - Mayor Hanna, Buetow, Aldersperson Meltzer and Robins

Excused: 1 - Rabec

Absent: 1 - Palm

[20-0241](#)

Request to approve the dedication of land for public right-of-way for a portion of West Lawrence Street and a portion of South Appleton Street, generally located south and east of their intersection (part of Tax Id #31-2-0142-00), as shown on the attached maps

Attachments: [StaffReport_LawrenceStAppletonSt_StreetDedication_For02-25-20.pdf](#)

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

Aye: 4 - Mayor Hanna, Buetow, Alderperson Meltzer and Robins

Excused: 1 - Rabec

Absent: 1 - Palm

6. Information Items

7. Adjournment

Buetow moved, seconded by Alderperson Meltzer, that the meeting be adjourned at 4:27 p.m. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Alderperson Meltzer and Robins

Excused: 1 - Rabec

Absent: 1 - Palm