



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.*

Wednesday, June 23, 2021

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 3:30 p.m.

2. Roll call of membership

Present: 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Others present:

Aldersperson Katie Van Zeeland, District #5

Michael Kohne, Legacy Commercial Property (Family Video)

John Gates, 721 W. Harris Street

John Petit, 2100 S. Telulah Avenue

Tim Rinn, 2210 E. John Street

Dave Allen, VFW

Chuck Fritsch, Silver Heights Properties

Meri Foth, 400 N. Richmond Street #342

Mary Kiley, 715 W. Harris Street

Mary Lou Cliff, 400 N. Richmond Street #209

Wendy VanDerGeest, 400 N. Richmond Street #525

Noah Harmon, 1625 Coolidge Court

Gerry O'Shea, 231 N. Green Bay Road

Laura O'Shea, 231 N. Green Bay Road

Andrew Graf, 1731 N. Briarcliff Drive

3. Approval of minutes from previous meeting

[21-0845](#)

City Plan Minutes from 6-9-21

Attachments: [City Plan Minutes 6-9-21.pdf](#)

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

Motion carried by the following vote:

Aye: 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

4. Public Hearings/Appearances

[21-0846](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-21 for 719 West Packard Street (Tax Id #31-5-1232-00) from future One and Two-Family Residential land use designation to Mixed Use land use designation, as shown on the attached map, and approve the attached Resolution (Associated with Action Item #21-0847)

Attachments: [ClassIIPublicHearingNoticeNewspaper FormerVFWSite CompPlanAmend#2-21.pdf](#)
[InformalPublicHearingNotice FormerVFWSite CompPlan+Rezoning.pdf](#)

This public hearing was held, and Dave Allen spoke on the item.

[21-0848](#)

Rezoning #7-21 for subject parcels generally located west of North Richmond Street and south of West Packard Street (Tax Id #31-5-1232-00, #31-5-1234-00, #31-5-1236-00, and #31-5-1238-00), including the adjacent one-half (1/2) right-of-way of West Packard Street, North Richmond Street (aka S.T.H. 47), and West Harris Street, as shown on the attached maps, from C-2 General Commercial District, R-2 Two-Family District, and R-1C Central City Residential District to C-1 Neighborhood Mixed Use District (Associated with Action Item #21-0849)

Attachments: [InformalPublicHearingNotice FormerVFWSite CompPlan+Rezoning.pdf](#)

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

[21-0850](#)

Rezoning #6-21 for the subject parcel located at 2700 East Calumet Street (Tax Id #31-4-5880-00), including the adjacent one-half (1/2) right-of-way of East John Street and East Calumet Street, as shown on the attached maps, from PD/C-2 Family Video Planned Development General Commercial District #23-99 to C-2 General Commercial District (Associated with Action Item #21-0851)

Attachments: [InformalPublicHearingNotice_2700ECalumetSt_Rezoning#6-21.pdf](#)

This public hearing was held, and Michael Kohne spoke on the item.

[21-0852](#)

Rezoning #8-21 for the subject undeveloped parcel located on Coolidge Court (Tax Id #31-9-1117-00), including the adjacent one-half (1/2) right-of-way, as shown on the attached maps, from PD/C-2 Planned Development General Commercial District #34-84 to R-3 Multi-Family District (Associated with Action Item #21-0853)

Attachments: [InformalPublicHearingNotice CoolidgeCourt Rezoning#8-21.pdf](#)

This public hearing was held. John Petit, Noah Harmon, and Andrew Graf spoke on the item.

[21-0854](#)

Special Use Permit #1-21 to allow alcohol sales and consumption (inside the building and outdoors on the premises) located at 141 South RiverHeath Way (Tax Id #31-4-0828-08), 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 #21-0855)

Attachments: [ClassIIPublicHearingNoticeNewspaper_141RiverHeathWay_SUP#1-21.pdf](#)
[PublicHearingNoticeNeighborhood_141RiverHeathWay_SUP#1-21.pdf](#)

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

5. Action Items

[21-0847](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #2-21 for 719 West Packard Street (Tax Id #31-5-1232-00) from future One and Two-Family Residential land use designation to Mixed Use land use designation, as shown on the attached map, and approve the attached Resolution

Attachments: [StaffReport_FormerVFWSite_CompPlan+Rezoning_For06-23-21.pdf](#)

Proceeds to Council on August 4, 2021.

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

Aye: 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

[21-0849](#)

Request to approve Rezoning #7-21 for subject parcels generally located west of North Richmond Street and south of West Packard Street (Tax Id #31-5-1232-00, #31-5-1234-00, #31-5-1236-00, and #31-5-1238-00), including the adjacent one-half (1/2) right-of-way of West Packard Street, North Richmond Street (aka S.T.H. 47), and West Harris Street, as shown on the attached maps, from C-2 General Commercial District, R-2 Two-Family District, and R-1C Central City Residential District to C-1 Neighborhood Mixed Use District

Attachments: [StaffReport_FormerVFWSite_CompPlan+Rezoning_For06-23-21.pdf](#)

Proceeds to Council on August 4, 2021.

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

Aye: 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

[21-0851](#)

Request to approve Rezoning #6-21 for the subject parcel located at 2700 East Calumet Street (Tax Id #31-4-5880-00), including the adjacent one-half (1/2) right-of-way of East John Street and East Calumet Street, as shown on the attached maps, from PD/C-2 Family Video Planned Development General Commercial District #23-99 to C-2 General Commercial District

Attachments: [StaffReport_Family_Video_Rezoning_For06-23-21.pdf](#)

Proceeds to Council on July 21, 2021.

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

Aye: 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

[21-0853](#)

Request to approve Rezoning #8-21 for the subject undeveloped parcel located on Coolidge Court (Tax Id #31-9-1117-00), including the adjacent one-half (1/2) right-of-way, as shown on the attached maps, from PD/C-2 Planned Development General Commercial District #34-84 to R-3 Multi-Family District

Attachments: [StaffReport_CoolidgeCourt_Rezoning_For06-23-21.pdf](#)

Proceeds to Council on July 21, 2021.

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

Aye: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Uitenbroek

Nay: 1 - Dane

[21-0855](#)

Request to approve Special Use Permit #1-21 to allow alcohol sales and consumption (inside the building and outdoors on the premises) located at 141 South RiverHeath Way (Tax Id #31-4-0828-08), 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_141RiverHeathWay_SUP_For06-23-21.pdf](#)

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

Aye: 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

6. Information Items

7. Adjournment

Palm moved, seconded by Buetow, that the meeting be adjourned at 4:13 p.m.

Roll Call. Motion carried by the following vote:

Aye: 7 - Palm, Robins, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek