



City of Appleton

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

Meeting Agenda - 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, December 11, 2018

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
[18-1789](#) City Plan Minutes from 11-13-18

Attachments: [City Plan Minutes 11-13-18.pdf](#)

4. Public Hearings/Apearances

5. Action Items

- [18-1790](#) Request to approve the dedication of land for public right-of-way for Appleton Street, located at the east end of Jones Park along the west line of existing Appleton Street right-of-way (part of Tax Id #31-2-0116-01), as shown on the attached maps

Attachments: [StaffReport_AppletonStJonesPark_StreetDedciation_For12-11-18.pdf](#)

6. Information Items

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

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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, November 13, 2018

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:01 p.m.

2. Roll call of membership

Present: 5 - Mayor Hanna, Buetow, Rabec, Palm and Lobner

Absent: 1 - Uslabar

Others present:

Alderson Christopher Croatt, District #14

Tiffany Goebel, We Energies

Doc Musekamp, We Energies

Renee Bowerman, We Energies

Arthur Ladish, Apple Tree, LLC

Roy ?, 209 N. Fair Street

Deanna Siewert, 202 N. Fair Street

Stanley Snowdy, 210 N. Fair Street

James Christman, 1203 N. Division Street

3. Approval of minutes from previous meeting

[18-1652](#)

City Plan Minutes from 10-23-18

Attachments: [City Plan Minutes 10-23-18.pdf](#)

Lobner moved, seconded by Rabec, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Palm and Lobner

Absent: 1 - Uslabar

4. Public Hearings/Appearances

[18-1653](#)

Rezoning #11-18 for the Randal Leeman, Et al Annexation, formerly part of the Town of Grand Chute, located at 5500 North Meade Street, from Temporary AG Agricultural District to R-1B Single-Family District and including to the centerline of the adjacent right-of-way from R-1A Single-Family District to R-1B Single-Family District as shown on the attached maps (Associated with Action Item #18-1654)

Attachments: [InformalPublicHearingNotice_5500NMeadeSt_Rezoning.pdf](#)

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

[18-1655](#)

Special Use Permit #7-18 for a private recreational facility including an outdoor pool, indoor fitness center and community room with kitchen facilities for use by the homeowners and their guests serving Apple Ridge Subdivision, 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 #18-1656)

Attachments: [ClassIIPublicHearingNoticeNewspaper_AppleRidgeRecFacility_SUP.pdf](#)
[PublicHearingNoticeNeighborhood_AppleRidgeRecFacility_SUP.pdf](#)

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

[18-1657](#)

Special Use Permit #8-18 for an essential services facility (utility substation) located at 139 North State Street (Tax Id #31-5-1138-02), 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 #18-1658)

Attachments: [ClassIIPublicHearingNoticeNewspaper_WeEnergiesStateSt_SUP.pdf](#)
[PublicHearingNoticeNeighborhood_WeEnergiesStateSt_SUP.pdf](#)

This public hearing was held, and four people spoke on the item.

5. Action Items

[18-1654](#)

Request to approve Rezoning #11-18 for the Randal Leeman, Et al Annexation, formerly part of the Town of Grand Chute, located at 5500 North Meade Street, from Temporary AG Agricultural District to R-1B Single-Family District and including to the centerline of the adjacent right-of-way from R-1A Single-Family District to R-1B Single-Family District as shown on the attached maps

Attachments: [StaffReport_Rezoning_LeemanAnnexation_11-13-18.pdf](#)

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

Aye: 5 - Mayor Hanna, Buetow, Rabec, Palm and Lobner

Absent: 1 - Uslabar

[18-1656](#)

Request to approve Special Use Permit #7-18 for a private recreational facility including an outdoor pool, indoor fitness center and community room with kitchen facilities for use by the homeowners of Apple Ridge Subdivision and their guests, 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 required)

Attachments: [StaffReport_AppleRidgeRecFacility_SUP_11-13-18.pdf](#)

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

Aye: 5 - Mayor Hanna, Buetow, Rabec, Palm and Lobner

Absent: 1 - Uslabar

[18-1658](#)

Request to approve Special Use Permit #8-18 for an essential services facility (utility substation) located at 139 North State Street (Tax Id #31-5-1138-02), 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 required)

Attachments: [StaffReport_WeEnergiesStateSt_SUP_For11-13-18.pdf](#)

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

Aye: 5 - Mayor Hanna, Buetow, Rabec, Palm and Lobner

Absent: 1 - Uslabar

6. Information Items

[18-1659](#)

Request to approve Minor Amendment to Special Use Permit #15-15 for an existing bar/restaurant and expanded outdoor patio with alcohol sales and service at 325 North Appleton Street (Tax Id #31-2-0491-00), 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 (No Council action required)

Attachments: [StaffReport_Rookies_SUPMinorAmendment_For11-13-18.pdf](#)

Lobner moved, seconded by Palm, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Palm and Lobner

Absent: 1 - Uslabar

7. Adjournment

Lobner moved, seconded by Rabec, that the meeting be adjourned at 4:48 p.m.

Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Rabec, Palm and Lobner

Absent: 1 - Uslabar



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Meeting Date: December 11, 2018

Common Council Meeting Date: December 19, 2018

Item: Dedication of Public Right-of-Way for Appleton Street

Case Manager: David Kress

GENERAL INFORMATION

Owner/Applicant: City of Appleton c/o Tom Kromm

Location: Generally located at the east end of Jones Park, along the west line of existing Appleton Street right-of-way (part of parcel #31-2-0116-01)

Petitioner's Request: The applicant is requesting a dedication of land for public right-of-way for Appleton Street.

BACKGROUND

As a part of the effort to convert Appleton Street to two-way traffic, the Department of Public Works anticipates construction of a new bridge near the subject area in 2019. During this project, the parking lot located off of Rocky Bleier Run and beneath the bridge will also be reconstructed. By expanding the size of Appleton Street right-of-way, the applicant's request would allow the bridge and parking lot projects to occur entirely within the public right-of-way, which simplifies the review and approval processes.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 8,246 square feet of land is included in the proposed right-of-way dedication. This includes part of parcel #31-2-0116-01 (width varies).

Street Classification: The City's Arterial/Collector Plan Map identifies this portion of Appleton Street as an arterial street.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are generally public/institutional and residential in nature.

North: PD/R-3 Planned Development Multi-Family District. The adjacent land uses to the north are currently multi-family residential.

South: CBD Central Business District. The adjacent land use to the south is currently Jones Park.

East: CBD Central Business District. Existing Appleton Street right-of-way is immediately east of the subject property.

West: CBD Central Business District. The adjacent land use to the west is currently Jones Park.

Street Dedication – Appleton Street
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Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future public parks and open space uses. The proposed public right-of-way dedication is consistent with the following goal of the *Comprehensive Plan 2010-2030*.

Goal 4 – Transportation

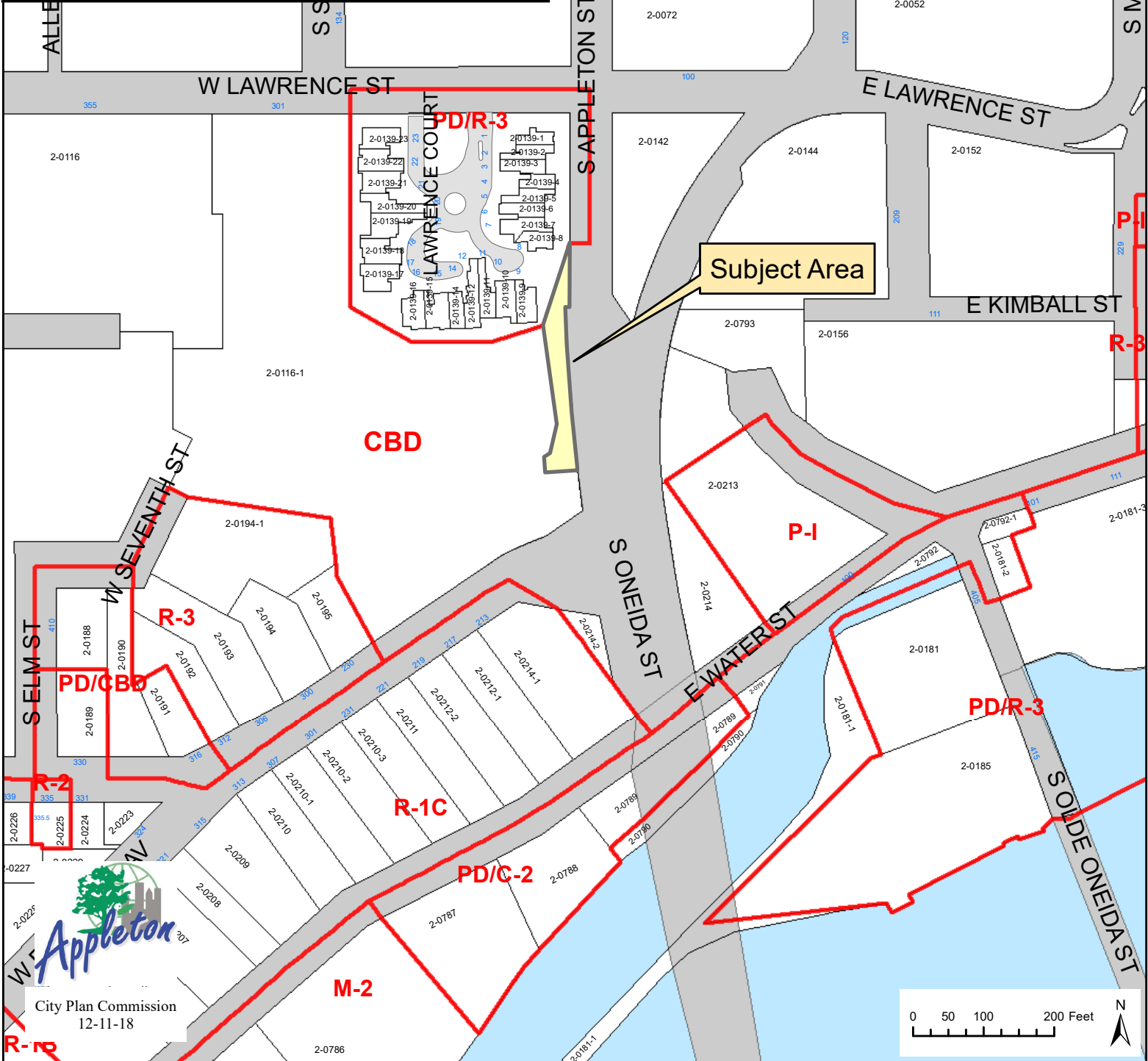
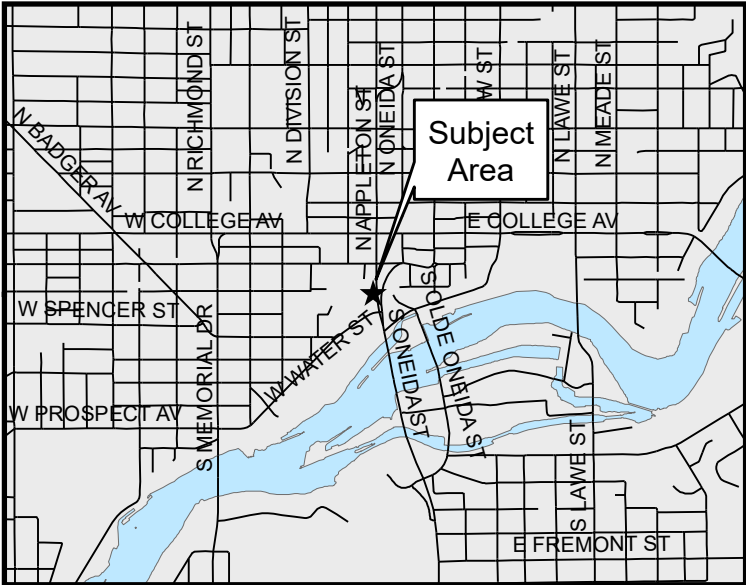
Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

Technical Review Group (TRG) Report: This item was discussed at the November 20, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

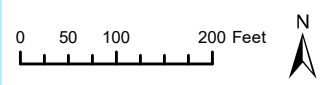
Staff recommends the dedication of land for public right-of-way for Appleton Street, as shown on the attached maps, **BE APPROVED**.

Appleton Street (at Jones Park) Street Right-of-Way Dedication Zoning Map



2-0273-21	2-0282-11
2-0273-20	2-0282-12
2-0273-6	2-0282-13
2-0273-4	2-0282-14
2-0273-3	2-0282-15
2-0273-2	

2-0085	2-0066	2-0038	2-0039	2-0040	2-0041	2-0042	2-0043	2-0044	2-0044-1	2-0044-2	2-0046	2-0047	2-0048	2-0049	2-0050	2-0051	2-0051-1																																																																																							
2-0067	0-0069	2-0072	2-0070	2-0052	2-0116-1	2-0116-2	2-0116-3	2-0116-4	2-0116-5	2-0116-6	2-0116-7	2-0116-8	2-0116-9	2-0116-10	2-0116-11	2-0116-12	2-0116-13	2-0116-14	2-0116-15	2-0116-16	2-0116-17	2-0116-18	2-0116-19	2-0116-20	2-0116-21	2-0116-22	2-0116-23	2-0116-24	2-0116-25	2-0116-26	2-0116-27	2-0116-28	2-0116-29	2-0116-30	2-0116-31	2-0116-32	2-0116-33	2-0116-34	2-0116-35	2-0116-36	2-0116-37	2-0116-38	2-0116-39	2-0116-40	2-0116-41	2-0116-42	2-0116-43	2-0116-44	2-0116-45	2-0116-46	2-0116-47	2-0116-48	2-0116-49	2-0116-50	2-0116-51	2-0116-52	2-0116-53	2-0116-54	2-0116-55	2-0116-56	2-0116-57	2-0116-58	2-0116-59	2-0116-60	2-0116-61	2-0116-62	2-0116-63	2-0116-64	2-0116-65	2-0116-66	2-0116-67	2-0116-68	2-0116-69	2-0116-70	2-0116-71	2-0116-72	2-0116-73	2-0116-74	2-0116-75	2-0116-76	2-0116-77	2-0116-78	2-0116-79	2-0116-80	2-0116-81	2-0116-82	2-0116-83	2-0116-84	2-0116-85	2-0116-86	2-0116-87	2-0116-88	2-0116-89	2-0116-90	2-0116-91	2-0116-92	2-0116-93	2-0116-94	2-0116-95	2-0116-96	2-0116-97	2-0116-98	2-0116-99	2-0116-100



Appleton Street (at Jones Park) Street Right-of-Way Dedication Aerial Map



Subject Area



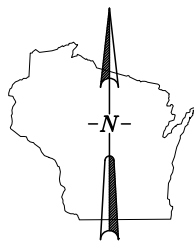
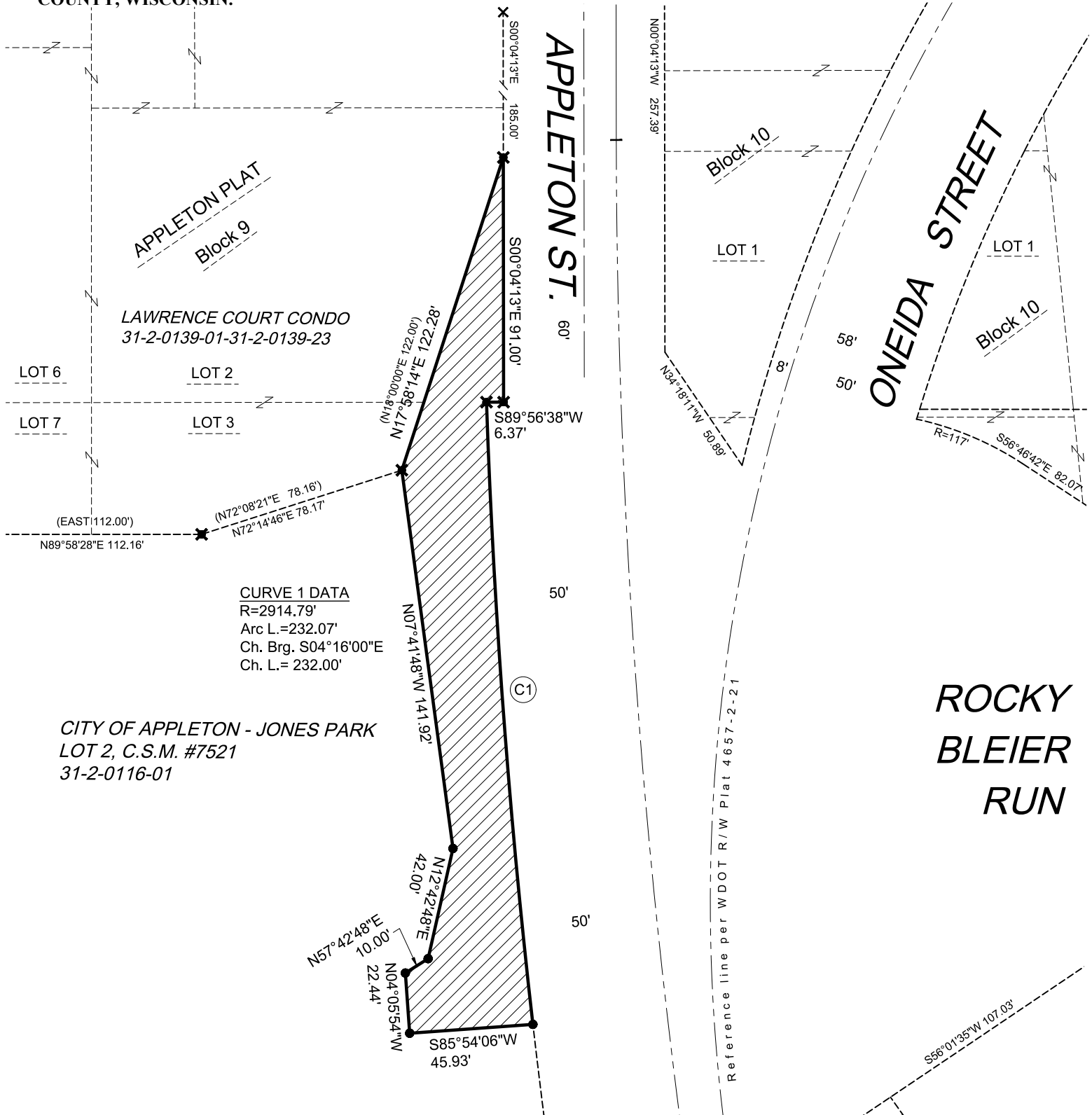
City Plan Commission
12-11-18



EXHIBIT "A"

APPLETON STREET AND ONEIDA STREET

RIGHT-OF-WAY MONUMENTATION MAP, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, SOUTH LINE OF THE SW 1/4 OF SECTION 26, RECORDED AS N.89°58'34"W.



DATED THIS ____ DAY OF ____ 2018
THOMAS M. KROMM



SCHEDULE OF LAND AND INTERESTS REQUIRED

PARCEL NO.	SHEET NO.	OWNER	INTEREST	NEW AREA	EXISTING	REMAINING
1	1	CITY OF APPLETON	FEE	8,246 SQ. FT.	233,731 SQ. FT.	225,485 SQ. FT.

CITY OF APPLETON

DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION
100 NORTH APPLETON STREET
APPLETON, WI 54911
920-832-6474

DRAFTED BY: T. KROMM

Owner: City of Appleton

Parcel 31-2-0116-01

Fee Interest: 8,246 total Sq. Ft. of new right of way

Part of Lot Two (2) of **Certified Survey Map No. 7521**, being located in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-Six (26), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin, containing 8,246 square feet of land and being further described by: Commencing at the Southwest corner of Appleton Street and Lawrence Street and being coincident with the Northeast corner of Block Nine (9) of the Second Ward Plat (Aka Appleton Plat), according to the recorded Assessor's Plat of the City of Appleton;

Thence South 00°04'13" East 185.00 feet along the West line of Appleton Street and being coincident with the East line of said Block 9 to the most East and North corner of Lot 2 of said Certified Survey Map No. 7521 and being the point of Beginning;

Thence continue South 00°04'13" East 91.00 feet coincident with the West line of Appleton Street;

Thence South 89°56'38" West 6.37 feet;

Thence Southeasterly 232.07 feet along the arc of a curve to the left having a radius of 2914.79 feet and the chord of which bears South 04°16'00" East 232.00 feet and being coincident with the Westerly line of Appleton Street per Wisconsin Department of Transportation Right of Way Plat 4657-2-21;

Thence South 85°54'06" West 45.93 feet;

Thence North 04°05'54" West 22.44 feet;

Thence North 57°42'48" East 10.00 feet;

Thence North 12°42'48" East 42.00 feet;

Thence North 07°41'48" West 141.92 feet;

Thence North 17°58'14" East 122.28 feet to the point of beginning.

SEE ALSO ATTACHED EXHIBIT "A"