



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appleton.org](http://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.*

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Monday, December 12, 2016

4:00 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order at 4:00 p.m.**

2. Roll call of membership

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

*Others present:*

*Aldersperson Vered Meltzer, District #2*

*Aldersperson Patti Coenen, District #11*

*Andrew Dane, Short Elliott Hendrickson*

*Steve Rosenbeck, Press Color*

*John Roberts, NGP*

*Patrick Connor, Newmark Grubb Pfefferle*

*Kara Homan, Outagamie County*

*Grace Flatau, Fox Valley Lutheran High School*

*Halie Nabbefeld, Fox Valley Lutheran High School*

*Camille Kagen*

*Alex Schultz, Sculpture Valley*

3. Approval of minutes from previous meeting

[16-1880](#)

City Plan Minutes from 11-21-16

**Attachments:** [City Plan Minutes 11-21-16.pdf](#)

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

**Motion carried by the following vote:**

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

4. Public Hearings/Appearances

[16-1881](#)

Special Use Permit #7-16 for a light manufacturing use in a C-2 General Commercial District, located at 1115 W. Tuckaway Lane (Tax Id #31-8-1569-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the condition in the attached staff report (Associated with Action Item #16-1882)

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

[16-1883](#)

Special Use Permit #8-16 for a standalone parking lot in a CBD Central Business District, located at 227 S. Walnut Street (Tax Id #31-3-0851-00), 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 (Associated with Action Item #16-1884)

**This public hearing was held, and Alderperson Coenen spoke on the item.**

## 5. Action Items

[16-1882](#)

Request to approve Special Use Permit #7-16 for a light manufacturing use in a C-2 General Commercial District, located at 1115 W. Tuckaway Lane (Tax Id #31-8-1569-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the condition in the attached staff report (2/3 vote required)

**Attachments:**     [StaffReport\\_Press\\_Color\\_SpecialUsePermit#7-16.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, Mayor Hanna, Buetow, Lobner, Uslabar and Rabec

[16-1884](#)

Request to approve Special Use Permit #8-16 for a standalone parking lot in a CBD Central Business District, located at 227 S. Walnut Street (Tax Id #31-3-0851-00), 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 (2/3 vote required)

**Attachments:**     [StaffReport\\_227SWalnutSt\\_SUP\\_For12-12-16.pdf](#)

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

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

## 6. Information Items

[16-1886](#)

Review Proposed Amendments to the City of Appleton 2010-2030 Comprehensive Plan as part of the 2016 Comprehensive Plan Update (Draft Chapters 6-9 and revisit Draft Chapters 1-5)

**Attachments:**    [Timeline\\_PC+CCApproval\\_Draft11-07-16.pdf](#)  
[SummaryMemoChapters1-5\\_CompPlanUpdate\\_11-14-16.pdf](#)  
[01\\_Introduction\\_FINAL\\_11-07-16.pdf](#)  
[02\\_Background\\_FINAL\\_11-10-16.pdf](#)  
[03\\_CommunityVision\\_FINAL\\_11-11-16.pdf](#)  
[04\\_IssuesAndOpportunities\\_FINAL\\_11-11-16.pdf](#)  
[05\\_HousingAndNeighborhoods\\_FINAL\\_11-11-16.pdf](#)  
[PowerPoint\\_PC\\_11.21.16.pdf](#)  
[Comments provided to Plan Commission from John Wiley.pdf](#)  
[Neighborhood Necessities document provided to Plan Commission from Julie Filapek.pdf](#)  
[SummaryMemoChapter6\\_CompPlanUpdate\\_12-06-16.pdf](#)  
[06\\_Transportation\\_FINAL\\_12-05-16b.pdf](#)  
[SummaryMemoChapter7\\_CompPlanUpdate\\_12-06-16.pdf](#)  
[07\\_UilitiesAndCommunityFacilities\\_FINAL\\_12-05-16b.pdf](#)  
[SummaryMemoChapter8\\_CompPlanUpdate\\_12-05-16.pdf](#)  
[08\\_AgNaturalHistoricCulturalResources\\_FINAL\\_11-18-16.pdf](#)  
[SummaryMemoChapter9\\_CompPlanUpdate\\_12-05-16.pdf](#)  
[09\\_EconomicDevelopment\\_FINAL\\_12-05-16.pdf](#)  
[PowerPoint\\_PC\\_12.12.16.pdf](#)

**This Presentation was presented and discussed.**

## 7. Adjournment

**Dukelow moved, seconded by Lobner, that the meeting be adjourned at 4:58 p.m. Roll Call. Motion carried by the following vote:**

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