

## City Plan Commission

Wed, Oct 26, 2022 3:30PM • 9:13

**Mayor Jake Woodford** 00:00

All right, good afternoon. I now call to order the Wednesday October 26 meeting of the Appleton Planning Commission. Roll call has been taken. All at present with the exception of Commissioner Robbins who is excused.

**Mayor Jake Woodford** 00:14

We will now move on to approval of the minutes. Is there a motion to approve the minutes of the previous meeting? Okay, we have a motion. Is there a second? We have a motion and a second to approve the minutes of the previous meeting? Is there any discussion? Hearing none, all those in favor please signify by saying aye. Aye. Any opposed? Hearing none, the motion passes. The minutes have been approved.

**Mayor Jake Woodford** 00:42

Alright, come down to public hearings and appearances. We have one public hearing this afternoon. This is item 22-1344 special use permit number 1222 for a bar/tavern located at 2310 West College Avenue units C. And to tell us about that is David Kress.

**Principal Planner David Kress (Planning)** 01:07

Thank you, Mayor.

**Mayor Jake Woodford** 01:07

Okay.

**Principal Planner David Kress (Planning)** 01:08

So the area in question is located at the northwest corner of College Avenue and Perkins Street. It is a middle unit and an existing multi tenant building. That tenant space was most recently used as a pharmacy. And really the request today is proposing to reuse that existing space to establish a bar slash tavern within the space, which would occupy just over 4800 square feet in size. The applicant has also applied for a liquor license that goes to Safety and Licensing Committee later on today. Staff has performed our typical review of zoning ordinance requirements and is recommending approval of this item.

**Mayor Jake Woodford** 01:48

Okay. This is a public hearing. Is there anyone who wishes to speak? Yes, please. Just step up to the microphone and state your name and your association for the record.

**Lisa P.** 02:02

My name is Lisa P. I'm going to be the CEO of Pillow Talk and Wine if you guys will allow me to. I have a pillow here in Appleton. I just--you know, I own my home. I bought it four years ago. And I'm just trying to plant my seed here and you know, to share with all my neighbors.

**Mayor Jake Woodford** 02:20

Right. Very good.

**Lisa P.** 02:21

I'd be so grateful if everything goes well. Thank you so much.

**Mayor Jake Woodford** 02:27

Thank you. All right, this is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? Hearing no further I declare that public hearing closed. We'll move on now to the associated action item. This is item 22-1345. Request to approve

special use permit number 1222 for a bar tavern located at 2310 West College Avenue unit C. Is there a motion? Motion and second to approve. Is there any discussion from the Commission?

**Mayor Jake Woodford** 03:13

Okay, hearing none, we have a motion and a second. Yes. Oh, I'm sorry. Commissioner Dane, your mic number, please. Okay.

**Andrew Dane (City Plan Commissioner)** 03:26

Okay. I was just curious what the--I guess there's a site plan here. I couldn't tell. So does the bar tavern--will the whole building get converted to bar/tavern? Or is it just that interior portion? I couldn't tell from the site plan, if that was the whole? Is that just in the middle?

**Mayor Jake Woodford** 03:43

Yeah. We'll ask Mr. Kress. Go ahead.

**Principal Planner David Kress (Planning)** 03:47

Sure. It's a good question. So we included the site plan drawing to show the entire property, but then there's also a drawing in there to highlight or illustrate the tenant space within the building. So the proposal is only for unit C, which is one of multiple units in the building. So it's only unit C that would be occupied by the bar slash tavern. The other tenant spaces would continue to function as is.

**Andrew Dane (City Plan Commissioner)** 04:08

Okay. Because there's several other--isn't there like a cafe and a little, a couple other businesses in there.

**Principal Planner David Kress (Planning)** 04:16

There is an Egyptian cafe in one of the tenant spaces if that's what you're thinking of.

**Andrew Dane (City Plan Commissioner)** 04:19

Okay. Alright.

**Mayor Jake Woodford** 04:27

Anything else?

**Andrew Dane (City Plan Commissioner)** 04:30

I assume there wasn't any comments, or the other tenants didn't have concern with putting a bar in here or they would have...?

**Principal Planner David Kress (Planning)** 04:36

We have not received any phone calls or emails or letters of the like.

**Mayor Jake Woodford** 04:40

Okay.

**Andrew Dane (City Plan Commissioner)** 04:41

And is that when it's bar tavern does that mean there'll be like a grill or there will be food served as well.

**Principal Planner David Kress (Planning)** 04:47

The proposal is only for alcohol sales and consumption. So if it had included food it would be considered under--the zoning ordinance will be considered a restaurant with alcohol. In this case, the proposal does not include any food and therefore it's just a bar slash tavern.

**Andrew Dane (City Plan Commissioner)** 05:00

Okay.

**Mayor Jake Woodford 05:08**

Any further questions?

**Andrew Dane (City Plan Commissioner) 05:09**

That's all I have.

**Mayor Jake Woodford 05:10**

Okay. Any further discussion from the Commission? Hearing none, we have a motion and a second to approve. All those in favor, please signify by saying aye. Aye. Any opposed? Hearing none the motion passes and the item has been approved. Alright, you're on to the next step.

**Mayor Jake Woodford 05:30**

Okay, we'll move on now to our next action item. This is item 22-1346 requests to approve modification of regulations to chapter 17 subdivisions of the Municipal Code relating to Section 17 through 26 sub c sub 2, and 1726 of G for 737 East South River Street. And to tell us about that is David Kress.

**Principal Planner David Kress (Planning) 05:56**

Thank you again, Mayor. So the subject area consists of two parcels that are currently located on east South River Street and Arbor Lane. The two parcels--in terms of background the two parcels actually used to be part of the same property until the larger property was subdivided back in 2018. As a result of that certified survey map that subdivided the property, there were three parcels created. All three are now commonly owned by the owner slash applicant involved in this request. He is proposing to combine two of those three parcels together. In doing so, it would create a lot that has double frontage, meaning frontage on East South River Street and Arbor Lane, and also have somewhat irregular proportions. The subdivision ordinance has language in it that typically prevents those two things from occurring. However, there is also the ability for Common Council to utilize some flexibility and modify those regulations when necessary. So staff has performed our review against those standards in the subdivision ordinance. And in this case, we are recommending the modification of regulations to allow for the lot to be created. If the modification request is approved at Council, they would then proceed with the certified survey map to formally combine the two lots together. Again, staff is recommending approval.

**Mayor Jake Woodford 07:23**

Okay, I need a motion. We have a motion. Is there a second? Motion and a second to approve. Discussion from the Commission. Alright. Commissioner Fenton.

**Aldersperson Denise Fenton (District 6) 07:40**

District. Thank you. Just a question to Mr. Kress. I don't know that it's relevant. Is the other the third parcel. Is there anything built on that parcel? And and where is it in relation to the other two?

**Principal Planner David Kress (Planning) 07:58**

Sure. It's a good question. So the the third parcel does not currently have anything constructed upon it. In fact, the southern two parcels, one of which is included in this request, are both currently vacant. The western--southwestern parcel that is not part of this request is directly adjacent, also located off of Arbor Lane. And that is that is not proposed to be combined in any way. That would remain as its own independent lot.

**Aldersperson Denise Fenton (District 6) 08:28**

Thank you.

**Mayor Jake Woodford 08:31**

Any further discussion or questions from the Commission? We have a motion and a second to approve. All those in favor, please signify by saying aye. Aye. Any opposed? Hearing none The motion passes. The item has been approved. And on to your next steps. Okay.

**Mayor Jake Woodford** 08:54

No further action items. We have no information items on our agenda today. So I'll entertain a motion to adjourn. Motion and a second to adjourn. All those in favor, please signify by saying aye. Aye. Any opposed? Hearing none, we are adjourned. Thank you, everybody.