

City Plan Commission

Wed, Apr 26, 2023 3:30PM • 11:50

Isaac Uitenbroek (City Plan Commissioner) 00:01

All right, it being 3:30 I now call to order the Wednesday, April 26 2023, Appleton City Plan commission. I'd ask that everybody please stand and recite the pledge of allegiance. Flag is behind us if we...

Isaac Uitenbroek (City Plan Commissioner) 00:18

pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Isaac Uitenbroek (City Plan Commissioner) 00:32

All right. Next, we have a roll call of membership. All commissioners are present except for Commissioner Robbins who has been excused and Mayor Woodford who has also been excused.

Isaac Uitenbroek (City Plan Commissioner) 00:44

So, we'll move on to the approval of minutes from the previous meeting. This is item 23-0391 city plan minutes from 4/12/23. Do we have a motion?

Aldersperson Denise Fenton (District 6) 00:55

Move to approve.

Isaac Uitenbroek (City Plan Commissioner) 00:57

We have a motion and a second. Any discussion? Hearing none, we will vote. All those in favor, aye. Opposed? The motion passes.

Isaac Uitenbroek (City Plan Commissioner) 01:11

Got one public hearing today, it's public hearing 23-0392 rezoning 1-23 to rezone the Seville properties Ballard and Werner road annexation, formerly in the town of Center, consisting of approximate 39.913 acres located at 7051 North Ballard Road. And we're going to, Jessica. All right, all right. No,

Principal Planner Jessica Titel 01:41

Yep. Yes.

Isaac Uitenbroek (City Plan Commissioner) 01:41

All right. Perfect.

Principal Planner Jessica Titel 01:43

All right. This property is along Ballard Road and Werner Road at the northwest corner of that intersection. This was annexed—or the Plan Commission saw this item on March 22, and it was officially annexed into the city on April 11 of this year.

Principal Planner Jessica Titel 01:58

This request tonight is to assign a permanent zoning classification. When properties are brought into the city via annexation temporary agriculture zoning is assigned, and with the annexation Plan Commission initiates a rezoning. When staff recommends the rezoning classification, we look at our comprehensive plan, future land use, and the intended use of the property. In this case, we are looking to have the property rezone to R-3

multifamily which is consistent with the future land use and proposed use of a variety of residential uses on the parcel. And I guess that's it.

Isaac Uitenbroek (City Plan Commissioner) 02:36

All right. Thank you. So, this is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anybody who wishes to speak? If you have a question for the staff, please approach. Yep. Can you give your name and your address too please?

Tim R. (Resident) 03:03

[Asked a question off microphone.]

Principal Planner Jessica Titel 03:25

I can answer that. That plan has not been reviewed by staff. It's just a concept plan that the property owner has prepared. We would review the plan at a preliminary plat process or a certified survey map or as part of a site plan review. But nothing's been submitted to the city at this point. We just know the future uses they proposed residential, so we don't have anything concrete at this point.

Tim R. (Resident) 03:51

What about the streets, or where they show the street? Not even not even that? It's really just all conceptual?

Principal Planner Jessica Titel 03:56

All conceptual at this point. We're just assigning the zoning classification, because it's now in the city. So, we need to assign this permanent zoning classification.

Tim R. (Resident) 04:06

Once that's finalized, is there input or do you look for input once the plan is finalized? Or how does that process work?

Principal Planner Jessica Titel 04:14

Depends on the how the applicant decides to move forward. If they decide to do a subdivision plat, that does come before the Planning Commission and the Common Council. Unlikely that there'll be another public hearing like this for a future action on the property.

Isaac Uitenbroek (City Plan Commissioner) 04:34

And could you—I didn't have the mic on. Could you state your name and your address one more time?

Tim R. (Resident) 04:38

[Gave name and address.]

Isaac Uitenbroek (City Plan Commissioner) 04:45

All right. Thank you.

Tim R. (Resident) 04:48

Okay, so what—I'm just trying to understand the process. So, we're right across in the cul de sac there. So, at some point, there could be an apartment building that backs up to us so we could look at dumpsters? I mean, how does that, how does that all kind of proceed? Or is that what this group does? Or who kind of determines what that final layout looks like? The developer?

Principal Planner Jessica Titel 05:09

The developer would submit an application—let's just say a multifamily—would submit an application to our department for a site plan, showing what they're proposing—buildings, parking lot, trash enclosures, all that. We would review that against our zoning code standards. We have open space requirements, building setbacks, accessory buildings setbacks, screening requirements for parking, landscaping requirements. We review all that to make sure it complies with the zoning code. And then we would issue approval, contingent upon any conditions that—assuming it meets the code—any conditions that we would need to put on that. You know, certainly you're welcome to call City Hall and reach out if you have questions in, you know, the next however many months as if you want an update on if we've received anything, and we can share those documents once we have them.

Tim R. (Resident) 06:00

And it says it "may include a park". Is that—are you guys requiring that? Or is that again, all part of the...

Principal Planner Jessica Titel 06:07

It's all part of the process. We haven't really gotten too far with this one. So, as we look at it—all of our departments in the city, take a look at the developments, the court plan, the comprehensive outdoor recreation plan is looking for a park somewhere in this area of the city. So, we mentioned potentially there could be one here. We don't know the final details or location.

Tim R. (Resident) 06:30

Okay. Thank you.

Principal Planner Jessica Titel 06:30

Very welcome.

Isaac Uitenbroek (City Plan Commissioner) 06:31

Thank you. All right, this is a public hearing is there anyone else who wishes to speak? Public Hearing anyone else who wishes to speak? Hearing none, I declare the public hearing closed and we'll move on to the associated action item.

Isaac Uitenbroek (City Plan Commissioner) 06:48

This is action item 23-0393 request to approve rezoning 1-23 to rezone the Seville properties Ballard and Werner road annexation formerly in the town of Center consisting of approximately 39.913 acres located at 7051 North Ballard road. And we've heard from staff on this. So, I'll entertain a motion. We have a motion to approve and a second? Is there any discussion? Hearing none, we'll vote. All those in favor. Aye. Opposed? The motion passes.

Isaac Uitenbroek (City Plan Commissioner) 07:29

Alright, next action item we have 23-0394 request to approve the future Providence Avenue and Baldeagle Drive right away annexation consisting of approximately 1.63 acres extending existing bald eagle drive and existing Providence Avenue to the future extension of Lightning drive.

Alderpersion Denise Fenton (District 6) 07:52

Move to approve.

Isaac Uitenbroek (City Plan Commissioner) 07:55

I was gonna go to staff first if we could just for a little description. No, no worries. I like the eagerness. Four again? Alright.

Principal Planner Jessica Titel 08:06

This is an annexation, located along future lightning drive north of Edgewood drive, and will connect future Providence Lane to future Baldeagle Drive. The city has mapped Providence Drive and Lightning on their official map for many years. That area also will include stormwater management. It's a direct annexation by unanimous petition. The city has recently purchased this land for the intent to construct the road and the utilities that are in this area. We also would expect a CSM to follow that would be before the plan Commission or the Common Council to dedicate that public right away when that time arises.

Principal Planner Jessica Titel 08:47

As part of this, like we just had on the last item, we would ask the plan commission to initiate the rezoning of the property from temporary ag to PI public institutional, given the use of the property. At the time, any the property around it were to rezone, we would rezone to the centerline to whatever was adjacent to it. But at this point, we would just ask for the PI public institutional. And that's it.

Isaac Uitenbroek (City Plan Commissioner) 09:10

All right. Thank you. We've heard from staff. Is there a motion at this time? All right. We have a first and a second to approve. Is there any discussion? Hearing none, we'll vote. All those in favor. Aye. Those opposed? And the motion passes.

Isaac Uitenbroek (City Plan Commissioner) 09:36

Next, we have item 23-0395. Elect a vice chair. Is this what I need to follow for this, I assume? All right. So, I'm going to open the floor up for nominations. Who hasn't had a chance yet? You want me to ste—? I appreciate the nomination.

Isaac Uitenbroek (City Plan Commissioner) 10:22

I'll read through the notes here. Majority of the vote confirms the appointment. So, if we want to vote on it, all those in favor of maintaining the current status with myself, Commissioner Uitenbroek, as the vice chair, please signify by saying aye. Opposed? All right. I will continue in that role.

Isaac Uitenbroek (City Plan Commissioner) 10:50

And then we have to set the meeting date and time item 23-0396. Currently is the second and fourth Wednesdays of each month at 3:30. Does anybody have a conflict or other suggested times? All right. If not, I guess all those in favor? Do we need to make a motion? Okay. All right. Perfect.

Isaac Uitenbroek (City Plan Commissioner) 11:18

And then designated contact person is Kara now, will remain Kara. All right. That is it for our items.

Isaac Uitenbroek (City Plan Commissioner) 11:31

We're up—no information items. We're up for adjournment. We have a first and a second to adjourn. All those in favor. Aye. And we're adjourned. Thank you, everybody.