

## Item 23-0393: Request to approve Rezoning #1-23 to rezone the Seville Properties Ballard & Werner Road Annexation

Common Council

Wed, May 17, 2023, 7:00PM

**Mayor Jake Woodford** 14:42

We have one public hearing this evening. This is item 23-0469 it's a public hearing for rezoning number 123 for Seville properties from temporary Ag to R-3 multifamily. This is a public hearing is there anyone who wishes to speak? Please approach the microphone and state your name and address for the record please.

**Jeffrey W. (Resident)** 15:02

My name is [Jeffrey W.] address is [XXXXX]. Resident of Appleton, obviously. We're in a seven-unit condominium development directly across Werner Road from the proposed zoning site. So, understand the process that the developer wants to zone that as residential mixed and multifamily, possibility of a park, possibility of a retention pond in that area. So that part I understand is very, very preliminary, that how the actual layout goes is still something to be determined as the developer meets with the representatives of the city and in putting that together.

**Jeffrey W. (Resident)** 15:54

More concerned with the multifamily aspect. This is primarily a residential, single family residential area. It's been developed that way. Directly across the street is the Apple Hill development, which is largely—or all resident, single family residents. And to the south of our condo association is also just single-family residents. And the developer that owns the property—it would be to the west in of this particular rezoned area—is also proposed to be single family residential. So, my only concern as you consider this is the multifamily aspect of this. It wouldn't enter into that particular area, something that that whole area has not seen, and so that would be my concern. And hopefully that you consider that when you look at this zoning request. So, thank you.

**Mayor Jake Woodford** 16:51

Thank you. Is there anyone else 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? 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 this public hearing closed.

[cut]

**Mayor Jake Woodford** 19:25

All right, hearing none, we're going to start with the item from plan commission. Item 23-0393 request to approve rezoning number 1-23 to rezone Seville properties Ballard and Werner road annexation.

**Mayor Jake Woodford** 19:47

We have a motion and a second to approve. We'll open the floor for discussion. Alder Hartzheim.

**Alderperson Sheri Hartzheim (District 13)** 19:55

Thank you, chair. It's my understanding based on what we heard from the public hearing and what I've seen in the staff report that's included, it's my understanding that there is some R3 zoning near there. And I'm wondering if staff could address that and how concerned Council members should be in regards to what impact those additional folks in an R3 district might bring to that area, specifically traffic. Thank you.

**Mayor Jake Woodford** 20:26

Director Homan.

**Director Kara Homan (Community And Economic Development)** 20:33

Can you hear me okay?

**Mayor Jake Woodford** 20:34

Yes.

**Director Kara Homan (Community And Economic Development)** 20:34

Um, so your question about the surrounding zoning, if you take a look at page three of the memo, it does talk about the existing surrounding zoning districts. So, the surrounding zoning districts consist of agricultural to the north, both in the city of Appleton and the Town of Center, R1A to the south, and R3 multifamily which is the adjacent land currently used for the city water tower and undeveloped land. West is AG and R1B, and east is R1B.

**Director Kara Homan (Community And Economic Development)** 21:09

I think the more important thing to know is that if you take a look at the city's comprehensive plan and the future land use map, this particular parcel has been planned for multifamily land use for quite some time.

**Director Kara Homan (Community And Economic Development)** 21:22

With regards to traffic, I really won't get into it too deep because that's more of a DPW thing, but we do have a technical resource—technical review group called TRG that anytime we have items that go to plan commission we review in, consists of individuals from police, fire, DPW, a variety of engineering functions within. And TRG did not provide any concerns. So oftentimes Eric Lom or another engineer will attend that. If they do have concerns with regards to traffic patterns or things that might be impacted, they would include that in their comments through TRG. So, at present we don't have concerns from that perspective.

**Mayor Jake Woodford** 22:08

Alder Hartzheim, anything else?

**Aldersperson Sheri Hartzheim (District 13)** 22:10

No thank you.

**Mayor Jake Woodford** 22:11

Okay. Any further questions or discussion? Hearing none, we have a motion and a second to approve the ca— please, cast your votes. Motion passes 15 to zero. The item has been approved.