

**Item 23-0905: Resolution #8-R-23 Creating Appleton Conservancy Park**  
**Community & Economic Development Committee**  
Wed, Jul 26, 2023 6:30PM

**Aldersperson Denise Fenton (District 6) 08:22**

And now we get to item number 23-0905 Resolution Number 8-R-23 creating the Appleton conservancy Park. This is our third committee with this one. So, does anybody need...?

**Aldersperson Nate Wolff (District 12) 08:41**

Motion to approve?

**Aldersperson Joss Thyssen (District 8) 08:42**

Second.

**Aldersperson Denise Fenton (District 6) 08:43**

Do we need Deputy Director Kress to talk to us about this one?

**Aldersperson Nate Wolff (District 12) 08:48**

Not really.

**Aldersperson Israel Del Toro (District 4) 08:49**

I'd be interested in seeing what Alder Van Zeeland has to say.

**Aldersperson Denise Fenton (District 6) 08:53**

Okay. Alder Van Zeeland? Of course you are.

**Aldersperson Katie Van Zeeland (District 5) 09:10**

Thank you, chair. It was my pleasure to bring forward the resolution to try to create the Conservancy in the wetland area of the Southpoint Commerce Park. Our plan is for this to be a passive park, recreation like cross country skiing, no paved trails. And my hope also is that we will be looking at grants like wetland rehabilitation grants that would allow us to make those investments. I'll be working with staff on that moving forward. Those aren't due until December. And this would--as I said in Parks and Rec--right a very big wrong which is that my district does not have a community park and within the mile to two miles zone that is typical for the rest of the city. So, if there are any questions from committee, I could answer those at this time.

**Aldersperson Israel Del Toro (District 4) 10:07**

Question. What percentage of this area is wetland? Is it entirely wetland?

**Aldersperson Katie Van Zeeland (District 5) 10:12**

It's my understanding that most of it is wetland, at least as far as buildable purposes, that there's nothing buildable in that area. But I didn't ask for a specific percentage.

**Aldersperson Israel Del Toro (District 4) 10:26**

Follow up question. Is there any sort of--so wetlands are notorious for having rare and endangered species. Is there any contact with DNR or biodiversity assessment done on this property in order to make sure that...?

**Alderson Katie Van Zeeland (District 5) 10:44**

We haven't had a specific DNR assessment is through the department. But we did have a retired DNR warden Dick Nikolai, come out and go over the property. And he spoke on the Conservancy and his support of the conservancy.

**Alderson Israel Del Toro (District 4) 11:01**

No, no, I'm completely in support of it. Absolutely. I think this is a wonderful idea. Makes total sense. I just want to make sure that protections are in place should we encounter species of concern.

**Alderson Katie Van Zeeland (District 5) 11:14**

I can just--I could say that whatever laws we need to follow regarding endangered species, I'm sure the city is willing to do that. This--again, this is just a passive park. So, we're not looking at--we're not looking at building anything but small, you know, a small trailhead area, which is, if you look at the diagram, is just this tiny little corner but not entering into the actual wetland.

**Alderson Katie Van Zeeland (District 5) 11:44**

And I think, you know, this park is going to grow and expand as the funding becomes available. So, if there are questions about where this is headed, this is all we have right now. And we can cross those bridges once we actually have some funding in hand to look at what we will do, but it--the plans are for it to remain a passive park.

**Alderson Denise Fenton (District 6) 12:08**

I have a question. And it's not necessarily for Alder van Zeeland but for Deputy Director Kress. This--the proposed conservancy lies within TIF--the newly created TIF 13. So that TID is, was created explicitly for infrastructure within the commerce park. Do we have any possibility--I mean, how does the structure of the TID affect anything, any funding we might need just to develop that trailhead or something like that?

**Deputy Director David Kress (Community and Economic Development) 12:47**

Sure. Great question. So, the TIF district project plan, which came through planning commission and CEDC and Council within recent weeks or months, anticipated the likely use of this space for passive recreation purposes, and included it as a potential project cost that, as increment is generated within the TIF district, that perhaps that increment could be used to help fund certain improvements for trailhead or trail system of some kind. So, the TIF district project plan anticipated it, supports it, and hopefully as time goes on, is a potential funding source for programming or implementing elements of the park plan.

**Alderson Denise Fenton (District 6) 13:41**

Okay, great. So, we have a potential for some TIF funding, and then we also, because of the nature of the property, we have a what I would say is a pretty great potential for some grant funding. So, it all sounds really good. So, any other questions, comments?

**Alderson Denise Fenton (District 6) 13:59**

All right, hearing none, let's go ahead and take a vote. All those in favor, please signify by saying aye. Chair votes, aye. That passes four zero.