

City of Appleton Planning Department Rezoning meeting – from Residential to Multifamily

Wednesday, March 27 3:30 PM, 6th Floor City Hall

Questions

1. The parcel south of Midway Road has been zoned R1A for over 20 years. Why the change?
2. When was this piece of property put on the City Long Term Plan as multifamily? Why? Who made that determination? Have the individuals that made that determination been to this neighborhood in the last year? What were the reasons then? Are those reasons valid now?
3. Continuity. The properties to the northwest, west and south are single family. For continuity, could this piece should remain single family? Otherwise, the Huckelberry/Blueberry neighborhood would be definitely be an island of single-family homes instead of part of a contiguous neighborhood. The same could be true of the Solitude/Tahoe neighborhood.
4. What are the long-term zoning plans for the parcel north of Midway Road that starts at the roundabout and ends at the Solitude/Tahoe neighborhood? Is it single family or multifamily? Are plans underway? If so, how do these plans and the plans of the parcel to the south provide continuity to the neighborhood?
5. Twenty-five housing units behind six homes is a ratio of over 4 to 1; extremely dense. When these homes were built, it was anticipated that it they were in a single-family neighborhood which would remain single family.
6. Need for more multifamily? What are the Occupancy rates of nearby multifamily developments? Novella Apartments - 168 new units, Mirrago - ?, Lake Park developments?
7. How will this zoning mesh with the planned new Town of Harrison Park, Rennwood Park (plan attached), just to the east of this property?
8. What would the additional traffic of 25 units, each with a two-car garage, or 50 potential vehicles mean to the Janet Berry neighborhood? More traffic? – and the Midway/Telulah/Janet Berry area is already very congested on school days. Has a traffic study been done near the school including this potential increase?
9. How will retirement condos help sustain Janet Berry as the neighborhood school? How will retirement condos bring playmates into the area?
10. A driveway entrance/exit is shown on the plan from the roundabout or near the roundabout. Please address safety with what is shown on this plan.
11. Lighting? How will this subdivision be lit? What assurances will be that there will not be additional light pollution? Currently this is dark area with only one street light. It is also a habitat and a migration pattern for geese, red tail hawks, owls and sandhill cranes.
12. A 10' sidewalk along the south side of Midway Road extends from Telulah to past the roundabout. Please discuss the plans for this. Will a sidewalk continue to the new Town of Harrison Park? Where will individuals cross from the north parcel to the park?
13. What are the rules for impervious surfaces? How much can be paved or concrete on this parcel and how will multifamily conform to this?
14. Will there be curb, gutter and sewers on the road within the development? Where?
15. Is there a new drainage plan? The current plan is for the water to flow from Midway Road across the field toward Orchard Blossom. There has been an ongoing water issue with this field. When the City of Appleton put in the roundabout at Midway and Plank Roads, the Jonen Family Farm placed the excess dirt at the west end of the triangular field raising the grade several feet and obstructing the view of the residents on the west end. This caused backyard flooding through many yards. The City of Appleton installed two sewers which has mitigated this drainage issue for the most part. However, in the spring, water still comes from the field and runs between the houses to the street to the south. The yards are still soaked in the spring. The city drainage plans have water flow toward Lake Winnebago. How will the water issue be mitigated with a

- multifamily development? What are the exact plans? Are the two sewers in place at the back lot lines going to be utilized in this project? How?
16. Is the grade of the property going to change? Is fill going to be added? Area any berms planned? Where is the dirt going from the detention pond? What will be the height of the units be compared to the existing grade?
 17. How deep is the detention pond? How far from the back lot line? Will it be a wet or dry pond? Where will the overflow of the pond go? Will it be fenced?
 18. What is the current role of the swale in the field near the roundabout? On the plan, it looks like the road may possibly cover it.
 19. What kind of landscaping is planned for the parcel? Will there be any plantings along the back lot lines? How many trees are planned for the parcel?
 20. What are the dimensions of the duplexes? What is the measurement between buildings?
 21. How far are these units from the back lot line? What are the restrictions for items to be placed behind the units? (garbage cans, bikes, storage units, lawn furniture?)
 22. The plans for the duplexes are from 2019. Have these plans been used elsewhere? Are there buildings in the area already from these plans? Where? It would be good to know if similar properties are in good condition and well maintained.
 23. Currently there is a problem with trash along Midway Road. Recently neighbors cleaned up over 2 dozen glass beer bottles, a dozen aluminum cans, and a dozen travel size liquor bottles on the south side of this street. This same trash can be found in front of Mirragio, a professionally landscaped development. How is this to be prevented with another multifamily development?
 24. Will there be individual trash collection? Where will trash be picked up? (Trash pickup begins at 5AM in this neighborhood. Twenty-five more stops at 5 AM?)
 25. Will it have individual mail or a facility? Where will this be?
 26. Retirement condos are planned. Will these units be able to be sublets? Rentals? Air BnB?
 27. What type of broadband infrastructure will be placed and where?
 28. What other infrastructure questions are relevant?
 29. The builder's letter may need some clarification.

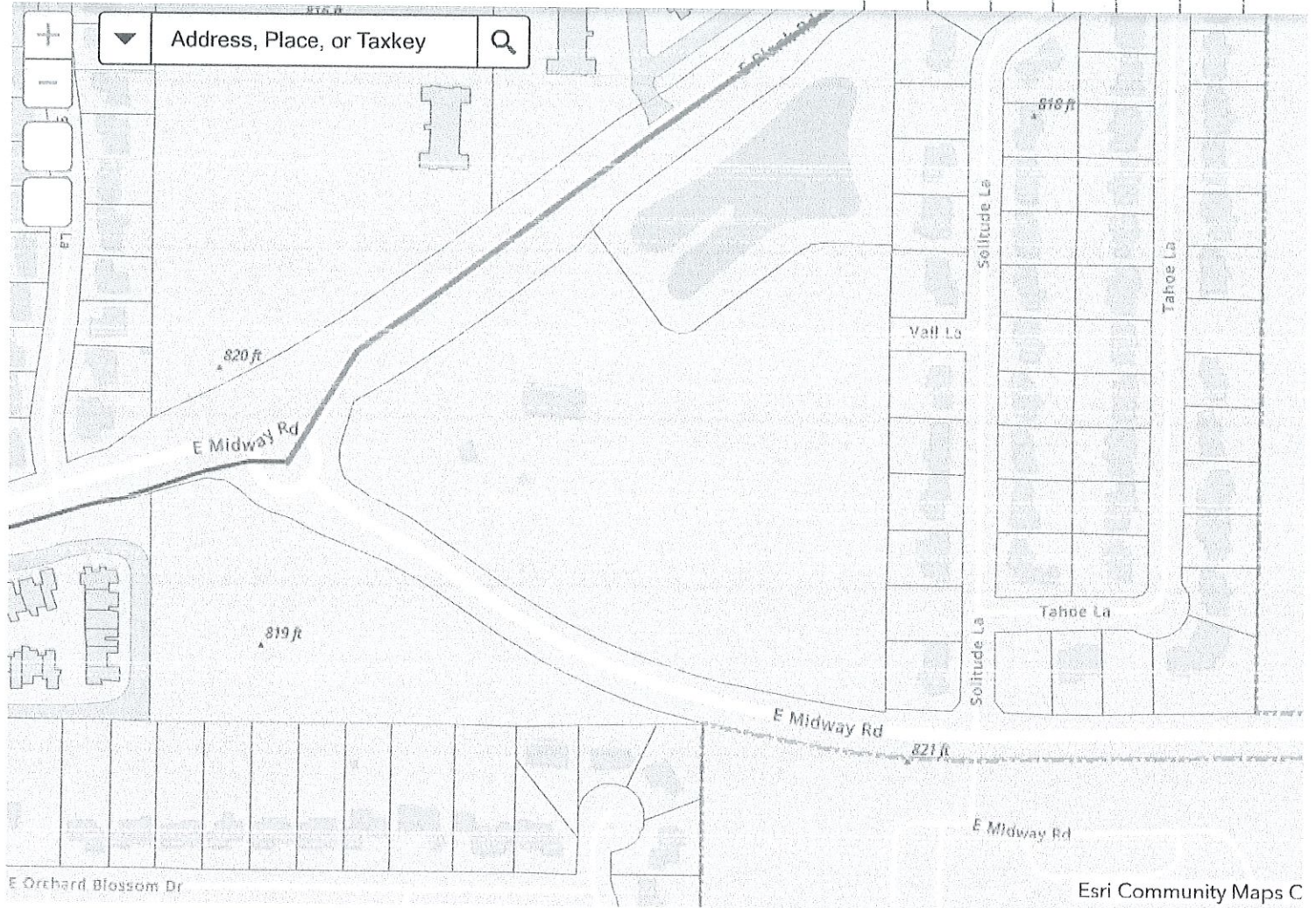
In paragraph two: "The publications presented in the Post Crescent (what publications?) are a result of many members of the community and the construction industry to create housing for the continued industry growth that the city needs to remain sustainable. (?) We recognize that these industry partners are in need of applicants to continue to form positions within their companies to benefit the Fox Valley. (?)

In paragraph three, it states "We recently acquired the 5.26 acre parcel on the southside of the Plank and Midway roundabout for the sole position to develop retirement condominiums."

Retirees typically are not entering the work force, so this development would not address the "need of applicants" as stated in the builder's letter.

The City of Appleton letter states that the rezoning request has been initiated by Jonen Family Partnership, owner, and Marcus Mc Guire Homes, applicant.

By jointly applying for a rezoning request, the letter implies that the property has not yet been acquired by the builder. This was confirmed by the city - the Jonen's still own the land, contradicting the accuracy of the builder's letter.



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