

Item 25-0604: Request to approve Rezoning #5-25 for the Dewitt Development Partners, LLC Annexation, formerly in the Town of Grand Chute, consisting of approximately 72.2948 acres located in the 6000 block of North French Road from AG Agricultural District to R-2 Two-Family District

City Plan Commission

Wed, Jun 11, 2025 3:30PM

Mayor Jake Woodford 01:02

All right, public hearings and appearances. We have one today. This is 25-0603 rezoning number 5-25, for the DeWitt development partners LLC annexation, formerly in the town of grand chute, consisting of approximately 72.29 acres located in the 6000 block of North French Road. And Lindsay is going to tell us about this one. All right. Go ahead.

Principal Planner Lindsey Smith 01:30

All right. So, the last—sorry—previous meetings, we had the annexation petition from DeWitt development partners for the same parcels. The city council—or City Plan Commission recommended it to Council for approval, and Common Council did approve that. So, the next step in the process is rezoning the parcels from a general agricultural district to R2 two family district. So, the reason for the zoning assignment to two-family is for future residential development occurring in this area. The proposed R2 zoning district will allow single- and two-family residential homes to be built on the property, which will allow a diverse housing options to occur within the subdivision plat. The request is consistent with our comprehensive plan, as the future land use map identifies this for one and two family. So, it is consistent with our comprehensive plan, and with that, staff would recommend approval. And just to note a couple next steps that would come forth would be a future preliminary and final plat that would be coming before plan commission and Common Council for approval.

Mayor Jake Woodford 02:49

This is a public hearing. Is there anyone who wishes to speak? Okay, come on up. Please state your name and address for the record.

Dennis Pederson (Appleton Resident) 03:01

Dennis Pederson, [XXXXX]. Just wanted to bring a concern up concerning the zoning. I guess I would prefer that you rezone at R1B similar to the adjoining developments that are there, and my main concern is the rentals, as if you start getting into the rentals, then there's, I guess the best word I could use, is ownership. I would prefer that people that moved in there would have ownership in the property. And then with that, you know, rentals can bring kind of rental problems, and, you know, with turnover, with potential, I guess, maintenance of the property and whatever, because there's no ownership by the renter. Or there could be if it was a, I guess, if someone lived in half the duplex or whatever, but that owns it. But so, I guess, as far as that goes, and then that all boils down you never know who's going to live next to you in a rental, and that could be high turnover. And you also, what's that going to do to my property value if there's a rental right behind me, and, you know, I'm right on the corner of the property.

Dennis Pederson (Appleton Resident) 04:34

The other question I have is, has there been a develop—any kind of development plan put together for that by DeWitt where we could kind of see where streets go, see what's what their plans are. And you know Lightning Drive is being put in right behind me. And you know, is that going to be extended up through that property? Or what's the plan for that?

Dennis Pederson (Appleton Resident) 05:03

I also thought of another, I guess. According to the map, Providence is, I guess, from the other neighborhood by me, and it's due to curve over and go over towards, you know, Apple Tree there, and I was just won—that's a North/South Street. I was wondering why wouldn't Providence, you know, continue to run north and south, and then, if you needed a side street to come over to Lightning, why wouldn't you do it that way? You know, I think it's on one of your other maps there.

Mayor Jake Woodford 05:37

Okay.

Dennis Pederson (Appleton Resident) 05:38

But just a just a question thing, but my main concern was, like I said, the rentals, so thank you for your time.

Mayor Jake Woodford 05:48

All right, thank you. And we'll, we'll discuss the questions that you've asked when the commission takes up the item. So, at this time, is there anyone else who wishes to speak? Okay, and your name and address for the record please.

Tom Pankow (Appleton Resident) 06:04

My name is Tom Pankow. I reside at [XXXXX] two doors away from Dennis. Couple questions also for your discussion today. One is kind of just an observation. There was an article in the Post Crescent on the 13th of May highlighting the DeWitt development purchased this property and the anticipated rezoning that would be R2. What—in that article, it also simply stated, "although the recommended zoning would allow duplexes—" which is what we just heard with the R2 description— "DeWitt said the development would consist of single-family homes." So, my question is, is that an accurate sort of statement, or perhaps a little presumptuous by the writer at this point in the development plan? That that's just a curiosity because it's in print.

Tom Pankow (Appleton Resident) 06:52

Second of all, I am familiar with the Parks and Recreations plans of trail ways throughout the city and had a vested interest in that in regard to a sidewalk that once was a trail way side path and now is otherwise in—on East Baldeagle. Is there going to be a—if I remember correctly, is there going to be a trail way that will cross east to west on this rezoned piece of property? I believe it was a part of Parks and Recreation plan, and so I'm just asking the question.

Tom Pankow (Appleton Resident) 07:27

And thirdly, I just want to underscore the concern over the ability of our road structures to handle this anticipated growth. And are there any plans for Broadway and French that would thereby also be assisting highway E, Ballard, and JJ with the anticipated growth of this as well as the new school opening up this fall? You know, while we certainly enjoy seeing all this development in our neighborhood, I'm also just curious on, at this point, does DPW already receive a charge to be working on plans for widening French or Broadway to assist? That sort of thing? Okay. Thank you for your time.

Mayor Jake Woodford 08:15

Thank you. 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? All right. Hearing no further, we'll close this public hearing and move into the associated action item.

Mayor Jake Woodford 08:38

This is item 25-0604, request to approve rezoning number 5-25 for the DeWitt development partners LLC annexation, formerly in the town of Grand Chute, consisting of approximately 72.29 acres located in the 6000 block of North French Road. Is there a motion?

Aldersperson Denise Fenton (District 6) 08:56

Move to approve.

Mayor Jake Woodford 08:57

We have a motion and a second to approve, and we will open the floor for discussion. If there are no objections from the Commission, like to direct some of the questions that we heard during the public hearing to staff. I trust that you took notes as we went along. I also have them noted here, but I'll hand over to Lindsey.

Principal Planner Lindsey Smith 09:18

Thank you, Mayor. So just to start on getting into owner versus rental occupied units, the city doesn't have any control if there'd be owner occupied or rental occupied. So that's something that if zone R1B or R2 they—there could be owner or rental occupied units. That's not something that we would control.

Mayor Jake Woodford 09:40

And that's you mean, regardless of the construction type on the on the property.

Principal Planner Lindsey Smith 09:44

Correct.

Mayor Jake Woodford 09:45

Okay.

Principal Planner Lindsey Smith 09:45

Yep. Getting into the question about a development plan for this area, so as we are working with developers throughout the city in looking at a large tract of land being developed for if it's commercial, large commercial development, a large area for residential development, we have a process that requires a concept review that is even prior to any formal submittal coming to the city. And so, through that process, we have received some general concepts for the development in this area, and the whole purpose of that review is to ensure it aligns with our comprehensive plan, aligns with other plans and policies, talking about trail planning efforts that we may have, Park and Recreation plans that we may have. So we do have a development plan that we've been reviewing internally to ensure it aligns with our long term plans and vision for the city of Appleton.

Principal Planner Lindsey Smith 10:39

To add on to that, within the development plan another piece that we review is where we have officially mapped roads. And so Lightning Drive is officially mapped. As you can see on the screen, you can see the very south side of Lightning Drive which is being constructed today, and that is officially mapped to extend all the way up to Broadway. So, Lightning Drive will be extended in just the development area. It will not extend all the way to Broadway at this time, though. So, Lightning Drive will go through there.

Principal Planner Lindsey Smith 11:12

I think then there was a question moving on to even Providence Avenue, that would be an Emerald Valley subdivision plat to the east, and that is officially mapped to match up to Lightning Drive. So that is not intended

to be a north south collector. That was intended actually to be a west east collector. So, Lightning Drive serves as that north south collector within this section, quarter section, essentially.

Principal Planner Lindsey Smith 11:39

Moving on to talking about, will it only have single family? That is what was in the article, but this will allow flexibility so he could do two-family or single-family if he wanted to in the future, or even if he intends to build it, or if he intends to sell off the lots, it would allow that flexibility.

Principal Planner Lindsey Smith 12:01

And then I believe the final question was asking if there's going to be a trail connection going east - west within this development. And as you are aware of the Baldeagle layout, it has a seven-foot side path. This will have a similar layout to what's on Baldeagle, with a seven-foot side path.

Mayor Jake Woodford 12:26

And in terms of next steps, so right now there's been some initial internal reviews of concepts, but could you just talk about next steps and when more information will be publicly available related to plat and other layout?

Principal Planner Lindsey Smith 12:42

Yes, yep. So, as I mentioned right now, it's just internal review, and actually as of yesterday, there was some initial inquiry about submitting the preliminary plat for this subdivision. So, there will be a preliminary plat forthcoming very soon to the City Plan Commission for review. Another—yeah, another piece of subdivision planning is reviewing the cross section for the proposed roads, and so that is another component that will be coming through. Actually, it will go through municipal services and then be recommend to Common Council. So, when the subdivision preliminary plat is submitted, it will also have those cross sections, but that's something we are working through ahead of time with a developer. So, we are using the Complete Street Design Guide to guide what that cross section should look like.

Mayor Jake Woodford 13:35

So just worth noting that there will be more opportunities for public input as this process moves forward, as plan commission takes up a preliminary plat. So just encourage folks if they're keeping track of this project and interested in and how it's taking shape, there'll be additional opportunities for public input over the course of the process. All right, thank you. Any further discussion from the Commission? All right. Go ahead.

Deputy Director Pete Neuberger (Public Works) 14:09

Thank you, Mayor. I think I also heard a question about if DPW had any plans for roadway improvements in Broadway or in French. I can speak to that. So DPW has begun planning for urbanizing those street cross sections. Right now, those are rural cross sections, so two lane road with roadside ditches on either side. Eventually, those will become urban streets with curb and gutter. At this point there's nothing in DPW's five-year plan as far as that goes, but we have begun some feasibility engineering there regarding some stormwater planning and what would be needed in order to meet the city stormwater ordinance requirements when those two streets do become urbanized. So it is, it is our radar, and planning has begun in that regard.

Mayor Jake Woodford 15:01

Thank you. Further discussion from the Commission? Hearing none, ee have a motion and a second to approve. All those in favor please signify by saying aye. Aye. Any opposed? All right. With none opposed, that item has been approved.