

November 08, 2017

Via e-mail to:

Paula Vandehey Paula.Vandehey@Appleton.org

Cc:

Karen Harkness, Community Development (Appleton)	Karen.Harkness@Appleton.org >
Kathleen Plank District 7 alderperson (Appleton)	District7@appleton.org
Robert Buckingham, Community development (Grand Chute)	Robert.Buckingham@grandchute.net >
Patrick Connor (Newmark Grubb Pfefferle)	PatrickC@ngpwi.com >

Re: Alvin Street

Dear Paula,

The undersigned property owners (and others) have been very interested in the pending changes in the Alvin Street/Evergreen neighborhood. We are excited to see that the area is likely one of the next major re-development points along the I-41 corridor.

Your department has communicated with the Owners in the area about some of the changes necessary to urbanize the area. These include widening Evergreen, looping water, creating a detention area to receive runoff from the Evergreen work, The city will be running a water line through the church property but not a sewer line.

We are very supportive of the concept presented to the Utilities Committee on November 7 (McMahon Fixture X Alternative 5) which shows detention pond "A" serving the potential commercial development in the area. We believe that common detention makes the most sense to open up the area to the highest and best commercial uses.

We are pleased that Appleton is taking the lead on this work. We understand its importance and complexities in light of the boundary agreement and patchwork of City and Town boundaries that exist at this point and the differing land uses.

A few months ago Patrick Connor's team at Newmark Grubb Pfefferle approached the commercial land owners, Pathways Church, and other owners and proposed acting jointly to promote the commercial potential of the properties in the area. This makes a lot of sense given that there could be well over 12 acres of commercial land encompassing the entire Alvin Street I-41 corner and beyond to the east. Much of that land is currently listed for sale through Newmark Grubb Pfefferle and Patrick believes that eventually all the commercially viable landowners will cooperate for the common good as it is quite clear that the highest and best use of the land as commercial land value will exceed any other type of value, even including the existing buildings along Alvin Street. We believe that if the commercial landowners all act individually, the re-development and land values would be at risk for everyone.

In short the commercial owners are willing to act together as much as possible to see the re-development proceed with a common vision. We believe this is also in the best interest of the City of

Appleton since the landowners, the City and the Town of Grand Chute all need to be communicating. If we commercial owners can speak with one voice it makes everything easier. We hope that regardless of whether a parcel is currently in the City or Town; whether it has frontage on Alvin, Evergreen or Richmond; whether it is currently commercially zoned or not that we are all part of the discussion of what the best vision for the future is whether that is one year from now or 20 years from now.

We understand the need for the infrastructure work discussed above as some of the conditions precedent to the re-development of the area and we support that work being accomplished as soon as possible.



We have been informed that additional work is being planned and has been budgeted for Alvin Street its self. This work has been described as the "urbanization " of Alvin Street and includes a concrete surface, curb and gutter, sidewalks and wider surface. We believe the "urbanization" of Alvin Street should be postponed until such time that market forces have made the vision for the commercial properties clearer. Our reasons are as follows:

- The Alvin Street right of way (ROW) could become archaic if a single user purchases the entire corner. Alvin Street would, in that case, be a public street totally surrounded by a single private user. Perhaps Alvin Street could be moved east to the outer boundary of the commercial areas.
- Market forces could require that the commercial land is planned under a PUD type plan which could make the current Alvin Street ROW an impediment its self or could require the removal or reconfiguration of the then urbanized street.
- There is no need for urbanization for the current use of the street. There is very little vehicular traffic and no foot traffic. Sidewalks or bike lanes would go no where and have no users.

Overall, we believe that any money and effort spent on Alvin Street should be done in context of the greater vision for the commercial use of that area. At this time it is premature to assume that anyone knows what that greater future precisely is. Eventually developers will come forward and the vision will become clearer. Given the current state of development in the area we believe a lead development concept would happen sooner rather than later.

In the meantime we believe that planning for common detention is important and that it is important for taxpayer dollars planned for Alvin Street's urbanization are not spent until everything is clear.

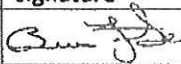
Sincerely,

Map#	PIN	municipality	owner	Street address	signature
A	318450000	Appleton	Pathways Church	311 W. Evergreen	
B	101052800	Grand Chute	J. Pukall Liv Trust	3811 N Alvin Street	✓
C	101052801	Grand Chute	James F Beer	3800 N Richmond Street	✓
D	316560101	Appleton	North Richmond Partners	3925 N. Alvin Street	
E	316560102	Appleton	AVE 68 LLC	3800 N Richmond Street	
F	316560100	Appleton	North Richmond Partners	3962 N Richmond Street	✓
G	101052406	Grand Chute	T&G Property Holdings, LLC	3992 N Richmond Street	✓
H	101052700	Grand Chute	Duwayne Johnson Irrevoc Trust	107 W Evergreen Dr	

SIGNED REVISED COPY TO READ PAGE 1, 2ND PARAGRAPH, 3RD LINE:
"AND INSTALLING A WATER LINE ON THE PATHWAYS PROPERTY"



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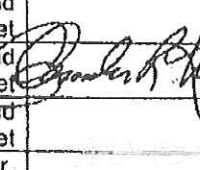
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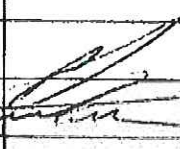
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