

City of Appleton  
Municipal Services Committee  
Mr. Chris Croatt, Chairman

January 30, 2018

**"Proposal" for Bluff Site**

Gentlemen:

This is a response to the Appleton Public Library proposal described in the recent article in the Post Crescent by Madeleine Behr with the headline "Library proposal may delay street work." It acknowledges it details just one of the possible options along Appleton Street.

From the tone and content of the article, however, it is obvious that there is still a group favoring the Trinity Lutheran "bluff site for a new library and mixed use development bldg. This site was carefully considered by the entire City Council in June 2015 and rejected for a number of reasons which are still very relevant.

I am fully in favor of a new or significantly improved Appleton library and have no objection to a new plan incorporating a mixed use building. But I am concerned as to the site location. And there are and would be, serious problems putting such a plan on the bluff site. It would be a traffic and congestion disaster "waiting to happen".

The City is indeed wise to delay the City's street construction project(s) for 2018. But the One Lawrence Street LLC and the successful coming of U.S. Venture headquarters will clearly limit the other use of the "bluff" and add its own traffic, albeit to and from its own garage area.

I have high regard for Paul Hoffman's work at the Fox Mills and would expect he will see what a library put into "their" Trinity church site will do to vehicular and pedestrian traffic coming off the bridge and from a

two way Appleton street. Add that to the already heavy traffic generated by the YMCA, the Soldiers Square parking ramp, and the Mosaic Family Health Clinic.

This of course, doesn't add the cost of razing the church, the added infrastructure and street expenses at the church site and new parking spaces. There are other serious traffic considerations now, the traffic generated by the Exposition Center and even the parking and Jones Park access along the Rocky Bleier Run below the bluff site.

Don't be deluded with the prospects of the TIF's if your actions and street flows only compound easy access and adequate parking for a popular, well used and appreciated library. Before any new plan is selected, make sure the public and Common Council have all the facts and clear cost estimates and the options for a different library site. And don't underestimate the amount of traffic moving off The Skyline and north on a narrow, two way Appleton Street.

We are blessed in Appleton to some very well thought out changes to Downtown Appleton. Give the community an opportunity to see all the library options and know their estimated costs.

Respectfully submitted,



Richard Abb

cc: Mayor Hanna  
Madeleine Behr

Feb. 16, 2018

Appleton City Clerk  
cc: For all Appleton  
Ward Chair persons

