

Jessica L. Titel

From: Gregg Mader <GMader@egimech.com>
Sent: Friday, August 4, 2023 3:23 PM
To: Jessica L. Titel
Cc: michelle mader
Subject: Rezoning Request Concerns
Attachments: [Untitled].pdf; IMG_5030.JPG

Importance: High

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Jessica/Alderperson Patrick Hayden-

We received the attached letter from your office on Monday, July 31, with some very concerning information in regards to a proposed Rezoning of the Clearwater Creek Area.

We have been living in the City of Appleton (over on Brookdale CT) for the past 19 years and just recently moved to our "Dream/Forever Home" this past May. We did extensive research in our home search to find a way to still be in the City of Appleton, and its many amenities, but to have a bit more of a country feeling with it. When our offer was accepted for 275 E. Spartan Drive we were thrilled to have been able to obtain both of those things for us and our children.

To receive this proposed Rezoning map came completely out of left field to us. We had asked the question with a City of Appleton employee, prior to purchasing the property, to inquire if there would be any houses between us and the Bluewater Way/N. Summerland Ct neighbors and we were told no. The builders of the home were lead to believe the same and in talking with our Realtors they were not made aware of this either. I certainly wish I had the conversation in writing and/or recalled the name of whom we spoke with but based on that information we invested a large amount of money to buy this/our home. Had we known this was coming we would have kept looking to find something that would fit our long term wants/needs.

Other financial concerns to our family that this proposal has an immediate impact on are as follows:

1. We have designed and have the wheels in motion (50% downpayment) for an extensive backyard patio project that is set to kick off in September. This design was made to highlight the green space that is currently in our backyard. Had this information been known we certainly would have altered these plans and the money we have invested into it to provide our family an area that has some privacy. There is a covenant on our street that doesn't allow fences so we are potentially forced to just have to "deal with" it?
2. We have new trees lined up for install that were picked and located to allow for the view to remain open but not provide any privacy for us as it currently isn't needed. Had this information been already determined we certainly would have altered this to install some natural privacy fencing; as stated earlier, we moved to this home to have space and backyard privacy, not stare into a future homeowners back yard 50-100 feet away.

We understand the above points are specific to us only but we have invested a large amount of money to have our home the way we were lead to believe would be only to find out this might not be the case at all. We are struggling to understand how this information would not be disclosed prior to a purchase going through.

Additional concerns that we have, which mirrors our neighbors concerns as well:

1. There is one way in and one way out to Spartan Drive and that is via North Haymeadow Avenue. How does the city plan to address this bottle neck for potential emergencies where Fire/Police/EMT might be

needed? How can there not be plans to alleviate an already congested street but rather, add in 15 more lots to the area?

2. There is also concern with the wear and tear on our current streets with large construction vehicles entering and exiting, using our driveway aprons to turn around in since there are not proper turn arounds just dead-end streets. There isn't even enough space for a school bus to turn around.
3. Where is there any green space factored into the city's plans if this area is all being taken away by housing developments? There are signs for "Native Plant Restoration Areas" posted by the City of Appleton that are just going to be torn down and ignored?
4. How will increased run off affect this stormwater collection site?
5. In talking with fellow property owners, we learned the subdivision was promised a park it has yet to see any plans for that development; instead we are eliminating another 7 acres of greenspace. Appleton prides itself on having easy access to parks/playgrounds yet our closest one is 2 miles away and requires unsafe crossing of JJ/Edgewood St.

We intend to be at the meeting next Wednesday to obtain more information as well but wanted to make sure to get our voice and concerns out there right away as this seems to be a fast moving proposition. To give one weeks' notice on something that can have this large of an impact on all families in that area does not seem logical.

Signed,

Gregg and Michelle Mader
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