

Jessica L. Titel

From: Jill Hendricks <jill@visionrealtyanddev.com>
Sent: Tuesday, September 12, 2023 12:30 PM
To: Jessica L. Titel; Mayor
Cc: Kara J. Homan
Subject: Plan Commission Meeting
Attachments: 3rd CC Marketing Plat.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jessica/Mr. Mayor

I would like to be present for the Plan Commission meeting tomorrow afternoon and speak however I would also like to point out all of this information prior should I not be able to speak.

First addressing the Public Comments/Concerns (with professional opinion in red)

1. Development is going to disturb the wetlands and natural wildlife
The wetlands will not be disturbed as part of this development. All proposed housing and roads are located outside the 30' Wetland Protective Area per City Ordinance §20-312(g) . The development will likewise not disturb the natural prairie restoration area located along the existing 2nd Addition stormwater pond, because the native vegetation area is across Apple Creek.
2. Existing wetlands currently absorb water from the upland homes due to being at the lowest point, and will not do so post-development
The existing wetlands along Apple Creek take water not only from Clearwater Creek but also offsite upland areas. Water will continue to be fed to the wetland areas. Currently, runoff does not directly discharge to the wetlands. The runoff enters existing stormwater ponds first for quantity and quality control before discharging to the wetlands.
3. The flooding will require an additional stormwater pond
The engineering plans have undergone an extensive review by the City's consulting engineer and staff as well as the DNR. The existing ponds were designed by the City's consulting engineer to handle the proposed development. M&E conducted additional modeling in 2020 to confirm pond performance standards for the 3rd and 4th Additions. We have received stormwater approvals from the DNR on 8/25/2023 and the City on 8/29/2023.
4. Alderman Hayden refers to the wetlands "changing between plats"
The wetland delineation was conducted on 4/14/2023 by a WDNR-Assured Wetland Delineator. It is important to emphasize the wetland boundary has not changed since June of this year when we initially submitted plans to the City. We are not sure where the impression that the wetland boundary has changed between plats comes from. This development has been under consideration since prior to 2005. Wetland delineation standards have changed significantly over the years. New wetland delineations are also required to be conducted every 5 years, in which the natural hydrologic qualities of the wetlands and upland contributing areas may cause shifts in the boundary, but again, we have not changed the boundary since the initial submittal.
5. An Environmental Impact Report was not completed for the site
An Environmental Impact Report is not required because the project is not being state nor federally funded. As part of the Notice of Intent (NOI) for Land-Disturbing Construction Activities, the WDNR reviews impacts of stormwater runoff

and erosion, whose standards we have to meet during the design phase. Runoff will have quantity and quality treatment prior to discharging to the wetlands. Erosion impacts will be minimized via erosion control devices, such as silt fence and inlet protection. City staff and consultants have also extensively reviewed our stormwater management and erosion control plans. I'd also like to emphasize again that we are not constructing homes nor roads within 30' of the wetland boundary.

All this being said, we will be developing 14 lots, 10 of which have options on for purchase. When we developed Third addition (see marketing plat) you can see this marketing tool has been on my website along with having a presence at every "Parade of Homes" both Winter and Fall since prior to construction of Third Addition which plat was recorded in 2020. You can clearly see that the marketing says future phase on both the north and south sides of Third addition.

Alderperson Hayden stated that "MOST" people understand that the development will go through.... In his 8/17/23 email to Director Homan.

Concerns regarding the second access was approved by both Plan Commission/Police & Fire when Third Addition was in the planning stage and upon completion of Third Addition.

In regards of Fourth Addition, everything in the plat was agreed upon and referred for APPROVAL to Plan Commission, and because homeowners who didn't do their due diligence in believing they were going to look at greenspace in their back yards for the rest their ownership was just unfortunate they did not call me. My signs have been in that subdivision for many, many years, and finding out who to call or get correct information should not be the problem of Developers moving forward.

Thank you
Jill



Jill Hendricks
Vision Realty & Development LLC
PO Box 225
2100 Freedom Rd
Little Chute, WI 54140
920-687-7070 Office

920-676-4788 Cell

jill@visionrealtyanddev.com

This e-mail contains privileged and confidential information and is intended only for the use of the person(s) named above. Any dissemination, distribution, or duplication of this communication without prior written consent from Vision Realty & Development, LLC is strictly prohibited. If you have received this message in error, please contact the sender immediately and delete the materials from any computer.

Attention: This message was sent from a source external to the City of Appleton. Please use caution when opening attachments or clicking links.

Third Addition to Clearwater Creek

(City of Appleton)



The accuracy of the information contained in this map is not warranted and is subject to change.