

## Brenda Broeske

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**From:** Don Harp  
**Sent:** Wednesday, July 24, 2024 12:14 PM  
**To:** Brenda Broeske  
**Subject:** FW: Comments on Thrivent Development

Hi Brenda,

Could you please print this email for the City Plan Commission.

Thank you,  
Don

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**From:** Matt Clark <Matt.Clark@Miron-Construction.com>  
**Sent:** Wednesday, July 24, 2024 12:11 PM  
**To:** Don Harp <Don.Harp@Appleton.org>  
**Subject:** Comments on Thrivent Development

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Mr Harp,

My name is Matthew Clark and my wife Kay and I live at 4701 N Gardenwood Lane. I am writing to you about a few comments and questions we have about the proposed development since we will not be able to attend the meeting tonight in person.

I would be lying if I did not first say that one of the reasons, we bought our property eight years ago was because of the country feel while still in the city limits. Our kids have enjoyed watching the farmer plant and harvest his crops the past several years. And the abundant amount of wildlife that we get to watch walk through the field and our backyard has also been a bonus. That being said, of course we would prefer this land stay as it has been but we realize it is not our property and we have to respect the planning that has gone into the proposed changes.

Our main concern with this new development is what will happen with all the rainwater. In the past few years we have witnessed many major rain events that have filled the drainage ditch behind our property for many days. And in the past few weeks we have witnessed even larger amounts of rain fall wash over the whole field and flood the ditch as well as parts of our property. By adding more paved and hard surfaces the area for rainfall to soak into the ground versus run off is greatly increased and I hope this does not lead to more flooding events in the drainage ditch.

We also have concerns about placing a trail through this drainage ditch. During the spring and early summer that ground is quite soft and soupy from all the snow melt and spring rain. To add a paved trail would again limit the amount of soil that could absorb this moisture or lead to more erosion with it moving quickly over the paved surface.

Our last concern would be that throughout all of this development the amount of dust and noise would be considered and plans developed to control them.

Thank you

Matt and Kay Clark  
4701 N Gardenwood Lane

**Matt Clark**, LEED Green Associate  
*Conceptual Estimator*  
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