

## **Dawn A. Collins**

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**Subject:** FW: Woolin Mills Apartments  
**Attachments:** 1418680prelim site modified-1.pdf; Proposed Raised Sidewalk.pdf; 1418680prelim site modified-0.pdf

City of Appleton Council members:

We wanted to have the council made aware of some changes , additional information , and thoughts regarding the redevelopment of Woolen Mills building. The Historic Fox River Mills Apartments is the perfect example. This project has used the same programs that we intend to use. At the time of its redevelopment, Fox River Mills had the same issues regarding height, set backs, green space, square footage of land vs number of units, parking, etc. that the Woolen Mills has. Fox River Mills Apartments has one unit per every 992 square feet of land, and we are providing one unit per every 1,400 square feet of land. Woolen Mills will be providing more parking stalls per unit , more green space per unit, and one story less than Fox River Mills Apartments. I think we can all agree that the Fox River Mills Apartments is something that the City of Appleton and the council members that approved it can be proud of.

The attached site plan shows a private walkway along the entire south property line of Woolen Mills. It was represented at the council meeting that it was 500 feet to the sidewalk on Olde Onieda from the west property line of Woolen Mills. The actual feet is 250 along the Metzo Property. With the redevelopment of Woolen Mills, our development company, as well as many others, will have interest in redeveloping the Metzo site which would create the opportunity to connect the walkway/sidewalk to South Olde Oneida Street. The walkway that we will be installing along our property would be for residents' use as well as public access. It would be installed and maintained by the property owner and made available to the public. This walkway has been reviewed and approved by planning, public works, and City of Appleton legal counsel.

Also attached is a site plan showing the future landscaping. The existing site is 100% impervious, thus there is no greenspace as it is all asphalt and concrete. Unless the building is razed, this property will not be capable of meeting the city's requirements for landscaping. As part of our redevelopment, we will be installing close to a quarter of an acre of greenspace and landscaping.

I encourage all council members to re-listen to Neenah Paper's representative that attended and spoke at the last council meeting. Providing their ordinances don't change (which was confirmed they will not), they were supportive of this project.

I do understand the concern with truck traffic servicing Neenah Paper and Coenen Mechanical, however this is part of everyday life. Deliveries of goods and services throughout the community have an impact on our community. Semis and trucks are servicing grocery stores, restaurants, warehouses, and industrial properties that are part of mixed use areas. Providing safe access for pedestrians and residents, as we are accomplishing with our site plan and future redevelopment of Metzo properties, hopefully alleviates these concerns.

There was a concern raised of our residents being too close to Neenah Foundry. There is a 240 foot buffer (the parking lot) between the residential dwelling and Neenah Paper.

Within the area of this redevelopment site, there are many trail systems and parks that the tenants will be able to take advantage of.

The announcement of Skyline Technologies new hires in downtown Appleton is the exact type of tenant mix that we will be targeting for this development.

With the additional information that was just provided, I hope at the next council meeting you will reconsider and take another vote on this project. The rezoning and redevelopment of the Woolen Mills historic property will also be a project that the City of Appleton and the city council can be proud of, just as the Fox River Mills Apartments is a redevelopment to be proud of.

*Andy Dumke*



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