

Jessica L. Titel

From: Scott Berg <sbberg24@gmail.com>
Sent: Sunday, July 30, 2023 7:03 PM
To: Jessica L. Titel; Patrick Hayden
Subject: Rezoning Hearing Questions and Concerns

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Ref:
East of Sweetwater Way (Tax ID #31-6-6201-00 and part of #31-6-6200-00)
Zoning change and the proposed Fourth Addition to Clearwater Creek Subdivision
Hearing scheduled on August 9, 2023 at 3:30 PM at City Hall

Dear Ms. Titel,

We received the Notice of Informal Public Hearing, maps and diagrams to consider land use zoning change from AG Agricultural to R-1B single family. The proposed change facilitates expansion of the Clearwater Creek subdivision. We are residents of the subdivision and have concerns about the additional development plans. We are unable to attend the hearing, but have some concerns as noted below.

Please address at the hearing:

Traffic: There is only one (1) accessible entrance/exit to the entire Clearwater Creek Subdivision. It is located at Edgewood (JJ) and Haymeadow Dr. It is difficult to exit the subdivision onto "JJ" especially during FVL and Appleton North high schools peak traffic periods. The proposed housing addition will only add to the local traffic problem. Extension of Spartan Dr to connect to Hwy 47 should be completed to provide a secondary access point prior to plan Approval of the subdivision expansion(s).

Emergency Access: There is only one (1) accessible access road for the subdivision. When will Spartan Dr officially be a paved road connecting to Richmond St. (Hwy 47)? Currently, Spartan dead-ends before reaching Hwy 47. Our concern is there is no paved and readily accessible secondary access point to the entire subdivision for emergency vehicles should the first access point become blocked. The secondary access road connecting to Hwy 47 should be completed prior to plan Approval of the subdivision expansion(s).

Dead-end roads: We live at the east end of E Spartan Dr near the dead-end. No provisions are made for vehicle traffic turn-arounds. The proposed extension of Sweetwater Way will end in another dead-end road. These dead-end roads are several hundred feet long and difficult for trucks and probably emergency vehicles to turn around. Consider providing turnarounds at the end of the street should the plan be Approved.

Green Space: The proposed project is the 4th Addition to the Clearwater Creek subdivision. There are no designated green spaces in the entire area. A neighborhood park should be delineated prior to subdivision expansion and plan Approval.

Regards,
Scott Berg
303 E Spartan Dr.
Appleton