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January 23, 2016

JAN 25 2016

CITY OF APPLETON  
COMMUNITY/ECON DEVELOPMENT

Appleton City Plan Commission:

Thank you for the notification I received in the mail in regards to the Future Plan Use Map amendment request initiated by Vision Realty & Development. I am unfortunately traveling for work and will not be able to voice my opinion at the meeting on Monday, January 25, 2016. Please let this letter serve as my voice and my overall frustration and disapproval with Vision Realty & Development, their rezoning request, and the communication that has happened to date.

Having lived in Glacier Ridge for almost two years, I have enjoyed living in a part of Appleton that is truly unique and different. I fully understood when purchasing my house, that I was paying a premium to be living within Appleton city limits while enjoying more of a country atmosphere. While I cannot speak for my neighbors, I feel this is what draws the majority of homeowners to Glacier Ridge. The entire subdivision currently enjoys the views of wildlife that inhabit much of the area and tree line proposed to be demolished. The proposed family condo units will not only eliminate much of this experience for all, but also create more of an atmosphere of inner-city living that many specifically chose to get away from.

Being a part of the construction industry for the last 10 years, I'm fully aware of the difficulties many developers are facing to make their quotas work. My frustrations, however, lie in the opportunities for Vision Realty & Development to continue to develop lots and build the subdivision rather than resorting to building condos. Instead of creating an eyesore and lessening the values of the current homes, they should discuss internally with their investors other opportunities to turn a profit while enhancing the City of Appleton. Listing lots at their current size within Glacier Ridge for approximately \$70,000 - \$80,000 is ludicrous as is, let alone turning our view into condo units. I urge the Appleton City Planning Commission to not rezone the current property and force Vision Realty & Development to make some tough decisions rather than resorting to this last ditch effort.

I find it amazing that Vision Realty & Development can affect the lives of so many trying to push the rezoning effort through, while not properly communicating to anyone. Receiving a quick and careless letter on Thursday, January 21, 2016 from Jill Hendricks explaining their anticipated future plans is extremely frustrating and ridiculous for a meeting that takes place the following Monday, January 25, 2016. The current homeowners deserve better, as does the City of Appleton. I hope the City Planning Commission listens and upholds the wishes and frustrations of so many current residents, rather than give in to a company trying to fly under the radar and push through plans that not only affect our neighborhood but also the appearance and perception of northern Appleton.

Vision Realty & Development's mission statement is, *"It is our goal to develop neighborhoods for many generations to enjoy, while serving the community with honesty and integrity."* Through this process, it is easy to see that honesty and integrity were not shown to the homeowners of Glacier Ridge. This idea

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was never discussed or mentioned from anyone at Vision Realty with the current homeowners. When this idea or vision arose from Jill and her team, there should have been meetings set by Vision Realty to discuss the options and ideas to the current homeowners. None of these meetings took place or were considered.

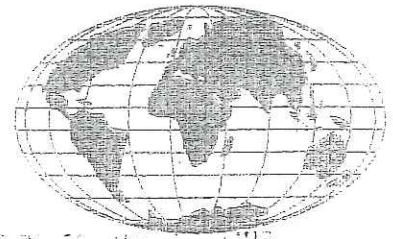
Any good company is built on trust and relationships. I have a hard time correlating these adjectives with Vision Realty and Development throughout this process. I have seen many great examples that members of the City Planning Commission have done for numerous areas throughout this city. Please share in our enjoyment of the current landscape of Glacier Ridge and northern Appleton and DO NOT rezone this parcel of land. Thank you for your consideration.

Regards,

Dan Voss  
6724 Kurey Dr.  
Appleton, WI 54913

# Vision Realty & Development

"looking for your future"



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**CITY OF APPLETON  
COMMUNITY/ECON DEVELOPMENT**

January 19 2016

Dear Glacier Ridge Homeowners:

You recently received a letter in the mail with regard to rezoning a parcel on the north section of our subdivision which is considered Lot 1 on the plat map. Currently it is zoned both residential and commercial. This allows us to use the land for residential or commercial development without any approval.

Our intent is to allow Meier Builders who has been building in our community for 4 generations and most recently is just completing a development called Clearwater Creek Condos. It consists of two duplex buildings and 16 single family homes on Haymeadow Ave approximately one mile from your homes.. Each home is exceptionally built and has great curb appeal and character. We invite you to take a drive past to see their proposal homes for Glacier Ridge. We are requesting that this small section of land be rezoned to allow 7 single family condos only. The term Multifamily is somewhat of a reach as Condo units are considered multifamily when it comes to zoning.

We will be at the 1/25/16 planning meeting to get this approved by the City. Please feel free to call me directly prior to this meeting should you have any concerns or questions.

I can be reached at 920-676-4788 or email me at [Jill@visionrealtyanddev.com](mailto:Jill@visionrealtyanddev.com) I would be happy to talk about this in detail.

Respectfully,

Jill Hendricks  
Vision Realty & Development LLC

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CITY OF APPLETON  
COMMUNITY/ECON DEVELOPMENT

SINGLE-FAMILY HOMES:





DUPLEX:



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CONDO:



**Declaration of Conditions, Covenants, and Restrictions for the  
REPLAT OF LOTS 3-8, 20-24, 27-32, 36-41 and 44-48 of  
Clearwater Creek**

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This declaration is made the 13<sup>th</sup>, day of December, 2006, by Clearwater Creek, LLC, a Wisconsin corporation ("Developer").

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1. No building erected elsewhere shall be moved onto any lot or lots.
2. No permanent structures (including, without exclusion of others, trailers, basement without residence above, tent, shack, garage, or barns of any kind) will be permitted for dwelling purposes.
3. No long term exterior storage (in excess of 30 days) of boats, motor homes, trailers, campers, RV's or vehicles of any kind permitted on lots within this subdivision.
4. All structures to be erected in the Subdivision shall have a pleasing and harmonious external design. Any dwelling which fails to conform to the following minimum specifications shall not be permitted on any lot:
  1. Minimum roof pitch shall be 8/12
  2. All homes shall have a minimum of ¾ masonry fronts.
  3. The minimum square footage of the main structure, exclusive of open porches, breezeways, and garages shall be not less than the following:
    - i. All Lots in the re-plat now numbered as follows: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23.

<u>Dwelling Type</u>	<u>Minimum Size</u>
One story above grade	2,000 square feet
Story and a half above grade	2,200 square feet
Two story above grade	2,400 square feet
5. Every house shall have a foundation below frost line. All dwellings shall have not less than a two-car garage attached thereto.
6. No residence shall be erected in the plat until the final plans and site plans for each building have been approved in writing by the proprietors of this Plat or by such person or persons as they may delegate, provided, however, that when a residence is completed it shall be conclusively presumed that this covenant has been complied with.
7. No fence shall be erected upon any lot in the plat without express written approval of the plat proprietors or their delegates.
8. All buildings shall be started on the grade established by the City Engineer of the City of Appleton. Setback lines shall conform to local zoning regulations except that Declarant may, in promoting overall harmony, establish other requirements in addition to such regulations.
9. The land occupied by public utility easements of the lots shall not be graded in such a manner as to interfere with drainage of storm water.
10. One single-story storage shed shall be allowed per lot. Said shed shall be located to the rear of the dwelling on said lot, shall have a maximum storage area not to exceed 144

square feet, and shall be constructed in a style and of materials that are similar to those used in the construction of the dwelling located on said lot.

11. All dwellings shall be completed within one year after the beginning of construction and every structure must have a permanent finish on the exterior within 6 months after the start of construction.
12. The covenants and restrictions herein contained shall be in effect for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall automatically be extended for successive periods of ten (10) years, unless an instrument terminating or reducing this term shall be executed and recorded in the office of the Register of Deeds for Outagamie County.
13. No horse, cattle, swine, sheep, goats, or live poultry of any kind, nor more than two pets, shall be kept on any lot in this plat.
14. No nuisance shall be maintained or suffered to exist in the plat
15. Driveways to be of concrete or brick pavers and must be completed within one year after the curb and gutter is installed.
16. These covenants are enforceable by the proprietors of the plat and/or the owner of any lot in the subdivision by injunctive relief as well as any and every other legal right.
17. All fill and/or topsoil from plat must remain in the subdivision. Any fill or topsoil stockpiled within the subdivision is the property of the subdivision developer and is not part of the sale of the lot on which it is stockpiled. No fill or topsoil may be hauled out of this subdivision without permission of the developer.
18. All decisions of the developer shall be enforceable against any lot owner if made in a good faith exercise of the judgment or discretion of its members so long as such decision is not clearly in conflict with the express provisions of the declaration. Any lot owner or other person seeking to avoid, set aside or challenge any such decision of the developer shall have the burden of proof to establish that such standards were not met at the time the decision was made.
19. In furtherance and not in limitation of any of the terms of this declaration, the developer intends that this declaration shall be and remain at all times until expiration hereof, fully enforceable against all lots and any person, entity, trust, organization, governmental unit, or sovereign nation which becomes a lot owner. According, such person, entity, trust, organization, governmental unit, or sovereign nation which becomes a lot owner, whether by virtue or conveyance, operation of the law otherwise, shall be conclusively deemed to have waived any and all defenses to and immunity from enforcement of this declaration based upon the legal or ethnic status of such lot owner, including without limitation sovereign immunity, this declaration serving as full and adequate public notice of said waiver. Said waiver shall apply to the terms, conditions and encumbrances established in this declaration, together with any future liens, claims easements or encumbrances expressly permitted hereunder.
20. These declarations shall be construed and interpreted in favor of restricting the use of each lot consistent with the purposes hereof and any ambiguity shall be resolved against any lot owner who installs any structure or engages in any activity not clearly authorized under these declarations or approved in writing by the developer. These declarations shall be interpreted and construed in accordance with the laws of the state of Wisconsin.
21. No lot owner shall block, dam, or otherwise obstruct the flow of the surface water drainage so as to cause such water to back-up onto the lot of another property owner or so





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JAN 25 2016

Petition to deny Application for Rezoning









CITY OF APPLETON

COMPETITION SUMMARY AND BACKGROUND

A rezoning application has been filed with the City of Appleton requesting a zoning change for Lot 1 (Parcel 1-9300-1) on Werner Road within the Glacier Ridge Subdivision. The zoning change requested is from Single Family to Multi-family to support the building of seven (7) single family condominiums on a 5.14 acre lot. The current property owners in the Glacier Ridge subdivision are opposed to this rezoning and the plan to develop condominiums.

We, the undersigned, are concerned residents of Glacier Ridge Subdivision who urge our City Plan Commission and Common Council to deny the Application for Rezoning.

Printed Name	Signature	Address	Comment	Date
GRAENE HODSON	<i>[Signature]</i>	6622 N. KUREY DR		1/10/16
Amy M. Hodson	<i>[Signature]</i>	6622 N. Kurey Dr.		1/10/16
Tim Ekkes	<i>[Signature]</i>	6703 N. Kurey Dr.		1/10/16
Paul Van Vleet	<i>[Signature]</i>	6595 N Kurey Dr		1/10/16
Michael Berg	<i>[Signature]</i>	6505 N Headwall Cir		1-10-16
Tegan Berg	<i>[Signature]</i>	16505 N Headwall Cir		1-10-16
Charlotte P. VanVleet	<i>[Signature]</i>	6595 N. Kurey Dr.		1-10-16
Luther Tousey	<i>[Signature]</i>	6520 N. Kurey Dr.		1-10-16
Michael R Tousey	<i>[Signature]</i>	6520 N. Kurey Dr.		1-10-16
Colleen Meyriken	<i>[Signature]</i>	6540 N. Headwall Cir.		1-10-16
Tiffany Suther	<i>[Signature]</i>	6419 N. Kurey Dr.		1-10-16

Printed Name	Signature	Address	Comment	Date
Don Suther		6449 N. Kurey Dr.		1-10-16
JEFF DANE		1767 Canyon Court		1/10/16
AMANDA DANE				
Lisa Pierre	Debi Pierre	6634 N. Kurey Rd		1/10/16
Davis Pierce	Dave Pierce	6631 N. Kurey Rd		1/10/16
Julie Kolo	Julie Beach	6402 N. Kurey Rd.		1-10-16
Art Bob	Art Bob	6402 N. Kurey Rd		1-10-16
Jackie Tank	Jackie Tank	6655 N. Kurey Dr.		1/23/16
Jim Tank	Jim Tank	6655 N. Kurey Dr.		1/23/16
DAN LOSS		6724 N. Kurey Dr.		1/23/16
Connie Lostos	Connie Lostos	6521 N. Kurey Dr.		1-23-16
CHRIS HSU	Chris Hsu	6544 N. Kurey Dr.		1/23/16
Marcy Throp		6600 N. Kurey Dr.		1/23/16
Edward Weller		6600 N. Kurey Dr.		1/23/16
Mary Ann Treaswell		6613 N. Kurey Dr.		1/23/16
Tammie Greene	Tammie Greene	6725 N. Kurey Dr		1/24/16



# GLACIER RIDGE

CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN



- Built out lot
- + Petition Signers

*Related to Original Property Owner*

*Conflict of Interest*

*Out of State for Winter*

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Martenson & Eisele, Inc.

1377 Midway Road Planning  
Menasha, WI 54952 Environmental  
www.martenson-eisele.com Surveying  
info@martenson-eisele.com Engineering  
920.731.0361 1.800.236.0361 Architecture

Drawing No. 157753/glacier ridge/663001 plat layout.dwg  
Revised January 25, 2012