

**Lewie, Jeana M.**

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**From:** OnBase-City Clerk  
**Subject:** FW: Correll Land Development Annexation East of Ely Rd SW and South of Ivanhoe Rd

**From:** Mike Smith [<mailto:msmith@wingermechanical.com>]  
**Sent:** Monday, November 28, 2016 3:18 PM  
**To:** Corbett, Ron J.; Shields, Justin K.; Poe, Ann J.; Russell, Ralph J.; Weinacht, Susie A.  
**Subject:** Correll Land Development Annexation East of Ely Rd SW and South of Ivanhoe Rd

All-

I'm writing to voice my concerns of a meeting the Council is having on Dec 6, 2016 to consider annexation of 78 acres for Correll Land Development east of Ely RD SW and south of Ivanhoe Road.

I live in College Farms development at Union Dr and HWY 30. On a daily basis my family and all others experience the challenges of getting onto and exiting HWY 30 and feel adding the potential for 150-200 more cars on a daily basis will only escalate these challenges. I would recommend each of you to come out here between 7-8am and try to navigate this intersection for a true experience as to what we deal with daily. When I first heard about this meeting, my first thought was we are going to have another Springville/151 intersection right here on HWY 30 if the council approves this annexation.

The other concern if this were to be approved, would they get water supplied by our current watermain from the City of CR? If so, our development has major water pressure issues already, that I know our HOA has discussed with city leaders and have basically been told it is what it is. If Correll was allowed to tie into this main, it would be costly for all current home owners currently paying for water from city with inadequate water pressure. More than likely homeowners would need to pay for installation of booster pumps and expansion tanks just to shower and run our dishwashers. Is this really fair or does city plan to install a booster pump?

I hope all of you take into consideration the issues stated above and don't approve this annexation. The impact on traffic, safety and water has the potential for major impacts for all residents.

Sincerely,

**MIKE SMITH**

[msmith@wingermechanical.com](mailto:msmith@wingermechanical.com)

CITY CLERK'S OFFICE  
CEDAR RAPIDS, IOWA

2016 NOV 28 P 11:50

Submitted at 12-6-16 Council meeting by Jill Mrazek.

118 signatures

AS

# Request to deny the Annexation of Correll Land Development Corporation, property at 2500 block of Ivanhoe Rd., Camelback Hill Development.

Target: City of Cedar Rapids and Linn County Iowa, Cedar Rapids, IA

As neighbors to the Camelback Hills Development. There are several reasons for not approving the annexation of this land including the stretch of Ivanhoe Rd. into the City of Cedar Rapids, they are as followed:

- 1) By allowing the Camelback Hill development to be annexed to the City of Cedar Rapids, as well as along the stretch of Ivanhoe Rd. and allowing to build a minimum of 60 to 100 new single family homes in the future, would mean, an increase of traffic times 5 to that area and directly to the neighbors of this development. As well as the already built up developments started on the opposite side of Highway 30 at Union Rd. Which in 2013, Iowa DOT acknowledges the daily count to be 23,800 vehicles at that same intersection. This count has surely increased since that last noted count, (IDOT website, <http://www.iowadot.gov/maps/msp/traffic/2013/Cities/CedarRapids.pdf>, 2013). Currently, it is almost impossible to merge onto Hwy. 30 from Union Rd./Ivanhoe Rd. Making this intersection increasingly unsafe.
- 2) Loss of Farmland as the result of rezoning...Iowa is a farm state and we need all of our farms...this land has been actively farmed with corn and beans in all prior years.
- 3) Spot Zoning - special annexation into the City of CR and rezoning as residential...other farms in the area will be directly impacted by a change in zoning/annexation.

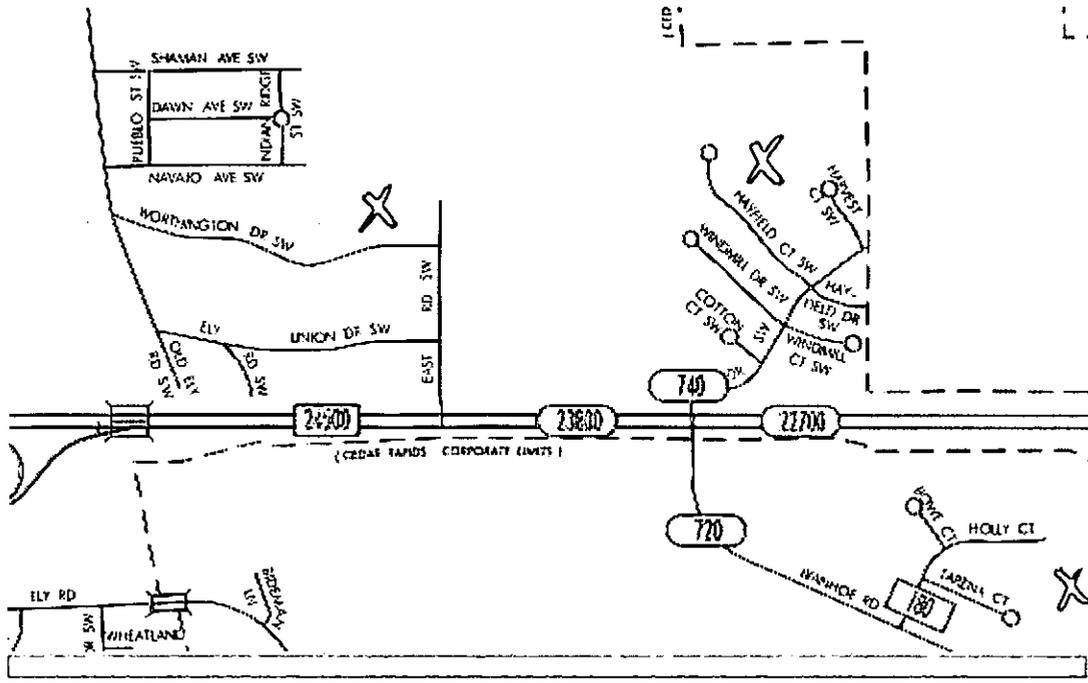
PLEASE SIGN IF YOU AGREE WITH THIS PETITION AND DO NOT WANT THIS AREA ANNEXED INTO THE CITY OF CEDAR RAPIDS OR REZONED FROM RR3 TO USR ZONING, AND STOP THIS DEVELOPMENT FROM BEING CREATED.

NAME	ADDRESS	PHONE NUMBER
Jill Mrazek	2518 IVANHOE RD. SW	319-841-4051
Jill Mrazek	2518 IVANHOE RD. SW	319-841-4051
Mary Casp	5430 TALENA CT SW	319-366-2913
Pat Casp	5430 TALENA CT SW	319-366-2913
Jinck McClay	5410 TALENA CT SW	319-362-2536
Alexand McClay	5410 TALENA CT SW	319-362-2536
Billy Matthews	5421 TALENA CT SW	319-550-2182
Rachel Darnant	3101 Hwy 30	319-848-4081

Maurice D. Johnson	319 848 4081	
Darryl Bures	2403 Prairie School Rd.	319-848-4833
Sue Moore	2403 Prairie School Rd.	319-848-4833
Myra (Minor) Holley	7500 Ely Rd SW	319-360-6360
Bob Holley	7500 Ely Rd SW	319-360-5892
Norman Zylinski	7000 Ely Rd CR	319 848 4741
Jerry L Zahradnik	7000 Ely Rd CR	319 848-4741
John B Buchanan	6801 Ely Rd CR	319-560-8075
Eric P Buchanan	6801 Ely Rd CR	319-560-7935
Ryan B Buchanan	6801 Ely Rd Cedar Rapids	319-558-8689
John Parker	5843 1st AVE SW CR FA	319-365-9203
Shelley Parker	5843 1st AVE SW CR FA	319-365-9203
Kimberly Young	4431 M AVE NW	319 202 1753
Sharon Murray	430 28th Ave SW	319 450-4238
Tony Mrazek	402 Lakeside dr.	319-538-2026
Sam Mrazek	6110 Greenwood Ln	319 450 4348
Breckly Quijano	3800 Holly Dr SW CR	319-366-4706
Don Quijano	3800 Holly Dr SW CR	319-366-4706
Don Jansa	11308 Jansa Rd C.R	319-848-7559
Fatti Jansa	11308 Jansa Rd C.R	319-848-7559
Joyce Barber	1460 Vanra Dr Ely	319 848 7659
Jim Barber	422 2nd Ave SE CR	319-573-6050
Don Van Amstel	5111 East Rd SW	319-350-7401
Walter J. Stumm	213 3rd St SE Mt Vernon	319-380-7410
Marjorie Forster	5111 East Rd SW CR	319-310-0974
Jim Van der Vliet	3810 Holly Dr SW	319-360-8296
Victoria Van der Vliet	3810 Holly Dr SW	319 363-6264
Don Krawinkel	3820 Holly Dr SW	319-361-5233
Ray Krawinkel	3820 Holly Dr SW	319-361-9331
Paul Dubois	5431 Tarena Ct SW	319-270-4184
Chad Dubois	5431 Tarena Ct SW	319-270-4184
Greg Englehart	5401 Tarena Ct SW	319-213-2750
Henry Mantelma	3870 Holly Dr SW	319 366 3761
Barb Mantelma	3870 Holly Dr SW	319 366 3761
Valerie Mantelma	3860 Holly Dr SW	319 363 2627
Scott Mantelma	3860 Holly Dr SW	319 363-2627
Jim Mantelma	3860 Holly Dr SW	319-329-7613
John F. Maell	3840 Holly Dr SW	319-286-9743
Nancy R. Meade	"	"
Eric Meade	4414 Harvest Ct SW	319-821-3237
Don Meade	4408 Harvest Ct SW	218-341-0367
Kimberly Meade	4908 Harvest Ct SW	847-533-7021
Chad Meade	5120 Cotton Ct SW	316-617-4590
Carl Meade	5120 Cotton Ct SW	316-612-4590
Jim Meade	5114 Cotton Ct SW	319-929-7448
Don Meade	5108 Cotton Ct SW	319-861-5038

David Vandenberg	5108 Cotton Ct. SW	319 861 3038
Wendy Brinkham	5102 Cotton Ct SW	319-363-7675
Hollie Williams	4821 Windmill Dr SW	309 756-7519
<del>Chris Ed</del>	4910 Windmill Dr	319-760-9420
<del>Chris Ed</del>	4927 Windmill Dr	319-721-5704
<del>Chris Ed</del>	4913 Windmill Dr SW	319-750-7634
Ben Owen	5003 Windmill Dr SW	319-310-5509
Jay Williams	5018 Windmill Dr SW	319 538 5444
Donald Strong	5221 Windmill Ct SW	319-654-4009
Andrew Strong	524 Windmill Ct SW	319-693-7535
Tom Manternach	5218 Windmill Ct SW	319-361-5189
John H. Erceg	5212 Windmill Ct SW	319-892-3396
Manoel G. Pery	5212 Windmill Ct SW	319 892 3396
Jackie Wayley	5114 Windmill Ct SW	(319) 362-1512
Bemie Walther	5114 Windmill Ct SW	(319) 362-1512
Paul H. Hulse	5111 Hayfield Dr SW	(319) 651-9326
Glenn Hulse	5121 Hayfield Dr SW	319-366-5743
Glenn Hulse	5121 Hayfield Dr SW	319-366-5743
Paul Hulse	5106 Hayfield Dr SW	319-270-0781
Paul Hulse	5106 Hayfield Dr SW	515 360 6959
Robert Koffman	5106 Hayfield Dr SW	319 360 6959
Cheryl P. P. P.	4907 Harvest Ct SW	319-310-5298
Michelle B. B.	4800 Harvest Ct SW	515 710 4959
Michelle B. B.	4800 Harvest Ct SW	319 560 4633
Steve Cook	4902 Harvest Ct SW	319-930-2693
Scott E. E.	5007 Hayfield Ct SW	203-854-7661
Scott E. E.	4921 Hayfield Ct SW	515 286 5491
Emily Krall Wieseler	4915 Hayfield Ct SW	319-430-3368
Paul P. P.	4815 Hayfield Ct SW	651-756-9348
Sammy Hulse	4801 Hayfield Ct SW	563-593-3214
Michael Walstrom	4723 Hayfield Ct SW	515-745-0170
Michael Walstrom	4717 Hayfield Ct SW	563-370-3623
Scott Jensen	4711 Hayfield Ct SW	319-573-7656
Scott Jensen	4908 Hayfield Ct SW	563-608-0266
Scott Jensen	4911 Hayfield Ct SW	319 270 2827
Scott Jensen	4920 Hayfield Ct SW	319-750-8884
Kathy Hulse	4920 Hayfield Ct SW	319-430-6367
Frank Hulse	4926 Hayfield Ct SW	615-833-8273
Frank Hulse	2595 Ivanhoe Rd SW	319 535 1325
Chase M. M.	2583 Ivanhoe Rd SW	319-491-2144
Brian M. M.	2583 Ivanhoe Rd SW	319-491-1181
Mark W. W.	5370 Bowe Ct	319-731-9671
Barbara Schutte	5300 Bowe Ct	319-573-3469
Bryan L. Stalder	5311 Bowe Ct	319-365-7890
John P. P.	5008 Bear Creek Rd SW	319 350 3271
John P. P.	8609 Linn Benton rd.	319 361 7226





<http://www.iowadot.gov/maps/msp/traffic/2013/Cities/CedarRapids.pdf>