

## Greg M. Keil

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**From:** Dina Mitchell [ballardmgr@gmail.com]  
**Sent:** Friday, January 07, 2011 5:21 PM  
**To:** Greg M. Keil; Don Merkes; Joanne Roush; Michael Taylor.; Sue Wisneski; Mark Langdon; Eric Hendricks; Daniel Zelinski; Jim Englebert; Kevin Benner  
**Subject:** driveway installation policy  
**Attachments:** Dina Mitchell.vcf

To Whom It May Concern,

I am writing in regards to the City of Menasha proposed ordinance with various new requirements for the paving of driveways – **including requiring existing gravel driveways be paved at “Time of Sale” with related fees and permits.** I am a licensed Real Estate Broker that is also a resident of the City of Menasha, I also serve on the Menasha Housing Authority. I have done some research on the impact this ordinance would have on the real estate market growth in the City of Menasha and I feel very strongly that the Council should vote against adding this ordinance.

Currently there are 119 residential properties for sale in the City of Menasha. Of those 119 properties, 47% are under \$100,000. As I am sure you are aware, many of those 47% are foreclosures or short sales. The banks and the sellers of these properties would be incapable/or unwilling to pay for the driveways to be paved at time of sale, therefore, if the City passed this ordinance, the responsibility would fall to the purchaser. Many of whom are purchasing the property via FHA loans that require minimum down payment and they do not have additional monies.

This would further depress the real estate market in Menasha because the homes that drive the market would not be purchased. Very few purchasers will spend an additional \$3-5000(average cost to pave a driveway) to purchase a property, this would apply to investors that flip houses as well. The ordinance would cut into their profits. They would /will simply purchase properties in other communities and rehab them.

I am a very strong advocate of all of the benefits the City of Menasha has to offer their residents. This is a time when the council should focus their energies on enhancing the market in Menasha, not cause further suppression of the home sales.

The market is showing signs of stabilization I strongly encourage the Council to vote against this ordinance and work toward establishing a desirable purchase experience in an effort to continue the growth of the City.

Regards,  
Dina Mitchell

## THE REAL ADVANTAGE

