

Mauree Haage
309 D Ave W
Oskaloosa, IA 52577

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To whom it may concern,

Recently, I became aware of a request for the building at 604 N B Street to be rezoned as a commercial property in hopes of creating a business with golf and hunting simulators. According to the Facebook post (see bottom of letter) from the owner of the property, this property would allow the opportunity to bring your own beverage (implying alcohol). I have several concerns with this that I would like to share. First, let me paint a picture of the neighborhood. This area of Oskaloosa is home to several young children, quiet streets, and a nearby park. On any given nice day, there are adults and children alike enjoying walks and bicycle rides. Several families in the area often get together for barbecues while children play.

My biggest concern with rezoning this property is this leading to an increase in traffic to an area that has narrow streets and lots of pedestrians. There are no stop signs at one of the intersections adjacent to the property and there are very few street lights in the area. In addition, this higher amount of traffic could also be under the influence of alcohol which puts the families and children of the neighborhood in a dangerous situation.

Another concern of mine stems from the fact that the owners of this business have already demonstrated a lack of cooperation with state guidelines when they operated a daycare at the building. This refusal to work within health and safety guidelines led to the permanent closure of the daycare as well as a misdemeanor for tampering with records to which Belinda Ramirez pled guilty with a plea negotiation. The daycare they owned and operated was closed more than once due to refusal to comply with state regulations. Several families in this neighborhood used this daycare and found out through the numerous pages of DHS complaints that their children had either witnessed or experienced physical and emotional abuse. Now for the owners to put in a business that will increase traffic, potentially under the influence, making this neighborhood less kid and family friendly will further traumatize a neighborhood who is finally trying to pick up the pieces and move forward with life. Furthermore, the owners have and are still showing their blatant disregard to following guidelines by utilizing the property as a long term RV storage facility now that the daycare is closed. According to current city codes, long term RV storage is not an approved use of the property, yet they are actively using the location for that very reason.

I want to urge you to truly think about the larger picture before making your decision to rezone this property. Lower and middle class families have purchased homes in this neighborhood because of quiet, peaceful streets and vicinity to the park. The rezoning of this property would take away from the family friendly

area by creating higher traffic levels in our residential area. Please don't depreciate our homes and put our children at risk for this business that could go into an existing, empty building in an already commercially zoned area of Oskaloosa.

Sincerely,

Mauree Haage

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Attachment 1 - Photos of back lot of 604 N B St (taken 12/5/22) where three campers, one enclosed trailer, and one pickup truck are being stored long-term.



Attachment 2 - Facebook post by Earl Ramirez (12/3/22) that states the purpose of rezoning. Please note he is ensuring those who read the post that he does NOT intend to serve alcohol although that was the true intent of rezoning the property.

