

Addendum to Objection to
AMENDMENT OF ZONING DISTRICT BOUNDARIES
For Planned Development District filed 6/30/2015

Objection No. 5: LA CROSSE STREET PARKING LOT ENTRANCE

I. Access from La Crosse Street to 360 Realty's 144 space parking lot will add 144 additional cars to the already highly trafficked LaCrosse Street.

Drivers making a right hand turn into the La Crosse St parking lot entrance, after driving through a green light at La Crosse and West Streets, will make a right hand turn into the lot at 25-30 miles an hour. (Example: This is similar to a car exiting the expressway and failing to decrease speed when entering a city street.)

II. There is an 18 unit apartment building under construction directly across the street from the parking lot, and directly across the street from my property which is located at 1242 La Crosse Street.

This 18 unit apartment building will provide parking at the rear of the building for this building's tenants. This apartment building will add an 18 cars at minimum to already highly trafficked La Crosse Street .

III. Kwik Trip Gas Station is on the north-east corner of La Crosse at West Streets. This gas station is an existing high traffic area which will contribute to a bottle neck at the entrance of the La Crosse Street parking lot entrance.

Kwik trip traffic will increase at minimum by:

180 cars (360 Realty)
+ 18 cars (new construction across from parking lot)
Total 198 additional cars accessing La Crosse Street

OBJECTION NO. 6: POTENTIAL FOR FLOODING RELATED TO DEMOLITION OF EXISTING HOMES ON 13th Street

1. More snow will be need to be removed from the land on 13th Street once the homes have been raised.

2. Flood hazard is possible due to melting snow in the winter.

3. Flood hazard potential due to heavy rain and wind, as seen in recent days.

4. Potential for flooding of adjacent properties that sit on the boundary of 360 Realty's proposed construction, specifically, my property located at 1242 La Crosse St.

SUGGESTED REMEDIES TO OBJECTIONS No.1, No. 3, No. 4 and No. 5:

1. Eliminate La Crosse Street parking lot entrance.
2. Study current traffic flow. Evaluate efficacy of additional traffic and traffic congestion.
3. Utilize alley access off of Badger to parking lot.
4. Consider use of speed bumps on Badger alley access to eliminate temptation of drivers to speed through the alley.
5. Utilize 13th Street access to parking lot.

SUGGESTED REMEDIES TO OBJECTION No.2 - PARKING LOT SOUNDPROOFING:

1. 5' greenery and a 5' fence will provide double soundproofing at minimal cost to 360 Realty.

2. Greenery suggested to provide soundproofing should be a minimum of 5' high. Greenery should be of a variety that will remain green throughout all seasons. Greenery should be placed well within 360 Realty's lot line so that the greenery will be easy to maintain.

3. Soundproof exterior wall(s) of 1240 La Crosse Street adjacent to parking lot.