

CASE FILE #PL201800374

Johnson, Nick M

From: Nagel, Jamie <jamie.nagel@krausanderson.com>
Sent: Tuesday, November 06, 2018 3:17 PM
To: Johnson, Nick M
Cc: Kaycee Kitzman; Pease, Londell; Vinje, Ken
Subject: Re: Westwood Bloomington Building height

Nick,

The landlord leased the entire building to Westwood. Westwood has opted to market some of the space under a sublease. Should that change in the future a new lease would be drawn up and the the landlord would submit an updated multi tenant signage plan but as it stand now the only tenant the landlord will have for 10 years in the building is Westwood.

Sent from my iPhone

On Nov 6, 2018, at 3:11 PM, Johnson, Nick M <nmjohnson@BloomingtonMN.gov> wrote:

Jamie,

As the property manager, you can certainly sign the letter. What we are looking for in the letter is an acknowledgement that you knowingly support the signage plans as submitted Westwood Community Church in the Uniform Sign Design (USD) application. The reason we are requesting this is that as the property owner, we assume you will continue to market the vacant northern tenant space. We assume that the logical building elevation for a future wall sign for the northern tenant space would be the western building elevation. Although, with the plans as currently presented, with wall signs on the south and east building elevations, additional wall signage on the west elevation will be very limited. We need to know that you as the property owner understand that aspect

Does our concern make sense in that context?

Thanks,

Nick M. Johnson | Planner
Planning Division | City of Bloomington
1800 West Old Shakopee Road | Bloomington, MN 55431
Direct: (952) 563-8925 | NMJohnson@BloomingtonMN.gov

From: Nagel, Jamie [<mailto:jamie.nagel@krausanderson.com>]
Sent: Tuesday, November 06, 2018 2:27 PM
To: Johnson, Nick M <nmjohnson@BloomingtonMN.gov>
Cc: Kaycee Kitzman <kaycee.kitzman@westwoodcc.org>; Pease, Londell <lpease@BloomingtonMN.gov>; Vinje, Ken <ken.vinje@krausanderson.com>
Subject: Re: Westwood Bloomington Building height

Nick,

I am trying to help Westwood expedite this and want to make sure we provide exactly what you need. Can you please confirm all information you require to be in the letter as well as if I as the property manager may sign this letter.

Thank you.

Sent from my iPhone

On Nov 6, 2018, at 11:16 AM, Johnson, Nick M <nmjohnson@BloomingtonMN.gov> wrote:

Kaycee,

Thanks for your patience in having multiple staff persons work with you on the USD. I was in and out of the office last week and working on a larger staff report.

Regarding Londell's request to submit a letter from the property owner (Engelsma LP) acknowledging consent and understanding that the western building elevation would have limited wall signage as a result of the proposed plan, were you able to obtain said letter? Or can you provide an update?

We have encountered situations in the past where the property owner was not adequately consulted or informed about the implications of an overall signage plan when multiple tenants may be involved in the future. I apologize for all the back and forth, but we would like to clearly hear for the property owner that they understand the Code limitations and the implications of the proposed USD.

Thanks,

Nick M. Johnson | Planner

Planning Division | City of Bloomington

1800 West Old Shakopee Road | Bloomington, MN 55431

Direct: (952) 563-8925 | NMJohnson@BloomingtonMN.gov

From: Pease, Londell

Sent: Monday, November 05, 2018 6:02 PM

To: Kaycee Kitzman <kaycee.kitzman@westwoodcc.org>

Cc: Johnson, Nick M <nmjohnson@BloomingtonMN.gov>

Subject: RE: Westwood Bloomington Building height

Nick has returned, please work with him on the signs and USD.

Londell Pease, Senior Planner

Planning Division

952-563-8926

lpease@bloomingtonmn.gov

From: Kaycee Kitzman [<mailto:kaycee.kitzman@westwoodcc.org>]

Sent: Monday, November 05, 2018 3:30 PM