

Johnson, Nick M

From: Suzanne Glad [REDACTED]
Sent: Wednesday, April 8, 2020 2:40 PM
To: Johnson, Nick M

To: Bloomington Planning Commission

From: Suzanne Glad

I just received notice that Walser would like to build a three story parking garage on it's property on American Blvd. I am against this proposal.

We have several car dealerships along 494 here. If we OK this development, we will have established a precedent. Then all of the other (I count 3) dealerships will also want three story garages.

I believe that is going to look junky so close to 494. Basically, that is our main street. It eventually will need to be widened just like 35W. That would then put these large, unattractive structures even close to our cities main street.

This seems like a wrong step for our community. We want to be pro-business, but also want to retain an attractive appearance on our "main street".

Sincerely,

Suzanne Glad



Virus-free. www.avast.com

Johnson, Nick M

From: [REDACTED]
Sent: Thursday, April 9, 2020 12:47 PM
To: Johnson, Nick M
Subject: Re: Walser Toyota application

Hi Nick: Based on the diagram of the location of the parking ramp it does not look like there would be any need for lighting on the west side of the ramp so lighting should not be a problem. The wall sconce lighting used in the ramp I'm guessing would not show out to the west and the post lighting should be ok as it looks like they would all be in the east side of the building and ramp. However there should be trees planted on the west side of the parking ramp (spruce or red pine) similar to the trees planted on the west side of the existing building. Thanks. John

April 20, 2020

Mr. Nick Johnson, Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: PL2020-55

Dear Mr. Johnson:

I am writing this letter in stringent opposition to the proposed location of the 415 stall parking ramp at Walzer Toyota.

I do not write this letter with any pre-existing complaints about Walzer Toyota. As a matter of fact I purchased my last vehicle there. I also understand the importance of commercial development and the role it plays in keeping property taxes down for residents of Bloomington. This letter is about maintaining a balance between the rights of commercial property owners, residential tax payers and nature.

From my review of the documents on the City of Bloomington website it appears that Walzer Toyota is attempting to build a structure as high as current zoning allows and placing it as close as possible to their south property line. This location puts the structure adjacent to Wanda Miller Pond and my fellow residents on Johnson Circle. This proposed parking ramp will loom over Wanda Miller Pond, be visible from my bedroom window and undoubtedly its operation will bring noise and light pollution that will negatively impact my property value.

Some of my specific concerns:

Environmental – Wanda Miller Pond is a part of the Nine Mile Creek Watershed District. The operation of any commercial business, especially an automotive business, adjacent to this Watershed should be a matter of concern for everyone. The construction phase will obviously have a negative impact on the wildlife that calls Wanda Miller Pond home. But the ongoing risks to the water quality are an additional concern. I recently visited the Walzer Toyota lot and was dismayed to see that the existing “catch basin” on the southeast corner of their lot was filled with trash. During the next substantial rain this trash will enter Wanda Miller Pond via a grate that has such large openings that it is clearly not designed to filter trash out. It is not enough for the City to mandate the building of this type of storm water system if the property owner does not maintain it properly. Any construction project approved by the City needs to address the impact that the construction phase will have on the immediate environment, as well as the ongoing risks to the water quality of the Nine Mile Creek Watershed.

Lighting – As proposed, this three-story high parking ramp will be topped with numerous “pole lights” that unnecessarily increase its overall height and negative visual impact on neighboring properties. A lighting system that is not visible to neighbors would be ideal. At a minimum the City should require the upper level lighting to be on motion detectors and/or require the lights to be turned off when the business is closed.

Noise - A 415 stall parking ramp means there will be a lot of vehicle traffic noise throughout the day as cars are delivered, brought out for test drives, etc. The current proposal has an “open” design that does nothing to mitigate this noise. I would propose that the City require this structure to have solid walls that contain this operational noise.

Traffic – The current proposal seems to include a traffic lane immediately south of the parking structure. Since this appears to be the only way to get from the east to the west side of the Walzer property it will probably get a fair amount of traffic. This traffic lane should not be allowed in any City approved project.

Snow Removal – It is my understanding that the top (uncovered) level of the parking lot will be used for employee parking. The snow which will accumulate on this level will need to be removed. A snow plow scraping the surface of a parking surface 45 feet above grade will generate light and noise. The City will need to address how Walzer plans on executing this snow removal so that it does not violate any of the light and noise restrictions in effect.

Obviously, it would be my preference to have Walzer Toyota build this parking structure elsewhere on their lot. They have a very large surface lot that could accommodate this structure without having to impinge on the rights of their residential and wildlife neighbors. There are several examples of auto dealerships along the 494 strip who have built out their facilities to take advantage of their location along that highway, as opposed to cramming a parking ramp next to a pond and people’s homes.

If the City of Bloomington chooses to allow this structure to be built, then it needs to take the steps outlined in this letter to mitigate its negative impact on the environment and the adjacent residential properties.

Thank you for your consideration of these concerns.

Sincerely,

Dan Reyelts
8203 Johnson Circle
Bloomington, MN 55437
(612) 423-6739

Walzer Toyota has a very large surface lot that could accommodate this structure elsewhere on their property.

Johnson, Nick M

From: Nick Klehr
Sent: Monday, April 20, 2020 3:58 PM
To: Johnson, Nick M
Subject: Walser Toyota Parking Ramp
Attachments: Walser Delivery Date.jpg; Walser Leased Lots.png

Dear Mr. Johnson,

I was looking over the City Planning Divisions agenda and I saw that Walser Toyota had an application for a ramp on their property. After reading the plans for this project I had noticed a few things that made me opposed to the project. Being a former employee of Walser Toyota I know that vehicle deliveries would get dropped off around 9pm (see attachment) and I see it's against the City Code of 8pm and 7am. Along with the time violation seeing the delivery vehicle flow of the parking ramp it is putting those trucks right next to the residential area which would be an awful nuisance especially after 8pm.

There is a perfectly good parking ramp next to the Walser Corporate building which could be used to store the vehicles, or the lots that Walser Toyota already leases to store the vehicles are perfectly good places to consider a new parking ramp (See attachment) because the buildings are vacant and the lots aren't close to any residential areas. That way it wouldn't keep away the large delivery trucks right next to neighboring residences.

Of course I'm just college student who has no experience or knowledge in city planning, but I just wanted to make sure I had my thoughts heard and that they can be taken into consideration.

I appreciate your time,
Nick Klehr

Truck ID: 22457

Dispatch Date: 4/16/2020 8:02 PM

Delivery Date: 4/16/2020 9:21 PM

Truck ID: 778

Delivered: 7 vehicle(s)

Customer: Toyota

Center:

Dayton's Bluff Toyota
90 Fish Hatchery Rd
St Paul, MN 55106
VPC: 54

Dealer: #22048

22048 WALSER BLO
4401 AMERICAN BL
BLOOMINGTON, 76
vehicle_delivery2204
walser.com,gdavis@
walser.com,roison@
9528885581

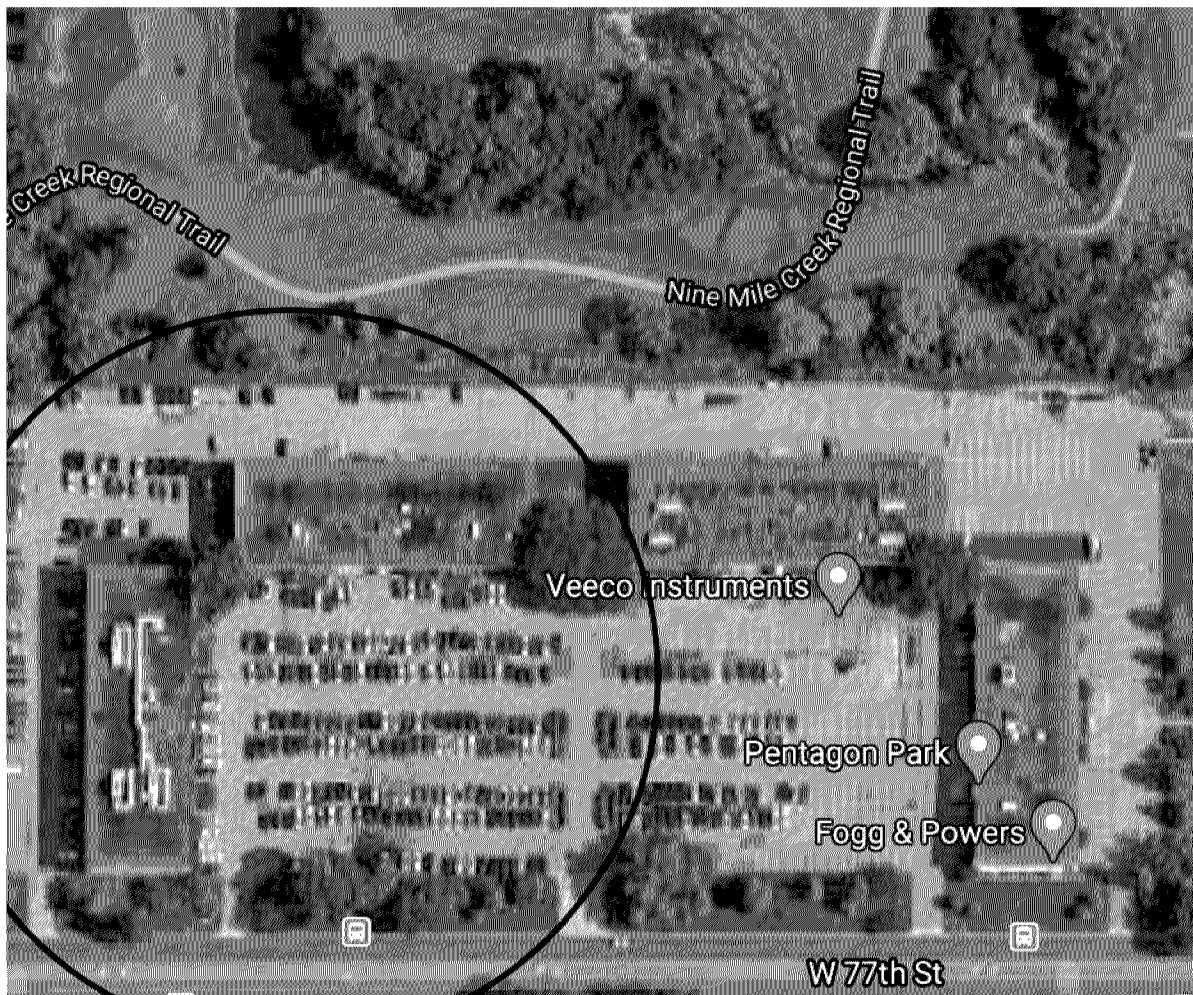
6514590564

Special Instructions: SUN-FRI 9P-7A NO TUES PM-WED AMDROP KEYS IN BOX BY SRVC DEPT.

All LON's, with damage codes included, must be emailed to SME Claims Department at claims@



VIN	Model	COLOR
JTDEBRBE6LJ030115	COROLLA HYBRID LE SEDAN	CLASSIC SILVER
JTDEPRAE2LJ112619	COROLLA LE GRADE	BLACK SAND PE
JTEBU5JR2L5809803	4RUNNER VENTURE S.E.	CLASSIC SILVER
JTEBU5JR9L5808129	4RUNNER 4X4 TRAIL PREMIUM	CLASSIC SILVER
JTDEBRBE6LJ030115	RAV4 LE AWD SUV	MIDNIGHT BLACK



Johnson, Nick M

From: Donna Limback
Sent: Tuesday, April 21, 2020 6:36 PM
To: Johnson, Nick M
Subject: Walser parking ramp

I am writing in opposition to the planned parking ramp in the Walser Toyota lot on American Blvd. The negative environmental impact, the increase in residential noise and the additional light pollution are reasons I am against the current Toyota plan.

The proposed plan has the ramp too close to a neighborhood pond which also feeds into Nine Mile Creek. I am appalled Toyota is oblivious/uncaring of the environmental consequences a multilevel 400 plus vehicle lot would have in its current plan. Given that their property is enormous why, why, why are they situating it within feet of this pond- this pond which shelters swans, wood ducks, frogs and turtles to name just a few!!

The noise of constructing this structure will disrupt the environment as well as human residents. Then after construction there will be ongoing noise of car alarms, engines, trucks. This is especially true given the design has no solid walls toward the pond and neighborhood.

Toyota already has giant lights looming over their lot. Do the adjacent neighbors and wildlife need more, higher ones? Absolutely not.

Maybe I should have seen this coming from my Toyota neighbor given the current state of garbage that's been piling up over the years on the berm overlooking the pond. If they can't take care of what they have should they receive city permission for more??

Sincerely,
Donna Limback
612-501-3790

To: Mayor Busse and Bloomington City Council Members

Re: Walser Real Estate Case File # PL2020-55

My husband and I purchased our home at 8211 Johnson Circle South in June of 1984, so we have witnessed the evolution of the property at 4401 American Boulevard from a great family restaurant to the present mega car dealership.

Throughout the process, the maintenance and preservation of the six foot berm has been a priority of we residents on the south side of the 4401 American Boulevard property.

The original application of Walzer in 2001 elicited much discussion about the berm and the visual protection it provides to the residential development to the south by both the council and the citizens who testified at the open hearing. (I know because my husband and our neighbor Richard Allen were two of those who testified before the council). However, none of that discussion appears in the February 20, 2001, approval document. The only reference might be item #5 which includes the words "final approval of the landscape plan".

Consequently, since apparently no official Bloomington Council documentation about Walser's responsibility for maintenance of the six foot berm and the forestation atop the berm exists, I would request that the council consider language in the approval resolution that would clarify Walser's responsibility for the maintenance of the berm and its forestation subject to the continued supervision by the appropriate Bloomington City Department.

Thank you for your consideration of my remarks.

Sincerely
Annette A. Bruder