

From: Anne Hoops [REDACTED]
Sent: Saturday, May 1, 2021 10:44 AM
To: Johnson, Nick M
Subject: Case #pl2021-42

Hello,

We are concerned about the increase in traffic and Walser's failure in the past to even install a STOP sign when leaving their Service and Showroom facility on to American Blvd.

Additionally, it will reduce the Value of our Condo at Fountain Lake considerably.

Traffic signals should probably be re-evaluated to include adding one at the intersection of American Blvd. and 80th St. Circle. We find it difficult to merge on to American Blvd. now, as it is and introducing MORE traffic will find it even moreso.

Therefore, we vehemently oppose this project!

Residents for many years,
Anne and George Hoops

From: Brian Ciccone [REDACTED]
Sent: Monday, May 3, 2021 9:24 PM
To: Johnson, Nick M
Subject: Walser expansion at 4401 and 4217 American Blvd. Objections

Nick, it was a pleasure speaking with you today regarding my objections to the proposed Walser Expansion on American Blvd.

I live in the Fountain Lake Condominiums located at 4575 West 80th Street Circle. Unfortunately, it has become increasingly more dangerous to live on our one short dead end block.

The safety issues ALL stem from Walser employees, to include both Walser Buick and Walser Toyota. As you know, the Holiday Corporation building is in between the two dealerships. Apparently, Walser has an agreement with Holiday that allows Walser employees to park in Holiday's parking lot.

I will list below many of the concerns to give you an idea how bad this situation is. To date the Walser employees continue to show zero respect towards our small neighborhood as well as complete disregard for our safety. This is after speaking multiple times with management at Walser.

- 1) As recent as Saturday May 1, 2021, I was driving towards American Blvd. in my car and a Black BMW came flying out of Walser Buick's driveway at a minimum speed of 25 mph and completely blowing the stop sign. The car had to slam his breaks on so not to crash into my drivers side. As I looked over the person just laughed, and as I pulled up to the intersection he floored it and drove around me and headed East on American Blvd. This proved to be a Walser Toyota employee.
- 2) Late fall of 2021, I was driving once again towards American Blvd. and a car ran the stop sign in the Holiday parking lot and almost crashed into my passenger side. The car was driven by a women who was doing at least 20 mph and most likely faster when she ran the stop sign. A semi privacy fence is along West 80th Street Circle and this woman with limited visibility drove with no regard for anyone's safety, to include her own.
- 3) Early Fall 2021, I was walking my two Schnauzers on the public sidewalk along Walser Buick. Walser has a driveway at the rear of the building and one in the front of the building. As I was walking towards American Blvd., I heard a motor roaring at very high RPM's. I looked to my left and there were no cars in the driving lane behind the dealership. The noise got louder and louder and all of sudden a older SUV that was parked facing the back of the dealership, put it in gear and floored it. At this point I am in the middle of the driveway on the public sidewalk. The driver clearly saw us and never let up on the gas. I had to fall backwards and pull as hard as I could on my dogs leashes so they didn't get hit by the driver. The driver never stopped for the stop sign, he never hit his brakes seeing us in plain sight and in danger of being hit by him. This was all caught on Walser's security cameras. I immediately went into dealership and asked to speak with a manager. I spoke with Kevin Black and he pulled up the video. While it upset Kevin and he apologized for his employees actions, I never heard any follow up.

Keep in mind this is three major incidences that directly happened to me. Many of the Fountain Lake residences are seen walking on the public side walk as well as driving their cars down West 80th Street

Circle. Many just don't bring up situations that happen because they feel they will be just written off by a big dealership like Walser.

- 4) Recently in the past month the cigarette butt dispenser that the Walser employees use along the public sidewalk somehow allowed all the used cig butts to fall on the ground. Hundreds of cig butts laying on the ground. I was shocked that none of the smokers felt the need to clean up the mess. I called Kein Black and told him that the mess looks disgusting and that the wind is blowing hundreds of cig butts all the way down to American Blvd. Only then was something done to clean up the mess. However, they only picked up the butts around the dispenser. There were just as many that blew across the driveway and piled up there. It was apparent that it was not important enough for Kevin to go out and look to see if the situation was cleaned up properly. So I called the Walser Corporate office and spoke with Peter Swenson a VP with Walser Corporate. Peter said he would take care of it. Unfortunately, they only picked up near the right side of the driveway, leaving hundreds more cig butts all along the public sidewalk all the way down to American Blvd. Once again, total disregard towards our neighborhood.
- 5) This past winter, especially with a fresh snow fall, the Walser employees would spend as much as an hour at the end of their day drifting and doing donuts in the Holiday parking lot. Many with aftermarket exhaust that was much louder than stock exhaust. Making a great disturbance for our neighborhood as well as creating a very dangerous situation. This action was repeated countless nights throughout the entire winter.
- 6) On one night, one of the Walser employees, trying to drift, drove at least 40 mph and could not turn his vehicle. He plowed into a snowbank where Holiday piles up snow from plowing. His car was laying against electrical boxes Holiday has in the corner of their lot. His car hit the snowbank so fast and hard that it was completely suspended off the ground by the snow bank. He had to get a tow truck to get him back on flat ground. He went so far into the snowbank that his front bumper was touching the semi privacy fence that Holiday has along West 80th Street Circle.
- 7) Another Walser employee with aftermarket exhaust, almost every day when they are going home, races his motor so that all of us at Fountain Lake can hear him leave. The loud noise can be heard from the time he starts his car and continues all the way to American Blvd and then some.
- 8) Last summer, almost every night when the Walser employees would leave to go home an employee with a hot rodded pick up truck would do a burn out from where he was parked and continued all the way to the driveways exit. For the longest time I could not figure who was doing this until one day I was coming back from a walk with my dogs and I heard the familiar engine noise. I immediately pulled up my phone and videotaped the burn out. I then took it right to Kevin Black and said this has to stop.
- 9) When Walser employees arrive and leave the Holiday parking lot, they drive at much greater speeds than 30 miles per hour on West 80th Street Circle. The assumption is that it's only a half a block or so and they are not worried about getting a ticket. Showing total disregard for the safety of pedestrians and residents that walk and drive on said street.
- 10) You need to keep in mind that many of the issues listed above are daily occurrences, not a once in a while issue.

It is apparent that this situation is getting worse, not better. That Walser management has not taken these issues seriously enough to stop this kind of behavior by their employees.

To be clear, I am against the new expansion Walser is proposing. It will only bring more employees into our neighborhood, making our neighborhood more dangerous to live.

Please put my name down as an attendee and be allowed time to speak about my concerns to all participants.

Respectfully,

Brian C. Ciccone
4575 West 80th Street Circle
Suite 238
Bloomington, MN 55437
[REDACTED]

From: Jan Fuchs [REDACTED]
Sent: Monday, June 7, 2021 7:35 AM
To: Johnson, Nick M
Subject: PL2021-42

Planning Division; City Council of Bloomington, MN

As residents on Wanda Miller pond and in the neighborhood, we are opposed to rezoning the area 4401 and 4217 American Boulevard West , file number PL2021-42, from Community Commercial zoning to Regional Commercial zoning.

All businesses have a right to enhance their growth, but it should not be at the expense of displacing natural habitat and disruption to the Wanda Miller neighborhood.

There is a definite need to preserve and protect the wildlife on and around Wanda Miller pond: geese, ducks, herons, trumpet swans, owls, eagles, hawks, orioles , fish, turtles, muskrats, fox, and more.

With the proposed rezoning, the company has the option to have higher ramps with rooftop parking, taller buildings, expanded commercial lighting, and greater vehicle inventory, now and in the future.

Through our residential neighborhood, there will be more vehicle test driving as well as higher use of remote car alarms to locate vehicles within the dealership. The alarms echo over Wand Miller Pond and throughout the neighborhood day and night, Monday through Saturday.

The above proposed re-zoning will become an industrial/commercial business further invading and changing the family residential area and the topography of Wanda Miller Pond.

Please refer to the dealer's expansion project of several years ago. Vegetation was disturbed and trees were cut on weekends without city permission. When the city was notified, the destruction of trees and plant life stopped. The damage was done.

Barbara Anderson, 8216 Harrison Road.

Janet Fuchs, 8233 Harrison Road

From: Kim Livingston [REDACTED]
Sent: Monday, June 7, 2021 8:10 AM
To: Johnson, Nick M
Cc: Kate @ Home Stowe; Terri McNamara; Randi & Scott Carter
Subject: Wanda Miller PL2021-42

Good morning... we have several concerns regarding this proposed rezoning.

- 1) We did not receive a letter regarding this proposal which we were told we should have already received. I'm very careful to read everything rec'd from city. Where can I find this information online?
- 2) If it is "proposed", why are they pile-driving already? permit not required? hmmm..
- 3) We are against a project of this scope. Realize there was a restaurant there previously but that is VERY different from a car dealership. There is a lot of wildlife on this pond and many birds and animals will be chased out by the noise and traffic.
- 4) Walser made numerous promises several years ago when they moved in to that space.. many of which have been ignored. The noise, lights and test-drive throughs from that business are already disturbing a previously quiet neighborhood.

We will be attending the meeting this evening and are very much against this proposed rezoning.

Thank you for your time and attention.

Steve & Kim Livingston

From: Emma Thell [REDACTED]
Sent: Monday, June 7, 2021 12:03 PM
To: Johnson, Nick M
Subject: PL202100042

Importance: High

Hello Nick,

I am a resident of Bloomington and live on Wanda Miller Pond. I learned for the first-time last night about the plans for Walser Toyota to try and rezone the land where Joe Sensors is being torn down, and I am incredibly upset and concerned about this. First, I am very upset to only have learned this from neighbors. Apparently, a letter was sent out to residents, but neither my husband nor myself received anything about this plan. Second, I am very concerned about the plans for this expansion and what it will do the preservation and wild life habitat of Wanda Miller Pond. The last time Walser re-zoned they illegally cut down multiple trees along the pond on the weekend when they thought no one was looking. The city was notified, but the damage was already done. Clearly with this mindset, Walser does not have the best interests of the community, or the wildlife in mind. There are many members of the community that live right next to Walser Toyota and Joe Sensors and will be greatly impacted by the disruption and destruction this kind of construction will create. I have learned that the current plan is to build 3 stories high, but that rezoning will allow for up to 7 stories of building. I do believe that businesses have the right to expand grow, but not at the expense of their community. I am concerned about the large increase in inventory that this expansion will allow, the increase in test driving at potentially unsafe speeds that will come through the neighborhood, the increase in noise that will happen not only through construction, but also with the use of car alarms to locate vehicles within the lot. We love the wildlife that the pond brings to our back yard, and I am deeply concerned about what this type of re-zoning and construction will do to it. As a resident of the city, and of Wanda Miller Pond, I CANNOT support this type of community expansion.

Sincerely,

Emma Thell
[REDACTED]

From: Ryan Foster [REDACTED]
Sent: Monday, June 7, 2021 2:18 PM
To: Johnson, Nick M
Subject: Walser/Joe Sensors rezoning

Good Afternoon Mr. Johnson,

My name is Ryan Foster and I live with my family on Wanda Miller Pond. I am sure you are hearing quite a bit about the proposed re-zoning that Walser is hoping for on the north end of the pond. I just want my voice to be heard that I cannot support this at all. The additional traffic, construction waste, noise, and impact on the wildlife must be factored into this decision. My great aunt used to own a large swath of property in this area (in fact, her old house is in a trust just about right across the pond from this proposal) and she was a huge proponent of keeping the nature aspect of the area intact as much as possible.

I have 2 year old son. I already worry about the numerous test drives that take place every day in our neighborhood. I worry something can happen. I am in the car business myself and I know people driving an unfamiliar vehicle can be dangerous. I really don't want any additional test drivers going through my neighborhood. In Minnetonka they have signage in residential areas near dealers stating no test drives and I wish we had something similar.

Please feel free to reach out to me if i can be of any help at all. Let's not forget about the residents that this will have the biggest impact on and not give in to another multi-million dollar company that wants to bend the rules in their favor. They can afford to put a building in an area already zoned for it. I don't need Paul Walser staring down at our houses from the 7th floor of his new building thinking how he got one over on the "little people."

Respectfully,

Ryan Foster
[REDACTED]