

## Hestbech, Emily

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**From:** Blake Nicolay <[REDACTED]>  
**Sent:** Thursday, January 15, 2026 3:45 PM  
**To:** Hestbech, Emily  
**Cc:** Michelle Nicolay  
**Subject:** PS202500198

**CAUTION:** This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Good afternoon,

After a careful plan review of the proposed changes of use to the adjacent properties directly to the west of my residence I noticed that there is no fencing called out in any of the plans to separate the “high density affordable” housing and parking area from the single-family homes affected by the redevelopment. There are specs called for regarding white vinyl fencing but no indication of placement so it can obstruct the view from private property to the parking lot or building itself.

Also, the storm water retention report all though overtly long and technically detailed does not give a determination of where the retention pond will be located. With this much added impervious surface there is little chance it is not required unless waived for a valid reason.

I would also like a reason for the required parking spot reduction from 345 to 318. If there is no barrier between residential areas and the “high density affordable housing” we will see parking on our residential streets as I have seen many times in the past and individuals will be walking through our private lots to get to their home. There is no street parking on Lyndale so that leaves 1 option. Park on Harriet Avenue and walk through someone’s yard.

Lastly the caliper inches required on tree replacement is largely inadequate 1,549” of trees removed and only 639” required for replacement. On my most recent project for redevelopment the requirement was 125% of the trees removed to be replaced. Granted the trees where genus specific but shrubs do not count as caliper inches they are “green space” and do not have a large impact on the surrounding vegetation, water retention or obstruction of view from neighboring properties.

My apologies for the long note.  
Look forward to discussing further at tonight’s meeting.

**Blake Nicolay | Vice President**  
**CM2 Supply**

[REDACTED] | C: 952-843-8567

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## Hestbech, Emily

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**From:** Blake Nicolay <[REDACTED]>  
**Sent:** Thursday, January 15, 2026 3:49 PM  
**To:** Hestbech, Emily  
**Cc:** Michelle Nicolay  
**Subject:** PL202500198

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Good afternoon,

One last item, I didn't see a comprehensive traffic study included with the data. I would like to discuss that this evening.

Lyndale has been converted to a one land road in this area that already has a significant amount of traffic. If that can be included with seasonality impacts that would be great.

Thank you,

**Blake Nicolay** | Vice President  
CM2 Supply

[REDACTED] | C: 952-843-8567

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