

Petition Against Rezoning Request #2020-0010

May 18, 2020

We, the following residents of the Village of Lake Hallie, are requesting denial of the Rezoning Request #2020-0010 of Nicolai and Toy on the 23rd Ave Lake Hallie lot. Nicolai and Toy are requesting to rezone the area from R2 to R3 for the purpose of building four ~~10~~⁸-plex apartment buildings.

The dramatic increase in population and density levels in the area will have the following effects on our neighborhood:

- Increased ongoing daily vehicle traffic on a narrow country road with little to no shoulders and a sharp blind corner causes concern for public safety. Many neighborhood families currently walk/run/bike along the side of 23rd/24th Ave, and have children and pets in their front yards. The concerns are traffic speed and volume, bus stop safety, access for emergency vehicles, winter driving, and sometimes poor winter road conditions on roads with that already present challenges for snow removal/placement.
- The placement of four drain fields and septic tanks large enough to handle ³²forty apartments will have an impact on our neighborhood water table, possible groundwater/well water contamination, overflow of storm runoff and drainage due to grading, and snow removal/dumping. We already have on-record water issues with slow storm drainage and frequent flooding in yards/culverts, ditches, and even in our homes/basements.
- There is a reason for concern regarding WATERSHED. First of all, currently, the property appears to be 4 to 5 feet lower than the street level with no ditch or culvert for excess water to run to the west away from homes located on the east. So with the fill that will be required to bring the lot level to street level the area will be higher than the homes located to the east, which will cause even more water problems to property owners that have documented issues with water already.
- The amount of blacktop needed for this project is also a concern for drainage; a horseshoe driveway with two exits/entrances, garage entries for each apartment, additional parking for visitors, area for garbage dumpsters for the renters and the roof square footage. All of these will provide runoff to the east where flooding and drainage are still a big concern. It only makes sense that with the additional surfaces and very little green space the water will have nowhere to go except to the homes to the east. These homes have issues with flooding almost every year, not just when there is a "100-year rain".

- Then there is the question of where the snowmelt is going to go. To the east again into the homes of the taxpayers? Another point for the snow is the removal and where will the snow be plowed to? It is not possible with the size of the lot having four 10-plexes, garages, extra parking, drain fields, garbage area to have an area to put snow without causing problems for the other homes in the area. We feel that that this section of land cannot support the current proposed project.
- We also feel that all people that could potentially live in the proposed project has a right to expect and have green space to enjoy for themselves, their children, and any visitors they may have. It is inhumane to have a family living area and not provide green space to use and enjoy.
- We would like to have it explained how this property will be marketed: what the average rent for a 1 bedroom, 2 bedrooms and 3 bedroom unit will be, will there be signed leases for 1 year or more, will there be any age restrictions, will pets be allowed, will there be restrictions to a number of vehicles per unit?
- When reading the Comprehensive Plan it is stated that R1, R2, and R4 are preferred as " they are more easily blended in." In order to continue with the Comprehensive Plan for the Village of Lake Hallie, we the taxpayers feel that rezoning to R3 would NOT fit into nor blend with our neighborhood at all. We are for the most part a neighborhood of ranch-style, single-family homes and in NO way would four 10-plexes blend into our area.

June 1st, 2020

Printed Name

Address

Signature

JAMES CARRELL 12981 24th Ave James Carrell

SANDRA CARRELL " " " Sandra Carrell

John Davis 12880 24th Ave JOHN DAVIS

LINDA DAVIS 12880 24th Ave LINDA DAVIS

Barry E. Nesja 2051 125th St Barry Nesja

Mary E Nesja 2051 125th St Mary Nesja

Jean Bartz 12828 24th Ave. Jean Bartz

Ronald Bartz 12828 24th Ave Ronald Bartz

Robert White 12583 23rd Ave Robert J White

Belinda S White 12583 23rd Ave Belinda S White

Barbara Kalstrom 2433 126th St Barbara Kalstrom

Michael Kalstrom 2433 126th St. Michael

ED MALOSH 12691 24TH AVE. Ed Malosh

LARRY OTTO 2150 129th St Larry Otto

Carla Otto 2150 129th St Carla Otto

MARIE MUELLER 2131 129th Marie Mueller

MISA KLOSS 12920 24th Ave Misa Kloss

Joseph Hammel 12799 24th Ave Joe Hammel

Jay Judy Wing 12788 24th Ave Jay Judy Wing

Jerry Wing 12788 24th Ave Jerry Wing

Carol Prill 12783 24th Ave Carol Prill

Ken Prill 12783 24th Ave Ken Prill

Michael Schendel 12412 23rd Ave Michael Schendel

Robert Schendel 12412 23rd AVE ROBERT SCHENDEL

June 1st, 2020

Printed Name

Address

Signature

Printed Name	Address	Signature
Dara D Lubs	2405 126 th St	Dara D Lubs
Jason Lubs	2405 126 th St	Jason Lubs
Robert & Evelyn Young	2436 126 th St	Robert W. Young
Evelyn Young	2436 126 th St	Evelyn Young
Jaylan LaRue	12501 23 rd Ave C.F.	Jaylan LaRue
Martin LaRue	12501 23 rd Ave CF	Martin LaRue
JON BEDNAR	12527 23 rd AVE	Jon Bednar
Mark Erickson	12596 23 rd Ave	Mark Erickson
Mary Ellen Brehm	12563 23 rd Ave	Mary Ellen Brehm
LESLIE HARPER	2590 23 rd AVE	Leslie Harper
Renée McCall	2556 126 th St	Renée McCall
Lenard McCall	2556 126 th St	Lenard McCall
Daniel Paine	2567 126 th St	Daniel Paine