

February 14, 2020

Department of Public Works  
100 N Appleton Street  
Appleton, WI 54911  
Attn: Paula Vandehey

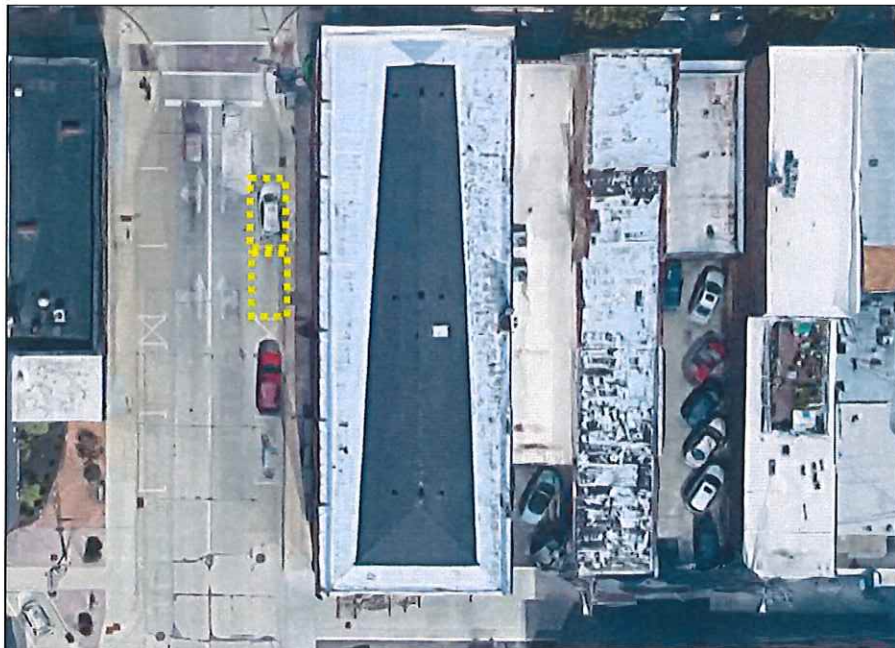
Dear Paula,

On behalf of Gabriel Lofts, LLC, we would like to pursue the leasing of two parking stalls specified on the site plan below. These stalls would be a critical component for servicing customers to a Regional Financial Institution that will be located on the first floor of the Gabriel Lofts Apartments. The spots are located right outside the Tenant's doors and will provide quick, easy access for customers to the main entrance door on College Avenue.

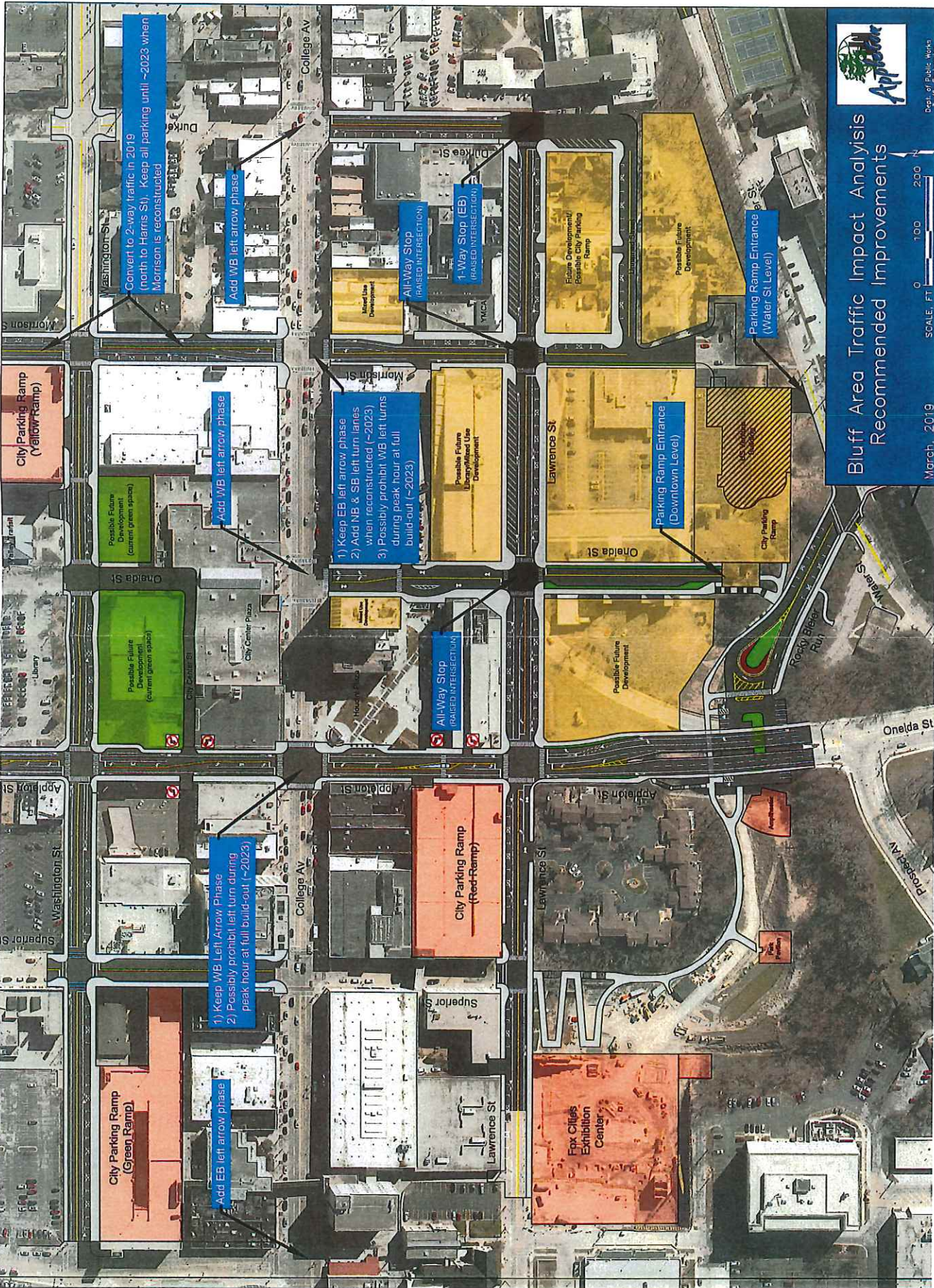
We propose these stalls would be reserved only during Tenant operation; **Monday – Friday from the hours of 8:00 a.m. to 5:00 p.m.**

Thank you for your consideration,

Paul Klister







Convert to 2-way traffic in 2019 (north to Harris St). Keep all parking until ~2023 when Morrison is reconstructed

Add WB left arrow phase

All-Way Stop (RAISED INTERSECTION)

1-Way Stop (EB) (RAISED INTERSECTION)

- 1) Keep EB left arrow phase when reconstructed (~2023)
- 2) Add NB & SB left turn lanes
- 3) Possibly prohibit WB left turns during peak hour at full build-out (~2023)

Possible Future Library/Mixed Use Development

Parking Ramp Entrance (Downtown Level)

Parking Ramp Entrance (Water St Level)

Possible Future Development (current green space)

Add WB left arrow phase

All-Way Stop (RAISED INTERSECTION)

- 1) Keep WB Left Arrow Phase
- 2) Possibly prohibit left turn during peak hour at full build-out (~2023)

Add EB left arrow phase

City Parking Ramp (Green Ramp)

City Parking Ramp (Red Ramp)

Fox Cities Exhibition Center

# Bluff Area Traffic Impact Analysis Recommended Improvements



Scale of Public Works  
City of Bluff, Missouri

SCALE, FT 0 100 200

March, 2019