

**From:** [Richard Ziehr](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Suggested revision for 9301 Crosswinds Lane site, Item 4, #64349  
**Date:** Monday, May 24, 2021 1:33:50 PM  
**Attachments:** [Proposed revision for 9301 Crosswinds project.pdf](#)

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Attached is a map illustrating our suggestions for Crosswinds Lane as it relates to the Gorman 9301 condo construction project.

Please add this email to the email of Sunday, May 23, to be utilized as part of our comments for the May 24th Planning Committee Meeting.

Thank you,  
Richard and Joan Ziehr  
9301 Crosswinds Lane

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Richard Ziehr



**From:** [sganderson403](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Item #4 -- Rezoning Request for 9301 Crosswinds Lane (64349)  
**Date:** Saturday, May 22, 2021 4:46:39 PM

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Here are my comments regarding Gorman & Co.'s request:

1. First, it would have been very helpful if before tonight's meeting Gorman & Co. would have staked out on the property the changes it had made in the "revised" site plan that relate to the turn-around area on the front side (southside) of building #5 and the area where Crosswinds Lane turns into the driveway for the lower parking level of building #5 near duplex #30. That would have made it easier for everyone to be able to visualize how they would look. It is hard for me to do so just from the drawings.
2. Conrad Gorman had said that they were going to have a civil engineer make the turn-around bigger in order to accommodate large vehicles. When I compare the "revised" site plan to the original plan I don't see any difference in its size. Were any changes made to it? Exactly how big will the final version of the turn-around be? The turn-around area in front of building #1 is about 50ft. in diameter. And it cannot handle all large trucks.
3. Tim Parks' position is that the portion of Crosswinds Lane that runs along the northside of the two new buildings doesn't need to be widened, have curbs and gutters added, or provide a turn-around because that is the way it was approved by the City back in 2000. This is based upon the fact that it is a private roadway and not a public street and has lower standards to meet. Well, I can see our courts: Windy Ct., Gustly Ct., and Tailwind Ct., not being wider and not having curbs and gutters. But they only have a small number of duplexes on them. So, there is less traffic.

However, for this portion of Crosswinds Lane you not only have a few duplexes but now you are adding the traffic generated by the two new buildings. To me that is a big difference from the courts. And this makes it the same as the portion of Crosswinds Lane that is wider and has curbs and gutters. The latter has three 16-unit buildings and some duplexes.

I am sure that back in 2000 when there were open hearings on the original design of this development there was no one that would have foreseen the problem with designing that portion of Crosswinds Lane the way it is and objected to it. Now Tim is saying we would have to negotiate directly with Gorman in order to do these things. Well, Conrad has told us they aren't willing to be involved in making such changes to Crosswinds Lane because they won't be using it during construction and such changes would have a negative impact on the profits to be made on this project. Yet, the people they will be selling the units to would be using the road.

4. Conrad Gorman has said that the "revised" site plan has moved the driveway to the lower parking level for building #5 further away from duplex #30 and created a green area. This site plan doesn't show how big the green area will be and how far away the driveway will now be. So, as I stated in #1 above it is difficult for me to determine what that means and if it is acceptable.

5. Looking at the "revised" site plan it appears to me that all of the driveways to the other parking levels in these two new buildings should be angled more to the east in order to make it easier for vehicles, including garbage trucks, to enter and exit without driving over the grass or landscaped areas. That is the direction most traffic will be both entering from and exiting to.

6. Tim Parks says that Crosswinds Lane is a private roadway. I would like to know who owns it according to the City? It has been my impression that our condo association does. That is why we are maintaining the asphalt and removing the snow from them instead of the City, even though we don't get a discount on our property taxes for that.

I would also like to know if it is the City's position that our association must accept these two buildings and the lot into our Association if Gorman & Co. requests it. If not, then do the unit owners in Gorman's two new buildings have the right to use the association's private streets and parking areas? Or would they have to enter and exit directly from Mid Town Road?

7. In addition, Conrad Gorman has said several times that he wants to meet in order to discuss how a merger into our existing condominium association would be handled but to-date he has not contacted anyone with the association to schedule such a meeting. So, we don't know how those discussions will go.

I was hoping that by now things would have been totally worked out between Crosswinds at Hawk's Landing Condominium Association and Gorman & Co. regarding this project. But as you can see there are some major ones still remaining. So, I must request that the Planning Commission again postpone their approval of this project until they are. Or at least place them as conditions for getting the City Council's approval and/or the securing of building permits.

I look forward to answers/comments to the above and consideration to them by the Planning Commission.

Thank you.

Steve Anderson  
resident at 9225 Crosswinds Lane, unit 403 and a member of the Crosswinds at Hawk's  
Condominium Board

**From:** [Darko Kalan](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Planning Committee Gorman project 9301 Crosswinds  
**Date:** Saturday, May 22, 2021 7:17:58 AM

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The Crosswinds Association (condominium owners governing body) attended a virtual meeting (5/22) with city planner, alderman and Gorman representative. We've only met one time (in person) with Gorman (4/9) outlining our concerns regarding the project. At both meetings Gorman was to send site plans of the proposed development. Yesterday a drawing of what a potential site would look like was sent. This was a pencil sketch. Since the Association is responsible for the roads and maintenance of the area it becomes imperative for us to see what is actually being proposed. Specifically, the current road needs significant modification because of future truck traffic for the removal of trash and recyclable items. These are large front loading garbage trucks that pull into the parking driveways and then need to back out from these driveways. Because of the inability of the trucks to turn there is significant potential of the trash trucks, using the current road, to hit one of the current condominium structures on Crosswinds Lane. This issue is most prevalent with building 5 and condo unit 30.

Thank you  
Darko Kalan  
President, Crosswinds at Hawks Landing

Sent from [Mail](#) for Windows 10

**From:** [Richard Ziehr](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Rezoning request for 9301 Crosswinds Lane, Item 4, #64349  
**Date:** Sunday, May 23, 2021 5:18:31 PM

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It is Sunday, May 23<sup>rd</sup>, and we have not seen specific plans with measurements from Gorman regarding the proposed construction project at 9301 Crosswinds Lane. Since he has not provided the promised plans, and we have not received specific answers to concerns stated at Barbara Harrington-McKinney's Neighborhood Meeting on May 13<sup>th</sup>, we are in opposition to the project. Gorman must address the concerns and establish agreeable resolutions for them. Until Gorman acknowledges the concerns and has agreeable resolutions for them, the Planning Commission should delay the project.

Our first concern is establishing a sizable safety zone between our home and the driveway going to Building #5.

The west section of Crosswinds Lane provides driveway access for four families living in two ranch-style, side by side condominiums. It is narrow without curbs or gutters and is not designed to accommodate large trucks and heavy traffic. Crosswinds Lane dead ends right next to our condominium roof at 9316 Crosswinds Lane, Building #30. Our condo has zero clearance between the roof on its south side and the asphalt ending Crosswinds Lane. The plans for Building #5 show the access driveway to the underground parking garage to be south of our ranch-style condo with little clearance provided for protection of our condominium.

Since the zero clearance poses a significant safety concern for the south side of our home, we request a 27-foot green space to act as a safety zone between our condo and the driveway accessing the parking garage for Building #5.

Our second concern is increased traffic on Crosswinds Lane. Cars, garbage trucks, and service/maintenance vehicles at the end of Crosswinds Lane either need to back up the entire distance to the intersection of Crosswinds Lane and Whistling Lane or use our driveway as their turn around in order to exit. We cannot have these vehicles using our driveway as a turn around. We worry about our personal safety.

Crosswinds Lane requires an alternative method for vehicles to safely enter and exit the Lane. With the expected increase in traffic from the multi-unit condominium project, a circle turn around with curbs and gutters will keep vehicles within the Lane as they enter and exit. In addition, the plans must provide a safe, private entrance to our condo driveway.

Ultimately, we need a green space safety zone between our condominium and our driveway and the driveway accessing the parking garage for Building #5. Plus, we need a safe entrance to our driveway that will eliminate having trucks and cars using it as a turn around.

Please take these issues seriously and require Gorman and Company to reach agreeable resolutions before approving the project.

Richard and Joan Ziehr  
9316 Crosswinds Lane  
(608) 381-4203

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Richard Ziehr