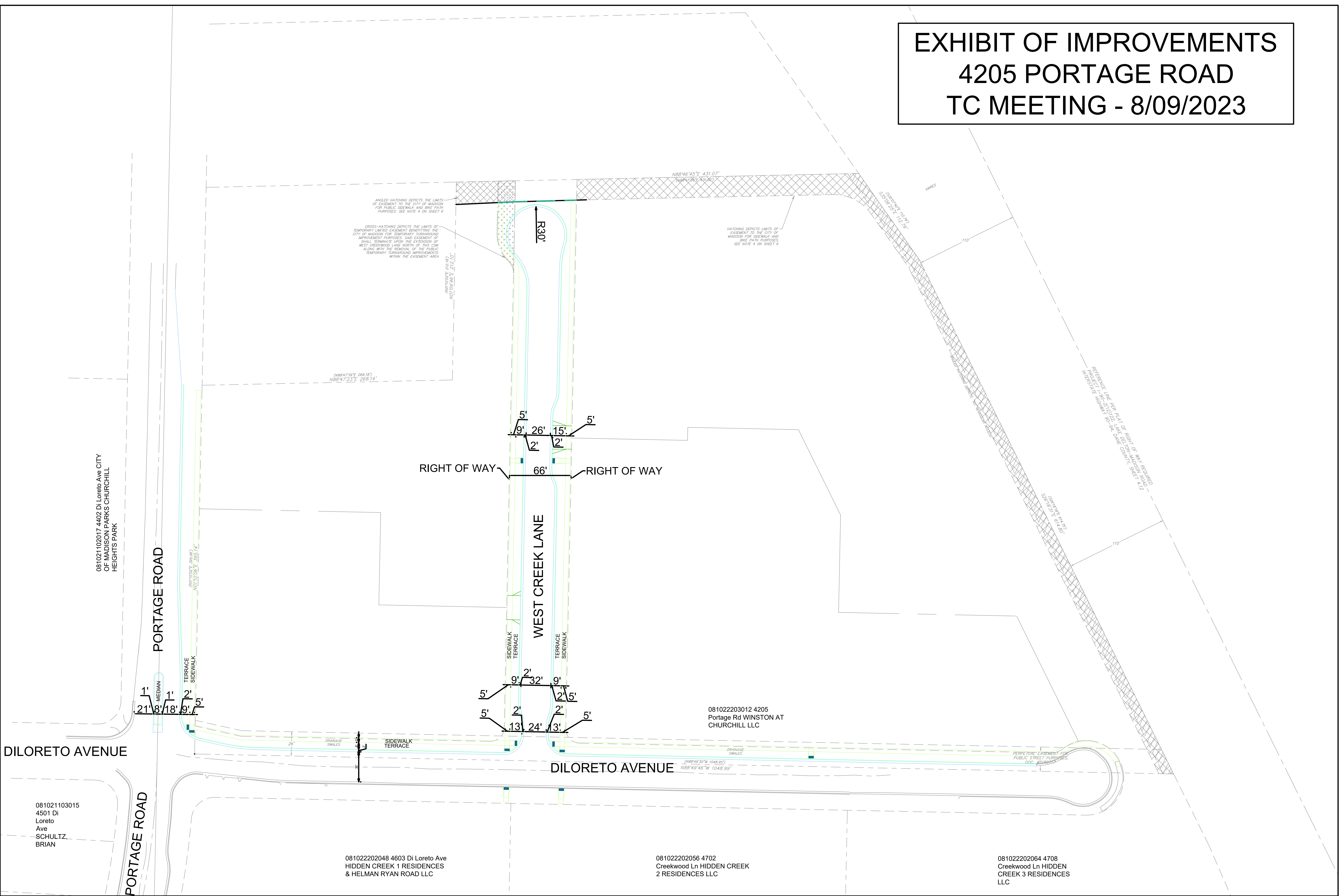


EXHIBIT OF IMPROVEMENTS
4205 PORTAGE ROAD
TC MEETING - 8/09/2023



Estimated Amount of Future Residential Development

Table: Estimated Dwelling Units

Land Use	Existing Units	Acres Undeveloped	Density (units/acres)	Additional Units	Total Units
Housing Mix 1	8	14.4	6	86	94
Housing Mix 2	0	7.0	15	105	105
Housing Mix 3	0	7.3	30	219	219
Housing Mix 4	0	3.4	40	136	136
Total	8	32.1		546	554

The following text and graphics shall be added to the plan text at the end of the collector street section at the top of page 23.

Portage Road Cross Section

Portage Road is proposed to have an 80 foot right-of-way with two 11 foot travel lanes, buffered bike lanes, and 5 foot sidewalks on each side of the street. In the northern half of the amendment area where intensive development is not anticipated, the need for sidewalk on both sides of Portage Road should be evaluated at the time of any improvements to Portage Road. To address neighborhood concerns, the City should explore potential safety measures on Portage Road such as reducing posted speed limits, installing suggested speed limit signs prior to curves and installing rapid flashing beacons at pedestrian crossings.

