August 7, 2019

Pat Parsley, Community Development Director
City of Hiawatha
101 Emmons Street
Hiawatha IA 52233

RE: Conditional Expansion – 1405 Industrial Avenue

We, R & S Properties, LLC, owners of the above described property, respectfully request a conditional expansion for 1420 Industrial Avenue. The conditional expansion would be for the storage of precast concrete products and intermittent crushing of concrete materials.

We believe that the request for a conditional expansion is a reasonable request because this would allow the relocation of our current storage yard located at 1450 Hawkeye Drive. Midland Concrete Products, which is located at 1400 Hawkeye Drive, is planning a building expansion onto a portion of 1450 Hawkeye Drive. We have previously obtained approval of a conditional expansion for 1405 Industrial Avenue and approval of a conditional expansion for 1415 Industrial Avenue would allow for the relocation of our storage yard and crushing operations.

The attached Exhibit A provides the legal description for this area and the attached Site Plan provides detail depicting the area as well as the adjoining properties.

Standards for Conditional Expansion:

A. That the proposed expansion or enlargement will not have substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, parking utility and services facilities, and other factors affecting the public health, safety and welfare - ***This request is the expansion of an existing use and will have no adverse effect on traffic. At this time no buildings are being proposed for this site so additional utilities will not be required and no additional parking will be needed. R & S Properties, LLC/Hawkeye Ready Mix, Inc owns the properties to the west and south of this site. The property to the north is also zoned I-2 will be screened by existing mature trees.***

B. That the proposed expansion or enlargement, will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding properties – ***The use is compatible with the neighborhood and will be an expansion of an existing use on the adjoining property R & S Properties, LLC/Hawkeye Ready Mix, Inc owns the properties to the west and south of this site. The property to the north is also zoned I-2 will be screened by existing mature trees.***

C. That adequate measures have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, stormwater drainage and similar facilities – ***We are proposing an access from this lot onto Industrial Avenue as well as an access between this site and 1415 Industrial Avenue. At this time no buildings are being proposed for this site so no additional utilities will not be required. Storm water detention will be handled by the existing basins east and south of this site.***

D. That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Code for the district in which the property is located – ***Per the attached site plan, this proposed use will comply with these standards.***

E. Whether, and to what extent, all reasonable steps have been, or will be taken, to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening – ***R & S Properties, LLC./Hawkeye Ready Mix own the properties to the west and south of this site. The property to the north is also zoned I-2 and will be screened by existing mature trees which will minimize any potential adverse effects on adjoining properties.***

We trust you will find this request reasonable and acceptable. If you need any additional information, please contact Susan Forinash at Hall & Hall Engineers, Inc. at (319) 362-9548.

Respectfully Submitted,

R & S Properties, LLC

James Sauter

Exhibit A – Legal Description

Lot 2, R & S Properties First Addition in the City of Hiawatha, Linn County, Iowa