



# Wayzata Planning Commission

## Meeting Agenda

Monday, February 26, 2018  
7:00 p.m.

Community Room  
600 Rice Street East  
Wayzata, Minnesota 55391

1. **Call to Order & Roll Call**
2. **Approval of Agenda**
3. **Consent Agenda**
  - a. Approval of January 22, 2018 Meeting Minutes
4. **Old Business Items**
  - a. None
5. **Public Hearing Items**
  - a. The Retreat – 1221 Wayzata Blvd E  
Design Review, Conditional Use Permit Amendment
  - b. Wayzata Blu – 259, 269 and 275 Lake St E and 339 Barry Ave S  
Preliminary and Final Plat Subdivision
6. **Other Items:**
  - a. City Council Meeting Update:  
February 7<sup>th</sup> – Commissioner Plantan  
February 20<sup>th</sup> – Commissioner Young
  - b. Review of Development Activities
  - c. Next meeting is March 5, 2018
7. **Adjournment**

NOTES:

- <sup>1</sup> Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

**WAYZATA PLANNING COMMISSION  
MEETING MINUTES  
JANUARY 22, 2018**

**AGENDA ITEM 1. Call to Order and Roll Call**

Chair Iverson called the meeting to order at 7:00 p.m.

Director of Planning and Building Jeff Thomson introduced new Planning Commission members Ms. Douglas and Ms. Plantan.

Present at roll call were Commissioners: Buchanan, Young, Douglas, Iverson, Plantan, Flannigan, and Murray. Absent: None. Director of Planning and Building Jeff Thomson was also present. City Attorney David Schelzel was absent due to the snowstorm.

**AGENDA ITEM 2. Approval of Agenda**

Commissioner Young made a motion, Seconded by Commissioner Buchanan, to approve the January 22, 2018 meeting agenda as presented. The motion carried unanimously.

**AGENDA ITEM 3. Consent Agenda**

- a.) Adoption of Report and Recommendation of approval of conditional use permit for a fence at 119 Benton Ave N
- b.) Adoption of Report and Recommendation of approval of variances for an addition to the home at 315 Park St E

Chair Iverson read the items on the Consent Agenda and asked if any Commissioner wished to remove an item for further discussion.

Hearing no requests, Chair Iverson Young asked for a motion to approve the Consent Agenda, as presented.

Commissioner Douglas made a motion, Seconded by Commissioner Plantan, to approve the Consent Agenda as presented. The motion carried unanimously.

**AGENDA ITEM 4. Old Business Items:**

- a.) Verizon Wireless - 1000 Superior Blvd
  - a. Conditional Use Permit

1 Director of Planning and Building Mr. Thomson stated the applicant, Verizon Wireless, has  
2 submitted a development application to construct a telecommunications facility for cellular  
3 antennas on the roof of the building located at 1000 Superior Blvd and associated equipment. As  
4 part of the development application, the applicant is requesting approval of a Conditional Use  
5 Permit for telecommunications equipment that is attached to an existing building. The Planning  
6 Commission held a public hearing and reviewed the current development application at its meeting  
7 on November 20, 2017. After its review, the Planning Commission requested the applicant review  
8 and respond to: how the subject property was selected as the preferred site for a  
9 telecommunications facility and the other sites that were considered; alternative locations on the  
10 roof for the antenna arrays; additional screening of the ground equipment; additional photo  
11 simulations from other vantage points; alternative stealth design techniques that could be  
12 considered; and additional landscaping on the south side of the parking lot to replace trees that  
13 were required as part of the original development of the Edina Realty building. Subsequent to the  
14 November 20, 2017 meeting, the applicant submitted additional information to address the  
15 comments and requests from the Planning Commission including: a revised narrative; revised  
16 plans; and four updated photo simulations. Mr. Thomson noted that the public hearing on the  
17 application had been held at the November 20<sup>th</sup> meeting.

18  
19 Commissioner Douglas stated the Ordinance states that telecommunications towers shall be  
20 setback from all residential property lines at least 1-foot for each foot in height, but shall have a  
21 minimum setback of at least 100-feet. She asked if there were setback requirements for  
22 telecommunication facilities that are attached to a building.

23  
24 Mr. Thomson stated the ordinance specifies that telecommunications facilities shall meet the  
25 building setback that is established for the zoning district where it is to be located. The antennas  
26 and ground equipment do meet the 10-foot property line setbacks for the C-1 district.

27  
28 Commissioner Plantan clarified the antennas would be about 4-feet taller than the existing HVAC  
29 equipment on the building.

30  
31 Commissioner Flannigan stated picture A9 in the packet materials shows a cable coming from the  
32 top of the building to the ground equipment. He asked if this new.

33  
34 Mr. Thomson stated the cable enclosure on the outside of the building was included in the previous  
35 plans and was not added by the applicant in the revised plans.

36  
37 Commissioner Douglas asked if other sites had been explored by Verizon Wireless.

38  
39 Applicant's representative and attorney, Mr. Jay Littlejohn, Moss and Barnett, 150 S 5<sup>th</sup> Street,  
40 Minneapolis, stated they are limited to those sites that are allowed by City Code and where the  
41 landlord is willing to allow them to install antennas. They are trying to replace the antennas that  
42 had been on the old Anchor Bank site. Currently there is a gap in coverage that this site would  
43 cover.

44  
45 Commissioner Douglas asked if the antenna in the southwest corner could be moved in between  
46 the HVAC systems on the roof.

1  
2 Mr. Littlejohn stated the more the equipment is moved to the center, the more the rooftop blocks  
3 the signal of the antennas, and moving the antennas between the 2 metal HVAC systems would  
4 also block the signal.

5  
6 Commissioner Douglas stated there are currently two structures in the back of the building to cover  
7 garbage containers. The simulated pictures only show one garbage container. She asked if the  
8 building would no longer need the two garbage structures.

9  
10 Mr. Littlejohn stated the equipment they are proposing to install has a very small footprint, and  
11 there is currently enough room in the proposed location for the equipment and all of the garbage  
12 containers.

13  
14 Commissioner Flannigan asked if a noise study had been done for the property because the  
15 ordinance requires one.

16  
17 Applicant's representative, Ms. Amy Dresch, stated the information she had been given from the  
18 product vendor showed the readings were so minimal that they were not able to get decibel  
19 readings, and the noise would not be above that of a central air unit of a single-family home.

20  
21 Mr. Thomson stated the ordinance allows the City to request a noise study. However, the City is  
22 familiar with these types of sites and how they operate in other areas, and is confident that the  
23 equipment would not violate any noise thresholds that are established and would not violate the  
24 City's noise ordinance.

25  
26 Ms. Dresch stated that they are not installing a backup generator with the equipment, and this is  
27 where the noise impacts typically result from.

28  
29 Chair Iverson asked what the footings were and proposed pvc rooftop sleepers were in drawing  
30 A2 of the packet materials.

31  
32 Ms. Dresch stated these are to run the coax cable from the antennas to the ground equipment. They  
33 use this system so that the cable is not sitting directly on the ground.

34  
35 Chair Iverson stated the plans show that there could potentially be other carriers that could be  
36 added.

37  
38 Mr. Littlejohn stated this would be something that would have to be approved by the Planning  
39 Commission.

40  
41 Chair Iverson asked if there would be any lights on these structures.

42  
43 Mr. Littlejohn stated there would not be lights on the antennas or other illumination for the  
44 equipment.

45



1 Chair Iverson noted that members of the public wished to comment on the application, and invited  
2 them to share their comments.

3  
4 Resident, Ms. Brenda Kaufman, 131 Huntington Ave S, stated she had spoke at the last meeting  
5 and is opposed to this project. She stated they do not need any additional industrial encroachment  
6 on this small residential neighborhood. Due to the topography, the Edina Realty building towers  
7 over the homes in this neighborhood. She stated the applicant's photos are not true depiction of  
8 what the residents would be seeing from their second-floor windows. She stated she could  
9 currently see the garbage from her property. The proposed equipment would be seen as well. She  
10 asked how wide the structures on the top of the building would be and if this equipment could be  
11 located in the front of the building. She expressed additional concerns about the property values  
12 of the neighborhood, the health of the residents in this area and the noise from the repairs that  
13 would occur in the middle of the night.

14  
15 Resident, Mr. Gordy Straka, 130 Huntington Ave S, stated the Edina Realty building was built  
16 with no setbacks. He stated the building height for the C-1 district is 30-feet and this building is  
17 over 35-feet in height currently and adding these antenna would make this building over 49-feet  
18 in height. The apartments to the west of this property are 28-feet from the proposed control panel.  
19 This building would be air-conditioned and that unit will make noise and give off heat. He stated  
20 even if there are no generators on the site, if there were a power outage, they would bring in a  
21 trailer generator and this will create noise 24/7 until the power is restored. He stated that if the  
22 phones are not working the company will see this as an emergency, and they will have repair  
23 people there 24/7 and not the 8 am to 6 pm they are stating. He stated if this is approved, it would  
24 not be following the Comprehensive Plan written by the City. The Comp Plan calls for stealth  
25 design and there is no stealth design in this proposal. Denying the CUP does not result in an undo  
26 hardship for the applicant. He pointed out other locations in the City and that the applicant could  
27 partner with another company in a different location. He stated Verizon could also install microcell  
28 technology and install this where needed, rather than in the neighborhood. He is opposed to this  
29 project.

30  
31 Resident, Ms. Merrily Babcock, 337 Reno St, stated she does not live in the neighborhood but she  
32 is familiar with this situation because of where she lives. It is not just one cell tower that will be  
33 located here because others will want to be located there as well. She asked if another company  
34 wanted to be located here if this would be something that staff would approve or if the Planning  
35 Commission and City Council would approve it.

36  
37 Mr. Thomson stated that the Planning Commission is reviewing the specific plans that were  
38 submitted, which is for Verizon Wireless only. If there are any substantial changes to the plans,  
39 including adding more antennas or expanding the ground equipment, they would have to amend  
40 the CUP and come back to the Planning Commission and City Council for approval. Any other  
41 company that would be putting their own equipment in this location would have to go through the  
42 CUP process.

43  
44 Ms. Babcock stated the City would not likely reject another company since one was already  
45 approved. These companies may start out being neat but there will be cables that go all over. The

1 City had to move a tower out of a residential area because of the noise and trash. There are other  
2 locations not as close to residential areas that could meet their needs.

3  
4 Resident, Ms. Virginia Lord, 143 Huntington Ave S, provided a copy of an email from one of the  
5 neighbors. She stated the neighborhood strongly opposes this project. Gordy and her have talked  
6 to over 30 homes and not one person is in favor of this project. There will be air-conditioners and  
7 electrical transformers on this site and these are noisy. The closest property is only 28-feet from  
8 this property and they would have to listen to this noise. She provided a copy of reasons the City  
9 can turn down the CUP. This is a residential neighborhood and the project does not meet the  
10 present or future uses of this area. Adding this equipment will increase traffic on the residential  
11 street, noise to the neighborhood and an eyesore to the top of the building. The project does not  
12 conform with performance standards. The additional parking at the end of the residential cul-de-  
13 sac will be used, the additional loading and noise from the transformers and generators that will  
14 be used when needed, trucks coming and going when things break down are not conforming with  
15 performance standards. The proposed use is extremely negative on the neighborhood. The project  
16 will also negatively impact the property values for the residential homes in the area. She provided  
17 copies of studies showing the devaluation of homes next to cellular antennas and/or towers. The  
18 traffic will also increase and therefore traffic generated by the proposed project is not in relation  
19 to the capabilities of streets serving the property. She provided pictures of the view from her  
20 second floor and the impacts the antennas would have. She also provided pictures of the garbage  
21 area located at the Edina Realty building showing the area was not clean and kept up. She talked  
22 to the Robert McNae, the owner of the building on January 19 to let him know that the neighbors  
23 did not want the antennas in their neighborhood. Mr. McNae stated that she had called too late, as  
24 they had already signed the lease and the antennas were going up.

25  
26 Resident, Ms. Jessica Pollock, 143 Huntington Ave S, stated the homes in this neighborhood are  
27 very close to this building and these antennas would be invasive into the everyday lives of the  
28 neighborhood.

29  
30 Resident, Ms. Brenda Kaufman expressed concerns about the applicant allowing other carriers to  
31 locate on the antenna as well. This would increase the amount of ground equipment and the noise  
32 and traffic related to this equipment. She has never had a problem with coverage in her  
33 neighborhood, and it appears the main complaints are coming from within Presbyterian Homes.  
34 She stated the problem should be addressed with Presbyterian Homes.

35  
36 Resident, Mr. Chad Whittle, 1050 Lake Street E, expressed concerns about the industrial  
37 equipment that could potentially be installed and how this would change the character of the  
38 neighborhood. He asked the Commissioners if they would want this equipment in their back yards.

39  
40 There being no other member of the public wishing to speak, Chair Iverson asked the applicant to  
41 respond to the concerns expressed.

42  
43 Mr. Littlejohn stated they have a battery backup system they use with their equipment. The battery  
44 is charged during the regular cycle and when the power goes down, the batteries would kick in.  
45 They would not need to bring a trailer generator to the site. The site would be designed to be  
46 operated remotely and there might be a technician at the site once or twice a month. The technician

1 would pull into the parking lot of the building and park in the back near the equipment. Once these  
2 antennas are built, most people would not know they are there. He stated from his experience,  
3 homebuyers are looking for homes that have good cell service because this is what many people  
4 rely on now.

5  
6 Chair Iverson stated there had been a lot of traffic when the antennas were located on the water  
7 tower. She asked what would be different that would create less traffic on this site.

8  
9 Mr. Littlejohn stated there were several carriers on the water tower, and this would create more  
10 traffic and visits. He could not speak to how other carriers maintain their equipment or operate.  
11 He has never had a complaint from a City that a Verizon Wireless site is out of compliance. He  
12 stated if they could provide the service needed for Presbyterian Homes and other customers, they  
13 would not be proposing this project. Verizon has RF Engineers who specialize in resolving  
14 coverage problems. This is not a project that is subsidized by the government, and if they could  
15 accomplish the needed results cheaper or quicker they would.

16  
17 Commissioner Douglas asked what the size of the box on the roof would be, and if the service  
18 vehicles would need to access the site from Huntington Avenue.

19  
20 Mr. Littlejohn stated the screened area is 14-feet wide and the antennas is 10-feet tall. He clarified  
21 technicians and service vehicles would access the site from Wayzata Boulevard. There would not  
22 be a need for these vehicles to be on Huntington Avenue.

23  
24 Resident, Mr. Bruno Silikowski, 173 Huntington Ave S, asked why other building or locations are  
25 not being explored. He stated the applicant should show some proof why this building versus  
26 others is the best location.

27  
28 Resident, Mr. Stan Meyers, 131 Huntington Ave S, stated the current fence that is located in the  
29 southwest corner is not in good condition and there are children that play in this area. There are  
30 health concerns about having an antenna in the neighborhood. If Presbyterian Homes is having  
31 problems with coverage then the antenna should be located on their building.

32  
33 Commissioner Douglas noted that in 2015, the City Council had decided that cellular antennas  
34 should be located within 300-feet of Wayzata Boulevard. She asked how the City Council came  
35 to this number.

36  
37 Mr. Thomson stated the City was looking for sites within the community where these antennas  
38 could be located, and Wayzata Boulevard has a higher elevation than the downtown area. He noted  
39 that one of the key things carriers look for is elevation above grade level. If the sites are not  
40 providing enough coverage, there is the potential for more sites in the area.

41  
42 Commissioner Flannigan stated the public turnout for this project speaks to the complexities of  
43 this project, and how the commercial and residential areas of Wayzata are intertwined. Edina  
44 Realty has not been the best neighbor. He would not support the application at this time because  
45 there is too much from the residential standpoint, and the Commission has not been provided

1 enough information to show that this is the best site. There is technology to condense these sites  
2 and opportunities to use microcells.

3  
4 Commissioner Murray asked if there was a timeline the City would have to provide adequate  
5 coverage before they would be considered out of compliance.

6  
7 Mr. Thomson stated Verizon Wireless has submitted the application in front of the Commission,  
8 and the Commission must act on this application. The City has up to 120 days to review the  
9 application and take action on it. Mr. Thomson noted that the City is currently close to the 120-  
10 day deadline to make a decision on the application. He stated City Attorney David Schelzel would  
11 have to provide information on what the legal ramifications of denying the application would be.  
12 He stated this is a conditional permit application, and conditional uses are those uses that are  
13 allowed in a zoning district provided they meet the conditions outlined in the ordinance. The City  
14 has less discretion with conditional use permits than other zoning approvals. The role of the  
15 Planning Commission and City Council is to review the conditional use standards and determine  
16 if the application meets those standards or not.

17  
18 Commissioner Buchanan stated the Planning Commission has little discretion with a CUP  
19 application when all of the conditions are met, and the application presented does meet the  
20 conditions of the ordinance. The applicant has addressed all of the Commission's objections and  
21 requests from the November meeting. He stated there is confusion because the property owner,  
22 Edina Realty, is being a less than desirable neighbor, and the application that is before the  
23 Commission is for a cellular antenna. According to the American Cancer Association website,  
24 living near a cell tower provides less exposure than the use of a cell phone. The applicant has  
25 stated there are no noise issues or traffic congestion on Huntington Avenue. Mr. Buchanan stated  
26 because the application meets the criteria set forth in the ordinance, the Commission should  
27 recommend approval.

28  
29 Commissioner Young stated he would agree with Commission Flannigan.

30  
31 Commissioner Plantan stated the applicant has met all of the pertinent criteria of the CUP  
32 ordinance.

33  
34 Chair Iverson stated she did not believe the applicant met all of the requests of the Planning  
35 Commission. The applicant only provided information on one alternate site, and she is not sure  
36 they did their due diligence and there are no other options available to them. She stated the stealth  
37 design is not creative, and there could be other options that could be looked at. She stated based  
38 on the traffic at the previous cell tower site, she believes the reality of the amount of traffic would  
39 be greater than what the applicant is stating. She would recommend denial at this time.

40  
41 Commissioner Douglas stated there is a lot of tension, and this is due to the construction of the  
42 building. If this building were proposed today, it would not have been built in this location. She  
43 does not want to see the City punish Edina Realty because they are just a tenant in the building.  
44 She stated this cannot be considered as part of this application, and the applicant has meet the  
45 requests of the Planning Commission and the standards in the ordinance.

46

Commissioner Flannigan stated the criteria in the ordinance Section 801.04.2.F.D: the proposed use's effect on the area in which it is proposed and 801.04.04.2.F.E: the proposed use's impact upon the property values in the area in which it is developed, are both criteria the application has not met. The project could have negative effects on the neighborhood and the property values of these homes. The residents of Huntington feel there would be significant negative impact on their neighborhood. The Commission is not limited to the items listed in the ordinance when making their recommendation.

Commissioner Buchanan made a motion, Seconded by Commission Plantan, to direct staff to prepare a draft Planning Commission Report and Recommendation recommending approval of the conditional use permit for Verizon Wireless telecommunications equipment at 1000 Superior Blvd. The motion carried, 4-ayes and 3 nays (Murray, Iverson, Flannigan).

Mr. Thomson stated this would be on the consent agenda at the next Planning Commission meeting, and then it would go to the City Council for review and action on February 20.

#### **AGENDA ITEM 5. Public Hearing Items:**

##### **a.) 235 and 239 Lake St E**

##### **i. Rezoning, PUD Concept Plan**

Director of Planning and Building Mr. Thomson stated the applicant, Pat Hughes, and the property owner, Melvin's 235, LLC, have submitted a development application to redevelop the properties at 235 and 239 Lake Street East. The applicant is proposing to demolish the existing office building and construct a three story, 35,000 square foot office building. As part of the submitted development application, the applicant is requesting approval of rezoning from C-4A to PUD/Planned Unit Development, which requires both a concept and general plan of development review, and approval of a PUD concept plan prior to submitting the full development application for general plan of development and design review. Mr. Thomson noted that on September 5, 2017, the City Council, Planning Commission, and HRA held a joint workshop to discuss redevelopment plans along Lake Street, west of Manitoba Avenue. Redevelopment in this area is a key strategic initiative of the City Council. At the workshop meeting, several property owners in the area provided concept plans for redevelopment of the individual development sites. Since that time, the City Council has approved the final PUD for Wayzata Blu and the concept PUD for the 253 Lake St E property. In addition to the private development applications, the City has established a TIF District in the area which would provide for reimbursement of certain private and public development costs in order to help facilitate the elimination of blight in the area, provide for increased off-street public parking, and also to help fund future street, streetscape, and utility improvements. The 235 and 239 Lake Street East development application includes demolition of the existing office building and construction of a new 3-story office building. The off-street parking for the building would be provided by a shared surface parking lot on the back of the property. The parking lot would utilize the land given to the City as part of the 253 Lake St E project. Access to the shared parking lot would be provided from Lake St by a new two-way drive aisle on the west side of the site.

1 Commissioner Flannigan asked if the City would be investing in the parking as part of the  
2 redevelopment projects in this area.

3  
4 Mr. Thomson stated this has been part of the City's plan.

5  
6 Applicant's Representative, Mr. Tom Dillon, McSharry Real Estate, LLC, 229 Minnetonka  
7 Avenue South #52, stated the properties are 235 and 239 Lake Street. There are four parcels and  
8 they would be utilizing all four parcels for this project. Mr. Hughes wants to improve his facility  
9 for his business, and there would be additional space for other tenants in the building. Currently  
10 these other tenants have not been identified. The proposed building would be general office use.  
11 At this time, they are not requesting any zoning variances. There are no plans to provide  
12 underground parking and the surfacing parking provided would meet the code requirements.  
13 Access to the parking would be off Lake Street on the project property. There has been some  
14 discussion with Mr. Zitzloff regarding a shared driveway, but this has not been determined. They  
15 are estimating it would take about 10 months to construct and occupy the building. They are  
16 expecting to work with the neighboring properties during the construction process to coordinate  
17 the projects.

18  
19 Commissioner Douglas asked about the setback on the second floor and if this would require a  
20 variance.

21  
22 Mr. Dillon clarified the setback on the front of the building varies because of the curve in the road  
23 but would not require a variance.

24  
25 Mr. Thomson stated the City requires 12-feet of sidewalk and no setback beyond this.

26  
27 Mr. Dillon stated they are not at the phase where they have developed a landscaping plan but the  
28 intent is to have an attractive building for the community and these details would develop as the  
29 process continues. He clarified that the height of the building was currently between 35 and 38  
30 feet depending on how it was measured. They are working to meet the 35-foot height requirement.

31  
32 Chair Iverson opened the public hearing at 9:06 p.m.

33  
34 Resident, Lowell Zitzloff, stated Mr. Hughes would like to use the ditch between their properties  
35 for the ingress/egress so that he can get more building. Mr. Hughes is proposing to utilize the City  
36 parking to meet his parking requirements. Mr. Zitzloff noted that he has other applications that he  
37 would be bringing to the City for review that include apartments and additional parking.

38  
39 There being no other member of the public wishing to comment further, Chair Iverson closed the  
40 public hearing at 9:11 p.m.

41  
42 Commissioner Young made a motion, Seconded by Commissioner Murray, to direct staff to  
43 prepare a draft Planning Commission Report and Recommendation with appropriate finding to  
44 recommend approval of the rezoning from C-4A to PUD/Planned Unit Development and the PUD  
45 Concept Plan of Development Review for 235 and 239 Lake St E. The motion carried  
46 unanimously.

**AGENDA ITEM 6. Other Items:**

**a.) Election of Chair and Vice Chair**

Chair Iverson asked for nominations for Planning Commission Chair for the year 2018.

Commissioner Buchanan nominated Commissioner Young to serve as chair.

Commissioner Young declined the nomination due to his travel schedule.

Commissioner Plantan nominated Commissioner Buchanan to serve as chair.

Commissioner Buchanan accepted the nomination.

Commissioner Flannigan asked if Chair Iverson would be interested in serving again.

Chair Iverson stated she would be interested in serving as chair one more time.

Commissioner Flannigan nominated Chair Iverson.

A ballot vote was taken among the commissioners, and a majority supported Commissioner Buchanan as new Planning Commission Chair.

Commissioner Douglas made a motion, Seconded by Commissioner Young, to elect Commissioner Buchanan to serve as Planning Commission Chair for 2018. The motion carried unanimously.

Commissioner Young nominated Commissioner Flannigan to serve as Vice Chair.

Commissioner Flannigan accepted the nomination.

Commissioner Buchanan asked if Commissioner Iverson would be interested in the Vice Chair position.

Chair Iverson stated she would support Commissioner Flannigan.

Commissioner Young made a motion, Seconded by Commissioner Murray, to elect Commissioner Flannigan to serve as the Planning Commission Vice Chair for 2018. The motion carried unanimously.

**b.) Review of Development Activities**

1 Director of Planning and Building Thomson stated the February 5 agenda would include a public  
2 hearing on The Retreat for a new addition. He noted that he would not be at this meeting, but the  
3 City's planning consultant would be in attendance.  
4

5 **c.) Next Meeting February 5, 2018**  
6

7 Director of Planning and Building Mr. Thomson stated the next regular meeting of the Planning  
8 Commission is scheduled for February 5, 2018.  
9

10 **AGENDA ITEM 7. Adjournment.**  
11

12 There being no further business on the agenda, Chair Iverson asked for a motion to adjourn.  
13

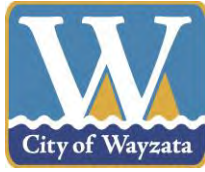
14 Commissioner Murray made a motion, Seconded by Commissioner Flannigan, to Adjourn the  
15 meeting of the Planning Commission. The motion carried unanimously.  
16

17 The Planning Commission meeting was adjourned at 9:24 p.m.  
18

19 Respectfully submitted,  
20

21 Tina Borg  
22 *TimeSaver Off Site Secretarial, Inc.*





**Staff Report  
February 26, 2018**

**Project Name:** The Retreat  
**Addresses of Request:** 1221 Wayzata Blvd E  
**Prepared by:** Jeff Thomson, Director of Planning and Building  
**“120 Day” Deadline:** April 17, 2018

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**Development Application**

Introduction

The applicant, The Retreat, and property owner have submitted a development application for the property at 1221 Wayzata Blvd E. The applicant is proposing to demolish a portion of the existing building and construct a new three story addition in the same general footprint. The development application requests approval of design review and an amendment to the conditional use permit.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on February 5, 2018. The Planning Commission took two actions at the February 5<sup>th</sup> meeting: (1) the public hearing was continued to the February 26<sup>th</sup> meeting because the previous public hearing notice inadvertently omitted the conditional use permit amendment requested as part of the development application; and (2) the Planning Commission voted seven (7) in favor and zero (0) opposed to direct staff to prepare a Report and Recommendation of approval of the development application for consideration at the February 26<sup>th</sup> meeting.

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- Design Review: Building demolition and new building construction requires design review. (City Code Section 801.09.1.5)
- Conditional Use Permit Amendment: The conditional use permit (CUP) approved by the City Council in 2006 allows the residential care facility to have up to 80 residents. The applicant’s proposal to increase the number of residents from 80 to 91 requires an amendment to the existing CUP.

### Property Information

The property identification number and owner of the property are as follows:

| Address             | PID               | Owner                       |
|---------------------|-------------------|-----------------------------|
| 1221 Wayzata Blvd E | 05-117-22-23-0024 | Community Recovering People |

The current zoning and comprehensive plan land use designation for the property are as follows:

|                        |                       |
|------------------------|-----------------------|
| Current zoning:        | INS/Institutional     |
| Comp Plan designation: | Institutional/Public  |
| Overlay districts:     | S/Shoreland District* |

\*The eastern part of the property is within 1,000 feet of Gleason Lake, and is therefore within the Shoreland overlay zoning district. However, the portion of the property where the building addition and site improvements are located is outside of the Shoreland district.

### Project Location

The property is on Wayzata Blvd E, west of the County Rd 101/Bushaway Rd intersection:

*Map 1: Project Location*



### Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

| Direction | Adjacent Use       | Zoning        | Comp Plan Land Use Designation |
|-----------|--------------------|---------------|--------------------------------|
| North     | Big Woods Preserve | Institutional | Institutional/Public           |

|       |                                 |                                       |                      |
|-------|---------------------------------|---------------------------------------|----------------------|
| East  | Highway 12                      | N/A                                   | N/A                  |
| South | Big Woods Preserve              | Institutional                         | Institutional/Public |
| West  | Colonial Square Shopping Center | C-2/Shopping Center Business District | Mixed Use Commercial |

#### Public Hearing Notice

A public hearing notice published in the Sun Sailor and mailed to all property owners located within 350 feet of the subject property on February 15, 2018.

#### **Background Information**

The Retreat property is owned by Community Recovering People and is located between two larger parcels of land owned by the City known as the Big Woods or the Cenacle property. The property is 7.5 acres and contains a 37,000 square foot main building, and a separate two-story building on the east side of the property which is a sober living residence. Due to its location within the Big Woods preserve, the entrance to the Retreat property also contains public access and parking for the nature trail within the Big Woods area.

The Retreat operates a recover center with treatment programs on the property that currently provides services for up to 80 occupants. The City Council approved a conditional use permit for the residential recovery center in August 2003. The original CUP limited the total occupancy to 80 residents, 70 residents in the main building and 10 residents in the center for family and spiritual recovery.

In 2006, the City Council approved an amendment to the 2003 conditional use permit. The 2006 development application included demolition of the sober living residence and construction of a new two-story building in the same general location. The CUP amendment continued to allow up to 80 total residents on the property, but changed the limits to 62 residents in the main building and 18 residents in the center for family and spiritual recovery.

#### Conservation Easement

The Retreat property and the City-owned properties are protected by a conservation easement held by the Minnesota Land Trust, which preserves the forested area of the property. The applicant sent to the proposed plans to the Minnesota Land Trust for their review and approval. The Minnesota Land Trust has reviewed the proposed building plans and has submitted a letter indicating that the project is consistent with the terms of the conservation easement and has no objections to the plans.

#### Historical Resource Description

The existing Retreat building and grounds are listed as an individually significant historic structure in the *Wayzata Historical and Architectural Resources Report* of 2003 ("Vogel Report"). The Vogel Report provides the following description of the property:

This suburban estate consists of a large residence and its associated landscaped grounds and natural woodlands. The house is a two-story, frame, Tudor Revival Style suburban villa with an irregular plan, intersecting gable roofs, and a large non-historic addition. The walls are finished in stucco with decorative half-timbering. The property occupies 21.5 acres, including a wood of hardwood trees dominated by basswood, sugar maple, and red oak. The house is reached by a long driveway from Wayzata Boulevard. The house has been altered from its historic appearance but the estate grounds retain a high degree of historic integrity.

Greenridges estate was built in 1934 for Charles and Ruth Arnao, who sold the property to the Cenacle order of Catholic nuns in 1956. The sisters added the chapel and sleeping rooms to the original house and used the property as a religious retreat center until 1998. Evaluated within the historic context Early Settlement and Townsite Development (1852-1884), the property is historically significant as a rural historic landscape on the basis of its association with rare preserved urban remnant of the Big Woods natural community. Early explorers, government land surveyors, and Euro-American pioneers described in detail the Big Woods landscape that characterized Wayzata at the time of initial white settlement. Though the native elms have almost totally disappeared due to disease, the maple-basswood forest on the Cenacle property retains visual, natural, and cultural characteristics indicative of the historic relationship between the Big Woods and the Wayzata community. The house itself may also be historically significant, as a rare surviving example of an early-twentieth-century rural estate; more research needs to be undertaken to document its physical history and historical associations, however, before a determination of heritage site eligibility can be made. (pp. 48-49)

The applicant notes the historical context of the building, and has proposed to match the architectural vocabulary of the original Greenridge Estate mansion.

## **Analysis of Application**

### Proposed Overview

The application includes demolition of the existing women's recovery wing, and construction of a 20,000 square foot addition in the same location as the existing women's wing. The proposed addition would continue to be used for the women's recovery center, and would consist of 32 beds, meeting rooms, dining room, offices, and a new kitchen. The proposed addition would add 11 additional beds to the residential care facility. The lower level would include several meeting rooms, yoga center, women's fitness center, and craft room. The main level would include the office, kitchen, dining room, and additional meeting room, and the upper two levels would be the 18 residential rooms with 32 total beds. The addition would be three stories in height with a walk-out basement. The exterior of the addition is designed to match the style of the existing building, and the exterior materials would consist of brick, stucco, and wood battens. The proposed site plan also includes two outdoor patio areas on the side and rear of the building addition.

In addition, the applicant is proposing to rebuild an existing three season gathering cabin for four season use within the same footprint.

#### CUP Amendment

The CUP amendment approved by the City Council in 2006 includes a condition of approval which restricts the total number of residents to 80, which includes 62 residents in the main building and 18 residents in the sober living residence. The applicant is proposing to add 11 additional beds in the main building, which would increase the total number of residents to 91. There would be no changes to the number of beds in the sober living residence. The increase in number of residence requires an amendment to the 2006 conditional use permit.

#### Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Institutional/Public. The Comprehensive Plan identifies the following issues and analysis for the Institutional/Public district:

The City of Wayzata has a number of schools, churches, and other institutional uses in areas throughout the community. These institutions are viewed as a positive aspect of the community that serves the good of its residents. Many of these institutional uses are located in or adjacent to established residential neighborhoods. Institutional facilities create impacts and add activity to an area resulting in parking or increased traffic that is not characteristic of residential neighborhoods. Wayzata needs to plan for facility expansion and potential redevelopment of institutional property to ensure proper preservation of land use compatibility.

#### Zoning

The following table outlines the zoning standards for the Institutional zoning district:

|                          | INS Zoning District                        | Proposed               |
|--------------------------|--------------------------------------------|------------------------|
| Height (max.)            | 3 stories and 40 ft.,<br>whichever is less | 3 stories and 36.5 ft. |
| Building setbacks (min.) |                                            |                        |
| Front (south)            | 50 ft.                                     | 400+ ft.               |
| Side (east)              | 50 ft.                                     | 149 ft.                |
| Side (west)              | 50 ft.                                     | 107 ft.                |
| Rear (north)             | 50 ft.                                     | 109 ft.                |

\*\*variance requested

#### Design Review

The project is subject to the design standards for the Wayzata Blvd design district. A complete design review critique of the proposal is included as an attachment. The applicant is not requesting any deviations from the design standards for the building addition.

The property is unique compared to other properties in the City because the building is set back a significant distance from Wayzata Blvd. Given the building is located in the center of the seven acre site and is surrounded by the Big Woods, the building is not highly visible from the public street or adjacent properties. Many of the design standards are based on buildings that are located directly adjacent to a public street and sidewalk, and therefore are not applicable to the project.

#### Parking

The site currently has 47 off-street parking stalls adjacent to the main building. The sober living residence on the east side of the site also has its own parking lot, so the site has a total of 62 on-site parking stalls. The City's zoning ordinance does not establish a specific minimum requirement for residential care facilities. For uses that do not have a specific parking requirement, the City may establish the parking requirement based on the similar uses. In past applications for the Retreat, the City has used the parking standards for nursing and rest homes, which operate similar to a residential care facility. Based on this parking requirement, the site would be required to have 23 parking stalls. In addition, there are 32 employees on the property at peak times. Accounting for the employee parking, 55 stalls would be needed to meet the anticipated parking demand. With the 62 stalls on site, staff is confident there is adequate parking on the property to meet the parking needs of the facility.

#### Tree Preservation

The applicant has submitted a tree preservation and landscape plan for the project. Five trees would be removed for construction of the building addition, which include two ash trees, two crab apple trees, and a spruce tree. Of the five trees that would be removed, only one of them is large enough to be considered a significant tree by the City's tree preservation ordinance, and none of the trees removed are heritage trees. The City's tree preservation ordinance states that for projects that require design review, up to 10 percent of the inches of significant trees may be removed for the project. Given the substantial number of trees on the property, the removal of one significant tree does not require mitigation.

The applicant has submitted a landscape plan which includes planting ten new trees on the site – six white oaks and four basswood trees. In addition, the landscape plan includes foundation plantings consisting of deciduous and evergreen shrubs, grasses, and seasonal annual planting beds.

#### **Action Steps**

- Conduct the public hearing for the Conditional Use Permit amendment
- Consider adoption of the Planning Commission Report and Recommendation of approval of the development application

#### **Attachments**

Planning Commission Report and Recommendation

Applicant's Narrative  
Minnesota Land Trust Letter  
Proposed Plans  
Design Review Critique  
2003 CUP Resolution  
2006 CUP Amendment Resolution

### **Applicable Code Provisions for Review**

#### Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Institutional/Public. The Comprehensive Plan outlines the follow policies for the Institutional/Public land use district:

- Accomplish transitions between differing types of land uses in an orderly fashion to minimize negative impacts on adjoining development.
- Analyze all institutional development proposals from physical, social, and economic standpoints to determine the most appropriate land uses within a neighborhood and the community as a whole.
- Consider the removal of land from the tax rolls only when it can be demonstrated that such removal is in the public interest.
- Establish sufficient setback requirements for new or expanding institutional development to assure adequate separation of differing land uses.
- Develop all institutional uses according to high levels of design, which are sensitive to the mass and scale of the existing surrounding neighborhood.
- Adequately screen, landscape and buffer institutional facilities to minimize the impact on surrounding uses and enhance the neighborhood and community in which they are located.

Design Standards City Code Section 801.09: The design standards set forth in Section 9 of the Wayzata City Zoning Ordinance are referred to collectively as the “Design Standards” or the “Standards”. The purpose of the Design Standards is to shape the City’s physical form and to promote the quality, character and compatibility of new development in the City. The Standards function to:

- A. To guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;
- B. To assist the City in reviewing development proposals;
- C. To improve the City’s public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.

With the exception of Section 7 of the Design Standards, a deviation from any section of the Design Standards shall require a finding by the City Council (after considering the Planning Commission’s recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:



1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.
2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
3. The positive effect of the project on the area in which the project is proposed.
4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

Conditional Use Permits: City Code Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

CUP – Residential Care Facilities: Section 801.70 Subd. 5.E outlines the following conditional use permit standards for residential care facilities in the Institutional zoning district:

1. Interior side yards are screened.
2. Only the rear yard shall be used for play or recreational areas. Said area shall be fenced and controlled and screened in compliance with Section 801.18 of this Ordinance.
3. The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.
4. All signing and informational or visual communication devices shall be in compliance with Section 801.27 of this Ordinance.
5. All state laws and statutes governing such use are strictly adhered to and all required operating permits are secured.
6. Adequate off-street parking is provided in compliance with Section 801.20 of this Ordinance.
7. Off-street loading space in compliance with Section 801.20 of this Ordinance is provided.
8. The provisions of Section 801.04.2.F of this Ordinance are considered and satisfactorily met.



## WAYZATA PLANNING COMMISSION

February 26, 2018

### REPORT AND RECOMMENDATION OF APPROVAL OF PROJECT DESIGN AND CUP AMENDMENT FOR THE RETREAT AT 1221 WAYZATA BLVD EAST

**DRAFT**

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#### **SUMMARY OF RECOMMENDATION**

1. **Approval\*** of Project Design
2. **Approval\*** of CUP Amendment

*\* with certain conditions listed at the end of this Report*

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#### **REPORT AND RECOMMENDATION**

##### **Section 1. BACKGROUND**

- 1.1 Proposed Land Use. The Retreat and the property owner (collectively, the “Applicant”) of the property at 1221 Wayzata Blvd E (the “Property”) have submitted a development application to construct a new three story addition that would replace a portion of an existing building as depicted in the plans listed in the Design Critique attached as Attachment A (the “Project”).
- 1.2 Approvals Requested. The Application requests approval of the following for the Project:
  - A. Project Design: The design of the new three story addition presented in the Application, as conforming to the Wayzata Design Standards, Sec. 801.09 (the “Project Design”).
  - B. CUP Amendment: An amendment to the existing Residential Care Facilities CUP for the Property (the “Existing CUP”) to increase the maximum number of residents permitted on the Property from the current 80 residents to 91 residents (the “CUP

Amendment”).

- 1.3 Property. The address, property identification number and owner of the Property involved in the Project are:

| Address             | PID               | Owner                       |
|---------------------|-------------------|-----------------------------|
| 1221 Wayzata Blvd E | 05-117-22-23-0024 | Community Recovering People |

- 1.4 Land Use Designations. The Property is zoned and guided as follows:

|                    |                               |
|--------------------|-------------------------------|
| Zoning:            | INS/Institutional             |
| Comp Plan:         | Institutional/Public          |
| Overlay Districts: | S/Shoreland Overlay District* |
| Design District:   | Wayzata Blvd District         |

*\* The eastern part of the Property is within 1,000 feet of Gleason Lake, and is therefore within the Shoreland overlay zoning district. However, the portion of the property where the building addition and site improvements are located is outside of the Shoreland district.*

- 1.6 Notice and Public Hearing. Notice of the public hearing on Application was published in the *Sun Sailor* on February 15, 2018. Notice of the public hearing on the design approval request in the Application was mailed to all property owners located within 350 feet of the Property on January 25 and on the entire Application on February 15, 2018. The public hearing on the Application was held at the February 6, 2018 and February 26, 2018 Planning Commission meetings.

## **Section 2. STANDARDS**

- 2.1 Design Standards. Nonresidential and/or multifamily building demolition and new construction must comply with the Design Standards found in Section 9 of the Zoning Ordinance. Section 801.09.1.5. The Project falls within the Wayzata Blvd Design District, and the relevant design standards applicable to the Project are outlined in the attached “Design Critique” (Attachment A).

- 2.2 CUP Amendment.

- A. CUP Amendments. Amended conditional use permits include requests for substantial changes in conditions or expansions of use. An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Section 801.04.5.
- B. CUP—Residential Care Facilities CUP. Section 801.70 Subd. 5.E outlines the following conditional use permit requirements for residential care facilities in the Institutional Zoning District:
1. Interior side yards are screened.

2. Only the rear yard shall be used for play or recreational areas. Said area shall be fenced and controlled and screened in compliance with Section 801.18 of the Zoning Ordinance.
3. The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.
4. All signing and informational or visual communication devices shall be in compliance with Section 801.27 of the Zoning Ordinance.
5. All state laws and statutes governing such use are strictly adhered to and all required operating permits are secured.
6. Adequate off-street parking is provided in compliance with Section 801.20 of the Zoning Ordinance.
7. Off-street loading space in compliance with Section 801.20 of the Zoning Ordinance is provided.
8. The provisions of Section 801.04.2.F of the Zoning Ordinance are considered and satisfactorily met.

A. General CUP Factors. City Code Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. The proposed use's compatibility with present and future uses of the area.
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

### Section 3. FINDINGS OF FACT

Based on the Application materials, additional materials submitted by the Applicant, staff reports and documents, public comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Project Design. The Project meets the applicable provisions of the Design Standards, as detailed in the Design Critique attached to this Report as Attachment A.

3.2 CUP Amendment.

A. Residential Care Facilities Standards.

1. Interior side yards will continue to be screened by the natural wooded surroundings on the Property.
2. The front, side and rear yards will not be used for play or recreational areas.
3. The site will continue to be served by an arterial street of sufficient capacity to accommodate traffic which will be generated by the increased number of residents.
4. All signing and informational or visual communication devices will continue to be in compliance with Section 801.27 of the Zoning Ordinance.
5. As a recommended condition of approval, all state laws and statutes governing the Project use will continue to be strictly adhered to and all required operating permits are secured.
6. Adequate off-street parking will continue to be provided in compliance with Section 801.20 of the Zoning Ordinance, even with the increase in the number of residents.
7. Off-street loading space in compliance with Section 801.20 of the Zoning Ordinance will be provided.
8. The provisions of Section 801.04.2.F of the Zoning Ordinance have been considered and are satisfactorily met as noted in the following section of this Report.

- B. General CUP Factors. The provisions of Section 801.04.2.F of the Zoning Ordinance are met, and the possible adverse effects of the CUP Amendment have been considered. The CUP Amendment should be approved based on the following factors:
1. The CUP Amendment is compatible with the specific policies and provisions of the official City Comprehensive Plan in that it will further a positive aspect of the community that serves the good of its residents and others without negative impacts on adjacent or nearby established residential neighborhoods.
  2. The CUP Amendment is compatible with present and future uses of the area in that the Project would not change the footprint of the existing residential building nor will the increase of residents overburden the capacities of the Property, and the facilities and infrastructure associated therewith.
  3. The CUP Amendment conforms with all performance standards contained in the Zoning Ordinance.
  4. The CUP Amendment will not have a negative effect upon the surrounding area.
  5. The CUP Amendment will not have a negative impact upon surrounding property values.
  6. The CUP Amendment will not significantly increase traffic.
  7. The CUP Amendment will not negatively impact existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

#### **Section 4. RECOMMENDATION**

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends the following, subject to the conditions listed in Section 4.2 of this Report:
- A. Project Design: **APPROVAL** of the Project Design, as set forth in the Application.
  - B. Conditional Use Amendment: **APPROVAL** of the CUP Amendment, as set forth in the Application.
- 4.2 Recommended Conditions:

- A. Other Approvals and Continuing Compliance. The Applicant must secure all necessary building, construction and other permits for the Project, and comply with all laws and regulations applicable to the Project and continued use of the Property as a residential care facility.
- B. Existing CUP. All conditions and standards of previous approvals of the Existing CUP must continue to be met unless expressly modified by the approved Project Design and Amended CUP.
- C. Costs. All expenses of the City of Wayzata, including consultant, expert, legal, and planning incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 26<sup>th</sup> day of February 2018.

Voting In Favor:

Voting Against:

Abstaining:

Absent:

ATTACHMENT:

Attachment A (the "Design Critique")



## PROJECT NARRATIVE

### The Retreat Center for Women's Recovery

Design Review  
Amended Conditional Use Permit  
Wayzata, Minnesota

#### **Applicant/Owner**

The Retreat  
1221 Wayzata Blvd E  
Wayzata, MN 55391  
Contact: John Curtiss  
Phone: 866-928-3434  
Email: [jcurtiss@theretreat.org](mailto:jcurtiss@theretreat.org)

#### **Project Team:**

##### **Architect**

Sperides Reiners Architects, Inc.  
4200 West Old Shakopee Road  
Bloomington, MN 55437

Contact: Eric Reiners, AIA  
Phone: 952-996-9662  
Email: [eric@sra-mn.com](mailto:eric@sra-mn.com)

##### **Civil Engineer**

BKBM Engineers  
5930 Brooklyn Blvd.,  
Minneapolis, MN 55429

Contact: Keith Matte P.E. (MN, ND)  
Phone: 763-843-0446  
Email: [kmatte@bkbm.com](mailto:kmatte@bkbm.com)

##### **Structural Engineer**

BKBM Engineers  
5930 Brooklyn Blvd.,  
Minneapolis, MN 55429

Contact: Tina A. Wyffels, P.E. (MN, ND)  
Phone: 763-843-0436  
Email: [twyffels@bkbm.com](mailto:twyffels@bkbm.com)

##### **General Contractor**

Engelsma Construction  
7119 31st Ave N # A,  
Minneapolis, MN 55427

Contact: Jeff Engelsma  
Phone: (763) 536-9200

The enclosed package provides information which describes and illustrates the elements driving the program and site plan design to meet specific objectives for the Retreat's Center for Women's Recovery while advancing architectural design elements, utilities and grading that embrace the Wayzata City Planning Framework Vision.

# 1 SITE SUMMARY

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## **Parcel Basics**

The existing 7.444 acre site lies within the Big Woods and is the original Greenridge Estate, built and owned by Charles Sr. and Ruth Arnao in 1934 and sold to Sisters of the Cenacle in 1956 to become the Cenacle Retreat Center. In 2003, The Retreat purchased the property to use as a drug and alcohol treatment facility. The Retreat is now looking to remove an existing wing of the original retreat center to build a new Center of Women's Recovery, which will house 32 beds, meeting rooms, dining, offices and a new kitchen. This creates and adds 11 additional beds to the existing conditional use permit. The addition is in keeping with the architectural vocabulary of the original Greenridge Estate mansion.

## **Project Land Use Data**

The site is currently zoned R-2A and accommodates the Retreat as delineated above along with the McIver Center, which is a free-standing family retreat facility built in 2007. The Retreat occupies the site under a conditional use permit of which we are proposing to amend to accommodate 11 additional beds.

The proposed project includes remodeling of some of the existing interior spaces, including fire sprinkling the entire facility. The existing women's wing which extends North of the original Greenridge Estate Mansion will be demolished and a new Women's Recovery Wing will be built on the existing footprint. An existing 3 season gathering cabin will also be rebuilt as a 4 season; on the same footprint.

The peak employee number is 30 and the new addition will add 2 employees for a peak employee number of 32.

The occupancy falls under residential medical care (nursing homes) and requires (1) space for each (4) beds.

Men's Wing - 41 beds  
McIver - 18 beds  
Women's Wing – 32 beds

Total Beds = 91/4 = 23 parking spaces + 32 peak employees = 55 parking spaces required

62 parking spots provided

# 2 PROGRAM DATA

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## **Project Program:**

The proposed women's wing includes 32 beds (the existing women's wing houses 21 beds), 3 support offices, a dining room, 3 meeting rooms, a craft room, a yoga room, a fitness room and a new kitchen for the Retreat.

The women's wing addition is 20,153 SF with roughly 5000 SF on each of 4 floors.

### 3 BUILDING DESIGN

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#### **Building Design**

One of the primary goals of the City's Comprehensive Plan is to "preserve and enhance Wayzata's lakeside small town character." Continuing reference is made in the Comprehensive Plan to the value of Wayzata's unique "small town" character, unlike the suburban qualities of other communities. The Standards seek to preserve the high quality "small town" environment while accommodating the inevitability of change. This character is to be preserved and enhanced by:

1. Attention to the scale, walkability, land use patterns, street and boulevard character of the City

The scale of the Retreat honors the scale of the original Greenridge Estate Mansion. All buildings are lesser in height than the peak of the mansion and all buildings are designed with a vocabulary emulating the mansion.

The Big Woods have walking paths that are further enhanced by the paths of the Retreat.

2. Reinforcing and enhancing residential neighborhoods

The set-back and approach to the Retreat within the Big Woods allows for an estate presence within the neighborhood, yet buffered by its surrounding trees.

3. Promoting a vibrant and healthy business climate, including a strong downtown as key to the economic and social base of the community, and other primary retail/commercial areas

The setting of the Retreat, which is off a vibrant Wayzata Boulevard promotes a great exchange between the support of a business climate and a social base of the community in the Retreat. The use of the Big Woods and the Retreat located within the Big Woods is another vibrant yin-yang support of each other.

4. Shaping the physical environment of the City to allow for the development of cultural and social activities that provide the opportunity for social engagement

The Retreat offers a destination for self-improvement and community support through socialization and sharing which shapes the Retreat campus and thus the physical environment of Wayzata.

5. Promoting community heritage by preserving and redeveloping historic or significant property to the City's small-town roots

The Land Trust and the Big Woods both work together as entities which oversee and enhance the mission and function of the Retreat. The original Greenridge Estate which became the Cenacle Woods Retreat Center, which became the Retreat, establishes a preservation of rich heritage through redeveloping the same property into destination places redefined by generational change.

6. Maintaining and enhancing the diversity of housing options and addressing the need and opportunities for life cycle housing

The extension and preservation of building life cycle by transformation from the Greenridge Estate to the Cenacle Woods Retreat Center to the Retreat, is a great example of re-use and preservation ~ nothing is more environmentally friendly!

7. Promoting a more connected community through building physical and psychological connections between all residential neighborhoods, business areas, and links to other recreational amenities

The connected nature of the Retreat and the Big Woods is a good example of linking together a community asset with a community recreational amenity.

8. Protecting and preserving significant natural resource areas, and promoting access to community parks and open space resources

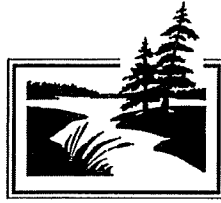
The Big Woods is accessed via parking within the Retreat and the footpaths that lead through the Big Woods are also accessed through the Retreat's paths. This certainly protects and preserves significant natural resource areas.

9. Strengthening and reinforcing community gateways, and providing announcement and a sense of place to areas of the community at key entry points through architectural, landscape and urban design elements

The Big Woods provides a vital “green” buffer between highway 12 and Wayzata Boulevard. This buffer allows for the path of entrance into Wayzata to be a path of departure and discovery with the Big Woods creating separation between traffic noise and a slower and smaller scale vehicle path.

#### 10. Promoting sustainability in development

The extended life cycle of re-use and adaptation as depicted in the transformation of the Greenridge Estate to the Cenacle Woods Retreat Center to the Retreat is a very sustainable model for development; re-using what one can and rebuilding with like materials and expression to the original.



## MINNESOTA LAND TRUST

April 27, 2017

John Curtiss  
Community of Recovering People  
1221 Wayzata Blvd. East  
Wayzata, MN 55391

Re: Cenacle Woods (Community of Recovering People)  
Hennepin County  
Project File ID #: 2004-248  
Concept Plan for Women's Wing

Dear Mr. Curtiss,

You have submitted for the Minnesota Land Trust review, a concept plan to rebuild the Women's Wing on the property. The captioned property is protected by a conservation easement held by the Minnesota Land Trust.

The changes to the exterior building include Areas of Change, Additions, Roof Reconfiguration, and return to Green Space as set out in the attachment entitled "Design Solution, Women's Center, Alternate Footprint". This Alternate Footprint shows a new configuration of the building with the addition of C.2, and C.3; removal of parts of the original wing for green space; a second story to C.1; a third story on B.1; a roof reconfiguration with height south of C.1. The Alternate Footprint configuration still remains at the existing square footage. Additionally you plan to replace the screen porch on its existing footprint and you plan to bury the overhead utility lines which attach to the building from the west.

You have indicated that all roof height changes will be no higher than the highest point of the Original Retreat Portion.

Under section 3.3.a, remodeling and reconstruction are permitted as long as the building is 'substantially in their same location' and "does not exceed the current total height and square footage of the covered ground area of said structure". At section 3.4, the conservation easement does not prohibit the burying of utility lines. We understand that the burying of the lines would weave around existing trees.

The Land Trust has reviewed your concept plan and finds this project to be consistent with the terms of the conservation easement and would have no objection to your proceeding with the plan. Please provide final plans with dimensions and height to us for review once they become available.

Thank you for the information and please continue to inform the Minnesota Land Trust as to when and what type of activities you undertake so that we can work with you to maintain a history of the land and buildings.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Thies", written in a cursive style.

Ann Thies  
Conservation Stewardship Director  
[athies@mnland.org](mailto:athies@mnland.org)  
651-917-6280

✓ cc: Eric A. Reiners, Sperides Reiners Architects, Inc.



# THE RETREAT CENTER FOR WOMEN'S RECOVERY



AERIAL VIEW





# THE RETREAT CENTER FOR WOMEN'S RECOVERY



VIEW FROM APPROACH



# THE RETREAT CENTER FOR WOMEN'S RECOVERY



VIEW OF CABIN





# THE RETREAT CENTER FOR WOMEN'S RECOVERY



VIEW FROM NORTH LAWN





**THE RETREAT**  
WOMEN'S CENTER WING ADDITION  
1221 WAYZATA BLVD. EAST  
WAYZATA, MN



the retreat

**SRA**  
SPERIDES REINERS ARCHITECTS, INC.

4200 WEST OLD SHAKOPEE  
ROAD  
SUITE 220  
BLOOMINGTON, MINNESOTA  
55437  
PH: 952-996-9662  
FX: 952-996-9663  
WWW.SRA-MN.COM

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SPERDES REINERS  
ARCHITECTS, INC

## PROJECT TEAM

**OWNER:**  
**THE RETREAT**

---

1221 WAYZATA BLVD E  
WAYZATA, MN 55391  
CONTACT: JIM MEINSH  
PHONE: (952) 476-0566  
FAX: (952) 404-7208

**ARCHITECT:**  
**SPIRIDES REINERS ARCHITECTS, INC.**

---

4200 W OLD SHAKOPEE RD  
SUITE 220  
BLOOMINGTON, MN 55437  
CONTACT: ERIC REINERS  
PHONE: (952) 996-9662  
FAX: (952) 996-9663

## ARCHITECT OF RECORD

Company  
ANY STREET  
SUITE #  
CITY, ZIP USA  
NAME  
PHONE  
NUMBER (FAX)  
EMAIL@ADDRESS.COM

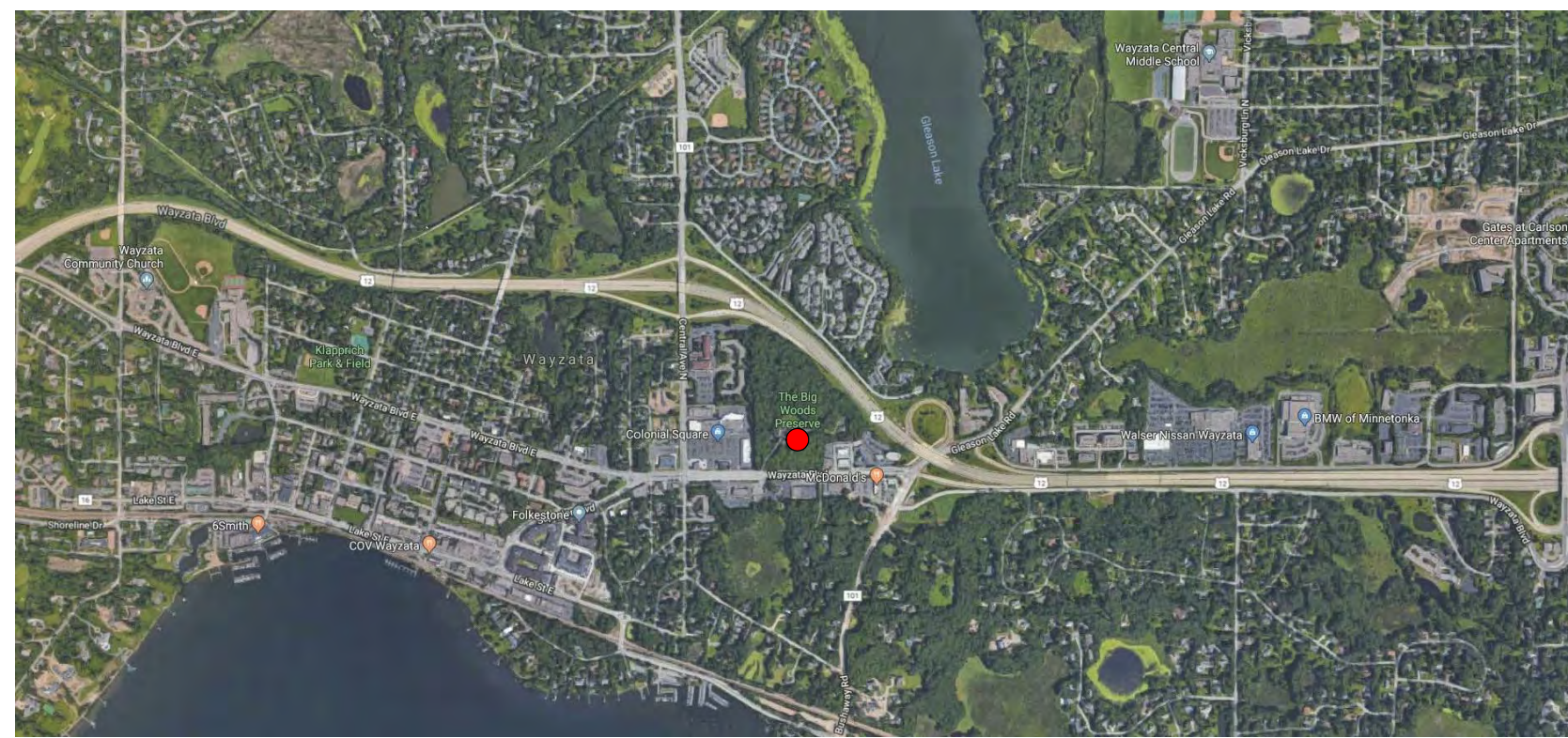
## GENERAL NOTES

- A. STUO FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 3" X 6" DIMENSIONED STUO TRACK AT TOP. STUO FRAMING SHALL BE 3/4" FROM TOP OF TRACK AND HAVE NO MINIMUM DISTANCE LISTED TO ALLOW FOR 3/4" DEFLECTION.
- B. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WORK. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
- C. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
- D. HOLD 1/2" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAPS BETWEEN EXISTING FLOOR OF GYPSUM BOARD AND FLOOR WITH SEALANT. STRIKE SEALANT SMOOTH WITH PUTTY KNIFE. PARAPARTITION REMOVE EXCESS SEALANT FROM PERIMETER AND FLOOR.
- E. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CORNER OF THE FLOOR OR AS SHOWN ON THE FLOOR/FINISH PLAN.
- F. VERIFY LOCATION OF ACCESS PANELS FOR MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL.
- G. SEAL PENETRATIONS THROUGH FLOOR WITH MECHANICAL AND SHOWN BEHIND MECHANICAL AND ELECTRICAL.
- H. MEET REQUIRED RATINGS. PROVIDE UL APPROVED METHODS.
- I. UTILIZE FIRE TREATED BLOCKING TO SUPPORT ALL SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES.
- J. COORDINATE WITH ALL OTHER DOCUMENTS WHERE SUCH CONDITIONS APPLY.
- K. NOTIFY THE ARCHITECT IF ELECTRICAL COMMUNICATION HVAC/MECHANICAL ITEMS DETECTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS.
- L. VERIFY ALL INSTALLATIONS MEET ALL DEVICES AND CONTROLS REQUIREMENTS TO NOT EXCEED 4" OF EACH OTHER HORIZONTALLY (NOT 15° C) AND ALIGN THE CENTER OF EACH ITEM. IN THE POSITIVE POSITION ALIGN THE ITEMS ON CENTERLINES.
- M. DURING CONSTRUCTION, AREA SHALL BE KEPT CLEAN AND ORDERLY.
- N. LIGHTING, EXIST LIGHTING EQUIPMENT, ELECTRICAL DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL INFORMATION REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL EQUIPMENT WITH BUILDING.
- O. CONSTRUCTION AND EQUIPMENT SHALL OBTAIN THE NEEDED PERMITS TO PROTECT THE COMPLETE AND WORKING.
- P. INSTALLATION.
- Q. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
- R. PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.

## PROJECT IMAGES



## LOCATION MAP



## SHEET INDEX

[illegible]

| ISSUE # | DATE       | DESCRIPTION   |
|---------|------------|---------------|
| 1       | 12/18/2017 | CITY SUBMITAL |

# THE RETREAT

# TITLE SHEET

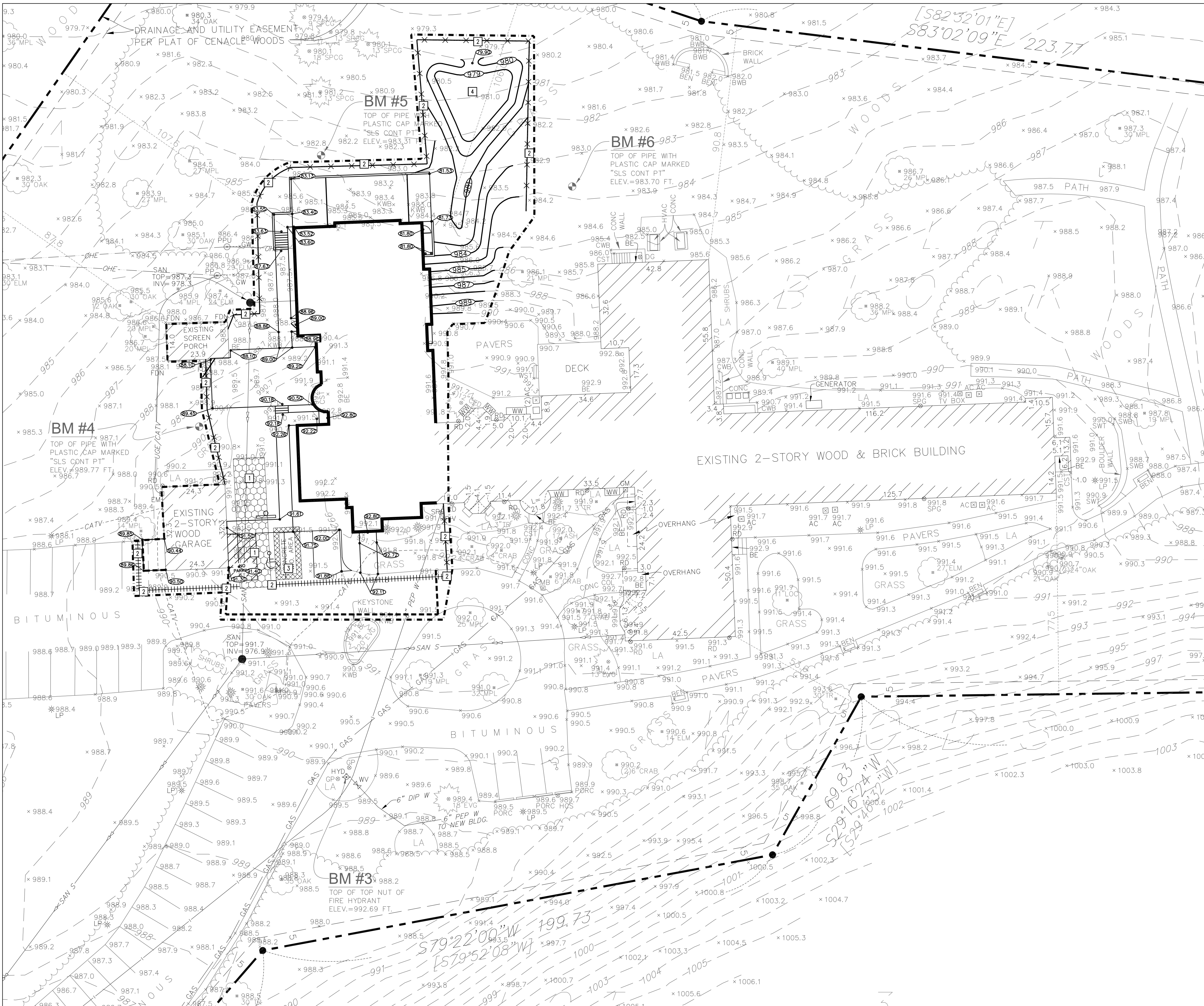
PROJECT NO: 15-012  
DRAWN BY: E.M.  
CHECKED BY: E.R.

A000









**PROPOSED PLAN SYMBOLS**

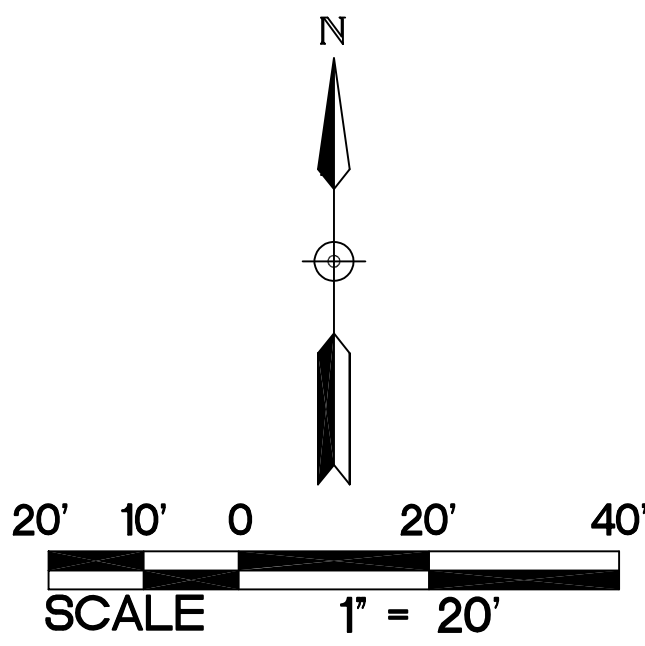
CONSTRUCTION LIMITS: ---  
SILTATION FENCE: ---  
BIO-ROLL: ---  
PROPERTY LINE: ---  
SAWCLUT LINE (APPROX.): ---  
ROCK CONSTRUCTION ENTRANCE: ---  
DRAINAGE FLOW ARROW: -->

SPOT ELEVATION: 22.77  
SOIL BORING: ---  
CONCRETE WASHOUT AREA: ---

NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

APPROXIMATE DISTURBED AREA IS 0.46 ACRES

| ABBREVIATIONS |                          |
|---------------|--------------------------|
| BLDG          | Building                 |
| BM            | Bench Mark               |
| CB            | Catch Basin              |
| CONC          | Concrete                 |
| DIP           | Ductile Iron Pipe        |
| ELEV          | Elevation                |
| EX            | Existing                 |
| FEE           | Finished Floor Elevation |
| INV           | Invert                   |
| MAX           | Maximum                  |
| MH            | Manhole                  |
| MIN           | Minimum                  |
| PVC           | Polyvinyl Chloride       |
| RCP           | Reinforced Concrete Pipe |



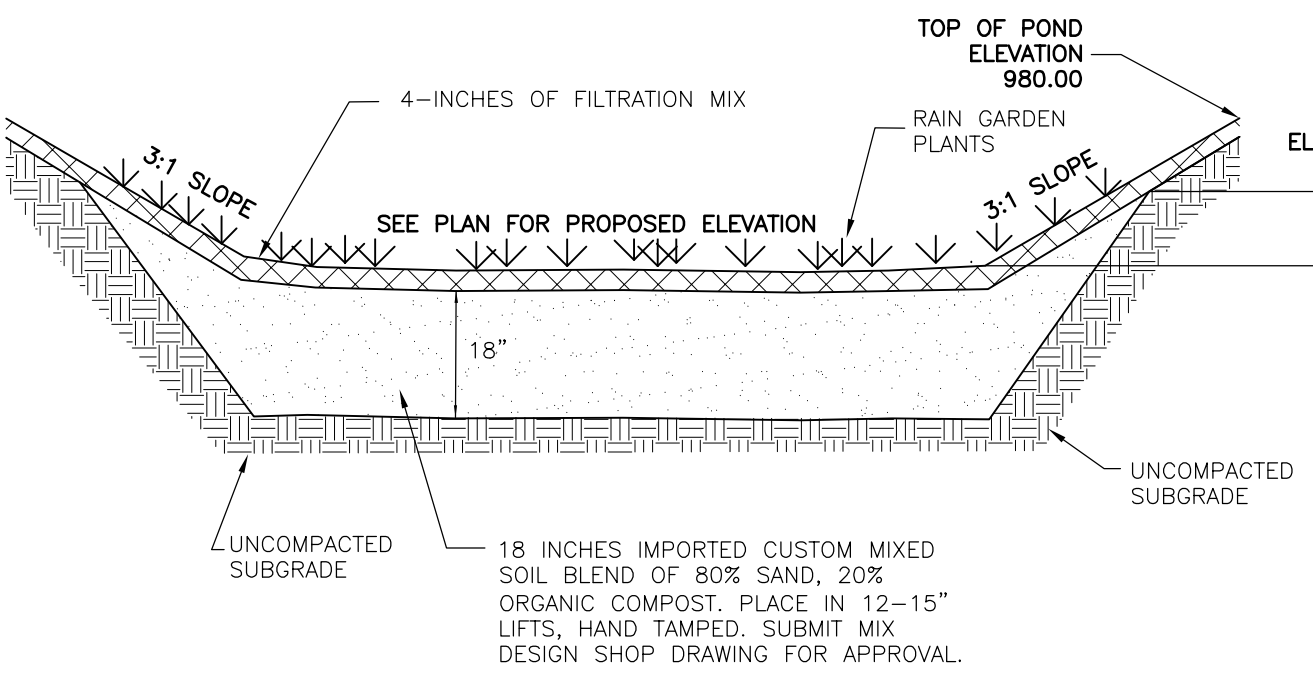
NOTE: STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C000 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [ ] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 2/C000.
  - INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 3/C000.
  - APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
  - INFILTRATION BASIN(S) AND WATER QUALITY TREATMENT POND(S) ARE TO BE CONSTRUCTED AT THE END OF GRADING OPERATIONS ONCE THE TRIBUTARY AREA'S FINAL STABILIZATION HAS BEEN INSTALLED. REFER TO DETAIL 2/C100 FOR INFILTRATION BASIN CROSS SECTION. **CONSTRUCTION TRAFFIC** IN INFILTRATION AREA(S) IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. INFILTRATION AREA(S) ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED FOR TEMPORARY SEDIMENT BASIN(S) ONCE BASIN(S) SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN(S) INFILTRATE AT A MINIMUM RATE OF 0.3-INCHES PER HOUR USING A PERCOLATION TEST BEFORE FINAL ACCEPTANCE. PERCOLATION TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.

- GRADING NOTES:**
- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
  - THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING, (952) 8812455.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher one at 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
  - PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
  - NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
  - ALL SPOT ELEVATIONS SHOWN AS 92.80, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 992.80.
  - ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
  - NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
  - ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
  - PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
  - UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
  - PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
  - ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
  - THE INTENT IS TO STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE. IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS, PRIOR TO FINAL STABILIZATION, SIX INCHES OF TOPSOIL OR ORGANIC MATERIAL IS TO BE SPREAD AND INCORPORATED IN THE UNDERLYING SOILS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
  - ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
  - IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEED, STRAW MULCH PLACED, AND DISC-ANCHORED.
  - WINTER MULCHING:
    - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STOKES TO THE EXPOSED SOILS.
    - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
  - RETAINING WALLS AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

- RETAINING WALL NOTES:**
- ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
  - THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE TOP ELEVATION OF THE BURIED BLOCK COURSE.
  - ALL RETAINING WALLS SHALL HAVE PROTECTIVE FENCING AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 30 INCHES. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS AND SPECIFICATIONS.
  - MODULAR BLOCK RETAINING WALL SHALL BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION OF WALL.

- WALKWAY NOTES:**
- GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
  - ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.



NOTE: REFER TO MINNESOTA STORMWATER MANUAL FOR RAINGARDEN PLANTINGS

FILTRATION MIX: 50-60% SAND ASTM - C33 20-30% TOPSOIL

- EROSION CONTROL NOTES:**
- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
  - ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY BEFORE, DURING, OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
  - NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
  - FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY WITHIN 24 HOURS OF REQUEST.
  - SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DAKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE ACCESS ROADS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
  - SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.
  - DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
  - ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
  - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS:
    - ALL SEEDDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
    - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MN/DOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
    - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MN/DOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
    - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
    - ALL AREAS THAT WILL NOT BE MOWED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN WILL BE PERMANENTLY RESTORED USING SEED MIXTURE MN/DOT 25-141 AT A RATE OF 50 POUNDS PER ACRE.
    - UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 25-131 (COMMERCIAL PER GRASS) AT A RATE OF 220 POUNDS PER ACRE.
    - WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
    - MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES.
    - RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDED THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
  - GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E. TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
  - TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 2 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
  - EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

**Sra**

SPERIDES REINERS ARCHITECTS, INC.

4800 WEST OLD SHAKOPEE ROAD  
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REG NO. 46574

|               |                |
|---------------|----------------|
| NAME          | KEITH A. WHITE |
| DATE          |                |
| ISSUE         | 12.18.17       |
| CITY SUBMITAL |                |
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**The Retreat**

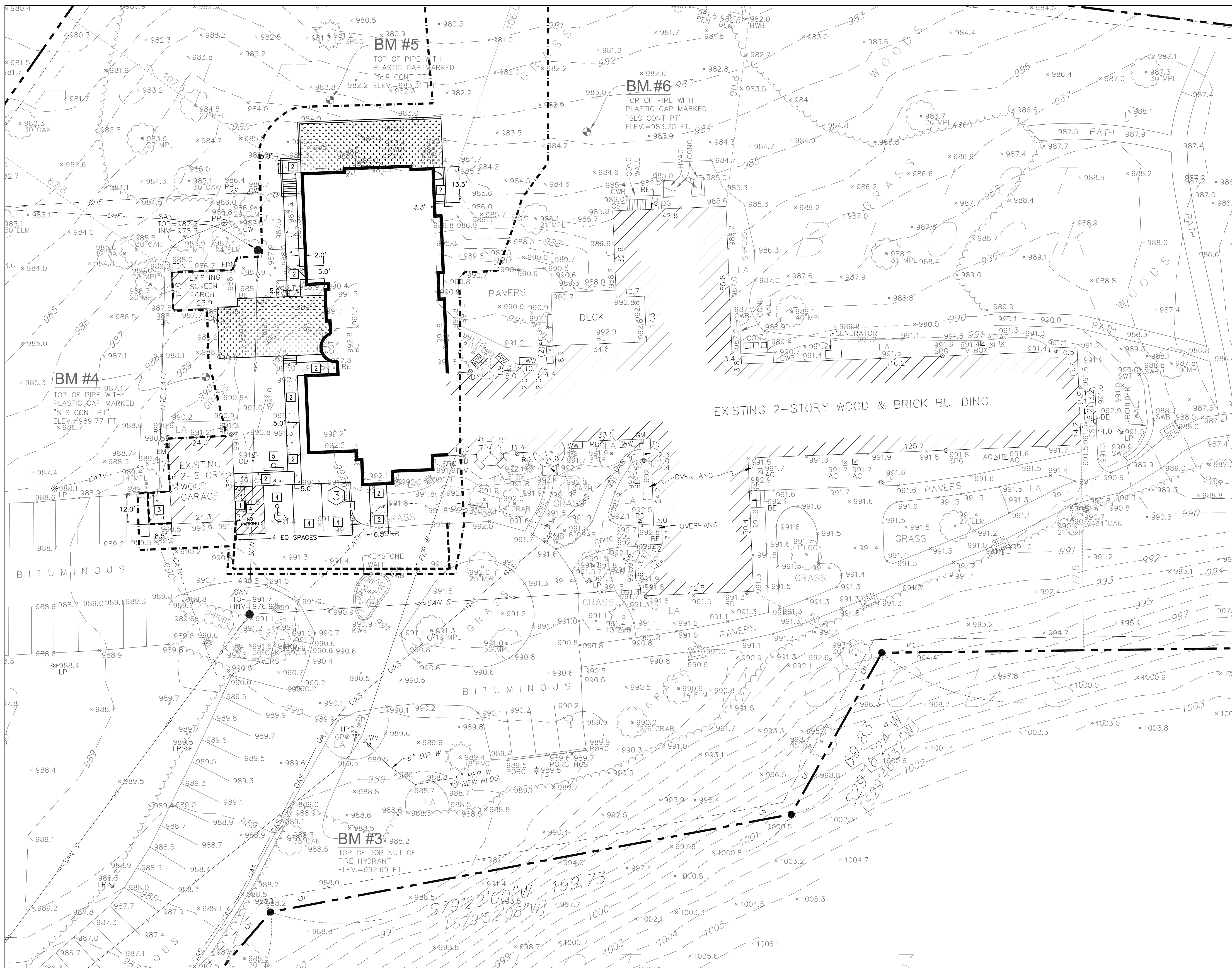
1921 Wayzata Boulevard E.  
Wayzata, MN 55391

PROJECT NO.: 18199  
DRAWN BY: SJR  
CHECKED BY: KAM

**GRADING,  
DRAINAGE  
AND EROSION  
CONTROL  
PLAN**

C100

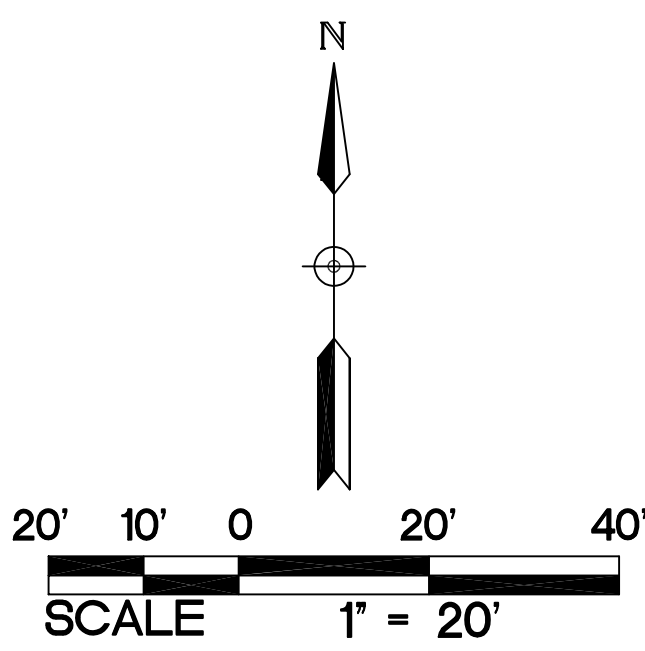




1 PAVING AND GEOMETRIC PLAN  
C200 1"=20'-0"

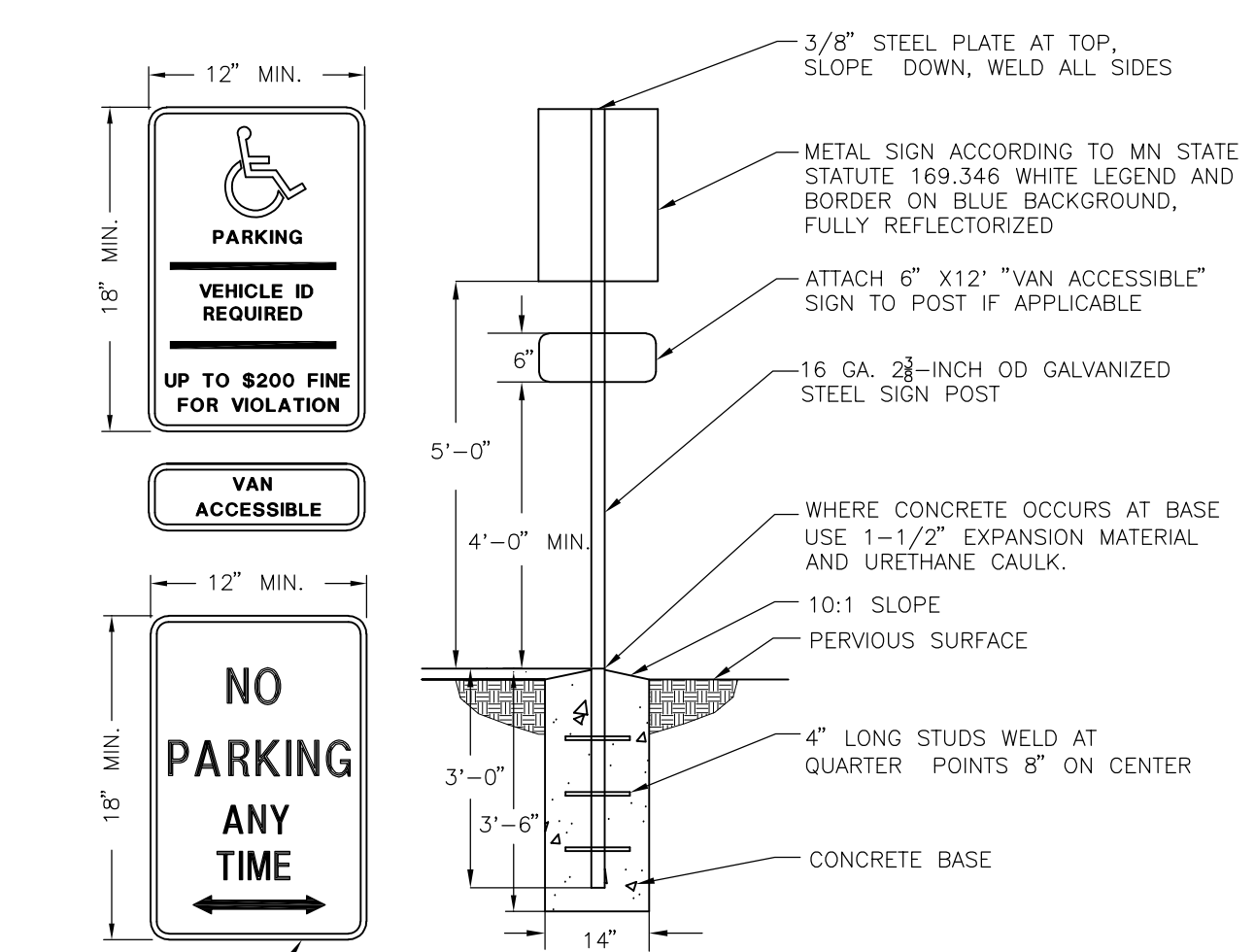
| PROPOSED PLAN SYMBOLS                    |     |
|------------------------------------------|-----|
| CONSTRUCTION LIMITS                      | --- |
| PROPERTY LINE                            | --- |
| SAWCUT LINE (APPROX.)                    | --- |
| BITUMINOUS PAVEMENT                      | --- |
| CONCRETE PAVEMENT/SIDEWALK               | --- |
| SEE LANDSCAPE PLANS FOR PAVEMENT DETAILS | --- |
| ACCESSIBLE PARKING SYMBOL                | --- |
| SIGN                                     | --- |
| PARKING STALL COUNT                      | --- |

| ABBREVIATIONS |                          |
|---------------|--------------------------|
| BLDG          | Building                 |
| BM            | Bench Mark               |
| CB            | Catch Basin              |
| CONC          | Concrete                 |
| DIP           | Ductile Iron Pipe        |
| ELEV          | Elevation                |
| EX            | Existing                 |
| FEE           | Finished Floor Elevation |
| INV           | Invert                   |
| MAX           | Maximum                  |
| MH            | Manhole                  |
| MIN           | Minimum                  |
| PVC           | Polyvinyl Chloride       |
| RCP           | Reinforced Concrete Pipe |

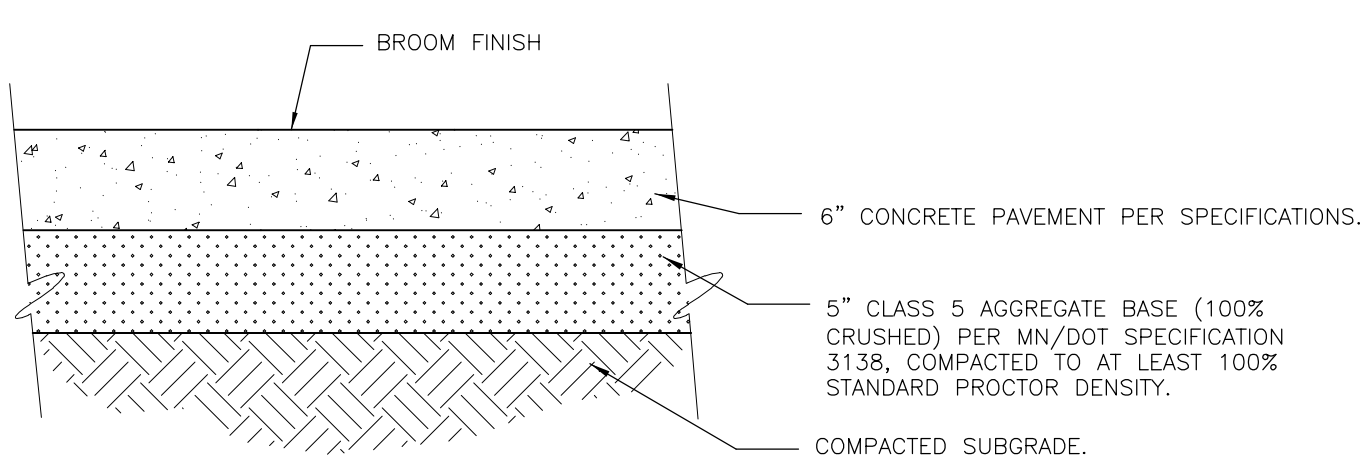


- KEYED NOTES
- KEYED NOTES ARE DENOTED BY [Symbol] ON PLAN.
- [1] INSTALL BITUMINOUS PAVEMENT. MATCH EXISTING SECTION.
  - [2] INSTALL CONCRETE WALK. REFER TO DETAIL 2/C200, REFER TO LANDSCAPE PLANS FOR CONCRETE FINISH AND JOINTING.
  - [3] INSTALL CONCRETE DUMPSTER PAD. REFER TO DETAIL 3/C200.
  - [4] STRIPE AND MARK PAVEMENT AS SHOWN.
  - [5] ACCESSIBLE PARKING SIGN. REFER TO DETAIL 3/C200.

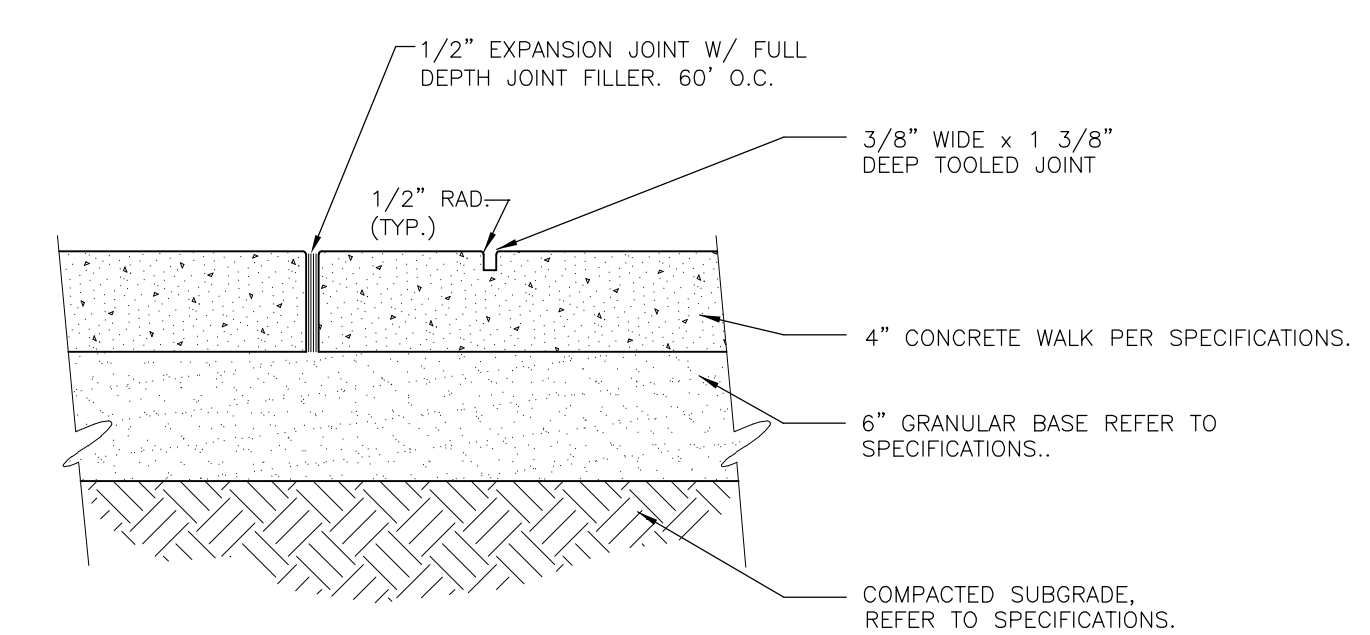
- PAVING NOTES:
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
  - NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
  - REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
  - FOLLOW ALL CITY OF WAYZATA AND HENNEPIN COUNTY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
  - ACCESSIBLE AISLES SHALL BE STRIPED PER MN CODE (SECTION 502). WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESSIBLE AISLE.
  - THE CONTRACTOR IS TO CONTACT THE CITY OF WAYZATA FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
  - REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
  - INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
  - MATCH NEW PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
  - SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
  - REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.



4 ACCESSIBLE SIGN AND POST: GRASS AREA PLACEMENT  
C200 NOT TO SCALE



3 CONCRETE PAVEMENT  
C200 NOT TO SCALE



2 CONCRETE SIDEWALK CONSTRUCTION (TYP.)  
C200 NOT TO SCALE

**Sra**  
SPERIDES REINERS ARCHITECTS, INC.  
4000 WEST OLD SHAKOPEE ROAD  
SUITE 200  
BLOOMINGTON, MINNESOTA 55437  
PH: 959.996.9669  
WWW.SRA-MN.COM

**BKBM**  
CIVIL ENGINEER  
6120 Earle Brown Drive, Suite 700  
Bloomington, MN 55431  
Phone: (763) 849-0430  
Fax: (763) 849-0421  
www.bkbm.com

ISSUE: 12.18.17

1. I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: KEITH A. WHITE  
DATE: \_\_\_\_\_  
REG. NO.: 46574

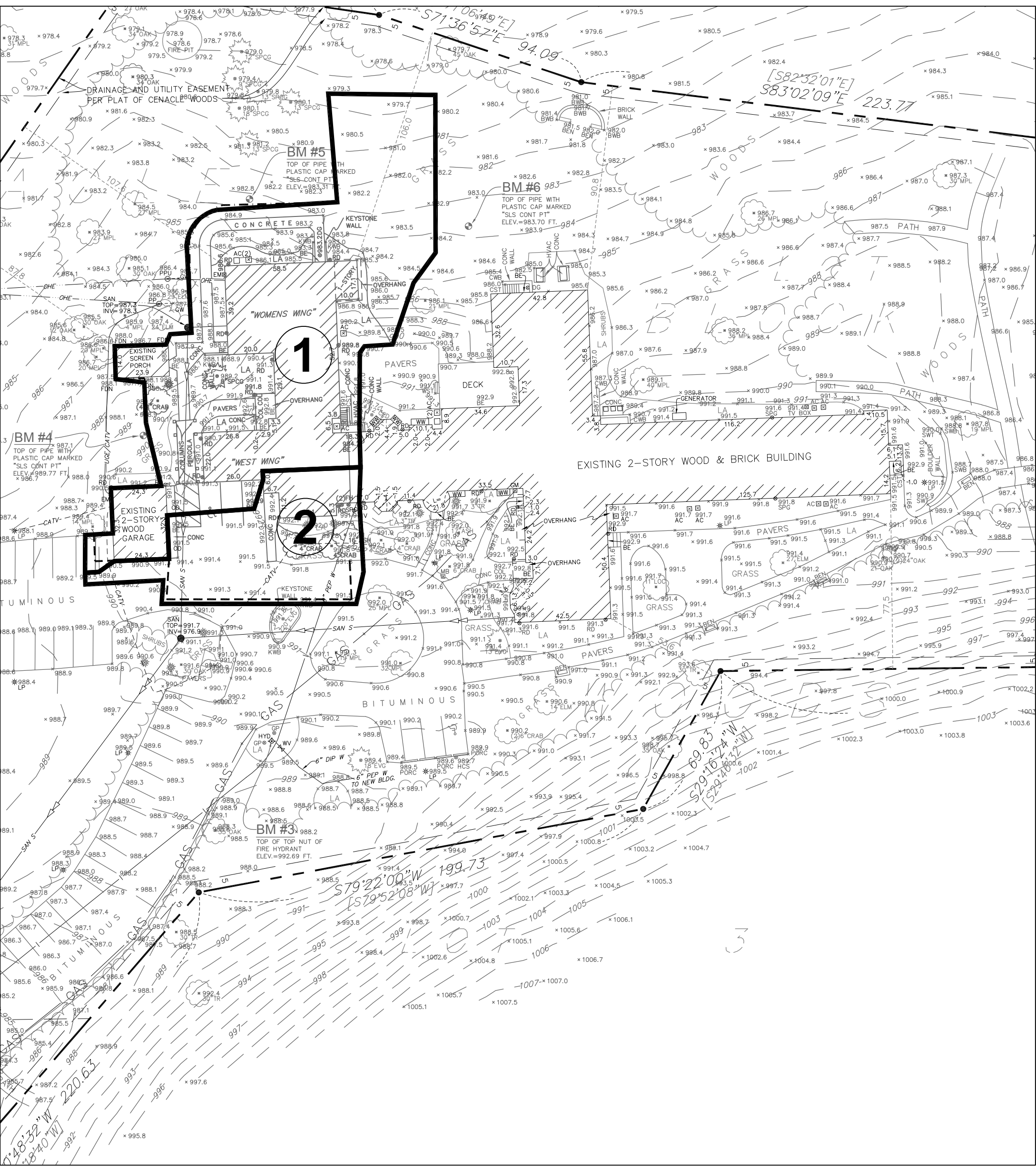
CITY SUBMITTAL: \_\_\_\_\_

**The Retreat**  
1921 Wayzata Boulevard E.  
Wayzata, MN 55391

PROJECT NO.: 18199  
DRAWN BY: SJR  
CHECKED BY: KAM

PAVING AND GEOMETRIC PLAN

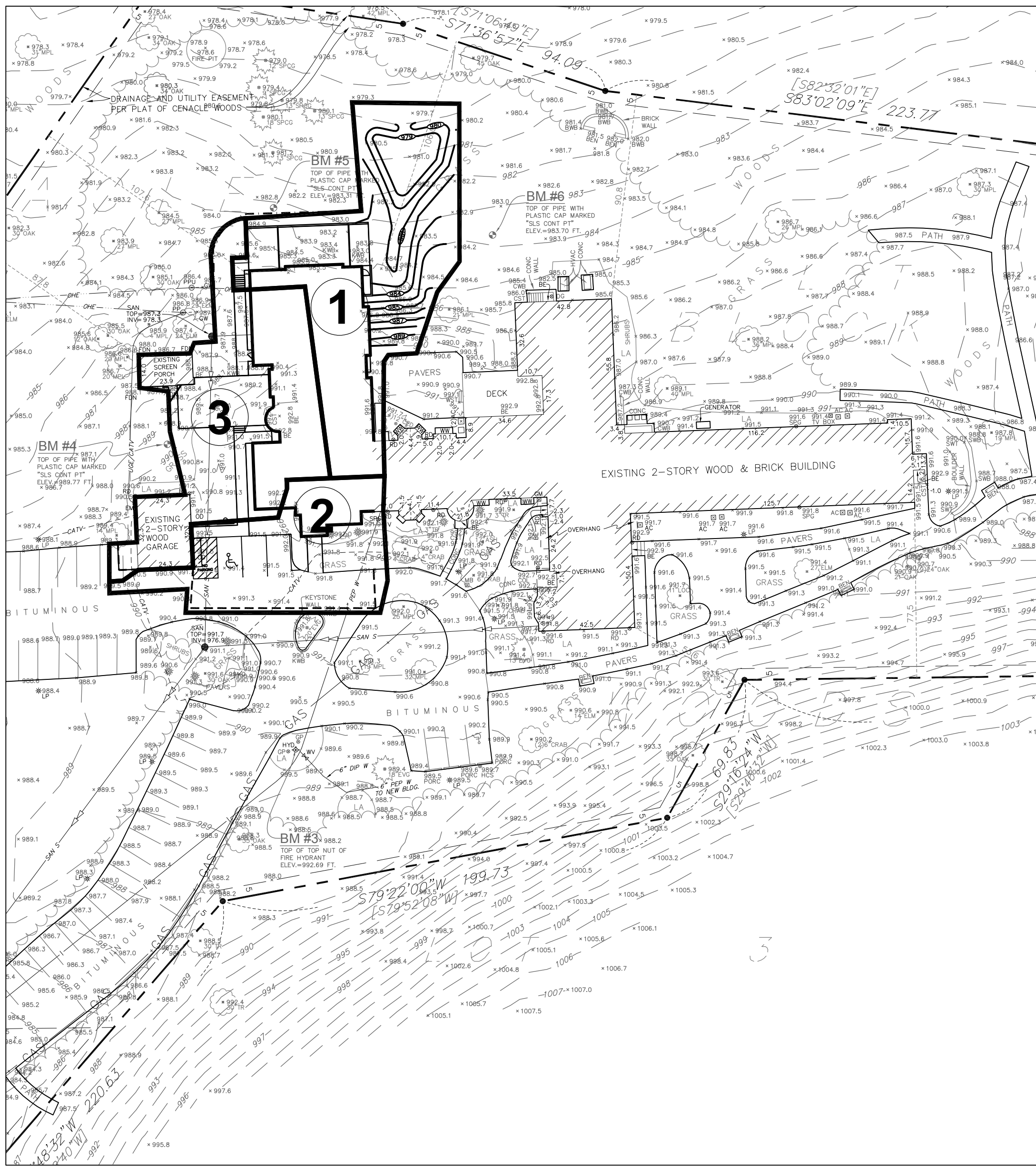




1 EXISTING CONDITIONS  
1"=40'-0"

| EXISTING DRAINAGE AREAS |                         |                       |                    |                            |                             |                              |
|-------------------------|-------------------------|-----------------------|--------------------|----------------------------|-----------------------------|------------------------------|
| DRAINAGE AREA           | IMPERVIOUS AREA (ACRES) | PERVIOUS AREA (ACRES) | TOTAL AREA (ACRES) | Q OUT (CFS) 2-YEAR (2.88") | Q OUT (CFS) 10-YEAR (4.29") | Q OUT (CFS) 100-YEAR (7.37") |
| 1                       | 0.18                    | 0.18                  | 0.36               | 1.23                       | 2.06                        | 3.61                         |
| 2                       | 0.09                    | 0.02                  | 0.11               | 0.44                       | 0.69                        | 1.14                         |
| TOTAL                   | 0.27                    | 0.20                  | 0.46               | 1.67                       | 2.75                        | 4.75                         |

| STORMWATER RUNOFF SUMMARY |                                 |                                  |                                   |  |
|---------------------------|---------------------------------|----------------------------------|-----------------------------------|--|
|                           | 2-YR STORM (2.88") RUNOFF (CFS) | 10-YR STORM (4.29") RUNOFF (CFS) | 100-YR STORM (7.37") RUNOFF (CFS) |  |
| EXISTING SITE             | 1.67                            | 2.75                             | 4.75                              |  |
| PROPOSED SITE             | 1.20                            | 2.63                             | 4.74                              |  |



2 PROPOSED CONDITIONS  
1"=40'-0"

| PROPOSED DRAINAGE AREAS |                         |                       |                    |                            |                             |                              |
|-------------------------|-------------------------|-----------------------|--------------------|----------------------------|-----------------------------|------------------------------|
| DRAINAGE AREA           | IMPERVIOUS AREA (ACRES) | PERVIOUS AREA (ACRES) | TOTAL AREA (ACRES) | Q OUT (CFS) 2-YEAR (2.88") | Q OUT (CFS) 10-YEAR (4.29") | Q OUT (CFS) 100-YEAR (7.37") |
| 1                       | 0.08                    | 0.11                  | 0.19               | 0.12                       | 0.92                        | 1.87                         |
| 2                       | 0.08                    | 0.02                  | 0.11               | 0.43                       | 0.68                        | 1.13                         |
| 3                       | 0.12                    | 0.05                  | 0.17               | 0.65                       | 1.03                        | 1.74                         |
| TOTAL                   | 0.28                    | 0.18                  | 0.46               | 1.20                       | 2.63                        | 4.74                         |

**NOTE:**  
THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL. CONTRACTOR TO SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

**INSPECTIONS**  
EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.  
STABILIZED AREAS: ONCE EVERY 30 DAYS.  
FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.  
RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE OR CONTRACTOR'S VEHICLE.

**FINAL STABILIZATION**  
STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)  
DRAINAGE DITCHES STABILIZED:  
ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.  
CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

**GRADING & SOILS**  
BASED ON SOIL BORINGS(S) PROVIDED BY BRAUN INTERTECT SOILS TYPICALLY FOUND ON THIS PROJECT ARE: SP, SM, ML, CL, CH  
REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

**SPECIAL AND IMPAIRED WATERS**  
THESE SPECIAL AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECENT RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THESE SPECIAL AND IMPAIRED WATERS, THE BMP'S DESCRIBED IN APPENDIX A OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.

| WATERBODY    | IMPAIRMENT(S)                                       |
|--------------|-----------------------------------------------------|
| GLEASON LAKE | NUTRIENT<br>EUTROPHICATION<br>BIOLOGICAL INDICATORS |

| MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL |                    |
|--------------------------------------------------|--------------------|
| ITEM DESCRIPTION                                 | ESTIMATED QUANTITY |
| DRAINAGE STRUCT, INLET FILTER                    | 1 EACH             |
| ROCK CONSTRUCTION ENTRANCE                       | 1 EACH             |
| CONCRETE WASHOUT                                 | 1 EACH             |
| SILT FENCE                                       | 360 LF             |
| EROSION CONTROL BLANKET                          | XX SY              |
| EROSION CONTROL MAT                              | XX SY              |

**NOTE:** QUANTITIES SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL QUANTITIES MAY BE NEEDED IF REQUIRED BY THE MPCA, WATERSHED DISTRICT, OR CITY. CONTRACTOR IS RESPONSIBLE FOR FINAL DETERMINATION OF QUANTITIES PRIOR TO CONSTRUCTION.

**PROJECT NARRATIVE**  
THE EXISTING SITE CONSISTS OF TWO PRIMARY STRUCTURES UTILIZED AS REHAB AND RECOVERY FACILITIES SITUATED ON 7.44 ACRES IN WAYZATA. THE STRUCTURE ON THE EAST SIDE OF THE SITE WILL BE UNDISTURBED. THE STRUCTURE ON THE WEST SIDE OF THE SITE WILL BE PARTIALLY DEMOLISHED AND RECONSTRUCTED TO MATCH THE ORIGINAL FOOTPRINT WITH BUILDING UPDATES AND UPDATES. STORMWATER IS CURRENTLY DIRECTED EITHER OFF-SITE TO THE NORTH OR TO THE EXISTING STORM SEWER SYSTEM TO THE SOUTH. THERE ARE NO STORMWATER FACILITIES CURRENTLY ON-SITE. THE EXISTING IMPERVIOUS AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES IS 0.27 ACRES.

THE WESTERN HALF (APPROX) OF THE WESTERN BUILDING WILL BE DEMOLISHED. PORTIONS OF THE EXISTING PAVING AND LANDSCAPING WILL ALSO BE REMOVED AND REPLACED. A SMALL RAIN GARDEN IS BEING ADDED. STORMWATER WILL DIRECTED EITHER OFF-SITE TO THE NORTH OR TO THE EXISTING STORM SEWER SYSTEM TO THE SOUTH. THE IMPERVIOUS AREA AFTER THE RECONSTRUCTION WILL BE 0.28 ACRES.

**NOTE:**  
THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNERS SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION. CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR. SWPPP DOCUMENTATION, INCLUDING INSPECTION REPORTS SHALL BE RETAINED FOR A PERIOD OF THREE (3) YEARS. DESIGN CALCULATIONS ARE ON FILE AT BKBM.  
THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

**STOCKPILES:**  
ON-SITE STOCKPILES OF SOIL SHALL HAVE PERIMETER SEDIMENT CONTROL. STOCKPILES SHALL BE STABILIZED WITH BLANKETS, TARPS, OR HYDRO MULCH IF LEFT ON-SITE FOR MORE THAN 7 DAYS.

| ABBREVIATIONS |                                                 |
|---------------|-------------------------------------------------|
| BLOC          | Building                                        |
| BMP           | Best Management Practice                        |
| BW            | Bottom of Wall                                  |
| CB            | Catch Basin                                     |
| CONC          | Concrete                                        |
| ELEV          | Elevation                                       |
| EX            | Existing                                        |
| FTE           | Finished Floor Elevation                        |
| HWL           | High Water Level                                |
| INVT          | Invert                                          |
| MAX           | Maximum                                         |
| MH            | Manhole                                         |
| MIN           | Minimum                                         |
| MPCA          | Minnesota Pollution Control Agency              |
| NPDES         | National Pollutant Discharge Elimination System |
| NWL           | Normal Water Level                              |
| PVC           | Polyvinyl Chloride                              |
| RCP           | Reinforced Concrete Pipe                        |
| TW            | Top of Wall                                     |
| W.O.          | Washout                                         |

**CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES**

CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

FOR PUBLIC WATER THAT THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPawning TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE AND DRAIN TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVITY WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.  
SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADE LAND DISTURBING ACTIVITIES BEGIN.

**SEDIMENT AND EROSION CONTROL MAINTENANCE**

PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.  
CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED IN BY CITY OR WATERSHED.

CONSTRUCTION SITE DOWATERING:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DOWATERING PERMITS. DISCHARGE FROM ALL DOWATERING OPERATIONS SHALL BE DIRECTED TO ON-SITE DEPRESSIONS. NO DISCHARGE FROM DOWATERING OPERATIONS SHALL BE DIRECTED OFF-SITE TOWARDS A WATER OF THE STATE.

**PORTABLE TOILET NOTES:**

1. PORTABLE TOILETS POSE AN ENVIRONMENTAL HAZARD WHEN PLACED IN THE VICINITY OF STORM DRAINS OR BODIES OF WATER. PORTABLE TOILET CLEANING ACTIVITIES CAN ALSO GENERATE POLLUTANTS THAT CAN DEGRADE WATER QUALITY.
2. PORTABLE TOILET PLACEMENT:
  - 2.1. PLACE PORTABLE TOILETS ON FLAT STABLE GROUND WITH CLEAR ACCESS TO THE UNITS.
  - 2.2. LOCATE TOILETS A MINIMUM OF 20 FEET FROM ANY WATER BODY AND 10 FEET FROM ANY CURB AND GUTTER. IF UNFEASIBLE, AN EARTHEN BERM OR SAND BAG BERM SHALL BE PLACED AROUND THE UNIT FOR SPILL AND LEAK CONTAINMENT.
  - 2.3. AVOID PLACING TOILETS ON IMPERVIOUS SURFACES THAT WILL QUICKLY DRAIN TO STORM SEWERS.
  - 2.4. LOCATE TOILETS SO THAT EXPOSURE TO TRAFFIC AND MOVING EQUIPMENT IS MINIMIZED.
  - 2.5. SECURE TOILETS TO THE GROUND WITH STAKES OR CABLES.
  - 2.6. RINSE WATER FROM CLEANING ACTIVITIES SHALL NOT BE DISPOSED ON SITE.
3. REGULARLY CHECK TOILETS FOR DAMAGE, LEAKS AND SPILLS AS PART OF THE WEEKLY STORMWATER SITE INSPECTION.
4. OWNER IDENTIFICATION AND CONTACT INFORMATION SHALL BE DISPLAYED IN A PROMINENT LOCATION ON EACH UNIT.

**OTHER NOTES:**

1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY THE OWNER. THE RETREAT, INCLUDED MAINTENANCE FOR STORMWATER DEVICES SHALL BE THE OWNER'S RESPONSIBILITY.
- 1.1. INSPECT RAINGARDEN AND EXISTING STORM SEWER SYSTEM ANNUALLY.
- 1.2. ADDITIONAL LONG TERM MAINTENANCE MEASURES.
2. THIS SWPPP WAS PREPARED BY PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPPS. COPIES OF THE CERTIFICATIONS ARE ON FILE WITH BKBM AND ARE AVAILABLE UPON REQUEST.
3. THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

**POLLUTION PREVENTION MANAGEMENT MEASURES**

SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED.

NO ENGINE DEGRADING ALLOWED ON-SITE.  
CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE INSTALLED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

**HANDLING AND STORAGE OF HAZARDOUS MATERIALS:**

IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

1. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO ANY ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
2. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA.
3. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

ON-SITE FUEL TANKS REQUIRE SECONDARY CONTAINMENT AS REQUIRED BY THE PERMIT. PORTABLE FUEL TRUCKS SHALL HAVE THEIR SPILL KITS AVAILABLE DURING FUELING. SPILLS GREATER THAN 5 GALLONS MUST BE REPORTED TO THE PROPER AUTHORITIES.

**TEMPORARY SEDIMENT BASINS:**

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED PER APPENDIX A, SECTION C.1.9 OF THE MPCA GENERAL STORMWATER PERMIT.

ENGINEER ANTICIPATES THAT, PRIOR TO INSTALLATION OF FILTRATION MEDIA AND DRAIN TILE, CONTRACTOR WILL USE PROPOSED FILTRATION BASINS AS TEMPORARY SEDIMENT BASINS. CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS AND CLAY LINE PRIOR TO USE. SURFACE WATER DISCHARGE FROM PORTABLE WATER SOURCES AS FAUCET SKIMMER OR THIRST DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.

SWPPP IMPLEMENTATION, INSTALLATION, INSPECTION, AND BMP MAINTENANCE BY CONTRACTOR.

NAME: \_\_\_\_\_  
CERTIFICATION #: \_\_\_\_\_  
DATE: \_\_\_\_\_

**CIVIL ENGINEER:**  
**BKBM**  
6120 Earle Brown Drive, Suite 700  
Minneapolis, MN 55425-2216  
Phone: (763) 848-0420  
Fax: (763) 848-0421  
www.bkbm.com  
BKBM is an Equal Opportunity Employer. Minorities and women are encouraged to apply. Employees who may be at risk of sexual harassment are trained and supervised.

THESEY CERRY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A PROFESSIONAL CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
NAME: KEITH A. WHITE  
DATE: \_\_\_\_\_  
REG NO.: 46574

ISSUE: 12.18.17  
CITY SUBMITAL  
CITY REVIEW  
CITY APPROVAL  
CITY REVIEW  
CITY APPROVAL

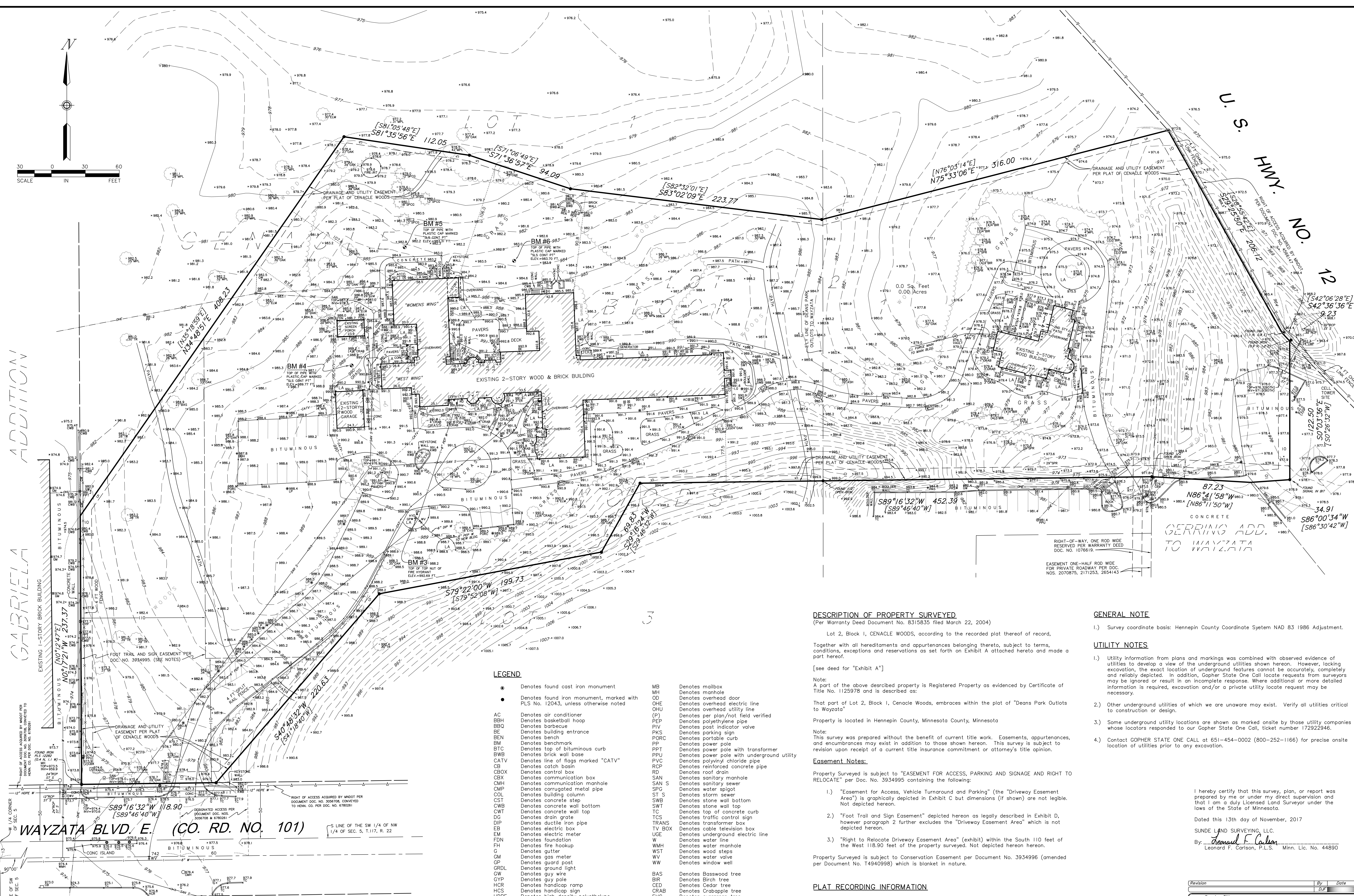
**The Retreat**  
1921 Wayzata Boulevard E.  
Wayzata, MN 55391

PROJECT NO.: 18199  
DRAWN BY: SJR  
CHECKED BY: KAM

**STORM WATER POLLUTION PREVENTION PLAN**

**C400**





#### DESCRIPTION OF PROPERTY SURVEYED

(Per Warranty Deed Document No. 8315835 filed March 22, 2004)

Lot 2, Block 1, CENACLE WOODS, according to the recorded plat thereof of record,

Together with all hereditaments and appurtenances belonging thereto, subject to terms, conditions, exceptions and reservations as set forth on Exhibit A attached hereto and made a part hereof.

[see deed for "Exhibit A"]

Note:

A part of the above described property is Registered Property as evidenced by Certificate of Title No. 1125978 and is described as:

That part of Lot 2, Block 1, Cenacle Woods, embraces within the plat of "Deans Park Outlots to Wayzata"

Property is located in Hennepin County, Minnesota County, Minnesota

Note:

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

#### Easement Notes:

Property Surveyed is subject to "EASEMENT FOR ACCESS, PARKING AND SIGNAGE AND RIGHT TO RELOCATE" per Doc. No. 3934995 containing the following:

- "Easement for Access, Vehicle Turnaround and Parking" (the "Driveway Easement Area") is graphically depicted in Exhibit C but dimensions (if shown) are not legible. Not depicted hereon.
- "Foot Trail and Sign Easement" depicted hereon as legally described in Exhibit D, however paragraph 2 further excludes the "Driveway Easement Area" which is not depicted hereon.
- "Right to Relocate Driveway Easement Area" (exhibit) within the South 110 feet of the West 118.90 feet of the property surveyed. Not depicted hereon hereon.

Property Surveyed is subject to Conservation Easement per Document No. 3934996 (amended per Document No. T4940998) which is blanket in nature.

#### PLAT RECORDING INFORMATION

The plat of CENACLE WOODS was filed of record on March 19, 2004, as R.T. Document No. 3934991 and March 22, 2004, as C.R. Document No. 8315834.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

#### AREA

324,269 square feet or 7.444 acres

#### GENERAL NOTE

1.) Survey coordinate basis: Hennepin County Coordinate System NAD 83 1986 Adjustment.

#### UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 172922946.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 13th day of November, 2017

SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*  
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

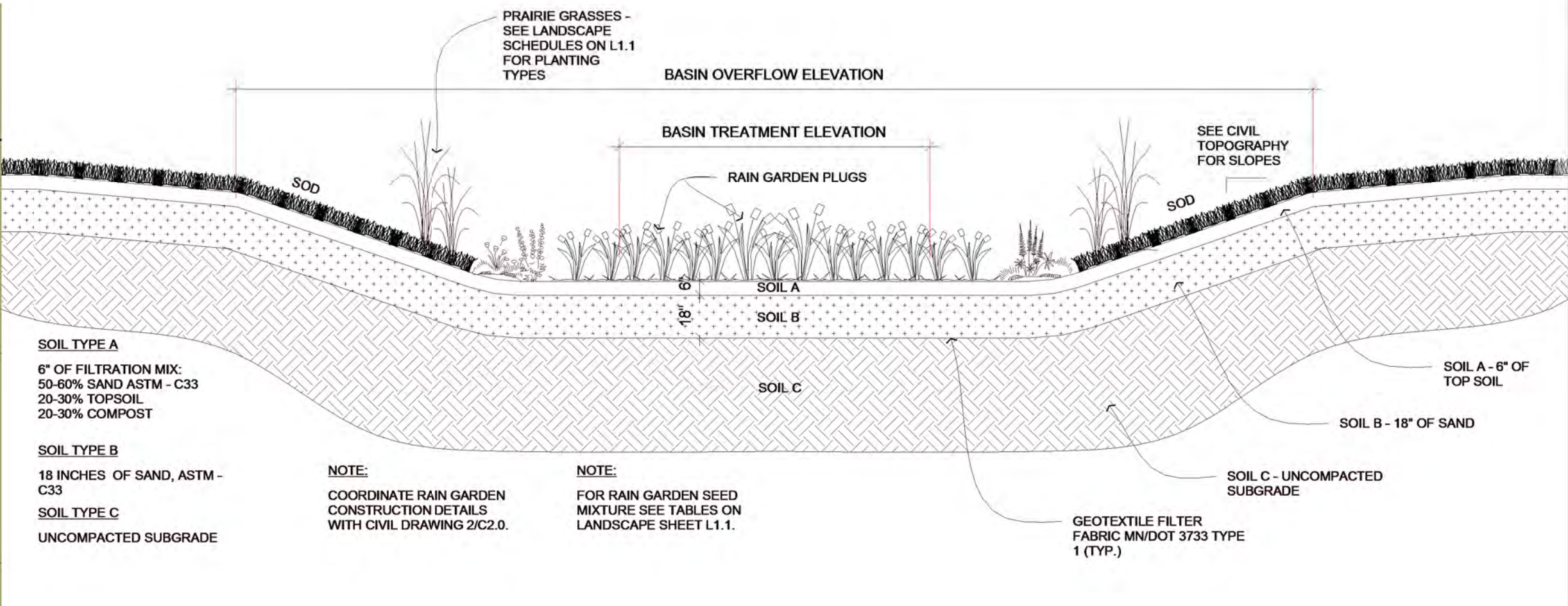
| Revision | By | Date |
|----------|----|------|
|          |    |      |
|          |    |      |

Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC  
and UTILITY SURVEY FOR:  
"THE RETREAT"**  
1221 Wayzata Blvd E, Wayzata, MN

**SUNDE**  
LAND SURVEYING  
www.sunde.com

Project: 2017-201      Bk/Pg: 975/40      Date: 11/13/2017  
Township: 117      Range: 022      Section: 5  
File: 2017201001.dwg      Sheet: 1 of 1





| TREE LEGEND |                          |
|-------------|--------------------------|
| SYM.        | DESCRIPTION              |
|             | TREE REMOVED             |
|             | EXISTING DECIDUOUS TREE  |
|             | EXISTING CONIFEROUS TREE |
|             | EXISTING SHRUB           |

\*TOTAL OF 40" NON-HERITAGE TREE CALIPER REMOVED.

\*TOTAL OF 40" TREE CALIPER NEW ADDED ON LANDSCAPE PLAN.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

| ISSUE RECORD |           |               |
|--------------|-----------|---------------|
| ISSUE #      | DATE      | DESCRIPTION   |
| 1            | 12/8/2017 | CITY SUBMITAL |

# THE RETREAT

## TREE PRESERVATION PLAN

WOMEN'S CENTER WING  
ADDITION  
1221 WAYZATA BLVD. EAST  
WAYZATA, MN



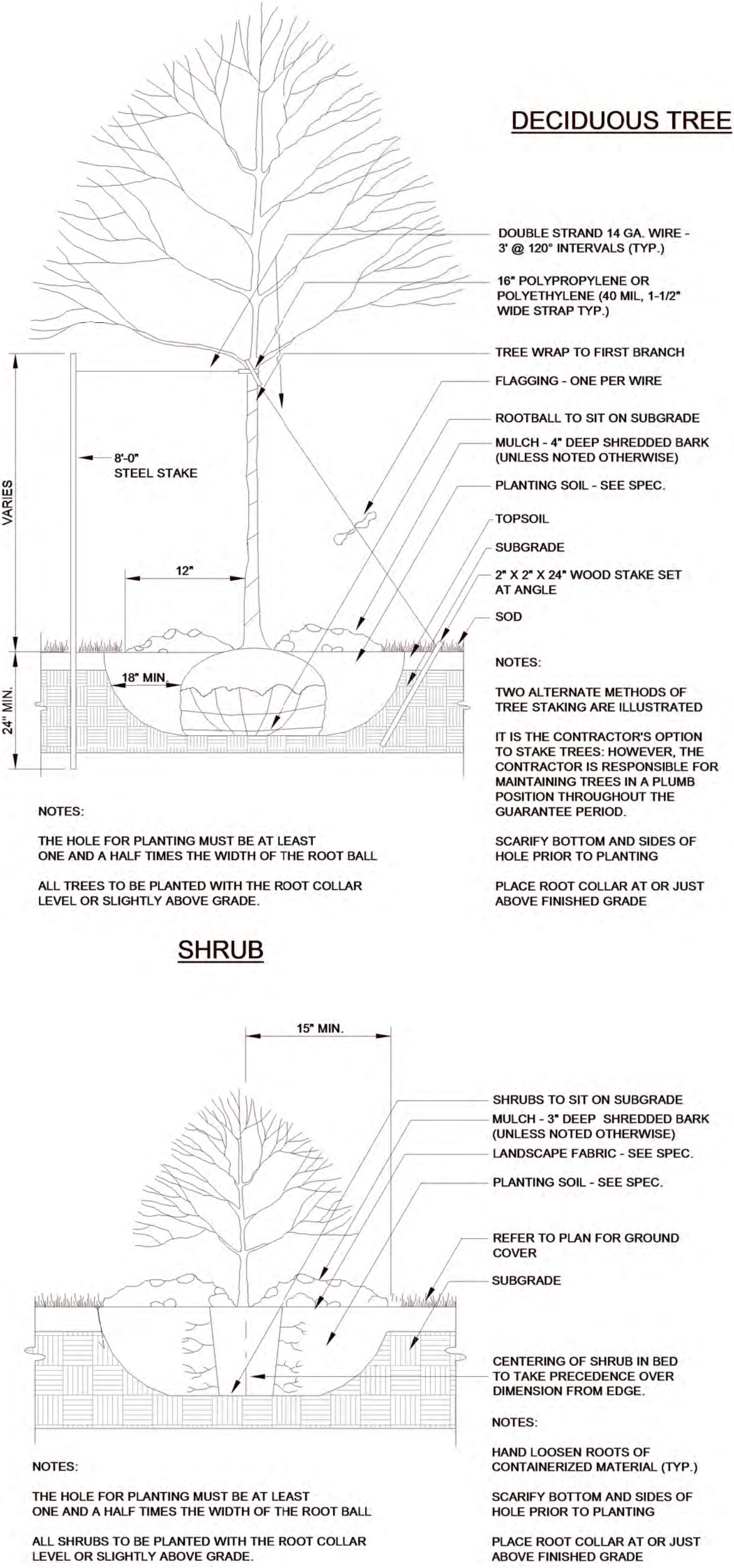


\*TOTAL OF 40" CALIPER NEW TREES PLANTED  
\*TOTAL OF 40" TREE CALIPER NEW ADDED ON LANDSCAPE PLAN.

| NEW TREE SCHEDULE |      |     |         |      |             |             |                 |
|-------------------|------|-----|---------|------|-------------|-------------|-----------------|
| CODE              | SYM. | QTY | SIZE    | ROOT | MATURE SIZE | COMMON NAME | LATIN NAME      |
| WHITE OAK         |      | 6   | 4" CAL. | B&B  | 50'X25'     | WHITE OAK   | QUERCUS ALBA    |
| BASS              |      | 4   | 4" CAL. | B&B  | 50'X25'     | BASSWOOD    | TILIA AMERICANA |

| PLANT SCHEDULE                                                                                                                                              |                                                                                     |                           |         |          |                 |                         |                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------|---------|----------|-----------------|-------------------------|--------------------------------------------|
| PLAN SYMBOL                                                                                                                                                 |                                                                                     | 15 PPS                    |         | QUANTITY |                 | CODE                    |                                            |
| DECIDUOUS SHRUBS                                                                                                                                            |                                                                                     |                           |         |          |                 |                         |                                            |
| CODE                                                                                                                                                        | SYM.                                                                                | QTY.                      | SIZE    | ROOT     | SIZE            | COMMON NAME             | LATIN NAME                                 |
| DV                                                                                                                                                          |  | 5                         | H5 CONT | POT      | 4' H            | Dwarf European Viburnum | Viburnum opulus 'Nanum'                    |
| EVERGREEN SHRUBS                                                                                                                                            |                                                                                     |                           |         |          |                 |                         |                                            |
| CODE                                                                                                                                                        | SYM.                                                                                | QTY.                      | SIZE    | ROOT     | SIZE            | COMMON NAME             | LATIN NAME                                 |
| CA                                                                                                                                                          |  | 7                         | 48" HT  | POT      | 9' H x 2.5' W   | Columnar Arborvitae     |                                            |
| SG                                                                                                                                                          |  | 11                        | H5 CONT | POT      | 6' H x 6' W     | Sea Green Juniper       | Juniperus chinensis 'Sea Green'            |
| SJ                                                                                                                                                          |  | 17                        | H5 CONT | POT      | 1.5' H          | Scandia Juniper         | Juniperus sabina 'Scandia'                 |
| GRASSES/PERENNIALS                                                                                                                                          |                                                                                     |                           |         |          |                 |                         |                                            |
| CODE                                                                                                                                                        | SYM.                                                                                | QTY.                      | SIZE    | ROOT     | SIZE            | COMMON NAME             | LATIN NAME                                 |
| KF                                                                                                                                                          |  | 88                        | H1 CONT | POT      | 5' H x 2' W     | Karl Foerster Grass     | Calamagrostis x acutiflora 'Karl Foerster' |
| PM                                                                                                                                                          |  | 95                        | H1 CONT | POT      | 1.5' H x 1.5' W | Pardon Me Daylily       | Hemerocallis Pardon Me'                    |
| GROUND COVER                                                                                                                                                |                                                                                     |                           |         |          |                 |                         |                                            |
| SYMBOL                                                                                                                                                      |                                                                                     | DESCRIPTION               |         |          |                 | REMARKS                 |                                            |
|                                                                          |                                                                                     | NEW PERMEABLE PAV/ER AREA |         |          |                 | SEE NOTE #1             |                                            |
|                                                                          |                                                                                     | MULCH AREA FOR PLANTINGS  |         |          |                 | SEE NOTE #2             |                                            |
| NOTES:                                                                                                                                                      |                                                                                     |                           |         |          |                 |                         |                                            |
| 1. ADJACENT BITUMINOUS TO BE REMOVED IN ORDER TO CREATE CONTINUOUS BITUMINOUS PAVEMENT SURFACE FOR PARKING. STRIPE PEDESTRIAN CROSSING PATHS AS APPLICABLE. |                                                                                     |                           |         |          |                 |                         |                                            |
| 2. 3" MULCH OVER LANDSCAPE FABRIC (18" MIN. WIDTH AROUND BUILDING). PROVIDE BLACK PLASTIC EDGING BETWEEN ROCK & SOD (TYP.) ROCK MULCH SPEC: "RIVER ROCK"    |                                                                                     |                           |         |          |                 |                         |                                            |
| 3. RE-SOD ALL EXISTING GRASS AREAS DISTURBED BY CONSTRUCTION INCLUDING CURBS,                                                                               |                                                                                     |                           |         |          |                 |                         |                                            |
| 4. RETAINING WALLS AND PLANTINGS,                                                                                                                           |                                                                                     |                           |         |          |                 |                         |                                            |
| 5. EXST = EXISTING TREES TO REMAIN                                                                                                                          |                                                                                     |                           |         |          |                 |                         |                                            |

| TREE LEGEND |                          |
|-------------|--------------------------|
| SYM.        | DESCRIPTION              |
|             | TREE REMOVED             |
|             | NEW DECIDUOUS TREE       |
|             | EXISTING DECIDUOUS TREE  |
|             | EXISTING CONIFEROUS TREE |
|             | EXISTING SHRUB           |

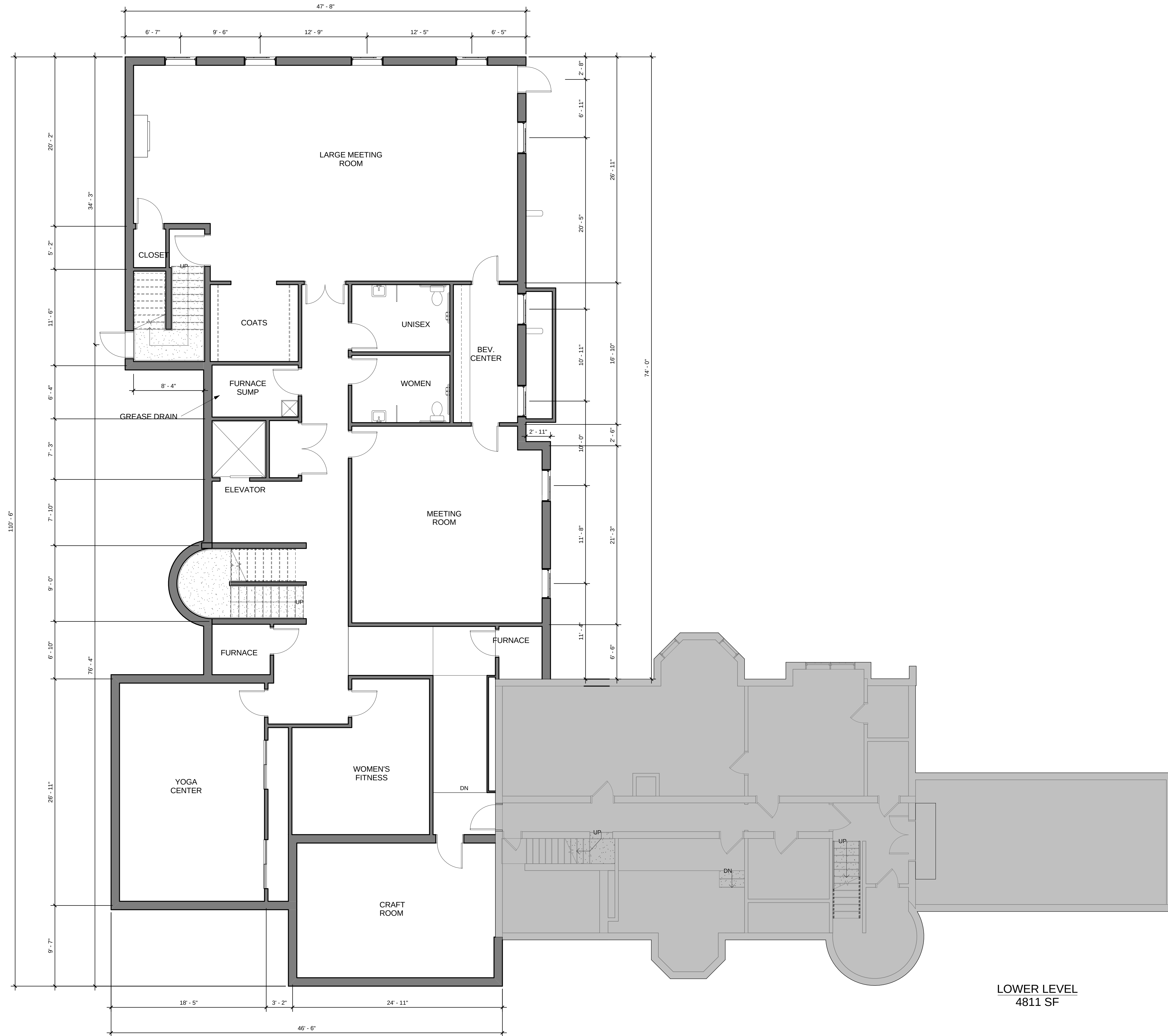


| ISSUE RECORD |            |             |               |
|--------------|------------|-------------|---------------|
| ISSUE #      | DATE       | DESCRIPTION | CITY SUBMITAL |
| 1            | 12/18/2017 |             |               |









LOWER LEVEL  
4811 SF

- FLOOR PLAN GENERAL NOTES**
- DRAWINGS SHOULD NOT BE SCALED. DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
  - ALL PARTITIONS TO BE "1" UNLESS NOTED OTHERWISE.
  - SEE SHEET A020 FOR BUILDING SYSTEM INFORMATION.
  - SEE SHEET A021 FOR PARTITION TYP INFORMATION.
  - DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF GYP BD UNLESS NOTED OTHERWISE.
  - THE TYPICAL DIMENSION FROM OUTSIDE EDGE OF DOOR FRAME TO THE FACE OF ADJACENT PERPENDICULAR WALL IS 3" UNLESS NOTED OTHERWISE.
  - ALL WALLS TO DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.
  - PROVIDE MOISTURE RESISTANT GYP BD AT ALL WET WALLS.
  - PROVIDE CONTROL JOINTS IN GYP BD AS RECOMMENDED BY MANUFACTURER.
  - COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES. COORDINATE ALL SLEEVES THROUGH / UNDER FOOTING AND FOUNDATION.
  - PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHALL.
  - VERIFY / COORDINATE LOCATION OF KNOX BOX WITH LOCAL FIRE MARSHALL (IF REQUIRED).
  - REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
  - STAIR SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED.
  - SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
  - AT PENETRATIONS OCCURRING IN A FIRE-RATED ENCLOSURE, THE SPACE AROUND PENETRATION SHALL BE FIRE STOPPED TO MEET REQUIRED RATING.

# THE RETREAT

FLOOR PLAN -  
LOWER LEVEL

PROJECT NO: 15-012  
DRAWN BY: G.S.  
CHECKED BY: D.N.

A200

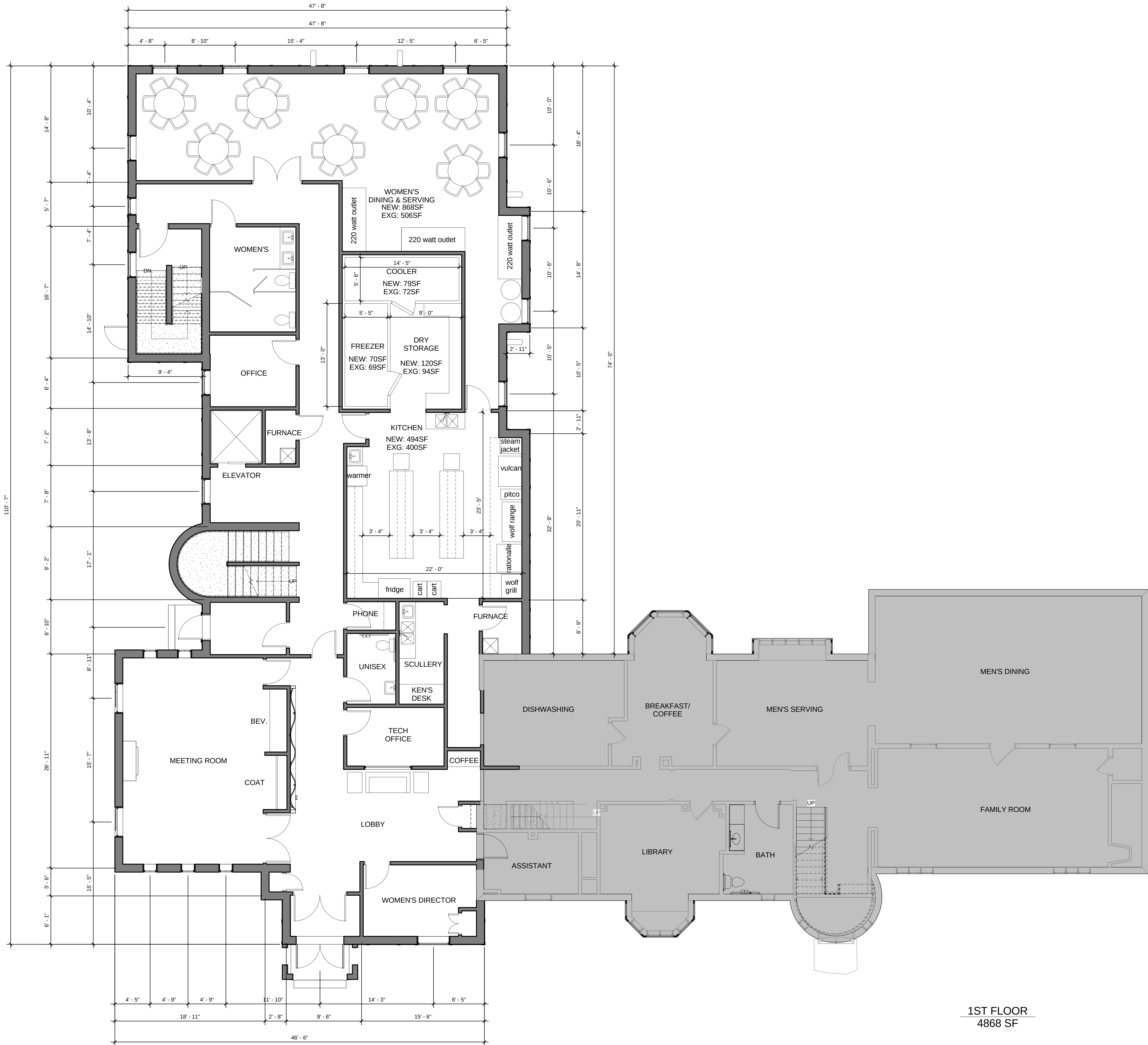
PRELIMINARY  
NOT FOR  
CONSTRUCTION

| ISSUE RECORD |           |      | DESCRIPTION |
|--------------|-----------|------|-------------|
| ISSUE #      | DATE      | CITY | SUBMITAL    |
| 1            | 12/8/2017 |      |             |

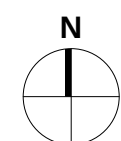
4200 WEST OLD SHAKOPEE  
ROAD  
SUITE 220  
BLOOMINGTON, MINNESOTA  
55437  
TEL: 952-995-9662  
FAX: 952-995-9663  
WWW.SRA-MN.COM  
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SPERIDES REINERS  
ARCHITECTS, INC.

**SRA**  
SPERIDES REINERS ARCHITECTS, INC.





1ST FLOOR  
4868 SF



## THE RETREAT

FLOOR PLAN -  
1ST FLOOR

PROJECT NO: 15-012  
DRAWN BY: E.M.  
CHECKED BY: E.R.

A210

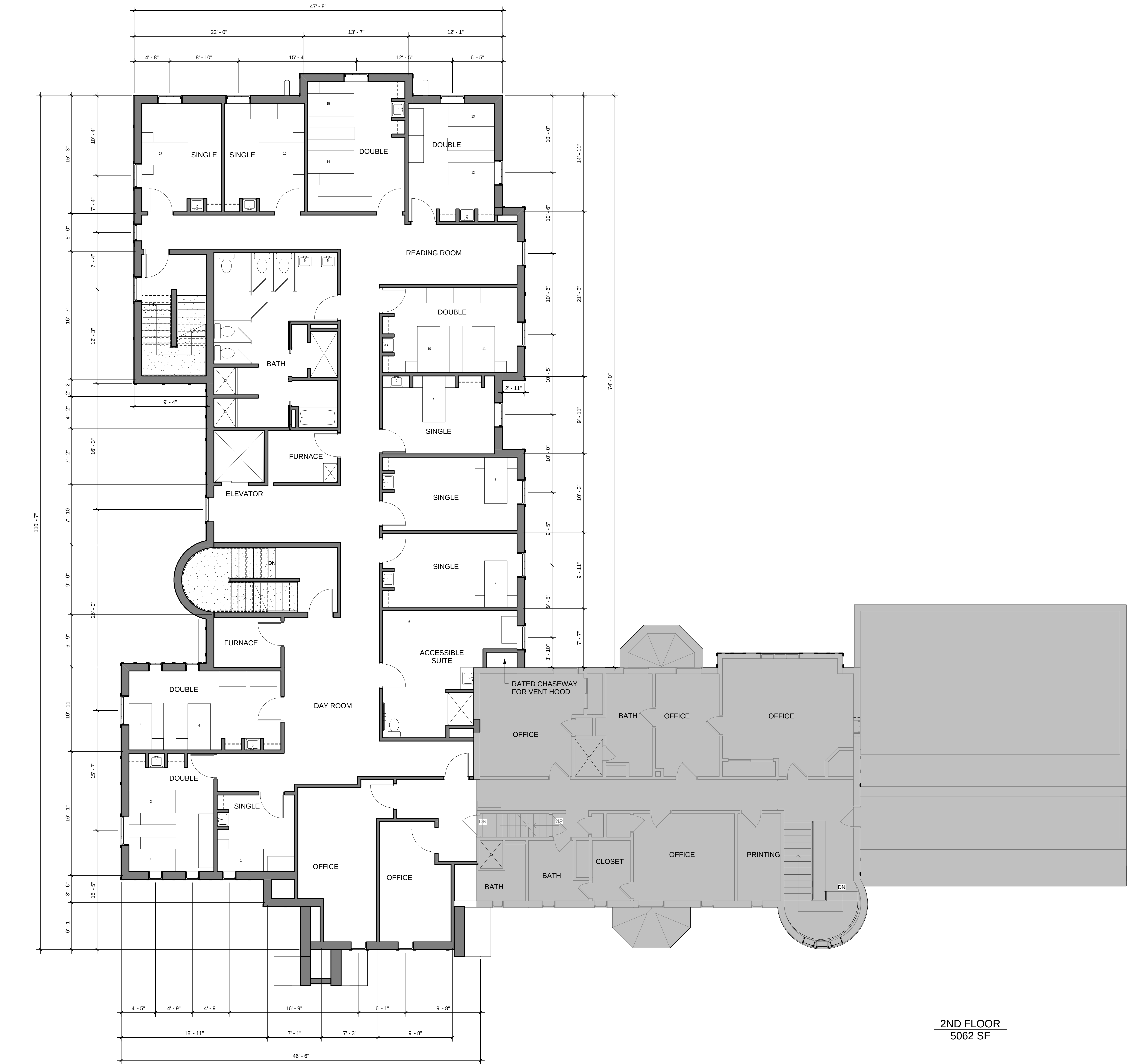
| ISSUE # | DATE      | DESCRIPTION   |
|---------|-----------|---------------|
| 1       | 12/8/2017 | CITY SUBMITAL |

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CONSTRUCTION

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ROAD  
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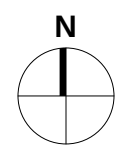
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2ND FLOOR  
5062 SF

1 2ND FLOOR  
A220 3/16" = 1'-0"



THE RETREAT

FLOOR PLAN -  
2ND FLOOR

PROJECT NO: 15-012  
DRAWN BY: Author  
CHECKED BY: Checker

A220

WOMEN'S CENTER WING  
ADDITION  
1221 WAYZATA BLVD. EAST  
WAYZATA, MN

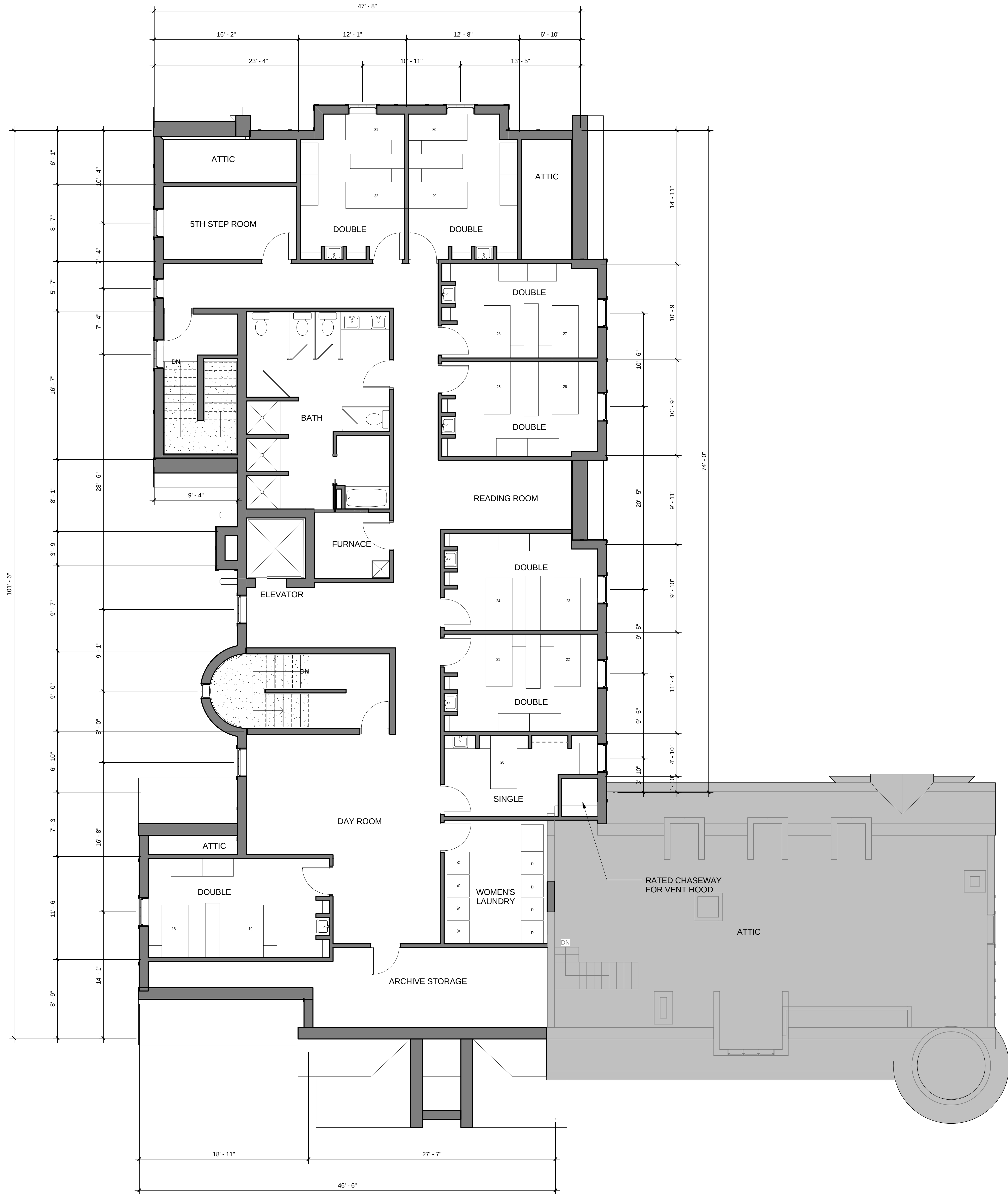
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| ISSUE #      | DATE      |               |             |
| 1            | 12/8/2017 | CITY SUBMITAL |             |

PRELIMINARY  
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CONSTRUCTION

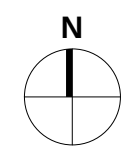
4200 WEST OLD SHAKOPEE  
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3RD FLOOR  
5088 SF



## THE RETREAT

FLOOR PLAN -  
3RD FLOOR

PROJECT NO: 15-012  
DRAWN BY: Author  
CHECKED BY: Checker

A230

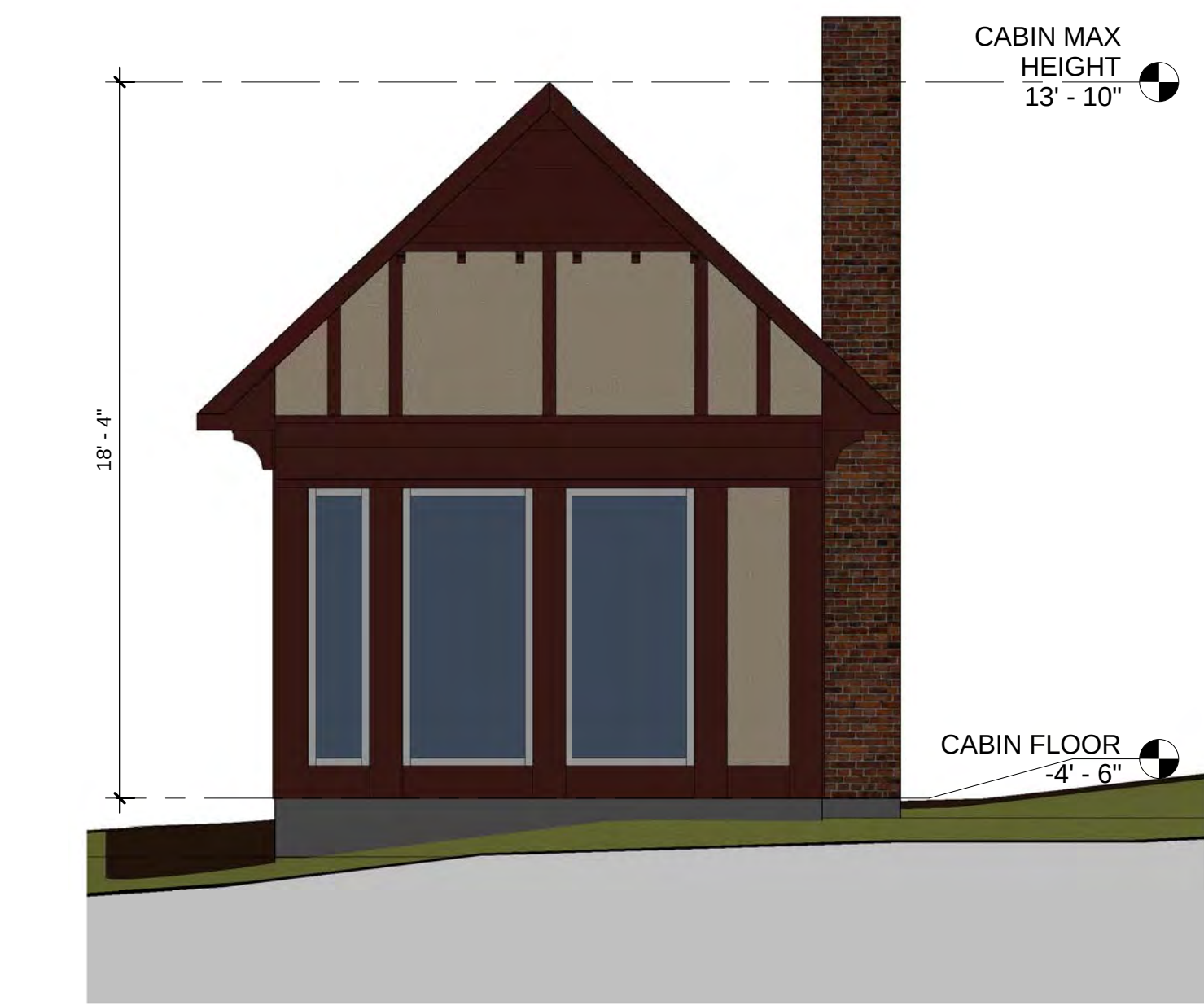
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PRELIMINARY  
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CONSTRUCTION

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ROAD  
SUITE 220  
BLOOMINGTON, MINNESOTA  
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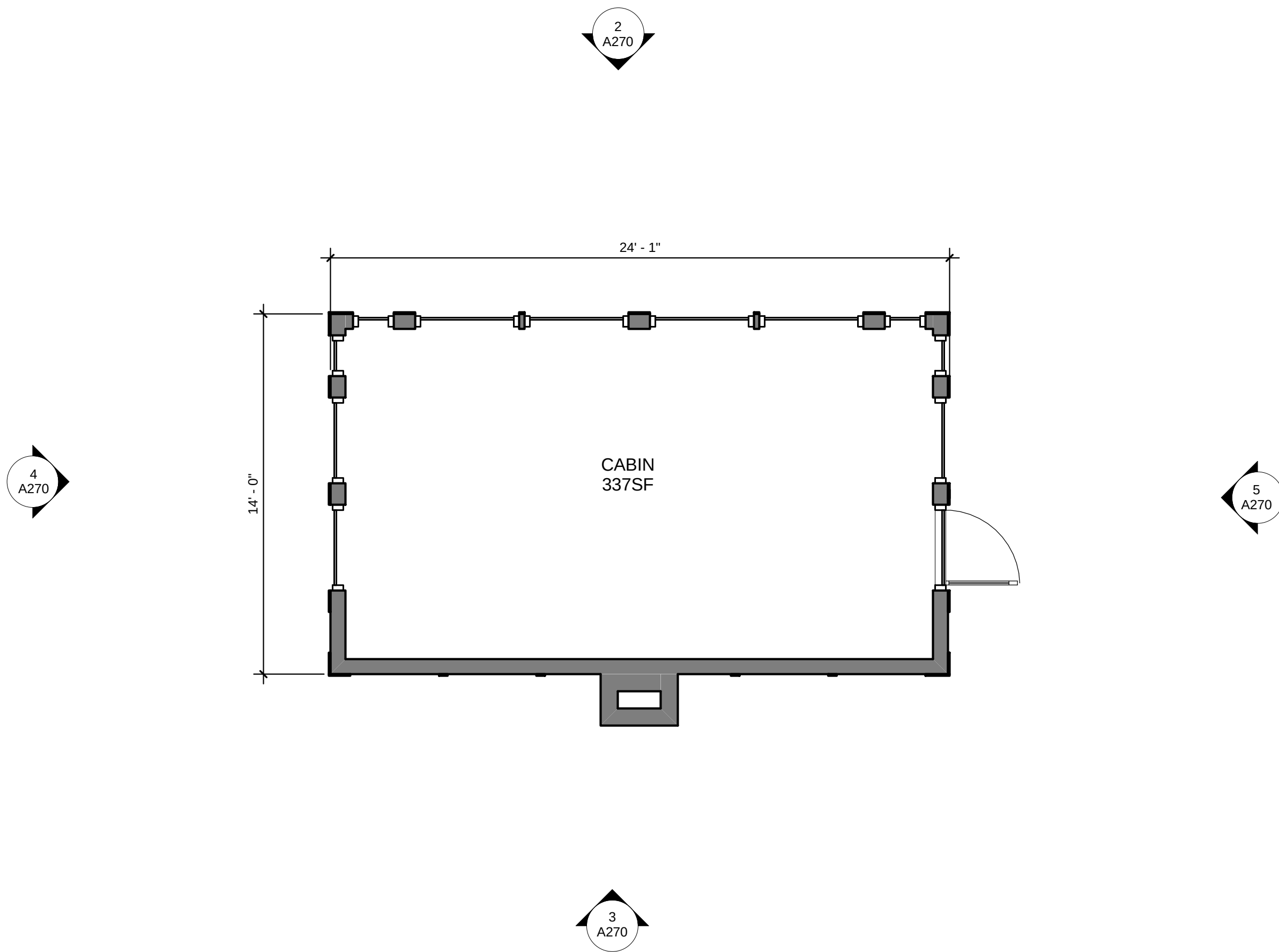




4 CABIN WEST ELEVATION  
A270 1/4" = 1'-0"



2 CABIN NORTH ELEVATION  
A270 1/4" = 1'-0"



1 CABIN 1ST FLOOR  
A270 1/4" = 1'-0"



3 CABIN SOUTH ELEVATION  
A270 1/4" = 1'-0"



5 CABIN EAST ELEVATION  
A270 1/4" = 1'-0"

| ISSUE RECORD |           |               |
|--------------|-----------|---------------|
| ISSUE #      | DATE      | DESCRIPTION   |
| 1            | 12/8/2017 | CITY SUBMITAL |

## THE RETREAT

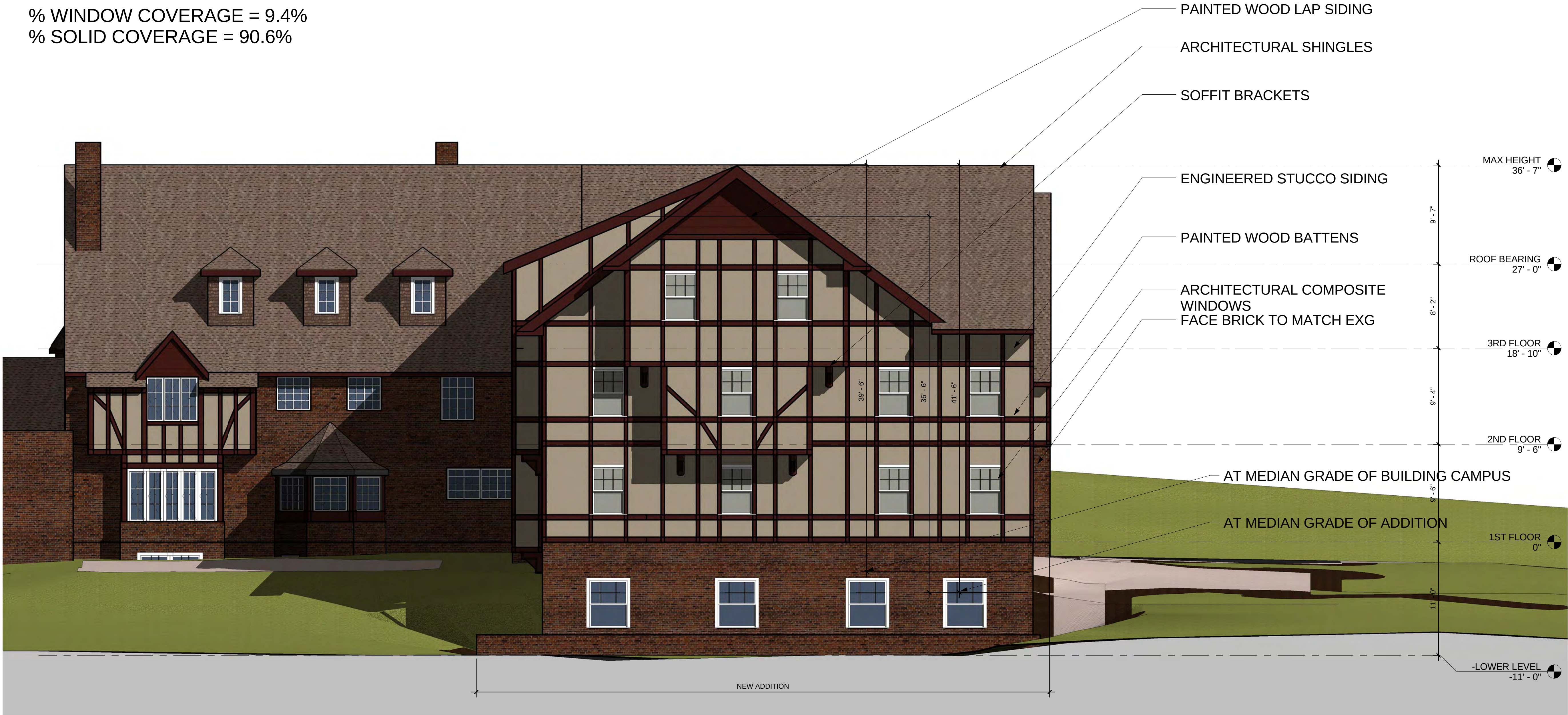
CABIN PLAN &  
ELEVATIONS

PROJECT NO: 15-012  
DRAWN BY: Author  
CHECKED BY: Checker

WOMEN'S CENTER WING  
ADDITION  
1221 WAYZATA BLVD. EAST  
WAYZATA, MN



% WINDOW COVERAGE = 9.4%  
% SOLID COVERAGE = 90.6%



1 NORTH ELEVATION  
A300 3/16" = 1'-0"

% WINDOW COVERAGE = 8.4%  
% SOLID COVERAGE = 91.6%

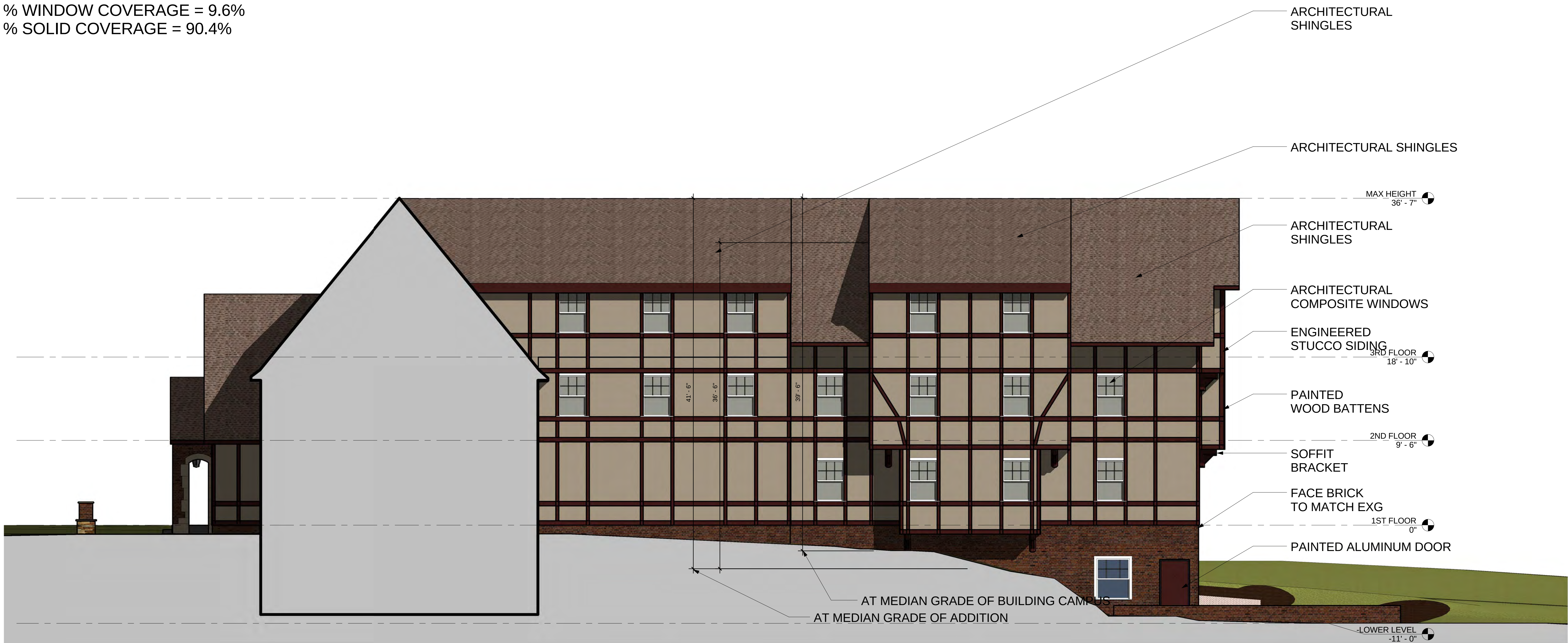


2 SOUTH ELEVATION  
A300 3/16" = 1'-0"

| ISSUE RECORD |           |               |
|--------------|-----------|---------------|
| ISSUE #      | DATE      | DESCRIPTION   |
| 1            | 12/8/2017 | CITY SUBMITAL |



% WINDOW COVERAGE = 9.6%  
% SOLID COVERAGE = 90.4%



1 EAST ELEVATION  
A301 3/16" = 1'-0"

% WINDOW COVERAGE = 6.8%  
% SOLID COVERAGE = 93.2%



2 WEST ELEVATION  
A301 3/16" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

| ISSUE # | DATE      | DESCRIPTION    |
|---------|-----------|----------------|
| 1       | 12/8/2017 | CITY SUBMITTAL |

THE RETREAT

EXTERIOR  
ELEVATIONS E-W

PROJECT NO: 15-012  
DRAWN BY: Author  
CHECKED BY: Checker

A301



Woodhollow Lane Collection

Woodhollow Lane Outdoor Pendant in OZ

49678OZ (Olde Bronze)

Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Type: \_\_\_\_\_

Qty: \_\_\_\_\_

Comments: \_\_\_\_\_



Dimensions

|                |        |
|----------------|--------|
| Height         | 12.50" |
| Overall Height | 87.00" |
| Width          | 10.00" |

Ordering Information

|            |                            |
|------------|----------------------------|
| Product ID | 49678OZ                    |
| Finish     | Olde Bronze                |
| Collection | Woodhollow Lane Collection |

Dimensions

|                   |          |
|-------------------|----------|
| Base Backplate    | 5.00 SQ  |
| Chain/Stem Length | 72.00"   |
| Weight            | 5.91 LBS |

Specifications

|                      |              |
|----------------------|--------------|
| Material             | Aluminum     |
| Diffuser Description | Clear Seeded |

Electrical

|                  |        |
|------------------|--------|
| Voltage          | 120V   |
| Lead Wire Length | 34.00" |

Qualifications

|              |                          |
|--------------|--------------------------|
| Safety Rated | Damp                     |
| Warranty     | www.kichler.com/warranty |

Primary Lamping

|                        |              |
|------------------------|--------------|
| Light Source           | Incandescent |
| Lamp Included          | Not Included |
| # of Bulbs/LED Modules | 1            |
| Max or Nominal Watt    | 100W         |
| Socket Wire            | 150          |
| Socket Type            | Medium       |
| Lamp Type              | A19          |

Alternate Lamps

| Lamp Included | Bulb Listing | Light Source | Max Wattage/Range | Bulb Product ID | Dimming |
|---------------|--------------|--------------|-------------------|-----------------|---------|
| No            | Alternate    | INCA         | 60W               | 4071CLR         |         |



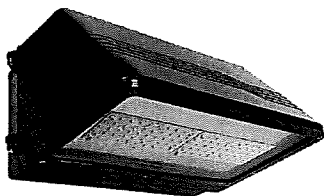
**@ Doors :** 100A, 130A, 122A, 118A, 118B, 114



PROJECT NAME: \_\_\_\_\_ CATALOG NUMBER: \_\_\_\_\_  
 NOTES: \_\_\_\_\_ FIXTURE SCHEDULE: \_\_\_\_\_

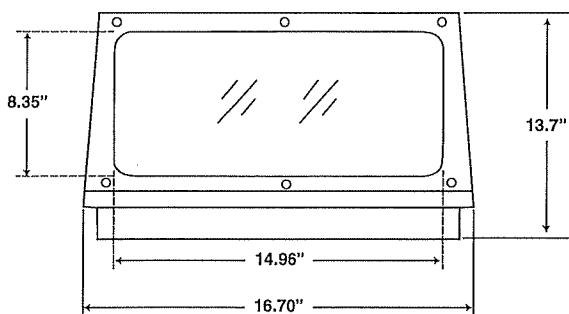
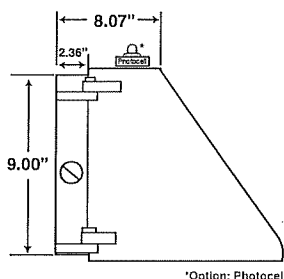
Page: 1 of 3

## LED WALLMAX LARGE WALL PACK: FULL CUTOFF WPCL SERIES



WPCL40A model

WPCL55A model



### PRODUCT DESCRIPTION:

MaxLite's Wall Packs meet full cut off criteria established by the IESNA. Fixture can mount to electrical box or direct to wall.

### FEATURES:

- Replaces up to 250 Watt Metal Halide
- CCT 5000K
- Self-contained driver
- Maintenance free; no UV
- Dusk To Dawn / Occupancy sensor compatible
- Can mount on electrical box or direct to wall
- LM-79/80 data available
- 5 Year Limited Warranty
- 20W and 30W models available

### CONTROLS:

**120VAC/208-277VAC Photocontrol:** Voltage-specific photocontrols power the fixture when light levels reach 20 lux or below, and turn it off at 30 lux or higher. Operating temperature of -30°F-120°F. Photocell mounted externally.

**Motion/Daylight Sensor:** 0-10V passive infrared-based motion sensor with integral photocontrol, allowing for two output states: 100% or 10/20/30/40/50% output. Detection area, hold time, daylight threshold, and dimming level can be adjusted via the accessible push-button.

The operating temperature of the sensor is -40°F- 161°F. At its maximum mounting height of 20 feet, the sensor can detect motion up to 35 feet away. The sensor is mounted externally and, embedded within fixture backhousing. For 24-hour operation where luminaire is always powered on, please combine MS4 with PC12/PC27 to turn fixture off during daylight hours.

### PHOTOMETRICS:

All .IES files available online. Please see page 3 for Iso-footcandle layouts.

#### MODEL SELECTION (Full list of order codes on pg. 2)

Typical order example: WPCL40AU50BMS4

| WPCL                         |                                                            |                 |                                  | 50        |                            |                                                                                                                                            |
|------------------------------|------------------------------------------------------------|-----------------|----------------------------------|-----------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| FAMILY                       | NOMINAL POWER, EQUIVALENCY                                 | GENERATION      | VOLTAGE                          | CCT       | FINISH                     | CONTROLS                                                                                                                                   |
| WPCL Large Wall Pack, Cutoff | 40= 40W, 175W MH equivalent<br>55= 55W, 250W MH equivalent | A= Generation A | U= 120-277V, std.<br>H= 347-480V | 50= 5000K | B= Bronze, std<br>W= White | (OMIT)= None<br>MS4= Motion/Daylight Sensor (Hi/Low)<br>PC12= 120V Photocontrol<br>PC27= 277V Photocontrol<br>IBB= Integral Battery Backup |

#### NOTES:

1. \* Consult factory for lead time
2. In the event of a power failure, the battery backup units switch to emergency mode (700 lumen output) and operates the fixture for a minimum of 90 minutes.



**SPECIFICATIONS:**

| ITEM                | SPECIFICATION                         | WPCL40AU50B                             | WPCL55AU50B |
|---------------------|---------------------------------------|-----------------------------------------|-------------|
|                     |                                       | DETAILS                                 | DETAILS     |
| GENERAL PERFORMANCE | Input Power (W)                       | 39                                      | 53          |
|                     | Lumens Delivered (lm)                 | 4475                                    | 6120        |
|                     | Efficacy (lm/W)                       | 116                                     | 116         |
|                     | CRI                                   | ≥80                                     |             |
|                     | Lumen Maintenance (L70, TM-21 @ 25°C) | ≥145,000                                |             |
|                     | Color Temperature                     | 5000K                                   |             |
|                     | Spacing Criteria                      | Available Upon Request                  |             |
|                     | Color Consistency                     | Proprietary binning for uniform color   |             |
| ELECTRICAL          | Power Factor (120V/277V)              | 0.99/0.94                               | 0.96/0.96   |
|                     | Input Voltage                         | 120-277V standard; 347-480V available   |             |
| PHYSICAL            | Housing                               | Aluminum                                |             |
|                     | Lens                                  | High quality shatterproof glass         |             |
|                     | Mounting                              | Fits electrical box or mount directly   |             |
| CERTIFICATION       | Material Usage                        | RoHS compliant; no mercury              |             |
|                     | Environment                           | Outdoor, Wet location                   |             |
|                     | Certification                         | LM-79, LM-80, TM-21, cULus, DLC Premium |             |
|                     | Warranty                              | 5 years                                 |             |

Lighting layouts and spacing criteria available upon request

**ORDERING\*:**

| ORDER CODE | MODEL           | CONTROLS                 | FINISH | VOLTAGE  | WATTAGE | CCT   |
|------------|-----------------|--------------------------|--------|----------|---------|-------|
| 95308      | WPCL40AH50B     | None                     | Bronze | 347-480V | 40      | 5000K |
| 95298      | WPCL40AU50B     | None                     | Bronze | 120-277V | 40      | 5000K |
| 95297      | WPCL40AU50BIBB  | Internal Battery Backup  | Bronze | 120-277V | 40      | 5000K |
| 95296      | WPCL40AU50BMS4  | Motion/Daylight Sensor   | Bronze | 120-277V | 40      | 5000K |
| 95294      | WPCL40AU50BPC12 | 120V Button Photocontrol | Bronze | 120-277V | 40      | 5000K |
| 95295      | WPCL40AU50BPC27 | 277V Button Photocontrol | Bronze | 120-277V | 40      | 5000K |
| 95303      | WPCL40AU50W     | None                     | White  | 120-277V | 40      | 5000K |
| 95327      | WPCL55AH50B     | None                     | Bronze | 347-480V | 55      | 5000K |
| 95332      | WPCL55AH50W     | Motion/Daylight Sensor   | White  | 347-480V | 55      | 5000K |
| 95317      | WPCL55AU50B     | None                     | Bronze | 120-277V | 55      | 5000K |
| 95316      | WPCL55AU50BIBB  | Internal Battery Backup  | Bronze | 120-277V | 55      | 5000K |
| 95315      | WPCL55AU50BMS4  | Motion/Daylight Sensor   | Bronze | 120-277V | 55      | 5000K |
| 95313      | WPCL55AU50BPC12 | 120V Button Photocontrol | Bronze | 120-277V | 55      | 5000K |
| 95314      | WPCL55AU50BPC27 | 277V Button Photocontrol | Bronze | 120-277V | 55      | 5000K |
| 95322      | WPCL55AU50W     | None                     | White  | 120-277V | 55      | 5000K |

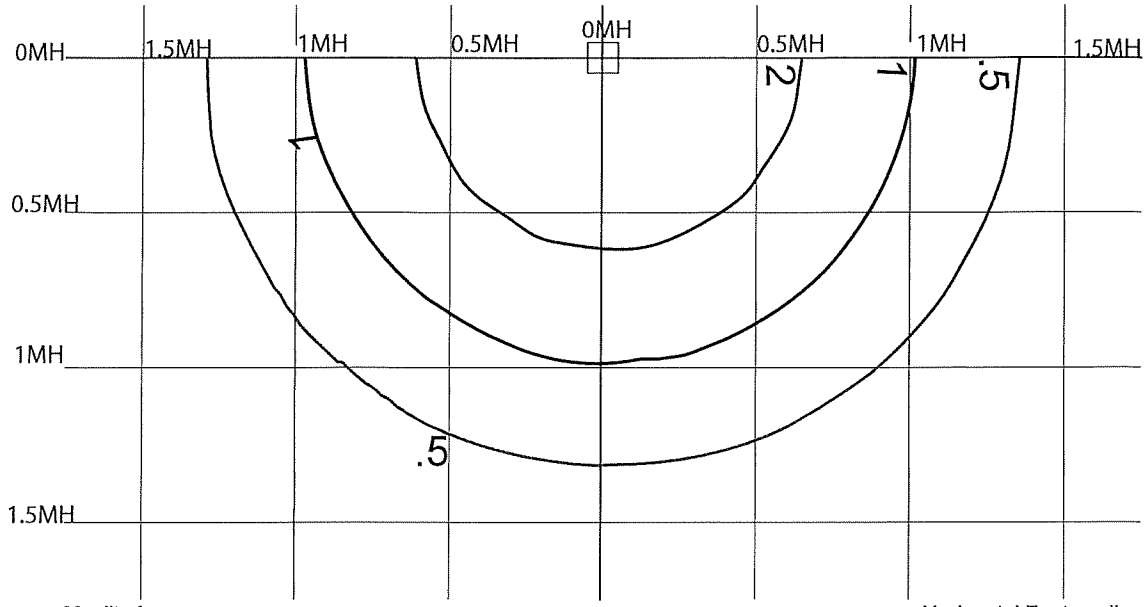
\*Please contact your MaxLite representative to order products that don't have order codes listed here.

Phone: 1-800-555-5629 | Fax: 973-244-7333 | Web: [www.maxlite.com](http://www.maxlite.com) | E-mail: [info@maxlite.com](mailto:info@maxlite.com)

MAX15069

Revised: 12-14-16

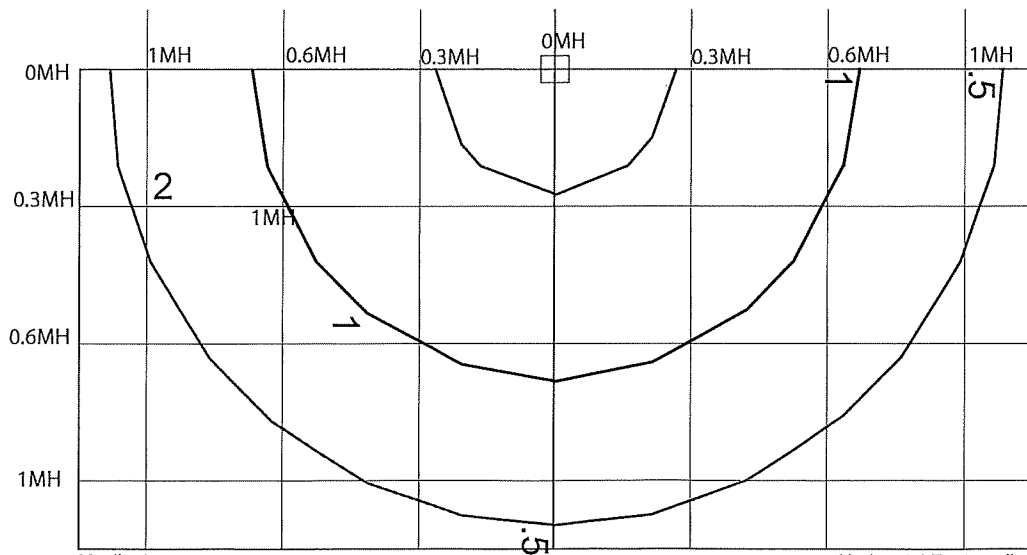




Original Mounting Height

20

| New Height | 16'  | 22'  | 30'  | 33'  | 45'  |
|------------|------|------|------|------|------|
| Multiplier | 1.56 | 0.83 | 0.44 | 0.37 | 0.20 |



Original Mounting Height

30

| New Height | 24'  | 34'  | 40'  | 51'  | 65'  |
|------------|------|------|------|------|------|
| Multiplier | 1.56 | 0.78 | 0.56 | 0.35 | 0.21 |



## Design Review Critique

The Retreat – 1221 Wayzata Blvd E

February 1, 2018

The Design Review Critique is based on the following plans submitted by the applicant:

1. Tree Preservation Plan prepared by Sperides Reines Architects and dated December 18, 2017
2. Landscape Plan prepared by Sperides Reines Architects and dated December 18, 2017
3. Architectural Site Plan prepared by Sperides Reines Architects and dated December 18, 2017
4. Floor Plan – 1<sup>st</sup> Floor prepared by Sperides Reines Architects and dated December 18, 2017
5. Floor Plan – 2<sup>nd</sup> Floor prepared by Sperides Reines Architects and dated December 18, 2017
6. Floor Plan – 3<sup>rd</sup> Floor prepared by Sperides Reines Architects and dated December 18, 2017
7. Cabin Plans and Elevations prepared by Sperides Reines Architects and dated December 18, 2017
8. Exterior Elevations prepared by Sperides Reines Architects and dated December 18, 2017
9. Demolition and Erosion Control Plan prepared by BKBM and dated December 18, 2017
10. Grading, Drainage and Erosion Control Plan prepared by BKBM and dated December 18, 2017
11. Paving and Geometric Plan prepared by BKBM and dated December 18, 2017
12. Storm Water Pollution Prevention Plan prepared by BKBM and dated December 18, 2017

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|                                                                                                                                                                                                          | Comments                                                                                                                                                                               | Compliance     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Building Recesses</b>                                                                                                                                                                                 |                                                                                                                                                                                        |                |
| <u>801.09.3.1.A – All Districts</u><br>Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level | The proposed building addition includes recesses on all sides of the building, which provide articulation of the façades.                                                              | Yes            |
| <u>801.09.3.1.B</u><br>Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.                                           | The proposed building addition is not located in close proximity to a public street. The building is located more than 400 feet from Wayzata Blvd, and is not visible from the street. | Not Applicable |
|                                                                                                                                                                                                          |                                                                                                                                                                                        |                |



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| <b>Building Width</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                             |            |
| <u>801.09.4.1 All Districts – New Buildings</u><br>In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design:<br><br><ol style="list-style-type: none"><li>1. Window bays</li><li>2. Special treatment at entrances</li><li>3. Variations in roof lines or parapet detailing</li><li>4. Awnings</li><li>5. Building setbacks or articulation of the facade</li><li>6. Rhythm of elements</li></ol> | The proposed building addition includes window bays, variations in roof lines, building setbacks and articulation of the façade, and a rhythm of elements to reduce the scale of longer facades. The proposed building design does not include long horizontal expressions. | Yes        |



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| <b>Upper Story Setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                       |                |
| <u>801.09.5.1.A – All Districts – New Buildings</u><br><br>Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 <sup>rd</sup> ) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 <sup>rd</sup> story height from the second (2 <sup>nd</sup> ) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 <sup>rd</sup> story structure shall be closer than six (6) feet to the 2 <sup>nd</sup> story façade. The 3 <sup>rd</sup> story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 <sup>rd</sup> story façade. | <p>The building addition meets the height requirement of the Institutional zoning district. The building is three stories in height, but does not abut any public right of way.</p> <p>The third story of the building addition includes variations in roof lines, dimensional windows, and building recesses to break up the third story façade.</p> | Yes            |
| <u>801.09.5.1.B – All Districts – New Buildings</u><br>The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.                                                                                                                                                                                                                                                                                                                                                                    | <p>The building is three stories in height, but does not abut or front on any public right of way.</p>                                                                                                                                                                                                                                                | Not Applicable |
| <u>801.09.5.1.C – All Districts – New Buildings</u><br>Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>The proposed building would comply with the maximum height requirement of the Institutional zoning district. The building addition is set back more than 100 feet from all property lines, and would not significantly impact wintertime sun orientation, solar access, or views from neighboring properties.</p>                                  | Yes            |



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| <b>Roof Design</b>                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                    |                |
| <u>801.09.6.1 – All Districts</u><br>“Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.                                                                                                                                                                                                                                                                      | The proposed building does not include any green roofs.                                                                                                                                                                            | Not Applicable |
| <u>801.09.6.2.A – All Districts – Roof Materials</u><br>The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors.<br><br><u>801.09.6.2.B – All Districts – Roof Materials</u><br>The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors. | The proposed building has a sloped roof consisting of architectural asphalt shingles in a dark color.                                                                                                                              | Yes            |
| <b>Screening of Rooftop Equipment</b>                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                    |                |
| <u>801.09.7.2 – Wayzata Blvd District</u><br>All mechanical equipment shall be completely screened behind a parapet wall, so as not to be visible from adjacent properties and pedestrian view vantage points from adjacent sidewalks. No enclosure shall be larger than 25% of the roof area.<br>.                                                                                                                     | The proposed plans do not include mechanical units on the rooftop. The mechanical equipment would be located behind the building in an interior courtyard, and would not be visible from the public street or adjacent properties. | Yes            |



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| <b>Facade Transparency</b>                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                          |                |
| <u>801.09.8.4 – Wayzata Blvd District</u><br>No less than fifty percent (50%) of ground level façades for buildings containing commercial or office uses fronting Wayzata Blvd shall be transparent glass.                                                                                                                                                                                                              | The building addition is located more than 400 feet from Wayzata Blvd, and does not abut or front on any public street.                                                                                                                  | Not Applicable |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                          |                |
| <b>Ground Level Expression</b>                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                          |                |
| <u>801.09.9.1 – All Districts</u><br>In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements:<br><br>1. An intermediate cornice line<br>2. A difference in building materials or detailing<br>3. An offset in the façade<br>4. An awning, trellis, or loggia<br>5. Arcade<br>6. Special window lintels<br>7. Brick/stone corbels | The building addition includes a difference in building material, an intermediate cornice line, and an offset of the façade using window bays and an entrance portico to distinguish between the first and upper floors of the building. | Yes            |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                          |                |
| <b>Entries</b>                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                          |                |
| <u>801.09.10.1 – All Districts</u><br>The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.                                                                                                                                                                                      | The building addition is located more than 400 feet from the public street. The main entrance to the building addition would be located on the front of the building, and would be landscaped with annual planting beds.                 | Yes            |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                          |                |



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| <b>Building Materials and Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                             |            |
| <u>801.09.11.1.A – Primary Opaque Surfaces – All Districts</u><br>Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials:<br><ol style="list-style-type: none"><li>1. Brick</li><li>2. Stone</li><li>3. Cast stone</li><li>4. Factory finished and certified wood, including, but not limited to:<ol style="list-style-type: none"><li>a. Wood shingles (cedar shingles six (6) inch maximum exposure)</li><li>b. Lap-siding (six (6) inch maximum width)</li></ol></li><li>5. Stucco</li></ol> | The non-glass surfaces of the building addition are comprised of brick, engineered stucco, and painted wood battens, all of which are permitted primary building materials. | Yes        |
| <u>801.09.11.1.B – Façade Coverage – All Districts</u><br>The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The building addition includes the same materials – brick, stucco, and wood – on all four sides of the building.                                                            | Yes        |
| <u>801.09.11.1.C – Type of Brick – All Districts</u><br>On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The base of the building includes brick that would meet these requirements.                                                                                                 | Yes        |



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| <u>801.09.11.1.D – Façade Detail – All Districts</u><br>1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints.<br><br>2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable. |  | The base of the building includes brick that would meet these requirements. | Yes            |
| <u>801.09.11.1.E – Brick Joints – All Districts</u><br>1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick.<br><br>2. All brick walls must be built to avoid efflorescence                                                                                                                                                                                                 |  | The base of the building includes brick that would meet these requirements. | Yes            |
| <u>801.09.11.1.F – Stone Joints – All Districts</u><br>Stone joints shall be no larger than one-fourth (1/4) inch.                                                                                                                                                                                                                                                                                                                                                                               |  | The building addition does not include any exterior stone material.         | Not Applicable |



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| <p><u>801.09.11.1.G – Accent Materials – All Districts</u><br/>Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade:</p> <ol style="list-style-type: none"><li>1. Stone</li><li>2. Cast stone</li><li>3. Copper (untreated)</li><li>4. Rock faced stone</li><li>5. Aluminum or painted steel structural shapes</li><li>6. Fiber cement board</li><li>7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir.</li><li>8. EIFS</li></ol> | <p>The building addition does not include any separate accent materials beyond the primary building materials proposed, which include brick, wood, and stucco.</p> | <p>Yes</p>            |
| <p><u>801.09.11.1.H - Parapets, Flashing, Coping – All Districts</u><br/>1. Only the following materials may be used for parapets, flashing and coping:<br/><ol style="list-style-type: none"><li>a. copper (untreated)</li><li>b. brick</li><li>c. stone</li><li>d. cast stone</li><li>e. premium grade wood.</li></ol></p> <p>2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.</p>                                                                                                                                                                                                        | <p>The proposed building does not include any parapet walls.</p>                                                                                                   | <p>Not Applicable</p> |



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| <u>801.09.11.1.I – Awnings – All Districts</u><br>1. Only the following types of awnings may be used:<br><br>a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process<br>b. Highly detailed, ornate metal in dark colors<br>c. Glass awnings<br><br>2. Backlit awnings are prohibited.<br><br>3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance. | The proposed building addition does not include any awnings.       | Not Applicable |
| <u>801.09.11.1.J – Balconies – All Districts</u><br>Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.                                                                                                                                                                                                                       | The building addition does not include any balconies.              | Not Applicable |
| <u>801.09.11.1.K – Glass – All Districts</u><br>Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects                                      | The proposed glass would not be mirrored, reflective, or darkened. | Yes            |



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| <u>801.09.11.1.L – Door Systems – All Districts</u><br>Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.                                                                                                                                                                                                                                                                                                                                              |  | The proposed entry doors would be glass.                   | Yes               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | <b>Comments</b>                                            | <b>Compliance</b> |
| <b>Franchise Architecture</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                            |                   |
| <u>801.09.12.1 – All Districts</u><br>A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited.<br><br>B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801. 09.18 by the Planning Commission at the time of Design Standards Review application |  | The proposed building would not be franchise architecture. | Not Applicable    |



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| <b>Walkways</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                 |                |
| <u>801.09.13.3 – Wayzata Boulevard District</u><br>A. Continuous sidewalks at least five (5) feet in width shall be provided along Wayzata Boulevard.<br><br>B. Lighted sidewalks shall extend between rear or side parking areas and building entrances. | There is an existing sidewalk along Wayzata Blvd adjacent to the property which would not be impacted by the building addition, and there would be no changes to the existing surface parking lot on the front of the building. | Not Applicable |
|                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                 |                |



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| <b>Landscaping</b>                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                            |                |
| <u>801.09.14.1 – All Districts</u>                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                            |                |
| A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.                                                               | The proposed landscape plan includes seasonal annual planting beds along the front of the building.<br><br>The proposed plans do not include any changes to the existing streetscaping along Wayzata Blvd. | Yes            |
| B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.                                                                                                                                                                                          |                                                                                                                                                                                                            |                |
| C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.                                                                                                                                                                                                       |                                                                                                                                                                                                            |                |
| D. Streetscaping shall include all of the following:<br>1. Boulevard species trees, with at least three (3) caliper inches.<br>2. Exposed aggregate sidewalks with brick accents<br>3. Street lights<br>4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs.<br>5. Flowers |                                                                                                                                                                                                            |                |
| <u>801.09.14.3 – Bluff and Wayzata Blvd Districts</u>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                            |                |
| Trees with a minimum of three (3) caliper inches shall be planted no more than twenty-six (26) feet apart within a landscaped boulevard.                                                                                                                                                                                | The proposed plans do not include any changes to the existing streetscaping along Wayzata Blvd.                                                                                                            | Not Applicable |



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| <b>Parking Lot Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                            |                |
| <u>801.09.15.1 – All Districts</u><br>A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.                                                                                                                                                                                                                                                                                                                                               | The proposed plans do not include any changes to the existing parking lot on the property. | Not Applicable |
| <b>Surface Parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |                |
| <u>801.09.16.1 – All Districts</u><br>A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property.<br><br>B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots.<br><br>C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property.<br><br>D. Front yard parking is prohibited.<br><br>E. There shall be no corner parking. | The proposed plans do not include any changes to the existing parking lot on the property. | Not Applicable |



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| <u>801.09.16.2 – All Districts – Bicycle Parking</u><br>Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.                                                                                                                                                                                                                                                                                                                                                                                                                | The proposed plans do not include any changes to the existing parking lot on the property. | Not Applicable |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                            |                |
| <b>Parking Structures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                            |                |
| <u>801.09.17.1 – All Districts</u><br>Parking structures shall meet the following standards, along with all other applicable building code standards:<br><br>A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings.<br><br>B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade.<br><br>C. Windows or openings shall be similar to those of surrounding buildings.<br><br>D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure. | There is no parking structure associated with the project.                                 | Not Applicable |



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| <b>Signs</b>                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                               |            |
| <u>801.09.18.1 – All Districts</u>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                               |            |
| A. Compatibility                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                               | Yes        |
| 1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.                                                                                                                                                                          | The site currently has a ground-mounted monument sign at the vehicle access from Wayzata Blvd. An additional ground mounted identification sign would be added adjacent to the main entrance to the building addition. The identification sign would consist of the same brick as the base of the proposed building addition. |            |
| 2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.                                                                                                                                    |                                                                                                                                                                                                                                                                                                                               |            |
| 3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties. |                                                                                                                                                                                                                                                                                                                               |            |
| 4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                               |            |



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| <p><u>801.09-18.2 – Permitted Signs - Wayzata Boulevard District</u></p> <p>B. Only the following types of signs are permitted in the Wayzata Boulevard District:</p> <ol style="list-style-type: none"><li>1. Wall or awning signs</li><li>2. Free-standing signs</li><li>3. Monument or ground signs</li></ol> <p>Low-profile ground signs or monument signs are required for highway-oriented commercial uses such as restaurants and gas stations. Sign materials, colors and architectural detailing shall be similar to those of the principal building. External illumination of signs is permitted.</p> | <p>The site currently has a ground-mounted monument sign at the vehicle access from Wayzata Blvd. An additional ground mounted identification sign would be added adjacent to the main entrance to the building addition. The identification sign would consist of the same brick as the base of the proposed building addition.</p> | <p>Yes</p> |
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| <b>Parking Lot and Building Lighting</b>                                                                                                                                                                                                                 |                                                                                                                                                                       |            |
| <u>801.09.19.1 – All Districts</u>                                                                                                                                                                                                                       |                                                                                                                                                                       |            |
| A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare.                                                                                                                                       | The proposed plans do not include any changes to the existing parking lot on the property.                                                                            | Yes        |
| B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution.                                                                                                  | The building addition would include architectural lighting and LED wall-mounted light packs that would be projected downwards and would include full cutoff fixtures. |            |
| C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. |                                                                                                                                                                       |            |
| D. Light posts shall be of a dark color.                                                                                                                                                                                                                 |                                                                                                                                                                       |            |
| E. Lighting fixtures shall be compatible with the architecture of the building.                                                                                                                                                                          |                                                                                                                                                                       |            |
| F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards.                                                                   |                                                                                                                                                                       |            |
| G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.                                                                                                                                                            |                                                                                                                                                                       |            |



## RESOLUTION NO. 2805

### A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR BLOCK 1, LOT 1 OF 1201 WAYZATA BOULEVARD EAST (CENACLE)

BE IT RESOVLED by the City Council of Wayzata, Minnesota as follows:

#### Section 1. BACKGROUND

- 1.1 General. Community of Recovering People (the "Applicant") has submitted an application (the "Application") for a conditional use permit to allow a residential recovery retreat (the "Retreat") at Lot 1, Block 1, Cenacle Woods located at 1201 Wayzata Boulevard East, Wayzata (the "Property").
- 1.2 Legal Description. The legal description of 1201 Wayzata Boulevard East ("Cenacle property") is attached as Exhibit A and on file and available for viewing at Wayzata City Hall. The PID number of the Cenacle property is 05-117-22-23-0019.
- 1.3 Property Subdivision. The City of Wayzata has received subdivision approval for the Cenacle property. The Cenacle property is to be subdivided into 3 lots. Lot 2, Block 1, Cenacle Woods, and Lot 3, Block 1, Cenacle Woods, are to be purchased by the City of Wayzata upon the approval of the voters of Wayzata in a November 4, 2003 special election. The Applicant will be locating the Retreat on the 7.43 acres of Lot 1, Block 1, Cenacle Woods.
- 1.4 Zoning. The Property is zoned INS Institutional District, as defined in Section 801.70 of the Zoning Ordinance. The INS District allows residential care facilities as a conditional use under subsection 801.70.5.E.
- 1.5 Notice. Pursuant to Section 801.04.2.C of the Zoning Ordinance, the Notice of Public Hearing was published in the *Lakeshore Weekly* on July 22, 2003. A copy of the Notice of Public Hearing was also mailed to all property owners located within 350 feet of the Property on July 24, 2003.
- 1.6 Planning Commission Action. A public hearing on the Application was held at the Planning Commission's August 4, 2003 meeting at which the Planning Commission voted six (6) in favor and zero (0) opposed to recommend to City Council the approval of the Application and the issuance of a CUP.



**Section 2. STANDARDS**

2.1 INS Institutional District. The INS District allows residential care facilities as a conditional use under subsection 801.70.5.E provided that:

1. Interior side yards are screened.
2. Only the rear yard shall be used for play or recreational areas. Said area shall be fenced and controlled and screened in compliance with Section 801.18 of this Ordinance.
3. The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.
4. All signing and informational or visual communication devices shall be in compliance with Section 801.27 of this Ordinance.
5. All State laws and statutes governing such use are strictly adhered to and all required operating permits are secured.
6. Adequate off-street parking is provided in compliance with Section 801.20 of this Ordinance.
7. Off-street loading space in compliance with Section 801.20 of this Ordinance.
8. The provisions of Section 801.04.2.F of this Ordinance are considered and satisfactorily met.

City Code § 801.70.5.E.

2.2 CUP Standards. The criteria for the evaluation of a request for a Conditional Use Permit under Section 801.04.2.F of the Zoning Ordinance are as follows:

The City Council shall consider the possible adverse effects of a proposed conditional use. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. The proposed use's compatibility with present and future uses of the area.
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).



4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

City Code § 801.04.2.F.

### **Section 3. FINDINGS**

3.1 The City Council of the City of Wayzata hereby confirms and memorializes that the Application meets the criteria set forth in the relevant portions of Section 801.04 and Section 801.70.5 of the Zoning Ordinance based upon the following findings made on the record (including materials, Planning Commission minutes and public comment presented at the hearing):

1. The Property is sufficiently screened by the substantial vegetation that surrounds the Property.
2. The areas of the Property to be used for play or recreation are completely surrounded by substantial vegetation and are at a significant setback from any adjacent uses, all in compliance with Section 801.18 of the Zoning Ordinance.
3. The Property will be accessed from Wayzata Boulevard on the existing driveway which is of sufficient capacity to accommodate the traffic which will be generated.
4. The sign proposed by Applicant, a single non-lit monument sign at the entrance to the property on Wayzata Boulevard, is in compliance with Section 801.27 of the Zoning Ordinance. The sign will be limited to the allowances provided in Section 801.27 of the Zoning Ordinance and shall be subject to City staff review and approval.
5. The Applicant will operate under a "Board and Lodging" license through the Minnesota Department of Public Health and Hennepin County and as a condition of the CUP, must at all times comply



with all State laws and regulations governing such use, including securing all required operating permits.

6. The Property has and will have adequate off-street parking in compliance with Section 801.20 of the Zoning Ordinance with a parking lot to the west of the principal building and along the driveway.
7. The Property has and will have adequate area on site for deliveries and loading in compliance with Section 801.20 of the Zoning Ordinance.
8. The provisions of Section 801.04.2(F) of the Zoning Ordinance have been considered and are satisfactorily met.
  - a. The proposed use of a residential care facility is compatible with the specific policies and provisions of the official City Comprehensive Plan which guide the Property to this kind of use.
  - b. The proposed use is compatible with present and future uses of the area.
  - c. The proposed use conforms with all performance standards contained in the Zoning Ordinance.
  - d. The proposed use will not have a negative effect upon the surrounding area.
  - e. The proposed use will not have a negative impact upon surrounding property values.
  - f. The proposed use will not increase traffic.
  - g. The proposed use will not negatively impact the existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

#### **Section 4. CITY COUNCIL ACTION**

4.1 A CUP to allow a residential care facility (the Retreat) at the Property is hereby granted subject to the following continuing conditions:

1. The conditional use permit granted by this Resolution will not be signed or issued by the City unless and until the voters of the City



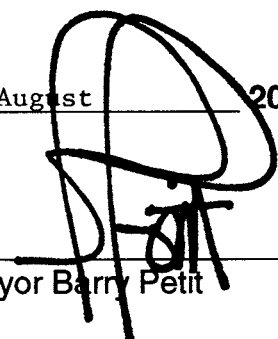
of Wayzata authorize the issuance of bonds allowing the City to purchase Lot 2, Block 1, Cenacle Woods and Lot 3, Block 1, Lot 3, Cenacle Woods in a special election to be held on November 4, 2003, and the Applicant completes its purchase of Lot 1, Block 1, Cenacle Woods.

2. No more than 70 occupants may occupy the Retreat center, located on the westerly side of Block 1, Lot 1, and no more than 10 occupants may occupy the sober living residence, the single family home, located on the easterly side of Block 1, Lot 1.
3. Applicant shall submit annually to the City a copy of the board and lodging license issued by Hennepin County (or the appropriate licensing authority).
4. Applicant shall comply with all applicable State, County, and City laws, regulations and licensing/permit requirements before residents are allowed to occupy the Retreat and must continue to maintain compliance with such laws, regulations and requirements.
5. There shall be at least one staff person of Applicant on the Property at all times, unless there are no occupants.
6. Any signage proposed for the Property shall comply with all of the provisions of Section 801.27 of the Zoning Ordinance and be subject to City staff review and approval and shall include signage referring to the Big Woods location and access.
7. Any grading or drainage plans for the Property shall be approved by the City Engineer.
8. The parking lots on the Property shall be repaired, patched, and striped prior to September 1, 2004.
9. Minor alterations to, or maintenance of, the Property and accessory buildings thereon shall not require an amended conditional use permit unless required by the Zoning Ordinance. Material changes to the exterior of principal buildings on the Property, including building additions, shall require a conditional use permit amendment.
10. The City may, at its own discretion, inspect the Property at any time for the purpose of ensuring the conditions of the conditional use permit are being complied with.



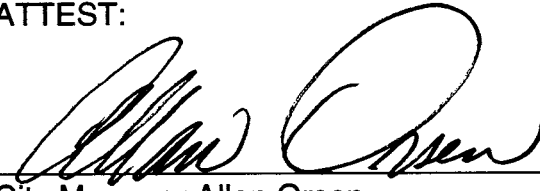
11. Failure to comply and maintain compliance with one or more of the above conditions shall be grounds for revocation of the conditional use permit.

**ADOPTED this** 19th **day of** August **2003.**



\_\_\_\_\_  
Mayor Barry Petit

**ATTEST:**



\_\_\_\_\_  
City Manager Allan Orsen



## RESOLUTION NO. 26-2006

### A RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR THE COMMUNITY FOR RECOVERING PEOPLE AND DESIGN REVIEW DEVIATIONS LOCATED AT 1221 EAST WAYZATA BOULEVARD

BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

#### Section 1. BACKGROUND

- 1.1 General. The Applicant, Community for Recovering People, has submitted a Development Application for the property located at 1221 East Wayzata Blvd (the "Property") requesting a Conditional Use Permit (Amended) and Design Review (the "Application"). The conditional use permit amendment requested in the Application (the "Amended CUP ") would amend the existing conditional use permit for the Property (approved and issued pursuant to City Council Resolution No. 2805) by modifying conditions 2 and 9 of the approval of the existing conditional use permit and allow for the demolition of the sober living residence and construction of a new facility with an occupancy of 18 (the "Project").
- 1.2 Previous Conditional Use Permit Approval. On August 19, 2003, the City Council approved a conditional use permit for the Property pursuant to Resolution No. 2805 (incorporated herein by reference) (the "2805 CUP"), subject to the following conditions:
  1. The conditional use permit granted by this Resolution will not be signed or issued by the City unless and until the voters of the City of Wayzata authorize the issuance of bonds allowing the City to purchase Lot 2, Block 1, Cenacle Woods and Lot 3, Block 1 Cenacle Woods in a special election to be held on November 4, 2004, and the Applicant completes its purchase of Lot 1, Block 1 Cenacle Woods.
  2. No more than 70 occupants may occupy the Retreat center, located on the westerly side of Block 1, Lot 1 and more than 10 home occupants may occupy the sober living residence, the single family home located on the easterly side of Block 1, Lot 1.
  3. Applicant shall submit annually to the City a copy of the board and lodging license issued by Hennepin County (or appropriate licensing authority).
  4. Applicant shall comply with all applicable State, County, and City laws, regulations and licensing/permit requirements before



residents are allowed to occupy the Retreat and must continue to maintain compliance with such laws, regulations and requirements.

5. There shall be at least one staff person of Applicant on the Property at all times, unless, there are no occupants.
6. Any signage proposed for the Property shall comply with all of the provisions of Section 801.27 of the Zoning Ordinance and be subject to City Staff review and approval and shall include signage referring to the Big Woods location and access.
7. Any grading or drainage plans for the Property shall be approved by the City Engineer.
8. The parking lots on the Property shall be repaired, patched, and striped prior to September 1, 2004.
9. Minor alterations to, or maintenance of, the Property and accessory buildings thereon shall not require an amended conditional use permit unless required by the Zoning Ordinance. Material changes to the exterior of principal buildings on the Property, including building additions shall require a conditional use permit amendment.
10. The City may, at its own discretion, inspect the Property at any time for the purpose of ensuring the conditions of the conditional use permit are being complied with.
11. Failure to comply and maintain compliance with one or more of the above conditions shall be grounds for revocation of the conditional use permit.

1.3 Legal Description. The legal description of the Property is on file and available for viewing at Wayzata City Hall. The PID number for the Property is 05-117-22-23-0024.

1.4 Land Use. The Property is located in the Institutional (INS) District, as defined in Section 801.70.5(E) of the Zoning Ordinance<sup>1</sup>, and within the Wayzata Boulevard Design District of the Wayzata Design Standards.

1.5 Notice. Notice of a public hearing on the Application was published in the *Sun Sailor* on June 8, 2006. A copy of the Notice of Public Hearing was also mailed to all property owners located within (350) feet of the Property on June 8, 2006.

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<sup>1</sup> Unless otherwise noted, all references and citations herein are to the Zoning Ordinance, Wayzata City Code, ch. 801.



- 1.6 Planning Commission Action. A public hearing on the Application was held at the Planning Commission's June 18, 2006 meeting at which the Planning Commission voted seven (7) in favor and zero (0) opposed to recommend to the City Council the approval of the CUP Application and the issuance of an amended CUP. The Commission also recommended that the City Council consider deviating from the Design Standards for the Project.

## **Section 2. STANDARDS**

- 2.1 Amended Conditional Use Permit Criteria. Section 801.04.6 of the Zoning Ordinance provides that an amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. A residential care facility is allowed in the INS District as a conditional use provided that::

1. Interior side yards are screened.
2. Only the rear yard shall be used for play or recreational areas. Said area shall be fenced and controlled and screened in compliance with Section 801.18 of the Zoning Ordinance.
3. The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.
4. All signing and informational or visual communication devices shall be in compliance with Section 801.27 of the Zoning Ordinance.
5. All State laws and statutes governing such use are strictly adhered to and all required operating permits are secured.
6. Adequate off-street parking is provided in compliance with Section 801.20 of the Zoning Ordinance.
7. Off-street loading space in compliance with Section 801.20 of the Zoning Ordinance.
8. The provisions of Section 801.04.2.F of the Zoning Ordinance are considered and satisfactorily met.

Section 801.70.5.E. The provisions of Section 801.04.2.F are as follows:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. The proposed use's compatibility with present and future uses of the area.

3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

2.2 Design Standards. A deviation from sections of the Design Standards, not related screening of rooftop equipment, requires a determination by the City Council (after considering the Planning Commission's recommendation) that the negative impact of such deviation is outweighed by one or more factors listed in Section 23.1 of the Design Standards, including:

1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan;
2. The effect of the project (either negative or positive) on the area in which the project is proposed.

### **Section 3. FINDINGS OF FACT**

The City Council of the City of Wayzata hereby confirms and memorializes that the Application meets all of the conditions set forth in the relevant portions of Wayzata's Comprehensive Plan and Zoning Ordinance, based upon the following findings made on the record (including Application materials, City Staff and consultant reports, public comment presented at the hearing, and the supporting documentation for such approval, all of which are incorporated herein by reference):

3.1 Conditional Use Permit Criteria. The Project conforms with all criteria applicable to a CUP for a residential care facility in the INS District.

1. The site is sufficiently screened by the substantial vegetation that surrounds Property.



2. There are rear and side yard areas that will be maintained for recreational purposes. The Property, except for the driveway, is completely surrounded and is provided a significant setback from adjacent uses.
3. The site will be accessed from Wayzata Boulevard, a minor arterial, on the existing driveway.
4. A monument sign is at the entrance to the Property on Wayzata Boulevard. No additional signage is proposed at this time. Any future signage would be regulated by Section 801.27.
5. The Applicant will operate under a "Board and Lodging" license through the Department of Public Health and Hennepin County.
6. The site has a parking lot to the west of the principal building and stalls are provided along the driveway. Although not currently striped, the Applicant estimates that there are currently 50 to 60 off-street spaces on the Property. The Applicant predicts that at full capacity, approximately 25 spaces will be needed. The driveway spaces may also be used for people visiting the natural areas of the site that will be under City ownership. The conservation easement will establish parameters of this parking arrangement.

Section 801.20.15.f of the Zoning Ordinance provides a parking standard for residential care facilities of one space for each four beds. With 62 beds in the principal facility and at a maximum of 18 in the single family home, at least 20 parking spaces must be maintained for the facility.

7. There is adequate area on site for deliveries and loading.
8. The provisions of Section 801.04.2.F of this Ordinance have been considered and are satisfactorily met.
  - a. The proposed Project is consistent with the policies and provisions of the official City Comprehensive Plan.
  - b. The proposed use is compatible with present and future uses of the area.
  - c. The proposed use conforms with all performance standards contained in Section 801.
  - d. The proposed use will not negatively effect the adjacent area.
  - e. The proposed use will not negatively impact property values in the adjacent area.
  - f. Traffic generation will not negatively impact surrounding streets.
  - g. The proposed use will not negatively impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

- 3.2 Design Standards. A deviation from sections of the Design Standards for the Project is not related screening of rooftop equipment, and the negative impact of such deviation is outweighed by the extent to which the Project advances specific policies and provisions of the City's Comprehensive Plan, as noted in this Resolution, and the overall positive effect the Project will have in the area in which the Project is proposed. Specifically, the proposed building for the Project is isolated in a property that is protected by a conservation easement that screens it from view along Wayzata Blvd. The proposed building is also designed with a residential character that fits with the "small town character" of the community and maintains the character of the site.

#### **Section 4. CITY COUNCIL ACTION**

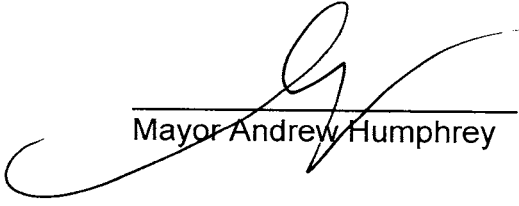
- 4.1 Based on the above Findings of Fact, the Wayzata City Council approves the Amended CUP, as submitted with the Application, and a deviation from all applicable provisions of the Design Standards, all subject to the following conditions of approval:
1. The buildings on the Property must be limited to 80 occupants total (62 in the Retreat Center and 18 in the Retreat Residence).
  2. Applicant must provide a plan for sanitary sewer and water service connections in a form acceptable to City staff.
  3. Applicant must provide an erosion control plan in a form acceptable to City staff.
  4. Applicant must provide a handicapped parking space in the driveway area of the new facility.
  5. The new structure associated with the Project must be completely protected by an automatic fire sprinkler system in conformance with NFPA-13.
  6. The new structure associated with the Project must have some detection installed in all sleeping rooms and corridors to sleeping rooms in conformance with NFPA-13.
  7. Driveway access behind Holiday gas station must be widened to a 20 foot width in conformance with Minnesota State Fire Code.
  8. If deemed necessary by the Wayzata Fire Marshal and Fire Department Officers that additional water supplies (fire hydrants) are required for this



Project and others fronting this Property, additional water supplies (fire hydrants) will be required in conformance with Minnesota State Fire Code.

9. All of the conditions placed on the approval of the 2805 CUP pursuant to Council Resolution No. 2805, with the exception of conditions 2 and 9, must continue to be meet.

Adopted by the Wayzata City Council this 2<sup>nd</sup> day of August, 2006.

  
\_\_\_\_\_  
Mayor Andrew Humphrey

**ATTEST:**

  
\_\_\_\_\_  
City Manager Allan Orsen

**ACTION ON THIS RESOLUTION:**

Motion for adoption: Council Member John Berns

Seconded by: Council Member Ken Willcox

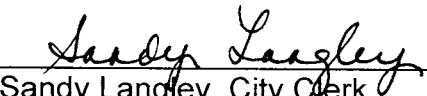
Voted in favor of: Humphrey, Amdal, Bangert, Berns, Willcox

Voted against: None

Abstained: None

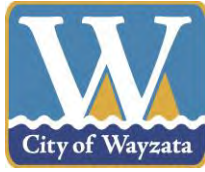
Absent: None

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on 2<sup>nd</sup> day of August, 2006.

  
\_\_\_\_\_  
Sandy Langley, City Clerk

SEAL





**Staff Report  
February 26, 2018**

**Project Name:** Wayzata Blu  
**Applicant** Gatehouse Properties Ltd  
**Addresses of Request:** 259, 269 and 275 Lake St E and 339 Barry Ave S  
**Prepared by:** Jeff Thomson, Director of Planning and Building  
**“60 Day” Deadline:** April 9, 2018

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**Development Application**

Introduction

The applicant, Gatehouse Properties Ltd., has submitted a development application to revise the plat for the properties located at 259, 269 and 275 Lake St E and 339 Barry Ave S. On September 19, 2017, the City Council approved a preliminary and final plat that combined the four existing lots into a single lot. That plat was never recorded. The applicant now requests that a new preliminary plat and final plat be approved that combines the four existing lots into two lots; one that comprises the proposed building and one that comprises the surface parking area.

Background Information

On September 19, 2017, the City Council approved the PUD General Plan of Development for a three story mixed use building, comprising up to 18 residential dwelling units on the upper two levels (1 unit greater than the approved PUD Concept Plan), and office, residential, and/or retail uses on the street level of the building with a minimum of 3,000 square feet of retail, office, or service commercial uses, and the remaining portion of the street level containing up to two residential dwelling units. With that approval, the four existing lots were combined into one single lot.

Property Information

The property identification number and owner of the properties are as follows:

| Address         | PID               | Owner                          |
|-----------------|-------------------|--------------------------------|
| 259 Lake St E   | 06-117-22-23-0005 | Flagship Financial Group, Inc. |
| 269 Lake St E   | 06-117-22-32-0006 | Theodore T Asao et al Trustees |
| 275 Lake St E   | 06-117-22-32-0005 | Theodore T Asao et al Trustees |
| 339 Barry Ave S | 06-117-22-32-0004 | Theodore T Asao et al Trustees |

The current zoning and comprehensive plan land use designations for the four properties are the same, and are as follows:

|                        |                                                            |
|------------------------|------------------------------------------------------------|
| Current zoning:        | PUD/Planned Unit Development                               |
| Comp Plan designation: | Central Business District                                  |
| Overlay districts:     | S/Shoreland Overlay District<br>W/Wetland Overlay District |

#### Project Location

The properties are located on northwest corner of the Lake St E and Barry Ave S intersection:

*Map 1: Project Location*



#### Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:



| Direction | Adjacent Use               | Zoning                                            | Comp Plan Land Use Designation |
|-----------|----------------------------|---------------------------------------------------|--------------------------------|
| North     | Wayzata Villa Condominiums | R-5/Average Density Multiple Residential District | High Density Multiple Family   |
|           | Office Building            | C-1/Office and Limited Commercial District        | Central Business District      |
| East      | Barry Avenue               | N/A                                               | N/A                            |
| South     | Lake Street                | N/A                                               | N/A                            |
| West      | Commercial Building        | C-4A/Limited Central Business District            | Central Business District      |

#### Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Preliminary and Final Plat Subdivision: The proposed plans include combining the four existing lots of record into two lots; one that comprises the proposed building and one that comprises the surface parking area. The City's subdivision ordinance defines subdivision as the division of land into two or more lots or combination of two or more lots. The applicant's proposal to combine the four existing lots into two lots requires subdivision review and approval. (City Code Section 805.14 and 805.15)

#### Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on February 15, 2018. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on February 15, 2018.

#### **Project Overview**

The development application requests a final plat of two lots because part of the site of the development application has an existing easement with rights to the Boatworks property. Lot 1 will comprise the Wayzata Blu development and structured parking required for the condominiums. Lot 2 will contain the surface parking on which the Boatworks parking easement is located. The plat is requested so that the condominium homeowners association will not need to be involved with the Boatworks parking easement and its obligations.

#### Private Parking Easement

There is an existing parking easement on the 259 Lake St E property which benefits the Boatworks property on the opposite side of Lake Street (294 Grove La E). The easement allows the Boatworks property to use the 259 Lake St property for 85 parking stalls for valet and employee parking. As part of the development application, the applicant is

proposing to construct a defined parking lot on the back of the site which would include a total of 85 parking stalls. The proposed parking lot layout includes a single drive aisle with 57 standard head-in parking stalls. In addition there are 28 tandem parking stalls that could be utilized by valet parking services, for a total of 85 parking spaces to meet the parking easement.

#### Public Parking

There are currently nine on-street parking stalls located on Barry. The nine parking stalls are 90 degree stalls perpendicular to the street, which is not a recommended on-street parking layout. The applicant is requesting that the easement that was dedicated to provide the nine parking stalls be vacated. The easement vacation is a separate application to the City that will be reviewed by the City Council, and does not require review by the Planning Commission.

In lieu of the nine perpendicular stalls, four parallel stalls would be provided along Barry Ave. In addition to the existing stalls on Barry Ave, there are currently four striped parking stalls along Lake Street. The number of stalls along Lake Street would be increased due to the removal of the driveway access. The 13 on-street parking stalls provided on the site plan would be the same as the number of currently striped stalls along the two streets. The proposed stalls would be 22 feet in length along Barry Avenue, 21.5 feet in length along Lake Street, which is slightly less than the typical 23-foot length.

As originally discussed as part of the PUD concept plan review, the applicant is willing to enter into an agreement with the City for an easement that would allow for the construction of a parking structure on the back of the property to provide for additional public parking in the area. The applicant states that the public parking could be done on the subject property, or in conjunction with other development or changes on adjacent properties.

#### Wayzata Blu Parking

The City's parking ordinance establishes the minimum number of parking stalls that must be provided in a development. For a multiple family development, the parking ordinance requires a minimum of two fee-free spaces for each dwelling unit, of which one must be enclosed. The proposed building consists of 18 dwelling units and 37 enclosed parking spaces within the enclosed garage. The proposed project provides more than two stalls per dwelling unit, which meets the requirements of the City's parking ordinance.

The enclosed parking garage would be dedicated to the condominium units and would not be available for the retail and office uses on the first level. The retail and office uses require nine off-street parking stalls. The proposed plans allow for the use of nine stalls within the 85-stall surface parking stall to be used from 6:00 a.m. to 6:00 p.m., which meets the City's parking requirement.



## Analysis of Application

### Proposed Subdivision

The applicant is proposing to combine the four existing lots into two platted lots. The following table outlines the existing and proposed lots:

|                                   | Lot area       | Lot width  | Lot depth  |
|-----------------------------------|----------------|------------|------------|
| PUD Requirement                   | No minimum     | No minimum | No minimum |
| 339 Barry Ave S<br>(existing lot) | 6,363 sq. ft.  | 119 ft.    | 60 ft.     |
| 259 Lake St E<br>(existing lot)   | 52,533 sq. ft. | 123 ft.    | 501 ft.    |
| 269 Lake St E<br>(existing lot)   | 3,895 sq. ft.  | 27 ft.     | 143 ft.    |
| 275 Lake St E<br>(existing lot)   | 2,401 sq. ft.  | 40 ft.     | 60 ft.     |
| Lot 1 (proposed)                  | 31,987 sq. ft. | 207 ft.    | 159 ft.    |
| Lot 2 (proposed)                  | 31,968 sq. ft. | 90 ft.     | 348 ft.    |
| Right of Way<br>(proposed)        | 1,379 sq. ft.  | N/A        | N/a        |

The PUD zoning does not have minimum lot size, width, or depth requirements, and the proposed subdivision would meet the lot requirements of the PUD zoning district.

## Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should consider adoption of the attached *Planning Commission Report and Recommendation*, which recommends approval of the development application subject to several conditions.

## Attachments

Preliminary and Final Plat

Draft Planning Commission Report and Recommendation

### **Applicable Code Provisions for Review**

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

- A. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
- B. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
- C. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.
- D. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
- E. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
- F. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
- G. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
- H. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
- I. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
- J. The proposed lot layout and building pads shall conform with all performance standards contained herein.



- K. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
- L. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

PRELIMINARY PLAT & EXISTING CONDITIONS SURVEY  
WAYZATA BLU  
CITY OF WAYZATA, HENNEPIN COUNTY

## Legal Description

PARCEL 1:  
Lot 13, Audle's Subdivision No. 194, Hennepin County, Minnesota

PARCEL 2:  
Lot 14, Audle's Subdivision No. 194, Hennepin County, Minnesota

PARCEL 3:  
The East 27 feet, south end east, of Lot 15, Audle's Subdivision No. 194, Hennepin County, Minnesota

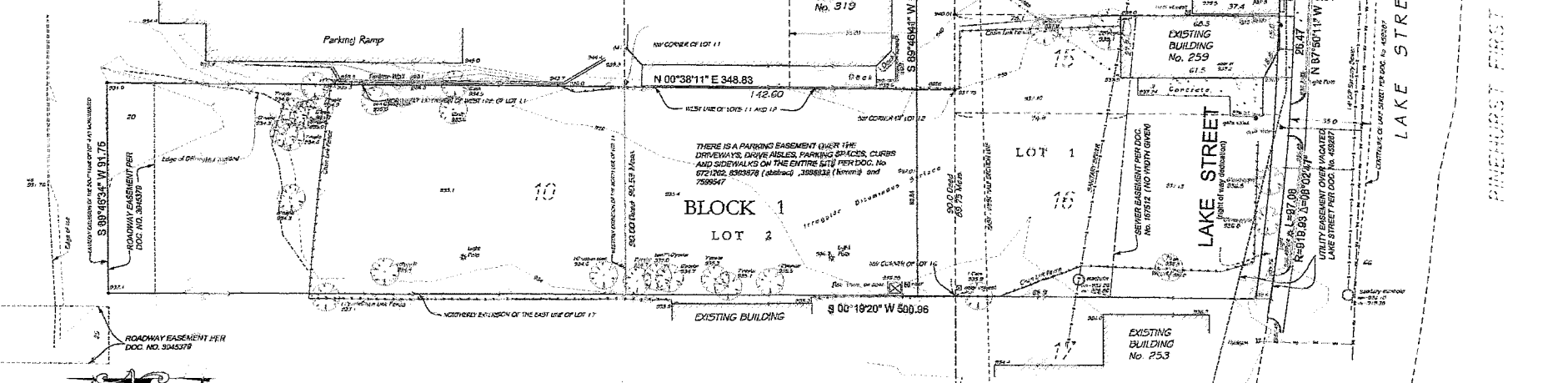
PARCEL A:  
That part of Lot 10, Auditor's Subdivision Number 184, Hennepin County, Minnesota, described as follows, to wit:  
Beginning at a point on the South line of said Lot 10 which is the northeast corner of Lot 16 of said subdivision, thence Easterly along said South line a distance of 80 feet to a point which is the southwest corner of Lot 12 of said subdivision; thence N 89° 15' 00" W along the West line of Lots 12 and 11 of said subdivision a distance of 142.6 feet to the northwest corner of Lot 11, thence West along an extension of the North line of Lot 11 a distance of 30 feet thence South to the point of beginning.

Lot 15, except the East 27 feet front and rear thereof, of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street, vacated lying between the front line of said Lot 15 and the center line of said street, and between the center lines across it of the side lines of said part of Lot 15.

Lot 19 of Auditor's Subdivision Number 194, Hennepin County, Minnesota, also that part of Lake Street vacated, lying between the town line of said lot and the center line of said street and between mileposts across said state of land on the side north of said Lot 19.

[illegible]

Lot 12, Auditor's Subdivision Number 184, Hennepin County, Minnesota, Situated the North 55 feet thereof



### MISCELLANEOUS NOTES

- [illegible]

## ZONING CLASSIFICATION AND STANDARDS

Current Zoning Classification - C-4A Limited Central Business District

**Selfback Requirements per Existing Ordinance:**  
Main Structure Only  
Front - 30 feet  
Interior Side - 10 feet (House and 5 feet for accessory structure (garage))  
Corner Side Street - 20 feet (House and garage)  
Rear - 20 feet  
(refer to City Code for more specifics)

**Minimum Lot Requirements:**

Lot Area - 10,800 Sq. Ft.  
Lot Width - 80 feet  
Lot Depth - not listed  
Building Height - 3 stories or 40 feet.  
The lowest floor elevation must be at least 3 feet above 100 Year Flood Elevation of 874.0 feet  
also subject to results of any study.

Maximum BackSew Area = 25% of Lot area.

### PROPOSED LIFE INFORMATION

### Downloaded At: 11:52 11 September 2009

**Area of Lot 1, Block 1 = 31,007 sq. ft.**  
**Area of Lot 2, Block 1 = 31,006 sq. ft.**  
**Right of Way, Section = 1,319 sq. ft.**  
**Total Area of Development = 64,075 sq. ft.**

## Certification

The only statements shown are from plots of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Statewide commission December 30, 2016

Emplaced this 2nd day of June, 2017.  
 Rev. 7-3-17, 6" break or larger located  
 Rev. 7-3-18 and Date

Q A A A

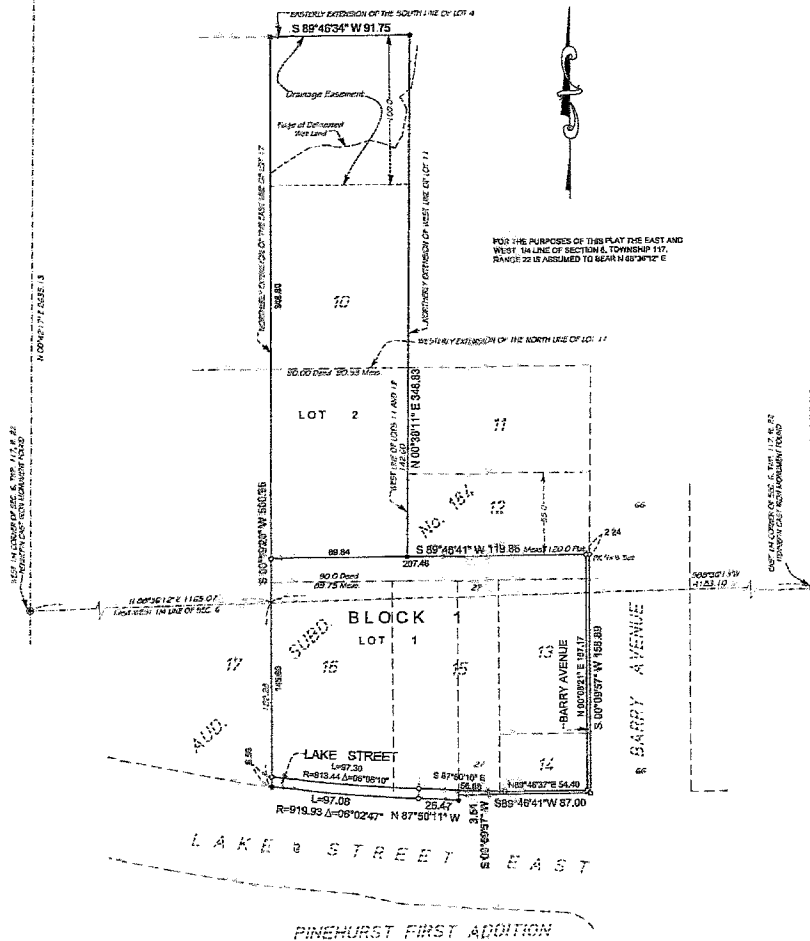
Street 14th St 10th St

DATE: 10/10/2013

File No. 100-14 100-14



## WAYZATA BLU



R. T. DOC. No.

C. R. DOC. No.

KNOW ALL PERSONS BY THESE PRESENTS, That Gregory Properties, Ltd., a Minnesota corporation, owner of the following described property shown in the County of Hennepin, State of Minnesota, to wit:

And

That part of Lot 10, Auditor's Subdivision Number 184, Hennepin County, Minnesota, described as follows, to wit: Beginning at a point on the South line of said Lot 10 which is the Northwest corner of Lot 15 of said subdivision; thence North along the west line of Lots 12 and 11 of said subdivision a distance of 152.25 feet to the northwest corner of Lot 11; thence West along an extension of the North line of said Lot 11, a distance of 85 feet; thence South to the point of beginning.

Lot 15, except the East 57 feet front and rear thereof, of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street, vested lying between the North line of said Lot 15 and the center line of said street and between the extensions across it of the side lines of said Lot 15.

Lot 16 of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street, lying between the front lot line of said Lot 16 and the center line of said street and between extensions across said strip of land on the side lines of said Lot 16.

And

All that part of the tract of land hereinafter described lying East of the North line extended East line of Lot 17, Auditor's Subdivision Number 184, and West of the North line extended West line of Lot 11, of Auditor's Subdivision Number 184, being a part of land being described as follows, to wit: Commencing at the Northeast corner of Lot 11, Auditor's Subdivision Number 184, Hennepin County, Minnesota; thence West along the North line of Lot 11 and an extension thereof a distance of 315.55 feet; thence South a distance of 162.6 feet to the Northeast corner of Lot 10; thence West along the North line of said Lot 10 a distance of 50 feet to the Northwest corner of said Lot 10; thence South along the West line of said Lot 10 a distance of 2.2 feet; thence West parallel with the South line of Lot 10 a distance of 7 feet; thence North parallel with the West line of Lot 10 to the point of intersection with the East line extended South line of Lot 4, Auditor's Subdivision Number 184; thence East along the East line extended South line of Lot 4, Auditor's Subdivision Number 184 to the point of intersection of said South line of Lot 4, as so extended, with the West line of Waterfront Road, Hennepin County and Southwesterly along the West line of Waterfront Road to the point of beginning.

Lot 12, Auditor's Subdivision Number 184, Hennepin County, Minnesota, except the North 55 feet thereof.

Have caused the same to be surveyed and plotted as WAYZATA BLU and do hereby dedicate to the public for public use the roadways and easements for drainage purposes as shown on the plan.

In witness whereof Gregory Properties, Ltd., a Minnesota corporation has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Gregory Properties, Ltd.

By \_\_\_\_\_

President

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged to be the act of \_\_\_\_\_, President of Gregory Properties, Ltd., a Minnesota corporation, on behalf of the company.

(Notary Signature)

(Notary printed name)

Notary Public, \_\_\_\_\_ County, Minnesota.

My Commission Expires \_\_\_\_\_

I, Gregory R. Prach, do hereby certify that this plan was prepared by me or under my direct supervision that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plan is a correct representation of the boundary survey, that all measurements and data are correctly as applied on this plan, that all measurements reported on this plan have been made by me or by a duly Licensed Land Surveyor, and that all measurements and data are correctly as applied on this plan.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Gregory R. Prach, Land Surveyor

Minnesota License No. 24992

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Gregory R. Prach.

(Notary Signature)

(Notary printed name)

Notary Public, \_\_\_\_\_ County, Minnesota.

My Commission Expires \_\_\_\_\_

WAYZATA, MINNESOTA

This plan of WAYZATA BLU was approved and adopted by the City Council of the City of Wayzata, Minnesota, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. If applicable the written comments and recommendations of the Commission of City Engineers and the County Highway Engineers have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 305.01, Subdivision 2.

WAYZATA, MINNESOTA

By \_\_\_\_\_ Mayor

By \_\_\_\_\_ City Clerk

REGISTERED AND REAL ESTATE SURVEYORS, Hennepin County, Minnesota

I hereby certify that the same public use \_\_\_\_\_ and price rates have been paid for land described on this plan. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark V. Chapin, Hennepin County Auditor

By \_\_\_\_\_ Deputy

SURVEYOR GENERAL, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 305.05 (1)(b) this plan has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris P. Mow, Hennepin County Registrar

By \_\_\_\_\_ Deputy

REGISTERAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plan of WAYZATA BLU was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Martin McCormick, Hennepin County Register of Titles

By \_\_\_\_\_ Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plan of WAYZATA BLU was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Martin McCormick, Hennepin County Recorder

By \_\_\_\_\_ Deputy

The Gregory Group, Inc., d.b.a.  
LOT SURVEYS COMPANY  
LAND SURVEYORS



## WAYZATA PLANNING COMMISSION

February 26, 2017

### REPORT AND RECOMMENDATION OF APPROVAL OF PRELIMINARY AND FINAL PLAT AT 259, 269 AND 275 LAKE ST E AND 339 BARRY AVE S

**DRAFT**

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#### **SUMMARY OF RECOMMENDATION**

**1. Approval\* of Preliminary and Final Plat Subdivision**

**\* with certain conditions listed at the end of this Report**

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#### **REPORT AND RECOMMENDATION**

##### **Section 1. BACKGROUND**

- 1.1 Proposed Land Use. Gatehouse Properties Ltd. and the property owners listed below (collectively, the “Applicant”) have submitted a development application to redevelop the properties at 259, 269 and 275 Lake St E and 339 Barry Ave S (collectively, the “Property”). The proposed redevelopment involves the demolition of the existing commercial buildings on the properties and construction of a new three story mixed use building consisting of office and retail uses and 18 residential condominiums (the “Project”).
- 1.2 Previous Approvals. On February 21, 2017, the City Council approved the PUD Concept Plan of Development for the Project and the rezoning to PUD/Planned Unit Development, contingent upon approval of the PUD General Plan of Development. On September 19, 2017, the City Council approved the PUD General Plan of Development for a three story mixed use building, comprising up to 18 residential dwelling units on the upper two levels (1 unit greater than the approved PUD Concept Plan), and office, residential, and/or retail uses on the street level of the building with a minimum of 3,000 square feet of retail, office, or service commercial uses, and the remaining portion of the street level containing up to two residential dwelling units.



1.3 Approvals Requested. The Application includes requests for approval of the following:

- A. Preliminary and Final Plat Subdivision to combine the Lots (the “Subdivision” or “Preliminary and Final Plats”): The Project would combine the four existing lots comprising the Property into two new lots; one to comprise the building and one to comprise the adjacent parking area.

1.4 Property. The address, property identification numbers and owners of the Property involved in the Project are:

| Address         | PID               | Owner                          |
|-----------------|-------------------|--------------------------------|
| 259 Lake St E   | 06-117-22-23-0005 | Flagship Financial Group, Inc. |
| 269 Lake St E   | 06-117-22-32-0006 | Theodore T Asao et al Trustees |
| 275 Lake St E   | 06-117-22-32-0005 | Theodore T Asao et al Trustees |
| 339 Barry Ave S | 06-117-22-32-0004 | Theodore T Asao et al Trustees |

1.5 Land Use Designations. The Property is zoned and guided as follows:

|                    |                               |
|--------------------|-------------------------------|
| Zoning:            | PUD/ Planned Unit Development |
| Comp Plan          | Central Business District     |
| Overlay districts: | S/Shoreland Overlay District  |

1.6 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on February 15, 2018 and mailed to all property owners located within 350 feet of the Property on February 15, 2018. The public hearing on the Application was held at the February 26, 2018 Planning Commission meeting.

## Section 2. STANDARDS

2.1 Subdivision / Preliminary and Final Plat. Review and approval of subdivisions of property, combinations of two or more lots, and preliminary/final plats are governed by the City’s Subdivision Ordinance, Ch. 805 of City Code. The City may agree to review the preliminary and final plat simultaneously. Sec. 805.15.A. In reviewing such requests, the Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 805.14.E:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical

locations, or similar community assets.

3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to



transportation and utility systems, and will not overburden the City's service capacity.

### **Section 3. FINDINGS OF FACT**

Based on the Application materials, additional materials submitted by the Applicant, staff reports and documents, public comment and information presented at the public hearing, and the standards of the Wayzata Subdivision and Zoning Ordinances, the Planning Commission of the City of Wayzata makes the following findings of fact:

**3.1 Preliminary / Final Plat Subdivision for Lot Combination.** The Planning Commission finds that there would be no significant adverse effects of the proposed Preliminary and Final Plats based upon the findings related to the PUD and the following factors found in Section 805.14.E:

1. The Subdivision is consistent with the Wayzata Comprehensive Plan.
2. The building pad that results from the Subdivision will not impact sensitive areas on the Property.
3. The building pad that results from the Subdivision has been selected and located with respect to natural topography to minimize filing or grading.
4. There are no existing stands of significant trees on the Property impacted by the Project.
5. The Subdivision does not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of the lot, the building pad, and the site layout responds to and is reflective of the surrounding lots and neighborhood character.
7. The lot size resulting from the Subdivision is not dissimilar from adjacent lots or lots found in the surrounding neighborhood.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the building proposed is similar to the characteristics and quality of existing development in the City and surrounding neighborhood.
9. The building proposed for the Subdivision meets the applicable Design Standards outlined in Section 9 of the Wayzata Zoning

Ordinance.

10. The proposed lot layout and building pad conforms with all performance standards contained in the Subdivision Ordinance with the exception of those for which a CUP are being requested.
11. The Subdivision will not tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
12. The Subdivision will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

#### **Section 4. RECOMMENDATION**

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Preliminary and Final Plat Subdivision to combine the existing four lots into two lots, subject to the following conditions:

- A. Before the City releases the Final Plat for recording at Hennepin County, park dedication fees, equal to \$2,500 per residential dwelling unit or 10% of the determined land value, whichever is greater, must be paid as required by the Subdivision Ordinance.
- B. Before the City issues a building permit for the Project, the Applicant must record the Final Plat with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7 of the Subdivision Ordinance, and provide a recorded copy to the City.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 26<sup>th</sup> day of February 2018.

Voting In Favor:

Voting Against:

Abstaining:

Absent: