Wayzata Planning Commission

Meeting Agenda

Monday, March 19, 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 February 5, 2018 Meeting Minutes
b. Approval of February 26, 2018 Meeting Minutes
c. Approval of March 5, 2018 Meeting Minutes
d. Adoption of Report and Recommendation of Approval of Combined Preliminary and Final Plat and Conditional Use Permits at 649 Ferndale Rd W
e. Adoption of Report and Recommendation for Approval of Shoreland Setback Variance for Alterations to the Residence at 532 Ferndale Rd W

4. Old Business Items

a. None

5. Public Hearing Items

a. None

6. Other Items:

a. March 6th City Council Meeting Update – Commissioner Buchanan
b. 2040 Comprehensive Plan Update
c. Review of Development Activities
d. Next meeting is April 2, 2018

7. Adjournment

NOTES: [1] 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
FEBRUARY 5, 2018

AGENDA ITEM 1. Call to Order and Roll Call

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

Present at roll call were Commissioners: Buchanan, Young, Douglas, Iverson, Plantan, Flannigan, and Murray. Absent: None. City Planning Consultant Eric Zweber with WSB & Associates, Inc., and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Chair Buchanan asked for a motion to approve the agenda for the meeting.

Commissioner Douglas made a motion, Seconded by Commissioner Flannigan, to approve the February 5, 2018 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

a.) Approval of January 9, 2018 Meeting Minutes
b.) Adoption of Report and Recommendation for Approval of Conditional Use Permit for Verizon Wireless at 1000 Superior Blvd
c.) Adoption of Report and Recommendation for Approval of Rezoning and PUD Concept Plan at 235 and 239 Lake St E

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

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

Commissioner Young made a motion, Seconded by Commissioner Flannigan, to approve the Consent Agenda as presented. There was no further discussion, and the motion carried unanimously.

AGENDA ITEM 4. Old Business Items:

a.) None.

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<u>AGENDA ITEM 5.</u> Public Hearing Items:

a.) The Retreat – 1221 Wayzata Blvd E

i. Design Review, Conditional Use Permit Amendment

City Planning Consultant Mr. Eric Zweber stated the applicant, The Retreat, and property owner, Community Recovering People, 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 the design of the proposed addition and an amendment to the existing conditional use permit approved by the City Council in 2006 allowing an institutional residential care facility for up to 80 residents. The applicant's proposal to increase the number of residents from 80 to 91 requires an amendment to that existing CUP. Mr. Zweber explained that the public hearing notice that was mailed to all property owners within 350-feet of the subject property inadvertently omitted the conditional use permit amendment request in the development application. Therefore, the Planning Commission should open the public hearing at this meeting but continue it to the February 26th meeting to allow City staff to republish the public hearing notice and include the CUP amendment. The public hearing today would be for the design review. He stated the applicant is not requesting any design deviations. The building is screened by the existing heavily wooded area surrounding the building area known as the Big Woods. The increased use associated with proposed CUP amendment would require a total of 55 parking stalls on the property, and there are currently 62 stalls on the site. As part of the project there would be 5 trees removed: 1 significant tree but no heritage trees would be removed. There would be no tree replacement required under the Ordinance but they are nonetheless proposing to plant 10 new trees as part of the project. The Minnesota Land Trust that oversees the Big Woods has reviewed the proposal, and has no objections.

Chair Buchanan stated the City has an easement that provides public access to the Big Woods, and he asked how many of the parking stalls are for public parking for the access to the trails.

Mr. Zweber suggested the Applicant address that question.

Applicant Representative, Eric Reiners, Sperides Reiners Architects, Inc, 4200 West Old Shakopee Road, Bloomington, provided background on The Retreat, and the different phases of renovation and other projects on the property. He stated they would be staying with the guidelines of usable space established with the original purchase. He noted that there are 5 parking spaces designated for public use along Wayzata Blvd.

Commissioner Iverson stated the applicant's design has kept with the historical look of the existing building. She said she appreciated the applicant's willingness to plant 10 additional trees that were not required under the Ordinance for the project.

Commissioner Douglas stated the development proposed in the application is an improvement over the existing building.

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Mr. Reiners noted for the record that The Retreat is not a treatment center, but rather a recovery retreat, and they did not operate a sober living residence, as noted in the Staff Report. He explained the structure on the east side of the property is the Center for Family and Spiritual Recovery.

Chair Buchanan opened the public hearing at 7:22 p.m.

There being no one wishing to address the Commission on the application, Chair Buchanan asked for a motion to continue the public hearing until the next meeting of the Commission as recommended by Staff.

Commissioner Young stated it is in the best interest of the Commission to be expedient with applications whenever possible. He suggested since the Commission did not have objections to the project, that the Commission also direct staff to prepare a draft report and recommendation for approval that the Commission can consider at their next meeting, after the public hearing has been closed.

Commissioner Young made a motion, Seconded by Commissioner Murray, to continue the public hearing on the application to the February 26th Planning Commission meeting and additionally to direct staff to prepare a draft Planning Commissioner Report and Recommendation with appropriate findings to recommend approval of the Design of the proposed project and Conditional Use Permit Amendment for The Retreat located at 1221 Wayzata Blvd E for review and consideration at the February 26th Planning Commission meeting. There was no further discussion and the motion carried unanimously.

AGENDA ITEM 6. Other Items:

a.) Review of Development Activities

City Planning Consultant Mr. Zweber stated the February 26th Planning Commission agenda is scheduled to include the continuation of the public hearing on The Retreat, and a public hearing and consideration for a subdivision application for the Wayzata Blu development to separate the parking lot on the back of the property as a separate parcel.

b.) Next Meeting is February 26, 2018

City Planning Consultant Mr. Zweber noted the next meeting of the Planning Commission is scheduled for February 26, 2018.

AGENDA ITEM 7. Adjournment.

There being no further business, Chair Buchanan asked for a motion to adjourn.

Commissioner Douglas made a motion, Seconded by Commissioner Flannigan, to Adjourn the meeting of the Planning Commission. The motion carried unanimously.

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The Planning Commission meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Tina Borg
TimeSaver Off Site Secretarial, Inc.

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WAYZATA PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 26, 2018

AGENDA ITEM 1. Call to Order and Roll Call

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

Present at roll call were Commissioners: Douglas, Plantan, Flannigan, and Murray. Absent: Buchanan, Iverson, and Young. City Planning Consultant Eric Zweber with WSB & Associates, Inc. and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Vice Chair Flannigan asked for a motion to approve the agenda for the meeting.

Commissioner Murray made a motion, Seconded by Commissioner Douglas, to approve the February 26, 2018 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

a.) Approval of January 22, 2018 Meeting Minutes

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

Hearing no requests, Vice Chair Flannigan 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. There was no further discussion, and the motion carried unanimously.

AGENDA ITEM 4. Old Business Items:

a.) None.

AGENDA ITEM 5. Public Hearing Items:

a.) The Retreat – 1221 Wayzata Blvd E

i. Design Review, Conditional Use Permit Amendment

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City Planning Consultant Mr. Eric Zweber stated the applicant, The Retreat, and property owner, Community Recovering People, 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 the design of the proposed addition and an amendment to the existing conditional use permit approved by the City Council in 2006 allowing an institutional residential care facility for up to 80 residents. The applicant's proposal to increase the number of residents from 80 to 91 requires an amendment to that existing CUP. Mr. Zweber noted that the building is screened by the existing heavily wooded area surrounding the building area known as the Big Woods. The increased use associated with the proposed CUP amendment would require a total of 55 parking stalls on the property and there are currently 62 stalls on the site. As part of the project there would be 5 trees removed: 1 significant tree but no heritage trees would be removed. There would be no tree replacement required under the Ordinance but they are nonetheless proposing to plant 10 new trees as part of the project. The Minnesota Land Trust that oversees the Big Woods has reviewed the proposal and has no objections. The Planning Commission reviewed the development application and held a public hearing at its meeting on February 5, 2018. Mr. Zweber explained that the Planning Commission took two actions at that meeting: 1) continued the public hearing on the application to the February 26th meeting because the initial public hearing notice inadvertently omitted the conditional use permit amendment request part of the development application and 2.) directed staff to prepare a Report and Recommendation of approval of the development application for consideration at the February 26 meeting.

At the conclusion of Mr. Zweber's presentation at 7:06 p.m, Vice Chair Flannigan asked if there was anyone wishing to speak at the continued public hearing on the application.

There being no one wishing to address the Commission on the application, Vice Chair Flannigan closed the public hearing at 7:07 p.m. and asked for a motion on the application.

Commissioner Murray made a motion, seconded by Commissioner Douglas, to adopt the draft Planning Commission Report and Recommendation of Approval of Project Design and CUP Amendment for the Retreat at 1221 Wayzata Blvd East, as presented. There was no further discussion, and the motion carried unanimously.

b.) Wayzata Blu – 259, 269, and 275 Lake Street E and 339 Barry Ave S

i. Preliminary and Final Plat Subdivision

City Planning Consultant Mr. Eric Zweber stated the applicant, Gatehouse Properties Ltd, has submitted a development application for approval of a revised plat for the properties located at 259, 269, and 275 Lake Street E and 339 Barry Ave S that comprise the previously approved Wayzata Blu PUD project. Mr. Zweber reviewed that on September 19, 2017, the City Council approved a preliminary and final plat for the PUD project that combined the four existing lots into a single lot. That plat was never recorded and under the City's Subdivision Ordinance is now void. The applicant is requesting that a new preliminary plat and final plat be approved that combines the four existing lots into two lots: Lot 1 that comprises the proposed building area and Lot 2 that

comprises the surface parking area. Mr. Zweber explained that the requests for two lots is being made because part of the site of the development application has an existing easement with rights to the Boatworks property and may involve further development for public parking. With the proposed plat configuration, the future condominium homeowners association will not need to be involved with the Boatworks parking easement and any future development of a public parking area.

Commissioner Murray clarified there would be no changes to the parking area itself.

Mr. Zweber stated this application does not include changes to the PUD zoning, design review or the conditional use permit for the project.

There being no further questions for staff, Vice Chair Flannigan asked the Applicant to come forward.

Applicant's representative and attorney, Allen Christy, 2100 AT&T Tower at 901 Marquette Avenue, Minneapolis, stated this application will only change the designation of the lots and not the project itself. He explained that through the process of working with the City on the project, the developer has become aware of the City's possible interest of potentially enhancing the parking in the back of the property in the future for public parking. If these lots were one lot as the original plat shows, and the City wanted to move forward with parking enhancements, the City would need to work with the condominium association, which would be more complicated, and likely require a replatting anyway so the parking was not part of the condominiums. Mr. Christy noted that the building and square footage does not change under the new plat.

Vice Chair Flannigan clarified Gatehouse Properties would own the parking lot parcel and be responsible for the maintenance and upkeep.

Mr. Christy confirmed that would be the case.

There being no further questions for the Applicant, Vice Chair Flannigan opened the public hearing on the application at 7:17 p.m.

Mr. Lowell Zitzloff, 319 Barry Ave, said he had a question on where the access would be for the condominiums and the parking lot.

Vice Chair Flannigan closed the public hearing at 7:20 p.m. and asked Mr. Zweber if he could address Mr. Zitzloff's question.

Mr. Zweber stated there is not frontage from Lot 2 onto Barry Avenue and Lot 1 has frontage on Lake and Barry.

Mr. Christy stated as approved and planned, the access to the parking lot on Lot 2 would remain the same as currently approved, off of Barry Avenue, along the north side of Lot 1, extending from the east into the west then into Lot 2 parking area.

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Vice Chair Flannigan asked what the process would be with the easement or access from Barry Avenue if something significant changed with Lot 2.

Mr. Zweber stated this is something that he would need to research.

Mr. Christy stated the developer is trying to work with the City's future parking needs. The 85 car parking easement is adequate for the Boatworks property, and the Boatworks property owner agrees with this plan. If the City were to consider a parking structure in this location, then this would need to be something the City addresses.

Commissioner Douglas asked how access would be provided to the redevelopment site at 253 Lake St E.

Mr. Christy stated his client was willing to work with the City and the property owner of 253 Lake St E to provide access.

There being no further questions for the Applicant and staff, Vice Chair Flannigan asked the Commissioners for their views on the Application.

Commissioner Plantan stated she would support the application.

Commissioner Murray stated he would support the application.

Commissioner Douglas stated she would support the application.

Vice Chair Flannigan asked for a motion on the Application.

Commissioner Murray made a motion, seconded by Commissioner Douglas, to adopt the draft Planning Commission Report and Recommendation as presented, Recommending Approval of the Preliminary and Final Plat at 259, 269, and 275 Lake St E and 339 Barry St S. with the same conditions outlined in the September 19, 2017 approval. The motion carried unanimously.

<u>AGENDA ITEM 6.</u> Other Items:

a.) City Council Meeting Update:

i. February 7th – Commissioner Plantan

Commissioner Plantan provided an update from the City Council meeting including approvals of the CUP for a fence at 119 Benton Avenue, the variance for the home addition at 315 Park Street E, and the rezoning on Gardner Street to a PUD District.

ii. February 20th – Commissioner Young

Commissioner Young was absent so no update was provided.

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b.) Review of Development Activities

City Consultant Mr. Zweber stated there were no updates at this time.

c.) Next Meeting is March 5, 2018

City Planning Consultant Mr. Zweber noted the next meeting of the Planning Commission is scheduled for March 5, 2018.

AGENDA ITEM 7. Adjournment.

There being no further business, Vice Chair Flannigan asked for a motion to adjourn.

Commissioner Douglas made a motion, Seconded by Commissioner Plantan, to Adjourn the meeting of the Planning Commission. The motion carried unanimously.

The Planning Commission meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Tina Borg
TimeSaver Off Site Secretarial, Inc.

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WAYZATA PLANNING COMMISSION
MEETING MINUTES
MARCH 5, 2018

AGENDA ITEM 1. Call to Order and Roll Call

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

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

AGENDA ITEM 2. Approval of Agenda

Chair Buchanan asked for a motion to approve the agenda for the meeting.

Commissioner Young made a motion, Seconded by Commissioner Douglas, to approve the March 5, 2018 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

a.) None

AGENDA ITEM 4. Old Business Items:

a.) None.

AGENDA ITEM 5. Public Hearing Items:

a.) Philip Soran and Margaret Selby-Soran – 532 Ferndale Road W

i. Variance

Director of Planning and Building Thomson stated the applicants Philip Soran and Margaret Selby-Soran, have submitted a variance application to remove a pergola on the existing deck, and install a covered open-air roof structure and reinstall the pergola structure over the existing deck at 532 Ferndale Road West. The applicant requests approval of a setback variance from the shoreland setback for Lake Minnetonka. The existing deck has a non-conforming setback of 33 feet from the lake. The new roof structure and altered pergola structure would maintain the same setback, but require a setback variance since they would not meet the 75-foot setback requirement of the Shoreland District.

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Applicant Representative Mr. John Daly, 153 E Lake Street, stated that as the applicants have used the property since moving there, they have found they would like to provide shade in the proposed area of the deck in order to enjoy the outdoor space they have.

Chair Buchanan opened the public hearing at 7:09 p.m.

No member of the public came forward to address the Planning Commission on the application.

Chair Buchanan closed the public hearing at 7:10 p.m.

There being no further questions or comments from the Commissioners, Chair Buchanan asked for a motion on the Application.

Commissioner Iverson made a motion, Seconded by Commission Flannigan, to direct staff to prepare a draft Planning Commission Report and Recommendation with appropriate findings recommending approval of a lakeshore setback variance at 532 Ferndale Road for review at the next Planning Commission meeting. The motion carried unanimously.

b.) Matthew and Maria Hensley – 649 Ferndale Road W

i. Conditional Use Permits and Preliminary Plat

Director of Planning and Building Thomson stated the applicants, Murphy & Co. Design, on behalf of Matthew and Maria Hemsley, have submitted a development application to combine the four properties at 649 Ferndale Road West into one lot, and construct a new home on the property. The development application requests approval of a preliminary plat, final plat, a conditional use permit within the Shoreland Overlay District to increase the height of the building to 40-feet, and a conditional use permit to allow for a chimney structure up to 45-feet in height. Building heights over 35-feet in the Shoreland Overlay District may be allowed through approval of a shoreland impact plan/conditional use permit as regulated under Section 801.91.19. City Code states that no structural element may exceed 40-feet in total height except by conditional use permit under City Code Section 801.19.2.B. The applicant has submitted a preliminary plat to combine the four existing lots into one lot. All four of the existing lots are non-conforming due to lot size.

Commissioner Douglas asked if there would have to be a written agreement with the Nature Conservancy for the vacation of the right of way for North Beach Rd.

Mr. Thomson stated that City staff has discussed with the property owner the potential of vacating the North Branch Road right of way, which is City right of way. He noted City Council review and approval would be needed for vacation of the right of way, and that would be a separate application from the development application before the Commission.

Mr. Thomson further explained that the North Brand Rd right of way does not currently have a street located in it. If the City Council approves the right of way vacation, then the vacated right of way would be divided and adjoined to the adjacent properties based on how the right of way was originally dedicated to the City. The Hemsley's have been in correspondence with adjacent

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property owners to make them aware they would be pursuing this right of way vacation. City staff discussed the vacation with The Nature Conservancy, and they did not express any objections.

Applicant Mr. Matt Hemsley, 4620 Moorland Ave, Edina, stated they have been working to clean up the property, and hope to build a beautiful home similar to what previously existed on the property.

Chair Buchanan opened the public hearing at 7:20 p.m.

No member of the public came forward to address the Planning Commission on the application.

Chair Buchanan closed the public hearing at 7:20 p.m.

Commissioner Young stated the architecture of the home is keeping with the surrounding area and the City. He pointed out the surrounding trees are taller than the proposed home, so the home itself would not block views of the lake.

Commissioner Plantan asked if there would be any tree replacement for those trees that would be removed as part of the project.

Mr. Hemsley stated they would attempt to add trees along the north side of the house. There are some trees that are susceptible to disease, and they would be looking at replacing these at some point.

There being no further questions for staff or the Applicant, Chair Buchanan asked for a motion on the Application.

Commissioner Young made a motion, Seconded by Commissioner Plantan, to direct staff to prepare a draft Planning Commission Report and Recommendation with appropriate findings recommending approval of the application for a concurrent preliminary and final plat subdivision, Conditional Use Permit to increase the height of the building to 40-feet, and Conditional Use Permit to allow for a chimney structure up to 45-feet in height, for review and adoption at the next Planning Commission meeting. The motion carried unanimously.

<u>AGENDA ITEM 6.</u> Other Items:

a.) City Council Meeting Update:

i. February 20th – Commissioner Young

Commissioner Iverson provided an update on the February 20 City Council meeting, including Verizon Wireless' telecommunications facility at 1000 Superior Blvd request being tabled until a Council meeting next month.

b.) Review of Development Activities

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Director of Planning and Building Thomson stated the next meeting is scheduled to include a conditional use permit request for a fence on Bushaway Road. He further noted that the public comment period for the environmental assessment worksheet prepared for the Lake Effect project would begin on Monday, March 12.

Commissioner Iverson asked if the City would be using TIF funds for the Lake Effect project.

Mr. Thomson stated the City could potentially use TIF funds for the project. The Lake Street improvements are the City's responsibility. The City has set aside funds from several sources to pay for the Lake Street improvements. Street and sidewalk improvements are an eligible TIF cost, and the City may consider TIF from the new west downtown TIF district to pay for some of the improvement costs.

c.) Next Meeting is March 19, 2018

Mr. Thomson noted the next meeting of the Planning Commission is March 19, 2018.

<u>AGENDA ITEM 7.</u> Adjournment.

There being no further business on the agenda, Chair Buchanan asked for a motion to adjourn the meeting.

Commissioner Flannigan made a motion, Seconded by Commissioner Young, to adjourn the meeting. The motion carried unanimously.

The Planning Commission meeting was adjourned at 7:42 p.m.

Respectfully submitted,
Tina Borg
TimeSaver Off Site Secretarial, Inc.

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City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 19, 2018	**AGENDA ITEM:** 3d
TITLE: Adoption of Report and Recommendation of Approval of Combined Preliminary and Final Plat and Conditional Use Permits at 649 Ferndale Rd W	
PROJECT NAME: Hemsley Residence	
ADDRESS: 649 Ferndale Rd W	
PREPARED BY: Jeff Thomson, Director of Planning and Building	

BACKGROUND:

Application Overview

The applicants, Murphy & Co. Design, on behalf of Matthew and Maria Hemsley, have submitted a development application to combine the four properties at 649 Ferndale Rd W into one lot and construct a new home. The development application requests approval of a combined preliminary and final plat, a conditional use permit within the Shoreland Overlay District to increase the height of the building to 40 feet which is permitted in the underlying R-1A zoning district, and a second conditional use permit to allow for chimneys and widows walk up to 45 feet in height.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on March 5, 2018. After discussing the application, 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 adoption at the next Planning Commission meeting.

PLANNING COMMISSION ACTION:

City Staff has drafted the attached Planning Commission Report and Recommendation which recommends approval of the development application. The Report and Recommendation includes the findings discussed by the Planning Commission from the March 5th meeting, and reflects the vote of 7 in favor and 0 opposed.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation

WAYZATA PLANNING COMMISSION

March 19, 2018

REPORT AND RECOMMENDATION OF APPROVAL OF COMBINED PRELIMINARY AND FINAL PLAT AND CONDITIONAL USE PERMITS AT 649 FERNDALE ROAD WEST

SUMMARY OF RECOMMENDATION

1. **Approval*** of Proposed Preliminary and Final Plat for lot combination of four (4) existing lots into one (1) new lot
2. **Approval*** of Conditional Use Permit for a building height of 40 feet within the Shoreland Overlay District
3. **Approval*** of Conditional Use Permit for chimney structures up to 45 feet in height.

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

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

1.1 Proposed Land Use. Murphy & Co. Design, and the property owners listed below, (collectively, the "Applicant") have submitted a development application (the "Application") to combine the four lots at 649 Ferndale Road West (the "Property") into one lot, and construct a new home on the Property (the "Project").

1.2 Approvals Requested. The Application requests the following:

A. Concurrent Preliminary and Final Plat to Combine Lots. Simultaneous review and approval of preliminary and final plats to combine the four existing lots on the Property into one lot as depicted on Attachment A hereto (the "Lot Combination" and "Preliminary and Final Plats").

B. CUP for Building Height. Approval of a conditional use permit to permit the proposed building height of 40 feet as depicted on the plans on Attachment B (the "Shoreland Height CUP").

C. CUP for Chimneys. Approval of a conditional use permit to permit chimneys and widows walk up to a height of 45 feet as depicted on the plans on Attachment B (the "Chimney CUP").

1.3 Property. The address, property identification numbers, and owners of the Property are:

Address	PID	Owner
649 Ferndale Rd W	01-117-23-33-0016	Matthew and Maria Hemsley
649 Ferndale Rd W	02-117-23-44-0003	Matthew Hemsley
649 Ferndale Rd W	01-117-23-33-0015	Matthew and Maria Hemsley
649 Ferndale Rd W	01-117-23-33-0014	Matthew and Maria Hemsley

1.4 Land Use Designations. The Property falls within the following land use districts:

Zoning:	R-1A/Low Density Single Family Estate
Comp plan designation:	Estate Single Family Residential
Overlay districts:	Shoreland

1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on February 22, 2018, and notices were mailed to all properties within 350 feet of the Property on the same date. The public hearing on the Application was conducted at the March 5, 2018 Planning Commission meeting. No member of the public spoke at the public hearing.

1.6 Planning Commission Action. After the conclusion of the public hearing on the Application at the March 5, 2018 Planning Commission meeting, the Planning Commission voted unanimously to direct staff to prepare a draft *Planning Commission Report and Recommendation* recommending approval of the Application.

Section 2. STANDARDS

2.1 Lot Combinations / Preliminary and Final Plat.

A. Review and approval of lot combinations and subdivisions of property 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)

B. In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in 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.

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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

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service capacity.

2.2 Shoreland Height CUP. The maximum height of buildings in the Shoreland Overlay District is 35 feet. Building heights over 35 feet may be allowed through approval of a shoreland impact plan/conditional use permit. (Section 801.91.10.) Landowners or developers desiring to construct any dwelling on land located within the Shoreland District must first submit a conditional use permit application as regulated by Section 801.04 of the Zoning Ordinance and a "Shoreland Impact Plan".

The Shoreland Impact Plan must contain proposed provisions for sediment control, water management, maintenance of landscaped features, and proposed changes that will be made in the natural condition of the earth, including loss of change of earth ground cover, destruction of trees, grade courses and marshes. The plan shall minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible, and shall affirmatively provide for the relocation or replanting of as many trees as possible which are proposed to be removed. The purpose of the shoreland impact plan is to eliminate and minimize as much as possible potential pollution, erosion and siltation.

The CUP application shall be evaluated under Section 801.04.2.F. of the Zoning Ordinance, which 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.

2.3 Chimney CUP. The building height limits established in each zoning district do not apply to chimneys, except that they may not exceed forty (40) feet in total height or exceed the maximum height of the building by more than five (5) feet, whichever is greater, except by conditional use permit. (Section 801.19.2.B)

Section 3. FINDINGS

DRAFT

Based on the Application materials, additional materials submitted by the Applicant, staff reports, 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 Lot Combination / Preliminary and Final Plat.

A. City review of the Preliminary and Final Plat simultaneously is appropriate under City Code Sec. 805.15.A.

B. The Planning Commission finds that there would be no significant adverse effects of the proposed Preliminary and Final Plats based upon the following factors found in Section 805.14.E:

1. The Lot Combination and Project is consistent with the Wayzata Comprehensive Plan, which guides the Property to Estate Single Family Residential.

2. The building pad for the residence associated with the Project would not impact sensitive areas on the Property.

3. The building pad for the residence associated with the Project has been selected and located with respect to natural topography and the former residence to minimize filing or grading.

4. Most of the significant trees on the Property will not be impacted by the Project, and new trees will be part of the Project.

5. The Lot Combination does not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas, and would maintain the existing scale, pattern and character.

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 Lot Combination is similar to the existing 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 residence associated with the Project is similar to the characteristics and aesthetic quality of existing residence and those in the surrounding neighborhood.

9. The Design Standards outlined in Section 9 of the Wayzata Zoning Ordinance do not apply to the Property.

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 CUPs are being requested.

11. The Lot Combination will not tend to or actually depreciate the values

DRAFT

of neighboring properties in the area in which it is proposed.

12. The Lot Combination will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

3.2 Shoreland Height CUP. The provisions of Section 801.91.19 and 801.04.2(F) of the Zoning Ordinance have been considered and are satisfactorily met with respect to the requested Shoreland Height CUP.

A. All structures and practices are or will be in place for the treatment of storm water runoff for the Project as reviewed and approved by the City Engineer.

B. A Shoreland Impact Plan has been submitted for review and approval by the City Engineer.

Section 801.04.2(F) Findings

A. The Project is compatible with the specific policies and provisions of the official City Comprehensive Plan.

B. The Project is compatible with present and future uses of the area, which are single family residential.

C. The Project conforms with all performance standards contained in the Zoning Ordinance, except those for which CUPs are requested.

D. The Project and associated uses will not have a negative effect upon the surrounding area.

E. The Project and associated uses will not have a negative impact upon surrounding property values.

F. The Project and associated uses will not increase traffic.

G. The Project and associated uses will not negatively impact existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

3.3 Chimney CUP. The provisions of Section 801.04.2(F) of the Zoning Ordinance have been considered and are satisfactorily met with respect to the requested Chimney CUP. The Section 801.04.2(F) findings of Section 3.2 of this Report for the Shoreland Height CUP, apply equally to the Chimney CUP.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of (1) the Lot Combination and Preliminary and Final Plats, (2) the Shoreland Height CUP, and (3) the Chimney CUP, subject to the following conditions:

DRAFT

A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project.

B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application.

C. 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.

D. 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 19th day of March 2018.

Voting For Approval Recommendation:
Plantan, Young, Murray, Buchanan, Iverson, Flannigan, Douglas
Voting Against Approval Recommendation:
None
Abstaining:
None
Absent:
None

Attachments:

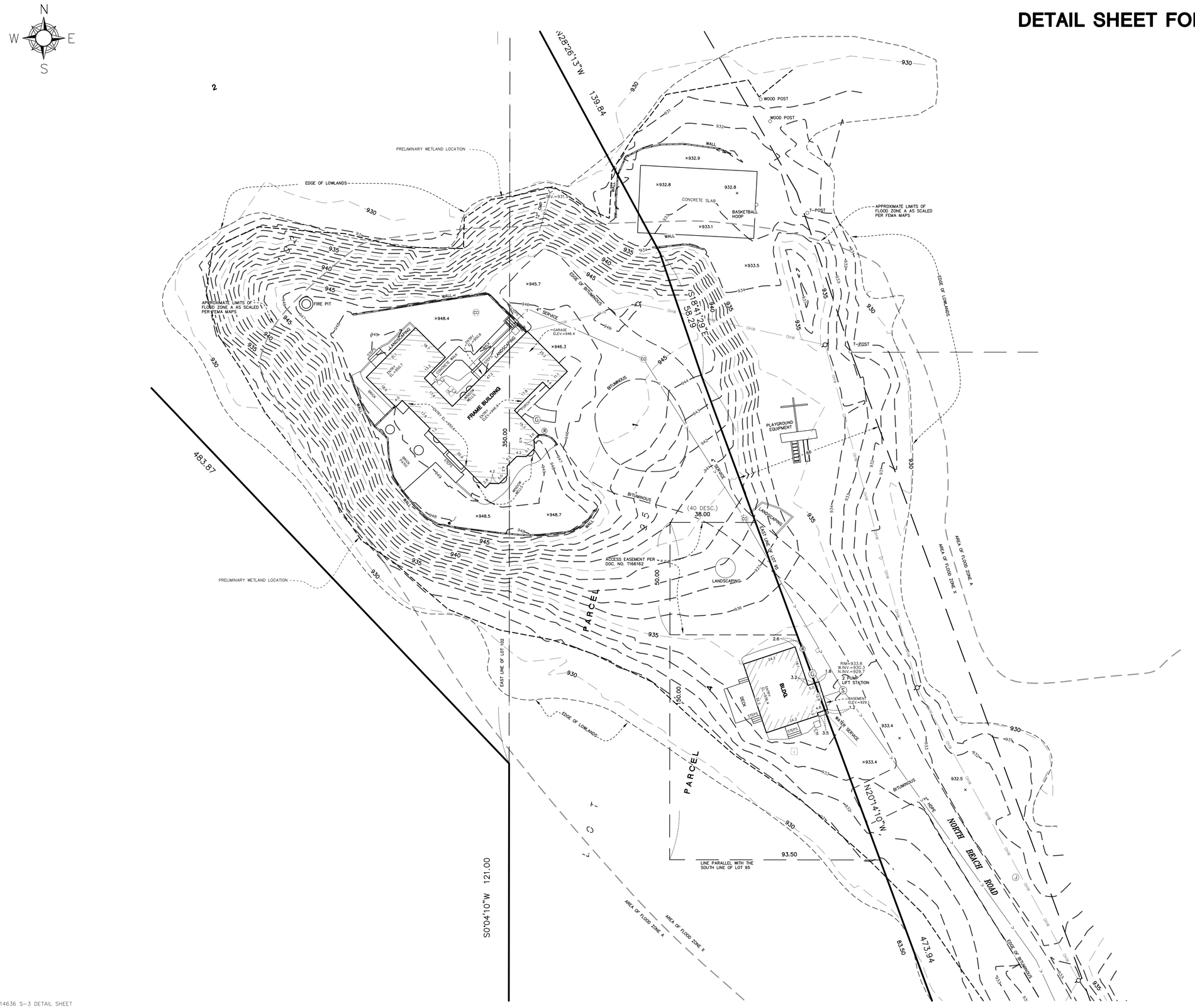
Attachment A (Preliminary and Final Plats)
Attachment B (Shoreland Height CUP and Chimney CUP Plans)

DRAFT

Attachment A
Preliminary and Final Plats

DRAFT

DETAIL SHEET FOR MATTHEW HEMSLEY SURVEY



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SCALE IN FEET

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Anderson Engineering of Minnesota, LLC
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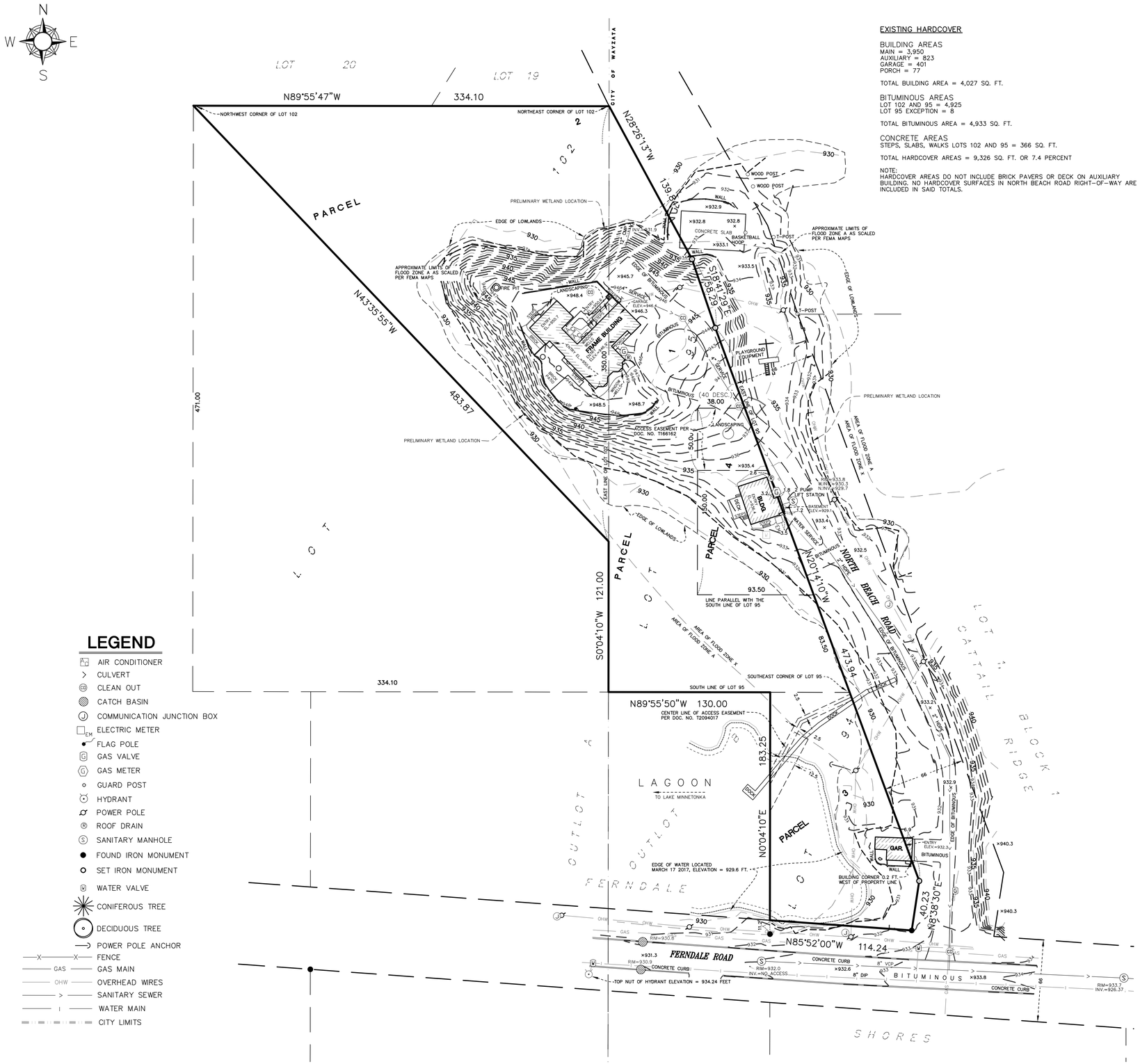
Suite 100
Plymouth, MN 55441
763-412-4000 (o) 763-412-4090 (f)
www.ae-mn.com

14636 S-3 DETAIL SHEET



LEGEND

- AIR CONDITIONER
- CULVERT
- CLEAN OUT
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- ELECTRIC METER
- FLAG POLE
- GAS VALVE
- GAS METER
- GUARD POST
- HYDRANT
- POWER POLE
- ROOF DRAIN
- SANITARY MANHOLE
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- WATER VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- POWER POLE ANCHOR
- FENCE
- GAS MAIN
- OVERHEAD WIRES
- SANITARY SEWER
- WATER MAIN
- CITY LIMITS

14636 S-5

EXISTING HARDCOVER

BUILDING AREAS
MAIN = 3,950
AUXILIARY = 823
GARAGE = 401
PORCH = 77

TOTAL BUILDING AREA = 4,027 SQ. FT.

BITUMINOUS AREAS
LOT 102 AND 95 = 4,925
LOT 95 EXCEPTION = 8

TOTAL BITUMINOUS AREA = 4,933 SQ. FT.

CONCRETE AREAS
STEPS, SLABS, WALKS LOTS 102 AND 95 = 366 SQ. FT.

TOTAL HARDCOVER AREAS = 9,326 SQ. FT. OR 7.4 PERCENT

NOTE:
HARDCOVER AREAS DO NOT INCLUDE BRICK PAVERS OR DECK ON AUXILIARY BUILDING. NO HARDCOVER SURFACES IN NORTH BEACH ROAD RIGHT-OF-WAY ARE INCLUDED IN SAID TOTALS.

SURVEY FOR: **MATTHEW HEMSLEY**

PROPERTY ADDRESS: 649 Ferndale Road, Wayzata, Minnesota.

LEGAL DESCRIPTION:

Par 1: All of Lot 95, Auditor's Subdivision no. 184, Hennepin County, Minnesota except that part or parcel of said Lot 95 described as follows: Beginning at a point on the Easterly line of said Lot 95, distance 83.5 feet Northerly of the Southeast corner of said Lot 95; thence West parallel with the South line of said Lot 95, a distance of 93.5 feet; thence North parallel with the West line of said Lot 95 a distance of 150 feet; thence East parallel with the South line of said Lot 95 a distance of 40 feet to the Easterly line thereof; thence Southeasterly along said Easterly line to the point of beginning.

Par 2: That part of Lot 102 lying Northerly of a line drawn from the Northwest corner of said Lot to a point on the East line of said lot distant 350 feet South of the Northeast corner of said lot in Auditor's Subdivision No. 184, Hennepin County.

Par 3: Lot 94 Auditor's Subdivision No. 184, Hennepin County, Minn.

Par 4: All that part of Lot 95, Auditor's Subdivision No. 184, Hennepin County described as follows: Beginning at a point on the Easterly line of said Lot 95, distance 83.5 feet Northerly of the Southeast corner of said Lot 95; thence West parallel with the South line of said Lot 95, a distance of 93.5 feet; thence North parallel with the West line of said Lot 95 a distance of 150 feet; thence East parallel with the South line of said Lot 95 a distance of 40 feet to the Easterly line thereof; thence Southeasterly along said Easterly line to the point of beginning.

Per Certificate of Title No. 1438376.

CERTIFICATION:

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated: March 21, 2017
Updated: April 11, 2017 to include preliminary wetland location
Updated: January 23, 2017 updated address

Anderson Engineering of Minnesota, LLC

by: _____
Jack Bolke
Minnesota License No. 20281

NOTES:

1. The horizontal datum and bearings are based on the Hennepin County Coordinate System.
2. The vertical datum is NAVD88. The site benchmark is the top nut of hydrant located 150 feet southwest of the southwest corner of Lot 94. Elevation = 934.24 feet.
3. The area of the property described hereon is 125,805 square feet or 2.8880 acres.
4. The location and extent of underground utilities, if shown, are based upon above ground evidence. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
5. No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances. Easements depicted hereon per Certificate of Title No. 1438376.
6. Parcels 1 and 2 are in the the city of Orono, according to the City the subject property is zoned LR-1A, Lakeshore Residential District and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

   Front = 50 feet
   Side = 30 feet
   Side = 50(Street)
   Rear = 50 feet

7. Parcels 3 and 4 are in the the city of Wayzata, according to the City the subject property is zoned R-1A, Low Density single Family Estate District and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

Principal Structure:	Accessory Structure:	Structure adjacent to a shoreline used exclusively for the storage of watercraft:
Front = 45 feet	Front = 50 feet	
Side = 20 feet	Side = 10 feet	Side = 10
Rear = 50 feet	Rear = 10 feet	Rear = none

8. According to Federal Emergency Management Agency (FEMA) maps of Hennepin County, the property described hereon lies in flood zones A, 1% chance annual chance flood (100 year flood) with no base elevation, and zone X, 0.2% annual chance flood per community panel map No. 27053C0308F, dated November 4, 2016. Approximate areas of the flood zones are shown on the survey. The ordinary high water level for Lake Minnetonka is 929.1 ft., the 100 year flood elevation is 931.1 ft.

0 40 80
SCALE IN FEET

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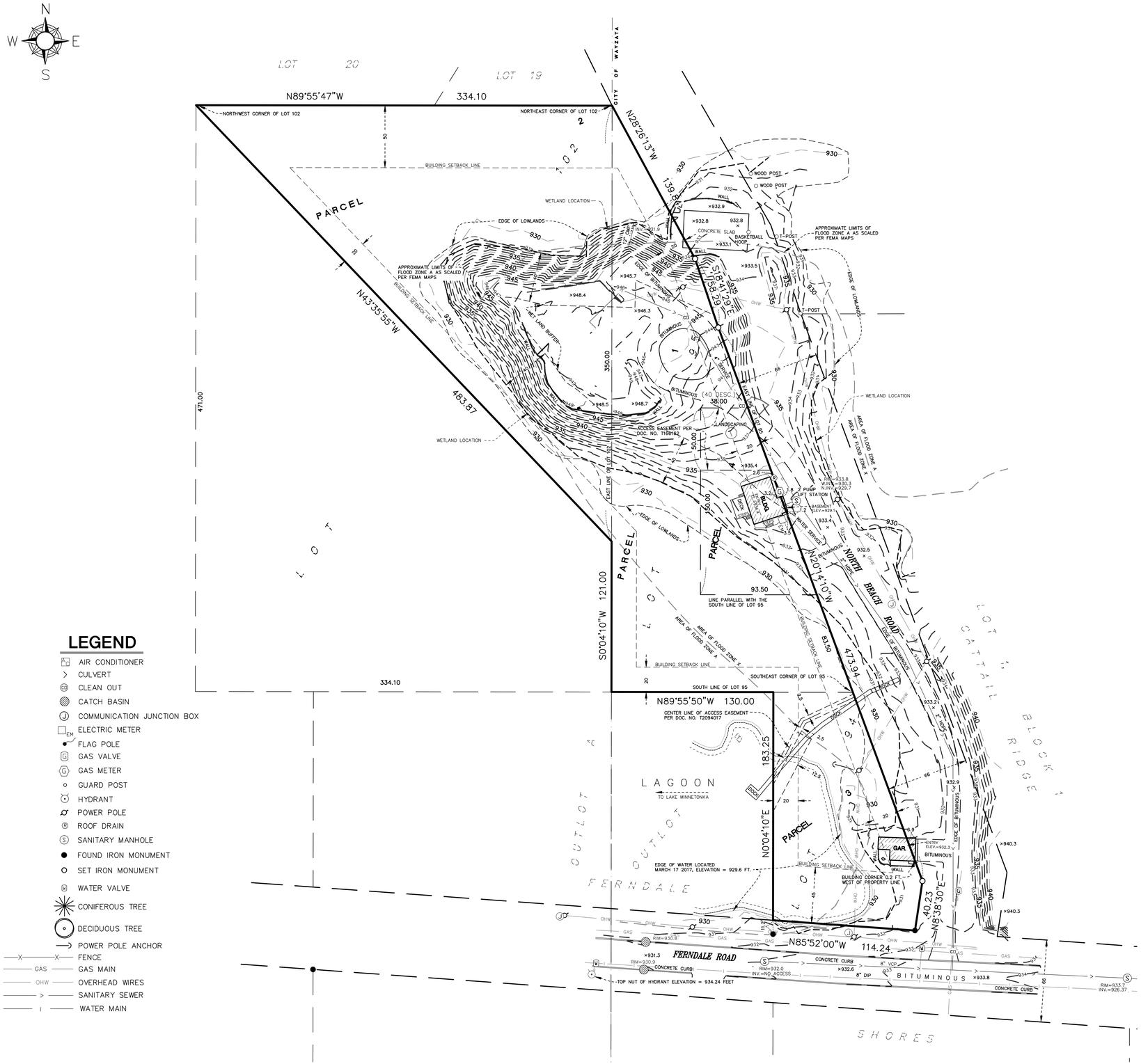

LEGEND

- AIR CONDITIONER
- CULVERT
- CLEAN OUT
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- ELECTRIC METER
- FLAG POLE
- GAS VALVE
- GAS METER
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- POWER POLE ANCHOR
- FENCE
- GAS MAIN
- OVERHEAD WIRES
- SANITARY SEWER
- WATER MAIN

SURVEY FOR: **MATTHEW HEMSLEY**

PROPERTY ADDRESS: 649 Ferndale Road, Wayzata, Minnesota.

LEGAL DESCRIPTION:

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Par 2: That part of Lot 102 lying Northerly of a line drawn from the Northwest corner of said Lot to a point on the East line of said lot distant 350 feet South of the Northeast corner of said lot in Auditor's Subdivision No. 184, Hennepin County.

Par 3: Lot 94 Auditor's Subdivision No. 184, Hennepin County, Minn.

Par 4: All that part of Lot 95, Auditor's Subdivision No. 184, Hennepin County described as follows: Beginning at a point on the Easterly line of said Lot 95, distance 83.5 feet Northerly of the Southeast corner of said Lot 95; thence West parallel with the South line of said Lot 95, a distance of 93.5 feet; thence North parallel with the West line of said Lot 95 a distance of 150 feet; thence East parallel with the South line of said Lot 95 a distance of 40 feet to the Easterly line thereof; thence Southeasterly along said Easterly line to the point of beginning.

Per Certificate of Title No. 1438376.

CERTIFICATION:

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated: February 23, 2018

Anderson Engineering of Minnesota, LLC

by: _____

Jack Bolke
Minnesota License No. 20281

NOTES:

1. The horizontal datum and bearings are based on the Hennepin County Coordinate System.
2. The vertical datum is NAVD88. The site benchmark is the top nut of hydrant located 150 feet southwest of the southwest corner of Lot 94. Elevation = 934.24 feet.
3. The area of the property described hereon is 125,805 square feet or 2.8880 acres.
4. The location and extent of underground utilities, if shown, are based upon above ground evidence. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
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7. According to the city of Wayzata the subject property is zoned R-1A, Low Density single Family Estate District and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

SETBACKS

Principal Structure:	Accessory Structure:	Structure adjacent to a shoreline used exclusively for the storage of watercraft:
Front = 45 feet	Front = 50 feet	
Side = 20 feet	Side = 10 feet	Side = 10
Rear = 50 feet	Rear = 10 feet	Rear = none

MINIMUM LOT REQUIREMENTS

LOT AREA = 80,000 SQ. FT.
LOT WIDTH = 200 FT.
LOT DEPTH = 200 FT.

PARCEL INFORMATION

AREA OF PARCEL 1 = 39,354 SQ. FT.
AREA OF PARCEL 2 = 58,468 SQ. FT.
AREA OF PARCEL 3 = 18,121 SQ. FT.
AREA OF PARCEL 4 = 9,862 SQ. FT.

TOTAL AREA = 125,805 SQ. FT.

LOT COVERAGE AND HEIGHT RESTRICTIONS

LOT COVERAGE SHALL NOT EXCEED 10 PERCENT OF LOT AREA
IMPERVIOUS SURFACES SHALL NOT EXCEED 20 PERCENT OF LOT AREA

ALL SINGLE FAMILY RESIDENCES SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 3 STORIES AND 40 FEET, WHICHEVER IS LESSER. ALL ACCESSORY BUILDINGS SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 2 STORIES AND 25 FEET, WHICHEVER IS LESSER

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14636 S-5

Attachment B
Shoreland Height CUP and Chimney CUP Plans

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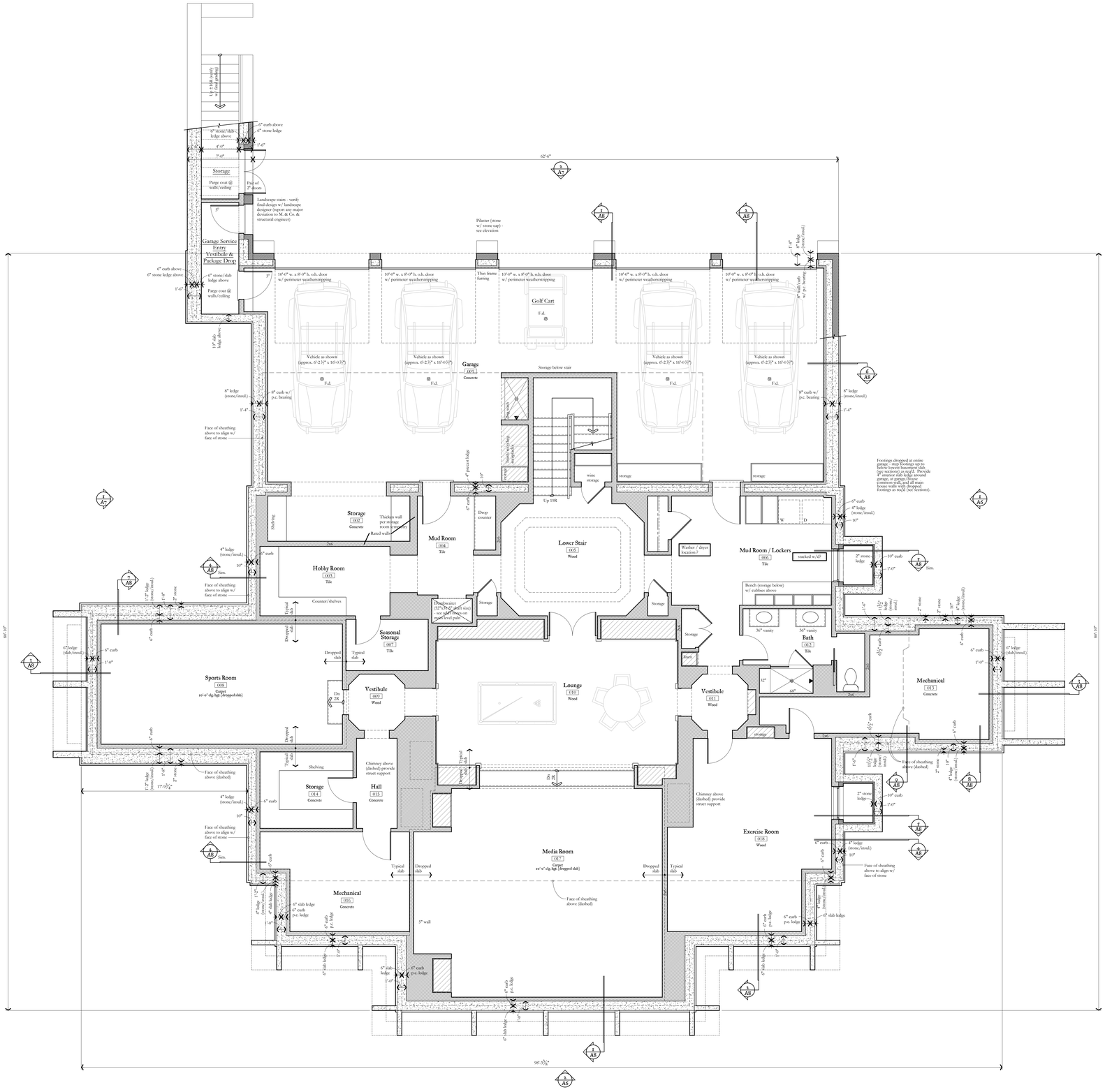


PROJECT NUMBER: 17-123
DRAWN BY:
CHECKED BY:
SITE ADDRESS: 649 Ferndale Road, Wayzata, Minnesota

— CONTRACTOR —
{AR} ANDERSON | REDA
Anderson Reda
4300 Lincoln Drive
Edina, Minnesota 55436
Telephone: (612) 285-1848
www.andersonreda.com

— LANDSCAPE DESIGNER —
TOPO
130 North 3rd Street, Suite 400
Minneapolis, Minnesota 55401
Telephone: (612) 332-0042
www.topo2.com

— CLIENT NAME AND LOCATION —

North Beach Residence

{Wayzata, Minnesota}

Main City Office
(612) 470-5711

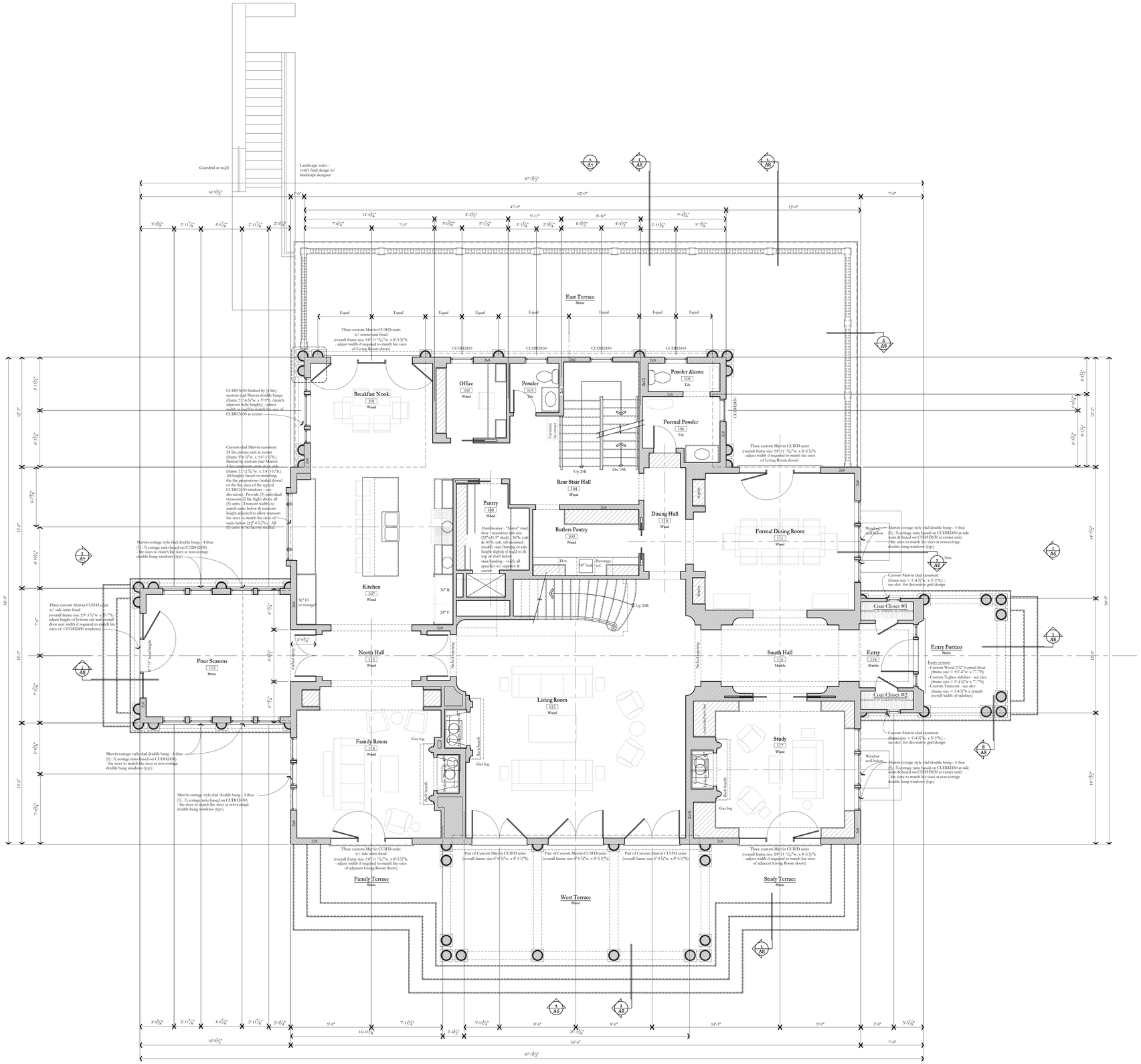
Murphy & Co Design
Suite 350 · Minneapolis, MN 55405
www.murphycodesign.com

Country Office
(763) 682-9394

DATE:

August 3, 2017	[Conceptual Design Review]
September 8, 2017	[Preliminary pricing]
October 27, 2017	[Conceptual Design Sign Off]
January 25, 2018	[CUP Submittal]

— SHEET NO. —
A1 of Design



Main Level Plan

Scale: 1/4" = 1'-0"

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1 3

Graphic Scale
{Scale in Feet}

N

PROJECT NUMBER:	17-123
DRAWN BY:	
CHECKED BY:	
SITE ADDRESS:	649 Ferndale Road Wayzata, Minnesota

— CONTRACTOR —

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Anderson Reda
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— LANDSCAPE DESIGNER —

TOPO

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Minneapolis, Minnesota 55401
Telephone: (612) 332-0042

www.topo.biz

— CLIENT NAME AND LOCATION —

North Beach Residence

{*Wayzata, Minnesota*}

Main City Office
{612} 470-5711

Murphy & Co Design

Country Office
{763} 682-9594

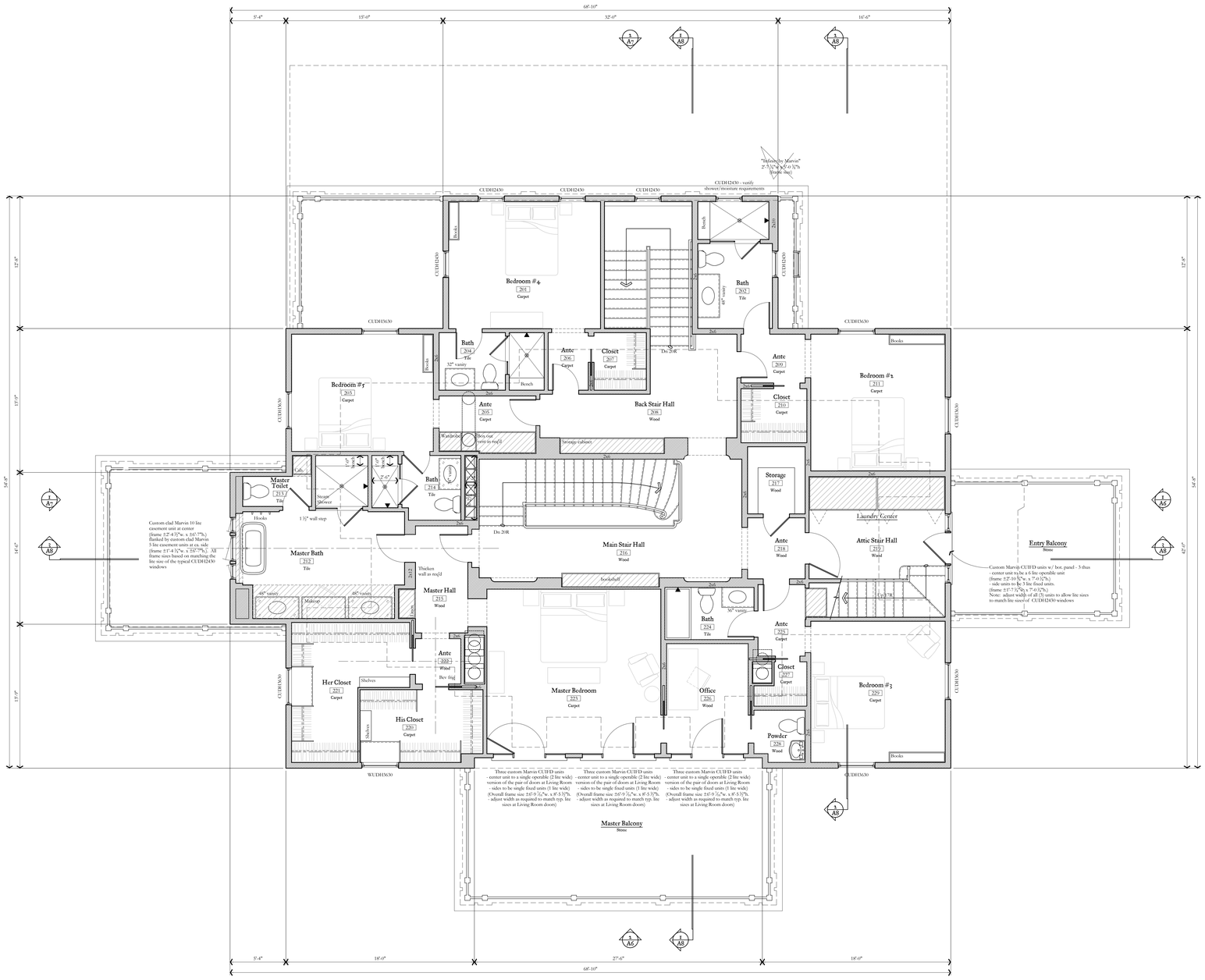
811 Glenwood Ave Suite 350 · Minneapolis, MN 55405
www.murphycodesign.com

DATE:

August 3, 2017	[*Conceptual Design Review*]
September 8, 2017	[*Preliminary pricing*]
October 27, 2017	[*Conceptual Design Sign Off*]
January 25, 2018	[*CUP Submittal*]

— SHEET NO. —

A2 of Murphy & Co Design



Upper Level Plan

Scale: 1/4" = 1'-0"

0 3 6 8 12

1 3

Graphic Scale
(Scale in Feet)

N

PROJECT NUMBER: 17-123

DRAWN BY:

CHECKED BY:

SITE ADDRESS: 649 Ferndale Road
Wayzata, Minnesota

— Contractor —

{AR} ANDERSON | REDA

Anderson Reda
4900 Lincoln Drive
Edina, Minnesota 55436
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www.andersonreda.com

— Landscape Designer —

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150 North 3rd Street, Suite 400
Minneapolis, Minnesota 55401
Telephone: (612) 332-9043

www.topo.co

— Client name and location —

North Beach Residence

{Wayzata, Minnesota}

Main City Office
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Murphy & Co Design

Country Office
(763) 683-9594

811 Glenwood Ave Suite 350 · Minneapolis, MN 55405

www.murphyandco.com

Date:

August 3, 2017	[Conceptual Design Review]
September 8, 2017	[Preliminary pricing]
October 17, 2017	[Conceptual Design Sign Off]
January 22, 2018	[CUP Submittal]

— Sheet no. —

A3

of xxxxx

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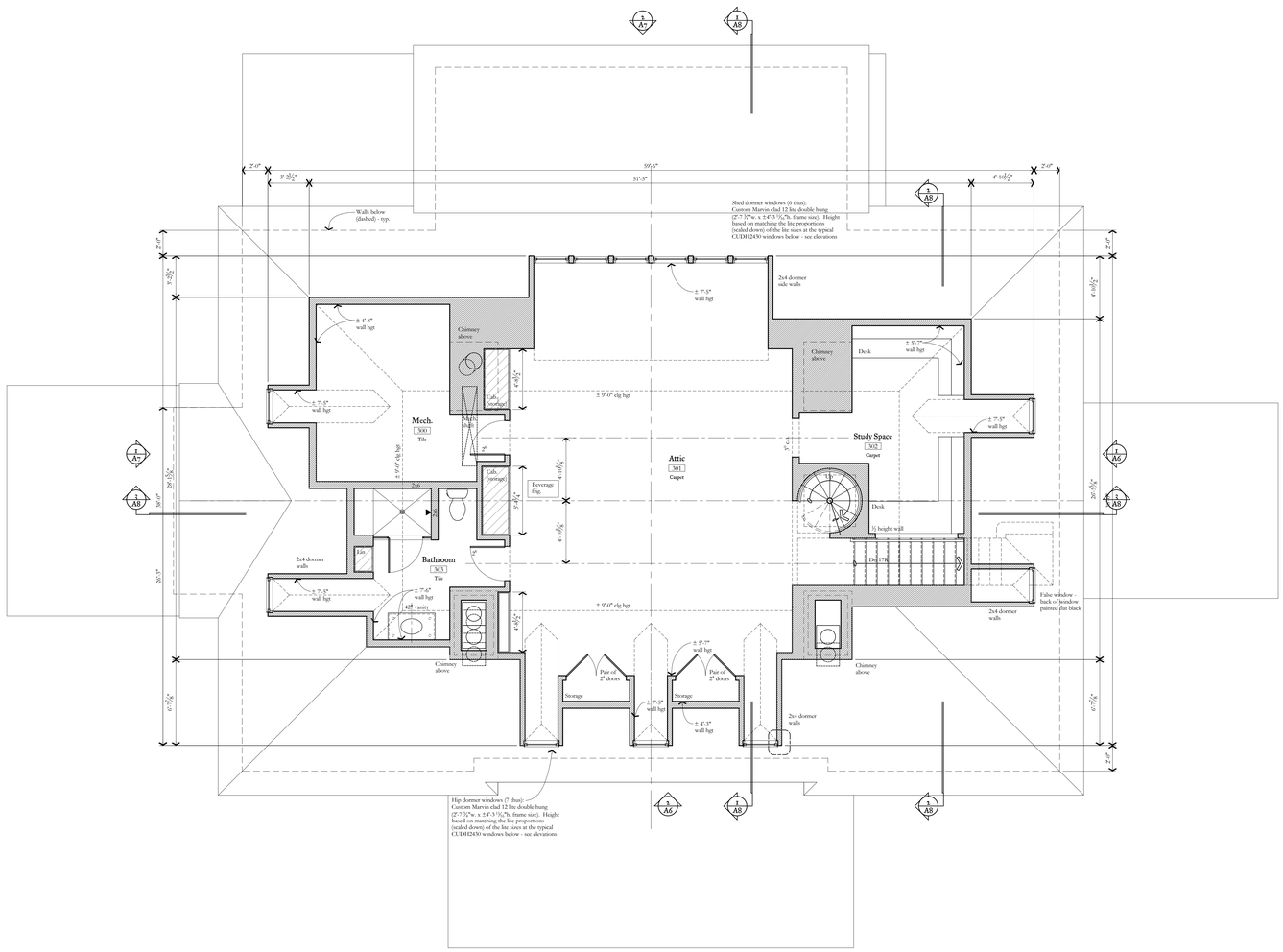

Attic Level Plan

Scale: 1/4" = 1'-0"

Graphic Scale
(Scale in Feet)

PROJECT NUMBER: 17-123

DRAWN BY:

CHECKED BY:

SITE ADDRESS: 649 Ferndale Road
Wayzata, Minnesota

— CONTRACTOR —

{AR} ANDERSON | REDA
Architects
2446 Lawson Drive
Eden, Minnesota 55346
Telephone: (612) 564 5648
www.anderseureda.com

— Landscape Designer —

topo
TOPO
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Minneapolis, Minnesota 55401
Telephone: (612) 292 0193
www.topo3.com

— CLIENT NAME AND LOCATION —

North Beach Residence

{*Wayzata, Minnesota*}

Main City Office
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Murphy & Co Design

Country Office
(763) 682-9594

811 Glenwood Ave Suite 350 · Minneapolis, MN 55405
www.murphyandco.com

DATE:

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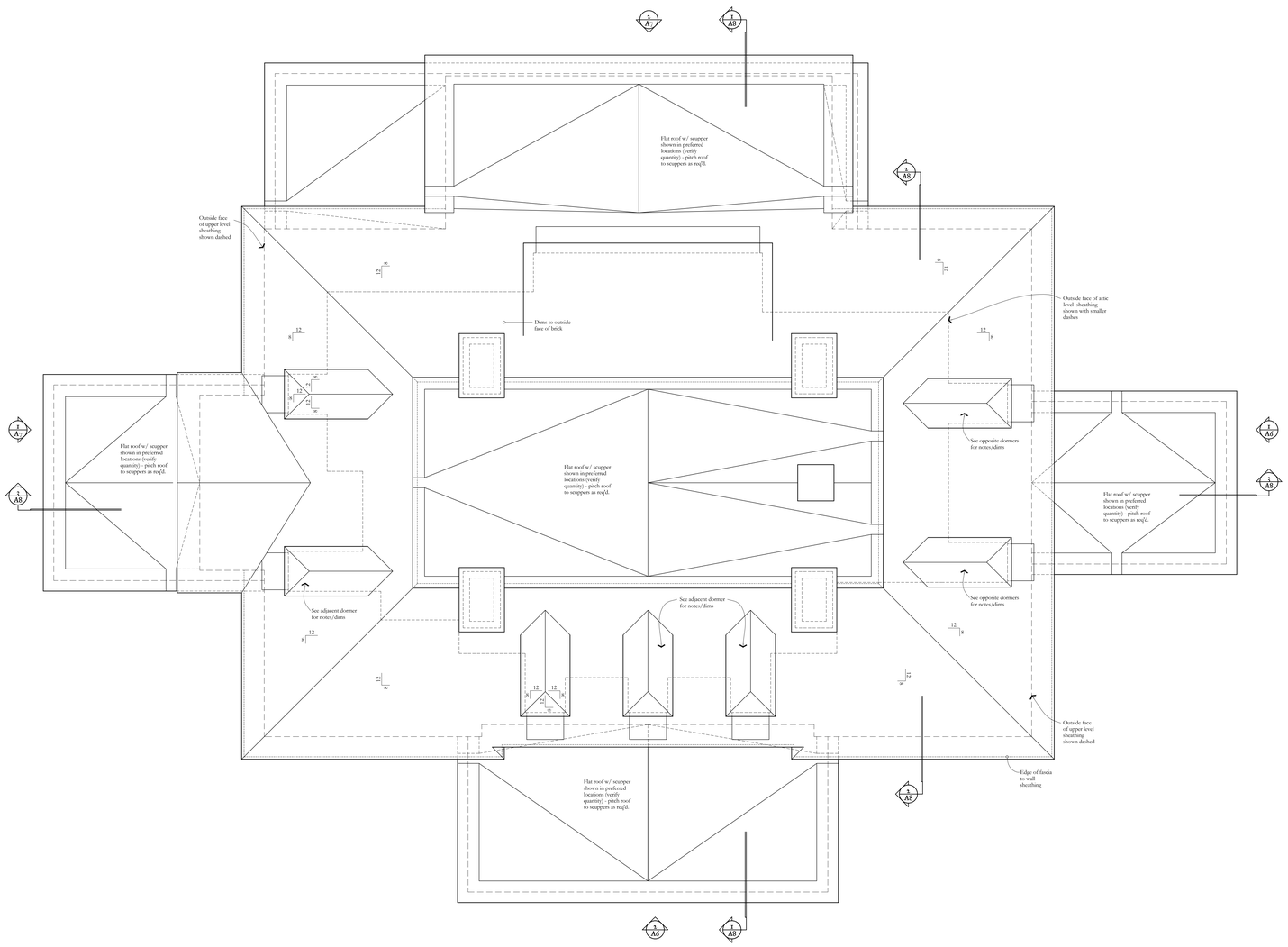
September 8, 2017	[Preliminary pricing]
October 17, 2017	[Conceptual Design Sign Off]
January 22, 2018	[CUP Submittal]

— SHEET NO. —

A4



Roof Plan

Scale: 1/4" = 1'-0"

0 2 4 8 12

1 3

Graphic Scale
{Scale in Feet}

N

PROJECT NUMBER: 17-123

DRAWN BY:

CHECKED BY:

SITE ADDRESS: 649 Ferndale Road
Wayzata, Minnesota

— Contractor —

{AR} ANDERSON | REDA

Anderson Reda
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Telephone: (612) 284-3548

www.andersonreda.com

— Landscape Designer —

topo

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Telephone: (612) 332-0042

www.topo3.com

— Client Name and Location —

North Beach Residence

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Main City Office
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Murphy & Co Design

Country Office
(763) 683-9594

811 Glenwood Ave Suite 350 · Minneapolis, MN 55405

www.murphyandco.com

DATE:

January 24, 2018 [CUP Submittal]

— Sheet No. —

A5

1 A6 **South Elevation**
Scale: 1/4" = 1'-0"

1 A6 **West Elevation**
Scale: 1/4" = 1'-0"

PROJECT NUMBER: 17-123
DRAWN BY:
CHECKED BY:
SITE ADDRESS: 649 Ferndale Road
Wayzata, Minnesota

— Contractor —
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— Landscape Designer —
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TOPO
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Minneapolis, Minnesota 55401
Telephone: (763) 297-1043
www.topo.co

— Client name and location —

North Beach Residence

{Wayzata, Minnesota}

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Country Office
(763) 683-9504
811 Glenwood Ave Suite 570 · Minneapolis, MN 55405
www.murphycodesign.com

Date:

August 1, 2017	*{Conceptual Design Review}*
September 8, 2017	*{Preliminary pricing}*
October 17, 2017	*{Conceptual Design Sign Off}*
January 31, 2018	*{CUP Submittal}*

— Sheet No. —
A6 of

1 A7 North Elevation

Scale: 1/4" = 1'-0"

2 A7 East Elevation

Scale: 1/4" = 1'-0"

PROJECT NUMBER: 17-123

DRAWN BY: GC

CHECKED BY:

SITE ADDRESS: 649 Ferndale Road
Wayzata, Minnesota

— Contractor —

{AR} ANDERSON | REDA

Anderson Reda
1800 Lake Lavon Drive
Eden Prairie, Minnesota 55346
Telephone: (612) 284 3848

www.andersonreda.com

— Landscape Designer —

TOPO
150 North 3rd Street, Suite 400
Minneapolis, Minnesota 55401
Telephone: (612) 332 8042

www.topo2.com

— Client Name and Location —

North Beach Residence

{Wayzata, Minnesota}

Main City Office
(612) 470-5511

Country Office
(763) 682-3594

Murphy & Co Design

811 Glenwood Ave Suite 370 · Minneapolis, MN 55405

www.murphyandco.com

Date:

August 2, 2017	*[Conceptual Design Review]*
September 8, 2017	*[Preliminary pricing]*
October 27, 2017	*[Conceptual Design Sign Off]*
January 22, 2018	*[CUP Submittal]*

— Sheet No. —

A7 of 17

TREE INVENTORY

STATUS KEY:

R - Remove Existing Tree
* denotes mitigation required
T - Transplant existing tree to newlocation on site
P - Protect existing tree to remain
D - Dead Tree

649 Ferndale Road

* Denotes trees requiring mitigation

Tree No.	Species	Size	Status (R,T,P)	Category (Significant, Heritage)
1	Spruce	10"	P	S
2	Spruce	8"	P	S
3	Spruce	8"	P	S
4	Spruce	8"	P	S
5	Spruce	10"	P	S
6	Spruce	10"	P	S
7	Spruce	12"	P	S
8	Ash	16"	P	S
9	Ash	16"	P	S
10	Ash	16"	P	S
11	Ash	18"	P	S
12	Basswood	8"	P	S
13	Maple	8"	P	S
14	Basswood	10"	P	S
15	Ash	18"	P	S
16	Cedar	10"	P	S
17	Ash	14"	P	S
18	Oak	12"	P	S
19	Ash	18"	P	S
20	Elm	10"	P	S
21	Elm	6"	P	S
22	Elm	6"	P	S
23	Elm	6	P	S
24	Ash	10"	P	S
25	Ash	10"	P	S
26	Ash	10"	P	S
27	Ash	10"	P	S
28	Ash	8"	P	S
29	Ash	8"	P	S
30	Ash	6"	P	S
31	Ash	6"	P	S
32	Ash	8"	P	S
33	Ash	24"	P	S
34	Ash	10"	P	S
35	Ash	8"	P	S
36	Ash	8"	P	S
37	Ash	8"	P	S
38	Cedar	10"	P	S
39	Ash	10"	P	S
40	Ash	10"	P	S
41	Oak	12"	P	S
42	Oak	12"	P	S
43	Oak	18"	P	S
44	Oak	8"	P	S
45	Ash	10"	P	S
46	Ash	10"	P	S
47	Ash	8"	P	S
48	Ash	8"	P	S
49	Ash	12"	P	S
50	Ash	28"	P	H
51	Cottonwood	42"	P	H
52	Spruce	28"	P	H
53	Ash	20"	P	S
54	Oak	20"	P	S
55	Spruce	12"	P	S
56	Oak	24"	P	S
57	Ash	14"	P	S
58	Ash	14"	P	S
59	Ash	14"	P	S
60	Ash	6"	P	S
61	Oak	30"	P	H
62	Oak	30"	P	H
63	Oak	30"	P	H
64	Ash	6"	P	S
65	Ash	6"	P	S
66	Ash	12"	P	S
67	Ash	8"	P	S
68	Ash	8"	P	S
69	Ash	8"	P	S
70	Ash	8"	P	S
71	Ash	8"	P	S
72	Oak	16"	P	S
73	Oak	20"	P	S
74	Oak	28"	P	H
75	Oak	24"	P	S
76	Basswood	18"	R	S
77	Spruce	12"	R	S
78	Oak	18"	R	S
79	Oak	28"	R	H
80	Cottonwood	34"	P	H
81	Cottonwood	28"	P	H
82	Maple	6"	R	S
83	Maple	22"	R	S
84	Cottonwood	14"	R	S
85	Basswood	12"	R	S
86	Basswood	24"	R	S
87	Basswood	24"	R	S
88	Basswood	24"	R	S
89	Basswood	24"	R	S
90	Basswood	14"	R	S
91	Basswood	20"	R	S
92	Basswood	6"	P	S
93	Basswood	10"	P	S
94	Elm	12"	P	S
95	Oak	24"	P	S
96	Ash	20"	P	S
97	Oak	18"	P	S
98	Ash	8"	P	S
99	Ash	8"	P	S
100	Basswood	8"	P	S
101	Cottonwood	36"	P	S
102	Cottonwood	28"	P	H
103	Ash	6"	P	S
104	Willow	24"	P	S
105	Willow	30"	P	H
106	Willow	30"	P	H
107	Ash	12"	P	S
108	Ash	10"	P	S
109	Ash	10"	P	S
110	Willow	28"	P	H
111	Ash	12"	R	S
112	Ash	12"	R	S
113	Ash	8"	P	S
114	Basswood	12"	P	S
115	Ash	8"	P	S
116	Basswood	10"	R	S
117	Ash	16"	R	S
118	Oak	26"	P	H
119	Oak	26"	P	H
120	Basswood	18"	P	S
121	Oak	14"	R	S
122	Oak	18"	R	S
123	Oak	16"	P	S
124	Ash	8"	P	S
125	Ash	8"	P	S
126	Oak	26"	P	H
127	Ash	8"	P	S
128	Oak	16"	P	S
129	Oak	20"	P	S
130	Oak	20"	P	S
131	Oak	14"	P	S
132	Oak	14"	P	S
133	Oak	14"	P	S
134	Ash	8"	P	S
135	Ash	6"	P	S
136	Oak	18"	R	S
137	Oak	14"	R	S
138	Oak	18"	R	S
139	Oak	22"	R	S
140	Oak	8"	P	S
141	Ash	6"	P	S
142	Ash	6"	P	S
143	Ash	6"	P	S
144	Oak	8"	P	S
145	Oak	14"	R	S
146	Oak	18"	R	S
147	Oak	24"	R	S

DEFINITIONS

per City of Wayzata

A. "Coniferous Tree" means a woody plant bearing seeds and cones oftentimes, but not always, retaining foliagethroughout the year.

B. "Deciduous Tree" means a woody plant which has a defined crown, and which loses leaves annually.

C. "Diameter of Tree at Breast Height" or "DBH"means the diameter of a tree as measured 4½ feet (54 inches) above the ground. Trees that branch near or below 4 ½ feet from the ground will be measured at the narrowest point below 4 ½ feet. Trunks that originate from the ground shall be considered separate trees. The City Forester shall have the final determination in the DBH calculation if there is a question of how it is to be measured.

D. "Hardwood Deciduous Tree"means a Deciduous Tree recognized as hardwoods by the City Forester, including ironwood, catalpa, oak, maple (hard), walnut, ash, hickory, birch, black cherry, hackberry, locust and basswood

E. "Healthy Tree" means the average or better condition and vitality for the area as determined by the City Forester.

F. "Heritage Tree" means a Healthy Softwood Deciduous Tree that is thirty inches (30") or greater in DBH, a Healthy Hardwood Deciduous Tree that is twenty-five inches (25") or greater in DBH, or a Healthy Coniferous Tree that is twenty five inches (25") or greater in DBH.

M. "Removal" or "Tree Removal"means:
1. Manual, mechanical, chemical, or abiotic or biotic (fire, water, insects or inoculation) methods which results in the physical removal of a tree;
2. Guiding impact, compaction, or other damage up to 40% of a tree's Critical Root Zone, as
3. Excessive pruning that severely impacts the long term survivability of the tree;or
4. Any other impact to a tree that comprises the long term health or structural stability of a tree.

N. "Significant Tree" means a Healthy Deciduous Hardwood Tree that is six inches (6")or greater in DBH, a Healthy Softwood Deciduous Tree that is twelve inches (12") or greater in DBH, or a Healthy Coniferous Tree that is twelve feet (12') or greater in height or twelve inches (12") or greater in DBH.

M. "Softwood Deciduous Tree"means a Deciduous Tree recognized as softwoods by the City Forester, including cottonwood,poplar/aspen, box elder,willow, silver maple and elm.

APPLICABILITY

per City of Wayzata

A. Subdivison, Public Infrastructure,Construction of Single-Family Home: The following tree removal thresholds apply to Subdivision applications, Public Infrastructure projects, and construction of a single-family home on a vacant lot:

HeritageTrees: Heritage Trees are valued and special treesfor the City of Wayzata due to their size andage. All possible measures must be taken to preserve Heritage Trees. Heritage Tree removal may occur only when there is not a practical alternative. There shall be a zero percent (0%) removal threshold of Heritage Trees, meaning every DBH inch of Heritage Tree removed requires full replacement in accordance with the standards within subsection 801.36.8, in addition to any other requirements hereundr.

Significant Tree Removal by Developers: Although the City encourages preservation of the maximum amount of trees possible, the City recognizes that a certain amount of Significant Trees removal is sometimes necessary during development. Accordingly, twenty five percent (25%) of the existing DBH inches of Significant Trees can be removed pursuant to a Tree Preservation Plan without obligation of replacement. Any tree removal beyond twenty five percent (25%) will require replacement in accordance with the standardsof subsection 801.36.8.

TREE MITIGATION RATE

per City ofWayzata

A. Tree Replacement Formula: Replacement of removed or disturbed trees in excess of the percentage allowed bythis section shall be according to the following ratios:

1. For any removal that exceeds the percentage of allowable removal of Significant Trees as set in subsection801.36.7, all Significant Trees shall be replaced at the ratio of one caliper inch (1") per one inch (1") of DBH removed.
2. All Heritage Trees must be replaced at the ratio of two caliper inches (2") per one inch (1") of DBH removed.

B. Size, Typesand Diversification of Replacement Trees: Unless an approved Tree Preservation Plan sets forth a different requirement, all replacement trees must be of a similar species to those that are removed. A Tree Replacement plan must include a diversity of tree species that are suitable for the property given soil conditions, hydrology, topography, and tree pathogens. Replacement trees must be no less than the following sizes:

Deciduous Trees shall be no less than two and a half caliper inches (2.5"); and

Coniferous Trees shall be no less than six feet (6') in height

C. Recommended Tree Replacement Species: In order to encourage a diverse tree canopy in the City, the following list of tree species are recommended for planting as part of a tree replacement plan:
Arborvitae Black cherry Butternut Cedar
Elm (disease resistant) Fir
Hackberry Hickory Hemlock Kentucky Coffee
Linden/Basswood
Maple (except Silver Maples) Oak
Pine
Spruce (except Colorado Blue) Tamarack
Walnut

TREE REPLACEMENT SCHEDULE / MITIGATION

Total Trees Inventoried on 649 Ferndale Road>	147 ≈ 2154"(dia at DBH)
Total Heritage Trees on 649 Ferndale Road>	17 ≈ 520"(dia at DBH)
Total Significant Trees on 649 Ferndale Road>	140 ≈ 1634"(dia at DBH)

Trees to be Mitigated

HeritageTrees to be Removed:	
Softwood Deciduous Tree(s) 10" or greater in dia. at DBH	/
Hardwood Deciduous Tree(s)25" or greater in dia. at DBH	#79 - Oak 28'
Coniferous Tree(s) 25"' or greater in dia. at DBH	/
Total Heritage Tree(s) dia. at DBH	dia at DBH = 18"
Significant Trees to be Removed:	
Softwood Deciduous Tree(s) 12" or greater in dia. at DBH	/
Hardwood Deciduous Tree(s)6" or greater in dia. at DBH	#76 - Basswood 18"
	#78 - Oak 18'
	#82 - Maple 4"
	#83 - Maple 12"
	#84 - Cottonwood 14"
	#85 - Basswood 12"
	#86 - Basswood 24"
	#87 - Basswood 24"
	#88 - Basswood 24"
	#89 - Basswood 24"
	#90 - Basswood 14"
	#91 - Basswood 20"
	#111 - Ash 12"
	#112 - Ash 12"
	#116 - Basswood 10"
	#117 - Ash 16"
	#145 - Oak 14"
	#146 - Oak 14"
	#147 - Oak 24"
Total Significant Deciduous Tree(s) dia. at DBH	dia at DBH = 326
Coniferous Tree(s) 12"' or gr.in DBH or 12' or gr. in height	#77 - Spruce 12"
Total Significant Coniferous Tree(s) dia. at DBH	dia at DBH = 12"

Mitigation Required

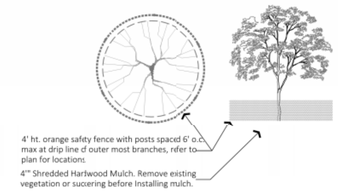
Total Trees to be removed on 649 Ferndale Road>	21
Total Heritage Trees to be removed>	1 ≈ 28"(dia at DBH)
Total Significant Trees to be removed>	20 ≈ 338"(dia at DBH)
25% Allowable removal of the existing significant trees dia.	1634"(existing dia.) x 25% = 408.5"
Proposed percentage of significant trees removal	20.7% (under by 70.5")

	Required	Proposed
Heritage mitigation requirements		
Deciduous caliper inches	56"	56"
Coniferous caliper inches	/	8x12"(H)
Significant Tree mitigation requirements		
Deciduous caliper inches	/	/
Coniferous caliper inches		

**Note: For proposed plant species please see overall landscape plan on sheet L5.10*

PLANTING NOTES

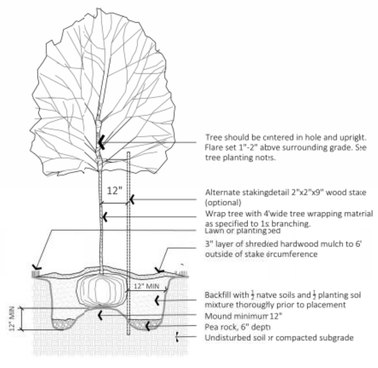
1. Coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (fence, footings, tree rootballs, etc.) Contractor shall report any discrepancies to owners representative priorto continuing work.
2. Contractor shall provide a minimum 14-hour notice to city water resources specialist (651-675-5315) to arrange inspection of soil loosening/amendment process to verify soil restoration compliance; and soil restoration, prior to installaton of any irrigation, seed or sod.
3. Save and protect all existing tree notnoted to be removed.
4. Remove all construction debris and materials injurious to plant growth from planting pits and beds prior to backfilling with planting mix.
5. Soil loosening/amendment shall be implemented prior to installation of irrigation, landscaping and/or sod.
6. All disturbed areas to be revegetated (sod, landscaping) shallhave 12" minimum depth of soil loosening (e.g. soil ripping @ 12" max. spacing vertical spading, etc.) and 3" minimum depth addition of MnDOT 3890 grade 2 incorporation into the top 6" of soil to be restore soils permeability/loosened/amended soils shall have a maximum of 200 psi in top 12" and minimum of 5% organic content in top 6" of soil.
7. Lawn areas shall have 6" minimum depth of topsoil. Topsoil shall have minimum 5% organic content (contractor may be asked to provide test results, if requested by owner or city)
8. Lawn areas shall be loosened to a minimum depth of 12". Compaction level shall not exceed 200 psi.
9. Refer to planting details for amended soil depth in planting beds and surrounding trees.Mix type shall be.....
10. Field stake plantings according to plan. Owner's representative shall approve all plant locations prior to installation. Ownerreserves the right to revise planting layout at time of installation.
11. All plant materials shall be true to their scientific name and size as indicated in the plant schedule.
12. If discrepances exist between the number of plants drawn or the planting plan and the number on the plant schedule. The planting plan shall govern
13. Owner reserves the right to revise quantities to suit budget limitations. Contractor's unit bid prices shall prevail for any changes in quantities.
14. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height branching habit, flower leaf, color, fruit and culture, and only after written approval of the owner's representative and owner.
15. All plant materials must conform to American Standards for Nursery Stock (A.N.S.I), latest edition published by the American Association of Nurserymen Washington D.C. Larger sized plant materials of the species listed may be used if the stock coforms to A.N.S.I.
16. Provided shredded hardwood mulch,natural color, in all planting beds and a minimum 2' diameter surrounding all proposed trees to a 3-inch minimum depth. Apply pre-emergent to planting beds prior to mulching per manufacturer's directions.
17. All plant material shall be guarantees to be in live and healthy growing condition for one full growing season. (one year) after final project acceptance or shall be preplaced free of charge with the same grade and species. All trees shall have a strong central leader.
18. Planting bededging shall be 3/16" x 4" metal edging with 12" landscape spike in all areas where planting beds meet lawn area.
19. All planting beds shall have spade dug edges. Except where noted otherwise.
20. Contractor is responsible for all damage due to operations inside and outside of the contract limit line. Any areas outsidethe limit of work that are disturbed shall be restored to its original condition at no additional cost to owner.
21. All turf areas disturbed by construction shall be sodded. Sod sections shall be no smaller than 24" x 36" staked in place with biodegradable sod stakes when slope is steeper than 5:1 or when conditions require.
22. All planting beds shall be mulched with 3" depth shredded hardwood mulch. Do not use any underlayments such as landscape fabric or plastic sheeting.



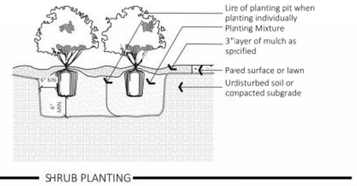
TREE PROTECTION NOTES:

1.Trees not notee to be removed shall be protected throughout theduration of the contract. Protection fences will be installed at trees to remain. The protection fence will be maintained and communications to all construction trades as a no disturbance area throughout the duration of the construction.
2.Tree protection areas are a continuing process or method to not disturb the health or quality of the existing tree. This process may include, but not be limited to, minimizing compaction to soils, addition or reduction in soil elevations within the drip line, or storage of equipment or vehicles within protected fence areas.

TREE PROTECTION



TREE PLANTING



SHRUB PLANTING

TREE MITIGATION PLAN

SCALE: 1" = 30'-0"

topo

Topo
530 N 3rd St, Ste 401
Minneapolis, Minnesota 55401
ph: 612.929.3089

PROJECT

NORTH BEACH ESTATE

649 Ferndale Rd
Wayzata, MN

ARCHITECT

Murphy & Co Design
811 Glenwood Ave, Suite 250
Minneapolis, MN 55405
612-470-5511

CONSTRUCTION

Anderson Reid
4920 Lincoln Drive
Edina, MN 55436
612-564-3648

REVISIONS

Construction Not For

CERTIFICATION

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

NAME: _____ REG. NO: _____

AUTHORIZATION

Designed By:	SR
Drafted By:	AB
Reviewed By:	--
Issue Date:	--
Owner Review:	
Drawing Scale:	1" = 30'-0"
Revision Date:	1.25.2018

TREE MITIGATION

CONTENT OVERVIEW

L0.0 COVER / GENERAL NOTES
L1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
L2.0 UTILITIES / GRADING / DRAINAGE
L3.0 LAYOUT / SITE ENLARGEMENTS
L4.0 HARDCOVER
L5.0 PLANTING / LIGHTING
L6.0 SECTIONS / ELEVATIONS / DETAILS

SHEET #

L1.02

IMPERVIOUS COVERAGE CALCULATOINS

LOT AREA INSIDE PROPERTY LINES 125,805 Sq. Ft.

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE 20% (25,161 square feet)

IMPERVIOUS SCHEDULE INSIDE PROPERTY LINES:

Structure - House	5743 Sq. Ft.
Structure - Guest House	823 Sq. Ft.
Structure - Garage	400 Sq. Ft.
Hardscape - Stair/Walk	612 Sq. Ft.
Hardscape - Auto Court	3,290 Sq. Ft.
Retaining Walls/Columns	289 Sq. Ft.
Total	11,157 Sq. Ft.

Proposed Structural Coverage Inside Property Lines 11,157 Sq. Ft.
Proposed Percentage Struct. Cov. 8.86% (under by 14,004 Sq. Ft.)

LOT AREA OUTSIDE PROPERTY LINES 62,400 Sq. Ft. (verify, GIS ref.)

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE 20% (12,480 square feet)

IMPERVIOUS SCHEDULE OUTSIDE PROPERTY LINES:

Structure - Guest House	20 Sq. Ft.
Structure - Garage	68 Sq. Ft.
Hardscape - Auto Court	3,565 Sq. Ft.
Hardscape - Drive Leg	7,047 Sq. Ft.
Retaining Walls/Columns	18 Sq. Ft.
Total	10,718 Sq. Ft.

Proposed Structural Coverage Outside Property Lines 10,718Sq. Ft.
Proposed Percentage Struct. Cov. 17.17% (under by 1,762 Sq. Ft.)

TOTAL LOT AREA (inside & outside) 188,205 Sq. Ft.(verify, GIS ref.)

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE 20% (37,641 square feet)

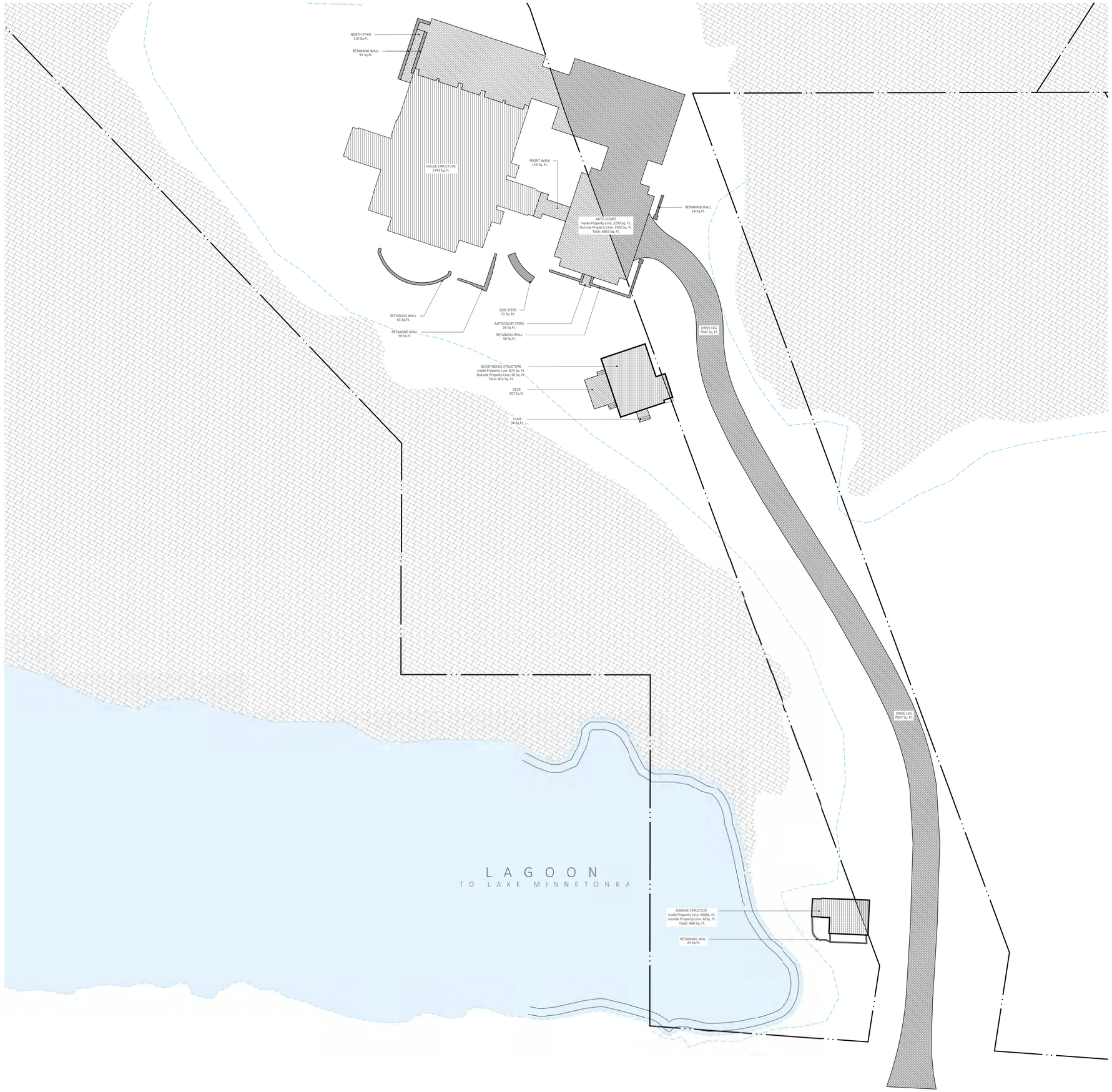
IMPERVIOUS SCHEDULE TOTAL:

Structure - House	5743 Sq. Ft.
Structure - Building	843 Sq. Ft.
Structure - Garage	468 Sq. Ft.
Hardscape - Stair/Walk/Deck	612 Sq. Ft.
Hardscape - Auto Court	6,855 Sq. Ft.
Hardscape - Drive Leg	7,047 Sq. Ft.
Retaining Walls/Columns	307 Sq. Ft.
Total	21,875 Sq. Ft.

Proposed Structural Coverage 21,875 Sq. Ft.
Proposed Percentage Struct. Cov. 11.62% (under by 15,766 Sq. Ft.)

IMPERVIOUS COVERAGE KEY:

- Impervious Area - Structure - Inside Property Lines
- Impervious Area - Hardscaping - Inside Property Lines
- Impervious Area - Retaining/Site Walls - Inside Property Lines
- Impervious Area - Structure - Outside Property Lines
- Impervious Area - Hardscaping - Outside Property Lines
- Impervious Area - Retaining/Site Walls - Outside Property Lines



IMPERVIOUS COVERAGE PLAN
SCALE: 1" = 30'-0"

topo

Tcpo

530 N 3rd st, Ste 401
Minneapolis, Minnesota 55401
ph: 612.309.2049

PROJECT

NORTH BEACH ESTATE

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Wayzata, MN

ARCHITECT

Murphy & Co Design
811 Glenwood Ave, Suite 250
Minneapolis, MN 55405
612-470-5511

CONSTRUCTION

Anderson Reda
4920 Lincoln Drive
Edina, MN 55436
612-564-3648

REVISIONS

Not For Construction

CERTIFICATION

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NAME: _____ REG. NO: _____

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Designed By:	SR
Drafted By:	AB
Reviewed By:	--
Issue Date:	--
Owner Review:	
Drawing Scale:	1" = 20'-0"
Revision Date:	1.25.2018

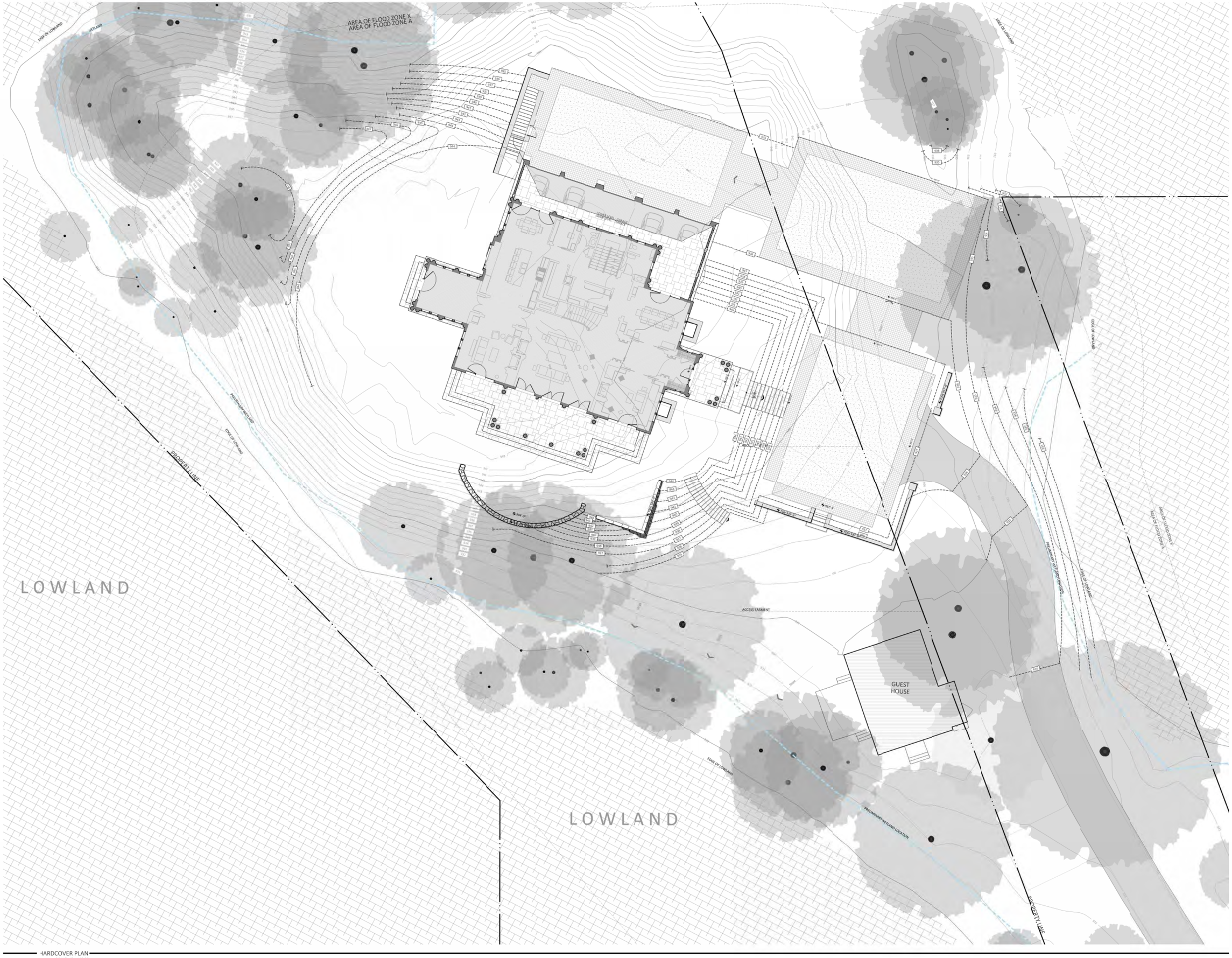
IMPERVIOUS PLAN

CONTENT OVERVIEW

L0.0 COVER / GENERAL NOTES
L1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
L2.0 UTILITIES / GRADING / DRAINAGE
L3.0 LAYOUT / SITE ENLARGEMENTS
L4.0 HARDCOVER
L5.0 PLANTING / LIGHTING
L6.0 SECTIONS / ELEVATIONS / DETAILS

SHEET #

L4.00



HARDCOVER PLAN
SCALE: 1" = 10'-0"

topo

Topo

530 N 3rd St, Ste 401
Minneapolis, Minnesota 55401
ph: 612.929.3049

PROJECT

NORTH BEACH ESTATE

649 Ferndale Rd
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Drafted By:	AB
Reviewed By:	--
Issue Date:	--
Owner Review:	
Drawing Scale:	1" = 10'-0"
Revision Date:	1.25.2018

Not For Construction

HARDCOVER / GRADING

CONTENT OVERVIEW

L0.0 COVER / GENERAL NOTES
L1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
L2.0 UTILITIES / GRADING / DRAINAGE
L3.0 LAYOUT / SITE ENLARGEMENTS
L4.0 HARDCOVER
L5.0 PLANTING / LIGHTING
L6.0 SECTIONS / ELEVATIONS / DETAILS

SHEET#

L4.01

HARDCOVER PLAN
SCALE: 1" = 20'-0"

topo

Topo
530 N 3rd St, Ste 401
Minneapolis, Minnesota 55401
ph: 612.929.0049

PROJECT

NORTH BEACH ESTATE

649 Ferndale Rd
Wayzata, MN

ARCHTECT

Murphy & Co Design
811 Glenwood Ave, Suite 250
Minneapolis, MN 55405
612-470-5511

CONSTRUCTION

Anderson Reda
4920 Lincoln Drive
Edina, MN 55435
612-564-3648

REVISONS

CERTIFICATION

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

NAME: _____ REG. NO: _____

AUTHORIZATION

Designed By:	SR
Drafted By:	AB
Reviewed By:	--
Issue Date:	--
Owner Review:	
Drawing Scale:	1" = 20'-0"
Revisios Date:	1.25.2018

Not For Construction

HARDCOVER / GRADING

CONTENT OVERVIEW

L0.0 COVER / GENERAL NOTES
L1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
L2.0 UTILITIES / GRADING / DRAINAGE
L3.0 LAYOUT / SITE ENLARGEMENTS
L4.0 HARDCOVER
L5.0 PLANTING / LIGHTING
L6.0 SECTIONS / ELEVATIONS / DETAILS

SHEET #

L4.02

PLANTING & LIGHTING OVERALL PLAN
SCALE: 1" = 20'-0"

Topo

530 N 3rd St, Ste 401
Minneapolis, Minnesota 55401
ph: 612.929.0049

PROJECT

Not For Construction

NORTH BEACH ESTATE

649 Ferndale Rd
Wayzata, MN

ARCHITECT

Murphy & Co Design
811 Glenwood Ave, Suite 250
Minneapolis, MN 55405
612-470-5511

CONSTRUCTION

Anderson Reda
4920 Lincoln Drive
Edina, MN 55436
612-564-3648

REVISIONS

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NAME: _____ REG. NO: _____

AUTHORIZATION

Designed By:	SR
Drafted By:	AB
Reviewed By:	--
Issue Date:	--
Owner Review:	
Drawing Scale:	1" = 20'-0"
Revision Date:	1.25.2018

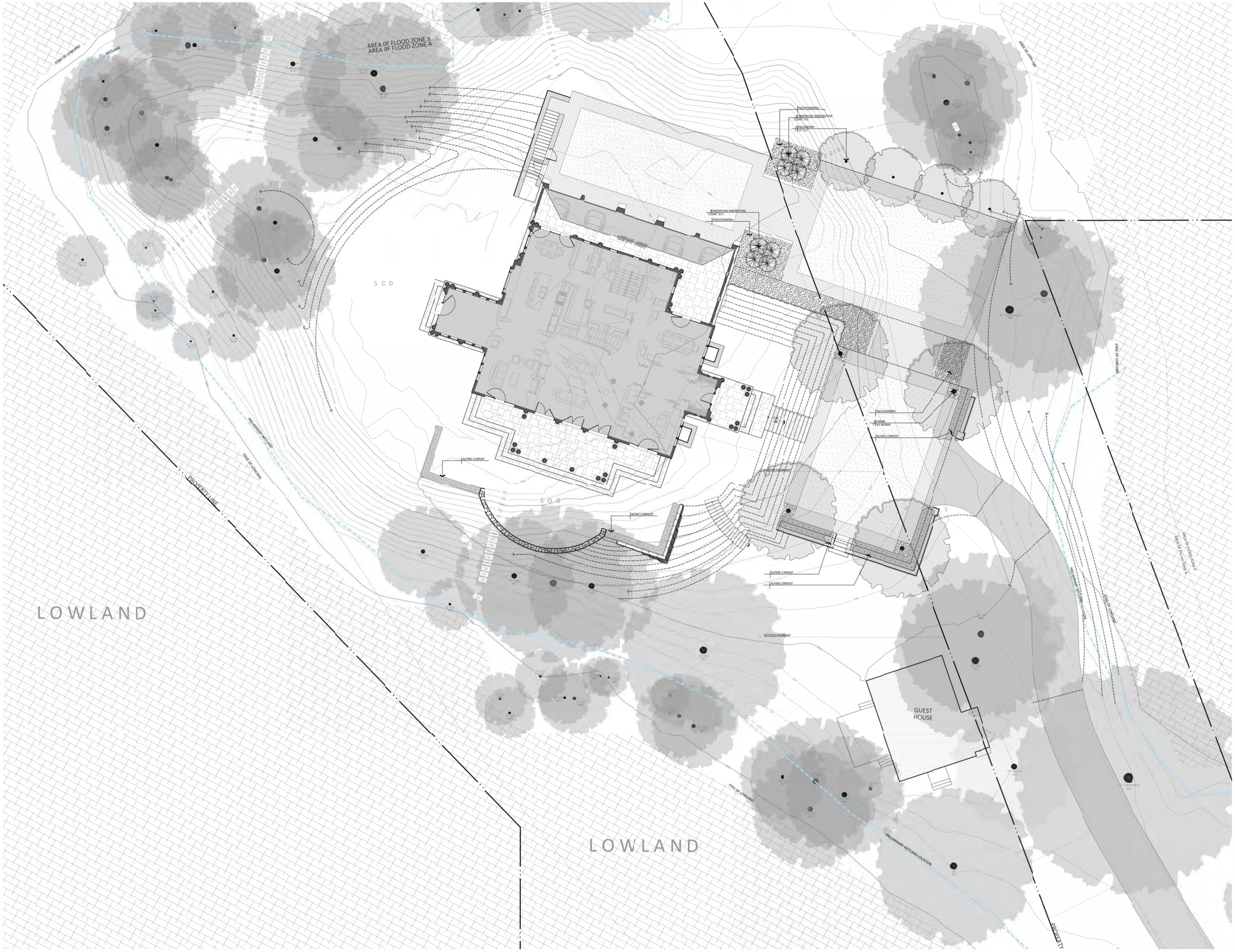
PLANTING / LIGHTING OVERALL

CONTENT OVERVIEW

L0.0 COVER / GENERAL NOTES
L1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
L2.0 UTILITIES / GRADING / DRAINAGE
L3.0 LAYOUT / SITE ENLARGEMENTS
L4.0 HARDCOVER
L5.0 PLANTING / LIGHTING
L6.0 SECTIONS / ELEVATIONS / DETAILS

SHEET #

L5.00



PLANTING & LIGHTING PLAN - AREA 1
SCALE: 1" = 10'-0"

topo

Topo

530 N 3rd St, Ste 401
Minneapolis, Minnesota 55401
ph: 612.929.3049

PROJECT

NORTH BEACH ESTATE

649 Ferndale Rd
Wayzata, MN

ARCHITECT

Murphy & Co Design
811 Glenwood Ave, Suite 250
Minneapolis, MN 55405
612-470-5511

CONSTRUCTION

Anderson Reda
4920 Lincoln Drive
Edina, MN 55435
612-564-3648

REVISIONS

CERTIFICATION

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NAME: _____ REG. NO: _____

AUTHORIZATION

Designed By:	SR
Drafted By:	AB
Reviewed By:	--
Issue Date:	--
Owner Review:	
Drawing Scale:	1/8"=1'-3"
Revision Date:	1.25.2018

Not For Construction

PLANTING / LIGHTING AREA 1

CONTENT OVERVIEW

L0.0 COVER / GENERAL NOTES
L1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
L2.0 UTILITIES / GRADING / DRAINAGE
L3.0 LAYOUT / SITE ENLARGEMENTS
L4.0 HARDCOVER
L5.0 PLANTING / LIGHTING
L6.0 SECTIONS / ELEVATIONS / DETAILS

SHEET #

L5.10

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 19, 2018	**AGENDA ITEM:** 3e
TITLE: Adoption of Report and Recommendation of Approval of Shoreland Setback Variance for Alterations to the Residence at 532 Ferndale Rd W	
PROJECT NAME: Soran Residence	
ADDRESS: 532 Ferndale Rd W	
PREPARED BY: Jeff Thomson, Director of Planning and Building	

BACKGROUND:

Application Overview

The applicants, Revision, LLC, on behalf of Philip Soran and Margaret Selby-Soran, have submitted a development application to remove an existing pergola structure on the existing deck and install a covered open-air roof structure and reinstall the pergola structure over the existing deck at 532 Ferndale Rd W. The development application requests approval of a variance to alter the height and mass of the deck and pergola, which are legal non-conforming structures in the lakeside setback. The request would not increase encroachment into the setback. The current non-conforming setback is 33' and the request is to alter the structure, keeping the 33' setback.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on March 5, 2018. After discussing the application, 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 adoption at the next Planning Commission meeting.

PLANNING COMMISSION ACTION:

City Staff has drafted the attached Planning Commission Report and Recommendation which recommends approval of the development application. The Report and Recommendation includes the findings discussed by the Planning Commission from the March 5th meeting, and reflects the vote of 7 in favor and 0 opposed.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation

WAYZATA PLANNING COMMISSION

March 19, 2018

REPORT AND RECOMMENDATION OF APPROVAL OF SHORELAND SETBACK VARIANCE FOR ALTERATIONS TO RESIDENCE AT 532 FERNDALE RD W

SUMMARY OF RECOMMENDATION

- Approval* of Shoreland Setback Variance

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

1.1 Project. Revision, LLC, on behalf of Philip Soran and Margaret Selby-Soran (together, the "Applicant") have submitted a development application for a setback variance (the "Application") to allow for the alteration of the height and mass of the deck and pergola (the "Project") that are part of a legal, non-conforming 1920s lake shore residence on the property at 532 Ferndale Road West (the "Property").

1.2 Application Request. The variance requested in the Application is for a setback of thirty-three (33) feet, a variance from the required seventy-five (75) foot Lake Shore Setback in the Shoreland Zoning District, as depicted on the plans on Attachment A (the "Setback Variance").

1.3 Property. The property identification number and owner of the affected property (the "Property") are:

532 Ferndale Rd W	01-117-23-33-0027	Philip Soran and Margaret Selby-Soran

1.4 Land Use. The Property is zoned R-1/Low Density Single Family Residential District and S/Shoreland, and is designated Estate Single Family Residential in the Comprehensive Plan.

1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on February 22, 2018 and notices were mailed to all properties within 350 feet of the Property on the same date. The public hearing on the Application was conducted at the March 5, 2018 Planning Commission meeting. No member of the public spoke at the public hearing.

1.6 Planning Commission Action. After the conclusion of the public hearing on the Application at the March 5, 2018 Planning Commission meeting, the Planning Commission voted unanimously to direct staff to prepare a draft Planning Commission Report and Recommendation recommending approval of the Application.

Section 2. STANDARDS

2.1 Non-Conforming Buildings. Non-conforming principal and accessory buildings may be expanded, enlarged or modified provided that the expansion, enlargement or modification meets the current zoning regulations and no other non-conformities are created. (Sec. 801.15.2.B.1)

2.2 Shoreland Setback. The applicable building setback from the ordinary high water mark in the Shoreland District is seventy-five (75) feet. (Section 801.91.9)

2.3 Zoning Ordinance Variance Standard. Section 801.05.1.C provides the criteria for reviewing variances from the standards of the Zoning Ordinance. The variance review criteria are as follows:

A. Variances shall only be permitted when they are:
(i) in harmony with the general purposes and intent of the Zoning Ordinance; and
(ii) consistent with the Comprehensive Plan.

B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.

C. "Practical difficulties," as used in connection with the granting of a variance, means that:
(i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
(ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
(iii) the variance, if granted, will not alter the essential character of the locality.

D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

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E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.

F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

2.4 Lake Shore Setback Variance Standard. Section 801.91.9.D.2.b states that the required setback distance in the Shoreland District may be reduced by variance if the following conditions are met:

A. The minimum [applicable] setback from the ordinary high water mark is at least seventy-five feet.

B. The setback shall not adversely impact views of the shoreline or lake for adjacent neighboring principal structures.

C. The reduction of setback requirements is based upon a specific need or circumstance which is unique to the property in question and which, if approved, will not set a precedent which is contrary to the intent of this Ordinance. However, any structure built as a result of an issued variance shall be considered in determining the proper setback of future construction on adjacent lots.

D. A shoreland impact plan is submitted and approved as required and set forth in Section 801.91.19 of this Ordinance.

E. The conditions of Section 801.05 and Section 801.91.20 of this Ordinance are considered and satisfactorily met.

2.5 Shoreland District Variance Standard. Section 801.91.20 states variances may be granted by the City Council in accordance with Section 801.05 of this Ordinance in extraordinary cases, but only when the proposed use is determined to be in the public interest. The following additional criteria shall apply within shoreland areas:

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A. Result in the placement of an artificial obstruction which shall restrict the passage of storm and flood water in such a manner as to increase the height of flooding, except obstructions approved by the U.S. Army Corps of Engineers in conjunction with sound floodplain management.

B. Result in incompatible land uses or which shall be detrimental to the protection of surface and ground water supplies.

C. Be not in keeping with land use plans and planning objectives for the City of Wayzata or which shall increase or cause danger to life or property.

D. Be inconsistent with the objectives of encouraging land uses compatible with the preservation of the natural land forms, vegetation and the marshes and wetlands within the City of Wayzata.

E. Shall constitute a hardship as defined in Section 801.05 of this Ordinance.

F. No permit or variance shall be issued unless the applicant has submitted a Shoreland Impact Plan as required and set forth in this Ordinance. In granting any variance, the City Council may attach such conditions as they deem necessary to insure compliance with the purpose and intent of this Section.

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment presented at the hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact with respect to the Variances:

3.1 Zoning Ordinance Variance Standard.

A. The Setback Variance requested in the Application does not change the current single family residential use or the general footprint of the current principal structure that has long existed on the Property. The Project would not increase the current non-conforming setback of 33 feet, which is associated with the older residence on the Property that was built in the 1920s. The Setback Variance requested is in harmony with the general purposes and intent of the Ordinance and is consistent with the Comprehensive Plan.

B. The Setback Variance is to address the practical difficulty with the Property in terms of its size and shape, and will preserve the essential character of the locality.

C. The Setback Variance requested is reasonable, due to circumstances driven by the existing lot and building layout, the old building orientation

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and desire to preserve the historic character of the residence. If granted, the Setback Variance would not alter the essential character of the locality in that the general footprint and size of the principal structure would not change, no significant trees would be lost, no views of the lake would be impacted, and the existing legal non-conforming setbacks will remain the same.

D. The practical difficulties necessitating the Setback Variance are not economic in nature. The existing building and lot size and dimensions on the Property and its relation to the lake are significant factors in the practical difficulty of meeting the Ordinance requirements.

E. The proposed use for the Property would not change and is permitted within the R-1 District.

F. The recommended conditions for granting approval of the Setback Variance are listed below in Section 4 of this Resolution.

G. The Applicant has provided the reasons that the Setback Variance is justified under the criteria of the Zoning Ordinance in order to make reasonable use of the land, structures and buildings on the Property.

3.2 Lake Shore Setback Variance Standard.

A. The minimum applicable setback from the ordinary high water mark is at least seventy-five feet.

B. The Project would not adversely impact view of the shoreline or lake for adjacent principal structures.

C. The reduction of setback requirements is based upon a circumstances unique to the Property, which include the location of the existing house and the legal non-conforming setback of the existing principal structure. The Setback Variance would not set a precedent which is contrary to the intent of the Zoning Ordinance.

D. The applicable shoreland impact plan requirements have been met.

E. The conditions of Section 801.05 and Section 801.91.20 of the Zoning Ordinance are satisfactorily met as stated in Sections 3.1 and 3.3 of this Report.

3.3 Shoreland District Variance Standard. The Setback Variance is in the public interest based on the findings of this Section 3 and the following:

DRAFT

A. The Setback Variance does not result in the placement of an artificial obstruction which restricts the passage of storm and flood water as the building addition would be located outside of the floodplain for Lake Minnetonka.

B. The Setback Variance requested in the Application does not change the current single family residential use, which is compatible with the surrounding land uses which are also single-family homes.

C. The Setback Variance requested is in harmony with the general purposes and intent of the Ordinance and is consistent with the Comprehensive Plan. The Setback Variance would not increase or cause danger to life or property.

D. The Setback Variance is not inconsistent with the objectives of encouraging land uses compatible with the preservation of the natural land forms, vegetation and the marshes and wetlands within the City of Wayzata.

E. The conditions of Section 801.05 of the Zoning Ordinance are satisfactorily met as stated in Section 3.1 of this Report.

F. The applicable shoreland impact plan requirements have been met.

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 Setback Variance as requested in the Application for the Project, subject to all of the following conditions:

A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project.

B. The Applicant must build and complete the Project in conformance in all material respects with the plans depicted in the Application.

C. 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 19th day of March 2018.

DRAFT

Voting For Approval Recommendation:
Plantan, Young, Murray, Buchanan, Iverson, Flannigan, Douglas
Voting Against Approval Recommendation:
None
Abstaining:
None
Absent:
None

Attachments:

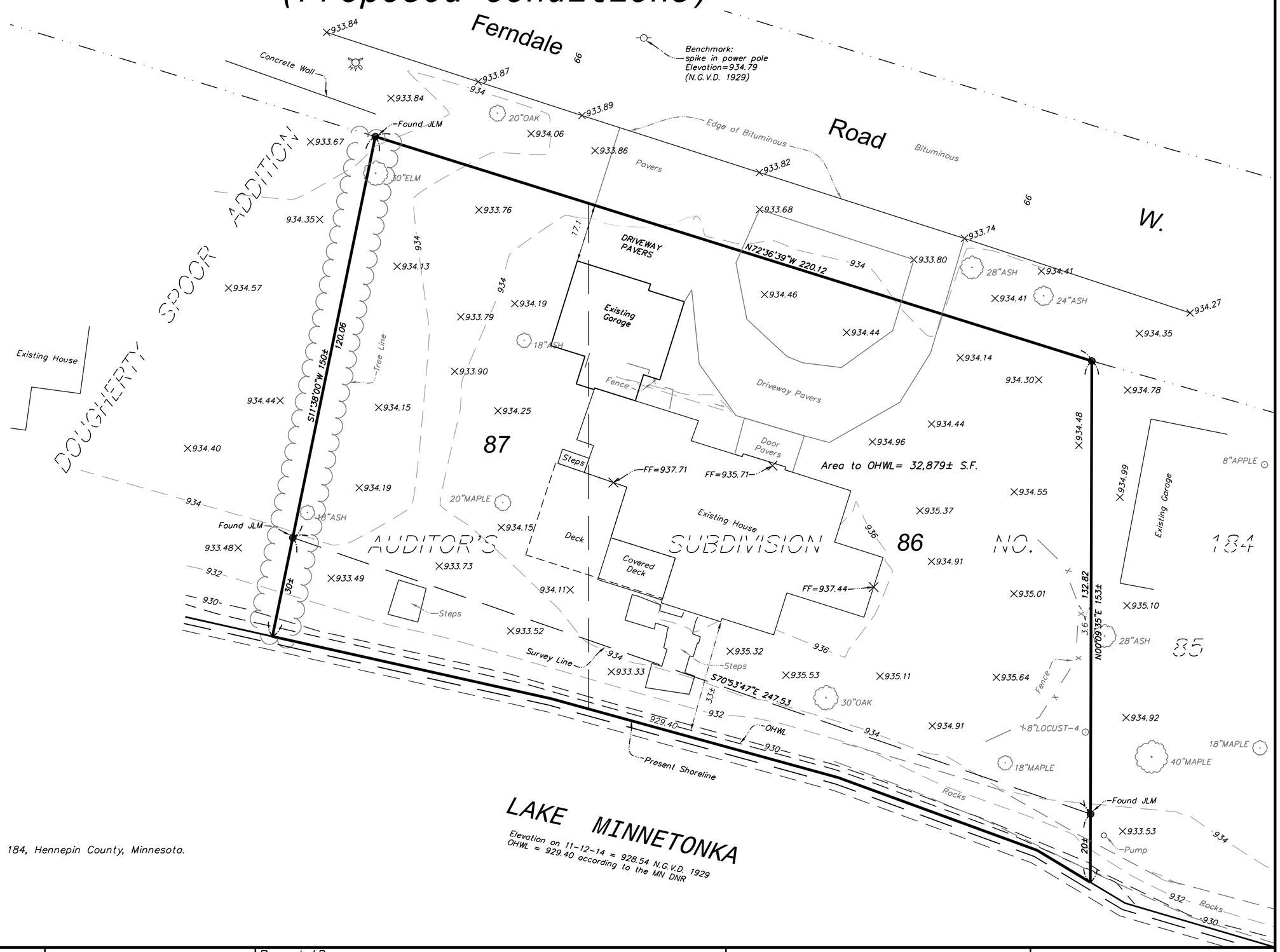
Attachment A (Setback Variance Plans)

DRAFT

Attachment A
Setback Variance Plans

DRAFT

Certificate of Survey and Topographic Survey
(Proposed Conditions)



HARDCOVER CALCULATIONS:
AREA = 32,879 S.F. (0.75 ACRES)

PROPOSED HARDCOVER:

	Area
House	3,387 S.F.
Garage	996 S.F.
Covered Deck	255 S.F.
Pavers (Driveway & Door)	2,629 S.F.
Steps	427 S.F.
Total	7694 S.F.
% Hardcover	23.4%

Property Description:

Lots 86 and 87, AUDITOR'S SUBDIVISION NO. 184, Hennepin County, Minnesota.

Certificate of Survey and Topographic Survey on Lots 86 and 87, AUDITOR'S SUBDIVISION NO. 184, Hennepin County, Minnesota.

Revised: HARDCOVER CALCULATIONS 4-30-15
REMOVE TENNIS COURT/HARDCOVER CALCULATIONS 1-29-18

Requested By:
Alexander Design Group

Date:	Drawn By:	Scale:	Checked By:
11-11-14	T.J.B.	1"=20'	P.E.O.

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

● denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 15-0151

1/1 REAR (LAKE) ELEVATION
SCALE: 1/4"=1'-0"

2/1 RIGHT (WEST) ELEVATION
SCALE: 1/4"=1'-0"

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ALEXANDER DESIGN GROUP
401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

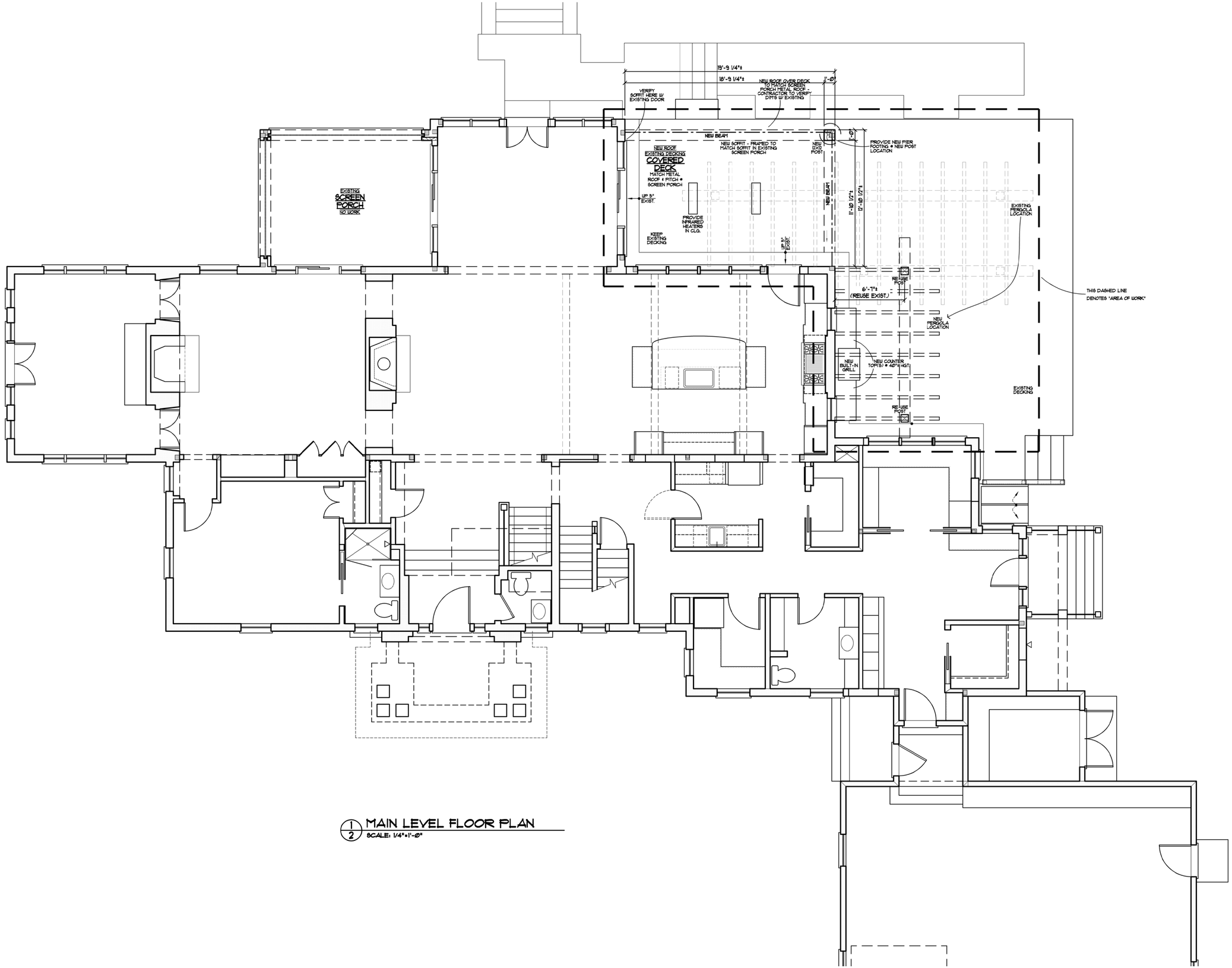
ISSUE DATE:
30 JANUARY 2018
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
PROPOSED ELEVATIONS
REAR & RIGHT
ADG

VARIANCE SET

SORAN RESIDENCE
532 FERNDALE RD. W.
WAYZATA, MN 55391

1
1 OF 2



1/2 MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

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ALEXANDER DESIGN GROUP
401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

ISSUE DATE:
30 JANUARY 2018
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
MAIN LEVEL FLOOR PLAN
ADG

VARIANCE SET

SORAN RESIDENCE
532 FERNDALE RD. W.
WAYZATA, MN 55391

2
2 OF 2