



# Wayzata Planning Commission

## Meeting Agenda

Monday, October 29, 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 October 15, 2018 Regular Meeting Minutes
  - b. Approval of October 15, 2018 Workshop Meeting Minutes
4. **Old Business Items**
  - a. None
5. **Public Hearing Items**
  - a. South Hampton Village – 320 Hampton St S  
Preliminary and Final Plat Subdivision, Variance
  - b. Highcroft Court 2nd Addition – 450 and 460 Highcroft Rd  
Preliminary and Final Plat Subdivision, Variance
  - c. Wayzata Community Sailing Center – 456 Arlington Cir S  
PUD Amendment, Design Review, Variance
6. **Other Items**
  - a. October 16<sup>th</sup> City Council Meeting Report – Commissioner Douglas
  - b. Review of Development Activities
  - c. Next meeting is November 19, 2018
7. **Adjournment**

NOTES:

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

**WAYZATA PLANNING COMMISSION  
MEETING MINUTES  
OCTOBER 15, 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: Douglas, Plantan, Murray, Buchanan, Iverson, and Flannigan. 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 Douglas made a motion, seconded by Commissioner Flannigan to approve the October 15, 2018 agenda as presented. The motion carried unanimously.

**AGENDA ITEM 3. Consent Agenda**

- a.) Approval of October 1, 2018 Meeting Minutes
- b.) Adoption of Report and Recommendation for Development Application at 305 and 309 Lake St E
- ~~c.) Adoption of Report and Recommendation of Denial of Concurrent Preliminary and Final Plat Subdivision at 153 Peavey La~~

Chair Buchanan read the items on the consent agenda and stated the applicant wished to have Item C pulled from the agenda. He stated the Commissioner would not be reviewing this item at this time and allow the applicant time to reapply and amend the plans.

Commissioner Iverson stated she would like to ask the City Council to discuss what type of practice the City wants to enter into with new developments in regards to granting variances as a trade with developers. She stated an example with this application was the developer stating he would keep the look of the bank columns from the original building if they were granted a height variance. She stated this does set a precedent for future development in the City.

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

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

1           a.) None.  
2  
3

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

6           a.) None.  
7  
8

9   **AGENDA ITEM 6. Other Items:**  
10

11           a.) **October 2<sup>nd</sup> City Council Meeting Report – Commissioner Buchanan**  
12

13 Chari Buchanan provided a report of the October 2, 2018 City Council meeting. He reviewed the  
14 Hennepin County Sheriff's report. The Council tabled the Fee In Lieu of Parking agreement with  
15 Broadway Place. The Council approved the Hughes development at 235 and 239 Lake St East on  
16 a 3-2 vote, and the Benton Harbor subdivision was approved on a 5-0 vote. The Council also voted  
17 5-0 to direct Civitas to redesign the Lake Effect to address citizen concerns.  
18

19           b.) **Review of Development Activities**  
20

21 Director of Planning and Building Jeff Thomson stated upcoming development activities include  
22 the Wayzata Sailing Center PUD application, a subdivision at the end of Hampton St, and a lot  
23 line adjustment in the Highcroft neighborhood.  
24

25           c.) **Next Meeting is October 29, 2018**  
26

27 Chair Buchanan stated the next Planning Commissioner meeting was scheduled for October 29,  
28 2018.  
29

30 Director of Planning and Building Jeff Thomson stated he would be absent at the October 29  
31 meeting.  
32  
33

34   **AGENDA ITEM 7. Adjournment.**  
35

36 There being no further business on the agenda, Chair Buchannan asked for a motion to adjourn.  
37

38 Commissioner Plantan made a motion, seconded by Commissioner Douglas to adjourn the  
39 Planning Commission meeting. The motion carried unanimously.  
40

41 The Planning Commission meeting was adjourned at 7:10 p.m.  
42

43 Respectfully submitted,  
44 Tina Borg  
45

*TimeSaver Off Site Secretarial, Inc.*

**WAYZATA PLANNING COMMISSION  
WORKSHOP MEETING MINUTES  
OCTOBER 15, 2018**

**2040 Comprehensive Plan Amendment**

Chair Buchanan called the meeting to order at 7:10 p.m.

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

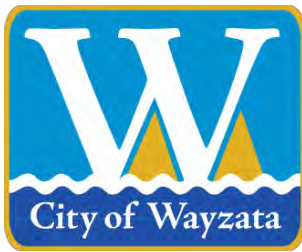
Director of Planning and Building reviewed the City's ongoing process of updating the 2040 Comprehensive Plan. Mr. Thomson provided a summary of the Wayzata 2040, Sailing Ahead visioning process, and reviewed the vision statement, guiding principles, and vision in action plans. Mr. Thomson stated that the Comp Plan Advisory Committee had developed the land use, transportation, and housing chapters based on the visioning reports.

Planning Consultant, Stephanie Falkers with SRF Consulting reviewed the draft land use, housing, and transportation chapters with the Planning Commission. The Commissioners discussed the population projections, future land use plan, affordable housing, and future transportation improvements. The Planning Commission provided feedback and asked staff to review and incorporate into the plan: Ferndale Rd sidewalks, Barry Avenue/Wayzata Blvd intersection, and implementation steps for the Wayzata Blvd corridor.

There being no further business on the agenda, Chair Buchanan adjourned the workshop meeting at 8:30 p.m.

Respectfully submitted,  
Jeffrey R. Thomson  
Director of Planning and Building





# City of Wayzata Planning Commission Agenda Report

|                                                                            |                        |
|----------------------------------------------------------------------------|------------------------|
| <b>MEETING DATE:</b> October 29, 2018                                      | <b>AGENDA ITEM:</b> 5a |
| <b>TITLE:</b> Public Hearing for South Hampton Village at 320 Hampton St S |                        |
| <b>PREPARED BY:</b> Jeff Thomson, Director of Planning and Building        |                        |

## **BACKGROUND:**

The applicant, Sathre-Bergquist Inc, and the property owner, R&C Development Inc., have submitted a development application to subdivide the property at 320 Hampton St S. The applicant is proposing to subdivide the one existing property into three single-family residential lots. The application requests approval of preliminary and final plat subdivision and variance for lot depth.

The City published the public hearing notice in the Wayzata Sun Sailor and mailed the notice to surrounding property owners on October 18<sup>th</sup>. After the public hearing notice was sent, the applicant requested that the item be tabled for further consideration as they make revisions to the proposed plans.

City staff recommends that the Planning Commission table the application until a future meeting. City staff will re-notify surrounding property owners when the application is rescheduled for a public hearing and Planning Commission review.

## **ATTACHMENTS:**

Email from Applicant  
Proposed Plans

## Jeff Thomson

---

**From:** Jeff Thomson  
**Sent:** Friday, October 26, 2018 12:11 PM  
**To:** Jeff Thomson  
**Subject:** FW: South Hampton Village - PP App - Tabled 102418

---

**From:** Bob Molstad <[molstad@sathre.com](mailto:molstad@sathre.com)>  
**Sent:** Wednesday, October 24, 2018 11:56 AM  
**To:** PeggySue Imihy  
**Cc:** [GaryKirt@homexco.com](mailto:GaryKirt@homexco.com); [todd@strlawyer.com](mailto:todd@strlawyer.com); Dave Pemberton; Eric Johnson  
**Subject:** South Hampton Village - PP App - Tabled 102418

PeggySue,

We are formally requesting that the City table our preliminary plat application for South Hampton Village, while we discuss the design options.

Please let me know if you need anything else.

Thanks,  
Bob

Robert S. Molstad, P.E.  
President  
**SATHRE-BERGQUIST, INC.**  
150 South Broadway Wayzata, Mn. 55391  
Ph: 952-476-6000 Cell: 612-247-7005

The electronic data conveyed by SATHRE-BERGQUIST, INC. is sent for the recipient's reference only. This material is copyright protected. The recipient agrees, by his receipt of electronic information, to not alter the electronic data. The recipient agrees by his receipt of this data that the information contained in the transmission may be changed without notification of the recipient.

This electronic information is not the certified version of a plan.

Recipient agrees to hold SATHRE-BERGQUIST, INC. harmless from any and all claims. SATHRE-BERGQUIST, Inc. makes no representation or warranties, expressed or implied, with respect to the reuse of the data provided herewith, regardless of its format or the means of its transmission. There is no guarantee or representation to the user as to the accuracy, currency, suitability, or reliability of this data for any purpose. The user accepts the data "as is" and assumes all risks associated with its use. By acceptance of this data, the user agrees not to transmit this data or provide access to it or any part of it to another party unless the user shall include with the data a copy of this disclaimer. SATHRE-BERGQUIST, Inc. assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.



# SATHRE-BERGQUIST, INC.

150 SOUTH BROADWAY, WAYZATA, MINNESOTA, 55391

TEL: (952) 476-6000

WEB: WWW.SATHRE.COM

## NARRATIVE FOR SOUTH HAMPTON VILLAGE

Developer: R & C Development, Inc.  
5500 Wayzata Blvd. #300  
Mpls, MN 55416  
Attn: Gary Kirt

September 18, 2018

Site: 320 Hampton Street South  
Wayzata, MN 55391

Applicant: Sathre-Bergquist, Inc.  
150 Broadway Ave. S.  
Wayzata, MN 55391  
Attn: David Pemberton

R&C Development, Inc and Sathre-Bergquist, Inc are submitting a proposed 3 lot development for the vacant lots at 320 Hampton Street South, Wayzata, MN 55391.

The sites are currently serviced with utilities from the east through easements. We would be using the same easements and updating services accordingly.

This development will not remove any significant or heritage trees as defined by the City of Wayzata ordinances.

As part of this submittal we will be requesting a variance for lot depth for proposed Lot 1 as the current code requires 100 foot depth and based on the interpretation from the City Code our lot is measuring 86.5+/- feet deep with Hampton Street being considered the front. The constraints on this proposed lot, Lot 1, is due to the odd shaped southerly "tail" of the overall lot. The reason the overall lot and the proposed Lot 1 are shaped this way is due to the historical layout of the lots on the original plat of New Wayzata which is dated 1893. At that time the lots of said plat of New Wayzata were laid out for access on Minnetonka Boulevard. Minnetonka Blvd. in this area was never improved. Since there is no access to this lot from Minnetonka Blvd we are requesting the variance for lot depth to create a lot which would access Hampton Street via said private driveway and easement. Based on the interpretation from the city we note that the parcel at 329 Reno Street which abuts our parcel to the east does not conform to city code.

Proposed Lot 1, the most southerly lot, would be accessed with a driveway and private driveway easement which would cross the southwesterly portion of Lot 2, the middle lot.

We believe that based on the layout of the existing parcel, the proposed plan offers the best use of this parcel of land. The proposed lot layout would most closely resemble the current lot layout for widths and depth of most of the lots in this neighborhood.

Regards,

David B. Pemberton, P.L.S.  
Professional Land Surveyor





**DESCRIPTION OF PROPERTY SURVEYED**  
(Per Schedule A of the herein referenced Title Commitment)

Lots 12, 13, 14, 15 and the southerly 30.00 feet of Lot 16, Block 3, "New Wayzata", Hennepin County, Minnesota (said 30.00 feet measured parallel with the southeasterly line of said Lot 16) according to the duly recorded plat thereof.

**ALTA/NSPS OPTIONAL TABLE A NOTES**  
(The following items reference Table A optional survey responsibilities and specifications)

1) **Site Address:** 320 Hampton Street South, Wayzata, Minnesota 55391

2) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0309F, effective date of 11/04/2016.

3) **Parcel Area Information:** Gross Area: 28,549 s.f.= 0.655 acres

4) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: ROGER which has an elevation of: 993.88 feet (NAVD88).

5) **Zoning Information:** The current Zoning for the subject property is R-3A (Single and two family residential district) per the City of Wayzata's zoning map dated 04/28/2015. The setback, height, and floor space area restrictions for said zoning designation are as follows:

**Principal Structure Setbacks** - Street(s): 20 feet  
Side: 10 feet  
Rear: 20 feet  
Height: 32 feet  
Hardcover: 35 percent of lot area

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by designers, architect or the likes.

6) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

**SURVEY REPORT**

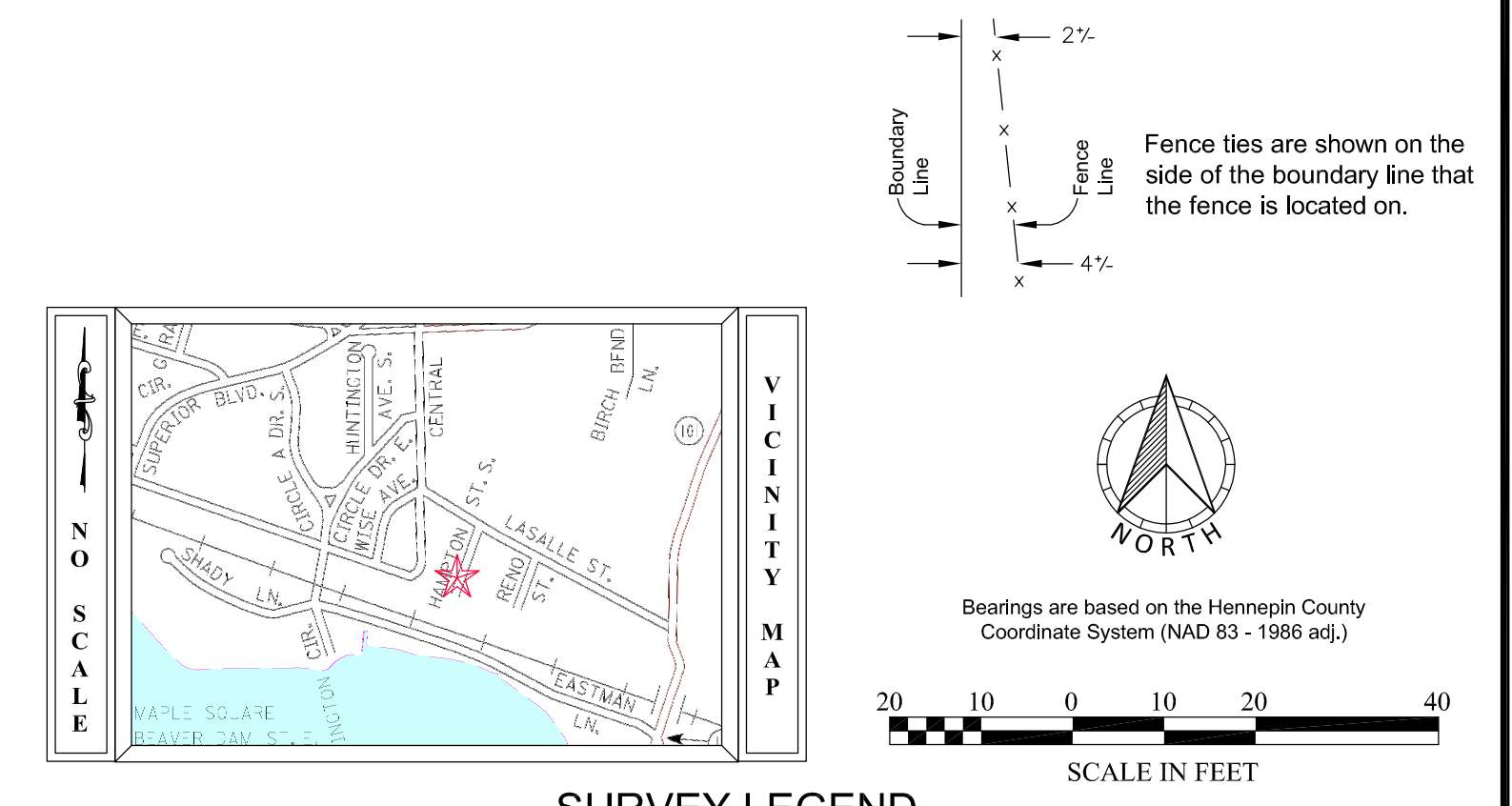
This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. 107542, dated December 20th, 2018.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:

a) Item no.'s 1-5 and 8 are not survey related

b) Item no.6 - Subject to Appurtenant Easements as contained in Document No.'s 4477698, 4477699 and 4477700 recorded June 8, 1979. **Unable to get documents.**

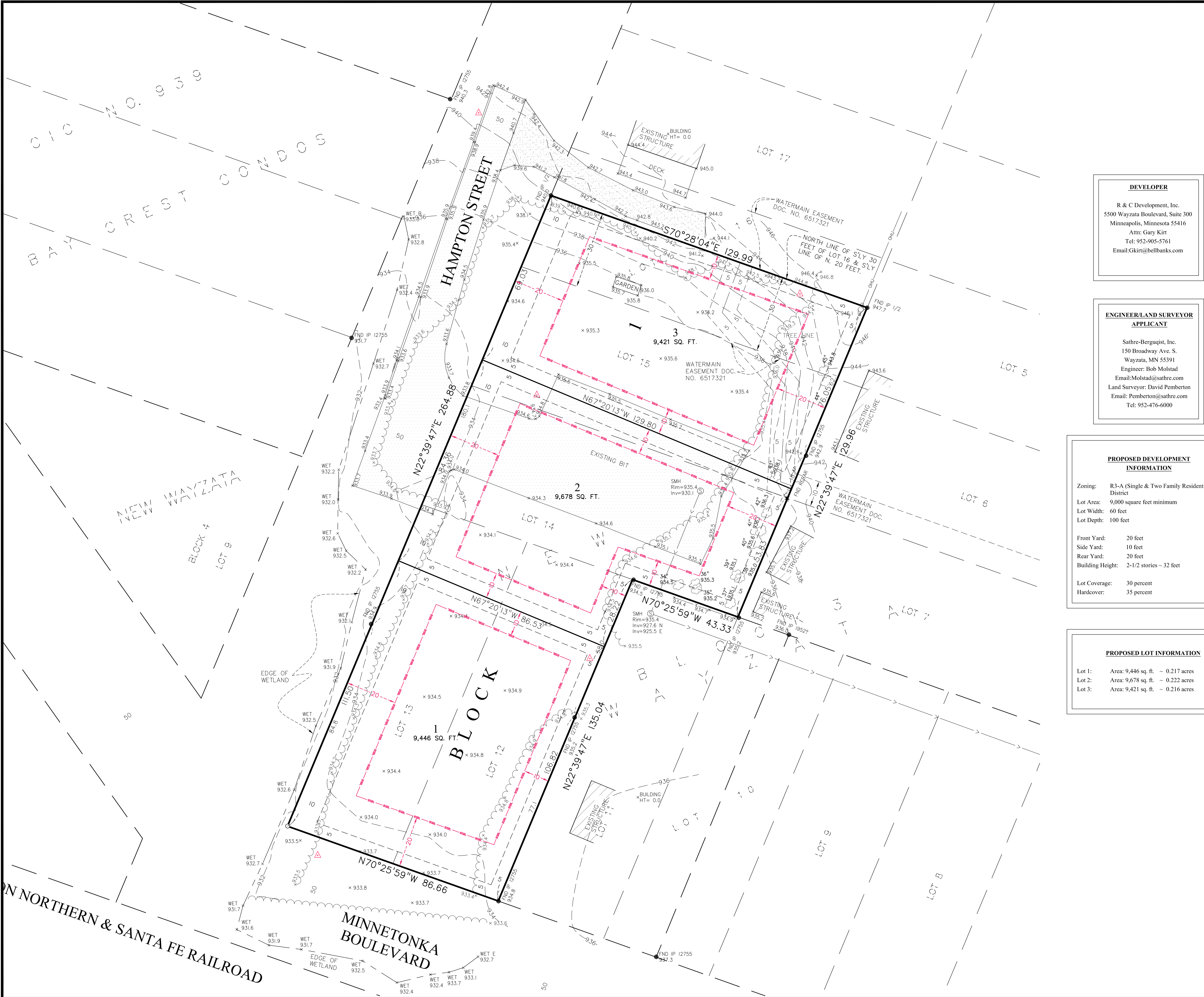
c) Item no.7 - Subject to easements contained in Warranty Deed, dated November 30, 1995, recorded December 28, 1995 as Document No. 6517321. **Shown hereon.**



| SURVEY LEGEND |                       |  |                             |
|---------------|-----------------------|--|-----------------------------|
|               | CAST IRON MONUMENT    |  | WFO WALKOUT ELEVATION       |
|               | CATCH BASIN           |  | FFE FIRST FLOOR ELEVATION   |
|               | FLARED END SECTION    |  | GFE GARAGE FLOOR ELEVATION  |
|               | GATE VALVE            |  | TOF TOP OF FOUNDATION ELEV. |
|               | GUY WIRE              |  | LOE LOWEST OPENING ELEV.    |
|               | HYDRANT               |  | CABLE TV PEDESTAL           |
|               | SURVEY MONUMENT SET   |  | ELECTRIC TRANSFORMER        |
|               | SURVEY MONUMENT FOUND |  | ELECTRIC MANHOLE            |
|               | SURVEY CONTROL POINT  |  | ELECTRIC METER              |
|               | LIGHT POLE            |  | GAS METER                   |
|               | POWER POLE            |  | GAS VALVE                   |
|               | SANITARY MANHOLE      |  | HAND HOLE                   |
|               | SANITARY CLEANOUT     |  | SOIL BORING                 |
|               | SIGN                  |  | TREE CONFIROUS              |
|               | GROUND ELEVATION      |  | TREE DECIDUOUS              |
|               | STORM DRAIN           |  | TELEPHONE MANHOLE           |
|               | STORM MANHOLE         |  | TELEPHONE PEDESTAL          |
|               | YARD LIGHT            |  | TRAFFIC SIGNAL              |
|               | A/C UNIT              |  | UTILITY MANHOLE             |
|               | WELL                  |  | UTILITY PEDESTAL            |
|               |                       |  | BITUMINOUS                  |
|               |                       |  | BUILDING SETBACK LINE       |
|               |                       |  | CABLE TV                    |
|               |                       |  | CONCRETE CURB               |
|               |                       |  | CONCRETE                    |
|               |                       |  | CONTOUR EXISTING            |
|               |                       |  | CONTOUR PROPOSED            |
|               |                       |  | GUARD RAIL                  |
|               |                       |  | DRAIN TILE                  |
|               |                       |  | ELECTRIC UNDERGROUND        |
|               |                       |  | FENCE                       |
|               |                       |  | FIBER OPTIC UNDERGROUND     |
|               |                       |  | GAS UNDERGROUND             |
|               |                       |  | OVERHEAD UTILITY            |
|               |                       |  | RAILROAD TRACKS             |
|               |                       |  | SANITARY SEWER              |
|               |                       |  | STORM SEWER                 |
|               |                       |  | TELEPHONE UNDERGROUND       |
|               |                       |  | UTILITY UNDERGROUND         |
|               |                       |  | WATERMAIN                   |

|            |     |    |      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                  |                                                                               |                                                                                           |                                                       |
|------------|-----|----|------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------|
| FIELD CREW | NO. | BY | DATE | REVISION | USE (INCLUDING COPYING, DISTRIBUTION AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE. | To: _____, and _____ Title Insurance Company:<br><br>This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 7a, 8, 9 and 11 of Table A thereof. The field work was completed on _____<br><br>Date of Plat or Map: _____<br><br>David B. Pemberton, PLS Minnesota License No. 40344 | <br><b>SATHRE-BERGQUIST, INC.</b><br>150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000<br>WWW.SATHRE.COM | TWP:117-RGE-22-SEC.05<br>Hennepin County<br><br><b>WAYZATA,<br/>MINNESOTA</b> | ALTA/NSPS Land Title Survey<br><br>PREPARED FOR:<br><br><b>R &amp; C DEVELOPMENT INC.</b> | FILE NO.<br>73613-001<br><br><b>1</b><br><br><b>1</b> |
| CT         |     |    |      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                  |                                                                               |                                                                                           |                                                       |
| DRAWN      |     |    |      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                  |                                                                               |                                                                                           |                                                       |
| SDR        |     |    |      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                  |                                                                               |                                                                                           |                                                       |
| CHECKED    |     |    |      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                  |                                                                               |                                                                                           |                                                       |
| DBP        |     |    |      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                  |                                                                               |                                                                                           |                                                       |
| DATE       |     |    |      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                  |                                                                               |                                                                                           |                                                       |
| 08/14/18   |     |    |      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                  |                                                                               |                                                                                           |                                                       |





**DESCRIPTION OF PROPERTY SURVEYED**  
(Per Schedule A of the herein referenced Title Commitment)

Lots 12, 13, 14, 15 and the southerly 30.00 feet of Lot 16, Block 3, "New Wayzata", Hennepin County, Minnesota (said 30.00 feet measured parallel with the southeasterly line of said Lot 16) according to the duly recorded plat thereof.

**ALTA/NSPS OPTIONAL TABLE A NOTES**  
(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address:** 320 Hampton Street South, Wayzata, Minnesota 55391

3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0309F, effective date of 11/04/2016.

4) **Parcel Area Information:** Gross Area: 28,549 s.f.- 0.655 acres

5) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: ROGER which has an elevation of: 993.88 feet (NAVD88).

6) **Zoning Information:** The current Zoning for the subject property is R-3A (Single and two family residential district) per the City of Wayzata's zoning map dated 04/28/2015. The setback, height, and floor space area restrictions for said zoning designation are as follows:

**Principal Structure Setbacks** - Street(s): 20 feet  
Side: 10 feet  
Rear: 20 feet  
Height: 32 feet  
Hardcover: 35 percent of lot area

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by designers, architect or the likes.

11) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

**SURVEY REPORT**

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. 107542, dated December 20th, 2018.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:

a) Item no.'s 1-5 and 8 are not survey related

b) Item no.6 Subject to Appurtenant Easements as contained in Document No.'s 4477698, 4477699 and 4477700 recorded June 8, 1979. **Unable to get documents.**

c) Item no.7 Subject to easements contained in Warranty Deed, dated November 30, 1995, recorded December 28, 1995 as Document No. 6517321. **Shown herein.**

**DEVELOPER**

R & C Development, Inc.  
5500 Wayzata Boulevard, Suite 300  
Minneapolis, Minnesota 55416  
Attn: Gary Kirt  
Tel: 952-905-5761  
Email:Gkirt@bellbanks.com

**ENGINEER/LAND SURVEYOR APPLICANT**

Sathre-Bergquist, Inc.  
150 Broadway Ave. S.  
Wayzata, MN 55391  
Engineer: Bob Molstad  
Email:Molstad@sathre.com  
Land Surveyor: David Pemberton  
Email: Pemberton@sathre.com  
Tel: 952-476-6000

**PROPOSED DEVELOPMENT INFORMATION**

Zoning: R3-A (Single & Two Family Residential District)

Lot Area: 9,000 square feet minimum

Lot Width: 60 feet

Lot Depth: 100 feet

Front Yard: 20 feet

Side Yard: 10 feet

Rear Yard: 20 feet

Building Height: 2-1/2 stories ~ 32 feet

Lot Coverage: 30 percent

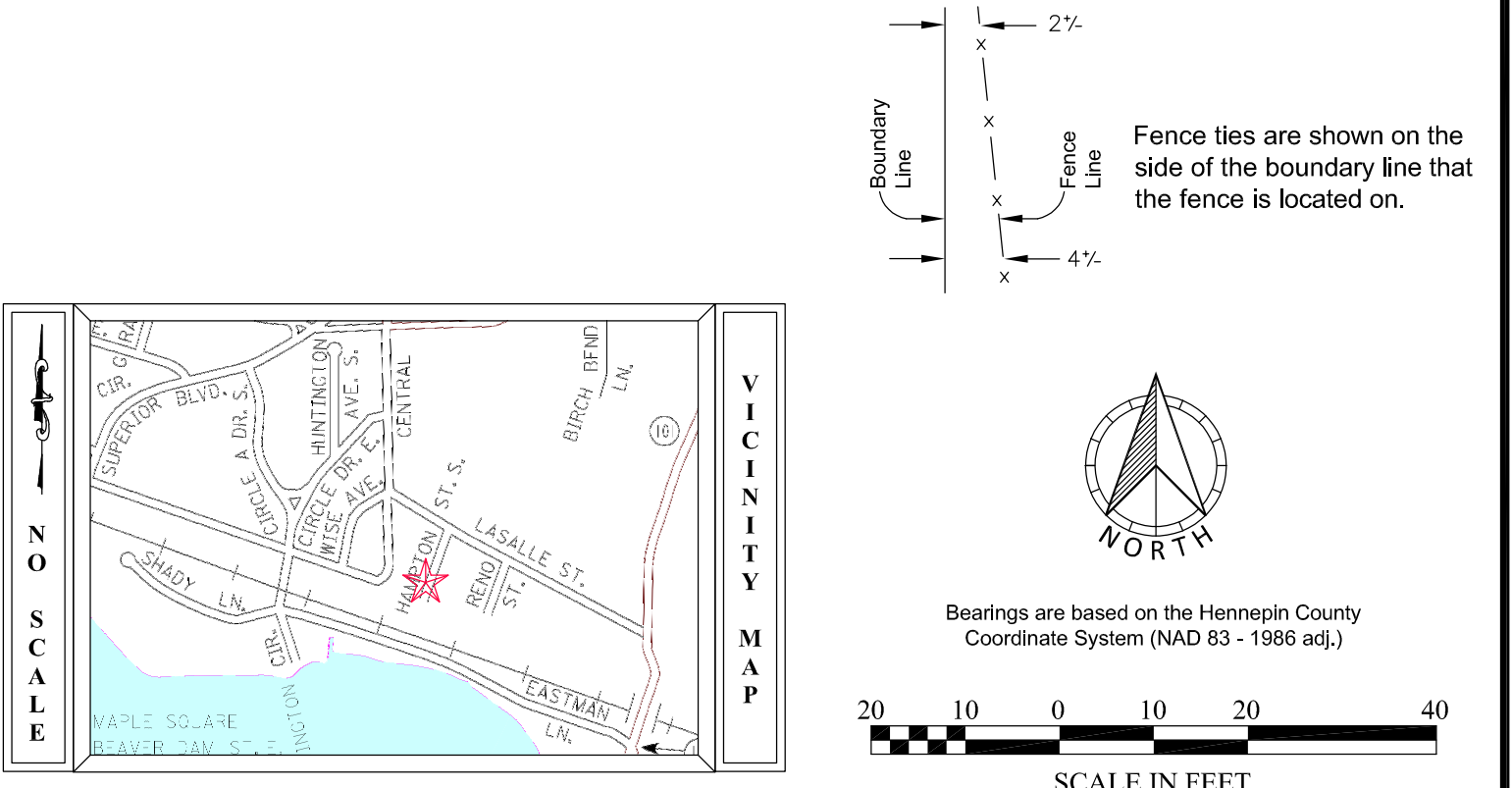
Hardcover: 35 percent

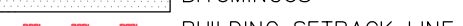
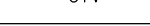
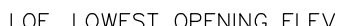
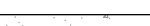
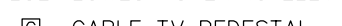
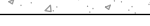
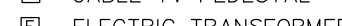
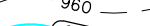
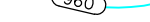
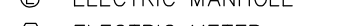
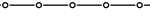
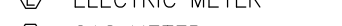
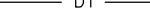
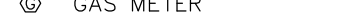
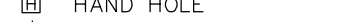
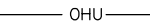
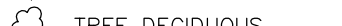
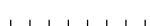
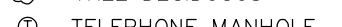
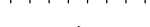
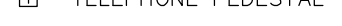
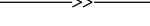
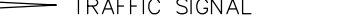
**PROPOSED LOT INFORMATION**

Lot 1: Area: 9,446 sq. ft. ~ 0.217 acres

Lot 2: Area: 9,678 sq. ft. ~ 0.222 acres

Lot 3: Area: 9,421 sq. ft. ~ 0.216 acres



| SURVEY LEGEND                                                                         |                       |                                                                                       |                             |                                                                                       |                         |
|---------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------|-------------------------|
|  | CAST IRON MONUMENT    |  | WOE WALKOUT ELEVATION       |  | BITUMINOUS              |
|  | CATCH BASIN           |  | FFE FIRST FLOOR ELEVATION   |  | BUILDING SETBACK LINE   |
|  | FLARED END SECTION    |  | GFE GARAGE FLOOR ELEVATION  |  | CABLE TV                |
|  | GATE VALVE            |  | TOF TOP OF FOUNDATION ELEV. |  | CONCRETE CURB           |
|  | GUY WIRE              |  | LOE LOWEST OPENING ELEV.    |  | CONCRETE                |
|  | HYDRANT               |  | CTV CABLE TV PEDESTAL       |  | CONTOUR EXISTING        |
|  | SURVEY MONUMENT SET   |  | ET ELECTRIC TRANSFORMER     |  | CONTOUR PROPOSED        |
|  | SURVEY MONUMENT FOUND |  | ELM ELECTRIC MANHOLE        |  | GUARD RAIL              |
|  | SURVEY CONTROL POINT  |  | ELM ELECTRIC METER          |  | DRAIN TILE              |
|  | LIGHT POLE            |  | GM GAS METER                |  | ELECTRIC UNDERGROUND    |
|  | POWER POLE            |  | GV GAS VALVE                |  | FENCE                   |
|  | SANITARY MANHOLE      |  | HH HAND HOLE                |  | FIBER OPTIC UNDERGROUND |
|  | SANITARY CLEANOUT     |  | SB SOIL BORING              |  | GAS UNDERGROUND         |
|  | SIGN                  |  | TC TREE CONIFEROUS          |  | OVERHEAD UTILITY        |
|  | GE GROUND ELEVATION   |  | TD TREE DECIDUOUS           |  | RAILROAD TRACKS         |
|  | SD STORM DRAIN        |  | TM TELEPHONE MANHOLE        |  | SANITARY SEWER          |
|  | SM STORM MANHOLE      |  | TP TELEPHONE PEDESTAL       |  | STORM SEWER             |
|  | YL YARD LIGHT         |  | TS TRAFFIC SIGNAL           |  | TELEPHONE UNDERGROUND   |
|  | A/C UNIT              |  | UM UTILITY MANHOLE          |  | UTILITY UNDERGROUND     |
|  | W WELL                |  | UP UTILITY PEDESTAL         |  | WATERMAIN               |



# SOUTH HAMPTON VILLAGE

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That R & C Development, Inc., a Minnesota corporation, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lots 12, 13, 14, 15, and the southerly 30.00 feet of Lot 16, Block 3, "New Wayzata", Hennepin County, Minnesota (said 30.00 feet measured and parallel with the southeasterly line of said Lot 16) according to the duly recorded plat thereof.

Has caused the same to be surveyed and platted as SOUTH HAMPTON VILLAGE and does hereby dedicate to the public for public use forever the drainage and utility easements as created on this plat.

In witness whereof said R & C Development, Inc., a Minnesota corporation, has caused these presents to be signed by it proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Gary V. Kirt

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Gary V. Kirt, President of R & C Development, Inc., a Minnesota corporation, on behalf of the corporation.

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

Notary Printed Name

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

I, David B. Pemberton, Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

David B. Pemberton, Licensed Land Surveyor  
Minnesota License No. 40344

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by David B. Pemberton.

Notary Public, Hennepin County, Minnesota

Notary Printed Name

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

WAYZATA, MINNESOTA

This plat of SOUTH HAMPTON VILLAGE was approved and accepted by the City Council of the City of Wayzata, Minnesota at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF WAYZATA, MINNESOTA

By: \_\_\_\_\_, Mayor By: \_\_\_\_\_, City Manager

RESIDENT AND REAL ESTATE SERVICES,  
HENNEPIN COUNTY, MINNESOTA

I hereby certify that taxes payable in \_\_\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mark V. Chapin, County Auditor

By: \_\_\_\_\_, Deputy

SURVEY DIVISION  
HENNEPIN COUNTY, MINNESOTA

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Chris F. Mavis, County Surveyor

By: \_\_\_\_\_

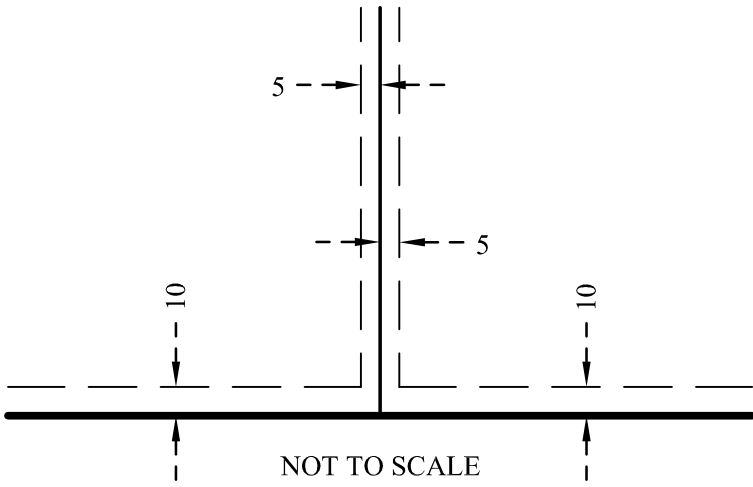
COUNTY RECORDER  
HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of SOUTH HAMPTON VILLAGE was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

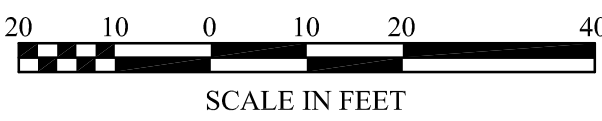
Martin McCormick, County Recorder

By: \_\_\_\_\_, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

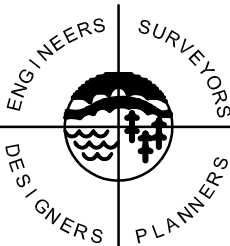
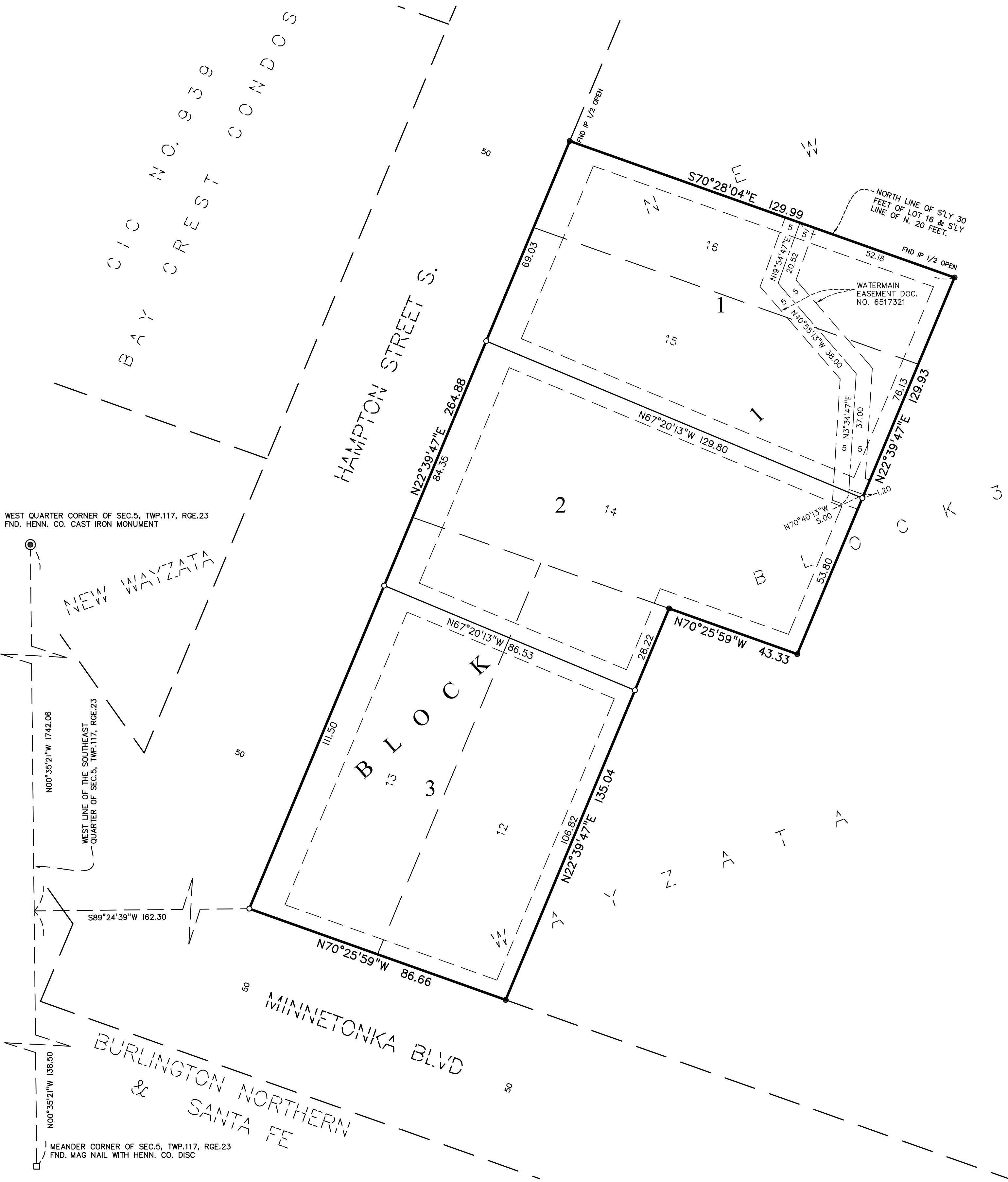


Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



The basis for the bearing system is the west line of the of the Southwest Quarter of Section 5, Township 117, Range 23, which is assumed to bear North 00 degrees 35 minutes 21 seconds West.

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344.
- Denotes a 1/2 inch pipe found and marked by License No. 12755, unless shown otherwise.
- ⊙ Denotes a Found Cast-Iron-Monument



SATHRE-BERGQUIST, INC.

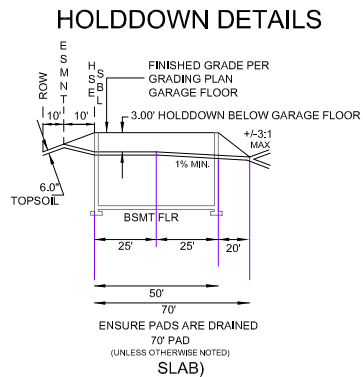
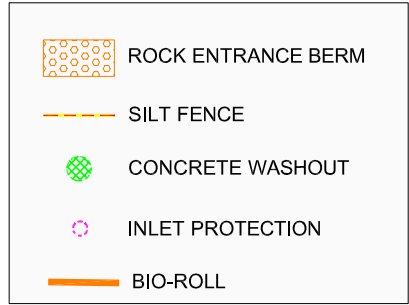






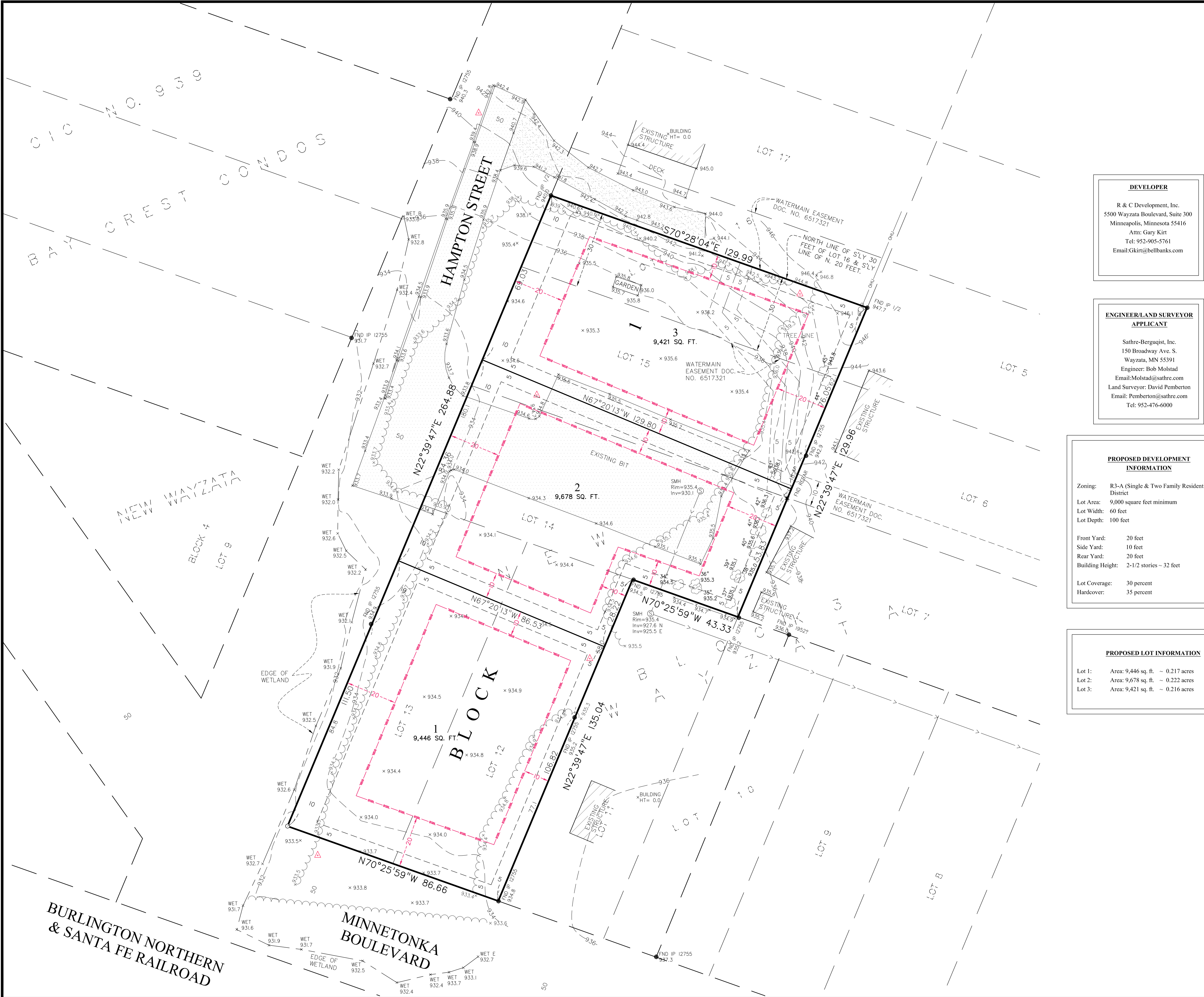
**CONSTRUCTION NOTES**

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF BROOKLYN PARK OR DIRECTED BY THE ENGINEER.
2. INSPECT SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
3. LO FINISHED PADS SHALL BE FLATTER THAN 3:1. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
4. RESTORATION - 0.5 ACRES
  - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
  - B. SEED ALL DISTURBED AREAS WITH MIDDOT MIXTURE #250 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
  - C. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
  - D. MULCH/SEED WITH MIDDOT TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOOD/FIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
  - E. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED AND TURF ESTABLISHED.
  - F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
  - G. RESTORATION WORK SHALL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
5. SILT FENCE, BEFORE GRADING - 950 LF



|                  |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                    |                                                                                           |                                                                                                                    |           |
|------------------|-----|----|------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------|
| DRAWING NAME     | NO. | BY | DATE | REVISIONS | USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE. | I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. | <br><b>SATHRE-BERGQUIST, INC.</b><br>150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000 |                                                                                                                    |           |
| Base_320 Hampton |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CITY PROJECT NO.                                                                                                                                                                                   |                                                                                           | <b>GRADING/DRAINAGE/EROSION CONTROL PLAN</b><br><b>SOUTH HAMPTON VILLAGE</b><br><b>R &amp; C DEVELOPMENT, INC.</b> | FILE NO.  |
| DRAWN BY         |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | --                                                                                                                                                                                                 |                                                                                           |                                                                                                                    | 73613-001 |
| TCW              |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                    |                                                                                           |                                                                                                                    |           |
| CHECKED BY       |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>WAYZATA,</b><br><b>MINNESOTA</b>                                                                                                                                                                |                                                                                           |                                                                                                                    | <b>3</b>  |
| RSM              |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                    |                                                                                           |                                                                                                                    |           |
| DATE             |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                    |                                                                                           | <b>3</b>                                                                                                           |           |
| 08/28/18         |     |    |      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                    |                                                                                           |                                                                                                                    |           |





DESCRIPTION OF PROPERTY SURVEYED  
(Per Schedule A of the herein referenced Title Commitment)

Lots 12, 13, 14, 15 and the southerly 30.00 feet of Lot 16, Block 3, "New Wayzata", Hennepin County, Minnesota (said 30.00 feet measured parallel with the southeasterly line of said Lot 16) according to the duly recorded plat thereof.

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items reference Table A optional survey responsibilities and specifications)

- 2) **Site Address:** 320 Hampton Street South, Wayzata, Minnesota 55391
- 3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0309F, effective date of 11/04/2016.
- 4) **Parcel Area Information:** Gross Area: 28,549 s.f.- 0.655 acres
- 5) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: ROGER which has an elevation of: 993.88 feet (NAVD88).
- 6) **Zoning Information:** The current Zoning for the subject property is R-3A (Single and two family residential district) per the City of Wayzata's zoning map dated 04/28/2015. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 20 feet  
Side: 10 feet  
Rear: 20 feet  
Height: 32 feet  
Hardcover: 35 percent of lot area

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by designers, architect or the likes.

- 11) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. 107542, dated December 20th, 2018.

- 1) We note the following with regards to Schedule B of the herein referenced Title Commitment:
- a) Item no.'s 1-5 and 8 are not survey related
- b) Item no.6 Subject to Appurtenant Easements as contained in Document No.'s 4477698, 4477699 and 4477700 recorded June 8, 1979. **Unable to get documents.**
- c) Item no.7 Subject to easements contained in Warranty Deed, dated November 30, 1995, recorded December 28, 1995 as Document No. 6517321. **Shown herein.**

DEVELOPER

R & C Development, Inc.  
5500 Wayzata Boulevard, Suite 300  
Minneapolis, Minnesota 55416  
Attn: Gary Kirt  
Tel: 952-905-5761  
Email:Gkirt@bellbanks.com

ENGINEER/LAND SURVEYOR  
APPLICANT

Sathre-Bergquist, Inc.  
150 Broadway Ave. S.  
Wayzata, MN 55391  
Engineer: Bob Molstad  
Email:Molstad@sathre.com  
Land Surveyor: David Pemberton  
Email: Pemberton@sathre.com  
Tel: 952-476-6000

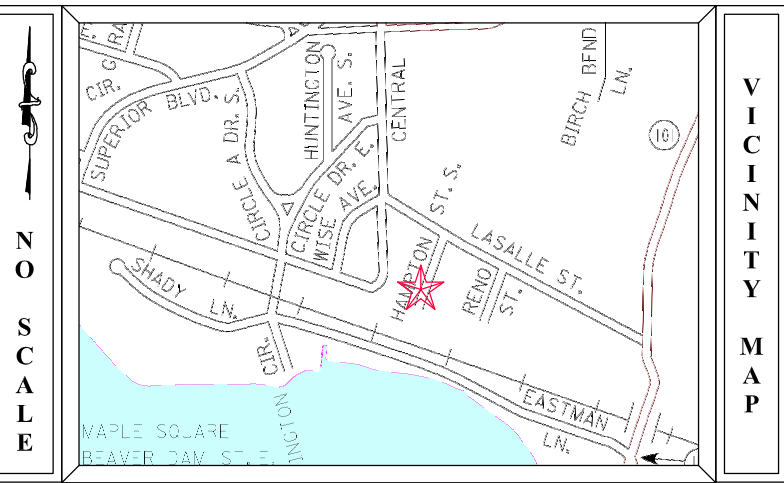
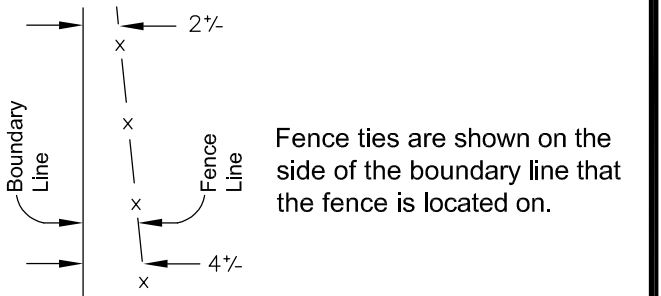
PROPOSED DEVELOPMENT  
INFORMATION

Zoning: R3-A (Single & Two Family Residential District)  
Lot Area: 9,000 square feet minimum  
Lot Width: 60 feet  
Lot Depth: 100 feet  
  
Front Yard: 20 feet  
Side Yard: 10 feet  
Rear Yard: 20 feet  
Building Height: 2-1/2 stories ~ 32 feet  
  
Lot Coverage: 30 percent  
Hardcover: 35 percent

PROPOSED LOT INFORMATION

Lot 1: Area: 9,446 sq. ft. ~ 0.217 acres  
Lot 2: Area: 9,678 sq. ft. ~ 0.222 acres  
Lot 3: Area: 9,421 sq. ft. ~ 0.216 acres

| Tree #      | Species       | DBH    | Condition | Stems | Heritage |
|-------------|---------------|--------|-----------|-------|----------|
| 34          | Arborvitae    | 9.0    | Good      | 1     | No       |
| 35          | Pine, Scots   | 19.5   | Good      | 1     | No       |
| 36          | Elm, American | 10.0   | Fair      | 1     | No       |
| 37          | Pine, white   | 19.5   | Good      | 1     | No       |
| 38          | Arborvitae    | 10.0   | Good      | 1     | No       |
| 39          | Arborvitae    | 4.0    | Fair      | 1     | No       |
| 40          | Arborvitae    | 10.0   | Good      | 1     | No       |
| 41          | Arborvitae    | 8.5    | Good      | 1     | No       |
| 42          | Pine, Scots   | 11.0   | Good      | 1     | No       |
| 43          | Arborvitae    | 8.0    | Good      | 1     | No       |
| 44          | Arborvitae    | 6.0    | Good      | 1     | No       |
| 44          | Locust, black | 12.5   | Good      | 1     | No       |
| 45          | Arborvitae    | 9.0    | Good      | 2     | No       |
| 46          | Arborvitae    | 12.0   | Good      | 2     | No       |
| Total:      |               | 149.0  |           |       |          |
| Trees Saved |               | 100.0% |           |       |          |



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

20 10 0 10 20 40  
SCALE IN FEET

SURVEY LEGEND

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>CAST IRON MONUMENT</li><li>CATCH BASIN</li><li>FLARED END SECTION</li><li>GATE VALVE</li><li>GUY WIRE</li><li>HYDRANT</li><li>SURVEY MONUMENT SET</li><li>SURVEY MONUMENT FOUND</li><li>SURVEY CONTROL POINT</li><li>LIGHT POLE</li><li>POWER POLE</li><li>SANITARY MANHOLE</li><li>SANITARY CLEANOUT</li><li>SIGN</li><li>GROUND ELEVATION</li><li>STORM DRAIN</li><li>STORM MANHOLE</li><li>YARD LIGHT</li><li>A/C UNIT</li><li>WELL</li></ul> | <ul style="list-style-type: none"><li>WOE WALKOUT ELEVATION</li><li>FFE FIRST FLOOR ELEVATION</li><li>GFE GARAGE FLOOR ELEVATION</li><li>TOF TOP OF FOUNDATION ELEV.</li><li>LOE LOWEST OPENING ELEV.</li><li>CABLE TV PEDESTAL</li><li>ELECTRIC TRANSFORMER</li><li>ELECTRIC MANHOLE</li><li>ELECTRIC METER</li><li>GAS METER</li><li>GAS VALVE</li><li>HAND HOLE</li><li>SOIL BORING</li><li>TREE CONIFEROUS</li><li>TREE DECIDUOUS</li><li>TELEPHONE MANHOLE</li><li>TELEPHONE PEDESTAL</li><li>TRAFFIC SIGNAL</li><li>UTILITY MANHOLE</li><li>UTILITY PEDESTAL</li></ul> | <ul style="list-style-type: none"><li>BITUMINOUS</li><li>BUILDING SETBACK LINE</li><li>CABLE TV</li><li>CONCRETE CURB</li><li>CONCRETE</li><li>CONTOUR EXISTING</li><li>CONTOUR PROPOSED</li><li>GUARD RAIL</li><li>DT DRAIN TILE</li><li>ELECTRIC UNDERGROUND</li><li>FENCE</li><li>FIBER OPTIC UNDERGROUND</li><li>GAS UNDERGROUND</li><li>OVERHEAD UTILITY</li><li>RAILROAD TRACKS</li><li>SANITARY SEWER</li><li>STORM SEWER</li><li>TELEPHONE UNDERGROUND</li><li>UTILITY UNDERGROUND</li><li>WATERMAIN</li></ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| FIELD CREW | NO. | BY  | DATE      | REVISION      |
|------------|-----|-----|-----------|---------------|
| CT         | 1   | DBP | 9/17/2018 | ADD TREE LIST |
| DRAWN      |     |     |           |               |
| SDR        |     |     |           |               |
| CHECKED    |     |     |           |               |
| DBP        |     |     |           |               |
| DATE       |     |     |           |               |
| 08/14/18   |     |     |           |               |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: R & C Development, Inc, Old Republic Title Insurance Company, and America Title Services, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 6, 8, and 11 of Table A thereof. The field work was completed on August 23rd, 2018.

David B. Pemberton, PLS Minnesota License No. 40344

ENGINEERS  
SURVEYORS  
DESIGNERS  
PLANNERS

**SATHRE-BERGQUIST, INC.**

150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
WWW.SATHRE.COM

TWP:117-RGE-22-SEC.05  
Hennepin County

**WAYZATA,  
MINNESOTA**

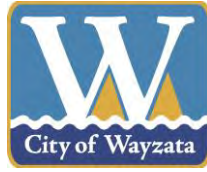
**Preliminary Plat  
of  
SOUTH HAMPTON VILLAGE**

Prepared for:  
**R & C DEVELOPMENT INC.**

FILE NO.  
73613-001

**1**

**1**



**Staff Report  
October 29, 2018**

**Project Name:** Highcroft Court 2<sup>ND</sup> Addition  
**Applicant** Sathre-Bergquist, Inc  
**Addresses of Request:** 450,460 Highcroft Road  
**Prepared by:** PeggySue Imihy, Planner  
**Reviewed by:** Jeff Thomson, Director of Planning and Building  
**“60 Day” Deadline:** November 24, 2018

---

**Development Application**

Introduction

The applicant, Sathre-Bergquist Inc, and the property owners, Alfred and Marilyn Richie, have submitted a development application to subdivide the properties at 450 and 460 Highcroft Road. The applicant is proposing to adjust the shared lot line between the two properties. The subdivision would not create any additional lots. The development application requests approval of a preliminary plat, final plat, and variances for lot size.

Property Information

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

| Address            | PID               | Owner                     |
|--------------------|-------------------|---------------------------|
| 450 Highcroft Road | 01-117-23-42-0022 | Alfred and Marilyn Richie |
| 460 Highcroft Road | 01-117-23-13-0021 | Alfred and Marilyn Richie |

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

|                        |                                                |
|------------------------|------------------------------------------------|
| Current zoning:        | R-1A Low Density Single Family Estate District |
| Comp plan designation: | Estate Single Family                           |
| Overlay districts:     | Shoreland Overlay                              |



### Project Location

The property is located at the intersection of Highcroft Road and Highcroft Lane:

*Map 1: Project Location*



*Map 2: Zoning Map*



*Map 3: Comp plan*



### Application Requests

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

- A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to subdivide the two existing lots into two lots.
- B. Variance for Lot Depth: The R-1A zoning district establishes a minimum lot size of 80,000 square feet for each lot. The proposed lots would be 55,808 and 76,629 square feet in size, which requires a variance.

### Adjacent Land Uses.

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

| Direction | Adjacent Use       | Zoning                                | Comp Plan Land Use Designation |
|-----------|--------------------|---------------------------------------|--------------------------------|
| North     | Single family home | R-1A/Low Density Single Family Estate | Estate Single Family           |
| East      | Single family home | R-1A/Low Density Single Family Estate | Estate Single Family           |
| South     | Single family home | R-1A/Low Density Single Family Estate | Estate Single Family           |
| West      | Single family home | R-1A/Low Density Single Family Estate | Estate Single Family           |



### Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on October 18, 2018. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on October 12, 2018.

### **Analysis of Application**

#### Proposed Houses

The easterly property currently contains a single family residential home, while the other lot is vacant. At this time the applicant has not submitted any plans for development on the lot with no structure.

#### Lot Requirements

The proposed lots would not meet the minimum lot requirements for the R-1 zoning district for single family homes:

|                  | Lot area<br>(sq. ft.) | Lot width      | Lot depth      |
|------------------|-----------------------|----------------|----------------|
| R-1 Requirements | 80,000 (min.)         | 200 ft. (min.) | 200 ft. (min.) |
| Lot 1            | 76,629 sq. ft.*       | 201.90 ft.     | 406.30 ft.     |
| Lot 2            | 55,808 sq. ft.*       | 205.35 ft.     | 404.25 ft.     |

A variance is requested from the required lot area as the new lots do not meet the minimum lot requirements for area. The subdivision of the lots will cause Lot 1 to be less than the required 80,000 square feet, while Lot 2 will be increased in size from 46,133 square feet to 55,808 square feet.

#### Surrounding Lot Sizes

The following summarizes the lot areas of the single family and two family residential lots in the area:

| Address                   | Lot area              |
|---------------------------|-----------------------|
| <b>450 Highcroft Road</b> | <b>46,133 sq. ft.</b> |
| <b>460 Highcroft Road</b> | <b>86,326 sq. ft.</b> |
| 480 Highcroft Road        | 52,869 sq. ft.        |
| 484 Highcroft Road        | 41,731 sq. ft.        |
| 440 Highcroft Road        | 47,588 sq. ft.        |
| 420 Highcroft Road        | 78,915 sq. ft.        |
| 447 Highcroft Road        | 88,584 sq. ft.        |
| 465 Highcroft Road        | 89,542 sq. ft.        |
| 455 Highcroft Road        | 52,162 sq. ft.        |
| 453 Highcroft Road        | 60,135 sq. ft.        |

Tree Preservation

There will be no impact to existing trees as this is a lot line adjustment.

Easement Vacation

The applicant has applied for the vacation of the drainage and utility easements as dedicated over, under and across Lots 1 and 2, Block 1 Highcroft Court as shown on the plat. The proposed plat and final plat will dedicate new easements along the newly formed property lines. The easement vacation does not require Planning Commission action, but will be reviewed by the City Council concurrently with the development application.

**Action Steps**

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

**Attachments**

Proposed Plans

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

Comprehensive Plan: The City's comprehensive plan includes the following policies for residential land uses:

1. Enhance individual character elements of residential neighborhoods through public improvements and private investment.
2. Protect property values through the consistent relationship of land uses, streets, sidewalks, natural features, and the maintenance of properties.
3. Protect residential neighborhoods from encroachment or intrusion by incompatible uses or incompatible higher densities.
4. Pursue programs to improve housing condition and maintenance, including implementing a rental housing inspection program.
5. Aggressively eliminate violations of property maintenance, outside storage or accessory building regulations which infringe upon residential neighborhood quality, pose public health and safety problems, or threaten neighboring property values.
6. Provide for continuing review, updating and enforcement of zoning, subdivision, and design standards to ensure high standards of planning and design.
7. Identify ecological and water quality impacts on the lake and other water bodies caused by proposed land use developments, for example stormwater runoff, and work to mitigate these impacts.

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

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.



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



# SATHRE-BERGQUIST, INC.

150 SOUTH BROADWAY, WAYZATA, MINNESOTA, 55391

TEL: (952) 476-6000

WEB: WWW.SATHRE.COM

## NARRATIVE FOR HIGHCROFT COURT 2<sup>ND</sup> ADDITION

Owner: Alfred Richie  
450 Highcroft Road  
Wayzata, MN 55391

September 25, 2018

Site: 450/460 Highcroft Road  
Wayzata, MN 55391

Applicant: Sathre-Bergquist, Inc.  
150 Broadway Ave. S.  
Wayzata, MN 55391  
Attn: David Pemberton

Mr. Richie is the owner of Lot 1 and Lot 2, Block 1 Highcroft Court, 460 and 450 Highcroft Road. We are submitting an application for a Preliminary Plat and Final Plat in order to reconfigure the two existing lots into more equitable areas and provide 450 Highcroft Road additional land. Currently 460 Highcroft Road is a vacant lot.

We are requesting a variance as both new lots will not adhere to the zoning ordinances requirements for 80,000 sq. ft. Currently most of the lots in this neighborhood do not meet the minimum 80,000 sq. ft. requirements. The new lots sizes are 76,629 sq. ft. for Lot 1 and 55,808 sq. ft. for Lot 2 and are still some of the largest lots and are appropriate for this Highcroft neighborhood.

There are currently drainage and utility easements over both Lots 1 and 2, Block 1, Highcroft Court. We are requesting to vacate all existing platted drainage and utility easement as we plan on rededication new easements over the newly configured lots.

Regards,

---

David B. Pemberton, P.L.S.  
Professional Land Surveyor





DESCRIPTION OF PROPERTY SURVEYED  
Lots 1 & 2, Block 1, HIGHCROFT COURT, according to the recorded plat thereof, Hennepin County, Minnesota.

STANDARD NOTES

- 1) **Site Address:** 450 and 460 Highcroft Road, Wayzata, Minnesota 55391
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- 3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0309F effective date of November 4th, 2016.
- 4) **Parcel Area Information:** Lot 1 Gross Area: 86,273 s.f. ~ 1.981 acres  
Lot 2 Gross Area: 46,165 s.f. ~ 1.749 acres
- 5) **Benchmark:** Elevations are based on Wayzata Depot benchmark which has an elevation of: 940.11 feet (NGVD29).
- 6) **Zoning Information:** The current Zoning for the subject property is R-1A (Low Density Single Family Estate District) per the City of Wayzata's zoning map dated August 24, 2018. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Wayzata found on their web site on the date of September 10th, 2018 and are as follows:

|                            |                       |                                |                                   |
|----------------------------|-----------------------|--------------------------------|-----------------------------------|
| Minimum Lot Requirements - | Lot Area: 80,000 S.F. | Principal Structure Setbacks - | Street(s): 45 feet                |
|                            | Lot Width: 200 feet   |                                | Side: 20 feet                     |
|                            | Lot Depth: 200 feet   |                                | Rear: 50 feet                     |
|                            |                       |                                | Height: 40 feet                   |
|                            |                       |                                | Coverage: 10 percent of lot area  |
|                            |                       |                                | Hardcover: 20 percent of lot area |

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by designers, architect or the likes.

We have not received the current zoning classification and building setback requirements from the insurer.

- 7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
- 7) **Wetland Delineation:** The wetland delineation was not performed.
- 8) Grading must maintain a minimum 2% slope gradient to accommodate positive drainage.
- 9) All set offset irons are measured to hundredths of a foot and can be used as benchmarks for construction.
- 10) The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
- 11) Proposed grades shown adjacent to building foundation refers to top of black dirt.
- 12) Verify sanitary service invert prior to any concrete work.

CONTACT

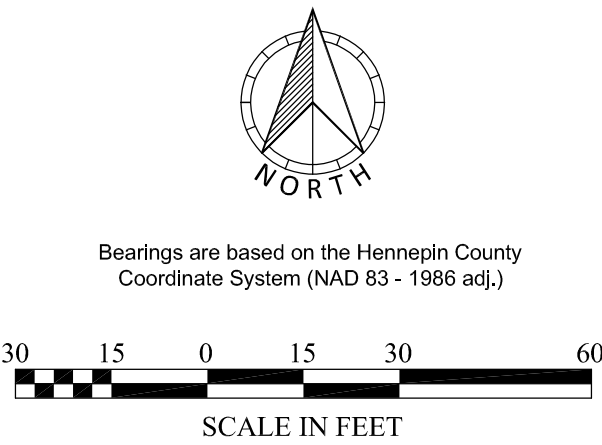
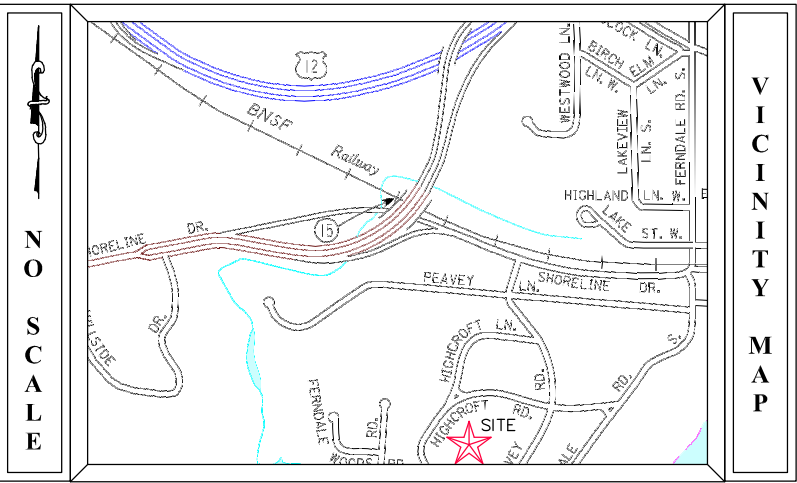
Attn: George Stickney  
Coldwell Banker Burnet  
201 East Lake Street  
Wayzata, MN 55391  
Tel: 952-476-3694  
Email: gstickney@cbburnet.com

ENGINEER/LAND SURVEYOR

Sathre-Bergquist, Inc.  
150 Broadway Ave. S.  
Wayzata, MN 55391  
Engineer: Dan Schmidt  
Email: Schmidt@sathre.com  
Land Surveyor: David Pemberton  
Email: Pemberton@sathre.com  
Tel: 952-476-6000

PROPOSED LOT INFORMATION

Parcel 1: 76,629 sq.ft./1.759 acres  
Parcel 2: 55,808 sq.ft./1.281 acres



SURVEY LEGEND

- CAST IRON MONUMENT

FLARED END SECTION

GATE VALVE

GUY WIRE

HYDRANT

SURVEY MONUMENT SET

SURVEY MONUMENT FOUND

SURVEY CONTROL POINT

LIGHT POLE

POWER POLE

SANITARY MANHOLE

SANITARY CLEANOUT

SOIL BORING

TREE CONIFEROUS

TREE DECIDUOUS

STORM DRAIN

STORM MANHOLE

YARD LIGHT

A/C UNIT

WELL

WOE WALKOUT ELEVATION

FFE FIRST FLOOR ELEVATION

GFE GARAGE FLOOR ELEVATION

TOF TOP OF FOUNDATION ELEV.

LOE LOWEST OPENING ELEV.

CABLE TV PEDESTAL

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE

ELECTRIC METER

GAS METER

GAS VALVE

HAND HOLE

SOIL BORING

RAILROAD TRACKS

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

UTILITY MANHOLE

UTILITY PEDESTAL

PIEZOMETER

SIGN

BITUMINOUS

BUILDING SETBACK LINE

CABLE TV

CONCRETE CURB

CONCRETE

CONTOUR EXISTING

CONTOUR PROPOSED

GUARD RAIL

DRAIN TILE

ELECTRIC UNDERGROUND

FENCE

FIBER OPTIC UNDERGROUND

GAS UNDERGROUND

OVERHEAD UTILITY

SANITARY SEWER

STORM SEWER

TELEPHONE UNDERGROUND

UTILITY UNDERGROUND

WATERMAIN

TRAFFIC SIGNAL

| FIELD CREW | NO. | BY | DATE | REVISION |
|------------|-----|----|------|----------|
| CL         |     |    |      |          |
| DRAWN      |     |    |      |          |
| EMW        |     |    |      |          |
| CHECKED    |     |    |      |          |
| DBP        |     |    |      |          |
| DATE       |     |    |      |          |
| 9-10-18    |     |    |      |          |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

Dated this 10th day of September, 2018.

David B. Pemberton, PLS  
pemberton@sathre.com  
Minnesota License No. 40344

ENGINEERS  
SURVEYORS  
DESIGNERS  
PLANNERS

SATHRE-BERGQUIST, INC.  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
WWW.SATHRE.COM

TWP:117-RGE.23-SEC.01  
Hennepin County

WAYZATA,  
MINNESOTA

CERTIFICATE OF SURVEY  
PREPARED FOR:  
ALFRED RICHIE

FILE NO.  
74790-001

1  
1



Lots 1 & 2, Block 1, HIGHCROFT COURT, according to the recorded plat thereof, Hennepin County, Minnesota.

### STANDARD NOTES

- 1) **Site Address:** 450 and 460 Highcroft Road, Wayzata, Minnesota 55391
- 2) A title opinion was not furnished to the surveyor or part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- 3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0309F effective date of November 4th, 2016.
- 4) **Parcel Area Information:**

|                   |             |               |
|-------------------|-------------|---------------|
| Lot 1 Gross Area: | 86,273 s.f. | ~ 1.981 acres |
| Lot 2 Gross Area: | 46,165 s.f. | ~ 1.749 acres |
- 5) **Benchmark:** Elevations are based on Wayzata Depot benchmark which has an elevation of: 940.11 feet (NGVD29).
- 6) **Zoning Information:** The current Zoning for the subject property is R-1A (Low Density Single Family Estate District) per the City of Wayzata's zoning map dated August 24, 2018. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Wayzata found on their web site on the date of September 10th, 2018 and are as follows:

|                                   |                       |                                       |                                   |
|-----------------------------------|-----------------------|---------------------------------------|-----------------------------------|
| <u>Minimum Lot Requirements -</u> | Lot Area: 80,000 S.F. | <u>Principal Structure Setbacks -</u> | Street(s): 45 feet                |
|                                   | Lot Width: 200 feet   |                                       | Side: 20 feet                     |
|                                   | Lot Depth: 200 feet   |                                       | Rear: 50 feet                     |
|                                   |                       |                                       | Height: 40 feet                   |
|                                   |                       |                                       | Coverage: 10 percent of lot area  |
|                                   |                       |                                       | Hardcover: 20 percent of lot area |

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by designers, architect or the likes.

We have not received the current zoning classification and building setback requirements from the insurer.

- 7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware of. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
- 7) **Wetland Delineation:** The wetland delineation was not performed.
- 8) Grading must maintain a minimum 2% slope gradient to accommodate positive drainage.
- 9) All set offset irons are measured to hundredths of a foot and can be used as benchmarks for construction.
- 10) The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
- 11) Proposed grades shown adjacent to building foundation refers to top of black dirt.
- 12) Verify sanitary service invert prior to any concrete work.

## CONTACT

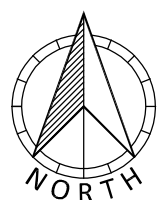
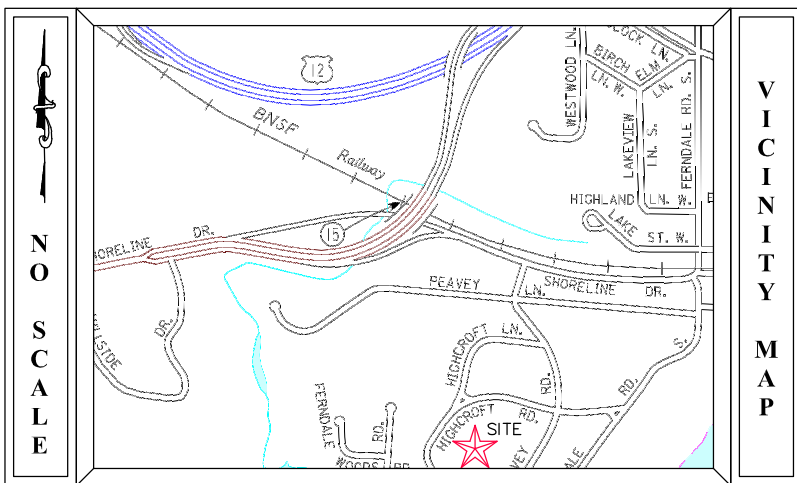
Attn: George Stickney  
Coldwell Banker Burnet  
201 East Lake Street  
Wayzata, MN 55391  
Tel: 952-476-3694  
mail: [gstickney@cbburnet.com](mailto:gstickney@cbburnet.com)

## ENGINEER/LAND SURVEYOR

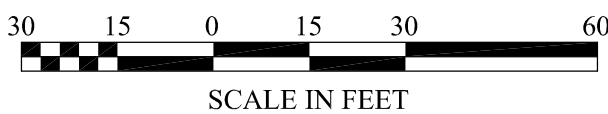
Sathre-Bergquist, Inc.  
150 Broadway Ave. S.  
Wayzata, MN 55391  
Engineer: Dan Schmidt  
Email: Schmidt@sathre.com  
Land Surveyor: David Pemberton  
Email: Pemberton@sathre.com  
Tel: 952-476-6000

### PROPOSED LOT INFORMATION

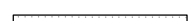
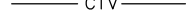
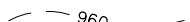
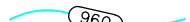
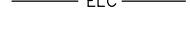
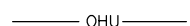
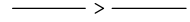
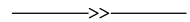
|        |                           |
|--------|---------------------------|
| Lot 1: | 76,629 sq.ft./1.759 acres |
| Lot 2: | 55,808 sq.ft./1.281 acres |



Bearings are based on the Hennepin County  
Coordinate System (NAD 83 - 1986 adj.)



## SURVEY LEGEND

- |                                   |                             |                                                                                       |                         |
|-----------------------------------|-----------------------------|---------------------------------------------------------------------------------------|-------------------------|
| ● CAST IRON MONUMENT              | WFE WALKOUT ELEVATION       |  | BITUMINOUS              |
| ● CATCH BASIN                     | FEE FIRST FLOOR ELEVATION   |  | BUILDING SETBACK LINE   |
| ◁ FLARED END SECTION              | GFE GARAGE FLOOR ELEVATION  |  | CABLE TV                |
| ◁ GATE VALVE                      | TFO TOP OF FOUNDATION ELEV. |  | CONCRETE CURB           |
| < GW WIRE                         | LOE LOWEST OPENING ELEV.    |  | CONCRETE                |
| ○ HYDRANT                         | □ CABLE TV PEDESTAL         |  | CONTOUR EXISTING        |
| ● SURVEY MONUMENT SET             | Ⓢ ELECTRIC TRANSFORMER      |  | CONTOUR PROPOSED        |
| ● SURVEY MONUMENT FOUND           | Ⓢ ELECTRIC MANHOLE          |  | GUARD RAIL              |
| △ SURVEY CONTROL POINT            | Ⓢ ELECTRIC METER            |  | DRAIN TILE              |
| ☆ LIGHT POLE                      | Ⓢ GAS METER                 |  | ELECTRIC UNDERGROUND    |
| Ⓢ POWER POLE                      | Ⓢ GAS VALVE                 |  | FENCE                   |
| Ⓢ SANITARY MANHOLE                | Ⓢ HAND HOLE                 |  | FIBER OPTIC UNDERGROUND |
| Ⓢ SANITARY CLEANOUT               | Ⓢ SOIL BORING               |  | GAS UNDERGROUND         |
| 972.5 PROPOSED GROUND ELEVATION   | Ⓢ TREE CONIFEROUS           |  | OVERHEAD UTILITY        |
| (972.5) EXISTING GROUND ELEVATION | Ⓢ TREE DECIDUOUS            |  | RAILROAD TRACKS         |
| Ⓢ STORM DRAIN                     | ① TELEPHONE MANHOLE         |  | SANITARY SEWER          |
| Ⓢ STORM MANHOLE                   | ① TELEPHONE PEDESTAL        |  | STORM SEWER             |
| Ⓢ YARD LIGHT                      | ① UTILITY MANHOLE           |  | TELEPHONE UNDERGROUND   |
| Ⓢ A/C UNIT                        | ① UTILITY PEDESTAL          |  | UTILITY UNDERGROUND     |
| Ⓢ WELL                            | Ⓢ PIEZOMETER                |  | WATERMAIN               |
|                                   | Ⓢ SIGN                      |  | TRAFFIC SIGNAL          |

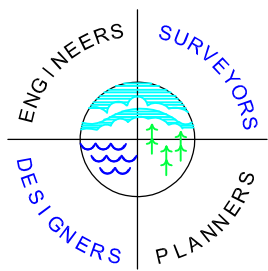
| FIELD CREW     | NO. | BY | DATE | REVISION |
|----------------|-----|----|------|----------|
| CL             |     |    |      |          |
| <b>DRAWN</b>   |     |    |      |          |
| EMW            |     |    |      |          |
| <b>CHECKED</b> |     |    |      |          |
| DBP            |     |    |      |          |
| <b>DATE</b>    |     |    |      |          |
| 9-10-18        |     |    |      |          |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

Dated this 10th day of September, 2018

David B. Pemberton, PLS  
pemberton@sathre.com



**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
WWW.SATHRE.COM

TWP:117-RGE.23-SEC.01  
Hennepin County

WAYZATA,  
MINNESOTA

PRELIMINARY PLAT  
OF  
HIGHCROFT COURT 2ND ADDITON  
PREPARED FOR:  
ALFRED RICHIE

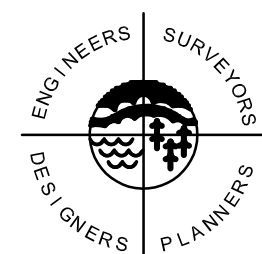
FILE NO.  
74790-001

1/1

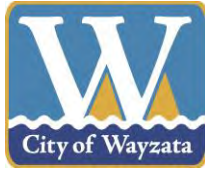


## R.T. DOC. NO. \_\_\_\_\_

COURT



SATHRE-BERGQUIST, INC.



**Staff Report  
October 29, 2018**

**Project Name:** Wayzata Community Sailing Center  
**Addresses of Request:** 456 Arlington Cir S  
**Prepared by:** Jeff Thomson, Director of Planning and Building  
**“60 Day” Deadline:** November 16, 2018

---

**Development Application**

Introduction

The applicant, Wayzata Community Sailing Center, and the property owner, Wayzata Sailing Foundation, have submitted a development application to redevelop the property at 456 Arlington Cir S. The applicant is proposing to demolish the existing building on the property and construct a new building and associated facilities for the sailing center. The development application requests approval of a PUD amendment, design review, and variance.

Application Requests

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

- PUD Amendment: Any deviation or modification from the terms or conditions of an approved PUD and any alteration in a project for which a PUD permit has been approved requires an amendment of the original PUD permit. (City Code Section 933.09.A)
- Design Review: Construction of a new building requires design review. (City Code Section 909.04)
- Setback Variance: The PUD zoning district requires a minimum setback of 30 feet from the west property line along Arlington Dr S. The proposed building would be set back 10 feet from the Arlington Dr property line, which requires a variance.

Property Information

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

| Address             | PID               | Owner                      |
|---------------------|-------------------|----------------------------|
| 456 Arlington Cir S | 06-117-22-44-0006 | Wayzata Sailing Foundation |

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

|                        |                              |
|------------------------|------------------------------|
| Current zoning:        | PUD/Planned Unit Development |
| Comp Plan designation: | Semi-Public/Private          |
| Overlay districts:     | S/Shoreland District         |

### Project Location

The property is located on the southeast corner of Eastman La and Arlington Dr S:

*Map 1: Project Location*



### Adjacent Land Uses.

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

| Direction | Adjacent Use       | Zoning                       | Comp Plan Land Use Designation |
|-----------|--------------------|------------------------------|--------------------------------|
| North     | Eastman La         | N/A                          | N/A                            |
|           | BNSF Railroad      | N/A                          | N/A                            |
| East      | Wayzata Yacht Club | PUD/Planned Unit Development | Semi-Public/Private            |
| South     | Lake Minnetonka    | N/A                          | N/A                            |
| West      | Arlington Dr S     | N/A                          | N/A                            |



|  |                     |                                         |                           |
|--|---------------------|-----------------------------------------|---------------------------|
|  | Single-family homes | R-2A/Single Family Residential District | Low Density Single Family |
|--|---------------------|-----------------------------------------|---------------------------|

#### Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* and mailed to all property owners located within 350 feet of the subject property on October 18, 2018.

#### **Background Information**

In 2012, the City Council approved a combined Planned Unit Development for both the yacht club and sailing center properties. The PUD was based on a master planning process undertaken by the yacht club and sailing center that included a community design charrette in June 2010. The PUD covers the properties at 456 Arlington Circle, 1000 Eastman Lane, 1100 Eastman Lane, 1200 Eastman Lane, and 1400 Eastman Lane. The 2012 City approvals included:

- Rezoning to a PUD/Planned Unit Development
- Joint concept and general plan PUD
- Deviations from applicable PUD standards to implement the master plan
- Comprehensive plan map amendment to re-guide 1200 Eastman Lane from Estate Single Family to Semi-Public/Private
- Shoreland conditional use permit
- Floodplain conditional use permit
- Site plan review

Many of the improvements included in the 2012 PUD were for the yacht club properties. However, the PUD plans also included a new building for the sailing center. The applicant has completed the detailed design for the new building and associated site improvements, and the current application requests the final approval of the items outlined in the 2012 PUD.

#### **Analysis of Application**

##### Proposed Overview

The application includes demolition of the existing building, detached deck, and shed on the property, and construction of a new 5,800 square foot building in the same general location as the existing building. The proposed building would be one story with a mezzanine storage area. The main floor would consist of a classroom/multi-purpose room, offices, kitchen, restrooms and changing rooms, and a service garage. The mezzanine floor would not be occupied space as it would be utilized only for storage. The proposed building would be 21 feet in height, and the exterior materials would be comprised of cement fiber plank, wood, and glass.

The proposed site plan also includes a small off-street parking lot, boat storage yard, deck and yard area for outdoor programming for the sailing center. The existing pedestrian

bridge from the Yacht Club, docks, and boat launch would be retained, and the applicant is not proposing any changes to these site elements.

### PUD Amendment

There are two amendments to the 2012 PUD requested by the applicant – changes to the building design and allowing parking on Arlington Drive.

The 2012 PUD included concept design for the sailing center building, but did not include a detailed design of the building. The concept design included a two story building with walk-out lower level. The changes from the concept design include a modified design, reconfigured footprint, and substantial reduction in the building size by eliminating the second story and walk-out lower level. The site plan, including the on-site parking lot, boat storage yard, outdoor lawn area, and lakeside boat facilities, are consistent with the 2012 PUD and do not require an amendment.

### 2012 Concept Design



The second amendment requested by the applicant is to allow for staff parking along Arlington Dr. The 2012 PUD states that no parking will be allowed on Arlington Circle. The proposed plans include nine parking stalls on Arlington for staff parking. Student pick-up and drop-off, and non-staff parking would continue to occur in the yacht club's west parking lot, and not along Arlington Dr.

### Zoning

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

|                 | PUD Zoning                                          | Shoreland Overlay District | Proposed PUD                                                               |
|-----------------|-----------------------------------------------------|----------------------------|----------------------------------------------------------------------------|
| Height (max.)   | 3 stories and 35 feet, whichever is less            | 35 feet                    | 22 feet                                                                    |
| Setbacks (min.) | Front – 30 feet<br>Side – 15 feet<br>Rear – 20 feet | Lakeshore – 75 feet        | Front (Eastman) – 80 ft<br>Front (Arlington) – 10 ft*<br>Lakeshore – 75 ft |

|                           |      |                                                                              |                                          |
|---------------------------|------|------------------------------------------------------------------------------|------------------------------------------|
| Impervious Surface (max.) | None | 25%<br>75% with stormwater management<br>100% with shoreland impact plan/CUP | 18% (building and aggregate parking lot) |
|---------------------------|------|------------------------------------------------------------------------------|------------------------------------------|

\*variance requested

### Design Review

The project is subject to the City's general design standards, but is not located in any of the specific design districts. The property is unique compared to other properties in the City because the property is surrounded by single-family residential neighborhoods, and is not in a commercial area. In addition, the building is set back a significant distance from Eastman Lane. Many of the design standards are based on buildings that are located directly adjacent to a public street and sidewalk, and therefore are not applicable to the project. A complete design review of the proposal is included as an attachment. The proposed project does not meet several of the design standards, and the proposal requires the following design deviation:

- Building Width: The design standards state that in order to reduce the scale of longer facades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and certain design strategies shall be incorporated. The proposed building meets the design standards on the east elevation, but the west elevation has minimal divisions or breaks in materials, and does not include the required design strategies to reduce the long horizontal expression of the building.
- Exterior Building Materials: The design standards state that at least 90% of the non-glass surfaces of each elevation must be composed of brick, stone, cast stone, wood, or stucco. The exterior building materials on all sides of the building would consist of fiber cement (HardiPanel vertical siding) and wood (cedar tongue and groove siding). The wood material is a permitted material but the fiber cement requires a deviation.
- Front Yard Parking: The design standards allow for side yard and rear yard parking, and prohibit surface parking lots from being located between the building and the street. The proposed on-street parking lot is located within the front yard of the property, as it is located between the building and Eastman La. The parking lot would be buffered from Eastman Lane by the significant distance and existing vegetation.

### Site Access and Circulation

The proposed plans include a small parking lot on the north side of the building that would be accessed from Arlington Dr. There is an additional access drive from Arlington for the interior boat service bay and storage area. The pick-up and drop-off for the sailing center and parking for non-staff members would continue to occur in the west parking lot of the yacht club. This is consistent with current operations and the PUD and development



agreement requirements. There would be no pick-up and drop-off occurring on the sailing center property.

#### Parking

The proposed plans include a very small parking lot on the north side of the building that would have three parking stalls – two regular stalls and one accessible stall. In addition, the applicant is proposing to construct nine parking stalls along Arlington Circle that would be mostly located in the City's right of way. The nine parking stalls would be utilized by staff of the sailing center. Since the stalls and access are located in the City's right of way, they could not be dedicated to the sailing center and would need to be available for general public parking.

The City's zoning ordinance does not establish a specific minimum parking requirement for a sailing center. For uses that do not have a specific parking requirement, the City may establish the parking requirement based on the similar uses. The zoning ordinance does have a parking requirement for community centers, which is ten spaces plus one space for each 150 square feet in excess of 2,000 sq. ft. Based on the proposed building size and the community center parking requirements, the proposed building would require 18 stalls. The required parking is provided by the existing PUD and development agreement for shared parking between the sailing center and the yacht club.

#### Tree Preservation

The applicant has submitted a tree preservation and landscape plan for the project. Two trees would be removed for construction of the building, which include a 12-inch boxelder tree and a 28-inch locust tree. The two other trees on the site that would be removed are less than 6 inches in size and therefore are not regulated by the City's tree preservation ordinance. In addition to the two significant trees removed on the site, three trees would be removed within the City's right of way for the access drives and parking along Arlington Drive.

The proposed plans include a landscape plan which would retain most of the existing trees, shrubs, and lawn area. New landscaping would be added along the foundation of the building and six additional trees would be planted along the Eastman La frontage.

#### **Action Steps**

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

#### **Attachments**

Proposed Plans  
Design Review Critique  
City Council Resolution 12-2012  
2012 PUD Plans  
2014 Development Agreement

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

Purpose of PUDs: Chapter 933 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

- A. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
- C. More convenience in location and design of development and service facilities.
- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
- G. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

PUD General Standards. Section 933.02.A sets forth the general standards for review of a PUD application. These are:

- A. Health Safety and Welfare. In reviewing the PUD application, the Council shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area.
- B. Intent and Purpose of PUDs. In reviewing the PUD application, the Council shall evaluate the project's conformance with the overall intent and purpose of Chapter 933 of the Zoning Ordinance.

- C. Ownership. Applicant/s must own all of the property to be included in the PUD.
- D. Comprehensive Plan. The PUD project must be consistent with the City's Comprehensive Plan.
- E. Sanitary Sewer Plan. The PUD project must be consistent with the City's Sanitary Sewer Plan.
- F. Common Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
- G. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
- H. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 933.02.A.10.
- I. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
- J. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
- K. Setbacks. The front, rear and side yard restrictions on the periphery of the PUD shall be the same as imposed in the respective districts.

Design Standards (City Code Section 909): The design standards set forth in Section 9 of the Wayzata City Zoning Ordinance are referred to collectively as the "Design Standards" or the "Standards". The purpose of the Design Standards is to shape the City's physical form and to promote the quality, character and compatibility of new development in the City. The Standards function to:

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



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

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

Variance Standards: Section 905.01.C provides the criteria for reviewing variances from the zoning ordinance, which are as follows:

- A. Variances shall only be permitted when they are:
  - (i) in harmony with the general purposes and intent of this 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 this 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.
- 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.







# Wayzata Community Sailing Center

Owner: Wayzata Sailing Foundation

456 Arlington Circle S  
Wayzata, Minnesota 55391

Hennepin County Parcel ID: 0611722440006

Legal description - Part of Block 62, Minnetonka Arlington Heights Addition

Zoning Classification - PUD (Planned Unit Development)

**Applicant Contact Information:**

Rob Hunt - WCSC Board of Directors President  
p. 612.369.5882 rhunt@talberg.com

**Professional Consultants:**

Contractor:

JE Dunn Construction  
800 Washington Avenue North, Suite 600  
Minneapolis, Minnesota 55401

Architect, Structural & Civil Engineering:

HGA Architects & Engineers  
420 North 5th Street, Suite 100  
Minneapolis, Minnesota 55401

Surveyor:

Gronberg & Associates, Inc.  
445 North Willow Drive  
Long Lake, Minnesota 55356

Geotechnical:

Braun Intertec  
11001 Hampshire Ave S  
Minneapolis, Minnesota 55438

**ORIGINAL 2012 PUD**

456 Arlington Circle South, the Wayzata Community Sailing Center (WCSC) lot, is currently designated a PUD as part of a city approved joint submittal by the WCSC and Wayzata Yacht Club in July of 2012 (See attachment 2). At the time, the city approved variances associated with the application including setback and parking deviations due to the physical restraints of the site. This current PUD application is meant to adhere to the previously approved document while introducing an updated site and building design.

The 2012 PUD amended the setback along the West of the site adjacent to Arlington Circle South to be designated as a side yard due to the issue that the original front yard designated 30’ setback renders the site nearly unbuildable in combination with the required 75’ setback to the East off the O.H.W. mark from the abutting channel. These original restrictions would only allow a 10-foot wide buildable area, which is unusable for the WCSC program (See attachment 4). Instead, this application is asking the city to again consider a side yard designation and further amend that to allow a 10-foot setback from the West lot line which would coincide with the location of the existing building on site. While still restrictive, this variance would allow for a 30-foot wide buildable area through the site.

Adherent to the 2012 PUD agreement, primary parking and drop-off for the site is located in the Wayzata Yacht Club west parking lot, secured with a property sharing agreement between WCSC and WYC. The previously agreed upon 3 stalls on site (1 Handicap and 2 visitor) remain in the current plan along with a newly proposed parking area for staff off Arlington Circle South.

**APPLICATION INTENT**

The intent of this application is to complete the PUD Concept Plan as well as General Plan of Development requirements pursuant to Section 33 of the Wayzata Zoning Ordinance for 456 Arlington Circle South, WCSC lot. The application is based on a design process undertaken by the WCSC board of directors that included a partnership with JE Dunn Construction and HGA Architects and Engineers as well as a community public forum in August of 2018.

**WAYZATA COMMUNITY SAILING CENTER MISSION & PROGRAM**

The mission of the Wayzata Community Sailing Center is to increase access to the lake and the environment through sailing education while offering programs for all ages and abilities including adaptive and outreach oriented experiences. They offer programs throughout the year that focus on sailing and ecological awareness while injecting educational initiatives such as the STEM system (Science, Technology, Engineering, and Mathematics) into their program schedule.

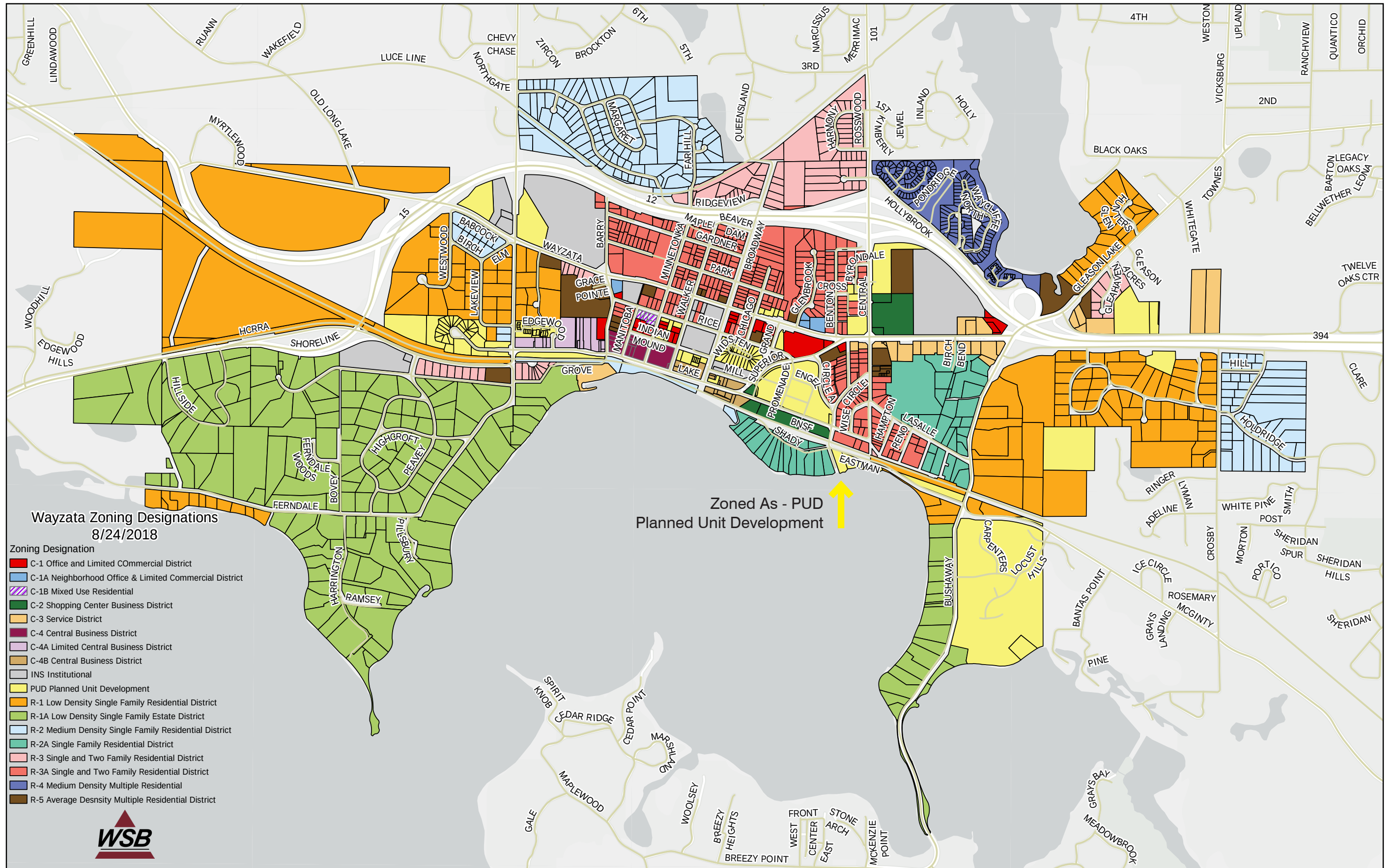
**NEW FACILITY DESIGN**

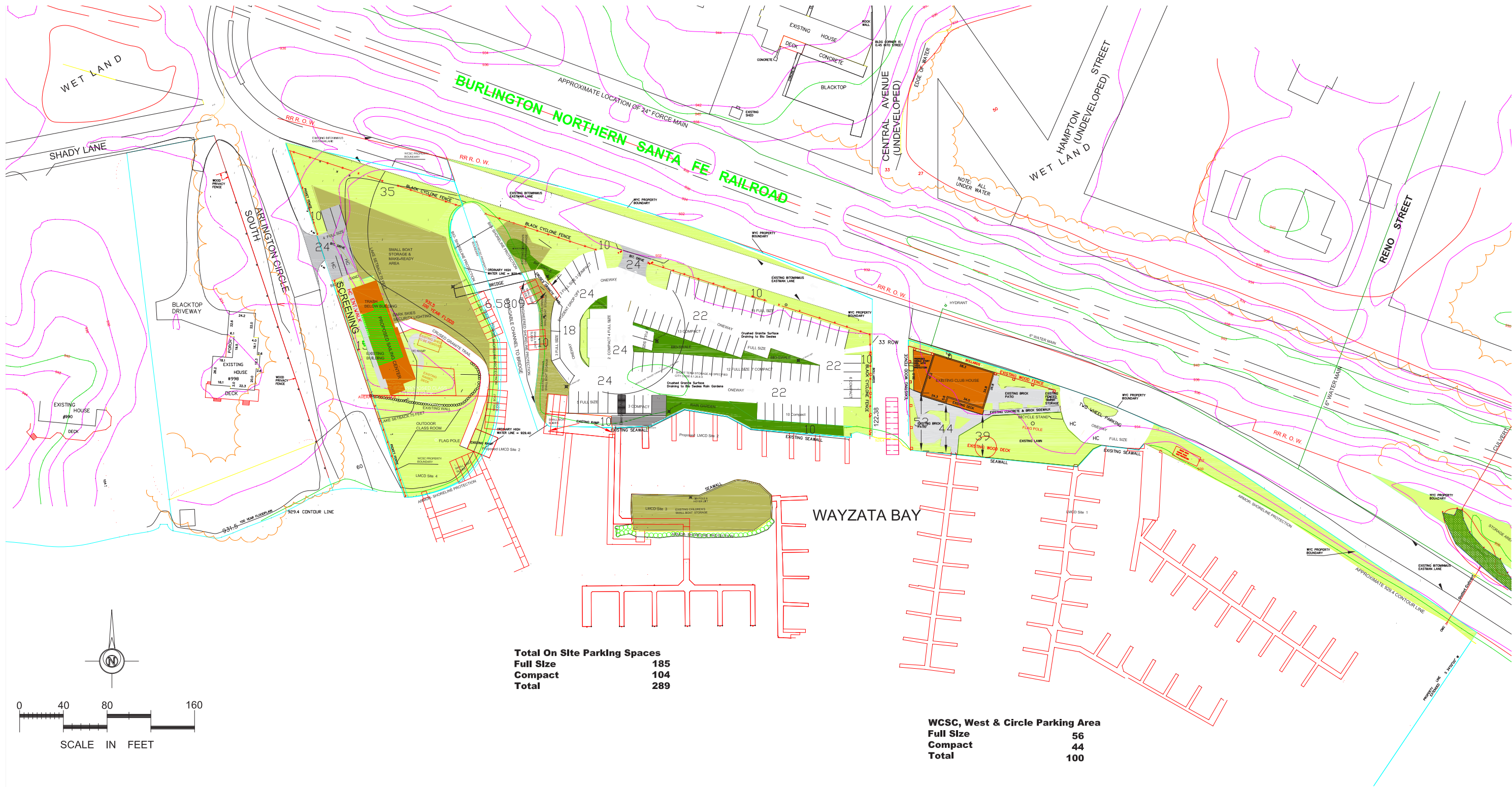
The new building will act as a replacement to the existing building, which is currently a 100-year-old house that is beyond reasonable repair and ill-suited to WCSC functions. The new building, while being an upgraded facility, is not intended to modify the number of program participants and staff on the site throughout the year or the hours in which the sailing center operates. The new building will contain an indoor classroom, operational space, and storage to aid in the everyday operations of the program. The new facility will follow the same operational restrictions that were outlined in the 2012 PUD agreement, including seasonal boat storage restrictions, no liquor or petroleum sales, nor be used as an event center throughout the year.

The building itself will be residential in scale and materiality in respect to the neighborhood surroundings. It is designed as a one story building that includes a mezzanine for storage purposes only. The total footprint of the structure is 3,770 square feet, made up of primarily classroom and storage areas with ancillary program space for support. The materiality will also remain residential in nature using durable HardiePanel siding along with cedar wood accents and an asphalt shingled roof.









# ORIGINAL PUD MASTER PLAN AS APPROVED ON JULY 17, 2012



[illegible]

HGA



**E DUNN**  
**TITLE**

**GRONBERG & ASSOCIATES, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS  
445 NORTH WILLOW DRIVE LONG LAKE, MN 55356  
952-473-4141

**DATE**  
6-19-18  
11:30 AM  
JOB NO.  
18-194

**PROJECT**

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 Land Surveyor under the laws of the State of Minnesota.  
*Mark S. Gronberg*  
Mark S. Gronberg Minnesota License Number 12755

**REMARKS**

**DATE**

**PROPERTY BOUNDARY**

**FRONT YARD SETBACK**

**PROPOSED BUILDABLE AREA WITH SETBACK VARIANCE (ALLOWS FOR 30' WIDE BUILDABLE AREA THROUGH THE SITE)**

**AREA SHADED IS BUILDABLE AREA WITHOUT SETBACK VARIANCE (UNUSABLE WITH ONLY A 10' WIDE BUILDABLE AREA THROUGH THE SITE)**

**EXISTING SETBACK (FRONT YARD SETBACK DUE TO ARLINGTON CIRCLE S)**

**PROPOSED SETBACK (AT EXISTING BUILDING SETBACK)**

**SETBACK FROM O.H.W.**

**SETBACK FROM O.H.W.**

**UTILITY OWNERS :**

- Century Link (telephone)
- City of Wayzata (Sanitary sewer & water)
- Metro Waste Commission (Sanitary sewer forcemain)
- Center Point Energy (natural gas)
- Xcel Energy (electric)

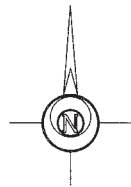
**BURLINGTON NORTHERN RAILROAD**

**EASTMAN LANE**

**SHADY LANE**

**ARLINGTON CIRCLE SOUTH**

**LAKE MINNETONKA WAYZATA BAY**



A horizontal scale bar labeled "SCALE IN FEET". The bar has major tick marks at 0, 20, 40, 60, and 80. There are also minor tick marks between the major ones, indicating increments of 10 units.

Century Link (telephone)  
City of Wayzata (Sanitary sewer & water)  
Metro Waste Commission (Sanitary sewer forcemain)  
Center Point Energy (natural gas)  
Xcel Energy (electric)



## SITE METRICS

456 Arlington Circle S  
Wayzata, MN 55391

Hennepin County Parcel ID: 0611722440006

Legal description - Part of Block 62,  
Minnetonka Arlington Heights Addition

## SITE:

- Total Area - 32,593 SF or .75 Acres
- Aggregate Drive - 2,200 = 7% of Total Area
- Aggregate Storage - 9,345 = 29% of Total Area
- Surface Planted - 16,715 SF = 51% of Total Area

## BUILDING:

### HEIGHT

- Proposed - 1 Story @ 21' to Roof Peak  
(Existing Building - 3 Stories - 26' to Roof Peak)

### AREA

- Building Footprint - 3,770 SF Footprint
- Deck - 1,400 SF Footprint
- Deck (Future Addition) - 825 SF Footprint
- Total Impervious Area =  
Aggregate Drive + Building Footprint  
2,200 SF + 3,770 SF = 5,970 SF = 18% of Total

## PROPERTY SETBACKS:

- Setback from North off Eastman Ln = 30'
- Setback from East off Channel = 75'
- Setback from South off Lakeshore = 75'
- Setback from West off Arlington Cir S = 10'  
(Asking for Variance from Required 30')

## PARKING:

- 20 Spaces Required by Wayzata Zoning Ordinance Section 801.20
- Primary Parking & Drop-off in Wayzata Yacht Club Lot (Secured With a Property Sharing Agreement)
- 3 On Site Parking Spaces (1 Handicap Stall & 2 Visitor Stalls)
- 9 Arlington Parking Spaces (Staff)

## NEIGHBORING STRUCTURE:

- 3 Stories - 26' to Roof Peak
- Proximity Setback Requirement -  
(26'+21')/2 = 23.5' Required - 90' Provided





|      |                                          |
|------|------------------------------------------|
| AD   | AREA DRAIN                               |
| ADA  | AMERICAN DISABILITY ACT                  |
| AGG  | AGGREGATE                                |
| ALTA | AMERICAN LAND TITLE ASSOCIATION          |
| ARCH | ARCHITECTURAL                            |
| ASTM | AMERICAN SOCIETY FOR TESTING & MATERIALS |

|      |                      |
|------|----------------------|
| CB   | CATCH BASIN          |
| CO   | CLEAN OUT            |
| CONC | CONCRETE             |
| CSP  | CORRUGATE STEEL PIPE |
| CY   | CUBIC YARD           |

|      |                    |
|------|--------------------|
| ELEC | ELECTRICAL         |
| FES  | FLARED END SECTION |

|      |                                |
|------|--------------------------------|
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| HW   | HIGH WATER                     |
| HYD  | HYDRANT                        |

LF LINEAR FOOT

NTS NOT TO SCALE

|     |                          |
|-----|--------------------------|
| R   | RADIUS                   |
| RCP | REINFORCED CONCRETE PIPE |

|     |                |
|-----|----------------|
| TA  | TESTING AGENCY |
| T/W | TOP OF WALL    |
| TYP | TYPICAL        |

WAT WATER

1. CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS FROM CITY, STATE AND OTHERS REGULATORY AGENCIES.
2. EXISTING SITE CONDITIONS DEPICTED ON THE DRAWINGS ARE BASED ON TOPOGRAPHIC & UTILITY SURVEY COMPLETED BY GRONBERG & ASSOCIATES, INC, DATED 06/19/2018. THE CONTRACTOR MUST VISIT THE SITE TO VERIFY EXISTING CONDITIONS.
3. UTILIZE THE STATE ONE CALL SYSTEM @ 1-800-252-1166, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES IN RESPONSE TO A LOCATE REQUEST MADE BY THE SURVEYOR. ALL EXISTING UTILITIES MAY NOT BE SHOWN.
4. PRIOR TO CONSTRUCTION FIELD VERIFY LOCATION AND ELEVATION OF UTILITIES THAT MAY BE IMPACTED OR DAMAGED BY CONSTRUCTION. REPORT ANY CONFLICTS OR EXISTING DAMAGE TO THE OWNER AND A/E PRIOR TO ORDERING ANY MATERIALS FOR CONSTRUCTION.
5. PROTECT EXISTING UTILITY PIPES AND APPURTENANCES FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROVIDE TEMPORARY SUPPORT AND BRACING OF UTILITIES IN ACCORDANCE WITH UTILITY OWNER'S REQUIREMENTS AS REQUIRED FOR CONSTRUCTION.
6. COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER. LIMIT SERVICE DISRUPTION TO TIMES APPROVED BY OWNER.
7. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL, LATEST EDITION, AT ALL TIMES THAT CONSTRUCTION ACTIVITY DISRUPTS TRAFFIC ON PUBLIC ROADWAYS.
8. PROVIDE TEMPORARY ROCK CONSTRUCTION EXIT AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ENTERS PUBLIC ROADWAY. CONSTRUCTION EXITS MUST BE SUFFICIENTLY SIZED AND MAINTAINED TO PREVENT TRACK OUT. CLEAN ALL TRACKED MATERIALS ON ADJACENT ROADWAYS ON A DAILY BASIS OR AS REQUIRED BY THE CITY.
9. PROTECT STORM SEWER INLETS WITH SILT FENCE OR OTHER EQUIVALENT METHODS UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT RUNOFF WITH CONCRETE DUST, PARTICLES, SAW-CUT SLURRY, AND PLANT WASTE FROM ENTERING STORM WATER CONVEYANCE SYSTEMS, INCLUDING INLETS AND CURB FLOW LINES.
11. COORDINATE DISRUPTION OF PEDESTRIAN AND VEHICULAR TRAFFIC WITH OWNER. OBTAIN ALL REQUIRED STREET AND SIDEWALK CLOSURE PERMITS - CONTACT CITY TO VERIFY REQUIREMENTS.
12. CARE MUST BE TAKEN DURING CONSTRUCTION TO PROTECT SURVEY MONUMENTS AND PROPERTY IRONS.
13. PROTECT ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL.
14. SAWCUT PAVEMENT THAT REMAINS AT REMOVAL LIMITS.
15. RESTORE OR REPAIR DAMAGED ROADS, WALKS, CURBS, UTILITIES, OR PLANT MATERIALS TO CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION AND AS REQUIRED BY OWNER.
16. ALL WORK MUST COMPLY WITH APPLICABLE SECTIONS OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND SUPPLEMENTAL DOCUMENTS, LATEST EDITION; AND THE CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS, LATEST EDITION.
17. LEGALLY DISPOSE OF ALL WASTE MATERIALS, DEBRIS AND EXCESS EXCAVATED MATERIAL.
18. MAINTAIN ACCURATE RECORDS OF ALL NEW UTILITY CONSTRUCTION INCLUDING SURVEYED ELEVATIONS OF PIPE AND STRUCTURE INVERTS FOR AS-BUILT OR RECORD DOCUMENTS.

1. GUIDELINES FOR CONSTRUCTION OF NEW CONCRETE SURFACING:
  - a. MAXIMUM SPACING OF CONTROL JOINTS IN WALKS TO BE 8-FEET, BUT GENERALLY MATCH THE WALK WIDTH.
  - b. MAXIMUM SPACING OF CONTROL JOINTS IN CONCRETE TRAFFIC SLABS TO BE 12-FEET.
  - c. ALIGN JOINTS WITH WALK CORNERS, HORIZONTAL DEFLECTIONS, BUILDING CORNERS, ETC. AND USE EQUAL PANEL SIZES.
  - d. SEE 1/C900 FOR JOINTING DETAILS.
  - e. PROVIDE 2% CROSS SLOPE UNLESS DESIGNATED OTHERWISE ON SITE PLANS

1. SEE SITE SURVEY SHEET(S) FOR BENCHMARKS.
2. FURNISH AND INSTALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AS NECESSARY TO PREVENT EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL OF TOPSOIL AND/OR GEOTECHNICAL ACTIVITIES COMMENCEMENT AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED. SEDIMENT CONTROL DEVICES MUST BE ESTABLISHED ON ALL DOWN-GRADIENT PERIMETERS BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITIES BEGIN.
3. STORM SEWER INLETS WILL BE PROTECTED AT ALL TIMES WITH THE APPROPRIATE INLET PROTECTION DEVICE FOR EACH SPECIFIC PHASE OF CONSTRUCTION. INLET PROTECTION DEVICES MAY NEED TO BE REPLACED MULTIPLE TIMES IN THE SAME LOCATION OVER THE LIFE OF THE PROJECT. ALL STORM SEWER INLET PROTECTION DEVICES WILL BE KEPT IN GOOD FUNCTIONAL CONDITION AT ALL TIMES.
4. ALL EXPOSED SOIL AREAS MUST BE TEMPORARILY AND PERMANENTLY STABILIZED NO MORE THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS CEASED.
5. SEE GEOTECHNICAL EVALUATION REPORT PREPARED BY BRAUN INTERTEC CORPORATION, DATED \_\_\_\_\_ FOR INFORMATION ON SOILS AND SUBGRADE PREPARATION.
6. SPOT ELEVATIONS ARE TYPICALLY GIVEN AT FINISHED SURFACE.

1. VERIFY BUILDING SANITARY SEWER AND WATER SERVICE LOCATIONS AND ELEVATIONS WITH PLUMBING CONTRACTOR, PRIOR TO CONSTRUCTION OF SERVICE LINES.
2. ALL UTILITY DEMOLITION OR ABANDONMENT MUST COMPLY WITH UTILITY OWNER'S REQUIREMENTS.
3. PROVIDE MINIMUM 7.5' COVER ON ALL WATER SERVICE PIPE. ALL WATER SYSTEM CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
4. SANITARY AND STORM SEWER CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
5. COORDINATE CONNECTIONS TO EXISTING UTILITY SYSTEMS WITH UTILITY OWNER.
6. ADJUST ALL CASTINGS AND VALVE BOXES WITHIN PROJECT LIMITS TO FINAL ELEVATION 1/4" BELOW FINISHED SURFACE.
7. ALL PIPE CONSTRUCTION IS SUBJECT TO VIDEO INSPECTION TO CONFIRM THAT THERE ARE NO SAGS IN THE PIPE PROFILE. PIPE MUST HAVE A CONTINUOUS STRAIGHT SLOPE BETWEEN MANHOLES.

|                                |                         |
|--------------------------------|-------------------------|
| REMOVE TREE/SHRUB              |                         |
| REMOVE CURB                    |                         |
| REMOVE UNDERGROUND UTILITY     | · X   X   X   X         |
| ABANDON UTILITY IN-PLACE       | · A   A   A   A         |
| REMOVE PAVEMENT/WALK           |                         |
| MILL PAVEMENT                  |                         |
| REMOVE BUILDING                |                         |
| SAWCUT LINE                    | — · — · — · — · — · —   |
| TREE PROTECTION                |                         |
| DOOR / EXIT                    |                         |
| NEW CURB TAPER                 |                         |
| NEW SINGLE SIGN                |                         |
| NEW DOUBLE SIGN                |                         |
| NEW ISOLATION JOINT            | — · — · — · — · — · —   |
| NEW CONTROL JOINT              | — — — — —               |
| CONSTRUCTION LIMITS            |                         |
| EXISTING INDEX CONTOUR         | — · — · — · — · — · —   |
| EXISTING CONTOUR               | — · — · — · — · — · —   |
| EXISTING CONTOUR DISTURBED     | — · — · — · — · — · —   |
| PROPOSED CONTOUR               |                         |
| PROPOSED SPOT ELEVATION        |                         |
| EXISTING SPOT ELEVATION        | + 936.00      + 937.125 |
| DRAINAGE ARROW                 |                         |
| DRAINAGE DIVIDE                |                         |
| NEW MANHOLE                    |                         |
| NEW DRAINAGE STRUCTURE         |                         |
| NEW HYDRANT                    |                         |
| NEW GATE VALVE                 |                         |
| SOIL BORING                    |                         |
| EXISTING SANITARY SEWER        | — · — · — · — · — · —   |
| EXISTING STORM SEWER           | — · — · — · — · — · —   |
| EXISTING WATERMAIN             | — · — · — · — · — · —   |
| EXISTING GAS                   | — · — · — · — · — · —   |
| EXISTING TELEPHONE/FIBER OPTIC | — · — · — · — · — · —   |
| NEW SANITARY SEWER             | — · — · — · — · — · —   |
| NEW STORM SEWER                | — · — · — · — · — · —   |
| NEW WATERMAIN                  | — · — · — · — · — · —   |
| NEW SUB-DRAIN                  | — · — · — · — · — · —   |
| SILT FENCE                     |                         |
| INLET PROTECTION               |                         |
| EROSION FIBER LOG              |                         |
| EROSION CONTROL BLANKET        |                         |

EXISTING ZONING: PUD  
PROPOSED ZONING: NO CHANGE  
ADJACENT ZONING: NORTH: RESIDENTIAL  
EAST: PUD  
WEST: RESIDENTIAL

| PARKING SUMMARY                 | REQUIRED | PROVIDED |
|---------------------------------|----------|----------|
| EXISTING PARKING STALLS         | -        | -        |
| ADA STALLS - 8'x18' W/ 8' AISLE | -        | -        |
| STD. STALLS - 9'x18' TOTAL      | -        | -        |
| TOTAL PARKING STALLS            | -        | -        |

OWNER:  
WAYZATA SAILING FOUNDATION  
456 ARLINGTON CIRCLE SOUTH  
PROPERTY:  
WAYZATA COMMUNITY SAILING CENTER  
456 ARLINGTON CIRCLE SOUTH  
PID: 0611722440006

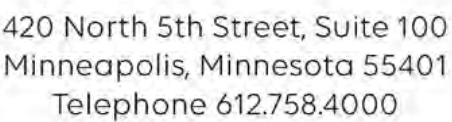
|                              | AREA<br>(ACRES) | AREA<br>(SQ. FT.) |
|------------------------------|-----------------|-------------------|
| COUNTY PARCEL SIZE           | 0.75            | 32,593            |
| PROPERTY (TO SIDEWALK & OHW) | 0.79            | 34,425            |
| DISTURBED AREA               | 0.72            | 31,434            |
| IMPERVIOUS AREA BEFORE       | 0.046           |                   |
| DECK & BRIDGE AREA BEFORE    | 0.035           |                   |
| IMPERVIOUS AREA AFTER        | 0.152           |                   |
| DECK & AREA AFTER            | 0.064           |                   |

CONSTRUCTION ACTIVITY INCLUDES SITE GRADING,  
BUILDING EXCAVATION, UTILITY CONNECTIONS AND  
SURFACING.

EXISTING SOIL IS PREDOMINANTLY SILTY SAND AND CLAYEY  
SAND FILL

DISTURBED AREA OF SITE DISCHARGES THROUGH BMPs TO  
LAKE MINNETONKA.

SEE SHEET C101 FOR EROSION & SEDIMENT CONTROL  
DETAILS.



456 Arlington Circle S.  
Wayzata, MN 55391

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 ENGINEER UNDER THE LAWS OF THE STATE OF

NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REGISTRATION NUMBER: \_\_\_\_\_[illegible]

ISSUANCE HISTORY - THIS SHEET

HGA NO: 4018-002-00

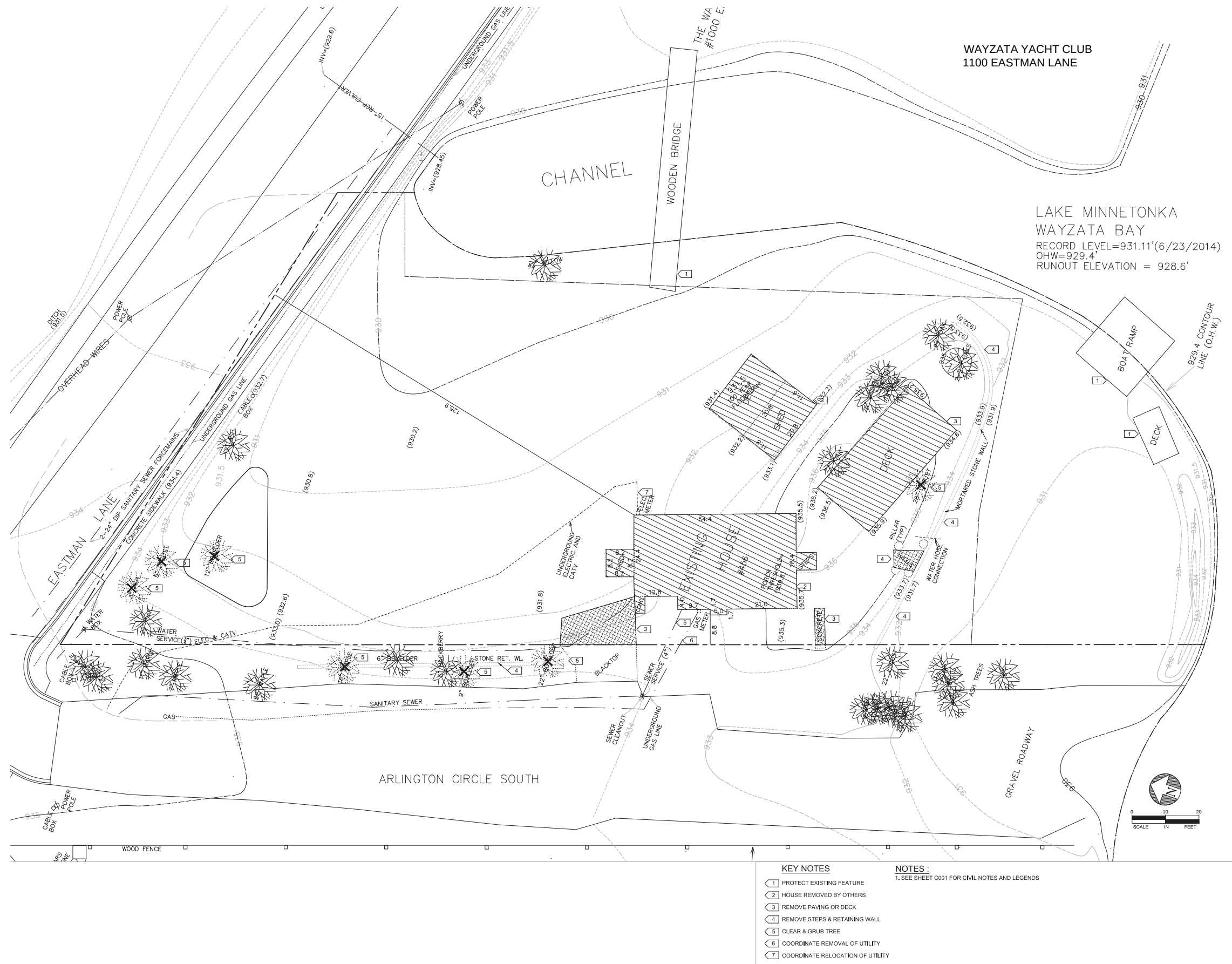
CIVIL  
NOTES  
AND  
GENDS

DATE: SEPTEMBER 13, 2018

## PUD APPLICATION

C001





## ZONING REQUIREMENTS

|                  |                    |
|------------------|--------------------|
| EXISTING ZONING: | PUD                |
| PROPOSED ZONING: | NO CHANGE          |
| ADJACENT ZONING: | NORTH: RESIDENTIAL |
|                  | EAST: PUD          |
|                  | WEST: RESIDENTIAL  |

## PARKING SUMMARY

|                                 |   |   |
|---------------------------------|---|---|
| EXISTING PARKING STALLS         | - | - |
| ADA STALLS - 8'x18' W/ 8' AISLE | - | - |
| STD. STALLS - 9'x18' TOTAL      | - | - |
| TOTAL PARKING STALLS            | - | - |

## SITE INFORMATION

**OWNER:**  
WAYZATA SAILING FOUNDATION  
456 ARLINGTON CIRCLE SOUTH  
**PROPERTY:**  
WAYZATA COMMUNITY SAILING CENTER  
456 ARLINGTON CIRCLE SOUTH  
PID: 0611722440006

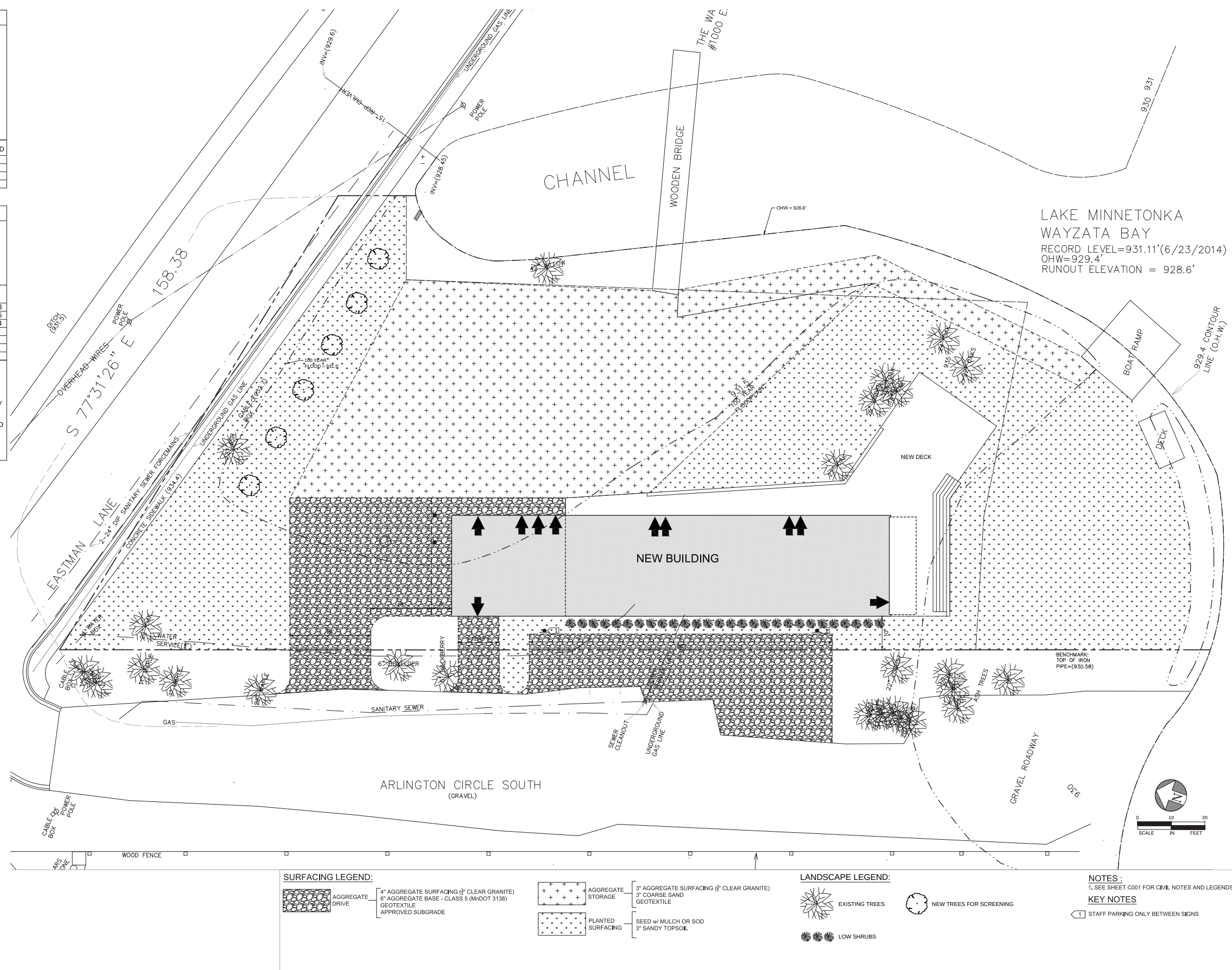
|                              | AREA<br>(ACRES) | AREA<br>(SQ. FT.) |
|------------------------------|-----------------|-------------------|
| COUNTY PARCEL SIZE           | 0.75            | 32,593            |
| PROPERTY (TO SIDEWALK & OHW) | 0.79            | 34,425            |
| DISTURBED AREA               | 0.72            | 31,344            |
| IMPERVIOUS AREA BEFORE       | 0.046           |                   |
| DECK & BRIDGE AREA BEFORE    | 0.035           |                   |
| IMPERVIOUS AREA AFTER        | 0.152           |                   |
| DECK & AREA AFTER            | 0.064           |                   |

CONSTRUCTION ACTIVITY INCLUDES SITE GRADING,  
BUILDING EXCAVATION, UTILITY CONNECTIONS AND  
SURFACING.

EXISTING SOIL IS PREDOMINANTLY SILTY SAND AND CLAYEY SAND FILL

DISTURBED AREA OF SITE DISCHARGES THROUGH BMPS TO LAKE MINNETONKA.

SEE SHEET C101 FOR EROSION & SEDIMENT CONTROL  
DETAILS.



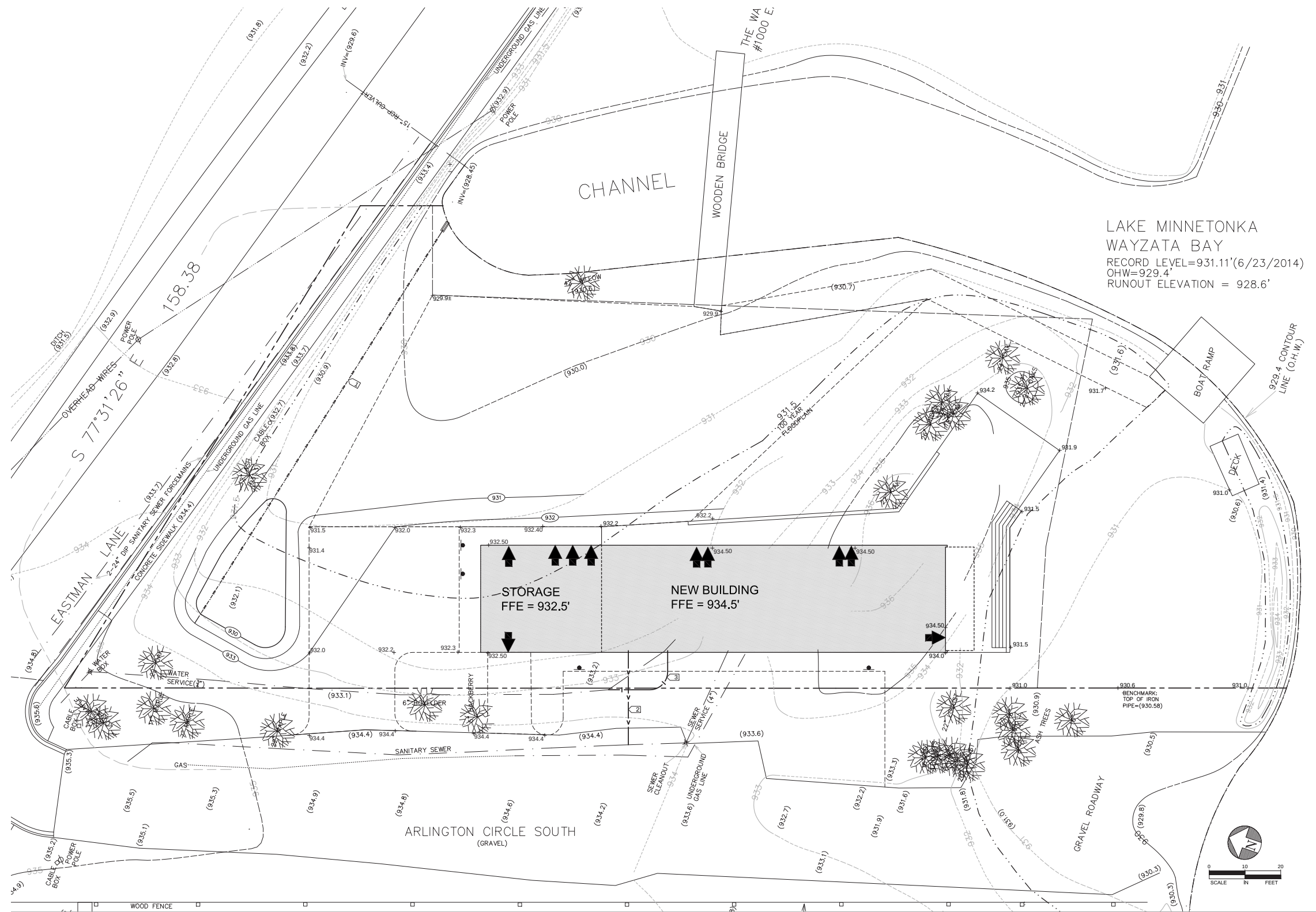
**Wayzata Community Sailing Center**  
PUD Submittal  
09.13.2018

SITE LAYOUT, SURFACING & LANDSCAPE PLAN  
Attachment 7



HGA



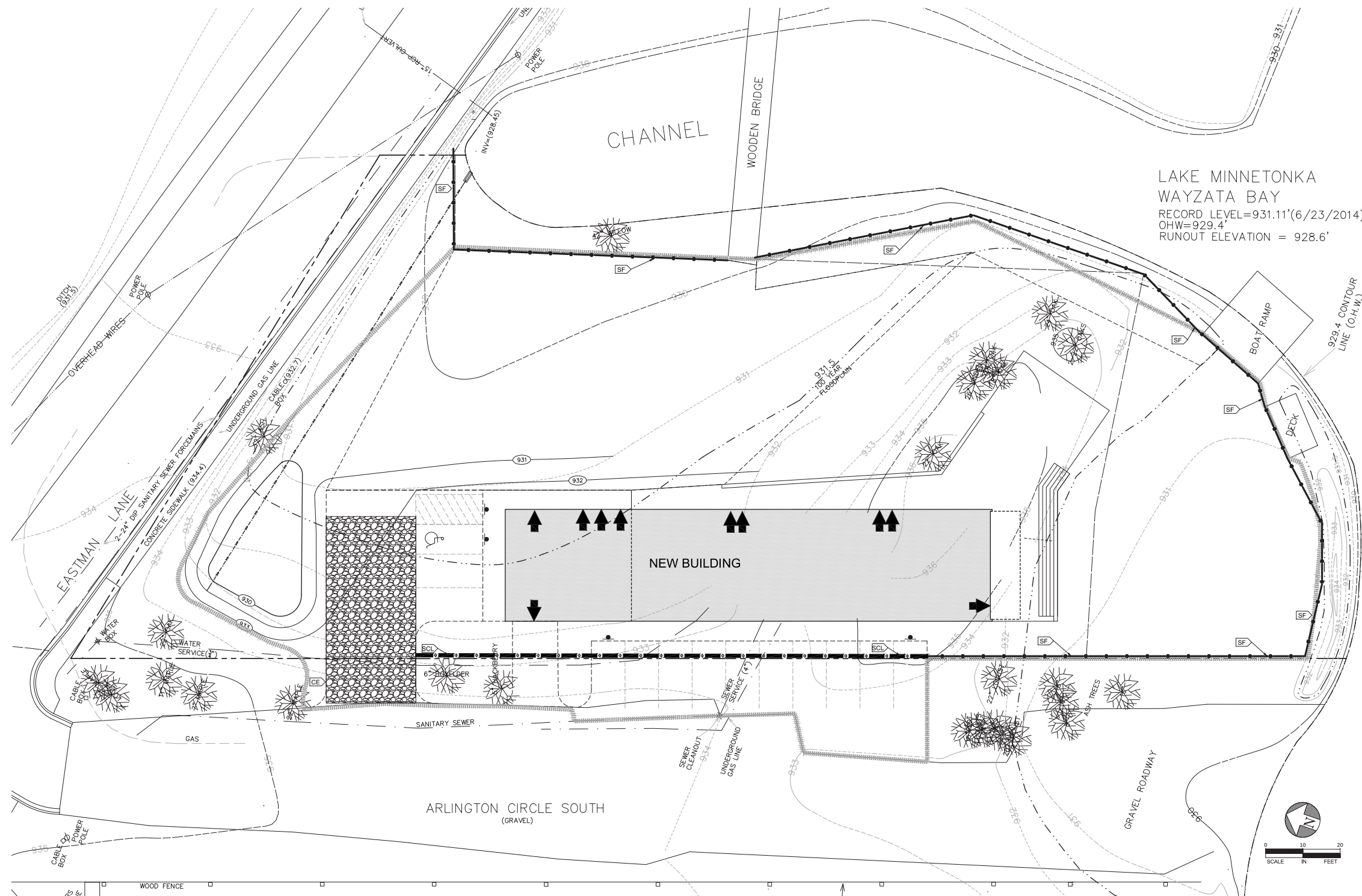


LAKE MINNETONKA  
WAYZATA BAY  
RECORD LEVEL=931.11'(6/23/2014)  
OHW=929.4'  
RUNOUT ELEVATION = 928.6'

- NOTES:  
1. SEE SHEET C001 FOR CIVIL NOTES AND LEGENDS
- KEY NOTES
- ① SUBSOIL DRAIN PIPE
  - ② NEW 4" SANITARY SEWER SERVICE, VERIFY CONDITION OF EXISTING SERVICE PIPE AND IF IT NEEDS TO BE REPLACED BETWEEN THE NEW CONNECTION AND EASTMAN LANE
  - ③ NEW WATER SERVICE, IF LARGER THAN 3" SERVICE IS REQUIRED CONNECT NEW PIPE TO EXISTING 6" HDPE PIPE IN EASTMAN LANE







LAKE MINNETONKA  
WAYZATA BAY  
RECORD LEVEL=931.11'(6/23/2014)  
OHW=929.4'  
RUNOUT ELEVATION = 928.6'

**KEY NOTES:**

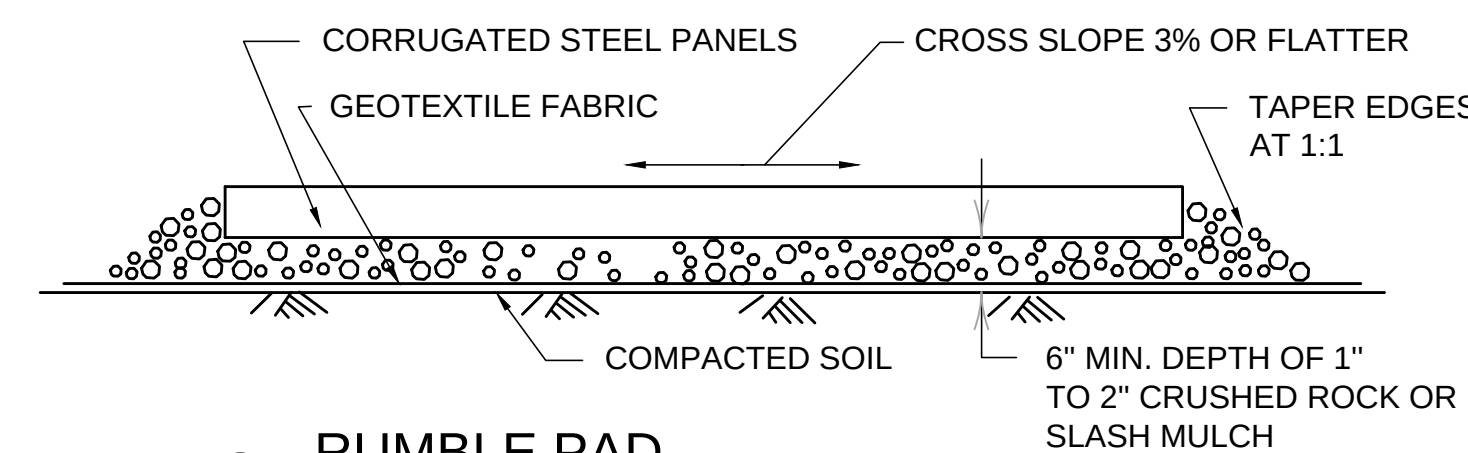
- [SF] SILT FENCE SEE SHEET C900
- [IP] INLET PROTECTION
- [ECB] EROSION CONTROL BLANKET
- [CE] ROCK CONSTRUCTION EXIT
- [SCL] SEDIMENT CONTROL LOG

**NOTES:**

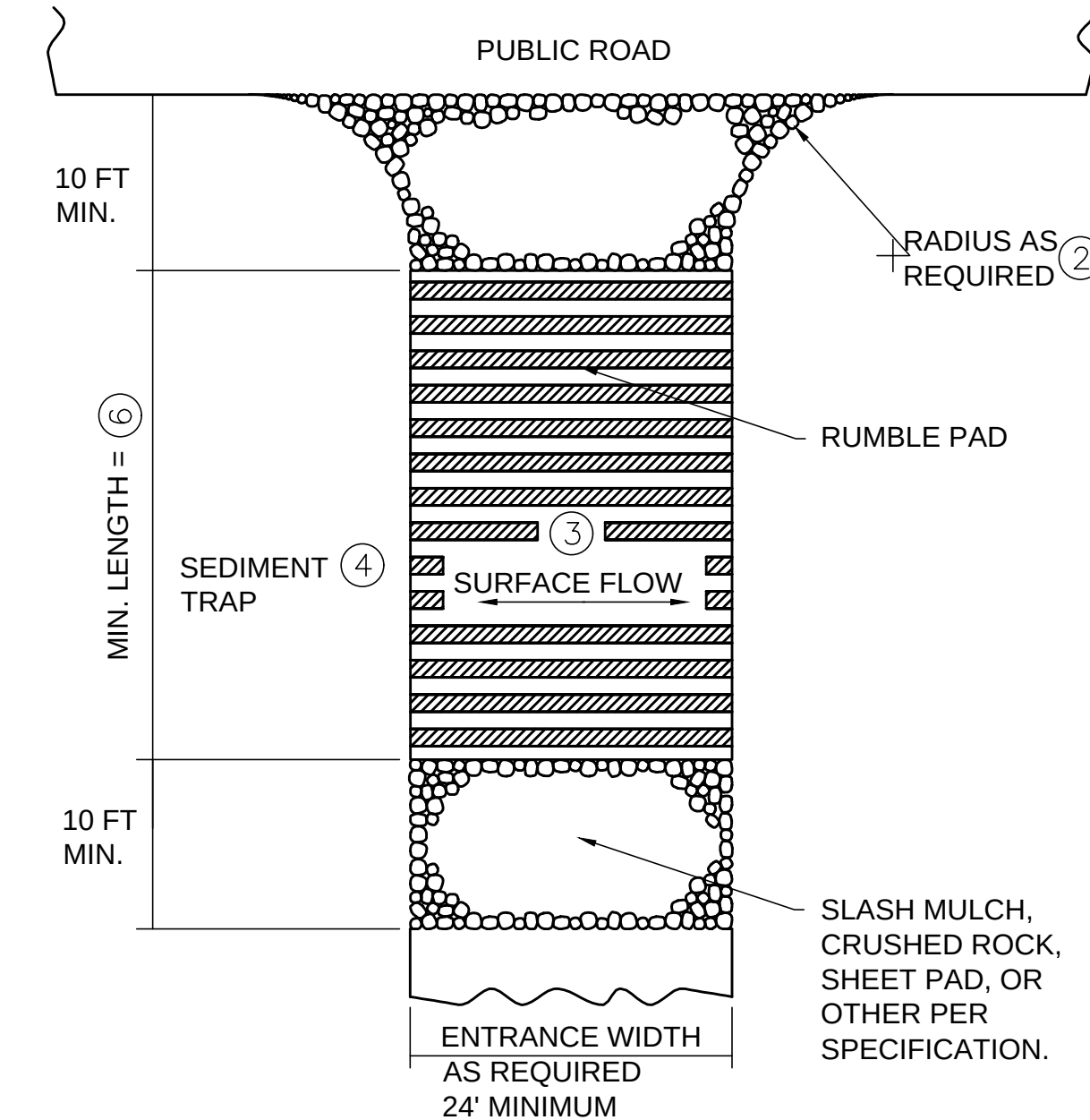
1. SEE SHEET C001 FOR CIVIL NOTES AND LEGENDS
2. SEE SHEET C102 FOR EROSION AND SEDIMENT CONTROL DETAILS







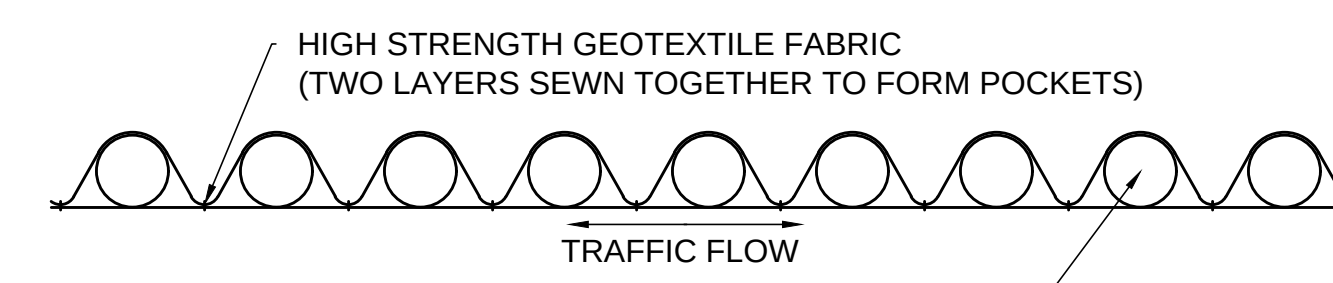
RUMBLE PAD



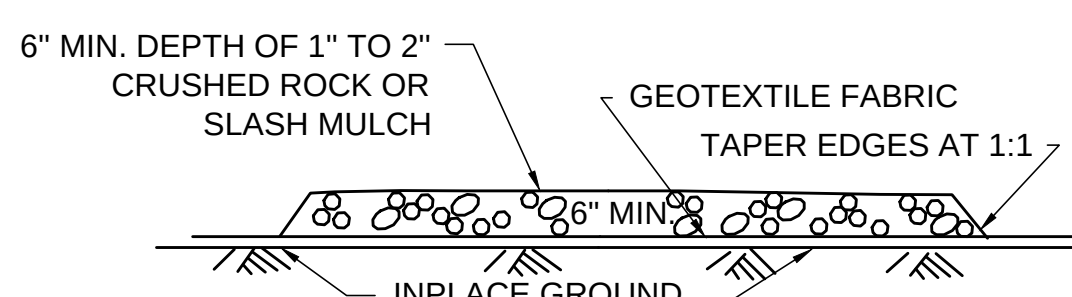
CONSTRUCTION EXIT (RUMBLE PAD TYPE) ⑤ ⑦

## NOTES FOR DETAILS 1 &amp; 2

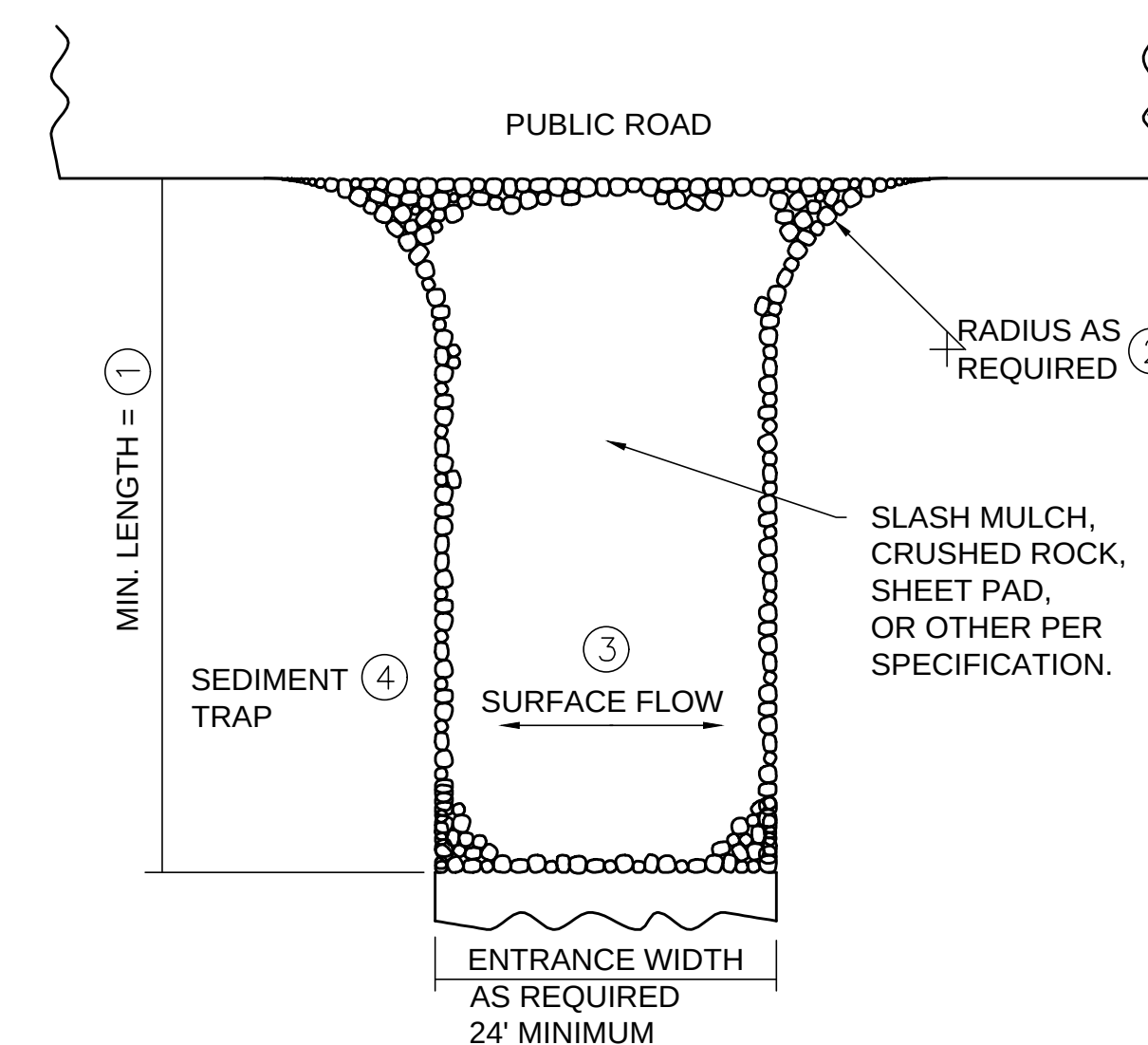
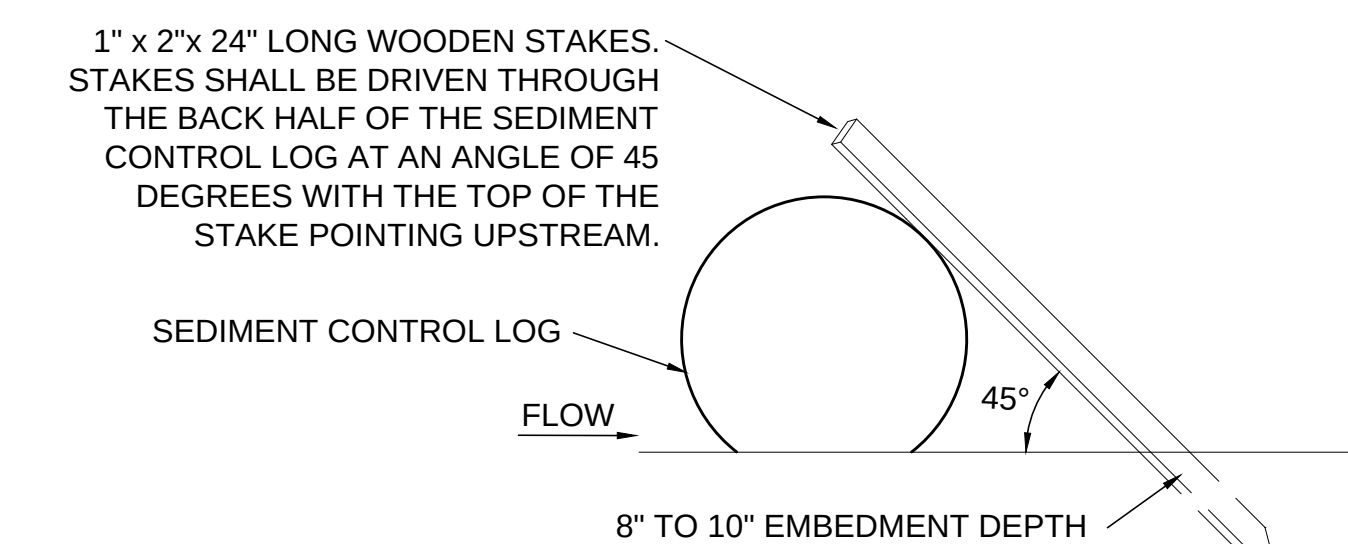
- MINIMUM LENGTH IS 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
- PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
- IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXIT, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
- IF RUNOFF FROM CONSTRUCTION EXIT WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
- IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXIT SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
- MINIMUM LENGTH OF RUMBLE PAD IS 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
- MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.



SHEET PAD

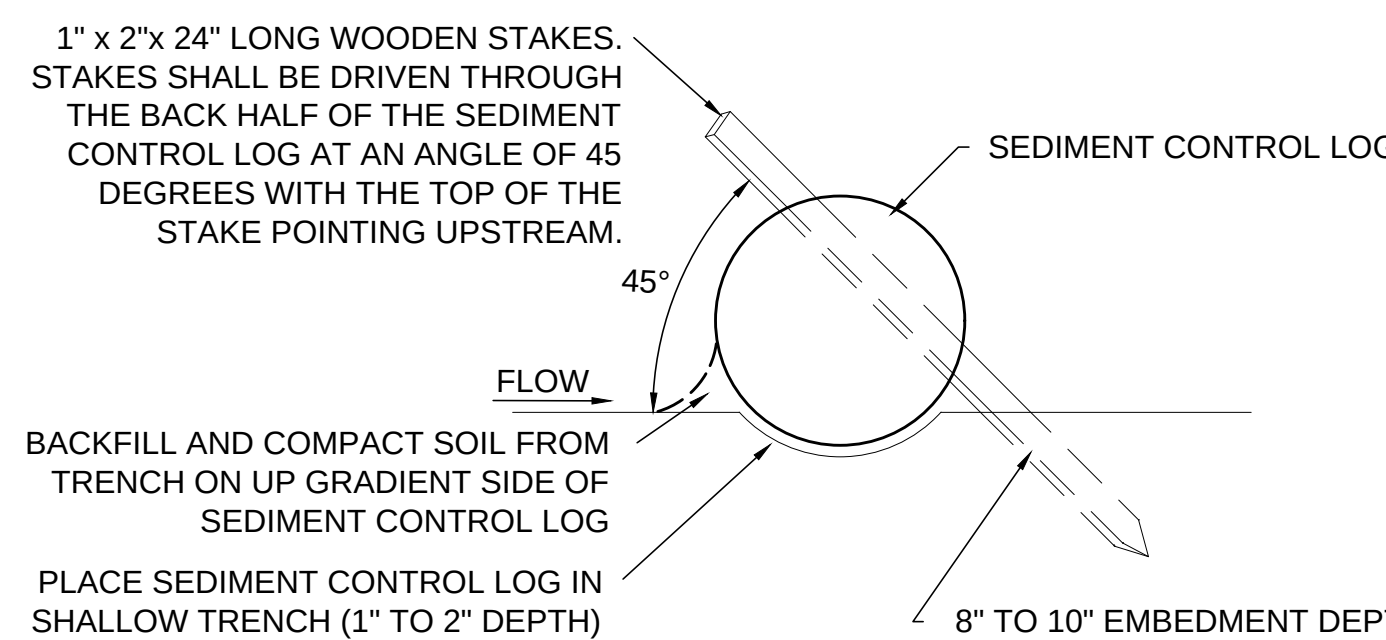


SLASH MULCH OR CRUSHED ROCK

CONSTRUCTION EXIT ⑤ ⑦  
(SLASH MULCH, CRUSHED ROCK OR SHEET PAD)

PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS ON SLOPES, OR AS NEEDED DUE TO OTHER FACTORS (STAKES ARE INCIDENTAL TO INSTALLATION).

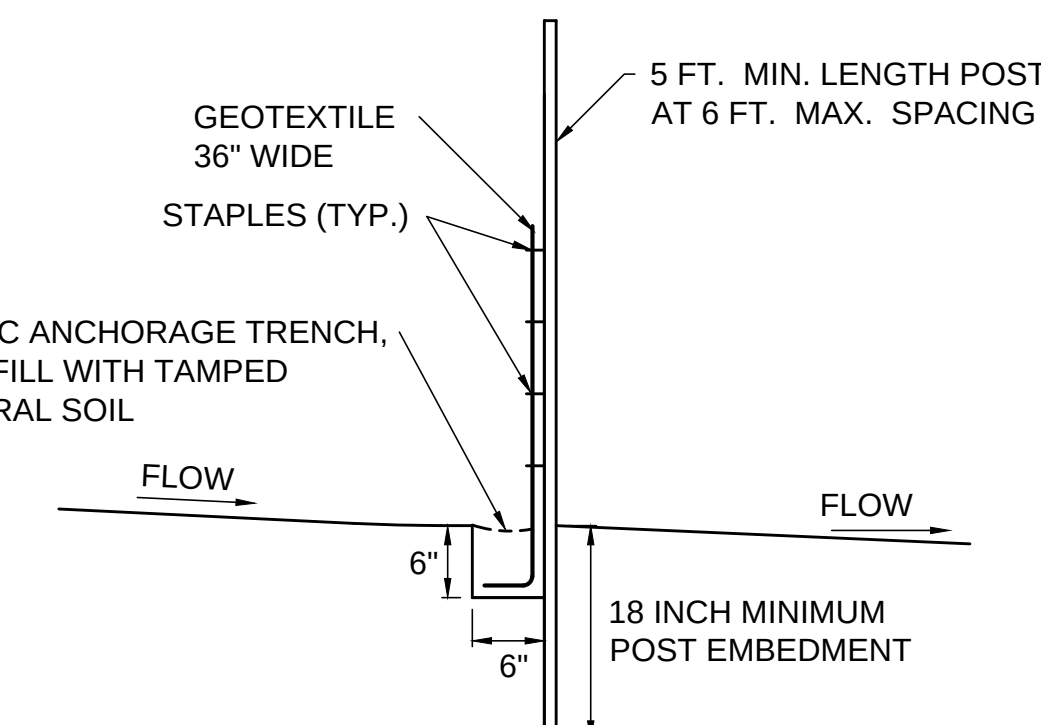
TYPES: WOOD CHIP, COMPOST, OR ROCK



SPACE BETWEEN STAKES SHALL BE MAXIMUM 1 FOOT FOR DITCH CHECKS, AND 2 FEET FOR OTHER APPLICATIONS

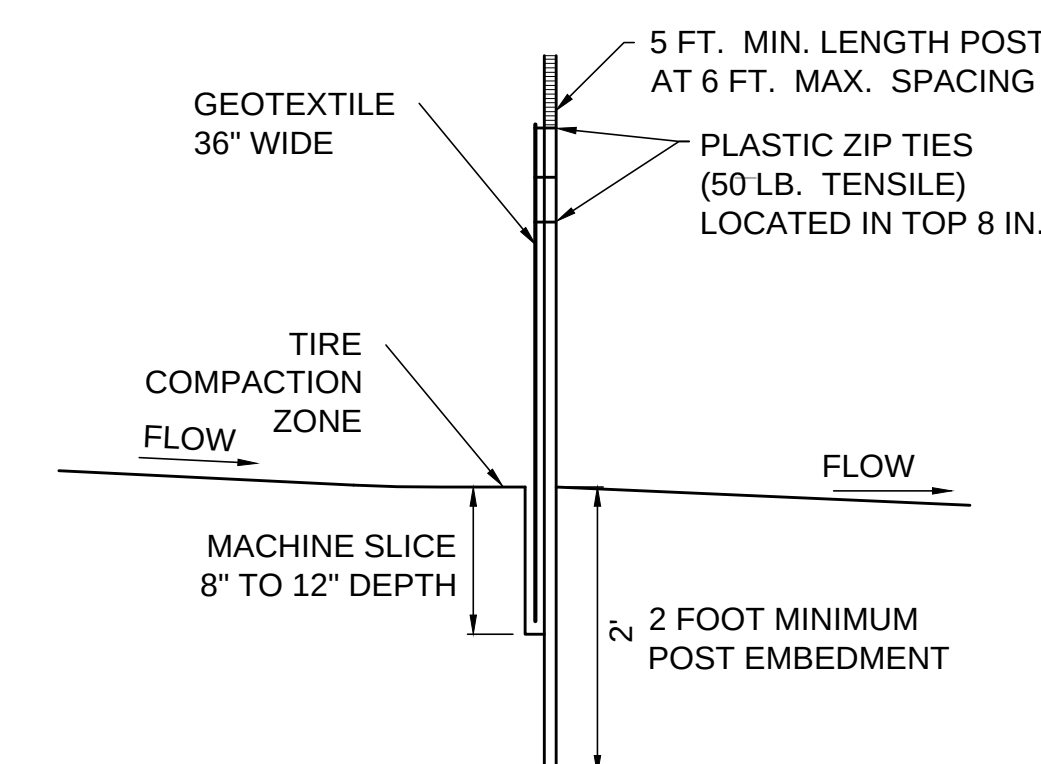
TYPES: STRAW, WOOD FIBER, OR COIR

## SEDIMENT CONTROL LOGS



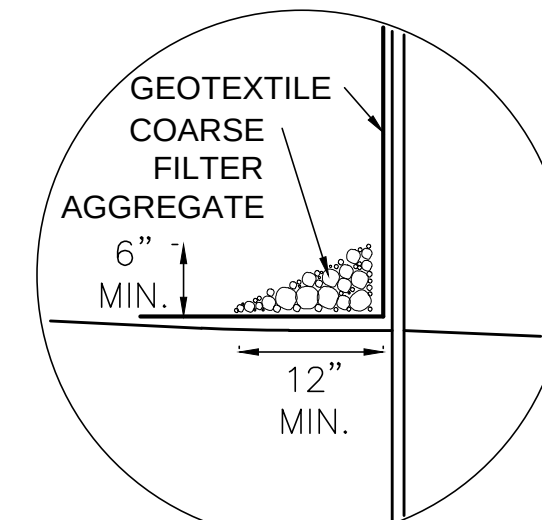
## SILT FENCE TYPE PA (PREASSEMBLED)

FOR SHEET FLOW WITH MAXIMUM CONTRIBUTING AREA = 0.25 ACRES

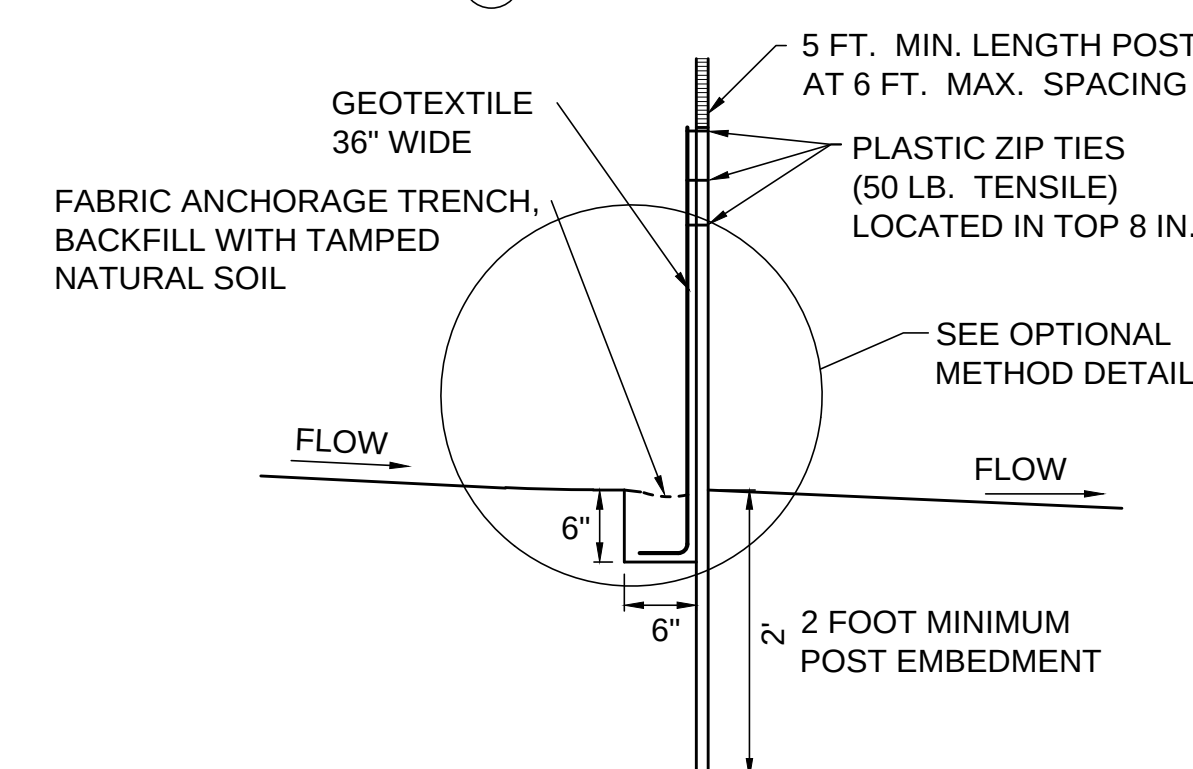
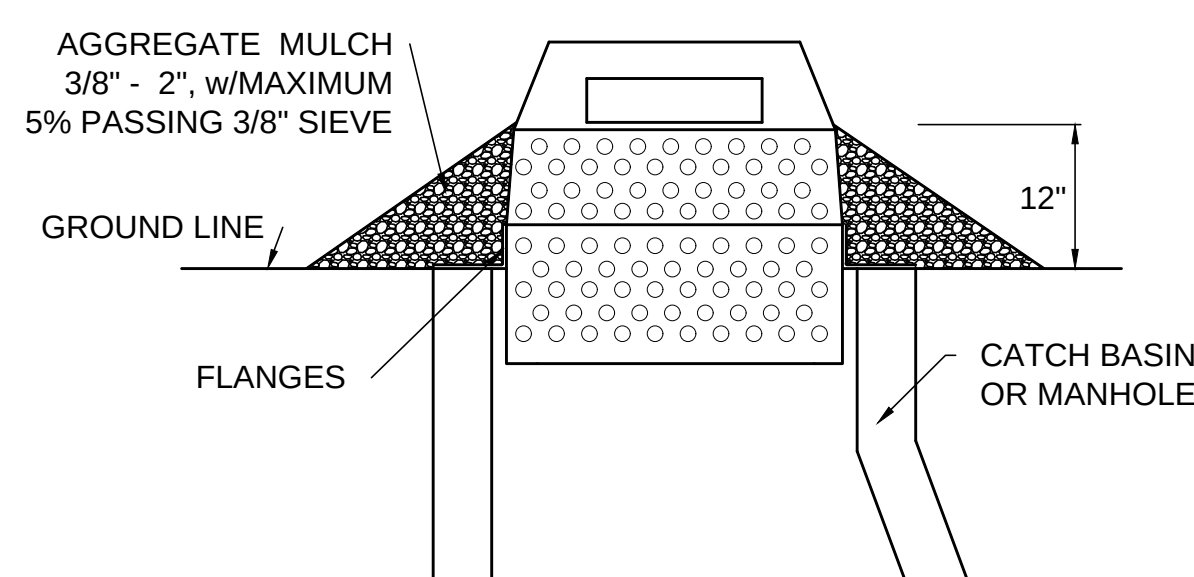


## SILT FENCE TYPE MS (MACHINE SLICED)

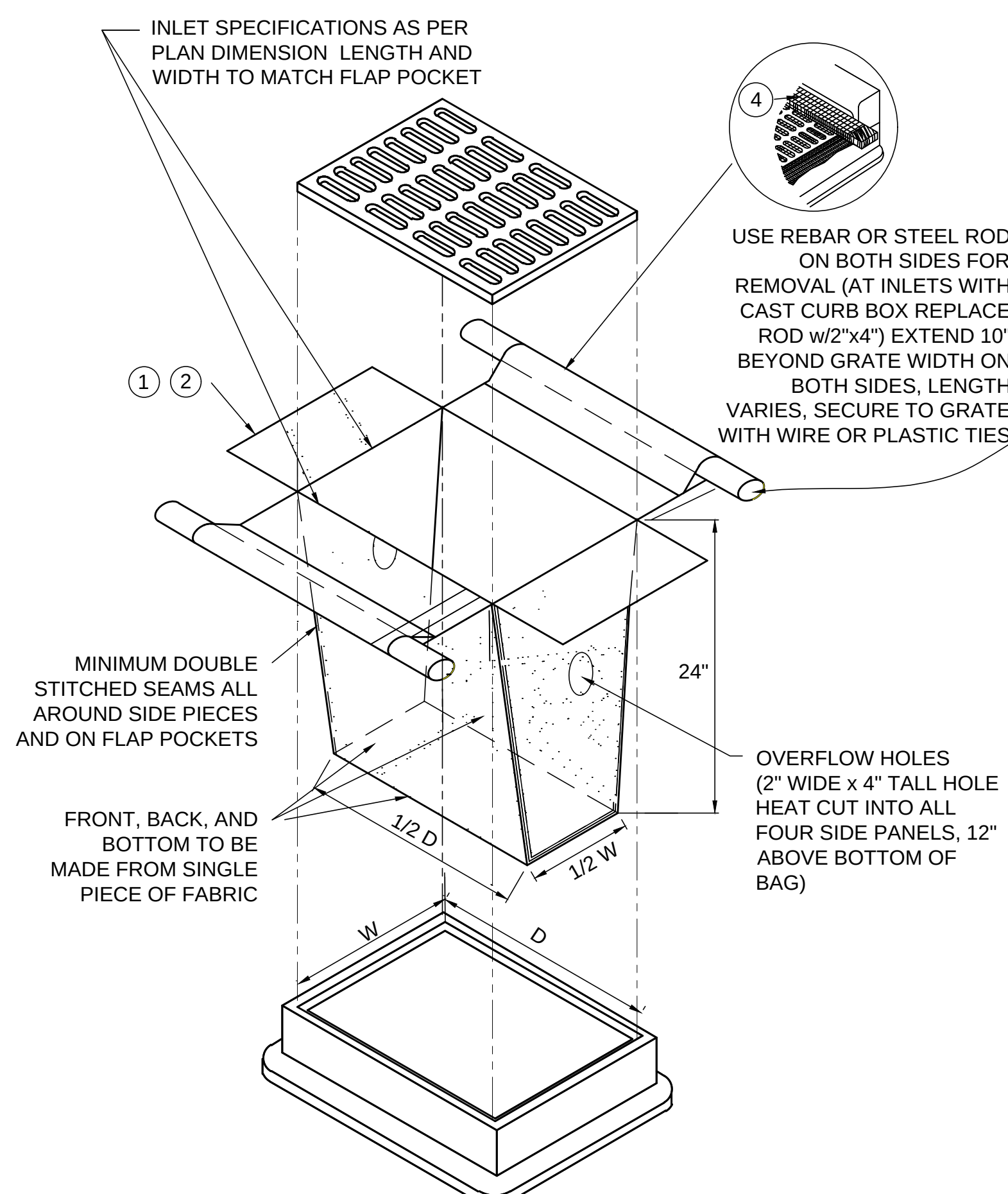
FOR SHEET FLOW WITH MAXIMUM CONTRIBUTING AREA = 1 ACRE



## OPTIONAL METHOD

SILT FENCE-TYPE HI (HAND INSTALLED)  
FOR SHEET FLOW WITH MAXIMUM CONTRIBUTING AREA = 1 ACRENOTE:  
THE SEDIMENT CONTROL BARRIER SHALL BE A METAL OR PLASTIC/POLYETHYLENE RISER SIZED TO FIT INSIDE THE CATCH BASIN/MANHOLE; HAVE PERFORATIONS TO ALLOW FOR WATER INFILTRATION; HAVE AN OVERFLOW OPENING, FLANGES AND A LID/COVER.

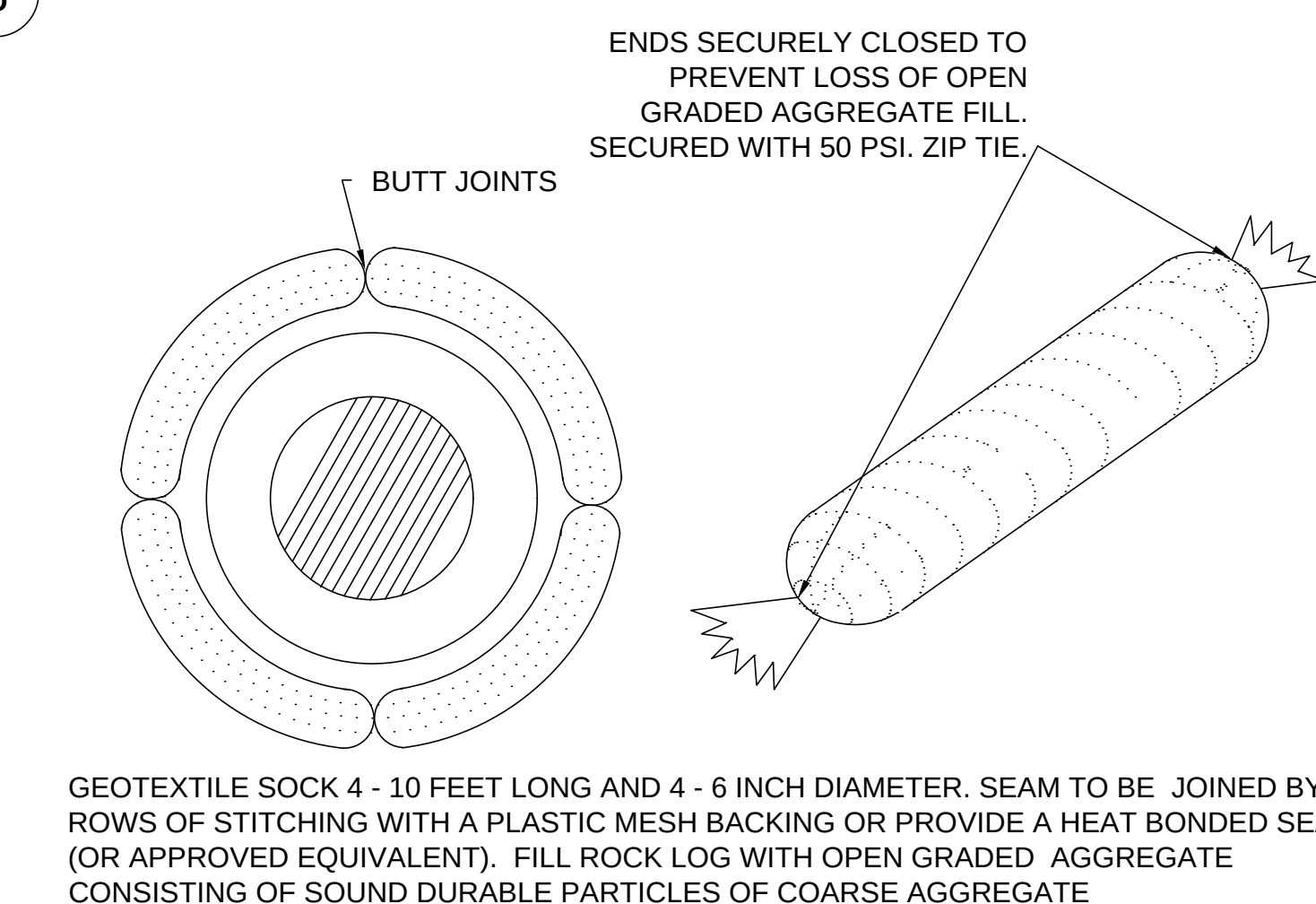
## INLET PROTECTION - SEDIMENT CONTROL INLET HAT



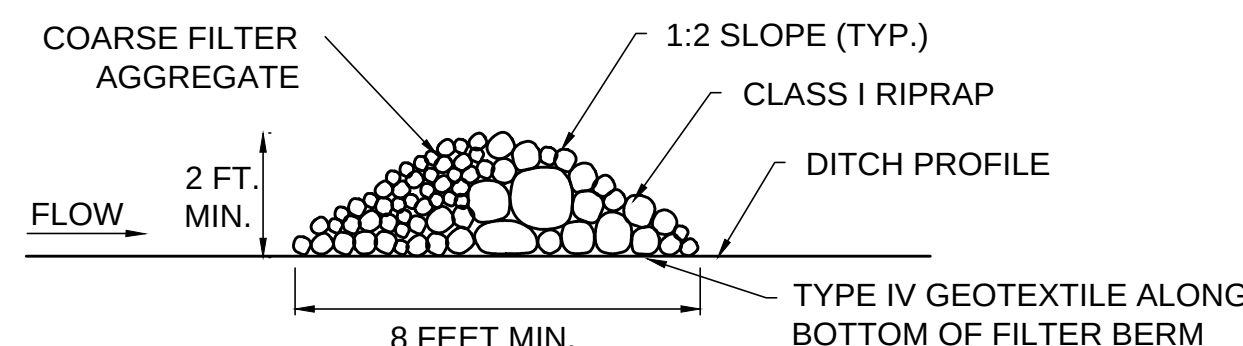
- ALL GEOTEXTILE USED FOR INLET PROTECTION TO BE MONOFILAMENT IN BOTH DIRECTIONS
- FINISHED SIZE INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND PERIMETER TO FACILITATE MAINTENANCE AND REMOVAL
- DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4", OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF FLAP POCKETS

CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX

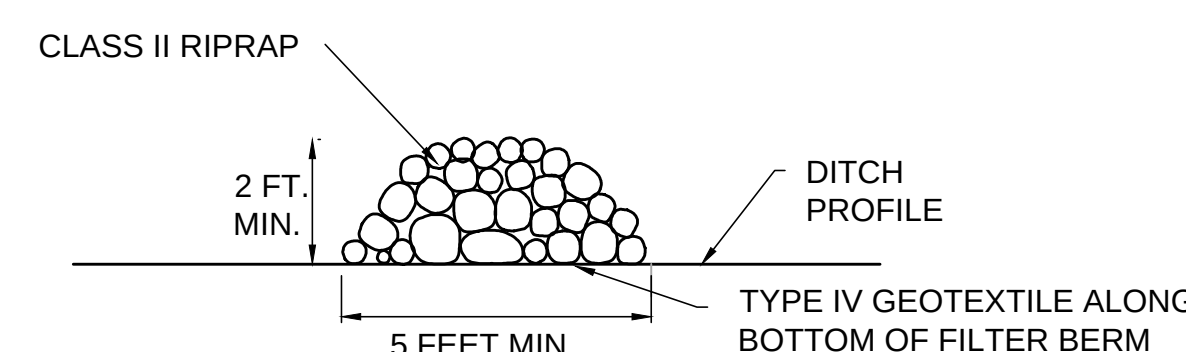
## INLET PROTECTION - FILTER BAG INSERT



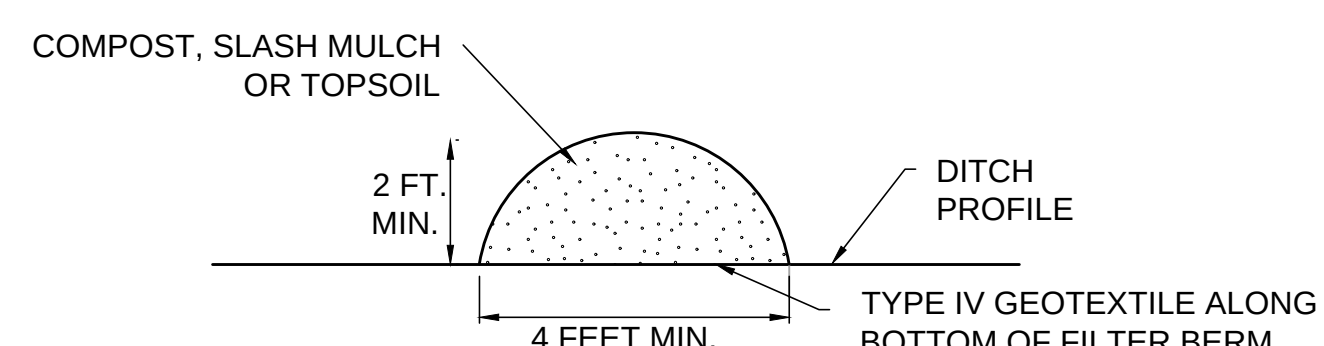
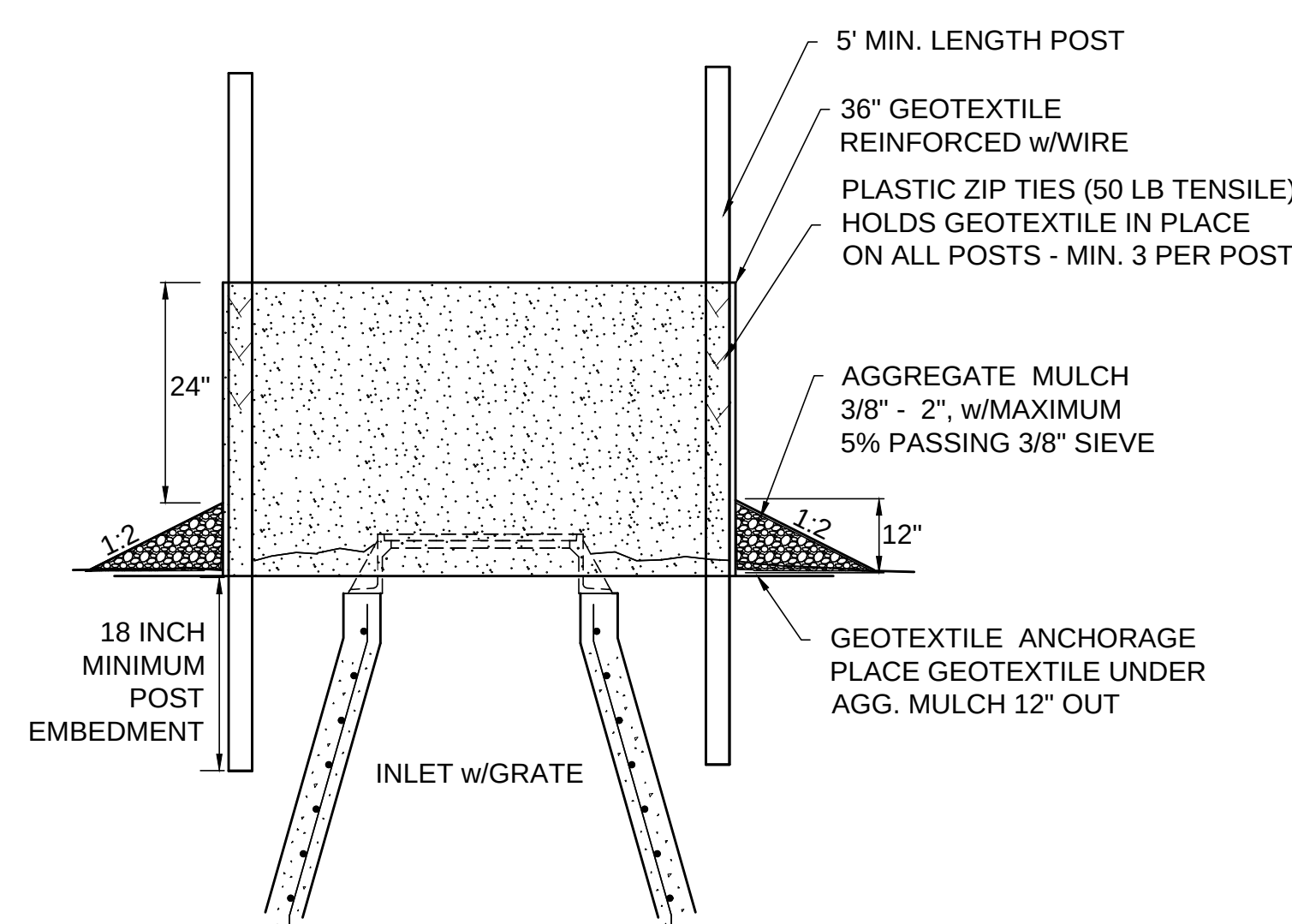
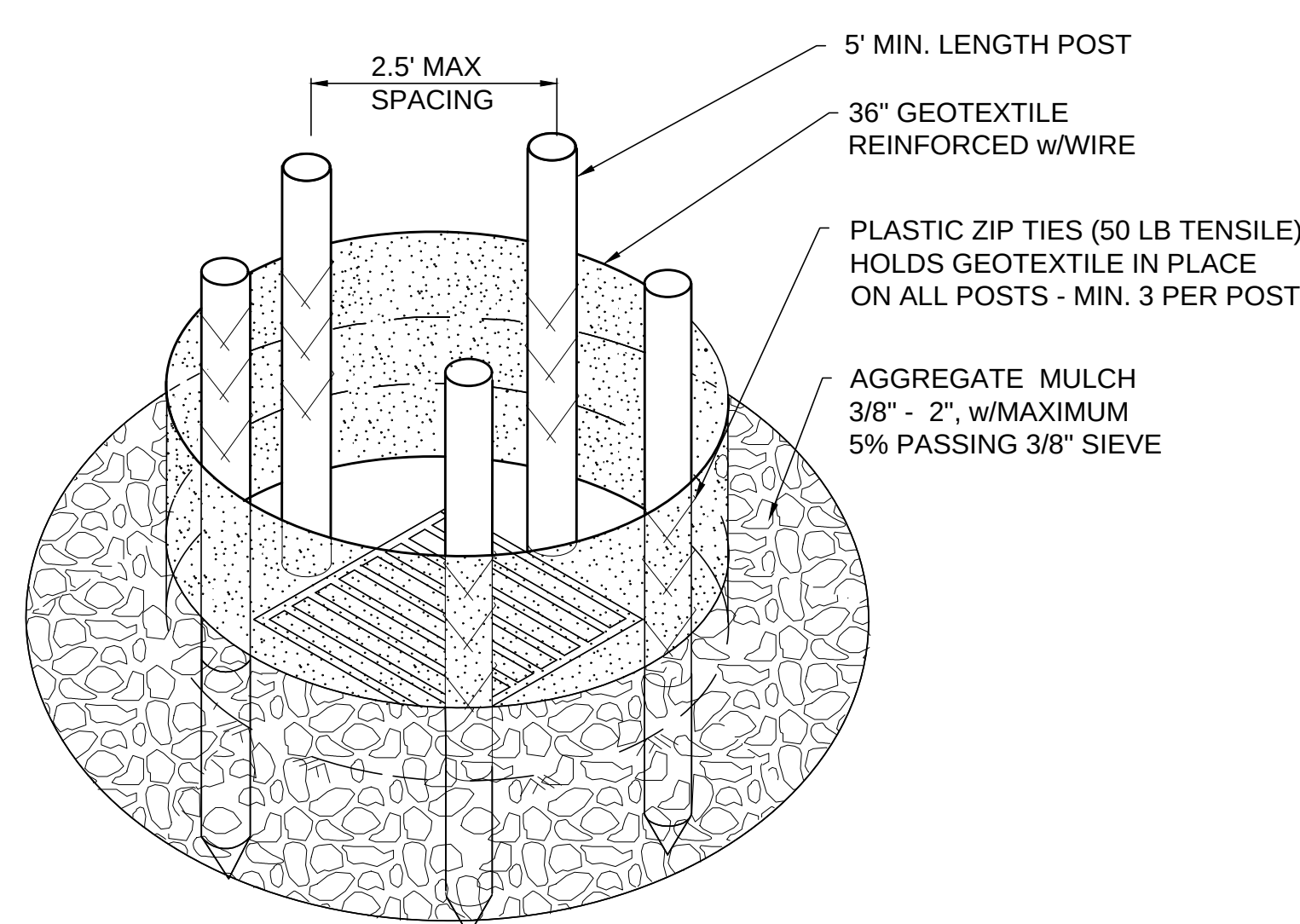
## INLET PROTECTION - ROCK LOG/COMPOST LOG



## FILTER BERM-TYPE 3 (ROCK WEEPER)

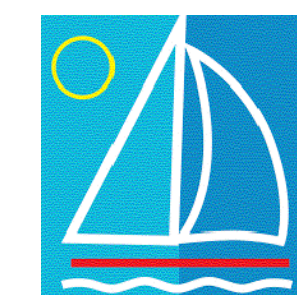


## FILTER BERM-TYPE 5 (ROCK)

FILTER BERM-TYPE 1 (COMPOST), TYPE 2  
(SLASH MULCH), OR TYPE 4 (TOPSOIL)INLET PROTECTION - ROCK FILTER BERM w/SILT FENCE  
USE WHERE INLET DRAINS AN AREA WITH SLOPES 1:3 OR LESS

## INLET PROTECTION - ROCK LOG/COMPOST LOG





**WAYZATA  
COMMUNITY  
SAILING  
CENTER**

456 Arlington Circle S.  
Wayzata, MN 55391

I HEREBY CERTIFY THAT THIS PLAN,

NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REGISTRATION NUMBER: \_\_\_\_\_

[illegible]

HGA NO: 4018-002-0

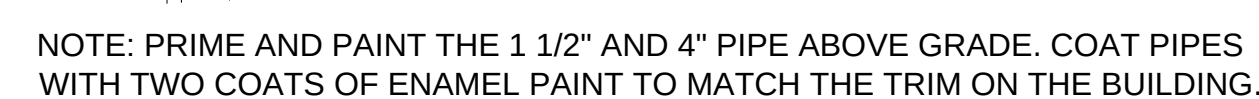
## SITE DETAILS

DATE: SEPTEMBER 13, 201

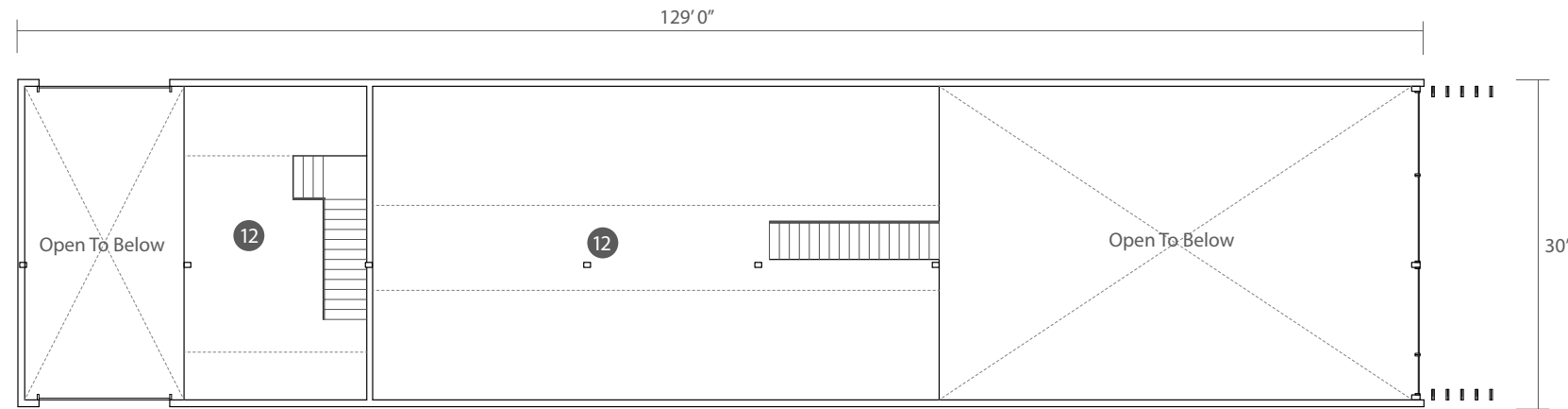
## PUD APPLICATION

# C900

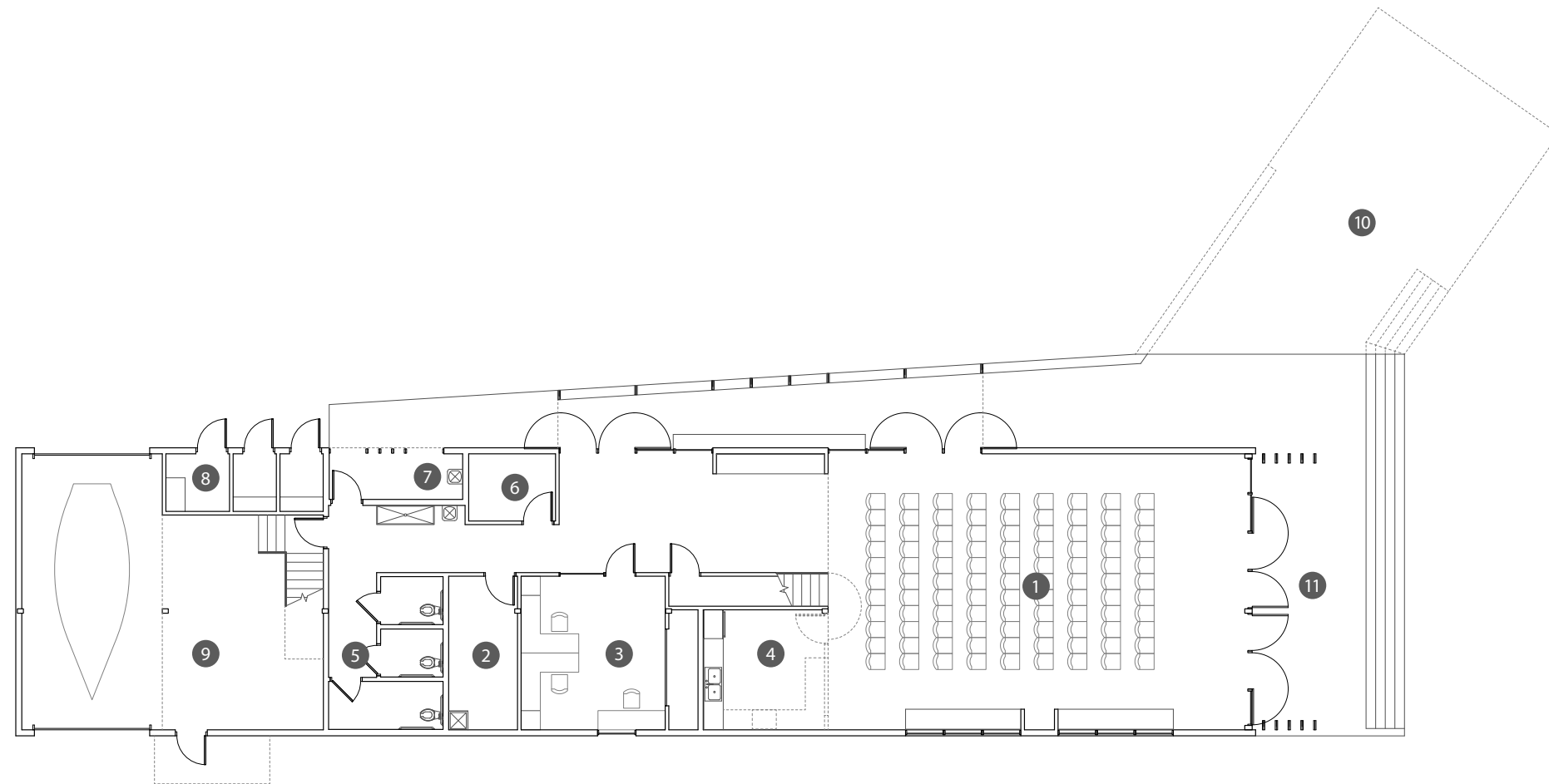
©COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.







Floor Plan - Mezzanine



Floor Plan - Level 01

|    |                           |          |
|----|---------------------------|----------|
| 1  | Divisible Classroom       | 1,400 SF |
| 2  | Storage/Mechanical        | 115 SF   |
| 3  | Open Office/Storage       | 280 SF   |
| 4  | Kitchen                   | 165 SF   |
| 5  | Unisex Restrooms          | 280 SF   |
| 6  | Staff Storage             | 65 SF    |
| 7  | Water Filling Stations    |          |
| 8  | Changing Rooms            | 100 SF   |
| 9  | Main Floor Garage Storage | 800 SF   |
| 10 | Future Deck Expansion     | 900 SF   |
| 11 | Viewing Deck              | 250 SF   |
| 12 | Mezzanine Storage         | 1,850 SF |

Total Interior NSF 5,335 SF

Total Enclosed GSF 5,795 SF

Scale - 1/16" = 1'-0"





#### EXTERIOR MATERIAL OVERVIEW:

- **Siding (Primary)** - HardiePanel Vertical Siding (Smooth Finish with 2.5" Battens, Color: Iron Gray)
- **Siding (Secondary)** - Cedar Tongue & Groove Siding (Oriented Horizontally)
- **Roofing** - Asphalt Shingles (Color to Match HardiePanel Siding)
- **Glass** - Residential Character Custom Windows with Transparency Glass
- **Pergola Roof** - Frosted Polycarbonate Panels
- **Decking** - Cedar Decking

Scale - 1/16" = 1'-0"

0 10 20



**Wayzata Community Sailing Center**  
PUD Submittal  
09.13.2018

ELEVATIONS  
Attachment 11







#### EXTERIOR GLASS CALCULATIONS:

Required Glass Calculation Diagram per Wayzata Zoning Ordinance Section 801.09.8.1 All Districts

|                     |                         |                     |                            |
|---------------------|-------------------------|---------------------|----------------------------|
| • South Elevation - | Overall Area = 480 SF   | Glass Area = 360 SF | Percent of Overall = 75%   |
| • East Elevation -  | Overall Area = 1,475 SF | Glass Area = 230 SF | Percent of Overall = 15.5% |
| • North Elevation - | Overall Area = 540 SF   | Glass Area = 0 SF   | Percent of Overall = 0%    |
| • West Elevation -  | Overall Area = 1,460 SF | Glass Area = 60 SF  | Percent of Overall = 4%    |
| • Total Area -      | Overall Area = 3,955 SF | Glass Area = 650 SF | Percent of Overall = 16.5% |

Scale - 1/16" = 1'-0"

20 10 0





















## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S  
October 29, 2018

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

1. General Information prepared by JE Dunn and HGA dated September 13, 2018
2. Original 2012 PUD Master Plan prepared by JE Dunn and HGA dated September 13, 2018
3. Existing Site Conditions Survey prepared by JE Dunn and HGA dated September 13, 2018
4. Buildable Area Without Variance prepared by JE Dunn and HGA dated September 13, 2018
5. Illustrated Proposed Site Plan prepared by JE Dunn and HGA dated September 13, 2018
6. Site Demolition Plan prepared by JE Dunn and HGA dated September 13, 2018
7. Site Layout, Surfacing & Landscape Plan prepared by JE Dunn and HGA dated September 13, 2018
8. Site Grading & Utility Plan prepared by JE Dunn and HGA dated September 13, 2018
9. Erosion & Sediment Control Plan prepared by JE Dunn and HGA dated September 13, 2018
10. Floor Plan prepared by JE Dunn and HGA dated September 13, 2018
11. Elevations prepared by JE Dunn and HGA dated September 13, 2018
12. Glass Calculation Diagram prepared by JE Dunn and HGA dated September 13, 2018
13. Southeast Lakeside View prepared by JE Dunn and HGA dated September 13, 2018
14. East Deck View prepared by JE Dunn and HGA dated September 13, 2018
15. Northeast Yard View prepared by JE Dunn and HGA dated September 13, 2018
16. Southwest Lakeside View prepared by JE Dunn and HGA dated September 13, 2018

---

|                                                                                                                                                                                                        | Comments                                                                                                                                                                                                                                                                                                                                                                      | Compliance |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                               |            |
| <b>Building Recesses</b>                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                               |            |
| <u>909.06.A.1 – All Districts</u><br>Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level | The proposed building includes long building facades along the east and west elevations. The east elevation has a one recessed area near a secondary entrance. The west elevation does not have any building recesses, and does not have traditional pilasters. Both the east and west elevations have “board and baton” finish to reduce the flat surface and add dimension. | Yes        |



## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comments                                                                                                                                                                                                                                                                                                                                                                                              | Compliance               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <u>909.06.A.2</u><br>Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.                                                                                                                                                                                                                                                                                                                                                                                                                          | The proposed building is not located in close proximity to a public street. The building is located more than 100 feet from Eastman Lane, and is not screened and buffered by existing vegetation adjacent to the street.                                                                                                                                                                             | Yes                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                       |                          |
| <b>Building Width</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                       |                          |
| <u>909.07.A – New Buildings</u><br>In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design:<br><br><ol style="list-style-type: none"><li>1. Window bays</li><li>2. Special treatment at entrances</li><li>3. Variations in roof lines or parapet detailing</li><li>4. Awnings</li><li>5. Building setbacks or articulation of the facade</li><li>6. Rhythm of elements</li></ol> | <p>The west elevation of the building has minimal divisions or breaks in materials, and does not include the required design strategies to reduce the long horizontal expressions of the building.</p> <p>The east elevation include more variation in the exterior materials and includes special treatment at the entrances, minor variation in the building setback, and a rhythm of elements.</p> | No. Deviation Requested. |

## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comments                                                                                                               | Compliance |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Upper Story Setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                        |            |
| <u>909.08.A.1 – All Districts – New Buildings</u><br><br>Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 <sup>rd</sup> ) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 <sup>rd</sup> story height from the second (2 <sup>nd</sup> ) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 <sup>rd</sup> story structure shall be closer than six (6) feet to the 2 <sup>nd</sup> story façade. The 3 <sup>rd</sup> story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 <sup>rd</sup> story façade. | The proposed building is one story in height.                                                                          | N/A        |
| <u>909.08.A.2 – All Districts – New Buildings</u><br>The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.                                                                                                                                                                                                                                                                                                                                                                    | The proposed building is one story in height.                                                                          | N/A        |
| <u>909.08.A.3 – All Districts – New Buildings</u><br>Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The proposed building is one story in height and meets the maximum building height requirement in the zoning district. | Yes        |



## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                     | Comments                                                                               | Compliance |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------|
| <b>Roof Design</b>                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                        |            |
| <u>909.09.A – All Districts</u><br>“Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.                                                                                                                                                                                                                                                                    | The proposed plans include a pitched roof and therefore does not include a green roof. | N/A        |
| <u>909.09.B.1 – All Districts – Roof Materials</u><br>The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors.<br><br><u>909.09.B.2 – All Districts – Roof Materials</u><br>The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors. | The proposed building includes a sloped roof with dark colored asphalt shingles.       | Yes        |

|                                                                                                                                                                                                                                                                                                                                                                                          | Comments                                                                                                                                                                                                                                                               | Compliance |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Facade Transparency</b>                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                        |            |
| <u>909.11.A – Glass Calculations—All Districts</u><br>Applications for design approval must include facade diagrams that contain calculations of glass and solid surfaces. Calculations of facade areas for multiple story building shall be measured from grade to the floor above. Calculations of facade areas for one story buildings shall be measured from grade to the roof deck. | The proposed plans include façade transparency calculations for each of the building elevations: <ul style="list-style-type: none"><li>• West Elevation – 4%</li><li>• East Elevation – 15.5%</li><li>• North Elevation – 0%</li><li>• South Elevation – 75%</li></ul> | N/A        |
|                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                        |            |

## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                        |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------|-----|
| <b>Ground Level Expression</b>                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                        |     |
| <u>909.12 – All Districts</u><br>In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements:<br><br>1. An intermediate cornice line<br>2. A difference in building materials or detailing<br>3. An offset in the façade<br>4. An awning, trellis, or loggia<br>5. Arcade<br>6. Special window lintels<br>7. Brick/stone corbels |  | The proposed building is one story in height.                                                                          | N/A |
| <b>Entries</b>                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                        |     |
| <u>909.13 – All Districts</u><br>The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.                                                                                                                                                                                       |  | The proposed building is located more than 100 feet from the public street. It is not located along a public sidewalk. | N/A |
|                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                        |     |



## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Comments                                                                                                                                                                                                                                                | Compliance               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>Building Materials and Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |                          |
| <u>909.14.A – Primary Opaque Surfaces – All Districts</u><br>Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials:<br><ol style="list-style-type: none"><li>1. Brick</li><li>2. Stone</li><li>3. Cast stone</li><li>4. Factory finished and certified wood, including, but not limited to:<ol style="list-style-type: none"><li>a. Wood shingles (cedar shingles six (6) inch maximum exposure)</li><li>b. Lap-siding (six (6) inch maximum width)</li></ol></li><li>5. Stucco</li></ol> | The exterior building materials on all sides of the building would consist of fiber cement (HardiPanel vertical siding) and wood (cedar tongue and groove siding). The wood material is a permitted material but the fiber cement requires a deviation. | No. Deviation Requested. |
| <u>909.14.B – Façade Coverage – All Districts</u><br>The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The proposed building would consist of the same primary materials – fiber cement and wood – on all sides of the building.                                                                                                                               | Yes                      |
| <u>909.14.C – Type of Brick – All Districts</u><br>On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The exterior materials do not include brick.                                                                                                                                                                                                            | N/A                      |

## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S  
October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                       |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------|-----|
| <u>909.14.D – Façade Detail – All Districts</u><br>1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints.<br><br>2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable. |  | The exterior materials do not include brick or stone. | N/A |
| <u>909.14.E – Brick Joints – All Districts</u><br>1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick.<br><br>2. All brick walls must be built to avoid efflorescence                                                                                                                                                                                                 |  | The exterior materials do not include brick.          | N/A |
| <u>909.14.F – Stone Joints – All Districts</u><br>Stone joints shall be no larger than one-fourth (1/4) inch.                                                                                                                                                                                                                                                                                                                                                                               |  | The exterior materials do not include stone.          | N/A |



## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S  
October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                        |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------|
| <p><u>909.14.G – Accent Materials – All Districts</u><br/>Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade:</p> <ol style="list-style-type: none"><li>1. Stone</li><li>2. Cast stone</li><li>3. Copper (untreated)</li><li>4. Rock faced stone</li><li>5. Aluminum or painted steel structural shapes</li><li>6. Fiber cement board</li><li>7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir.</li><li>8. EIFS</li></ol> | <p>The proposed building does not include traditional lintels, sills, cornices, bases, or decorative accent trims.</p> | <p>N/A</p> |
| <p><u>909.14.H - Parapets, Flashing, Coping – All Districts</u><br/>1. Only the following materials may be used for parapets, flashing and coping:<br/><ol style="list-style-type: none"><li>a. copper (untreated)</li><li>b. brick</li><li>c. stone</li><li>d. cast stone</li><li>e. premium grade wood.</li></ol></p> <p>2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.</p>                                                                                                                                                                                                        | <p>The proposing building does not include parapets, flashing, or coping.</p>                                          | <p>N/A</p> |

## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                   |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-----|
| <u>909.14.I – Awnings – All Districts</u><br>1. Only the following types of awnings may be used:<br><br>a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process<br>b. Highly detailed, ornate metal in dark colors<br>c. Glass awnings<br><br>2. Backlit awnings are prohibited.<br><br>3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance. | The proposed building does not include any awnings.               | N/A |
| <u>909.14.J – Balconies – All Districts</u><br>Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.                                                                                                                                                                                                                       | The proposed building does not include any balconies.             | N/A |
| <u>909.14.K – Glass – All Districts</u><br>Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects                                      | The exterior glass will not be mirrored, reflective, or darkened. | Yes |



## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------|
| <p><u>909.14.L – Door Systems – All Districts</u><br/>         Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.</p>                                                                                                                                                                                                                                                                                                                                                         | <p>The front entry doors would be glass.</p>        | <p>Yes</p>               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>Comments</b></p>                              | <p><b>Compliance</b></p> |
| <p><b>Franchise Architecture</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |                          |
| <p><u>909.15 – All Districts</u><br/>         A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited.<br/><br/>         B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801. 09.18 by the Planning Commission at the time of Design Standards Review application</p> | <p>There is no franchise architecture proposed.</p> | <p>N/A</p>               |

## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                         | Comments                                                                                                                                                                                                                                                 | Compliance |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Landscaping</b>                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                          |            |
| <u>909.17.A – All Districts</u>                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                          |            |
| A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.                                                               | The proposed building is located more than 100 feet from the public street, and is not located along a public street and sidewalk.                                                                                                                       | Yes        |
| B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.                                                                                                                                                                                          | The proposed plans include a landscape plan which will retain most of the existing trees, shrubs, and lawn area. New landscaping will be added along the foundation of the building and additional trees will be provided along the Eastman La frontage. |            |
| C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |            |
| D. Streetscaping shall include all of the following:<br>1. Boulevard species trees, with at least three (3) caliper inches.<br>2. Exposed aggregate sidewalks with brick accents<br>3. Street lights<br>4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs.<br>5. Flowers |                                                                                                                                                                                                                                                          |            |
|                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                          |            |



## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comments                                                                                                                                                                                                                                                                                                                                                                                                    | Compliance               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>Parking Lot Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                             |                          |
| <u>909.18 – All Districts</u><br>A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.                                                                                                                                                                                                                                                                                                                                               | There is an existing landscape buffer greater than five feet that separates the proposed parking lot from Eastman Lan.                                                                                                                                                                                                                                                                                      | N/A                      |
| <b>Surface Parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                             |                          |
| <u>909.19 – All Districts</u><br>A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property.<br><br>B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots.<br><br>C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property.<br><br>D. Front yard parking is prohibited.<br><br>E. There shall be no corner parking. | The proposed parking lot is technically located within the front yard of the property, as it is located between the building and Eastman La. The parking lot would be buffered from Eastman Lane by the significant distance and existing vegetation.<br><br>The proposed parking lot is less than 60 feet in width along Arlington Circle and would be buffered by existing trees within the right of way. | No. Deviation Requested. |

## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Comments                                                                                                                      | Compliance |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------|
| <u>909.20 – All Districts – Bicycle Parking</u><br>Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.                                                                                                                                                                                                                                                                                                                                                                                                                | Although the proposed project is institutional use, and not commercial, there are 7 bike parking spaces provided on the site. | Yes        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                               |            |
| <b>Parking Structures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                               |            |
| <u>909.21 – All Districts</u><br>Parking structures shall meet the following standards, along with all other applicable building code standards:<br><br>A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings.<br><br>B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade.<br><br>C. Windows or openings shall be similar to those of surrounding buildings.<br><br>D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure. | The proposed plans do not include a parking structure.                                                                        | N/A        |



## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Comments                                                                                                | Compliance |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------|
| <b>Signs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                         |            |
| <u>909.22.A – All Districts – Compatibility</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                         |            |
| <ol style="list-style-type: none"><li>1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.</li><li>2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.</li><li>3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties.</li><li>4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.</li></ol> | <p>The proposed plans include one wall sign on the north elevation to identify “Mike Plant Center”.</p> | <p>Yes</p> |

## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                   |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-----|
| <u>909.22.B – All Districts – Sign Location</u> <ol style="list-style-type: none"><li>1. Wall signs on a storefront-type building shall be placed between the first and second floors of a building.</li><li>2. Wall or roof signs on buildings that are not storefront type buildings shall be placed where they do not obscure architectural features.</li></ol>                                                                                               | The proposed wall sign would not obscure architectural features of the building.                                  | Yes |
| <u>909.22.C – All Districts – Sign Material</u> <ol style="list-style-type: none"><li>1. The material of which signs are constructed shall be consistent and compatible with the original construction materials and architectural style of the building facade on which the signs are affixed.</li><li>2. Material, such as wood and metal, shall be used, as appropriate, for the sign location.</li><li>3. Neon signs may only be used for windows.</li></ol> | The final sign material will be confirmed to be consistent with the materials, style, and façade of the building. | Yes |



## Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

|                                                                                                                                                                                                                                                          | Comments                                                 | Compliance |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------|
| <b>Parking Lot and Building Lighting</b>                                                                                                                                                                                                                 |                                                          |            |
| <u>909.24 – All Districts</u>                                                                                                                                                                                                                            |                                                          |            |
| A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare.                                                                                                                                       | The proposed plans do not include any exterior lighting. | N/A        |
| B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution.                                                                                                  |                                                          |            |
| C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. |                                                          |            |
| D. Light posts shall be of a dark color.                                                                                                                                                                                                                 |                                                          |            |
| E. Lighting fixtures shall be compatible with the architecture of the building.                                                                                                                                                                          |                                                          |            |
| F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards.                                                                   |                                                          |            |
| G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.                                                                                                                                                            |                                                          |            |

## RESOLUTION NO. 12-2012

### RESOLUTION APPROVING AN APPLICATION BY THE WAYZATA YACHT CLUB AND WAYZATA COMMUNITY SAILING CENTER FOR A NEW PLANNED UNIT DEVELOPMENT AND RELATED APPROVALS AT 456 ARLINGTON CIRCLE, 1000 EASTMAN LANE, 1100 EASTMAN LANE, 1200 EASTMAN LANE, AND 1400 EASTMAN LANE

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

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

1.1 Development Application. The Wayzata Yacht Club and Wayzata Community Sailing Center (collectively, the "Applicant") have submitted a two related applications (the "Application") for approval of a joint Concept and General Plan PUD pursuant to Section 33 of the Wayzata Zoning Ordinance (the "PUD" or the "Project"); deviations from applicable standards for non-residential PUD District projects that include residentially zoned properties to implement the master plan (the "Deviations"); rezoning to a PUD District for the PUD (the "Rezoning"); a Comprehensive Plan map amendment to reguide 1200 Eastman Lane from Estate Single Family to Semi-Public/Private (the "Comprehensive Plan Amendment", addressed through separate Resolution 25-2012); a Shoreland Conditional Use Permit (the "Shoreland CUP"); a Floodplain Conditional Use Permit (the "Floodplain CUP"); and site plan review (the "Site Plan"). The Application is based on a master planning process undertaken by the Applicant that included a community design charrette in June of 2010. The Application covers the properties at 456 Arlington Circle, 1000 Eastman Lane, 1100 Eastman Lane, 1200 Eastman Lane, and 1400 Eastman Lane (collectively, the Property"). Attachment A includes the following documents associated with the requests in the Application and the components of the Project:

- a. Site Plan, Details Sheets 1-5, dated March 2012
- b. Make Ready Area (Dolly) Screening Sketch, dated March 14, 2012
- c. WCSC/WYC Summer Trailer Storage Area Sketch, dated March 15, 2012
- d. Preliminary Landscape Plan Sheets 1-2, dated January 2012
- e. Preliminary Grading Plan Sheets 1-2, dated January 2012
- f. Operating Policies described on Pages 10 of the PUD Master Plan Narrative, dated January 27, 2012

1.2 Property. The property identification numbers and owners for the Property involved in the proposed PUD are as follows:

|                         |                   |                            |
|-------------------------|-------------------|----------------------------|
| 456 Arlington Circle S. | 06-117-22-44-0006 | Wayzata Sailing Foundation |
| 1000 Eastman Lane       | 06-117-22-44-0005 | Wayzata Yacht Club         |
| 1100 Eastman Lane       | 05-117-22-33-0003 | Wayzata Yacht Club         |
| 1200 Eastman Lane       | 05-117-22-33-0004 | Wayzata Yacht Club         |



|                   |                   |                    |
|-------------------|-------------------|--------------------|
| 1400 Eastman Lane | 05-117-22-33-0001 | Wayzata Yacht Club |
|-------------------|-------------------|--------------------|

- 1.3 Land Use. The Property is located within the R-1 Low Density Single Family Residential District, as defined in Section 801.52 of the Wayzata Zoning Ordinance, and R-2A Single Family Residential District, as defined in Section 801.53 of the Wayzata Zoning Ordinance, and the Bluff District of the Design Standards, as defined in Section 801.09 of the Wayzata Zoning Ordinance. All of the Property is guided for Semi-Public/Private Use in the Wayzata Comprehensive Plan, except 1200 Eastman Lane which is guided Estate Single Family.
- 1.4 Notice. Notice of a public hearing on the Development Application was published in the *Sun Sailor* on January 26, 2012. A copy of the notice was mailed to all property owners located within 350 feet of the Property on January 26, 2012. Notice of a public hearing on the original Development Application was published in the *Lakeshore Weekly* on August 2, 2011. A copy of the notice was mailed to all property owners located within 350 feet of the Property on August 4, 2011.
- 1.5 Planning Commission Action. The Planning Commission began its review of the 2011 Applicant at its August 15, 2011 meeting and held a public hearing. The Planning Commission continued discussing the first Application at its September 7<sup>th</sup>, September 19<sup>th</sup>, October 26<sup>th</sup>, and November 7<sup>th</sup> meetings. At the close of these meetings, the Planning Commission recommended denial of certain components of the first Application, and approval of others. The City Council asked the Applicant to withdraw certain components of its first application related to a new Semi-public/Private PUD Zoning District and resubmit those requests as part of a second Application. The Planning Commission began its review of the second Application on February 6, 2012 and held a public hearing, before continuing discussion to February 27, 2012. At the February 27, 2012 meeting, after holding a public hearing, the Planning Commission reviewed and adopted a Planning Commission Report and Recommendation on the Concept and General Plan PUD, the individual Deviations requests, and the Rezoning from R-1 and R-2A to PUD, recommending approval to the City Council with conditions.

## **Section 2. STANDARDS**

### **2.1 Planned Unit Development – General Standards – 801.33.1**

Purpose. Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

- A. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
- C. More convenience in location and design of development and service facilities.
- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
- G. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

## 2.2 Planned Unit Development – General Standards – 801.33.2

- A. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of any PUD application. These are:
  - 1. Health Safety and Welfare. The Council shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area.
  - 2. Intent and Purpose of PUDs. The Council shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the Zoning Ordinance.
  - 3. Ownership. An application for a PUD District or conditional use permit approval must be filed by the land owner or jointly by all land owners of the property included in a project.



4. Comprehensive Plan. The proposed PUD must be consistent with the City's Comprehensive Plan.
5. Sanitary Sewer Plan. The proposed PUD must be consistent with the City's Sanitary Sewer Plan and not create a discharge which is in excess of the City's assigned regional limitations.
6. Common Space. The proposed PUD must provide common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD.
7. Common Space Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 801.33.2.A.6.c are met.
8. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
9. Density. The proposed PUD must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
10. Utilities. All utilities associated with proposed PUD must be installed underground.
11. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.

12. Roadways. All roadways associated with the proposed PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
13. Landscaping. All landscaping associated with the proposed PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
14. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.
15. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

2.3 Concept Plan – 801.33.5. In cases of single stage PUDs or for projects of limited size and scope, the applicant may, at the discretion of the Zoning Administrator, submit the General Plan of Development for the proposed PUD simultaneously with the submission of a Concept Plan. The applicant shall comply with all provisions of this section applicable to submission of General Plan of Development. The Planning Commission and City Council shall consider such plans simultaneously and shall grant or deny a General Plan of Development in accordance with the provisions of Section 801.33.6 hereof. Should concept approval be granted for a PUD project, this approval in no way shall bind the City to subsequent approval of a General Plan of Development.

2.4 Non-residential PUD District Projects that include Residentially Zoned Properties. Section 801.33.4.A.6 of the Wayzata City Code provides that for non-residential PUD District projects that include residentially zoned properties, the normal



standards of either the C-1, C-2, C-3, C-4, C-4A, C-4B, INS, RD and BW zoning classifications shall apply to each project, excepting usage standards, unless the Council determines that another standard is (i) more appropriate, (ii) reasonable and consistent with the overall purpose and intent of the PUD ordinance, and (iii) will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.

- 2.5 Site Plan Review. Except in the case of individual single family uses and minor projects, additions or alterations as determined by the Zoning Administrator and all building and site plans as specified by Section 801.09 of this Ordinance shall be subject to review by the Planning Commission and approval by the City Council. City Code Section 801.22.3.
- 2.6 Shoreland Conditional Use Permit (CUP). Except for certain situations not applicable to the Project, Section 801.91.19 of the Zoning Ordinance requires landowners or developers developing land in the Shoreland District to first submit a conditional use permit application in accordance with Section 801.04 (CUPs) and a Shoreland Impact Plan in accordance with Section 801.91.19A. The purpose of the Shoreland Impact Plan shall be to eliminate and minimize as much as possible potential pollution, erosion and siltation. All conditional use permits for consideration under Section 801.91.19 are subject to the following stipulations:
1. The projects shall be analyzed to determine the impact of impervious surfaces, storm water runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible.
  2. Storm water treatment measures including, but not limited to, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsilts basins on storm water inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and the Minnehaha Creek Watershed District on projects where applicable.
  3. Projects shall be analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes. The vegetative planting plan shall contain trees, when fully mature, that will exceed the building height. The plan shall also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting of trees which are proposed to be removed.
  4. Projects shall be analyzed in terms of the appearance of the structure when viewed from the lake's surface. Building materials, and color shall be analyzed to determine which facade and roof

materials minimize the appearance and blend the structure into the shoreland and vegetation.

5. Building heights shall be analyzed to determine the impact on surrounding structures and views from the lake surface or other shores. Structures shall not be allowed to exceed a height beyond that is allowed by the base zoning district or cannot be screened by landscaping or other design measures.
6. Residential densities on a project basis shall not be allowed to exceed the maximum allowed density of the base zoning district for which the project is proposed. For higher density residential development and planned unit developments, the density shall not be allowed to exceed the density standards as specified in the R-5 District of the Zoning Ordinance.
7. Lot coverage on a project basis shall be restricted to the provisions for maximum impervious surface coverage as provided for in the Zoning Ordinance.
8. Overall residential densities in the shoreland area shall not exceed the surplus development capacity for residential density, as calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
9. Overall lot coverage in the shoreland area shall not exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
10. All projects shall be in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as may be amended and/or approved by the City Engineer.
11. All projects shall be in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
12. All projects shall be subject to the review of the Minnehaha Creek Watershed District.

The Shoreland Conditional Use Permits are regulated by Section 801.04.2.F which requires City Council to 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.

2.7 Floodplain Conditional Use Permit. Under Section 801.93, the placement of fill or structures in the Floodway is permitted in the Floodplain Districts as a conditional use. Conditional uses within the floodplain districts must meet the standards outlined in Section 801.04, in addition to any applicable standards in Section 801.93.

### **Section 3. FINDINGS**

The City Council of the City of Wayzata hereby confirms and memorializes that the Application meets the applicable requirements of Wayzata's Zoning Ordinance, and the Comprehensive Plan, based upon the following findings of fact made on the record (as well as all Application materials, staff reports, public comment presented at the hearing, and the Report and Recommendation of the Planning Commission):

### **PUD AND DEVIATIONS**

#### **3.1 Concurrent Concept and General PUD.**

- A. Purpose of PUDs. The PUD Concept and General Plan conforms with the overall intent and purpose of a PUD as outlined in Section 33 of the Zoning Ordinance.
- B. General Standards. The PUD Concept and General Plan, as presented, satisfies all of the fourteen (14) general standards listed in Section 801.233.2.A and in Section 2.1 of this Report.
  - 1. Application Complete. The Development Application contains all of the information and materials required by or requested pursuant to Section 801.33.5.C.

2. Ownership. All of the property to be included in the PUD is owned by Applicant.
  3. Comprehensive Plan. The proposed General Plan PUD conforms with the applicable goals in the Comprehensive Plan.
  4. Common Space. The PUD proposed in the PUD General Plan would provide sufficient common private or public open space and facilities.
  5. Landscaping. The PUD proposed in the PUD General Plan will be according to a detailed plan approved by the City Council.
  6. Health, Safety, and Welfare. The overall effect of the PUD proposed in the PUD General Plan would not have a negative effect to the welfare of residents of the community and the surrounding area.
- C. PUD Procedure. Applicant has met the procedural requirements for review of the PUD General and Concept Plan, and has submitted all materials in connection with the Application as required and/or requested.
- 3.2 Deviations. The City Council makes the following findings on the Deviations requested as part of the Application:
- A. Proposed Lakeshore Setback for Club House Addition – Fifty Three (53) ft
    - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
    - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
    - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
  - B. Club House Addition Setbacks – Five (5) ft Front Yard (north) and Five (5) ft Side Yard (west)
    - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
    - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.



- iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- C. Sailing School – Fifteen (15) ft Front Yard Setback (Arlington Circle)
  - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- D. Allowance for one (1) Handicapped Stall to be placed within Ten (10) ft parking lot setback on the Wayzata Community Sailing Center property, as described in the Application.
  - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- E. East Parking Lot Accessory Structure – Twenty (20) ft Front Yard Setback (Eastman Lane).
  - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- F. East Parking Lot Accessory Structure – Five (5) ft Rear Yard Setback

- i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- G. East Parking Lot Setback – Five (5) ft Rear Yard Setback.
  - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- H. Location of Parking – West Parking Lot - Parking Spaces shall be located fifteen (15) feet from the street surface of Eastman Lane, and no less than five (5) from the south property line abutting Lake Minnetonka.
  - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- I. Proximity for Non-Residential Uses – Allow parking on the East Parking Lot more than three hundred (300) ft from the main entrance of the principal use being served for the Wayzata Yacht Club Clubhouse property.
  - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.



- ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- J. Parking Area Construction – East Parking Lot: Crushed Granite as an allowed material, as depicted on the submitted plan set in the Application.
  - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- K. Parking Area Construction – West Parking Lot: Crushed Granite as an allowed material, as depicted on the submitted plan set in the Application.
  - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- L. Temporary Signage – Temporary Signage Allowance in Designated Locations.
  - i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.

- M. Directional Signage – Directional Signage Allowance in Designated Locations.
- i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- N. East Parking Lot – Accessory Structure of no more than Six Hundred Forty Square Feet (640 SF) Allowed Without a Principal Structure.
- i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- O. East Parking Lot – Storage of Trailers during Wayzata Yacht Club organized Regatta events for no longer than seventy two (72) hours after a Regatta event, and not more than fifteen (15) WYC/WCSC Trailer Storage within Front and Rear Yard, only in designated locations during the sailing season, as described in the Site Plan and WCSC/WYC Summer Trailer Storage Area Sketch in the Application (Attachment A).
- i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
  - ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
  - iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.
- P. West Parking Lot and Sailing School Property – Sailing School Boat Storage in the Front Yard, Side and Rear Yard of the 456 Arlington Circle



Property with proper screening from adjacent properties and the right of way, as depicted on the Site Plan, Landscape Plan, Make Ready Area (Dolly) Screening Sketch (Attachment A) and Year Round Storage in the western portion of the West Parking with proper screening from adjacent properties and right of way, as depicted on the Site Plan and Landscape Plan (Attachment A).

- i. The above standard proposed in the PUD General Plan is appropriate for the type of lake shore recreational, social and educational uses associated with the Project.
- ii. The above standard proposed in the PUD General Plan is reasonable and consistent with the overall purpose and intent of the PUD ordinance.
- iii. The above standard proposed in the PUD General Plan will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.

## **SITE PLAN**

### **3.3 Site Plan Review.**

- A. With the exception of the Deviations noted elsewhere in this Resolution, the Site Plan conforms with the applicable requirements of the Wayzata Zoning Ordinance. As a condition of approval, prior to the issuance of any building permits for the Property, the final Site Plan shall be reviewed and approved by Staff to ensure conformance with the approved PUD Plan.

## **SHORELAND CUP**

### **3.4 Shoreland Conditional Use Permit.**

- A. Granting the Shoreland CUP does not contravene any specific policies and provisions of the official City Comprehensive Plan.
- B. The Proposed Use conforms with present and future land uses in the area. The Applicant has applied for a Comprehensive Plan Amendment to regrade the property at 1200 Eastman Lane from Estate Single Family to Semi-Public/Private. If the Comprehensive Plan Amendment is approved, the Proposed Use would conform with the Semi-Public/Private guidance.
- C. Granting the Shoreland CUP will not affect performance standards contained in the Zoning Ordinance.
- D. Granting the Shoreland CUP will not have a negative effect on the area it is proposed.
- E. Granting the Shoreland CUP will not have a significant impact upon

property value in the area in the adjacent Residential and Commercial Districts.

- F. Granting the Shoreland CUP, in and of itself, will not generate traffic that would have a negative impact on the surrounding area. This finding is independent of any other requests that are a part of the Application, which may have an impact on traffic.
- G. Granting the Shoreland CUP will not have a negative impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.
- H. The Project complies with, and as a condition of approval, will continue to comply with, the stipulations of 801.91.19.C.

## **FLOODPLAIN CUP**

### **3.5 Floodplain Conditional Use Permit.**

- A. Granting the Floodplain CUP does not contravene any specific policies and provisions of the official City Comprehensive Plan.
- B. The Proposed Use conforms with present and future land uses in the area. The Applicant has applied for a Comprehensive Plan Amendment to reguide the property at 1200 Eastman Lane from Estate Single Family to Semi-Public/Private. If the Comprehensive Plan Amendment is approved, the Proposed Use would conform with the Semi-Public/Private guidance.
- C. Granting the Floodplain CUP will not affect performance standards contained in the Zoning Ordinance.
- D. Granting the Floodplain CUP will not have a negative effect on the area it is proposed.
- E. Granting the Floodplain CUP will not have a significant impact upon property value in the area in the adjacent Residential and Commercial Districts.
- F. Granting the Floodplain CUP, in and of itself, will not generate traffic that would have a negative impact on the surrounding area. This finding is independent of any other requests that are a part of the Application, which may have an impact on traffic.
- G. Granting the Floodplain CUP will not have a negative impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.



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

- 4.1 Based on the Findings in Section 3 of this Resolution, the request for approval of the Concurrent Concept and General Plan requested in the Application, and defined and described in Attachment A, is **APPROVED**, subject to all of the following conditions and other standards contained in the PUD General Plan (failure to comply with any one of these conditions and other standards contained in the PUD General Plan may result in the revocation of the approvals):
- A. A Project and Development Agreement, in a form acceptable to the City Attorney, is entered into between the Applicant and the City to address matters related to the Project, including, but not limited to:
    - 1. Project Performance and Development Timeline
    - 2. Stormwater Facilities Maintenance
    - 3. Conditions of approval and PUD standards outlined in this Resolution
  - B. The Applicant shall record the Development Agreement with the appropriate officials at Hennepin County.
  - C. The Applicant must enter into a stormwater maintenance agreement with the City that will cover design, installation, maintenance, and inspection of all stormwater management systems approved as part of this Application, which will be recorded against the Property.
  - D. That all expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred be fully reimbursed by the Applicant.
  - E. The Applicant must coordinate the implementation of the shoreland impact plan and the stormwater management techniques set forth in the Application with the Public Service Director, Utilities Superintendent and the City Engineer.
  - F. The Applicant must secure all necessary building permits and secure any other approvals required by City Code Section 801.91.19.C.
  - G. The Applicant must coordinate the implementation of the landscaping plan with the appropriate City Staff, including the City Forestry Department.
  - H. Upon installation of the rain gardens and other stormwater management systems, the Applicant must pay for an annual inspection of the systems by a qualified professional selected by the City or mutually agreed upon by the Applicant and the City in perpetuity as defined in the stormwater maintenance agreement defined in Section 4.1.C of this Resolution.

- I. Subject to the approved footprints of the structures, and the design standards contained in the Site Plan Sheet 3 and Sheet 4, and the standards contained in the Landscape Plan (Attachment A), approved as part of the PUD, the Applicant must submit applications for and receive approval of Project Design for any structure associated with the PUD Master Plan, under Section 9 of the Wayzata Zoning Ordinance, prior to submission of any building permit application. The materials utilized for the structures shall be of a high quality.
- J. The uses within the PUD District shall be limited as follows:
  1. A semi-public/private yacht club and a semi-public/private community sailing center.
  2. Accessory uses related to a semi-public/private yacht club and semi-public/private community sailing center operations, education, security, activities, and functions.
  3. Land uses that are related to semi-public/private yacht club and semi-public/private community sailing center uses, with the exception of commercial marina activities.
  4. Social functions involving members and their guests related to the operations of a semi-public/private yacht club and semi-public/private community sailing center.
  5. Limited rentals of sailboats owned and operated by the Wayzata Yacht Club to not more than two (2) promotional sailboat charters per year.
  6. Storage in designated, specified, and screened areas in the Plan Sets included in Attachment A and limited as follows:
    - a. Storage shall be limited to small Lake Minnetonka Conservation District (LMCD)-defined unrestricted water craft and related trailers.
    - b. The storage building as defined on the Master Plan in the Application.
    - c. Storage on the East Parking Lot shall be limited to only storage of trailers during Applicant-sponsored Regatta events for no longer than seventy two (72) hours after the Regatta event, with required screening from adjacent properties and the right of way as depicted on the Applicant's landscape plan in Attachment A. Storage of Wayzata Yacht Club and Wayzata Community Sailing Center trailers to the west of the proposed storage building on the East Parking Lot shall be limited to not more than fifteen (15) trailers, and during the sailing season (summer) only with required screening from adjacent properties and the right of way as depicted on the Applicant's landscape plan and WCSC/WYC Summer Trailer Storage Area Sketch



in Attachment A. The required screening shall be installed by the Applicant and approved by City Staff prior to the storage of any trailers on the East Parking Lot.

- d. Storage on 456 Arlington Circle Property shall be limited to storage for sailing boats owned and operated by the Wayzata Community Sailing Center for sailing school use within the front (north), side and rear yard of the 456 Arlington Circle Property. The Applicant shall endeavor to store as many sailing school boats within the proposed new sailing school structure as feasible. Front Yard storage of "make ready" Wayzata Community Sailing School owned boats shall be only for the sailing season (summer) with required screening from adjacent properties and the right of way as depicted on the Applicant's landscape plan and Make Ready Area (Dolly) Screening Sketch in Attachment A. The required screening shall be installed by the Applicant and approved by City Staff prior to the storage of any boats in the front yard of the 456 Arlington Circle Property.
- e. Sailing boats may be stored on a year-round basis in the western portion of West Parking lot, as depicted in the Site Plan included in Attachment A as "Existing Children Small Boat Storage", provided that they are owned and operated exclusively by the Wayzata Community Sailing Center, in addition to seventy two (72) hour storage of boats for launching and recover per City Code.

- 7. The following uses are expressly prohibited within the PUD:
  - a. Event center use, such as weddings, graduations, and similar activities, where space or facilities are leased out to non-members or non-affiliates with either organization for payment.
  - b. Charter boat cruises or related uses, as defined by the Lake Minnetonka Conservation District (LMCD).
  - c. The sale of off-sale liquor.
  - d. The sale or distribution of petroleum products.
  - e. Boat storage in the East Parking Lot.

K. The Applicant and all future property owners shall be limited to one hundred eighty six (186) slips and buoys total within the PUD District. The Applicant shall not apply for, and the Lake Minnetonka Conservation District (LMCD) shall not approve, any additional slips and buoys for the Applicant on the Property in excess of 186. Any approved slips and buoys in excess of 186 shall void the approvals granted in this Resolution.

L. The Applicant or future owner of the Property shall not place any slides north of the bridge spanning the lagoon between 456 Arlington Circle

(Wayzata Community Sailing Center) and 1000 Eastman Lane (West Parking Lot).

- M. Prior to the issuance of any building permits for the Property, the final Site Plan shall be subject to review and approval by Staff to ensure the Site Plan and its elements conform with the approved PUD Plan.
- N. The Applicant shall comply with the following comments from Staff:
  - i. Submittal of final drawings and plans signed by a Licensed Engineer or Surveyor.
  - ii. Conform with all requirements of the State Fire Code.
  - iii. Conform with all requirements of the Wayzata Tree Ordinance.
- O. The Applicant shall submit the necessary materials for Final Plan PUD approval for review by Staff as required under Section 801.33.7. The Applicant shall submit a Final Plan PUD Development Plan Set and other revised documents that contain the conditions of approval and approved deviations included in this Resolution for review and approval by Staff and the City Council as part of the required Development Agreement. Such revised Plan Set and the Development Agreement shall be the governing documents of this PUD.
- P. The WYC and WCSC shall be operated as non-motorized sail boat racing and sailing school organizations, respectively, in accordance with each organization's governing documents. The use and rental of slips and buoys shall be governed by the standards contained in Attachment B ("PUD Standard on Rental and Use of Boat Slips and Buoys for Powerboats").
- Q. The quiet hours for the Property shall be 10:00pm to 8:00am as described in the Operating Policies contained in Attachment A.
- R. The Applicant and any successors shall comply with all City and State liquor laws.
- S. The island (defined as "LMCD Site 3" on the Site Plan in Attachment A) may only be used by Wayzata Yacht Club and Wayzata Community Sailing Center members as it is currently being used, with storage limited to prams, optimists, or similar type boats for youth sailing activities on racks as currently being stored. Boat storage on the island shall only be permitted during the sailing season, and shall not be allowed during the winter or non-sailing season. No other type of boats shall be stored on the island other than the above permitted boats related to youth sailing activities.

- T. The length and width of slips within the PUD District shall not exceed the size authorized by the Lake Minnetonka Conservation District (LMCD) (presently the August 2009 approval). The Applicant may request approval from the LMCD for modifications in boat slip length and configuration under the following process:
- i. The Applicant shall inform the City in writing and the City Council at a regular City Council meeting of their intent to request a modification to existing slip length or configuration from the LMCD.
  - ii. The City Council shall review the request and provide their comments on the request, which shall be documented in a formal letter from the City.
  - iii. The Applicant shall include the City's comment letter as part of their application materials to the LMCD.
- U. The Revision to the Master Plan Narrative dated January 27, 2012 as submitted by the Applicant, attached as Attachment C replaces all earlier version of the Applicant's Master Plan Narrative, which are considered null and void. The approvals granted in this Resolution supersede anything to the contrary to the January 27, 2012 Master Plan Narrative.

4.2 Based on the Findings in Section 3 of this Resolution, the Deviations requested in the Application, and defined and described in Attachment A, are approved as follows, subject to the conditions and other PUD standards noted below (failure to comply with any one of these conditions and other standards may result in the revocation of the approvals):

- A. Proposed Lakeshore Setback for Club House Addition – Fifty Three (53) ft: **APPROVED**
- B. Club House Addition Setbacks – Five (5) ft Front Yard (north) and Five (5) ft Side Yard (west): **APPROVED**
- C. Sailing School – Fifteen (15) ft Front Yard Setback (Arlington Circle): **APPROVED**
- D. Allowance for one (1) Handicapped Stall to be placed within Ten (10) ft parking lot setback: **APPROVED**
- E. East Parking Lot Accessory Structure – Twenty (20) ft Front Yard Setback (Eastman Lane): **APPROVED**
- F. East Parking Lot Accessory Structure – Five (5) ft Rear Yard Setback: **APPROVED**
- G. East Parking Lot Setback – Five (5) ft Rear Yard Setback: **APPROVED**



- H. Amount of Compact Cars – Thirty Four Percent (34%) May Be Marked for Compact Cars Only: **DENIED**.
- I. Location of Parking – Allow Parking Spaces fifteen (15) feet from the street surface of Eastman Lane, and no less than five (5) from the south property line abutting Lake Minnetonka. : **APPROVED**
- J. Proximity for Non-Residential Uses – Allow parking on the East Parking Lot more than three hundred (300) ft from the main entrance of the principal use being served: **APPROVED**
- K. Parking Area Construction – East Parking Lot: Crushed Granite as an allowed material **APPROVED**, subject to the following condition:
  - i. The installation of the crushed granite and required parking lot striping shall be subject to the review, modification, and approval of the City Engineer.
- L. Parking Area Construction – West Parking Lot: Crushed Granite as an allowed material **APPROVED**, subject to the following condition:
  - i. The installation of the crushed granite and required parking lot striping shall be subject to the review, modification, and approval of the City Engineer.
- M. Temporary Signage – Temporary Signage Allowance in Designated Locations **APPROVED**, with the modification that temporary “No Parking” neighborhood signage is allowed to remain in place during the sailing season, and subject to the following condition:
  - i. The installation of temporary signage shall require sign permit approval by City Staff.
- N. Directional Signage – Directional Signage Allowance in Designated Locations **APPROVED**, subject to the following condition:
  - i. The installation of temporary signage shall require sign permit approval by City Staff.
- O. East Parking Lot – Accessory Structure Allowed Without a Principal Structure: **APPROVED**, subject to the following conditions:
  - i. The Applicant shall submit a subsequent application for formal design review of the proposed accessory structure for review and approval by the Planning Commission and City Council.
  - ii. The proposed accessory structure shall not block the view field of adjacent residential properties.

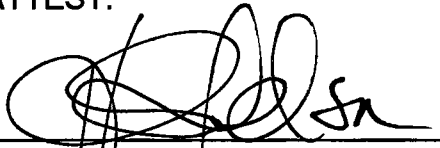
- iii. The proposed accessory structure shall not exceed six hundred forty square feet (640 SF) as described in the Application, and shall be of high quality materials.
- P. East Parking Lot – Storage of Trailers during Wayzata Yacht Club organized Regatta events for no longer than seventy two (72) hours after a Regatta event for Regatta related parking, and not more than fifteen (15) WYC/WCSC Trailer Storage within Front and Rear Yard only in designated locations during the sailing season, as described in the WCSC/WYC Summer Trailer Storage Area Sketch (Attachment A): **APPROVED**.
- Q. West Parking Lot and Sailing School Property – Sailing School Boat Storage in the Front, Side and Rear Yard of the 456 Arlington Circle Property with proper screening from adjacent properties and the right of way, as depicted on the Landscape Plan (included in Attachment A) and Year Round Storage in the western portion of the West Parking with proper screening from adjacent properties and right of way, as depicted on the Site Plan, Landscape Plan, Make Ready Area (Dolly) Screening Sketch (included in Attachment A): **APPROVED** subject to the following:
  - i. Storage on 456 Arlington Circle Property shall be limited to storage for sailing boats owned and operated by the Wayzata Community Sailing Center for sailing school use within the front (north), side and rear yard of the 456 Arlington Circle Property. The Applicant shall endeavor to store as many sailing school boats within the proposed new sailing school structure as feasible. Front Yard storage of “make ready” Wayzata Community Sailing School owned boats shall be only for the sailing season (summer) with required screening from adjacent properties and the right of way as depicted on the Applicant’s Landscape Plan and Make Ready Area (Dolly) Screening Sketch included in Attachment A. The required screening shall be installed the Applicant and approved by City Staff prior to the storage of any trailers on the 456 Arlington Circle Property.
- 4.3 Based on the Findings in Section 3 of this Resolution, the request for approval of the Site Plan requested in the Application, and defined and described in Attachment A, is **APPROVED**, subject to all of the conditions in Section 4.1 of this Resolution.
- 4.4 Based on the Findings in Section 3 of this Resolution, the request for approval of the Shoreland CUP requested in the Application, and defined and described in Attachment A, is **APPROVED**, subject to all of the conditions in Section 4.1 of this Resolution.

4.5 Based on the Findings in Section 3 of this Resolution, the Floodplain CUP requested in the Application, and defined and described in Attachment A, is **APPROVED**, subject to all of the conditions in Section 4.1 of this Resolution.

Adopted by the Wayzata City Council this 17th day of July, 2012.

  
\_\_\_\_\_  
Mayor Ken Willcox

ATTEST:

  
\_\_\_\_\_  
City Manager Heidi Nelson

**ACTION ON THIS RESOLUTION:**

Motion for adoption: Mullin

Seconded by: Amdal

Voted in favor of: Amdal, Bader, Mullin, Tanner, Willcox

Voted against: None

Abstained: None

Absent: None

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on July 17, 2012.

  
\_\_\_\_\_  
Becky Malone, Deputy City Clerk  
SEAL



Attachment A

WYC/WCSC Plan Sets

# Attachment A

## Noise polices:

1. The entire Wayzata Yacht Club and Wayzata Community Sailing Center are to be a quiet area between 10:00 P.M. and 8:00 A.M.
2. WYC and WCSC will enforce polices to reduce noise in the neighborhood.

## Parking polices: .

1. With City Public Works Director sign coordination, Wayzata Yacht Club, Wayzata Community Sailing Center shall discourage members, participants and quest parking on any of the following residential streets: Shady Lane, Lake Street east of Arlington Circle, Arlington Circle, Central Ave. and Wise Street;
2. WSCS will have joint parking with WYC;
3. No parking will be allowed on Arlington Circle;
4. WCSC student drop of will be as shown on the master plan and will not be allowed from Arlington Circle.

## Crane Use Policies:

1. Except in an emergency, the crane operation hours are dawn to dusk;
2. Crane boom shall be stored pointed directly north.

## Public Amenities:

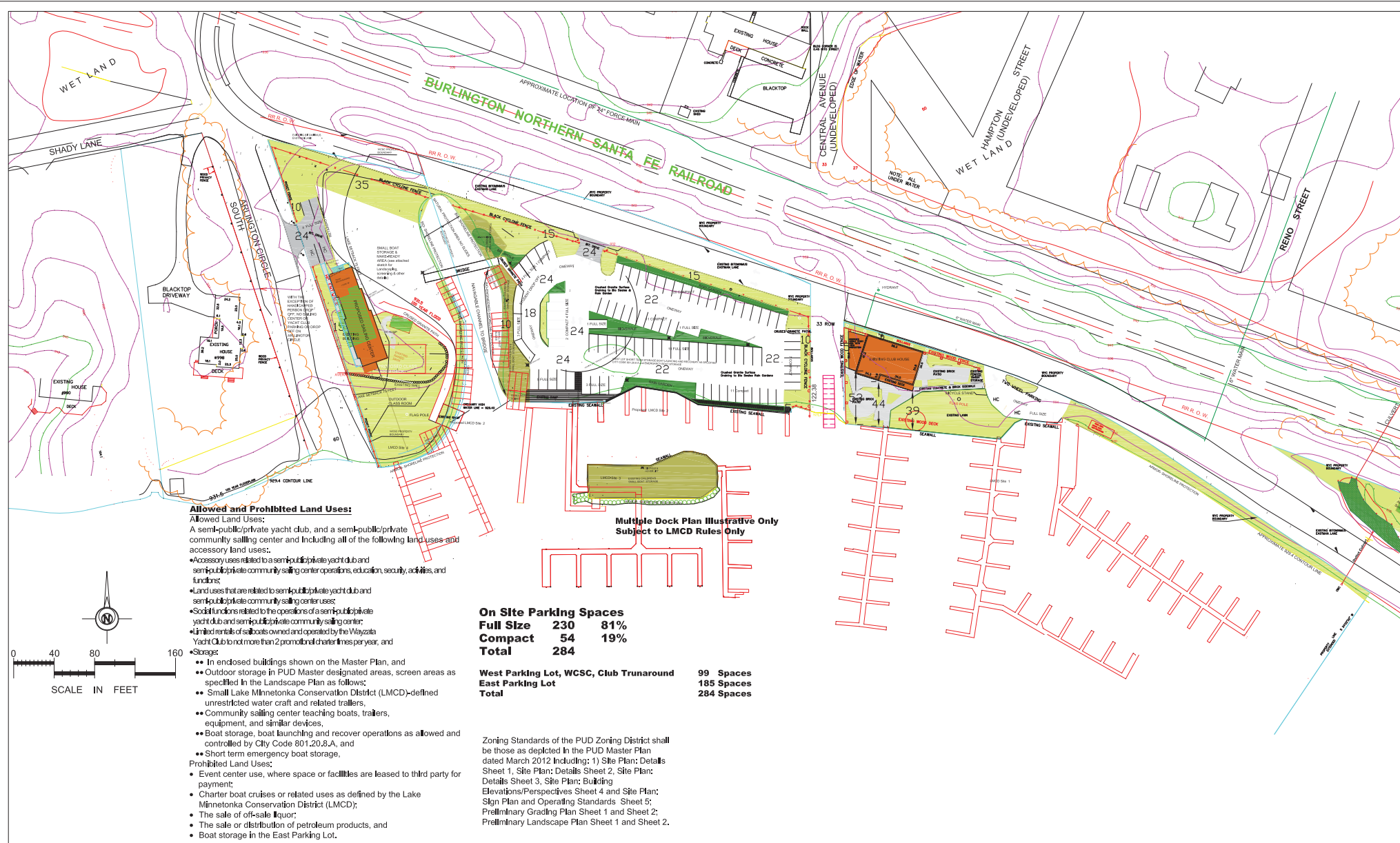
Public Amenities open to the public on a limited basis or providing benefit to the public shall be provided as defined by the LMCD rules and those amenities shown on the master plan such as bike stands.

## Storage:

Storage is limited to the areas shown on the master plan and shown in the maps provided in this narrative.

## **Master Plan: Site Plan:**

This section of the narrative along with the attached plans describes the PUD Master Plan elements.

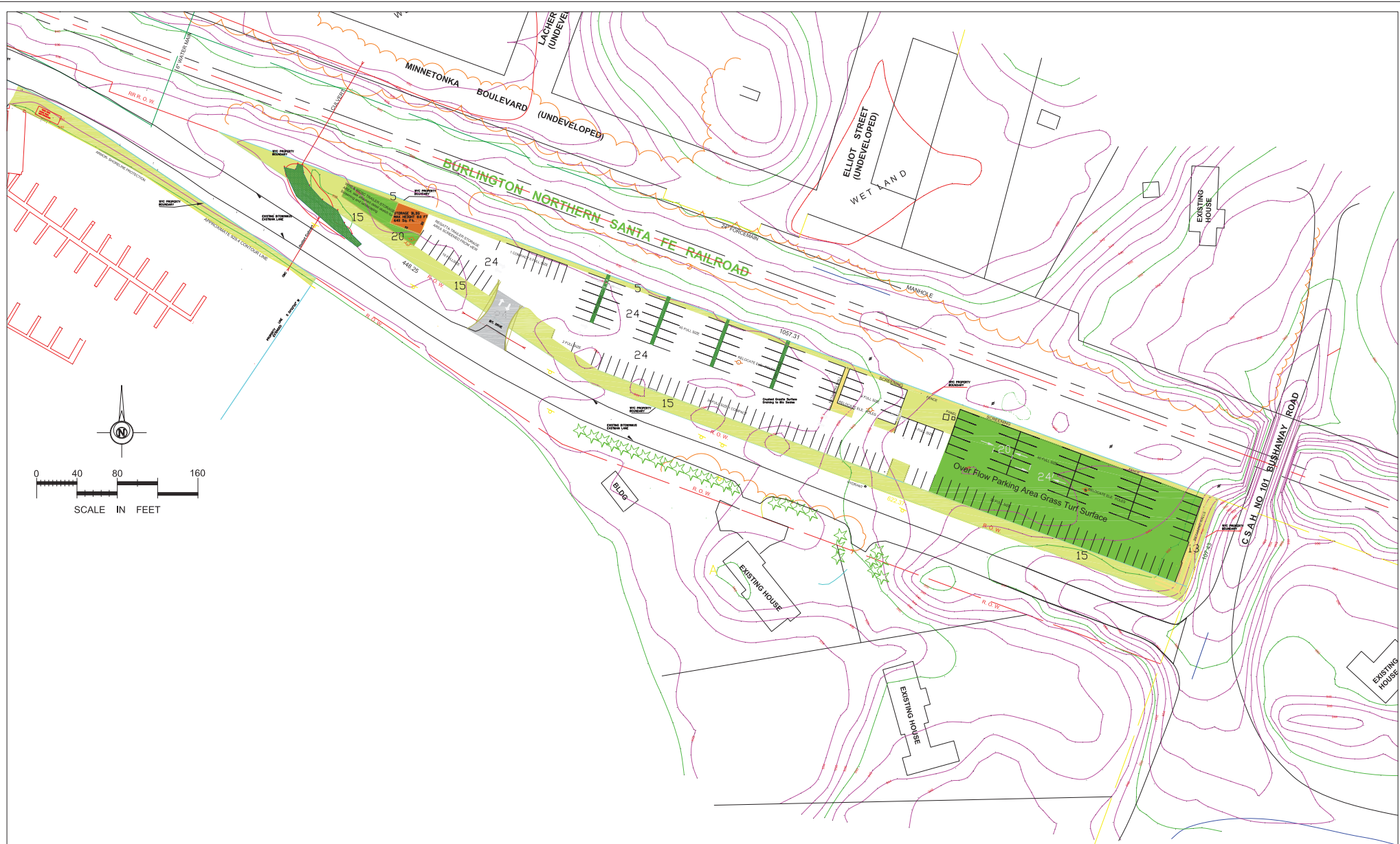


# WYC WCSC MASTER PLAN

**SITE PLAN: Details**  
**CHARRETTE JUNE 18-19, 2010**  
**with Planning Commission & City Council Changes**

Sheet 1  
 MPD  
 March, 2012





# WYC WCSC MASTER PLAN

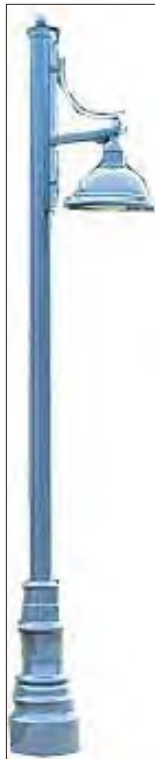
## SITE PLAN: Details

CHARRETTE JUNE 18-19, 2010  
with Planning Commission & City Council Changes

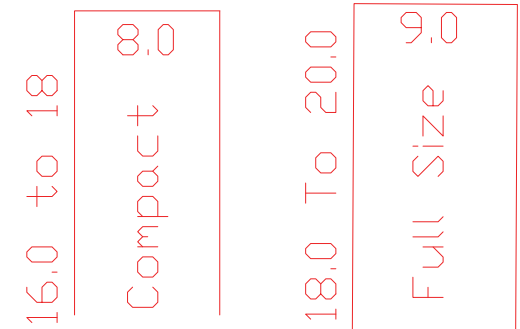
Sheet 2

MPD  
March, 2012

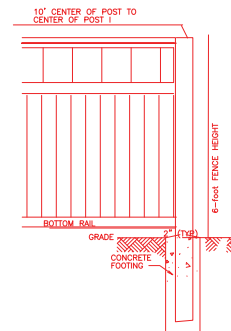
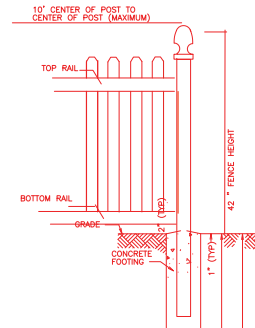
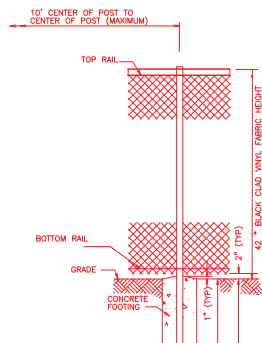
## TYPICAL DARK SKIES LIGHTING, NAUTICAL FLAG POLE and BICYCLE STAND



## TYPICAL STRIPED PARKING SPACE DETAIL



## TYPICAL FENCE DETAILS



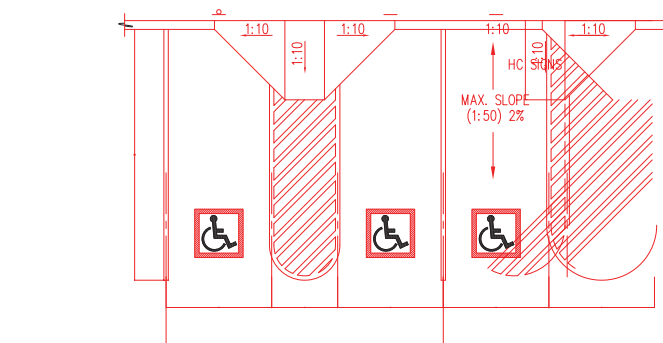
**Typical  
nonsaluable  
striped  
granite  
parking  
lot**



## TYPICAL BIO-SWALE

## EAST PARKING LOT CROSS SECTION BOARDWALK

# WYC WCSC MASTER PLAN



## TYPICAL HC PARKING SPACE DETAIL

## SITE PLAN: Details

CHARRETTE JUNE 18-19, 2010  
with Planning Commission & City Council Changes

Sheet 3

MPD  
MARCH 2012



**TYPICAL SAILING CENTER BUILDING**



**TYPICAL ONE STORY EAST PARKING LOT STORAGE BUILDING**



**TYPICAL BUILDING MATERIAL LIST:**

- Asphalt shingles to match Club House or similar;
- Lap 6 inch wood, wood shingles or similar to match Club House;
- Detail Material: Premium grade wood trim with mitered outside corners.
- Parapets: premium grade wood.
- Residential character custom windows with transparent glass;
- Window boxes or similar all elevations;
- Vines on wall with more than 100 square feet of uninterrupted surface;
- Block or poured concrete foundation flood proofed if not located 3 feet above OHWL and 2 feet above 931.1 feet.



**TYPICAL ONE STORY ADDITION TO CLUB HOUSE BUILDING**



**WYC WCSC MASTER PLAN**

**Site Plan: Building Elevations/Perspectives**

MPD, SAILING CENTER March, 2012

Sheet 4



## Typical Temporary Signs Displayed During Regattas or Similar Occasions in the Club House Area



### Zoning District General Operating Policies:

For the purposes of the zoning district, the following general operating policies are made part of this PUD Zoning District:

#### Noise policies:

1. The entire Wayzata Yacht Club and Wayzata Community Sailing Center are to be a quiet area between 10:00 P.M. and 8:00 A.M.
2. WYC and WCSC will enforce policies to reduce noise in the neighborhood.

#### Parking policies:

1. With City Public Works Director sign coordination, Wayzata Yacht Club, Wayzata Community Sailing Center shall discourage members, participants and guest parking on any of the following residential streets: Shady Lane, Lake Street east of Arlington Circle, Arlington Circle, Central Ave. and Wise Street;
2. WCSC will have joint parking with WYC;
3. No parking will be allowed on Arlington Circle;
4. Except for Handicapped drop off, WCSC student drop off will be as shown on the master plan and will not be allowed from Arlington Circle.

#### Crane Use Policies:

1. Except in an emergency, the crane operation hours are dawn to dusk;

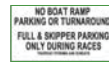
2. Crane boom shall be stored pointed directly north.

#### Public Amenities:

Public Amenities open to the public on a limited basis or providing benefit to the public shall be provided as defined by the LMCD rules

## Typical Directional Signs Used to Control Traffic, Parking, or Transmitt Club or Sailing Center Policy

### Typical West Parking Lot Directional and Policy Signs:



### Typical Sailing Center Directional and Policy Signs:



### Typical East Turn Around & Club House Entrance Area Directional and Policy Signs:



### Typical East Parking Lot Directional and Policy Signs:



## Typical Identification Ground or Monument Signs with in Character with Building:



Located in the "turn around island" east of the club House, Indirect illumination



Located at the entrance to each parking lot, on the bridge from the sailing center, and on the gate adjacent to the public boat launch

Sailing Center ID Sign similar to WYC

Location centered along Eastman Lane on Sailing Center Property

Standards of Section 27, Signs shall govern the size and placement of signs. Provided however that the following exceptions shall occur:

- Temporary Banners will be governed by the Section 27.05 N and this plan in designated areas only and shall not require City Council approval;
- Parking Lot Directional Signs shall be governed by this plan, provide however that such signs shall not be more than 2 square feet in area;
- Identification signs at the entrance to each parking area and other designated locations shall be no larger than 4 square feet in area each;
- One identification ground or monument sign for sailing center and one identification ground or monument sign for the yacht club shall be allowed in designated areas and shall not each be more than 9 square feet in area each;
- All other requirements of Section 27 as it applies to a low density residential zoning district shall apply,
- Final sign Plan subject to staff approval;
- WYC no parking neighborhood signs shall be placed on public residential streets during the sailing season

# WYC WCSC MASTER PLAN

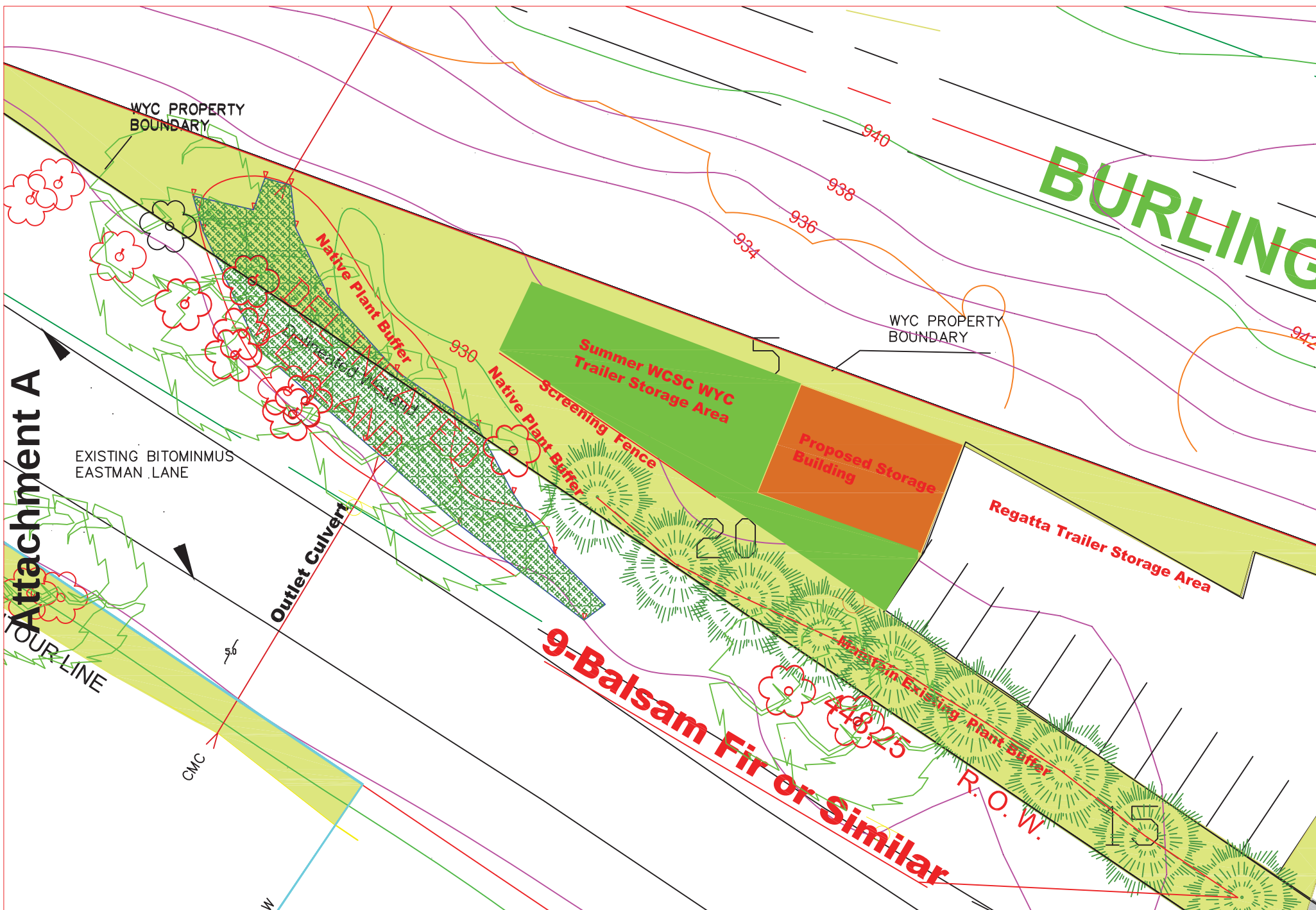
Site Plan: Sign Plan & Zoning District Operating Policies

MPD  
March 2012

Sheet 5

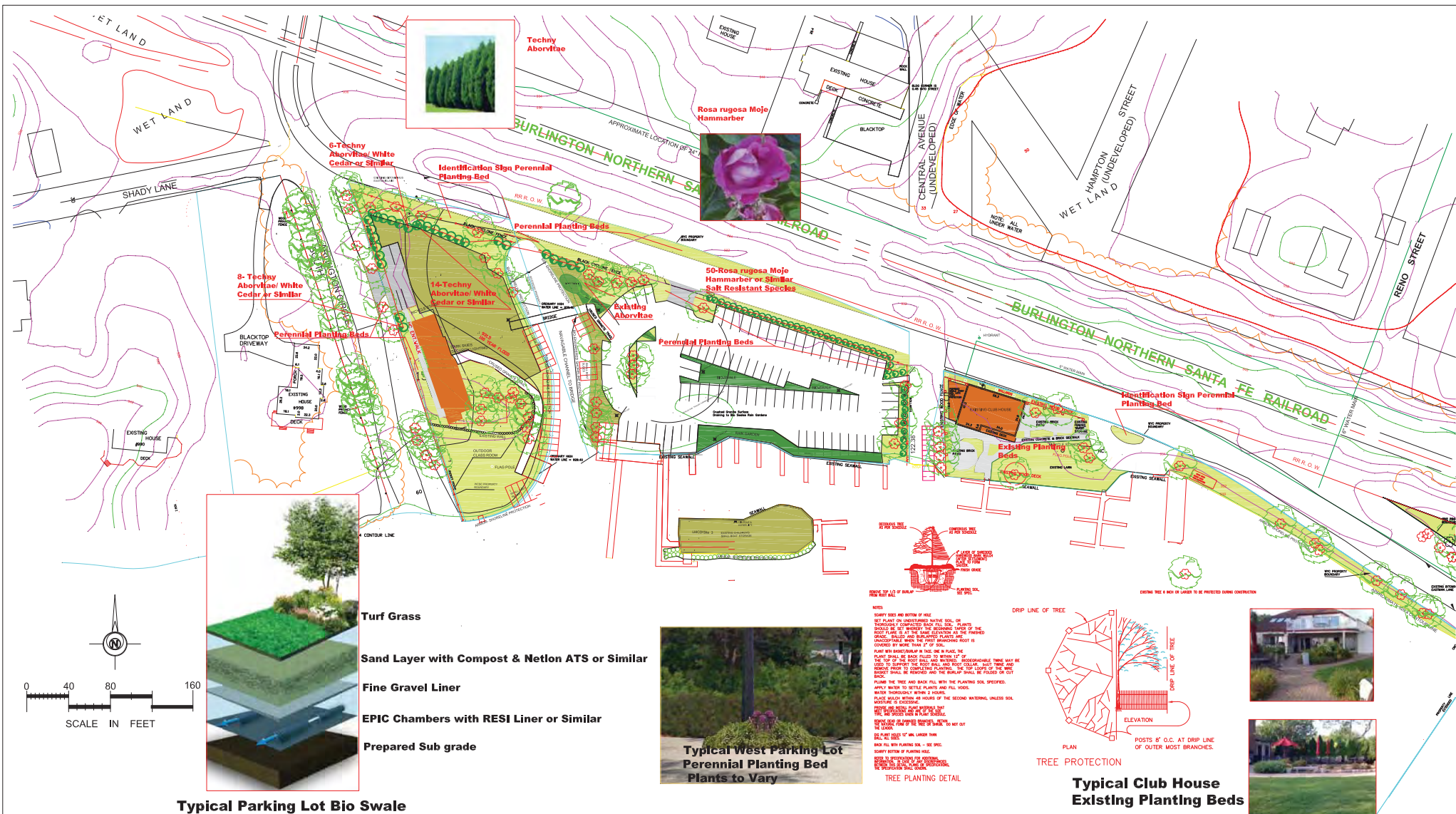


## MAKE READY AREA (DOLLY) AREA SCREENING SKETCH



## WCSC/ WYC Summer Trailer Storage Area Sketch



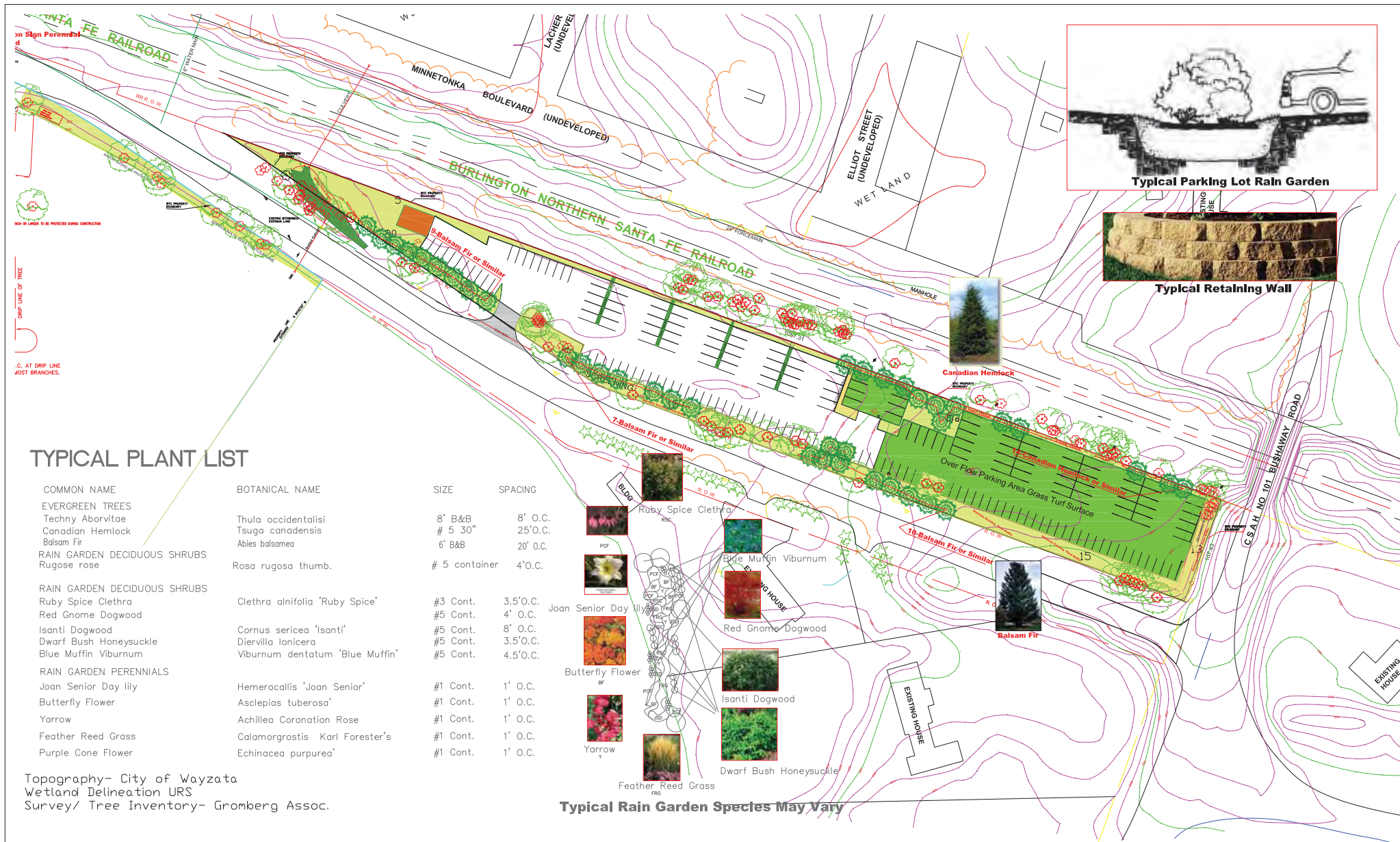


**Typical Parking Lot**  
Topography- City of Wayzata  
Wetland Delineation URS  
Survey/Tree Inventory- Gromberg Assoc.

# WYC WCSC MASTER PLAN

**Revised Preliminary Landscape Plan**  
Not for construction

MPD/SWB  
January 2012 SHEET 1



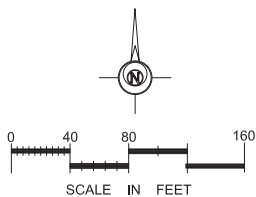
# WYC WCSC MASTER PLAN

Preliminary Landscape Plan  
Not for construction

MPD/SWB  
January 2012

SHEET 2





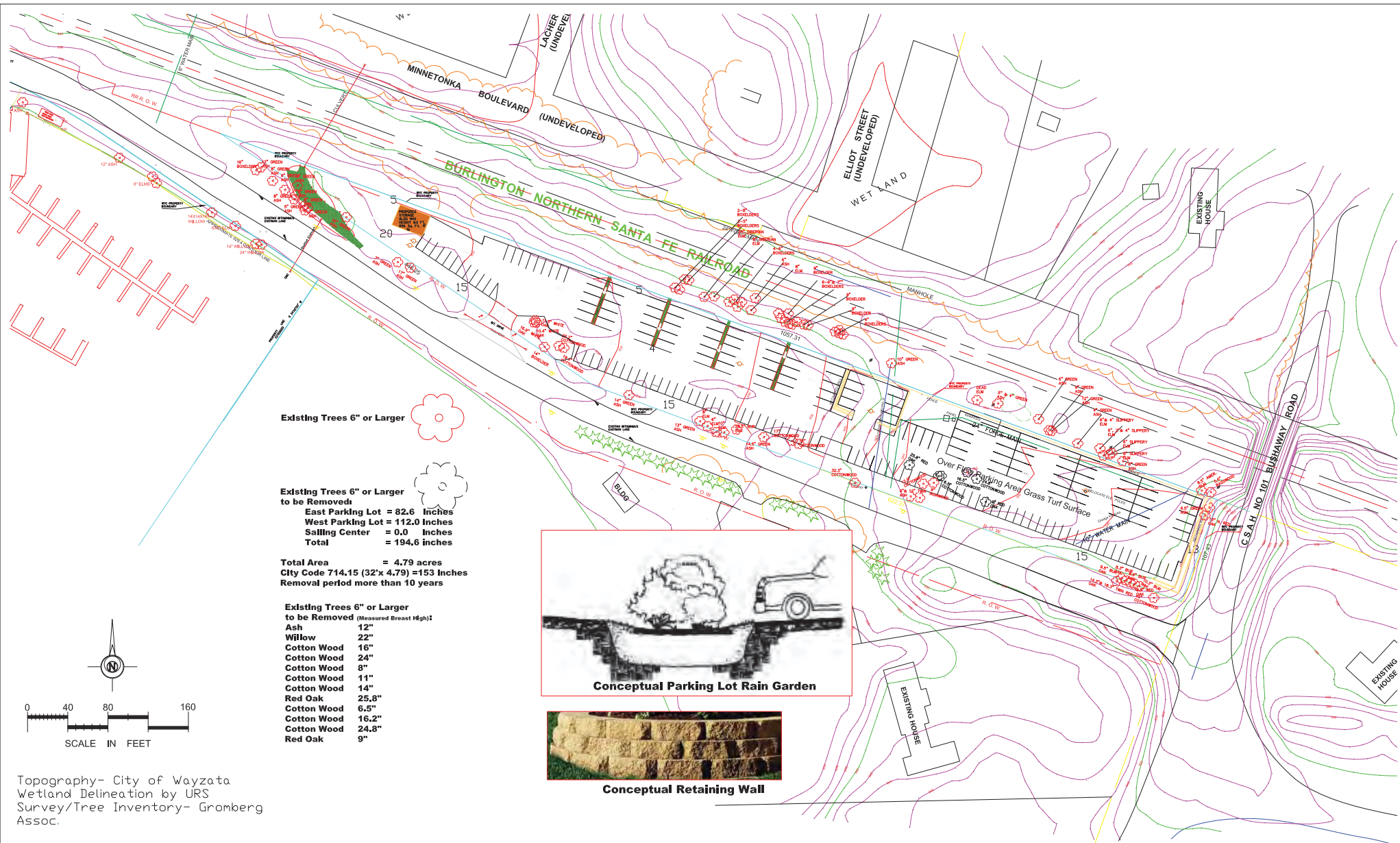
Topography- City of Wayzata  
Wetland Delineation by URS  
Survey/Tree Inventory-  
Gromberg Assoc.  
WPS- Westwood Professional  
Services

# WYC WCSC MASTER PLAN

**Revised Preliminary Grading Plan**  
Not for construction

MPD/WPS  
January, 2012 Sheet 1





# WYC WCSC MASTER PLAN

**Revised Preliminary Grading Plan**  
 Not for construction sheet

**MPD/WPS**  
**January, 2012** Sheet 2

## CITY OF WAYZATA

## Wayzata Community Sailing Center Development Agreement

THIS DEVELOPMENT AGREEMENT ("Agreement") made this 18<sup>th</sup> day of March, 2014, by and between the City of Wayzata, a Minnesota municipal corporation ("City"), and the Wayzata Sailing Foundation a/k/a Wayzata Community Sailing Center (the "Applicant"), regarding that property located at 456 Arlington Circle, Wayzata, Minnesota (the "Property") which together with property owned by the Wayzata Yacht Club, is part of a Planned Unit Development that has been approved by the City of Wayzata pursuant to Resolution No. 12-2012 adopted by the Wayzata City Council on the 17<sup>th</sup> day of July, 2012 (the "City Resolution"), attached as Exhibit B, and Ordinance No. 726 adopted by the Wayzata City Council on the 17<sup>th</sup> day of July, 2012 (the "Ordinance"), attached as Exhibit C, the City Resolution and the Ordinance being hereby incorporated herein by reference. In consideration of One Dollar (\$1.00) and other good and valuable consideration, including the foregoing and the terms set forth herein, the parties agree as follows:

1. Terms.

- A. The Property. The street address and property identification numbers for the Applicant's Property in the PUD are on the attached Exhibit A.
- B. The Project. The project to be constructed by Applicant involves making various improvements to the existing Wayzata Sailing Foundation properties (the "Project") as more fully described in the approved PUD plans.
- C. Planned Unit Development ("PUD") General Plan Approval Conditions and Other Standards. Subject to the terms and conditions set forth in the City Resolution which is attached hereto as Exhibit B, the City Council of the City of Wayzata has granted Applicant approval of the Planned Unit Development ("PUD") General Plan for the Project and continued use of the Property under the terms of the PUD. The terms of the PUD shall control site use and zoning standards found within the PUD.
- D. Planned Unit Development District ("PUD District") Rezoning Approval. Subject to the terms and conditions set forth in the City Ordinance which is attached hereto as Exhibit C, the City Council of the City of Wayzata has granted Applicant approval of a Zoning Amendment for the PUD.
- E. Operations. The Property and the PUD shall at all times be used, and be managed and operated, by Applicant in accordance with the specific terms and conditions of this Agreement and the City Resolution and City Ordinance, including policies on noise and parking applicable to the PUD. Applicant shall ensure that the Property is used and managed according to the requirements of this Agreement and all other applicable laws and regulations, including the

("MCES") sewer availability ("SAC") units and rates as determined by the MCES. The Applicant shall be responsible for any increase in the fees due at the time of paying the fees to the City and the MCES, and the fees may change to reflect the City and MCES rates in effect at the time the building permit is issued and the fee paid.

The number of SAC units in the Project shall be determined pursuant to regulations and procedures of the MCES applicable at the time such payments are due. Any SAC unit credits provided to the Applicant based upon prior payments related to the Property or otherwise by MCES, will also be credited in calculating the City and MCES SAC charges. The City will also credit Applicant for any prior payments by any previous owner of the Property or prior connection assessments or charges against the Property for water or sanitary sewer related to the Property.

5. **Maintenance Costs.** The Applicant shall be liable for the cost of maintaining the Project and any improvements not transferred to the City made within the PUD.
6. **Responsibility for Cost of Improvements.** The Applicant shall, at its cost, install, in accordance with the Plans and in accordance with all applicable City ordinances and standards, all the improvements set forth in the Plans. In addition, the Developer shall be responsible for all of the following, at its cost, to the extent it is related to the Project or the PUD: site grading, surveying and staking, as needed, the setting of lot and block monuments, as needed. The City shall not install or pay for any of the improvements associated with the Plans.
7. **Storm Water Best Management Practices (BMPs) Improvements and Maintenance.**
  - A. **Rain Gardens or Other Stormwater Devices.** The Applicant has proposed that storm water within the Project be handled through use of structures, techniques and innovative techniques defined by the Minnesota Pollution Control Agency Stormwater Manual as best management practices ("BMP(s)") that include: infiltration rain gardens, shoreline filtration, bio-swales or similar devices and techniques which are defined in the Minnesota Stormwater Manual, available at [http://stormwater.pca.state.mn.us/index.php/Main\\_Page](http://stormwater.pca.state.mn.us/index.php/Main_Page), as currently specified or as hereinafter amended. Such BMPs will be owned and maintained by the Applicant, and not transferred to the City.
  - B. **BMPs /Storm Water Maintenance.** The Applicant shall inspect and maintain, at its cost all BMPs, as agreed to in the Stormwater Maintenance Agreement in substantially the form attached hereto as Exhibit E. As scheduled and defined in the Stormwater Management Agreement, in a reasonable manner requested in writing by the City Engineer, the Applicant shall inspect such installed BMPs and provide the City with a written report on the inspection results based on the requirements of the Stormwater Management Agreement. If the Applicant fails to so inspect and report, or fails to maintain such BMP in accordance with the Stormwater Management Agreement and instruction from the City Engineer, within 30 days receipt of written notice from the City of such default, then the



§§ 6901 et seq. as now or hereafter amended or the Federal Water Pollution Control Act, 33 U.S.C. §§ 1251 et. seq.; the Minnesota Environmental Response and Liability Act (Minn. Stat. § 115B *et. seq.*) (“MERLA”), as now and hereafter amended, including, without limitation, any pollutant or contaminant as such terms are defined within MERLA, For purposes of this Agreement, the term “Environmental Law(s)” shall include, but is not limited to: any and all applicable federal, state or local directive, statute, law, rule, regulation, ordinance, or rule of common law in effect and any judicial or administrative decisions, including any judicial or administrative order, consent decree or judgment, relating to the control of any pollutant or hazardous material, the protection of the environment or the effect of the environment on human health, including, but not limited to, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Sections 9601 et seq.; the Resource Conservation and Recovery Act, as amended, U.S.C. Sections 6901 et seq.; the Federal Water Pollution Control Act, as amended, 33 U.S.C. Sections 1252 et seq.; the Toxic Substances Control Act, as amended, 15 U.S.C. Sections 2601 et seq.; the Clean Air Act, as amended, 42 U.S.C. 7401 et seq.; the Safe Drinking Water Act, as amended, 42 U.S.C. Sections 300f et seq.; the Hazardous Materials Transportation Act, as amended 49 U.S.C. Sections 1801 et seq.; the Atomic Energy Act, as amended, 42 U.S.C. Sections 2011 et seq.; the Federal Insecticide, Fungicide and Rodenticide Act, as amended, 7 U.S.C. Sections 136 et seq.; the Occupational Safety and Health Act, as amended, 20 U.S.C. Section 651 et seq.; the Emergency Planning and Community Right to Know Act, as amended, 42 U.S.C. Sections 11001 et seq.; the Minnesota Environmental Response and Liability Act (Minn. Stat. Section 115B.02 et seq.) (“MERLA”), as now and hereafter amended. If any Hazardous Substance in violation of any Environmental Law is discovered on the Property, such Hazardous Substances shall be removed, remediated or stabilized to the extent required by the Minnesota Pollution Control Agency and Applicant shall furnish the City with documented approval by such Agency of completion prior to the issuance of any certificate of occupancy for any parcels of the Property which previously contained Hazardous Substances in violation of any Environmental Law ( the “Affected Parcels”).

12. **Warranties, Representations and Other Assurances.** The Applicant represents to the City that no knowing misrepresentations have been or will be made, or materially inaccurate information was or will be provided to the City by Applicant during its review process. Except as provided in the Plans and by Council Resolution concerning marina configuration, the Applicant represents that no material changes in the layouts, structures, designs, materials, locations or forms of the Project on the Property shown on the Plans shall be made unless this Agreement is amended in writing by both parties. The City recognizes that the Applicant is a non-profit corporation under the laws of the State of Minnesota and that all representation of the Applicant shall be made to the best of the Applicant’s knowledge.
13. **Security.** The Applicant shall furnish the City with a letter of credit (“Letter of Credit”) or an payment and performance bond for 125 percent of estimated actual construction costs (the “Bond”), exclusive of City administration, oversight and inspection costs (due at the time of issuance of the City Permit) of all Property and utility improvements within

the required screening of the eastern edge of the Applicant's Property and the western edge of West PUD property line, within twelve (12) months following City Council approval of the PUD. Applicant shall use best reasonable efforts to comply with the Schedule listed in Exhibit F.

- B. The Applicant shall complete construction of the Project in phases, working on each Project element as listed on Exhibit F. The Applicant shall complete all phases and Project elements of the PUD no later than twenty (20) years after the date of the City Resolution, and shall complete construction of any Project element of the Project for which City Permit is issued no later than two (2) years after commencement of actual construction for that element.
- C. Applicant understands, in accordance with the City Council Resolution, that storage in the Plan's indicated areas cannot be allowed until the Plan's required screening is approved by the City Staff. Likewise, the City and the Applicant understand the Project can only be completed as the Applicant, a non-profit organization, obtains gifts, grants and contributions for the various elements of the Project and an exact schedule of improvements depends upon, among other things, receiving such gifts, grants and contributions.
- D. If the Applicant fails to reasonably satisfy one or more of the deadlines provided for in this Section, then unless otherwise extended by the City, such failure shall constitute an "Event of Default" hereunder.

**16. Responsibility for Costs.**

- A. Except as otherwise specified herein, the Applicant shall pay all costs incurred by it or the City in conjunction with the approval of the Project and ensuring compliance with the Plans, including but not limited to legal, planning, engineering and inspection fees and expenses incurred in connection with approval and acceptance of the development, the preparation of this Agreement and all costs, expenses, legal, engineering and planning fees incurred by the City in monitoring and inspecting the progress of the Project.
- B. The Applicant shall hold the City and its officers, employees and agents harmless from claims made by Applicant and third parties for damages sustained or costs directly incurred resulting from development of the Project, construction and operation, except for such damages or costs resulting from the gross negligence, intentional misconduct or intentional violation of this Agreement or applicable laws and ordinances by the City. Except as limited by the preceding sentence, the Applicant shall indemnify the City and its officers and employees for all reasonable costs, damages or expenses which the City may pay or incur in consequence of such claims, including reasonable attorney and other reasonable consulting fees.

reimburse the City for any reasonable and market value expense incurred by the City. This Agreement is a license for the City to act related to the Site Improvements, and it shall not be necessary for the City to seek a Court order for permission to enter the Property or to act in accordance with this Agreement. When the City does any work as allowed herein, the City may, in addition to its other remedies, assess the cost in whole or in part against the Property and the Property shall be deemed to have benefited from the work in the reasonable amount expended by the City to perform such work.

- ii. Withhold approval of any permit with respect to the Property, including building permits for the Property.
- iii. File a claim on the Bond benefitting the City to pay for the cure of the default.
- iv. Require the Applicant to discontinue work on the Property until such time as the Event of Default has been cured.
- v. Assess against the Property any reasonable costs provided for herein and incurred by the City due to the breach of this Agreement by Applicant and not theretofore reimbursed by the Applicant and the Property shall be deemed to have benefited in the amount and to the extent of such costs.

19. **Conformance with Laws.** The Applicant shall comply with the terms of this Agreement and all applicable local, state, and federal laws and regulations applicable to the development and Property.

20. **Miscellaneous.**

- A. The Applicant represents to the City that to the best of Applicant's knowledge, the Project complies with all county, metropolitan, state and federal laws and regulations, and that Applicant has no knowledge of any violations by the Project or Applicant of applicable City Subdivision Ordinances, City Zoning Ordinances, or any violation of LMCD regulations, permits and authorizations, and Environmental Laws. If the City determines that the Project does not comply with any of the foregoing, the City may, at its option, refuse to allow construction of the Project until the Applicant does comply. Upon the City's demand, the Applicant shall cease work until there is compliance.
- B. Only the Applicant, and any successor or assign who assumes the obligations of the Applicant hereunder according to the requirements of this Agreement and in a form acceptable to the City, shall have recourse against the City under this Agreement.



Applicant and its successors and assigns. Any owner of the Property shall be subject to all the restrictions and obligations contained herein to the extent that such restrictions and obligations have not been satisfied by the Certificate.

- G. Each right, power or remedy herein conferred upon either party is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to such party at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient to the party having such right, power and remedy and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.
  - H. This Agreement for the Project must be recorded in the appropriate Hennepin County land records at the expense of the Applicant and a copy of the recorded executed Agreement provided by the Applicant to the City. The City will cooperate with the Applicant in executing and delivering reasonable Subordination Agreements in favor of a mortgage or mortgages of the Property granted by the Applicant to Applicant's lenders.
21. **Effect of Development Approval.** Notwithstanding any provision of this Agreement to the contrary, to the full extent permitted by State laws, any further development or construction of new improvements and any additions or alterations to existing improvements not expressly approved under this Agreement will require additional approvals from the City, as required by City ordinances, and in full compliance with any amendments to the City's Comprehensive Plan or Zoning Ordinance requirements enacted after the date of this Agreement.
22. **Notices.** Required notices to the Applicant shall be in writing, and shall be either hand delivered to the Applicant, its employees or agents, or mailed to the Applicant by certified or registered mail at the following address (or such other address as Applicant later gives to the City in writing referencing this Agreement and this section):

Wayzata Community Sailing Center  
Attention: President  
426 Arlington Circle Wayzata, MN 55391

With a copy to;  
Halleland Habicht, P.A.  
33 South Sixth Street #3900  
Minneapolis, Minnesota 55402  
Attn: P. Quast

City of Wayzata, a Minnesota Municipal  
corporation

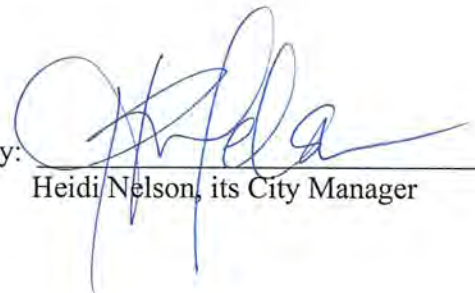
By:   
Kenneth Willcox, its Mayor

STATE OF MINNESOTA    )  
                                          ) ss  
COUNTY OF HENNEPIN    )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 2014,  
by Kenneth Willcox, Mayor of the City of Wayzata, a Minnesota municipal corporation, on  
behalf of the corporation.



  
Notary Public

By:   
Heidi Nelson, its City Manager

STATE OF MINNESOTA    )  
                                          ) ss  
COUNTY OF HENNEPIN    )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 2014, by  
Heidi Nelson, City Manager of the City of Wayzata, a Minnesota municipal corporation, on  
behalf of the corporation.



  
Notary Public

**EXHIBIT F**  
**PROJECT DEVELOPMENT SCHEDULE**

| <b>Project Element</b>                                  | <b>Dependent On or In Conjunction With</b>                                                                    | <b>Estimated Start Date of Project Element</b>                                                          |
|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Project Screening East Parking Lot and West Parking Lot |                                                                                                               | 2013-2014                                                                                               |
| New Sailing Center Building                             |                                                                                                               | 2015                                                                                                    |
| West Parking Lot                                        | New Sailing Center Building                                                                                   | Within 2 years of completion of the New Sailing Center Building                                         |
| East Parking Lot                                        | New Sailing Center Building and After Completion of Eastman Lane and Bushaway Road Improvements by the County | Within 5 years of the New Sailing Center Building and within 2 years of the completion of Bushaway Road |
| Addition to the Club House                              | New Sailing Center Building                                                                                   | Within 10 years of the completion of the New Sailing Center Building                                    |