



Wayzata Planning Commission Meeting Agenda

Monday, November 19, 2018
7:00 p.m.

Community Room
600 Rice Street East
Wayzata, Minnesota 55391

- 1. Call to Order & Roll Call**
- 2. Approval of Agenda**
- 3. Consent Agenda**
 - a. Approval of October 29, 2018 Meeting Minutes
 - b. Adoption of Report and Recommendation for Approval of Combined Preliminary and Final Plat Subdivision and Variance for Highcroft Court 2nd Addition at 450 and 460 Highcroft Rd
 - c. Adoption of Report and Recommendation for Approval of PUD Amendment, Project Design, and Setback Variance for Wayzata Community Sailing Center at 456 Arlington Cir S
- 4. Old Business Items**
 - a. None
- 5. Public Hearing Items**
 - a. Highcroft North – 153 Peavey La
Preliminary and Final Plat Subdivision
- 6. Other Items**
 - a. November 7th City Council Meeting Report – Commissioner Flannigan
 - b. Review of Development Activities
 - c. Next meeting is December 3, 2018
- 7. Adjournment**

NOTES:

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

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
OCTOBER 29, 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, Murray, Buchanan, Iverson, and Flannigan.
Absent: Commissioner Plantan. City Manager Jeff Dahl, City Planner consultant Breanne Rothstein of WSB & Associates, and Acting City Attorney Allison Lewis of Best & Flannigan LLP were also present.

AGENDA ITEM 2. Approval of Agenda

Chair Buchanan stated the application for South Hamton Village would be removed from the agenda at the request of the applicant. There being no other changes he asked for a motion to approve the agenda for the meeting as amended.

Commissioner Douglas made a motion, seconded by Commissioner Murray, to approve the October 29, 2018 agenda as amended. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

- a.) Approval of October 15, 2018 Regular Meeting Minutes
- b.) Approval of October 15, 2018 Workshop Meeting Minutes

Chair Buchanan read the items on the consent agenda and asked if any Commissioner wanted to pull any item for further discussion. Hearing no such request, he asked for a motion to approve.

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

AGENDA ITEM 4. Old Business Items:

- a.) None.

AGENDA ITEM 5. Public Hearing Items:

- ~~a.) South Hampton Village—320 Hampton St S~~
 - ~~i. Preliminary and Final Plat Subdivision, Variance~~

b.) Highcroft Court 2nd Addition – 450 and 460 Highcroft Rd

i. Preliminary and Final Plat Subdivision, Variance

Consultant City Planner and Senior Planner for WSB & Associates, Breanne Rothstein, stated 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. The R-1A zoning district establishes a minimum lot size of 80,000 square feet for each lot and the proposed lots would be 55,808 and 76,629 square feet in size, which requires a variance for substandard lot size. There will be no impact to existing trees as this is a lot line adjustment. A part of the Application, the applicant has also applied for the vacation of the drainage and utility easements as dedicated over, under and across Lots 1 and 2, Block 1 Highcroft Court. 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 would be reviewed by the City Council concurrently with the development application.

City Manager Dahl stated the property at 460 Highcroft currently meets the lot size requirement for the zoning district.

Commissioner Flannigan asked when the house on Lot 1 had been removed.

Mr. Dahl stated the previous property owner had removed the home several years ago.

Commissioner Douglas asked why the applicant was making both lots non-conforming rather than maintain one parcel as conforming.

Applicant's representative, George Stickney, 340 Peavey Road, stated only 11 lots in the Highcroft neighborhood meet the 80,000 square foot area. The intent of the proposed new subdivision is to make the price for both properties higher and provided the Richie's with more yard space. The new properties would be in character with the surrounding properties.

Commissioner Iverson stated the change would not impact the character of the neighborhood.

Chair Buchanan opened the public hearing at 7:15 p.m.

Ms. Cindy asked if the Commission would speak to the plan or vision for Wayzata as old houses are being taken down and lots are being subdivided. It appears homes are now taking up the whole lot. She also asked the Commission to speak to the height and aesthetics of houses being built, specifically on Central and LaSalle and how these affect the surrounding neighborhoods.

Chair Buchanan stated the public hearing is for the application being considered for the properties at 450 and 460 Highcroft Rd.

1
2 Commissioner Iverson stated the application that would impact Cindy's neighborhood had been
3 pulled from the agenda.
4

5 There being no additional members of the public wishing to speak, chair Buchanan closed the
6 public hearing at 7:19 p.m.
7

8 There being no further questions or discussion among the Commissioners, Chair Buchanan asked
9 for a motion on the Application.
10

11 Commissioner Iverson made a motion, seconded by Commission Douglas, to direct staff to prepare
12 a draft report and recommendation recommending approval of the preliminary and final plat
13 subdivision and lot size variance for 450 and 460 Highcroft Road. The motion carried
14 unanimously.
15

16 **c.) Wayzata Community Sailing Center – 456 Arlington Cir S**
17 **i. PUD Amendment, Design Review, Variance**
18

19 Consultant City Planner and Senior Planner for WSB & Associates, Breanne Rothstein, stated the
20 applicant, Wayzata Community Sailing Center, and the property owner, Wayzata Sailing
21 Foundation, have submitted a development application to redevelop the property at 456 Arlington
22 Cir S. The applicant is proposing to demolish the existing building, detached deck, and shed on
23 the property and construct a new building and associated facilities for the sailing center. The
24 development application requests approval of a PUD amendment, design review, and setback
25 variance. The PUD zoning district requires a minimum setback of 30 feet from the west property
26 line along Arlington Dr S. The proposed building would be set back 10 feet from the Arlington
27 Dr property line, which requires a variance. The project is subject to the City's general design
28 standards but is not located in any of the specific design districts. The property is unique because
29 the property is surrounded by single-family residential neighborhoods and is not in a commercial
30 area. The project does not meet several of the design standards and the proposal requires design
31 deviations for building width, exterior building materials, and front yard parking. The applicant
32 has submitted a tree preservation and landscape plan for the project. Two significant trees would
33 be removed from the property and three trees from the City's right-of-way for construction of the
34 building and access drives and parking along Arlington Drive.
35

36 Chair Buchanan asked why the front of the building was considered to be along Arlington.
37

38 City Manager Dahl stated Eastman is the front yard, and the variance is requested for the parking
39 to be along Eastman.
40

41 Ms. Rothstein stated the property is a corner lot and is being evaluated as having two front yards,
42 and this is why they are requesting a front yard setback along Arlington as well.
43

44 Commissioner Flannigan asked about the parking at the property.
45

1 Mr. Dahl stated the original PUD included approval for shared parking. The issue is there are a
2 lot of pick-ups and drop offs, and this can cause some congestion. The parking requirements are
3 being met. He stated the parking that would be in the City's right-of-way would be considered
4 public parking. The applicant would need to have approval from the City to make any of these
5 parking stalls as exclusive use for the facility but they are not requesting this.

6
7 Commissioner Flannigan asked if there would be significant impact to the property to the west.

8
9 Mr. Dahl stated the applicant is not planning to make improvements to the west side, and the road
10 would remain a gravel road. There are no increases in impervious surface.

11
12 Commissioner Iverson stated the building along Arlington is long and does not have any
13 architectural elements. She stated she would like to see some of the same wood elements from the
14 other side of the building continued along Arlington.

15
16 Applicant's representative, Jason Vanselow, HGA Architects, 420 N 5th St, Minneapolis, stated by
17 adding this type of element they would be encroaching even further into the setback than what
18 they are asking for. He explained the building was scaled back on this side of the building so that
19 it was not mistaken as the front of the building. They are trying to keep the community action
20 away from the neighborhood.

21
22 Commissioner Iverson stated she would like to see something added that would break up the
23 building so that it is not so industrial looking. She asked why they would be doing unisex
24 bathrooms.

25
26 Mr. Vanselow stated there had been some code implications on how many bathrooms would be
27 needed on the site, and they want to make the facility as accessible and universal as possible for
28 the public. He explained these are fully enclosed lockable rooms.

29
30 Applicant, Matt Thompson, Director at Wayzata Community Sailing Center, 456 Arlington Cir S,
31 explained they had held two open house events for the community and clients and received very
32 little feedback.

33
34 Commissioner Douglas asked if the deck would be installed if they were received the grant they
35 had applied for.

36
37 Mr. Vanselow stated this was correct.

38
39 Commissioner Iverson asked what the applicant meant by planted surfaces in their plans. She
40 stated since the original approval several of the planting in the front have died and not been
41 replaced or been maintained.

42
43 Mr. Vanselow stated planted surfaces would be a small buffer between the building and parking.

44
45 Mr. Thompson stated currently this is part of the fund raising campaign and moving forward it
46 would be included in the operational budget.

1
2 Chair Buchanan expressed concerns about the mass of the west side of the building.

3
4 Mr. Vanselow stated this could be changed and they could incorporate other materials such as the
5 cedar tongue and groove and hardy panel. They would also look at adding other landscaping
6 elements.

7
8 Chair Buchanan opened the public hearing at 7:47 p.m.

9
10 Resident, Mr. Paul Penningroth, 1030 Lake St E, asked if there were plans to use this facility
11 beyond a sailing center.

12
13 Mr. Thompson stated they have been working not to increase peak use, and that they would remain
14 a community organization and facility for other community organizations to use.

15
16 Mr. Penningroth asked if they could have something in writing that ensures the facility would not
17 be moving into the rental business for private events such as weddings. He would like to make
18 sure there are not excessive amounts of people that impact his property and that the noise
19 restrictions continue to be observed.

20
21 Mr. Dahl stated the existing PUD has designated quiet hours of 10 pm to 8 am.

22
23 Mr. Thompson stated the sailing organization does have a no alcohol policy, and this would deter
24 people from wanting to host events at the site. These types of events are typically held at the
25 Wayzata Yacht Club, which is located next door.

26
27 Mr. Jonathan McDonna, former Commodore Wayzata Yacht Club, stated there is currently quiet
28 hours and stipulations on what activities can occur on the property in the original PUD.

29
30 Mr. Thompson stated the capacity of the building is less than 100 people.

31
32 Mr. Penningroth stated he would like to see a condition added that alcohol cannot be permitted at
33 the facility.

34
35 Chair Buchanan stated this is a policy of the Sailing School.

36
37 Mr. Dahl stated this type of condition can be added, but is not recommended.

38
39 There being no other members of the public wishing to address the Commission on this
40 application, Chair Buchanan closed the public hearing at 7:56 pm.

41
42 Commissioner Flannigan stated the changes to the PUD and parking and setback variance requests
43 are reasonable, and he would like to see architectural elements added to the west side of the
44 building.

45

1 Commissioner Douglas stated she would support the design deviations requested for building
2 material.

3
4 Chair Buchanan stated he would also support the variance requests.

5
6 Commissioner Iverson stated the neighboring property appreciates the Sailing School as a
7 neighbor and appreciates the consideration they have taken in the building design.

8
9 There being no further questions or discussion among the Commissioners, Chair Buchanan asked
10 for a motion on the Application.

11
12 Commissioner Iverson made a motion, seconded by Commissioner Flannigan, to direct staff to
13 draft a Planning Report and Recommendation with appropriate findings recommending approval
14 of the PUD amendment, design review and design deviations, the setback variance along Arlington
15 Dr S and the variance for front yard parking along Arlington Dr S. The motion carried
16 unanimously.

17
18 Commissioner Iverson asked that the City Manager Dahl include information for the City Council
19 to consider including a condition of approval that there be no alcohol sold on the property.

20
21 City Manager stated staff could look at options to present to the Planning Commission at the next
22 meeting, and the Commission could amend the recommendation based on this information.

23
24
25 **AGENDA ITEM 6. Other Items:**

26
27 **a.) October 16th City Council Meeting Report – Commissioner Douglas**

28
29 Commissioner Douglas provided an update on the October 16 City Council regular meeting and
30 workshop meeting. During the workshop the Council reviewed the CIP funds. The regular
31 Council meeting included an update of the Lake Effect, the approval of the rezoning of 235 and
32 239 Lake St, a recommendation to make changes to the Fee In Lieu of Parking Policy (FILOP)
33 and bring those back for consideration. The City Council also approved adding delinquent utility
34 bills to property taxes assessments, the development and FILOP agreement for 326 and 332
35 Broadway Ave, an agreement with Civitas to explore alternative roadway alignments on the south
36 side of Lake St, and the grant agreement for the Wayzata Sailing School.

37
38 **b.) Review of Development Activities**

39
40 City Manager Dahl stated Broadway Place construction was set to begin, and the Hughes and Hoyt
41 developments would start digging the beginning of 2019.

42
43 **c.) Next Meeting is November 19, 2018**

44
45 Chair Buchanan stated the next Planning Commission meeting was scheduled for November 19,
46 2018.

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2
3 **AGENDA ITEM 7. Adjournment.**
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5 There being no further business on the agenda, Chair Buchannan asked for a motion to adjourn.
6

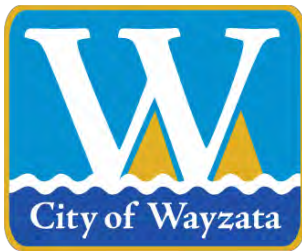
7 Commissioner Iverson made a motion, seconded by Commissioner Douglas, to adjourn the
8 Planning Commission meeting. The motion carried unanimously.
9

10 The Planning Commission meeting was adjourned at 8:12 p.m.
11

12 Respectfully submitted,

13 Tina Borg

14 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 19, 2018	AGENDA ITEM: 3b
TITLE: Adoption of Report and Recommendation for Approval of Combined Preliminary and Final Plat Subdivision and Variance for Highcroft Court 2 nd Addition at 450 and 460 Highcroft Rd	
PROJECT NAME: Highcroft Court 2 nd Addition	
ADDRESS: 450, 460 Highcroft Road	
PREPARED BY: PeggySue Imihy, Planning Consultant	
REVIEWED BY: Jeff Thomson, Director of Planning and Building	

BACKGROUND:

Application Overview

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.

Planning Commission Review

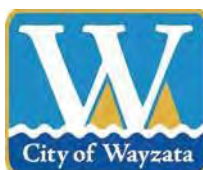
The Planning Commission reviewed the application and held a public hearing at its meeting on October 29, 2018. The Planning Commission voted five in favor and zero opposed to direct staff to prepare a draft report and recommendation for approval of the development application.

PLANNING COMMISSION ACTION:

City Staff has drafted the attached Planning Commission Report and Recommendation which recommends approval of Preliminary Plat, Final Plat and Variance.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

November 19, 2018

REPORT AND RECOMMENDATION OF APPROVAL OF COMBINED PRELIMINARY AND FINAL PLAT SUBDIVISION AND VARIANCE FOR HIGHCROFT COURT 2ND ADDITION AT 450 AND 460 HIGHCROFT ROAD

SUMMARY OF RECOMMENDATION

1. **Approval*** of Proposed Preliminary and Final Plat for property line adjustment between adjacent nonconforming lots
2. **Approval*** of Lot Area Variances for nonconforming lots

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

REPORT

Section 1. **BACKGROUND**

- 1.1 **Proposed Land Use.** Alfred and Marilyn Richie, the property owners (collectively, the “Applicant”) have submitted a development application (the “Application”) to adjust the property line between the two properties located at 450 and 460 Highcroft Road (the “Properties”) to more evenly distribute the land between the two Properties, which will result in an increase in the size of the 450 Highcroft Road lot where the Richies’ home is located (the “Subdivision”).
- 1.2 **Approvals Requested.** The Application requests the following:
 - A. **Preliminary and Final Plat.** Simultaneous review and approval of preliminary and final plats to adjust the lot line between the Properties as reflected on **Attachment A** hereto (the “Proposed Subdivision” and “Preliminary and Final Plats”).
 - B. **Lot Variances.** Variances for lot area and width of the lots in the Preliminary and Final Plats that do not meet the requirements of the R-1A zoning district (the “Lot Variances”, or collectively with the Setback Variance, the “Variances”).

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

Address	PID	Owner
450 Highcroft Road	01-117-23-42-0022	Alfred and Marilyn Richie
341 Ramsey Rd	12-117-23-13-0021	Alfred and Marilyn Richie

- 1.4 Land Use Designations. The Properties fall within the following land use districts:

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

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the Wayzata Sun Sailor on October 18, 2018. A copy of the notice was mailed to all property owners located with 350 feet of the Properties on October 12, 2017. The required public hearing was held at the October 29, 2017 Planning Commission meeting.

Section 2. STANDARDS

2.1 Subdivision / Preliminary and Final Plat.

- A. Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Part X, Chapters 1001 through 1009 of the City Code. The City may agree to review the preliminary and final plat simultaneously. Chapter 1003.03.A.
- B. In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 1005.02:
1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
 2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
 3. Building pads that result from subdivision or lot combination shall be

selected and located with respect to natural topography to minimize filing or grading.

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

2.2 Variances. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.01 are:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with the Zoning Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. The City Council shall not permit as a variance any use that is not allowed under the Zoning 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.
- F. 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.

Section 3. FINDINGS

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

3.1 Subdivision / Preliminary and Final Plat.

- A. City review of the Preliminary and Final Plat simultaneously is appropriate under City Code Sec. 1003.03.A.
- B. The Planning Commission finds that there would be no significant adverse effects of the proposed Preliminary and Final Plats based upon the following factors found in Section 1003.02.E:
 - 1. The Subdivision and Project is consistent with the Wayzata Comprehensive Plan, which guides the Properties to Estate Single

Family Residential.

2. No building pads will result from the Subdivision. The current home located on 450 Highcroft Road will not be relocated or modified.
3. No building pads are being proposed with respect to the property located at 460 Highcroft Road, which is currently vacant.
4. There are no existing stands of significant trees on the Properties impacted by the Subdivision.
5. The Subdivision does not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas, and would maintain the existing scale, pattern and character.
6. The design of the lots and the site layout responds to and is reflective of the surrounding lots and neighborhood character.
7. The lot sizes resulting from the Subdivision are similar to the existing nonconforming lots and not dissimilar from adjacent lots and lots found in the surrounding neighborhood.
8. No changes to the architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the building or the Properties are being proposed as part of the Subdivision. The Properties will remain similar to the characteristics and quality of existing residence and those in the surrounding neighborhood.
9. The Design Standards outlined in Section 9 of the Wayzata Zoning Ordinance do not apply to the Properties.
10. The Subdivision will not tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
11. The Subdivision will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

3.2 Lot Variances. The Lot Variances would not change the current Low Density Single Family Estate use of the Properties. The Lot Variances requested are in harmony with the general purposes and intent of the Ordinance and are consistent with the Comprehensive Plan.

- A. The Properties in their current configuration are of uneven lot area. The 450 Highcroft Road Property contains a single family residential home and is significantly smaller in size than 460 Highcroft Road, which is currently

vacant. Reconfiguring the Properties to a more even allocation of lot area will result in both Properties failing to meet the minimum lot requirements for the R-1 Zoning District.

- B. The Lot Variances requested are reasonable, due to circumstances driven by the existing lot layouts, and a desire to preserve and enhance the existing character of the Properties. If granted, the Lot Variances would not alter the essential character of the locality. Multiple other properties in the neighborhood are of comparable lot size/area to those being proposed, and similarly, do not meet the minimum lot requirements for the R-1 Zoning District.
- C. The practical difficulties necessitating the Lot Variances are not economic in nature. The existing layout of the Property and a desire to preserve the character of the Property, as well as addressing practical difficulties associated with the current lot line and improvements, are significant factors in the practical difficulty of meeting the ordinance requirements.
- D. The proposed uses for the Property are permitted within the R-1A/Low Density Single Family Estate.
- E. The Applicant has provided the reasons that the Lot Variances are justified under applicable criteria in order to make reasonable use of the land, structures and buildings on the 450 Highcroft Road Property.

3.3 Easement Vacation. The current drainage and utility easements dedicated over, under and across Lots 1 and 2, Highcroft Court, as shown on the current plat will be vacated (the "Easement Vacation") upon rededication of new drainage and utility easements following the newly formed property line, which will be approved concurrently with the approval of the plat.

Section 4. RECOMMENDATION

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

- A. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.
- B. New drainage and utility easements shall be dedicated along the newly formed property line on the new plat.

Voting For Approval Recommendation: Buchanan, Douglas, Flannigan, Iverson, Murray

Voting Against Approval Recommendation: None

Abstaining: None

Absent: Plantan

Attachment A

Preliminary and Final Plats

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 out of this survey. Any 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 by 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. 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

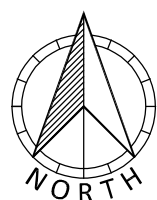
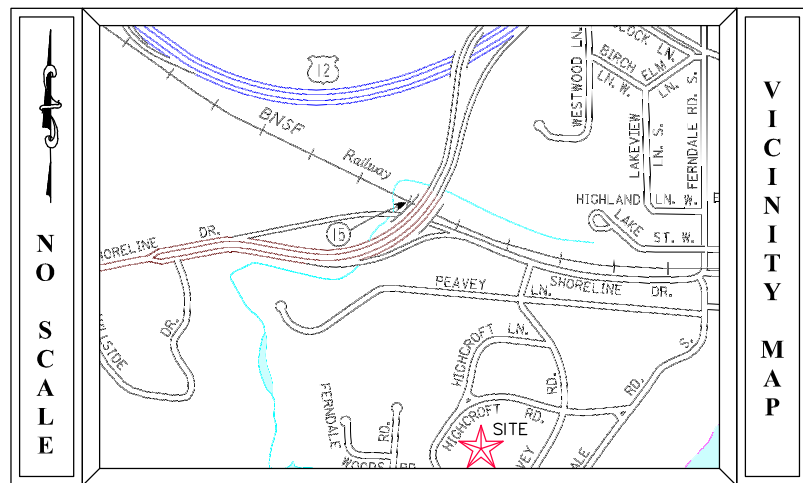
Attn: George Stickney
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201 East Lake Street
Wayzata, MN 55391
Tel: 952-476-3694
Email: gstickney@cbburnet.com

ENGINEER/LAND SURVEYOR

Sathre-Berguquist, 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

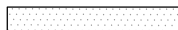
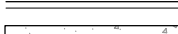
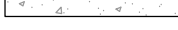
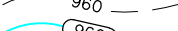
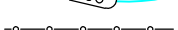
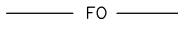
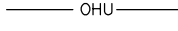
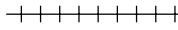
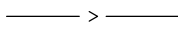
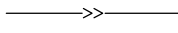
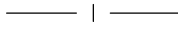
Parcel 1:	76,629 sq.ft./1.759 acres
Parcel 2:	55,808 sq.ft./1.281 acres



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



SURVEY LEGEND

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

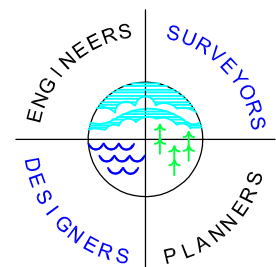
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

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

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 restriction 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

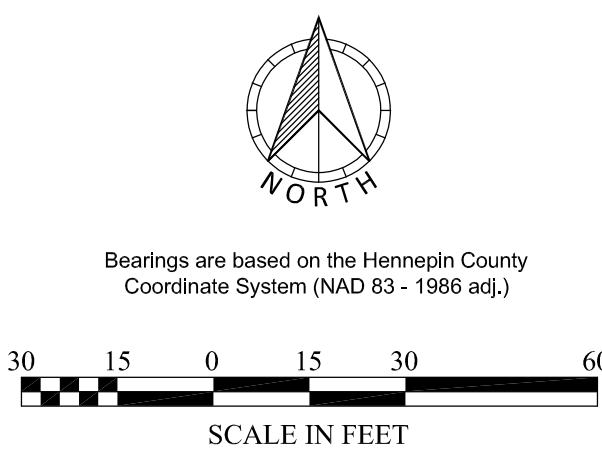
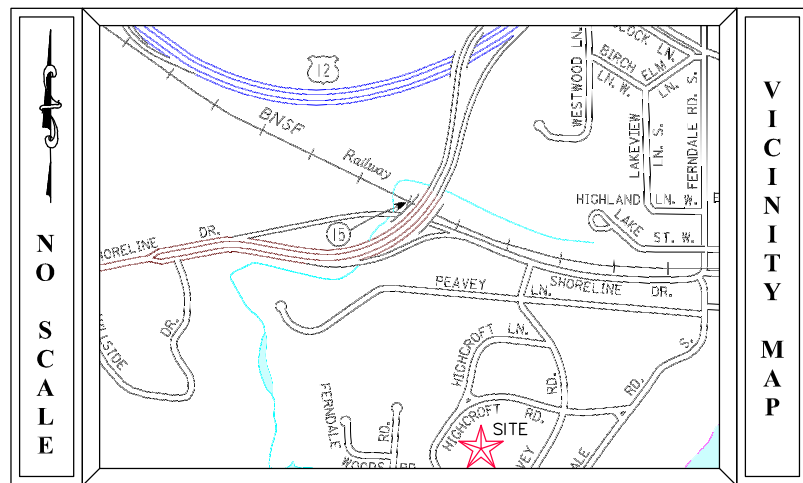
Attn: George Stickney
Coldwell Banker Burnet
201 East Lake Street
Wayzata, MN 55391
Tel: 952-476-3694
mail: gstickney@cbburnet.com

ENGINEER/LAND SURVEYOR

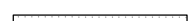
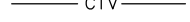
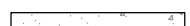
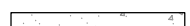
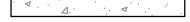
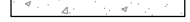
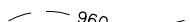
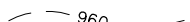
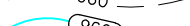
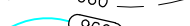
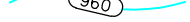
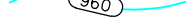
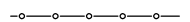
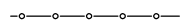
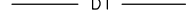
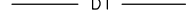
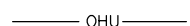
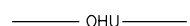
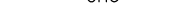
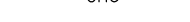
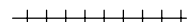
Sathre-Bergquist, Inc.
150 Broadway Ave. S.
Wayzata, MN 55391
Engineer: Dan Schmidt
Email: Schmidt@sathre.com
Land Surveyor: David Pemberton
Email: Pemberton@sathre.com
Tel: 952-476-6000

PROPOSED LOT INFORMATION

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



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 | TOP TOP OF FOUNDATION ELEV. |  | CONCRETE CURB |
| < GUY WIRE | LOE LOWEST OPENING ELEV. |  | CONCRETE |
| ● HYDRANT |  |  | CONTOUR EXISTING |
| ● SURVEY MONUMENT SET |  |  | CONTOUR PROPOSED |
| ● SURVEY MONUMENT FOUND |  |  | GUARD RAIL |
| △ SURVEY CONTROL POINT |  |  | DRAIN TILE |
| ⊙ LIGHT POLE |  |  | ELECTRIC UNDERGROUND |
| ⊙ POWER POLE |  |  | FENCE |
| ⊙ SANITARY MANHOLE |  |  | FIBER OPTIC UNDERGROUND |
| ⊙ SANITARY CLEANOUT |  |  | GAS |
| 972.5 PROPOSED GROUND ELEVATION |  |  | GAS UNDERGROUND |
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| ⊙ STORM DRAIN |  |  | RAILROAD TRACKS |
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| ⊙ WELL |  |  | UTILITY UNDERGROUND |
| |  |  | WATERMAIN |
| |  |  | TRAFFIC SIGNAL |

FIELD CREW	NO.	BY	DATE	REVISION
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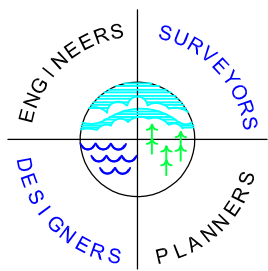
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 10th day of September, 2018

David B. Pemberton, PLS
pemberton@sathre.com

Minnesota License No. 40344



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. _____

In witness whereof said Alfred P. Richie and Marilyn A. Richie, husband and wife, have hereunto set their hands this _____ day of _____, 2018.

The instrument was acknowledged before me this _____ day of _____, 2018 by Alfred P. Richie and Marilyn A. Richie.

My Commission Expires: _____

Dated this _____ day of _____, 2018.

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

My Commission Expires: _____

CITY COUNCIL OF WAYZATA, 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.

By: _____, Deputy

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

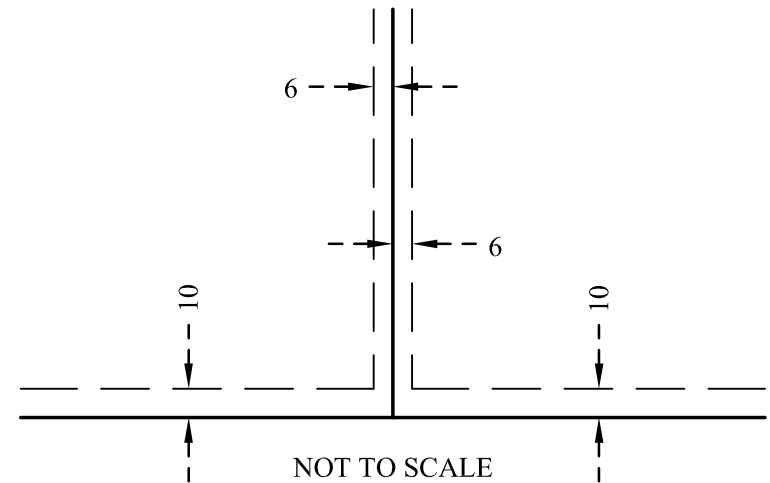
By: _____

I hereby certify that the within plat of HIGHCROFT COURT 2ND ADDITION was filed in this office this _____ day of _____ 2018, at _____ o'clock _____ M.

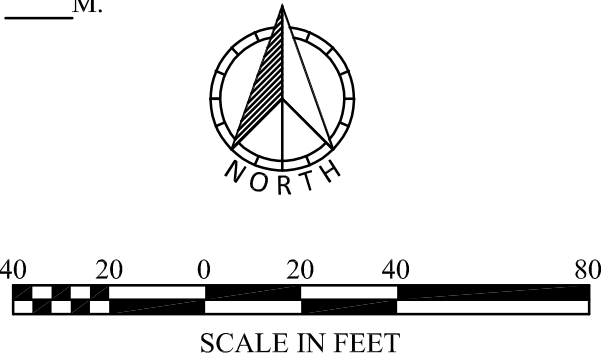
Martin McCormick, Registrar of Titles

By: _____, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

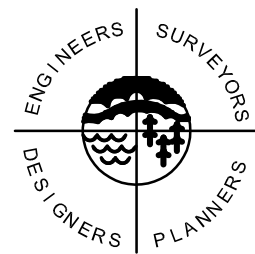
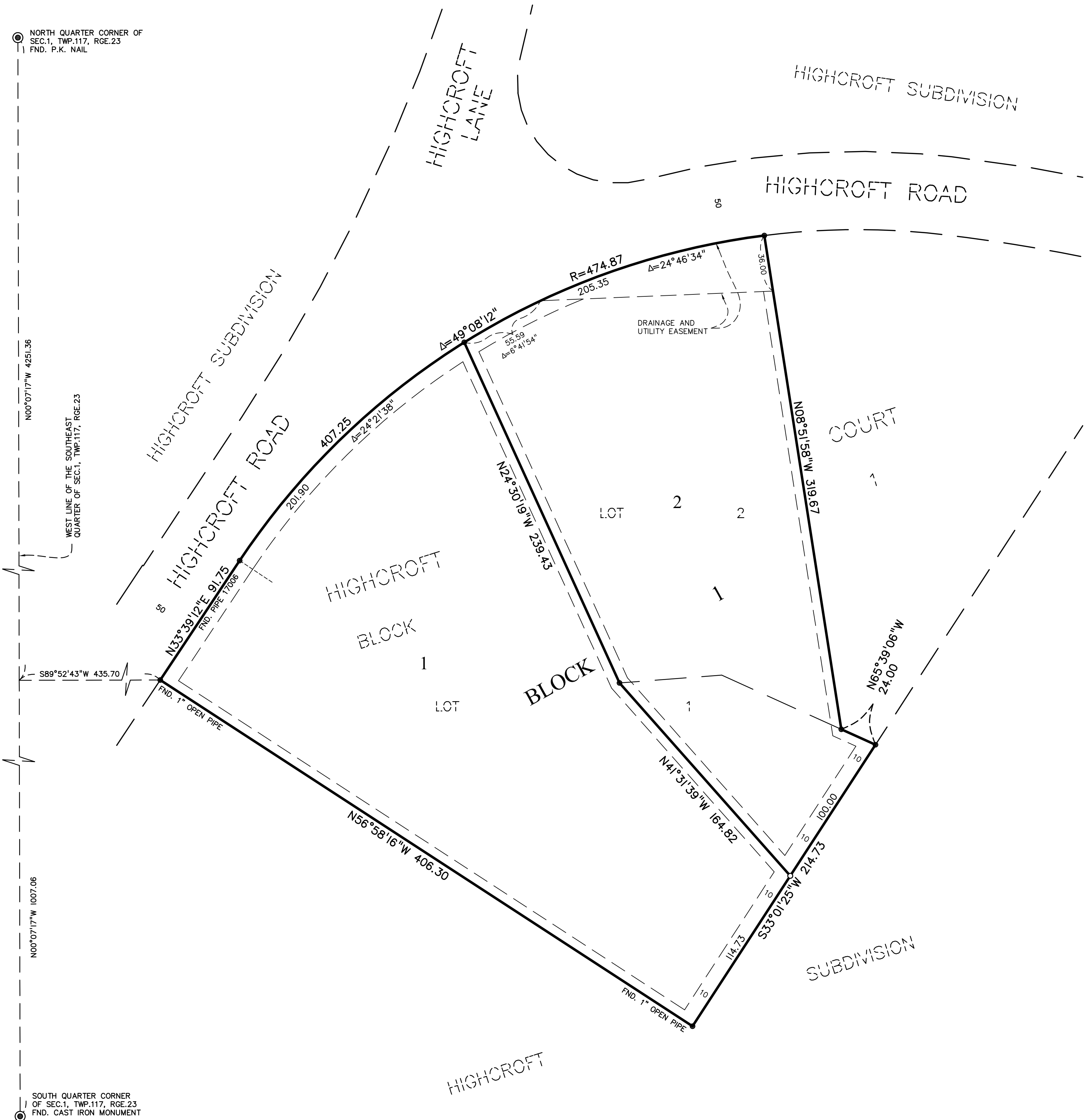


Being 6 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

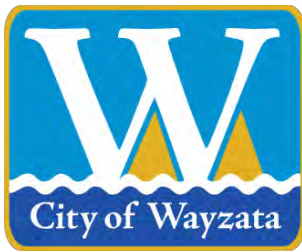


The basis for the bearing system is the west line of the Southeast Quarter of Section 01, Township 117, Range 23, which is assumed to bear North 00 degrees 07 minutes 17 seconds West

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344
- Denotes a 1/2 inch open pipe found unless otherwise denoted
- ⦿ Denotes Found Hennepin County Monument



SATHRE-BERGQUIST, INC.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 19, 2018	AGENDA ITEM: 3c
TITLE: Adoption of Report and Recommendation for Approval of PUD Amendment, Project Design, and Setback Variance for Wayzata Community Sailing Center at 456 Arlington Cir S	
PROJECT NAME: Wayzata Community Sailing Center	
ADDRESS: 456 Arlington Cir S	
PREPARED BY: Jeff Thomson, Director of Planning and Building	

BACKGROUND:

Application Overview

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.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on October 29, 2018. After discussing the application, the Planning Commission voted five (5) in favor and zero (0) opposed to direct staff to prepare a Report and Recommendation for approval of the development application.

PLANNING COMMISSION ACTION:

City Staff has drafted the attached Planning Commission Report and Recommendation with the findings and conditions discussed by the Planning Commission.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

November 19, 2018

REPORT AND RECOMMENDATION OF APPROVAL OF PUD AMENDMENT, PROJECT DESIGN, AND SETBACK VARIANCE FOR WAYZATA COMMUNITY SAILING CENTER AT 456 ARLINGTON CIR S

SUMMARY OF RECOMMENDATIONS

1. **Approval***of Amendment to PUD
2. **Approval***of Project Design
3. **Approval*** of Setback Variance

* with certain conditions listed at the end of this Report

REPORT

Section 1. BACKGROUND

- 1.1 Proposed Amendment to Previously Approved PUD. The applicant, Wayzata Community Sailing Center, and the property owner, Wayzata Sailing Foundation, (the "Applicant") have submitted a development application (the "Application") for certain land use approvals in connection with an amendment to an existing Planned Unit Development (the "Existing PUD") that includes the Applicant's property at 456 Arlington Cir S (the "Property"), as well as adjacent properties at 1000 Eastman Lane, 1100 Eastman Lane, 1200 Eastman Lane, and 1400 Eastman Lane that are owned and used by the Wayzata Yacht Club. The proposed redevelopment of the Property by the Applicant involves 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 for the sailing center (the "Project").
- 1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following:
 - A. PUD Amendment. An amendment to the concept and general plans for the Existing PUD to incorporate the current concept and general plans for the Property, as depicted in the plans attached to this Report as Attachment A (the "PUD Amendment").

- B. Project Design. The Design of the Project, including three deviations from the Design Standards that relate to building width, exterior building materials, and front yard parking (the “Deviations”), as depicted in the PUD Amendment and the Design Critique attached to this Report as Attachment B (the “Project Design”).
- C. Setback Variance. A Variance from the PUD zoning district minimum frontyard setback of 30 feet to allow the proposed building to be set back 10 feet from the Arlington Drive property line (the “Setback Variance”).
- 1.3 Property. The address, property identification number and owner of the parcel comprising the subject property (the “Property”) are:
- | | | |
|---------------------|-------------------|----------------------------|
| 456 Arlington Cir S | 06-117-22-44-0006 | Wayzata Sailing Foundation |
|---------------------|-------------------|----------------------------|
- 1.4 Land Use Designations. The Property falls within the following land use areas:
- | | |
|------------------------|---------------------|
| Zoning District: | PUD District |
| Comp Plan Designation: | Semi-Public/Private |
| Overlay Districts: | Shoreland |
- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Wayzata Sun Sailor* and mailed to all property owners located within 350 feet of the Property on October 18, 2018. The required public hearing was held at the October 29, 2018 Planning Commission meeting.

Section 2. STANDARDS

2.1 PUD Amendment.

- A. Process. Section 933.09 of the Zoning Ordinance provides that the same review procedure is followed by the Planning Commission and City Council for an amendment of a PUD as is followed for a new PUD.
- B. Intent and Purpose of PUDs. Section 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:
1. 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.

2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
3. More convenience in location and design of development and service facilities.
4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
7. 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.)
8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

C. General Standards. Section 933.2.A of the Zoning Ordinance sets forth the general standards for review of any PUD application. These are:

1. Health Safety and Welfare; Intent and Purpose of PUDs. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.

2. Ownership. Applicant/s must own all of the property to be included in the PUD.
3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
5. Common Open 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.
6. 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 933.2.A.6.c are met.
7. 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.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 933.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 933.2.A.10.

11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. 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.
13. 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.
14. 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.

2.2 Design Standards.

- A. All new nonresidential building construction in the City must comply with the Design Standards found in Chapter 909 of the Zoning Ordinance. The Project does not fall within any of the specific design districts, and the relevant design standards applicable to the Project are outlined in the attached "Design Critique" ("Attachment B").
- B. Deviations from the Design Standards may be permitted under Sec. 909.29 (with the exception of Section 909.10 of the Design Standards) if City Council (after considering the Planning Commission's recommendation) makes a finding 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.

2.3 Front Yard Setback and Variance. 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 condition use permit, or the previous zoning district, if a PUD District. Section 933.02.A.13. The minimum front yard setback for the proposed principal structure based on the previous R-2A Zoning District is 30 feet. Section 953.06 Subd. B.1.a. Section 905.1.C provides the criteria for reviewing variances from the standards of the Zoning Ordinance. The variance review criteria are as follows:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and

- (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
 - 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.

Section 3. FINDINGS

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

3.1 PUD Amendment.

- A. Health Safety and Welfare; Intent and Purpose of PUDs. The PUD Amendment (resulting in the "Amended PUD") conforms with the overall intent and purpose of a PUD as outlined in Chapter 933 of the Zoning Ordinance.
- B. Intent and Purpose of PUDs. The Amended PUD would continue to encourage the following, as noted in the findings for approval of the Existing PUD:
 - 1. The conservation and more efficient use of land in the PUD.
 - 2. The preservation and enhancement of desirable site characteristics.

3. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 4. An efficient use of land resulting in smaller networks of walkways thereby lower development costs and public investments.
- C. General Standards. The Amended PUD would not materially impact any of the fourteen (14) general standards listed in Section 933.2.A and in Section 2.1 of this Report, which would continue to be met as with the Existing PUD. The PUD Amendment will mainly allow for an updated building design and parking along Arlington Drive. The PUD Amendment would not include any other significant changes (except as noted in the Report and associated requests in the Application) to the previously approved and Existing PUD, including the Wayzata Yacht Club property, and the general size, footprint, and height of the Applicant's building.
- 3.2 Project Design. The Project meets the applicable provisions of the Design Standards except for the Deviations. Any negative impacts of the Deviations are 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, as noted in the record.
 2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards, as noted in the record.
 3. The positive effect of the Project on the area in which the Project is proposed.
- 3.3 Setback Variance. The Setback Variance requested in the Application does not change the current use or the general footprint of the previously approved structure. The Setback Variance requested is in harmony with the general purposes and intent of the Ordinance and are consistent with the Comprehensive Plan.
- A. The Setback Variance is to address the practical difficulty with the Property in terms of its size, shape and proximity to the water and roadways, and will not alter the essential character of the locality.
 - B. The Setback Variance requested is reasonable, due to circumstances driven by the uses associated with the proposed structure and the lot size. If granted, the Setback Variance would not alter the essential character of the locality in that the general footprint and size of the principal structure would not change from that previously approved, no significant trees would be lost, and the other approved setbacks will remain similar.

- C. The practical difficulties necessitating the Setback Variance are not economic in nature. The existing lot size, location, and dimensions of the Property are significant factors in the practical difficulty of meeting the Ordinance requirements.
- D. The proposed use for the Property would not change and is permitted within the PUD District.
- E. The conditions for granting approval of the Setback Variance are listed below in Section 4 of this Resolution.
- F. The Applicant has provided the reasons that the Setback Variance is justified under the criteria of the Zoning Ordinance in order to make reasonable use of the land, structures and buildings on the Property.

Section 4. RECOMMENDATION

Based on the Findings of this Report, the Planning Commission recommends the following:

- 4.1 PUD Amendment. The PUD Amendment, Project Design and Setback Variance should be **APPROVED**, subject to the following conditions:
 - A. The Applicant continues to comply with all of the conditions of approval set forth in City Council Resolutions 12-2012 which approved its original application for the Existing PUD. In addition, the Applicant must agree to an amendment to the existing development agreement for the Property and PUD, ("Development Agreement Amendment") binding it and all future owners of the Property, in form and content acceptable to City Staff and the City Attorney, setting forth the approvals granted herein and all applicable conditions.
 - B. All expenses of the City of Wayzata related to the review of the Application, including consultant, expert, legal, and planning fees incurred, be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 19th day of November 2018.

Voting For Approval Recommendation: Buchanan, Douglas, Flannigan, Iverson, Murray

Voting Against Approval Recommendation: None

Abstaining: None

Absent: Plantan

Attachments A
PUD Amendment



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

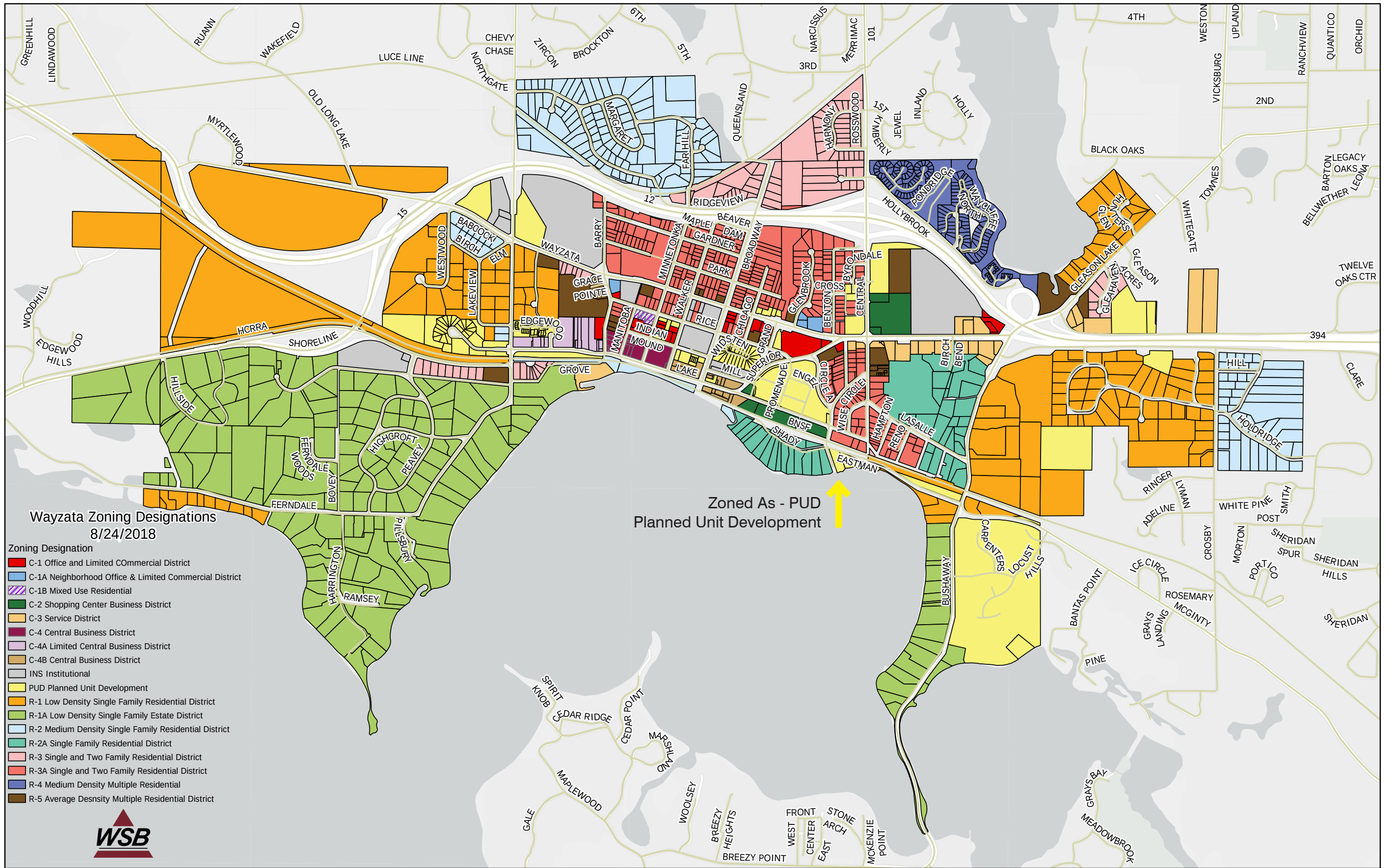
The mission of the Wayzata Community Sailing Center is to increase access to the lake and the environment through sailing education while offering programs for all ages and abilities including adaptive and outreach oriented experiences. They offer programs throughout the year that focus on sailing and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

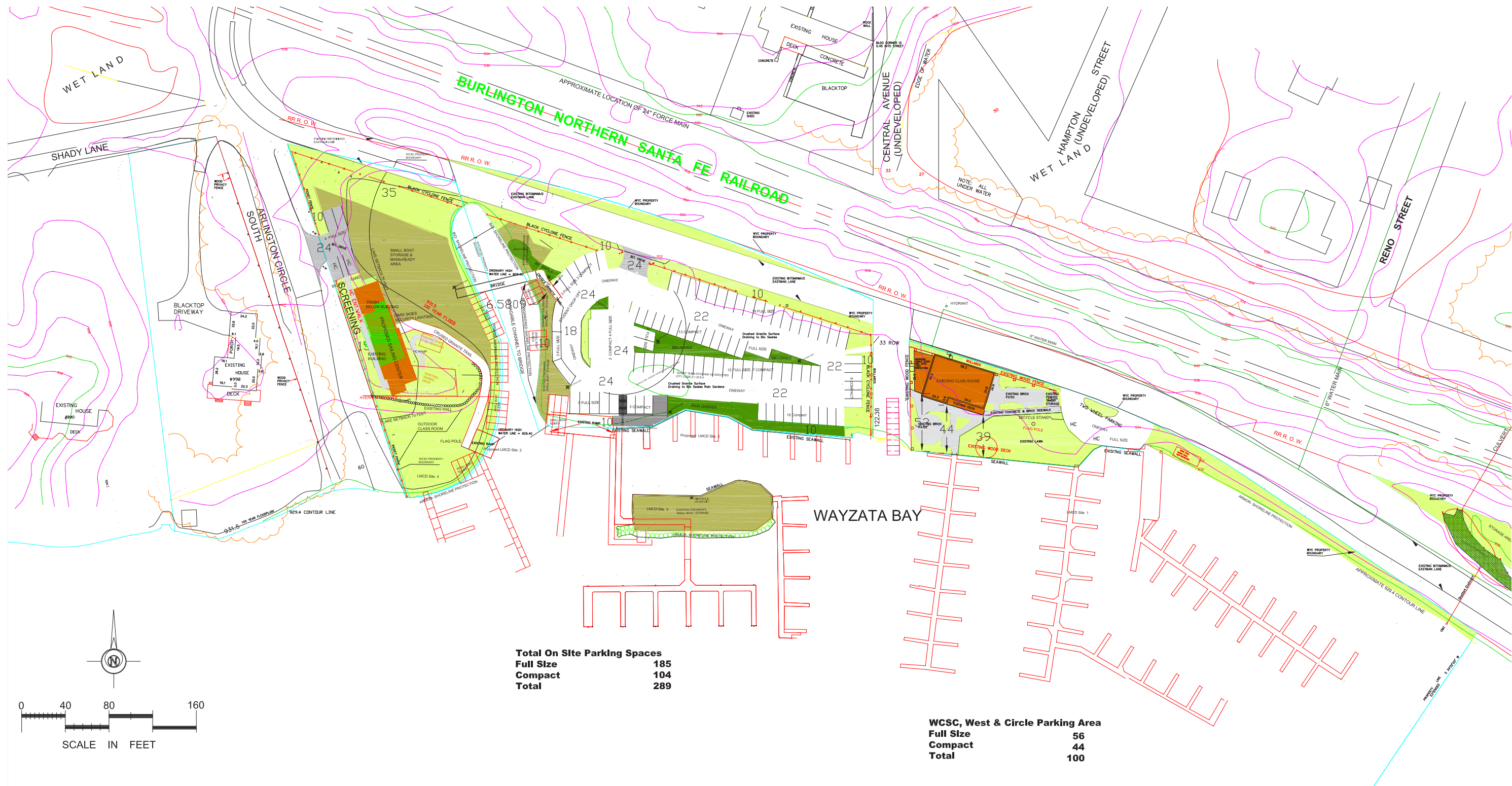
NEW FACILITY DESIGN

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
JES

PROJECT

REMARKS
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
Minnesota License Number 12755

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)

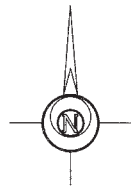
BURLINGTON NORTHERN RAILROAD

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

BIT	BITUMINOUS
BMP	BEST MANAGEMENT PRACTICE
BOT	BOTTOM
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
CSP	CORRUGATE STEEL PIPE
CY	CUBIC YARD

DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWGS	DRAWINGS

ELEC	ELECTRICAL
FES	FLARED END SECTION

GV GATE VALVE

HDPE	HIGH DENSITY POLYETHYLENE PIPE
HW	HIGH WATER
HYD	HYDRANT

INV INVERT

LF LINEAR FOOT

MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM

NTS NOT TO SCALE

PE	POLYETHYLENE PIPE
PSI	POUNDS/SQUARE INCH
PVC	POLY VINYL CHLORIDE

R	RADIUS
RCP	REINFORCED CONCRETE PIPE

SAN	SANITARY
SEW	SEWER
SF	SQUARE FOOT
ST	STRUCTURE
STM	STORM
STRUCT	STRUCTURAL

TA	TESTING AGENCY
T/W	TOP OF WALL
TYP	TYPICAL

UNO UNLESS NOTED OTHERWISE

WAT WATER

PREPARATION & RESTORATION

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 OR GROUND DISTURBANCE ACTIVITIES. COVENANCE 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 14" 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.

(SEE SITE SURVEY FOR EXISTING FEATURES LEGEND)

REMOVE TREE/SHRUB	
REMOVE CURB	
REMOVE UNDERGROUND UTILITY	
ABANDON UTILITY IN-PLACE	
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	
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 (ACRES)	AREA (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.

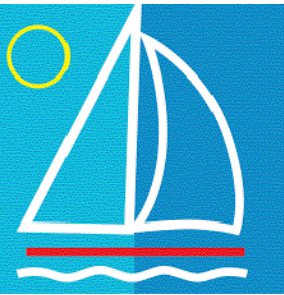
SEE SHEET C101 FOR EROSION & SEDIMENT CONTROL
DETAILS.



420 North 5th Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000



800 Washington Ave N, Suite 600
Minneapolis, MN 55401



**WAYZATA
COMMUNITY
SAILING
CENTER**

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

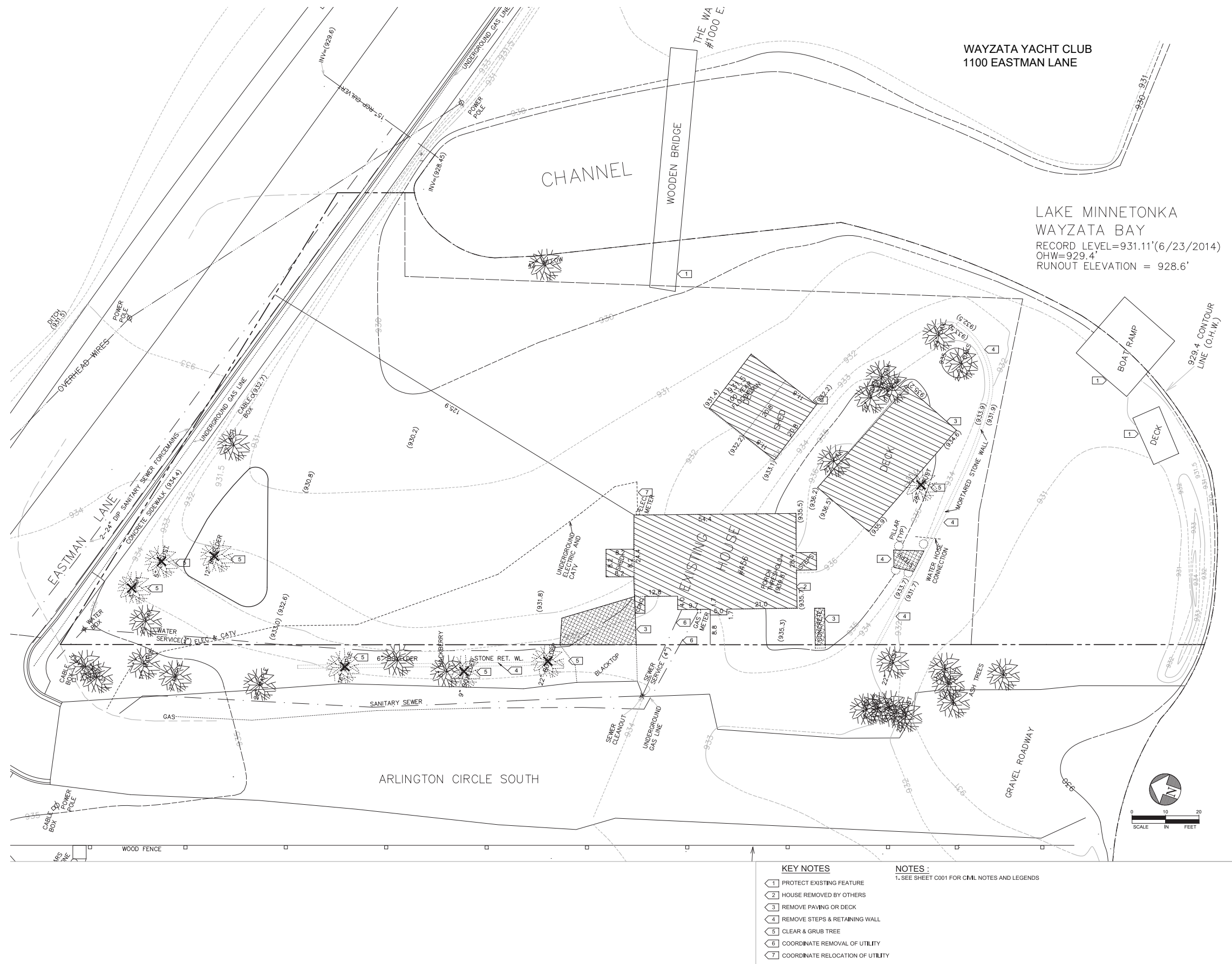
HGA NO: 4018-002-00

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

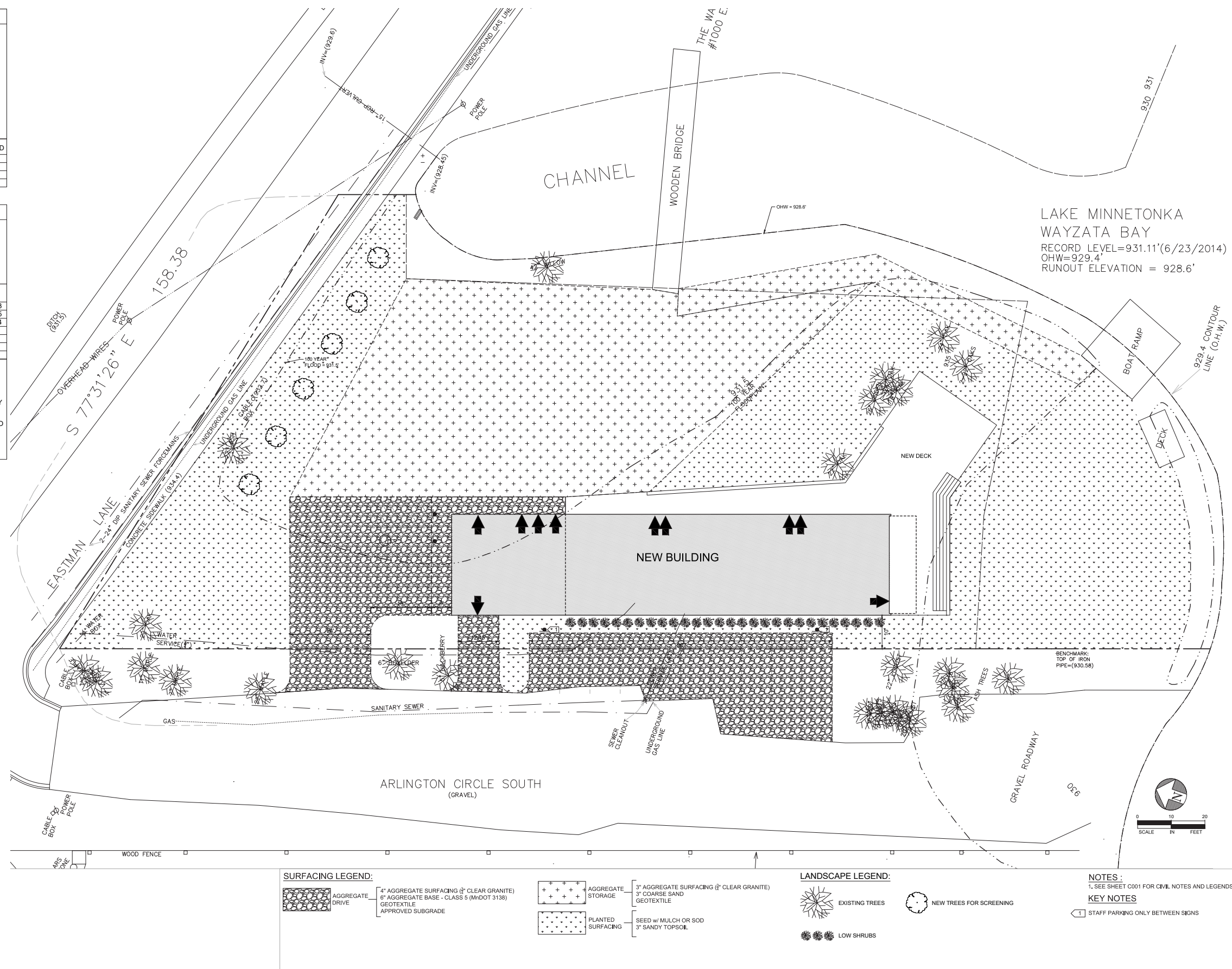
	AREA (ACRES)	AREA (SQ. FT.)
COUNTY PARCEL SIZE	0.75	32,593
PROPERTY (TO SIDEWALK & OHW)	0.79	34,425
DISTURBED AREA	0.72	31,344
IMPERVIOUS AREA BEFORE	0.046	
DECK & BRIDGE AREA BEFORE	0.035	
IMPERVIOUS AREA AFTER	0.152	
DECK & AREA AFTER	0.064	

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.

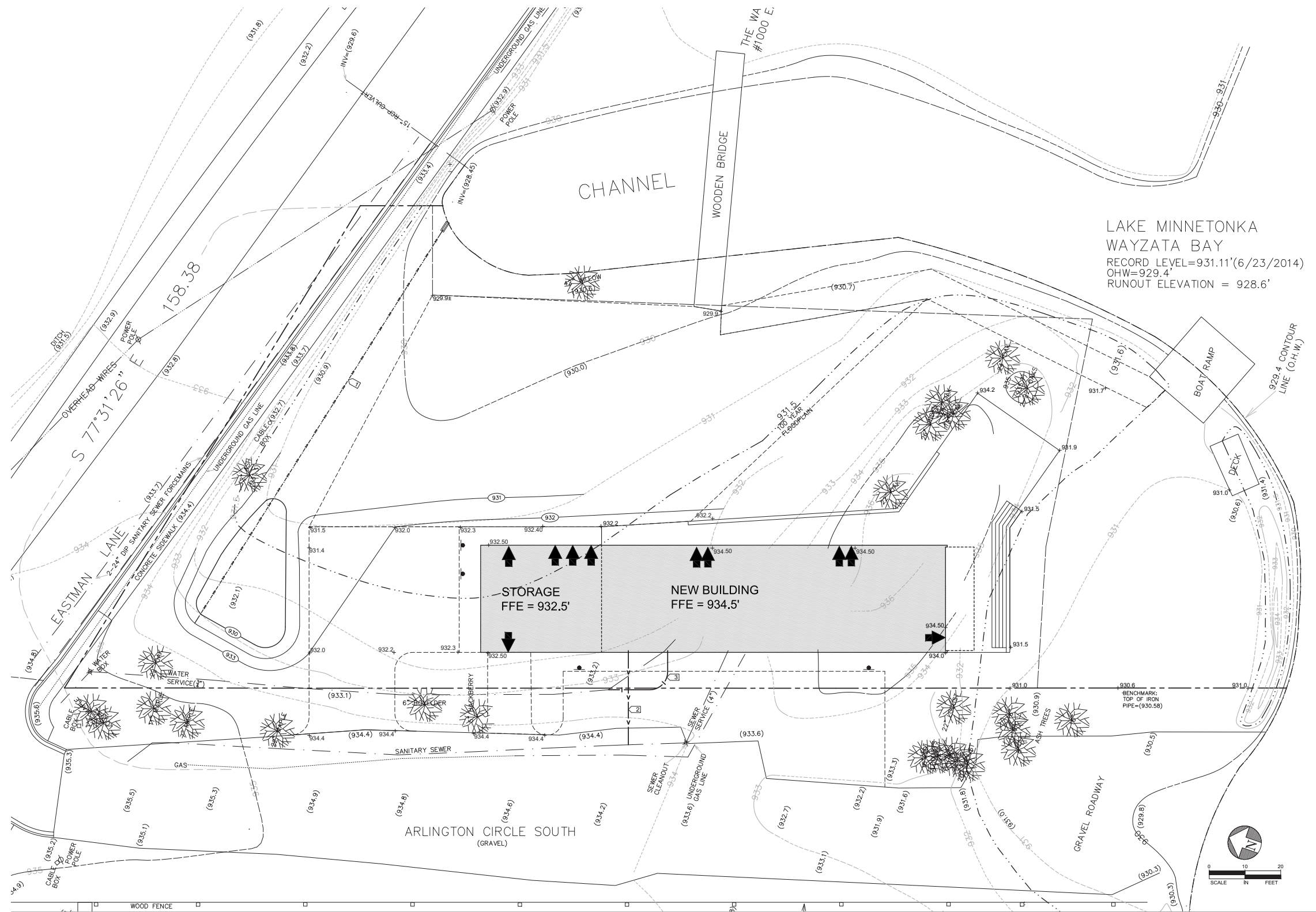


Wayzata Community Sailing Center
PUD Submittal
09.13.2018

SITE LAYOUT, SURFACING & LANDSCAPE PLAN
Attachment 7



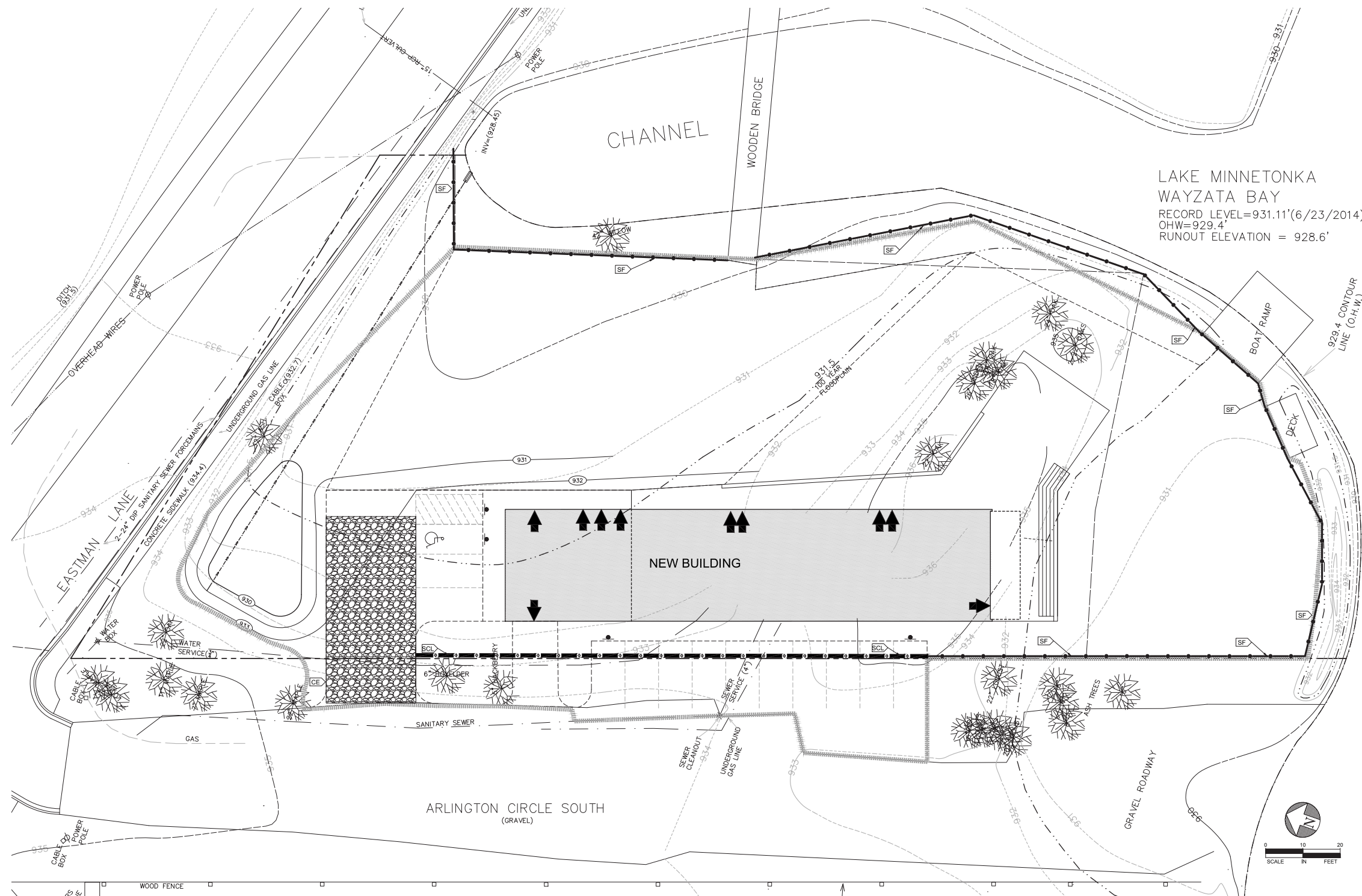
HGA



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'

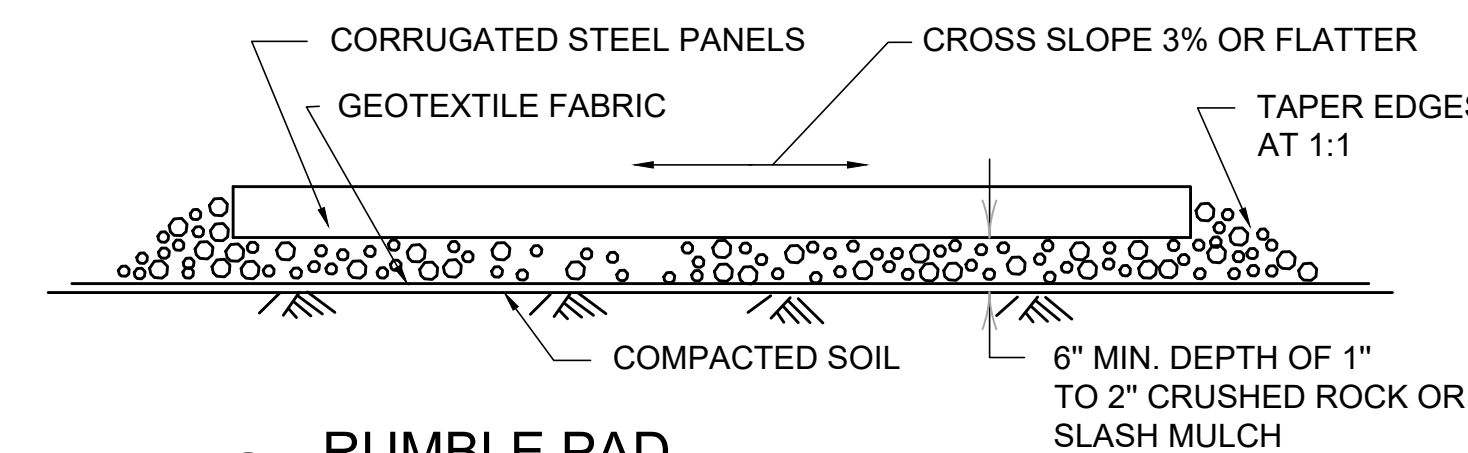
KEY NOTES:

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

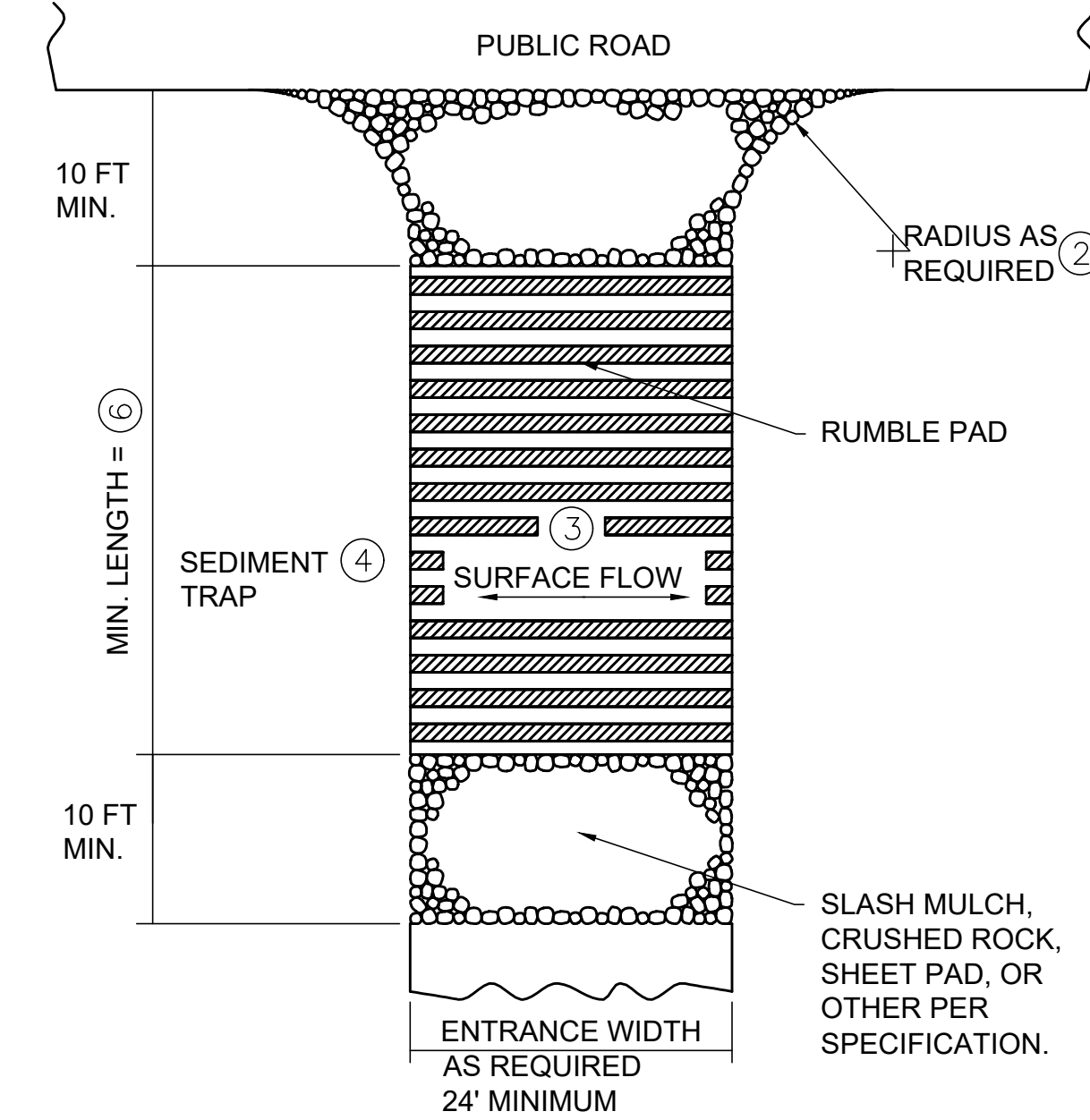
NOTES:

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





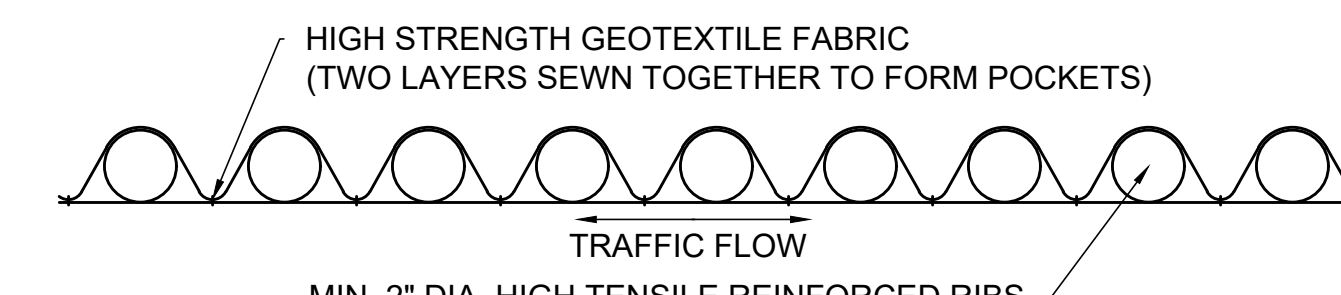
A RUMBLE PAD



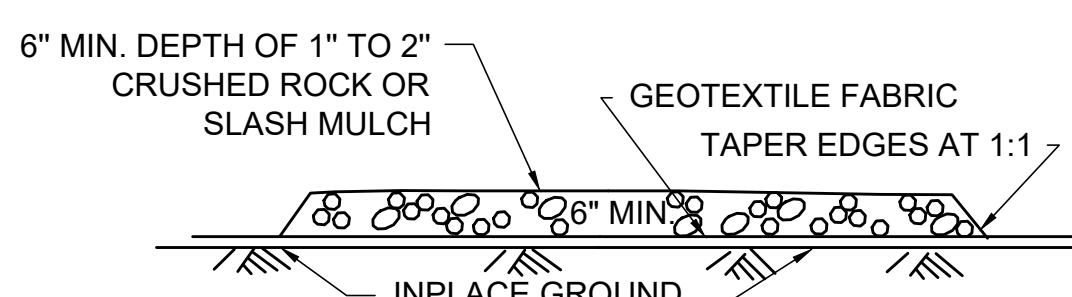
2 CONSTRUCTION EXIT (RUMBLE PAD TYPE) 5 7

NOTES FOR DETAILS 1 & 2

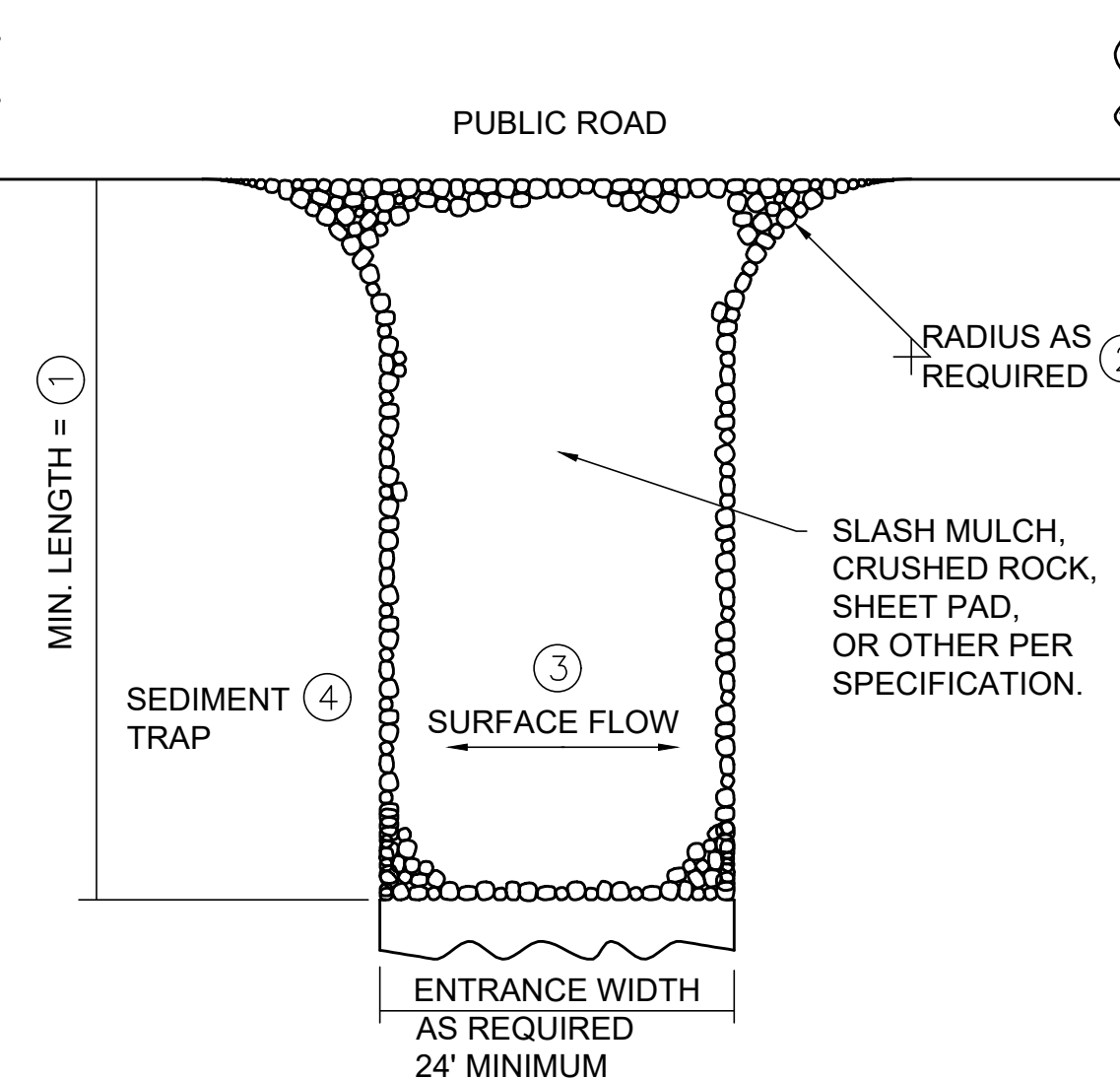
- 1 MINIMUM LENGTH IS 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
- 2 PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
- 3 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.
- 4 IF RUNOFF FROM CONSTRUCTION EXIT WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
- 5 IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXIT SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
- 6 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.
- 7 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.



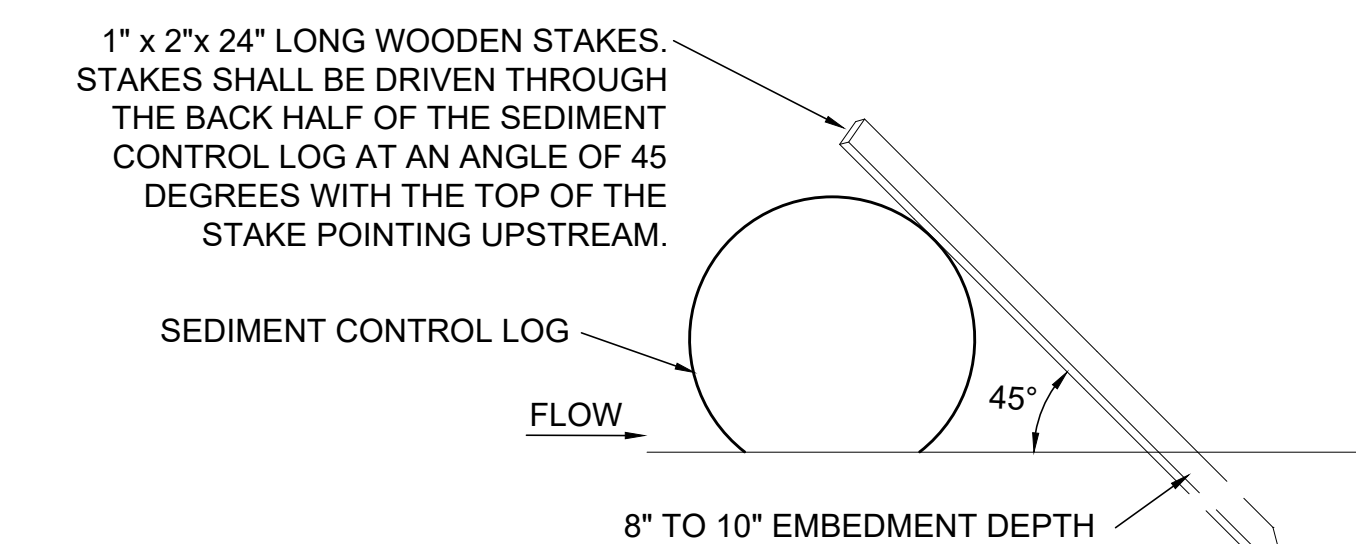
B SHEET PAD



A SLASH MULCH OR CRUSHED ROCK

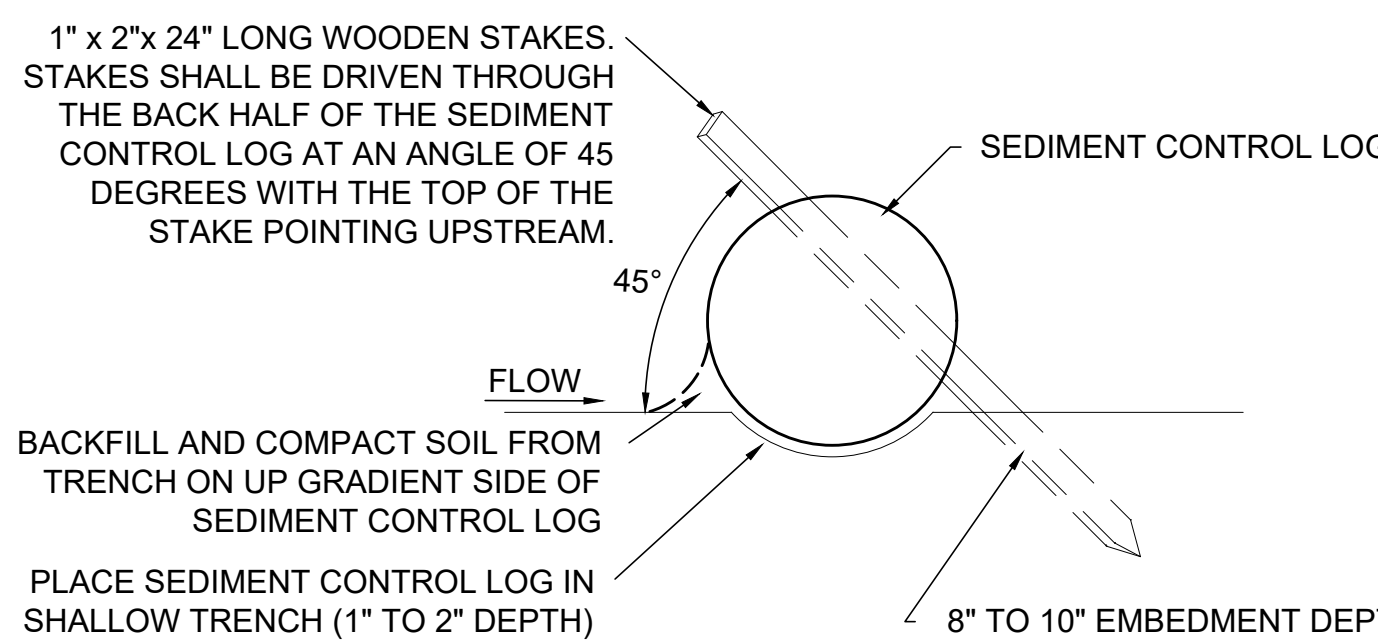


1 CONSTRUCTION EXIT 5 7 (SLASH MULCH, CRUSHED ROCK OR SHEET PAD)



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).

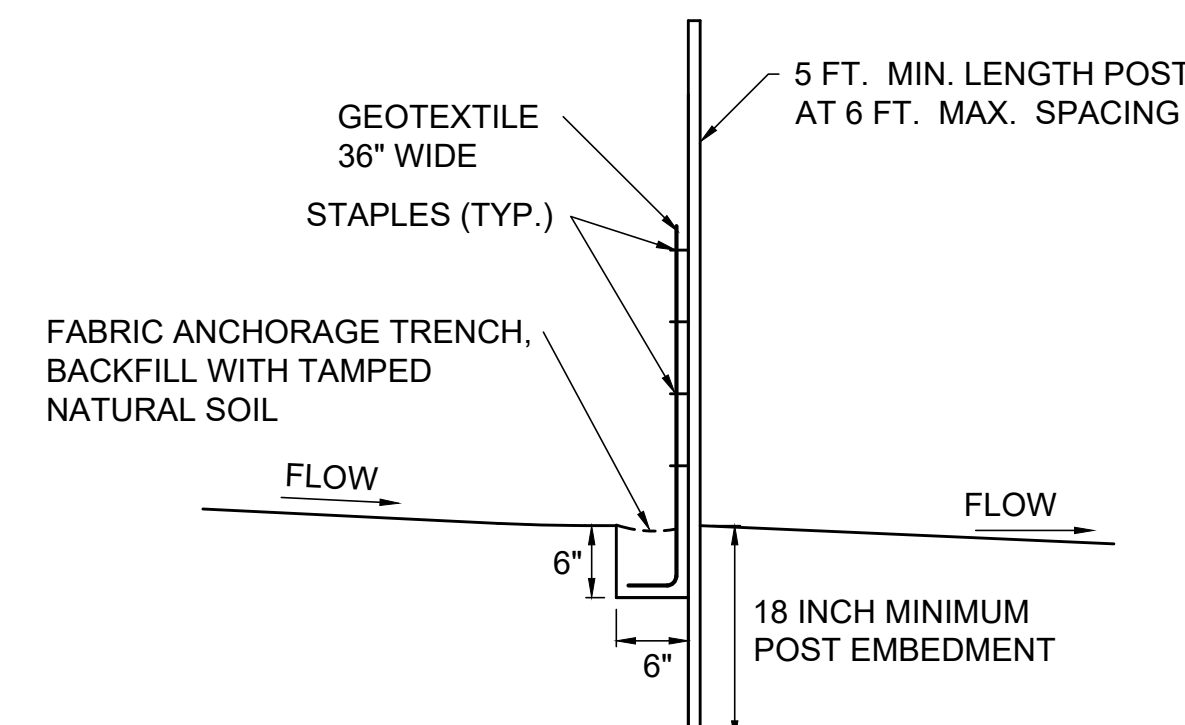
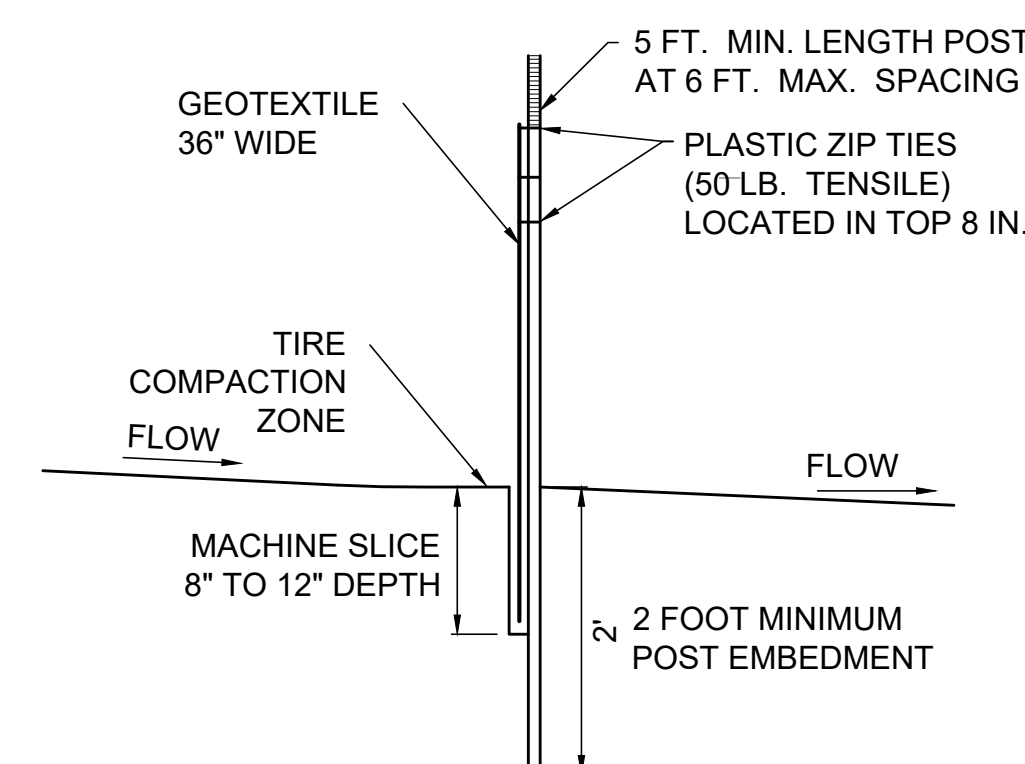
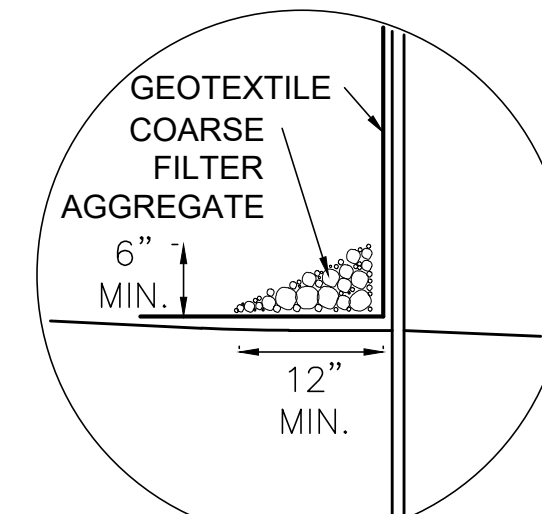
B TYPES: WOOD CHIP, COMPOST, OR ROCK



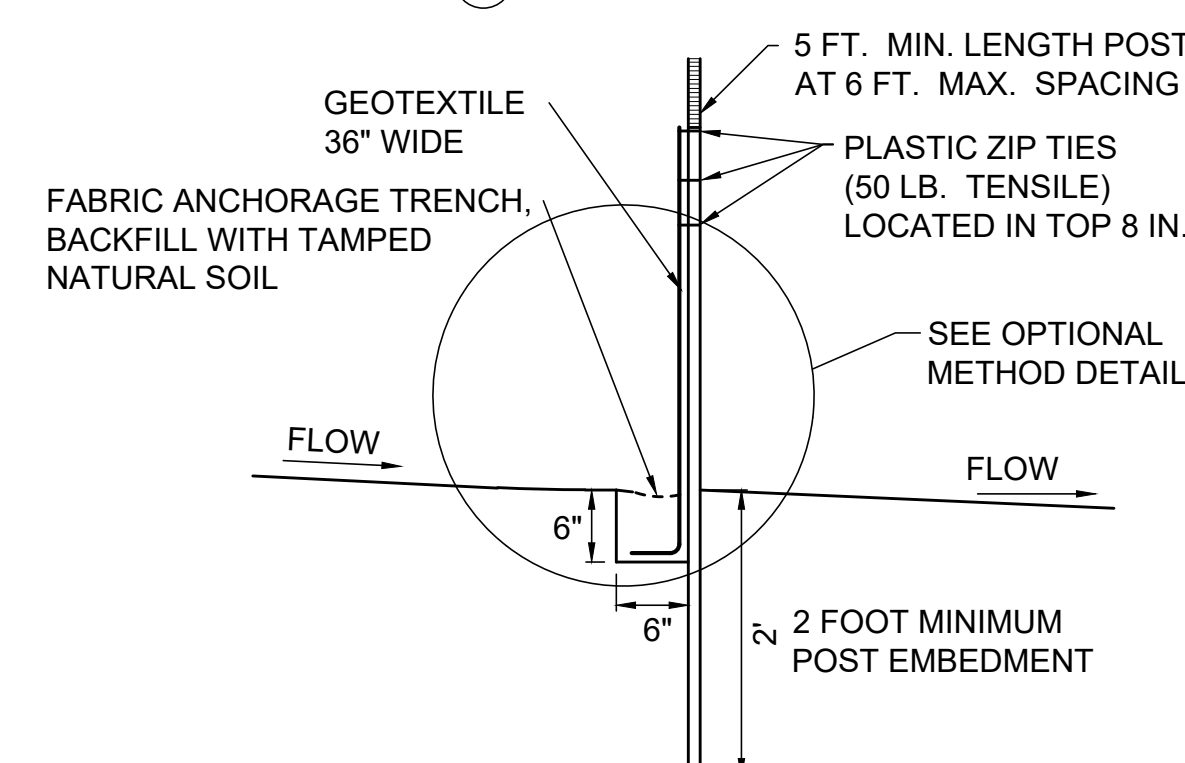
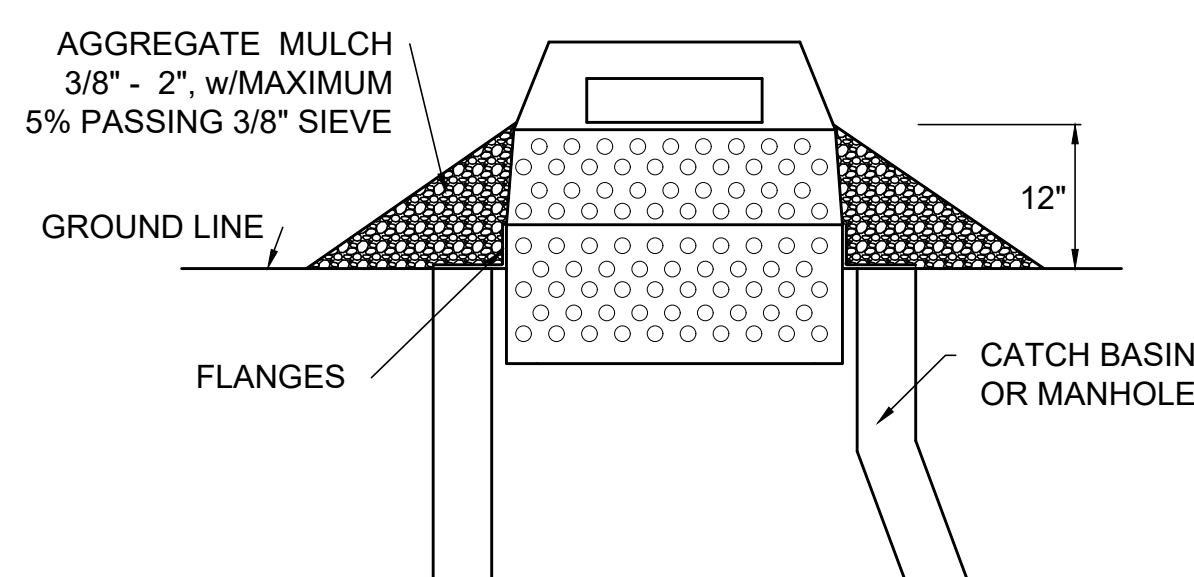
SPACE BETWEEN STAKES SHALL BE MAXIMUM 1 FOOT FOR DITCH CHECKS, AND 2 FEET FOR OTHER APPLICATIONS

A TYPES: STRAW, WOOD FIBER, OR COIR

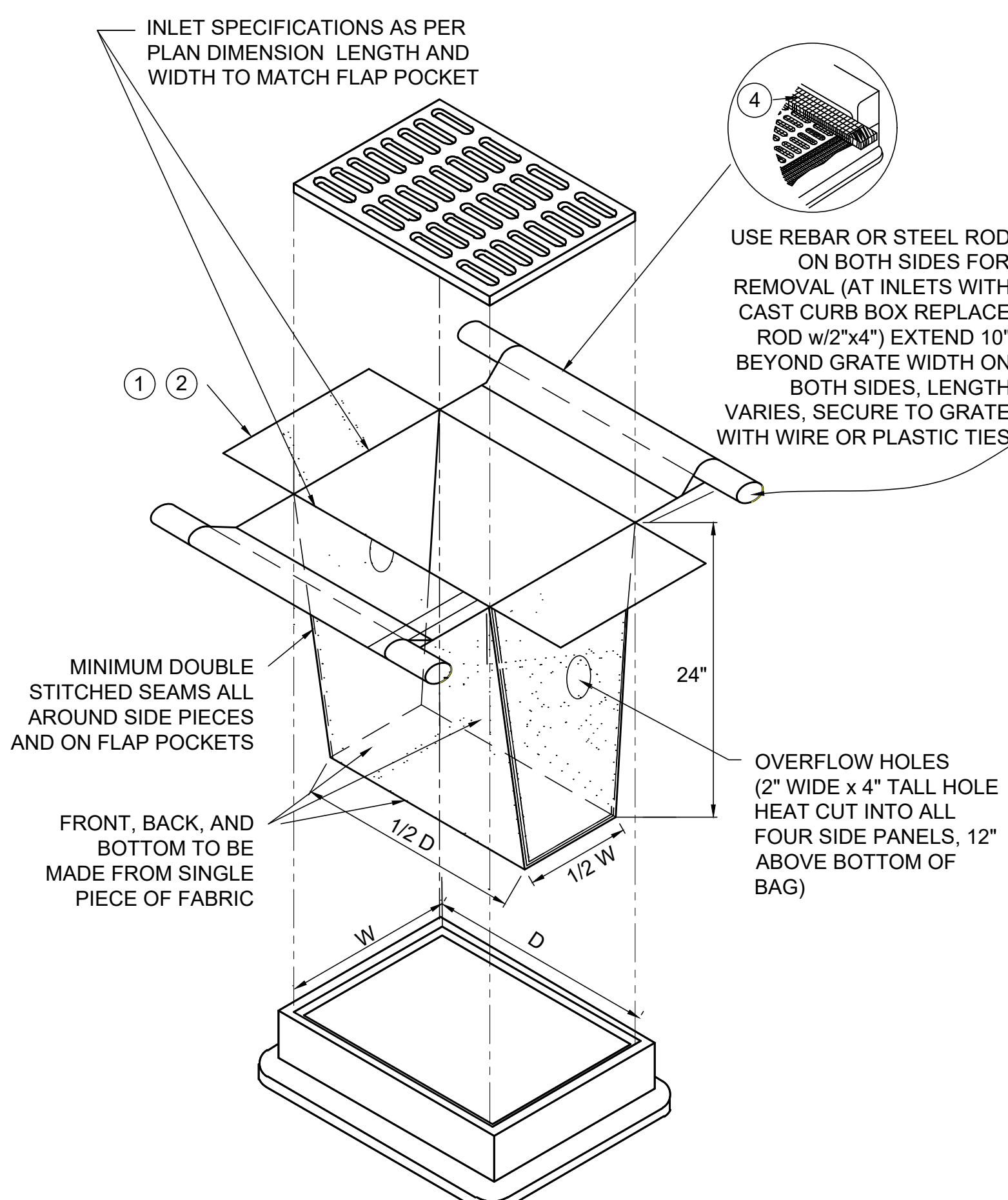
6 SEDIMENT CONTROL LOGS

5 SILT FENCE TYPE PA (PREASSEMBLED)
FOR SHEET FLOW WITH MAXIMUM CONTRIBUTING AREA = 0.25 ACRES4 SILT FENCE TYPE MS (MACHINE SLICED)
FOR SHEET FLOW WITH MAXIMUM CONTRIBUTING AREA = 1 ACRE

A OPTIONAL METHOD

3 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.

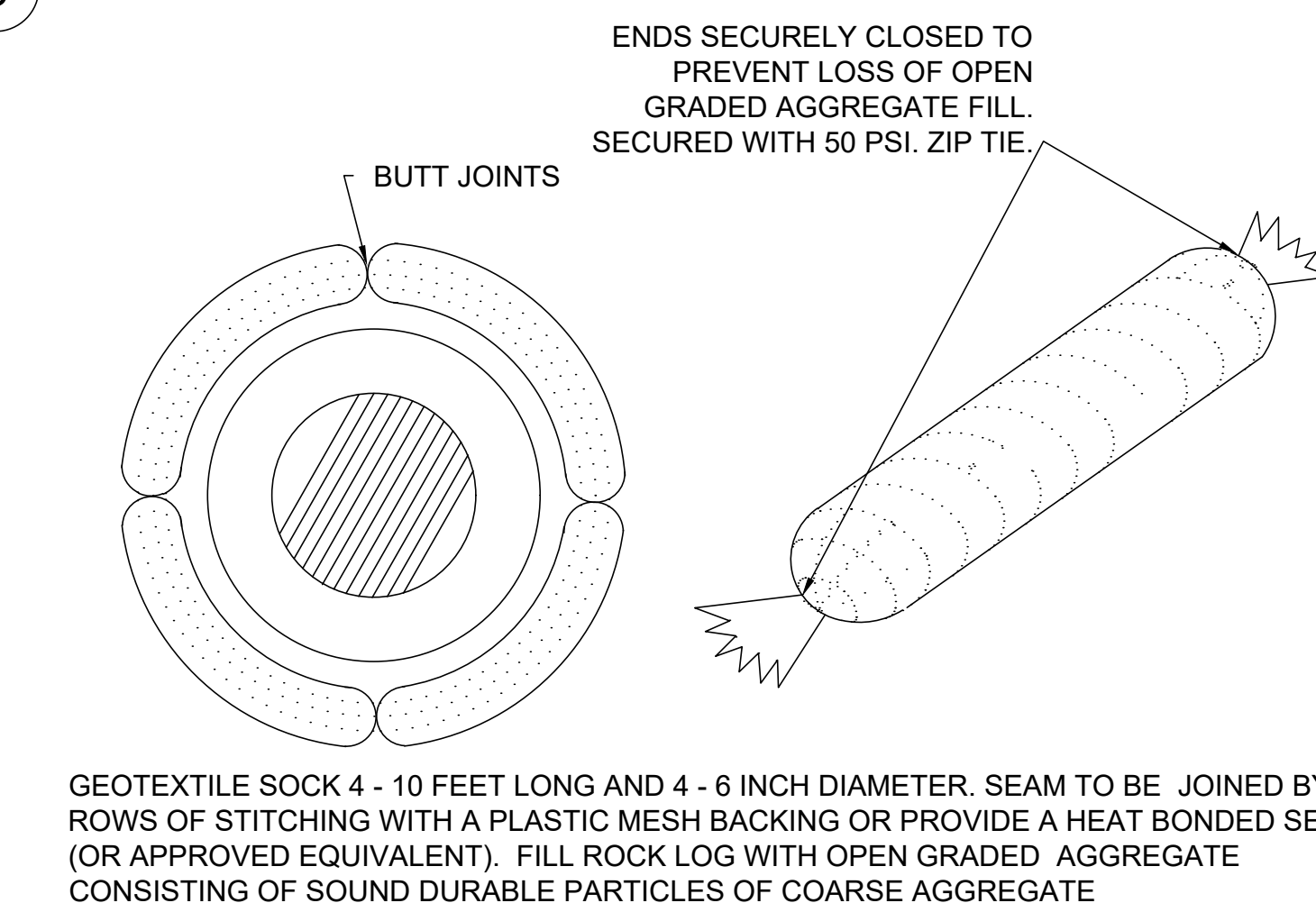
9 INLET PROTECTION - SEDIMENT CONTROL INLET HAT



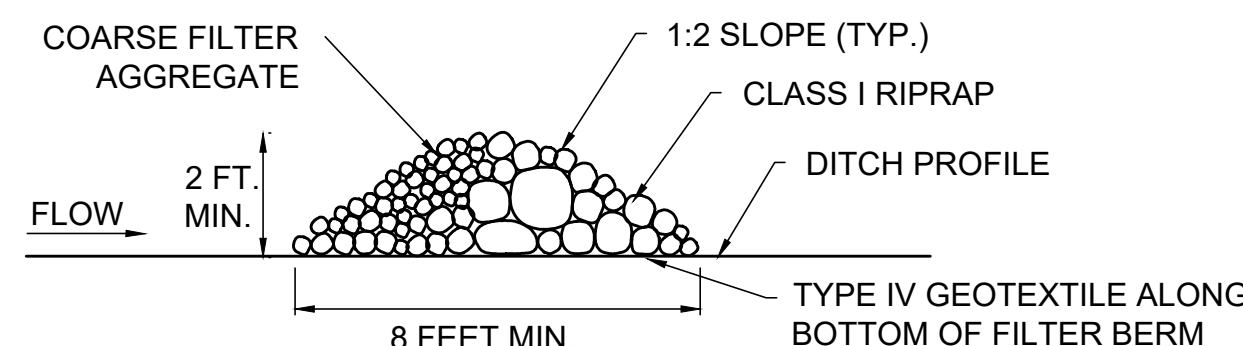
- 1 ALL GEOTEXTILE USED FOR INLET PROTECTION TO BE MONOFILAMENT IN BOTH DIRECTIONS
- 2 FINISHED SIZE INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND PERIMETER TO FACILITATE MAINTENANCE AND REMOVAL
- 3 DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED 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.
- 4 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

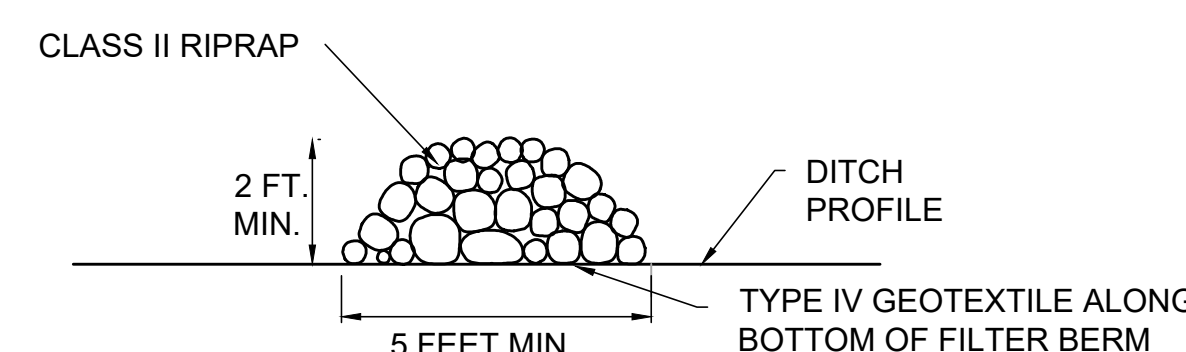
8 INLET PROTECTION - FILTER BAG INSERT



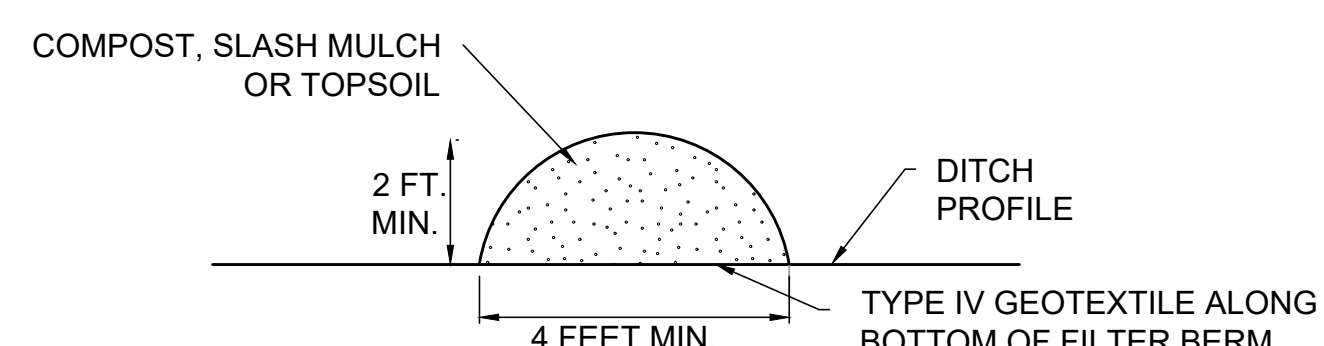
7 INLET PROTECTION - ROCK LOG/COMPOST LOG



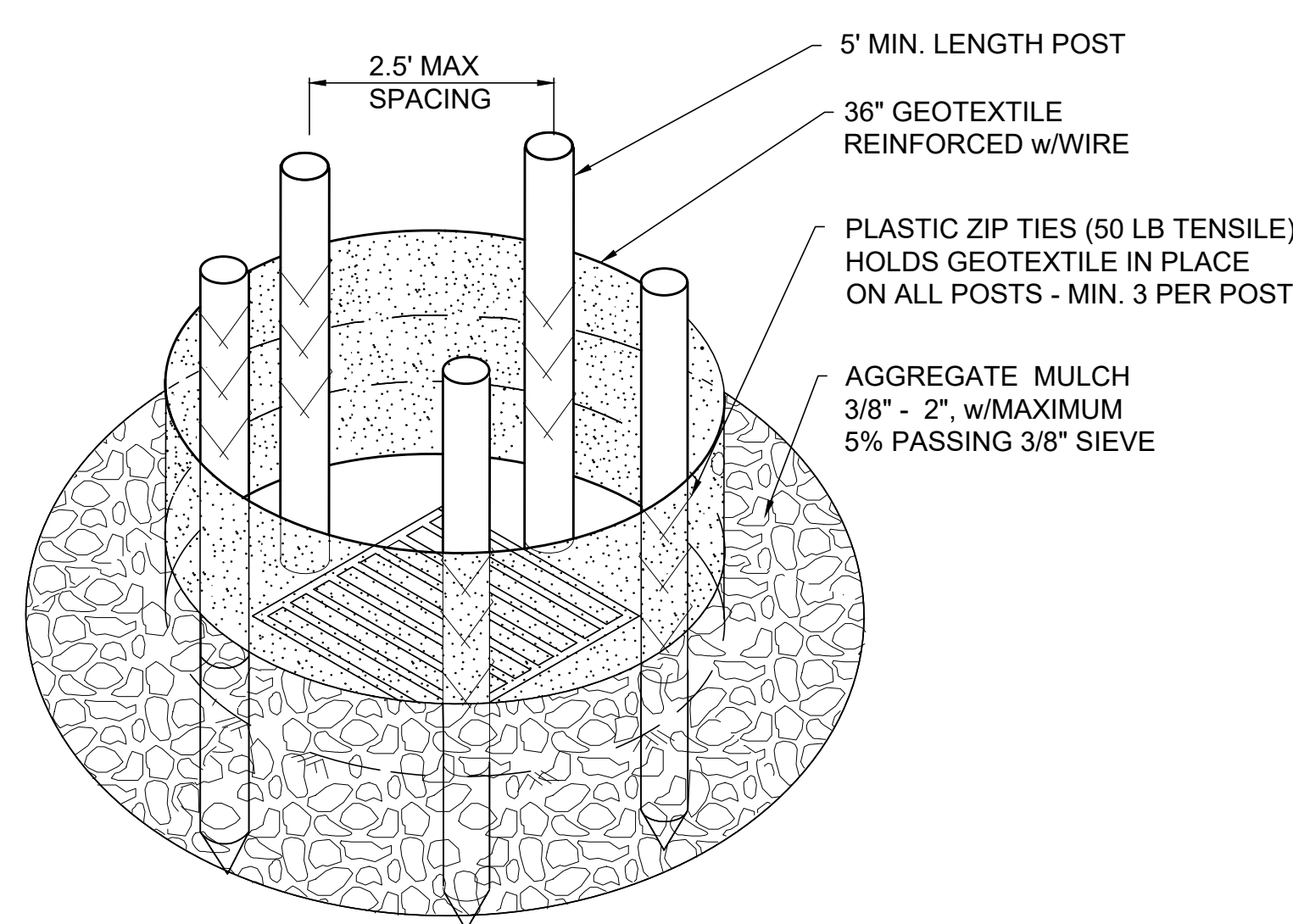
12 FILTER BERM-TYPE 3 (ROCK WEEPER)

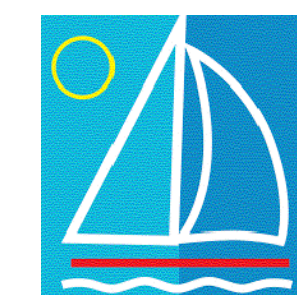


12 FILTER BERM-TYPE 5 (ROCK)



11 FILTER BERM-TYPE 1 (COMPOST), TYPE 2 (SLASH MULCH), OR TYPE 4 (TOPSOIL)

10 INLET PROTECTION - ROCK FILTER BERM w/SILT FENCE
USE WHERE INLET DRAINS AN AREA WITH SLOPES 1:3 OR LESS



**WAYZATA
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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

[illegible]

HGA NO: 4018-002-0

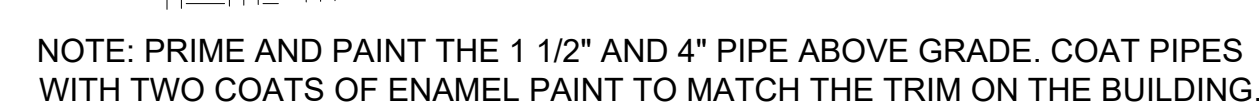
SITE DETAILS

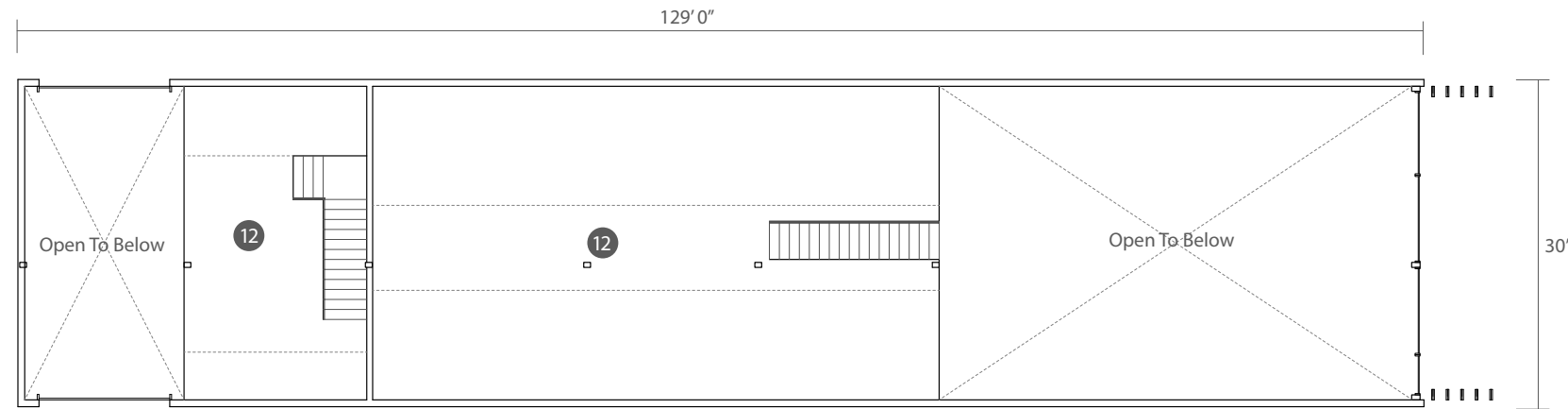
DATE: SEPTEMBER 13, 201

PUD APPLICATION

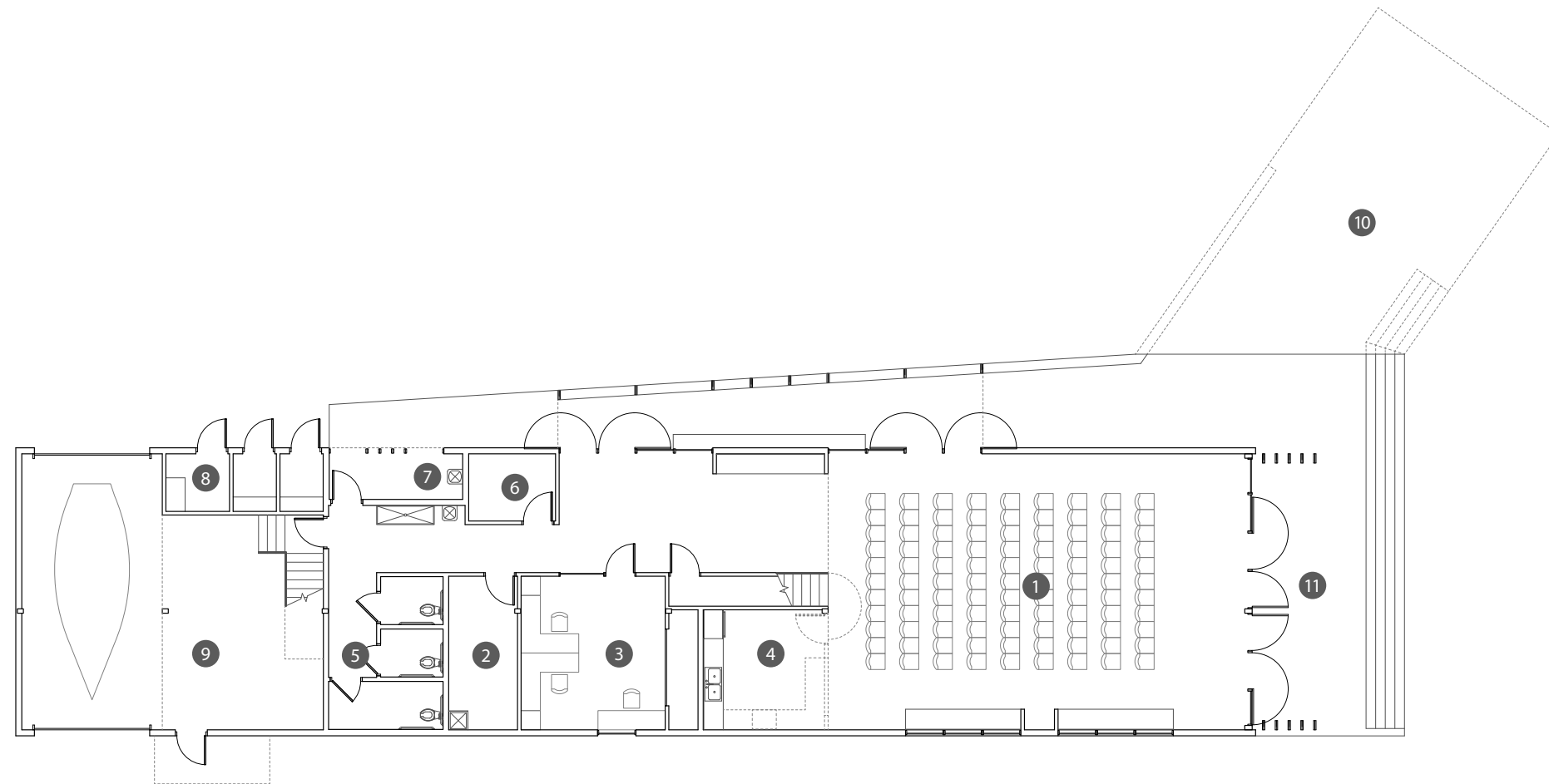
C900

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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"





South Elevation



East Elevation

955.5

945.5

934.5

932.5



North Elevation



West Elevation

955.5

945.5

934.5

932.5

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"



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











Attachment B
Design Critique



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
Building Recesses		
<u>909.06.A.1 – All Districts</u> 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> 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
Building Width		
<u>909.07.A – New Buildings</u> 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: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	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. 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.	No. Deviation Requested.

Design Review Critique

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

	Comments	Compliance
Upper Story Setbacks		
<u>909.08.A.1 – All Districts – New Buildings</u> Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 rd story height from the second (2 nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 rd story structure shall be closer than six (6) feet to the 2 nd story façade. The 3 rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 rd story façade.	The proposed building is one story in height.	N/A
<u>909.08.A.2 – All Districts – New Buildings</u> 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> 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
Roof Design		
<u>909.09.A – All Districts</u> “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> 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. <u>909.09.B.2 – All Districts – Roof Materials</u> 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
Facade Transparency		
<u>909.11.A – Glass Calculations—All Districts</u> 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: • West Elevation – 4% • East Elevation – 15.5% • North Elevation – 0% • South Elevation – 75%	N/A

Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

Ground Level Expression			
<u>909.12 – All Districts</u> 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: 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels		The proposed building is one story in height.	N/A
Entries			
<u>909.13 – All Districts</u> 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
Building Materials and Quality		
<u>909.14.A – Primary Opaque Surfaces – All Districts</u> 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: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. 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.	No. Deviation Requested.
<u>909.14.B – Façade Coverage – All Districts</u> 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> 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> 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. 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> 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. 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> 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

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<u>909.14.G – Accent Materials – All Districts</u> 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: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The proposed building does not include traditional lintels, sills, cornices, bases, or decorative accent trims.	N/A
<u>909.14.H - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The proposing building does not include parapets, flashing, or coping.	N/A

Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

<u>909.14.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 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> 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> 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

<u>909.14.L – Door Systems – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The front entry doors would be glass.	Yes
	Comments	Compliance
Franchise Architecture		
<u>909.15 – All Districts</u> 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. 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	There is no franchise architecture proposed.	N/A

Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

	Comments	Compliance
Landscaping		
<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: 1. Boulevard species trees, with at least three (3) caliper inches. 2. Exposed aggregate sidewalks with brick accents 3. Street lights 4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs. 5. Flowers		

Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

	Comments	Compliance
Parking Lot Landscaping		
<u>909.18 – All Districts</u> 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
Surface Parking		
<u>909.19 – All Districts</u> 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. 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. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. 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. 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> 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
Parking Structures		
<u>909.21 – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards: A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. C. Windows or openings shall be similar to those of surrounding buildings. 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
Signs		
<u>909.22.A – All Districts – Compatibility</u>		
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. 2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context. 3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties. 4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.	The proposed plans include one wall sign on the north elevation to identify “Mike Plant Center”.	Yes

Design Review Critique

Wayzata Community Sailing Center – 456 Arlington Cir S

October 29, 2018

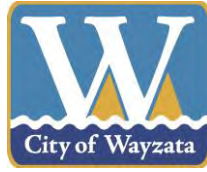
<u>909.22.B – All Districts – Sign Location</u> 1. Wall signs on a storefront-type building shall be placed between the first and second floors of a building. 2. Wall or roof signs on buildings that are not storefront type buildings shall be placed where they do not obscure architectural features.	The proposed wall sign would not obscure architectural features of the building.	Yes
<u>909.22.C – All Districts – Sign Material</u> 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. 2. Material, such as wood and metal, shall be used, as appropriate, for the sign location. 3. Neon signs may only be used for windows.	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
Parking Lot and Building Lighting		
<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.		



**Staff Report
November 19, 2018**

Project Name: Highcroft North
Applicant Sathre-Bergquist, Inc
Addresses of Request: 153 Peavey Lane
Prepared by: PeggySue Imihy, Planner
Reviewed by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: February 26, 2019

Development Application

Introduction

The applicant, Sathre-Bergquist Inc, and the property owners And/Or Assigns, LLC have submitted a development application to subdivide the property at 153 Peavey Lane. The applicant is proposing to subdivide the one existing property into two single-family residential lots. The development application requests approval of preliminary and final plat subdivision.

Previous Planning Commission Review

On October 1, 2018, the Planning Commission reviewed a subdivision application from the applicant to subdivide the property into three single-family residential lots. The Planning Commission directed staff to prepare a denial recommendation for review at its next meeting. After the Planning Commission review, the applicant requested the application be tabled to allow them to submit revised plans for the subdivision.

Property Information

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

Address	PID	Owner
153 Peavey Lane	01-117-23-42-0001	And/Or Assigns, LLC

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

Current zoning:	R-3 Single and Two Family Residential District
-----------------	--

Comp plan designation:	Medium Density Multiple Family
Overlay districts:	None

Project Location

The property is located at the intersection Lake Street W and Peavey 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 existing lot into two lots. (City Code Section 805.14 and 805.15)

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	Shoreline Dr	N/A	N/A
East	Single family homes	R-3/Single Two Family Residential District	Low Density Single Family
South	Single family home	R-1A/Low Density Single Family Estate	Estate Single Family
West	The Blake School	Institutional	Institutional/Public

Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on November 8, 2018. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on November 8, 2018.

Analysis of Application

Proposed Houses

The property currently contains a three-family residential home. As part of the project, the existing home would be demolished, and two new single family homes would be constructed. The proposed plans include preliminary house pads and driveways entrances for each of the new lots, and the applicant has submitted preliminary concept elevations for the single family homes. The proposed house pads would comply with all requirements of the R-3 zoning district, including setbacks, lot coverage, and impervious surface.

Lot Requirements

The proposed lots would meet the minimum lot requirements for the R-3 zoning district for single family homes:

	Lot area (sq. ft.)	Lot width	Lot depth
R-3 Requirements	9,000 (min.)	60 ft. (min.)	100 ft. (min.)
Lot 1	15,159 sq. ft.	116.3 ft.	134.29 ft.
Lot 2	9,606 sq. ft.	132.1 ft.	123.59 ft.

Surrounding Lot Sizes

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

Address	Lot area
153 Peavey Lane	29,079 sq. ft.
151 Peavey Lane	25,445 sq. ft.
145 Peavey Lane	23,437 sq. ft.
141 Peavey Lane	22,052 sq. ft.
133 Peavey Lane	21,106 sq. ft.
131 Peavey Lane	20,679 sq. ft.
144 Peavey Lane	40,270 sq. ft.
310 Peavey Lane	46,797 sq. ft.
325 Highcroft Lane	68,397 sq. ft.
345 Highcroft Lane	121,099 sq. ft.

Tree Preservation

There are 21 trees located on the site that meet the minimum size requirements as either significant or heritage trees. Of the 21 trees, 18 are classified as significant trees and 3 are heritage trees. The proposed plans include removal of trees for the proposed homes, driveways, and grading of the lots.

The proposed plans indicate that four significant trees and one insignificant tree would be removed. For a subdivision application, the tree ordinance allows for removal of up to 25 percent of the inches of significant trees before mitigation is required. Based on the proposed removal, 8 inches of replacement trees would be required in place of the significant trees that would be removed. The proposed plans include the replacement of 9 inches of trees.

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

Applicant's Narrative
Proposed Plans
House Concept Plans
October 1, 2018 Planning Commission Meeting Minutes

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

FAX:(952)476-0104

WEB:WWW.SATHRE.COM

NARATIVE FOR HIGHCROFT NORTH

Date: October 17, 2018

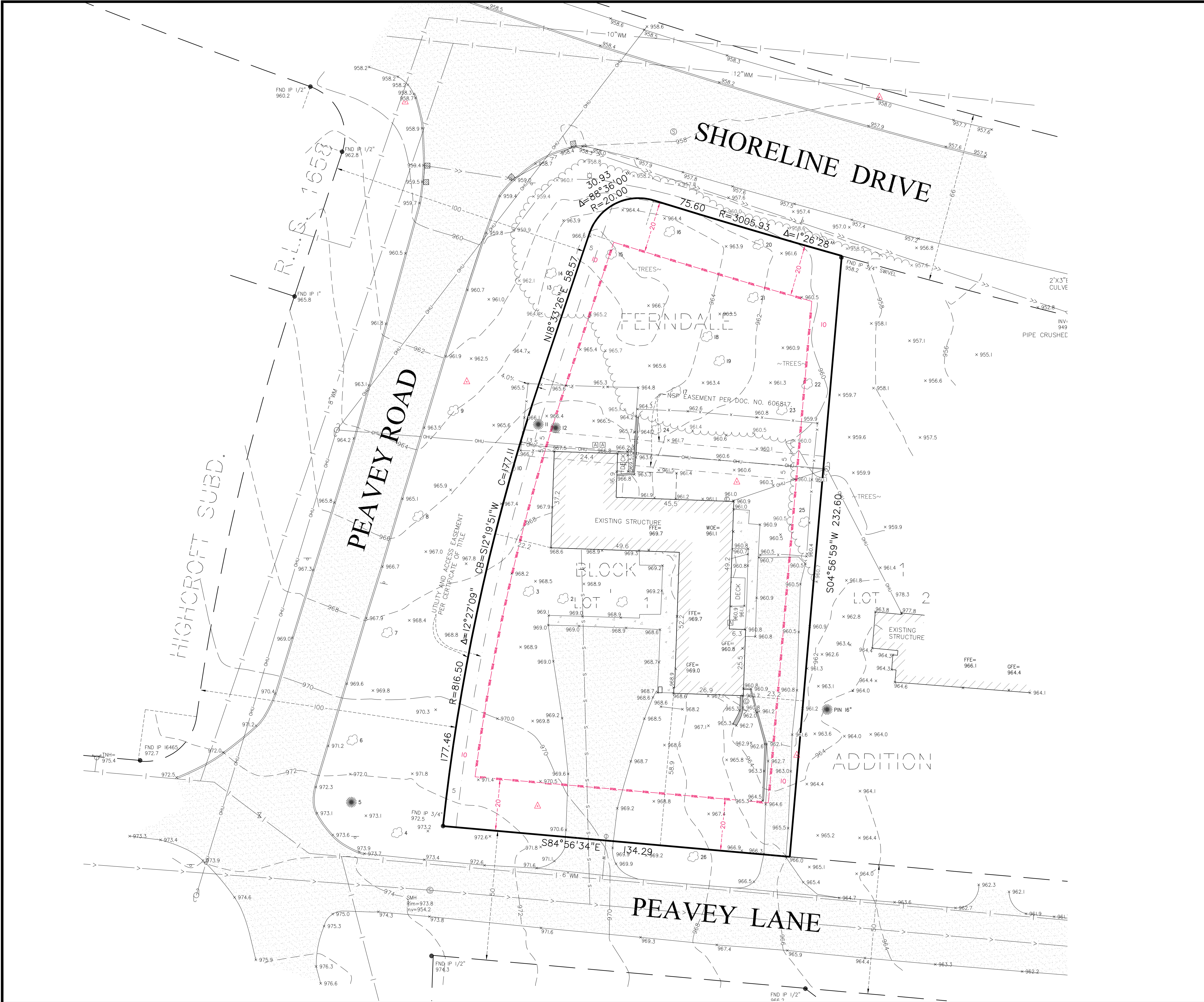
Developer: And-Or Signs, LLC.
5500 Wayzata Blvd, Suite 300
Minneapolis MN, 55416

Site: 153 Peavey Lane
Wayzata, MN 55391

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

Client/Applicant is submitting a proposed 2 lot development for the lot at 153 Peavey Lane, Wayzata, MN 55931. The site is currently home to a 3-unit multi-family building. Proposed lot 1 would be access off of Peavey Lane and lot 2 would access off of Peavey Road.





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

Lot 1, Block 1, Ferndale Addition, Hennepin County, Minnesota.

ALTA/NSPS OPTIONAL TABLE A NOTES

2) **Site Address:** 153 Peavey Lane, 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. 2705SC0307F, effective date of November 4, 2016.

4) **Parcel Area Information:** Gross Area: 28,946 s.f. ~ 0.665 acres

5) **Benchmark:** Elevations are based on City of Wayzata benchmark: Top of top nut of fire hydrant at northwest corner of Peavey Lane and Peavey Road which has an elevation of: 975.40 feet (NGVD29).

6) **Zoning Information:** The current Zoning for the subject property is R-3 (Single and Two Family Residential District. The setback, height, and floor space area restrictions for said zoning district are as follows:

Principal Structure Setbacks - Street(s): 20 feet
Side: 10 feet
Rear: 20 feet
Height: 30 feet ~ 2-1/2 stories
Hardcover: 35 percent of lot area
Lot Coverage: 30 percent of lot area

Accessory Structure Setbacks - Front: 20 feet
Side: 5 feet
Rear: 5 feet

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.

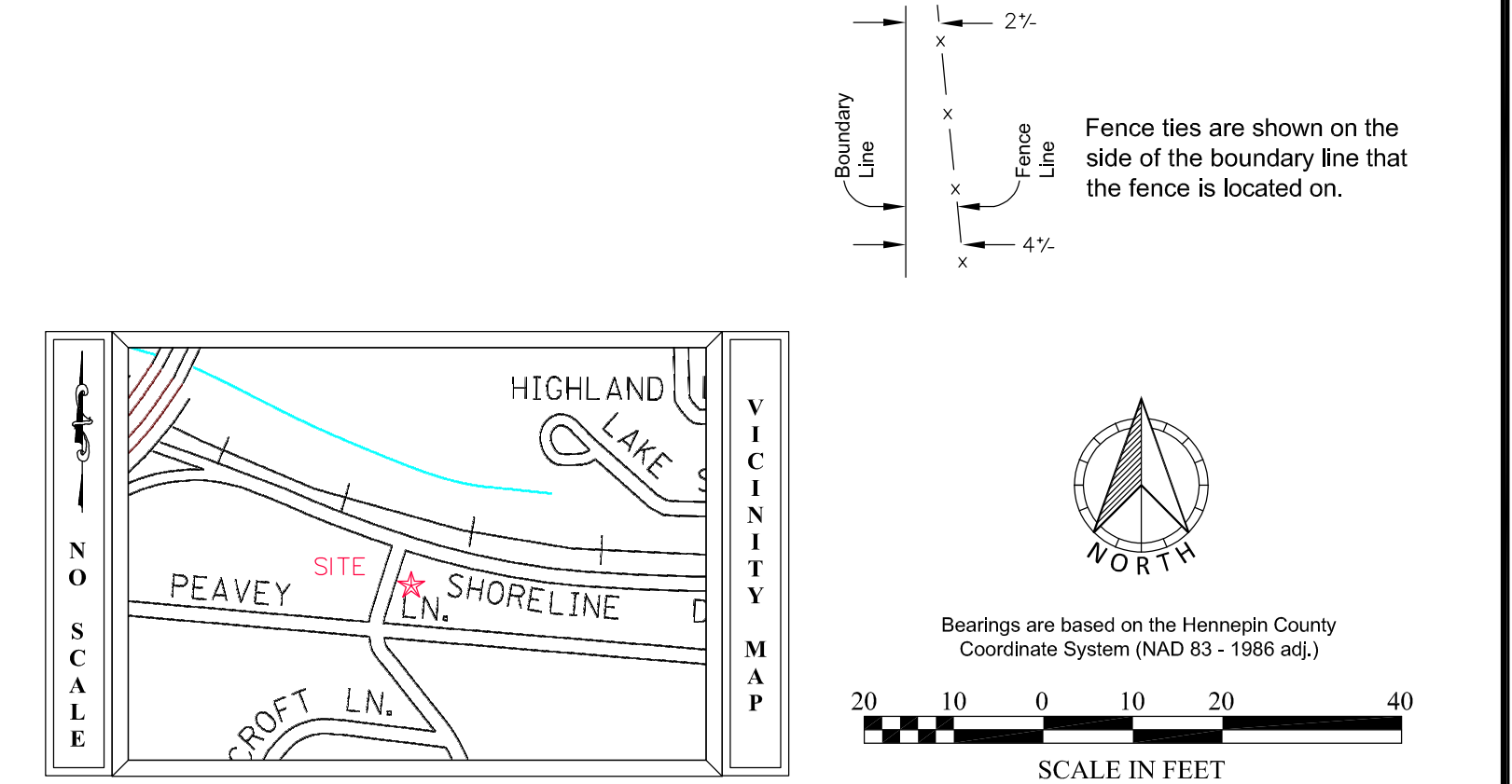
We have not received the current zoning classification and building setback requirements from the insurer.

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 Custom Home Builders Title, LLC, as issuing agent for Stewart Title Guaranty Company, File No. HB-36594, dated: none specified, 2018.

- 1) We note the following with regards to Schedule B of the herein referenced Title Commitment:
- a) Item no.'s 1-9, 12 and 13 are not survey related
 - b) Item no.10 Subject to reservations of utility and access easements over, upon, and across Lots in Highcroft Subdivision, Hennepin County, Minnesota, (now as to the westerly 5 feet of Lot 1, Block 1, Ferndale Addition), as contained in Deed Doc. No. A2889581 (restrictions terminated per Doc. No. T5517626)
 - c) Item no.11 Terms and conditions of an easement over part of above land, in favor of Northern States Power Company, as created in document filed September 28, 1959, as Document No. 606817. *Said easement shown hereon.*



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	--- CTV CABLE TV	
⊠ GATE VALVE	TOF TOP OF FOUNDATION ELEV.	--- CONCRETE CURB	
< GUY WIRE	LOE LOWEST OPENING ELEV.	--- CONCRETE	
⊠ SURVEY MONUMENT SET	⊠ CABLE TV PEDESTAL	--- CONTOUR EXISTING	
● SURVEY MONUMENT FOUND	⊠ ELECTRIC TRANSFORMER	--- CONTOUR PROPOSED	
⊠ SURVEY CONTROL POINT	⊠ ELECTRIC MANHOLE	--- GUARD RAIL	
⊠ LIGHT POLE	⊠ ELECTRIC METER	--- DT DRAIN TILE	
⊠ POWER POLE	⊠ GAS METER	--- ELC ELECTRIC UNDERGROUND	
⊠ SANITARY MANHOLE	⊠ GAS VALVE	--- FENCE	
⊠ SANITARY CLEANOUT	⊠ HAND HOLE	--- FO FIBER OPTIC UNDERGROUND	
⊠ SIGN	⊠ SOIL BORING	--- GAS GAS UNDERGROUND	
972.5 GROUND ELEVATION	⊠ TREE CONIFEROUS	--- OHU OVERHEAD UTILITY	
⊠ STORM DRAIN	⊠ TREE DECIDUOUS	--- RAILROAD TRACKS	
⊠ STORM MANHOLE	⊠ TELEPHONE MANHOLE	--- SANITARY SEWER	
⊠ YARD LIGHT	⊠ TELEPHONE PEDESTAL	--- STORM SEWER	
⊠ A/C UNIT	⊠ TRAFFIC SIGNAL	--- TEL TELEPHONE UNDERGROUND	
⊠ WELL	⊠ UTILITY MANHOLE	--- UTL UTILITY UNDERGROUND	
	⊠ UTILITY PEDESTAL	--- I WATERMAIN	

FIELD CREW	NO.	BY	DATE	REVISION
LAKE				
DRAWN				
DBP				
CHECKED				
EJW				
DATE				
08/21/18				

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: And/or Assigns, LLC, Custom Home Builders Title, LLC, and Stewart Title Guaranty Company:

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. The field work was completed on August 17, 2018.

Date of Plat or Map: August 21st, 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.23-SEC.01
Hennepin County

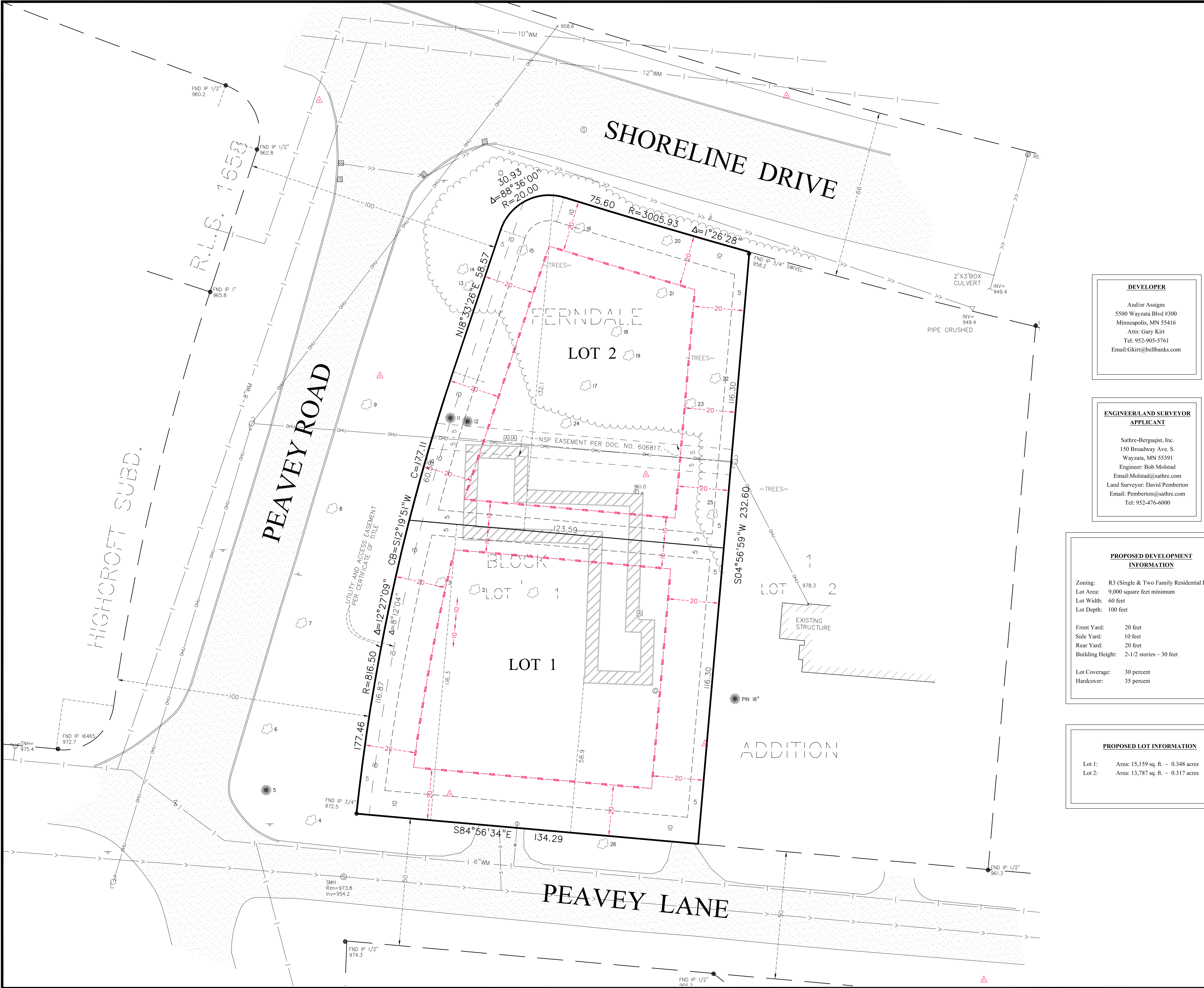
Wayzata
Minnesota

ALTA/NSPS Land Title Survey

PREPARED FOR:
And/Or Assigns, LLC

FILE NO.
10039-001

1
1



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

Lot 1, Block 1, Ferndale Addition, Hennepin County, Minnesota.

ALTA/NSPS OPTIONAL TABLE A NOTES

2) **Site Address:** 153 Peavey Lane, 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. 2705SC0307F, effective date of November 4, 2016.

4) **Parcel Area Information:** Gross Area: 28,946 s.f. ~ 0.665 acres

5) **Benchmark:** Elevations are based on City of Wayzata benchmark: Top of top nut of fire hydrant at northwest corner of Peavey Lane and Peavey Road which has an elevation of: 975.40 feet (NGVD29).

6) **Zoning Information:** The current Zoning for the subject property is R-3 (Single and Two Family Residential District. The setback, height, and floor space area restrictions for said zoning district are as follows:

Principal Structure Setbacks - Street(s): 20 feet
Side: 10 feet
Rear: 20 feet
Height: 30 feet ~ 2-1/2 stories
Hardcover: 35 percent of lot area
Lot Coverage: 30 percent of lot area

Accessory Structure Setbacks - Front: 20 feet
Side: 5 feet
Rear: 5 feet

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.

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 Custom Home Builders Title, LLC, as issuing agent for Stewart Title Guaranty Company, File No. HB-36594, dated: none specified, 2018.

- 1) We note the following with regards to Schedule B of the herein referenced Title Commitment:
- Item no.'s 1-9, 12 and 13 are not survey related
 - Item no.10 Subject to reservations of utility and access easements over, upon, and across Lots in Highcroft Subdivision, Hennepin County, Minnesota, (now as to the westerly 5 feet of Lot 1, Block 1, Ferndale Addition), as contained in Deed Doc. No. A2889581 (restrictions terminated per Doc. No. T5517626)
 - Item no.11 Terms and conditions of an easement over part of above land, in favor of Northern States Power Company, as created in document filed September 28, 1959, as Document No. 606817. *Said easement shown hereon.*

DEVELOPER

And/or Assigns
5500 Wayzata Blvd #300
Minneapolis, MN 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

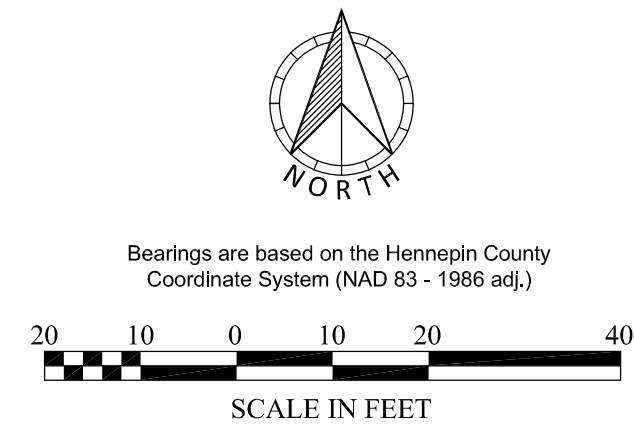
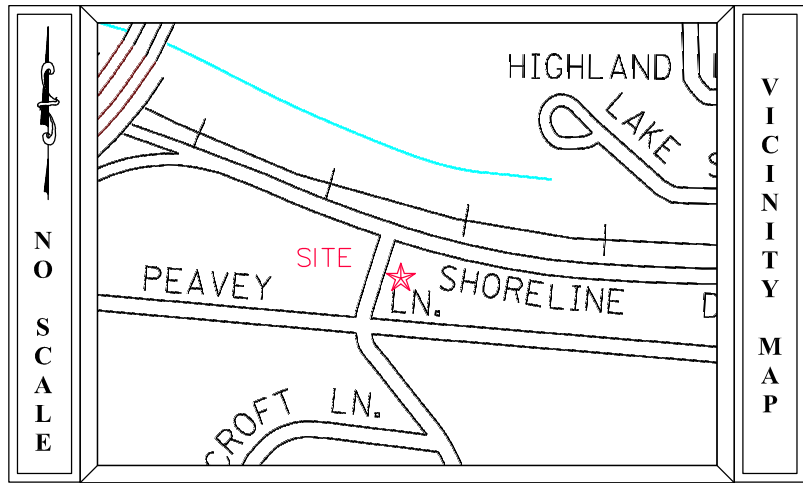
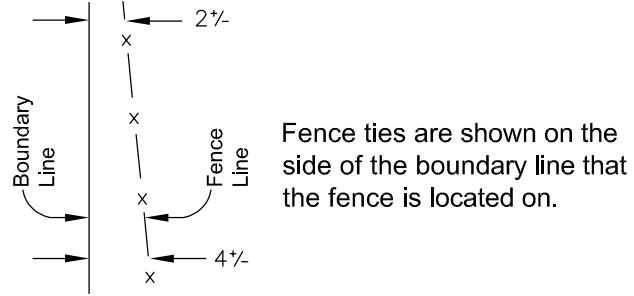
Zoning: R3 (Single & Two Family Residential District)
Lot Area: 9,000 square feet minimum
Lot Width: 60 feet
Lot Depth: 100 feet

Front Yard: 20 feet
Side Yard: 10 feet
Rear Yard: 20 feet
Building Height: 2-1/2 stories ~ 30 feet

Lot Coverage: 30 percent
Hardcover: 35 percent

PROPOSED LOT INFORMATION

Lot 1: Area: 15,159 sq. ft. ~ 0.348 acres
Lot 2: Area: 13,787 sq. ft. ~ 0.317 acres



SURVEY LEGEND		
- CAST IRON MONUMENT - CATCH BASIN - 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 - SIGN - GROUND ELEVATION - STORM DRAIN - STORM MANHOLE - YARD LIGHT - A/C UNIT - WELL	- WALKOUT ELEVATION - FIRST FLOOR ELEVATION - GARAGE FLOOR ELEVATION - TOP OF FOUNDATION ELEV. - LOWEST OPENING ELEV. - CABLE TV PEDESTAL - ELECTRIC TRANSFORMER - ELECTRIC MANHOLE - ELECTRIC METER - GAS METER - GAS VALVE - HAND HOLE - SOIL BORING - TREE CONIFEROUS - TREE DECIDUOUS - TELEPHONE MANHOLE - TELEPHONE PEDESTAL - TRAFFIC SIGNAL - UTILITY MANHOLE - 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
LAKE	1	DBP	9/4/2018	Remove Outlot
DRAWN	2	DBP	10/12/2018	Revise to 2 lot subdivision
DBP				
CHECKED				
EJW				
DATE				
08/21/18				

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To: And/or Assigns, LLC, Custom Home Builders Title, LLC, and Stewart Title Guaranty Company:

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. The field work was completed on August 17, 2018.

David B. Pemberton, PLS Minnesota License No. 40344

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 NORTH**
Prepared for:
AND/OR ASSIGNS, LLC

FILE NO.
10039-001

1

1

HIGHCROFT NORTH

R.T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That And/Or Assigns, LLC, a Minnesota Limited Liability Company, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lot 1, Block 1, Ferndale Addition

Has caused the same to be surveyed and platted as HIGHCROFT NORTH and do hereby dedicate to the public for public use forever the drainage and utility easements as created on this plat.

In witness whereof said And/Or Assigns, LLC, a Minnesota Limited Liability Company, has cause these presents to be signed this _____ day of _____, 2018.

S. Todd Rapp

STATE OF MINNESOTA
COUNTY OF _____

The instrument was acknowledged before me this _____ day of _____, 2018 by S. Todd Rapp, President of And/Or Assigns, LLC., a Minnesota Limited Liability Company.

Notary Public, _____ County, Minnesota

Notary Printed Name

My Commission Expires: _____

I, David B. Pemberton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly 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 HIGHCROFT NORTH 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: _____

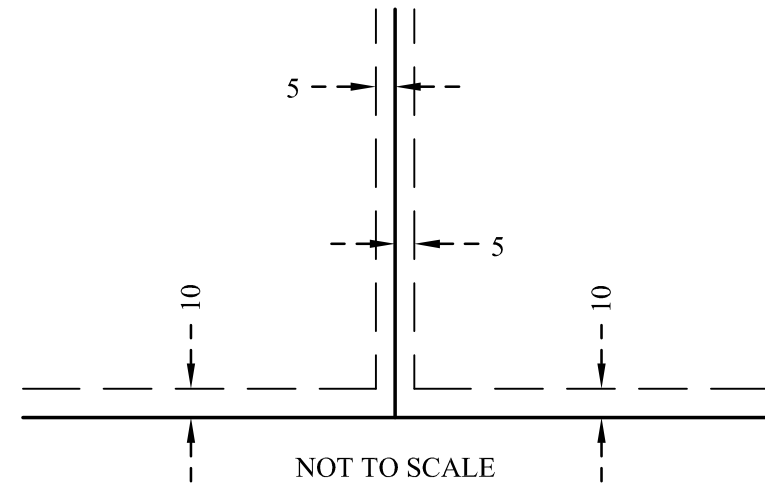
REGISTRAR OF TITLES HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of HIGHCROFT NORTH was filed in this office this _____ day of _____ 2018, at _____ o'clock ____ M.

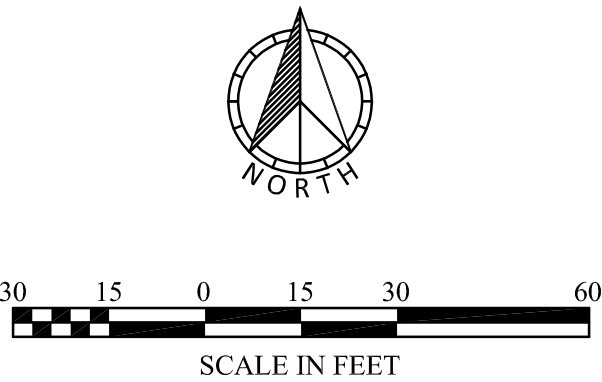
Martin McCormick, Registrar of Titles

By: _____, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

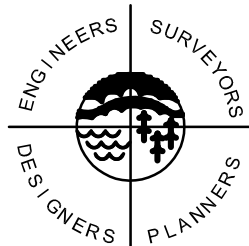
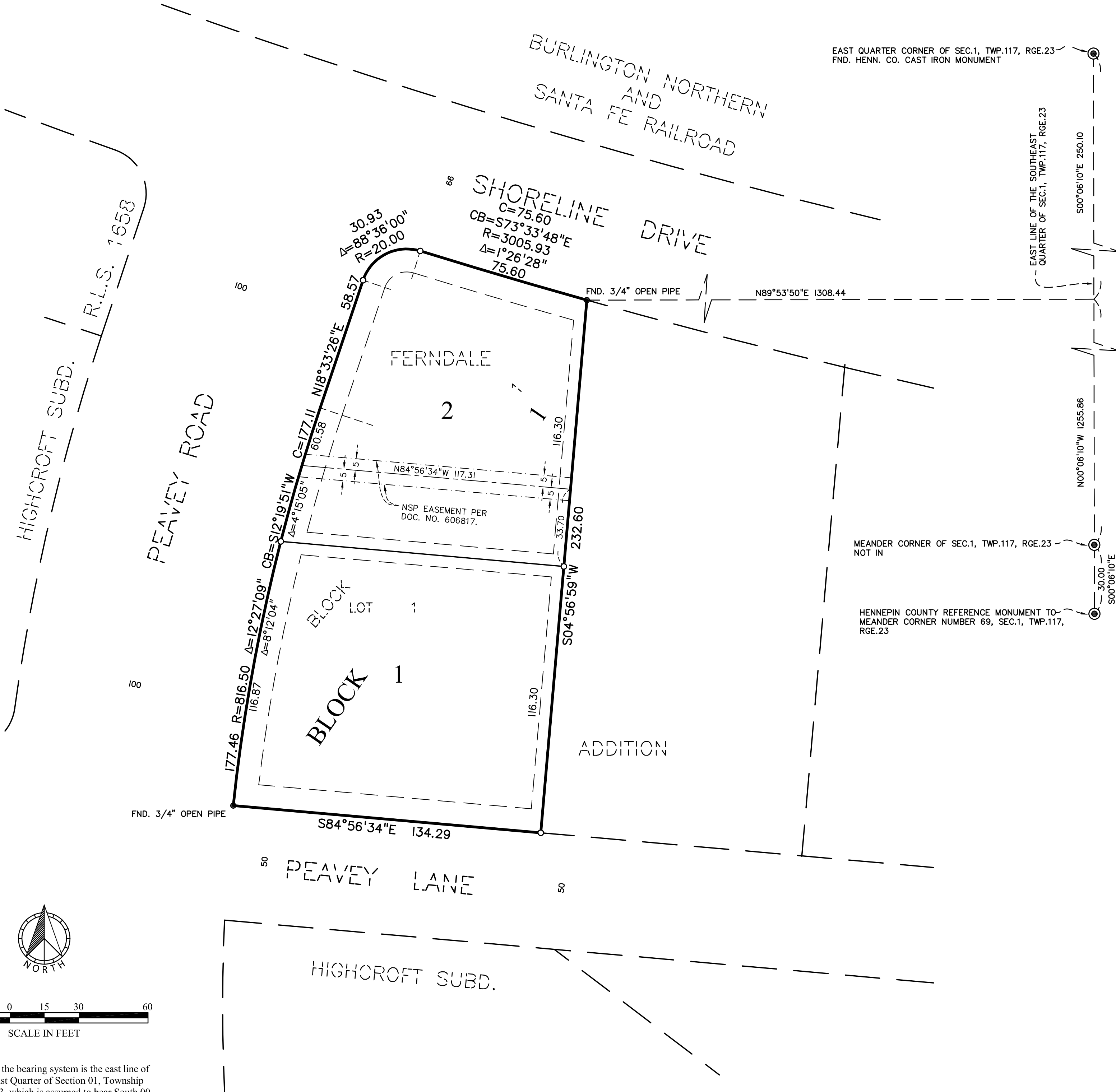


Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

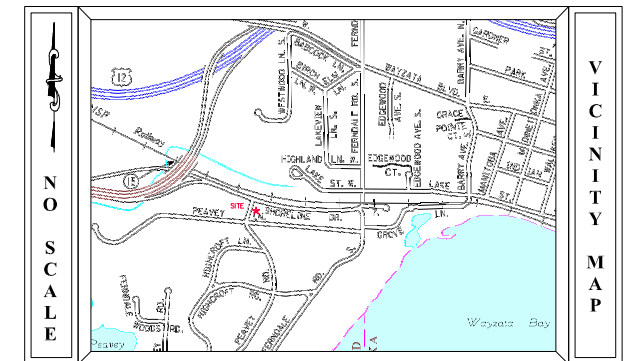


The basis for the bearing system is the east line of the Southeast Quarter of Section 01, Township 117, Range 23, which is assumed to bear South 00 degrees 06 minutes 10 seconds East

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344
- Denotes a 3/4 inch open pipe found
- ⊙ Denotes a Found Cast-Iron-Monument



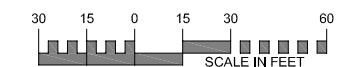
SATHRE-BERGQUIST, INC.



SHEET INDEX TABLE	
SHEET	Description
COS	Certificate of Survey
PP	Preliminary Plat
FP	Final Plat
1	Title Sheet
2	Utility Plan
3	Grading & Erosion Control Plan
TS	Tree Survey

<u>PROPOSED DEVELOPMENT</u>	
<u>INFORMATION</u>	
Zoning:	R3 (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 ~ 30 feet
Lot Coverage:	30 percent
Hardcover:	35 percent

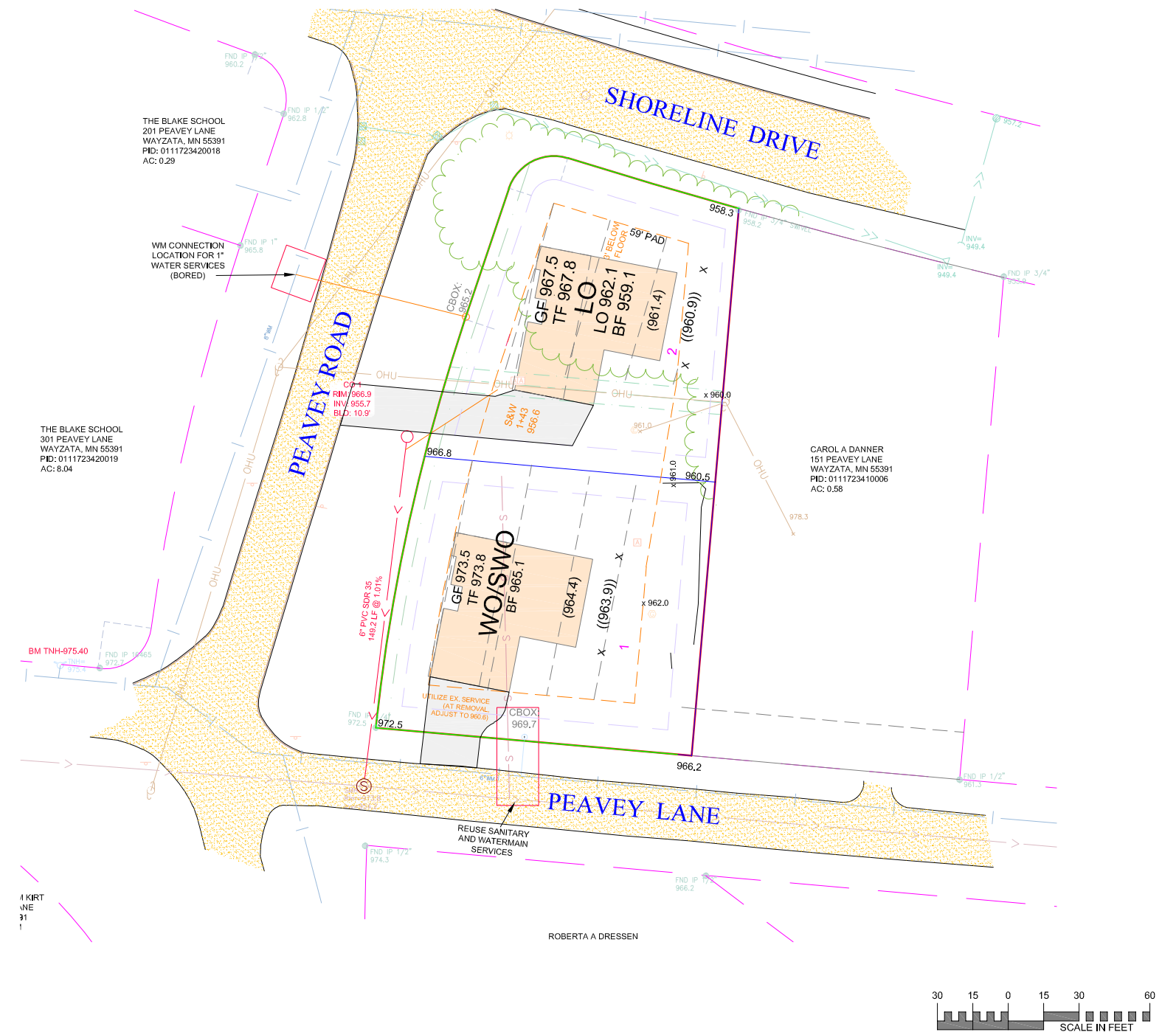
PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM DAVID PEMBERTON, RLS EMAIL: PEMBERTON@SATHRE.COM	DEVELOPER AND/OR ASSIGNS, LLC. 5500 WYNDARA BLVD, Suite 300 Minneapolis, MN 55416 CONTACT: Gary Kirk Phone: (952) 505-5761 Email: gkirk@belbankns.com Todd Rapp Phone: (651) 379-3000 Email: todd@strawley.com

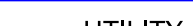


EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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BASE_PEAVERY	xx	xxx	xx/xx/xx	xxxxxxx xxxxxx							
DRAWN BY											
TCW											
CHECKED BY											
RSM											
DATE											
08/28/18											

UTILITY PLAN



DRAWING NAME	NO.	BY	DATE	REVISIONS	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERQUIST, INC.'S EXPRESSED 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 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.  ROBERT S. MOLSTAD, P.E. Date: <u>10/17/18</u> Lic. No. <u>26428</u>		CITY PROJECT NO. --	SATHRE-BERQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000	WAYZATA, MINNESOTA	UTILITY & DEMOLITION PLAN HIGHCROFT NORTH AND-OR ASSIGNS, LLC.	FILE NO. 10039-001 2 3
BASE PEAVY	xx	xxxx	xx/xx/xx	xxxxxxx xxxxxx								
DRAWN BY												
TCW												
CHECKED BY												
RSM												
DATE												
08/28/18												

ON-SITE BMPs - (For more detailed information Section 2.2 of the SWPPP)

- 1. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. (WMMO'S OR EQUAL)-UTILITY CONTRACTOR.**
- 2. SLOPE STABILIZATION - SLOPE STABILIZATION SHALL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION. - (IF APPLICABLE) (Grading Contractor)**
- 3. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR AS NEEDED TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING. (Grading Contractor)**
- 4. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER SHALL BE USED ON SITE.**
- 5. ALL CONCRETE WASHOUT WASTE PRODUCED SHALL BE REMOVED FROM THE SITE. (Contractor & Bullder)**

-  ROCK ENTRANCE BERM
-  SILT FENCE
-  CONCRETE WASHOUT
-  INLET PROTECTION
-  BIO-ROLL

The diagrams illustrate the cross-section of a driveway for two different scenarios: Walkout (WO) and Lookout (LO).

Left Diagram: WALKOUT (WO)
 This diagram shows a driveway with a finished garage floor 2.5' below the finished grade. The driveway is 7'0" wide. The topsoil layer is 6'0" thick. The driveway is labeled "WALKOUT (WO)".

Right Diagram: LOOKOUT (LO)
 This diagram shows a driveway with a basement floor (BSMT FLR) 2.5' below the finished grade. The driveway is 7'0" wide. The topsoil layer is 6'0" thick. The driveway is labeled "LOOKOUT (LO)".



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_FEAVEY	xx	xxx	xx/xx/xx	xxxxxx xxxxxx
DRAWN BY				
TCW				
CHECKED BY				
RSM				
DATE				
08/28/18				

Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 10/17/18 Lic. No. 26428

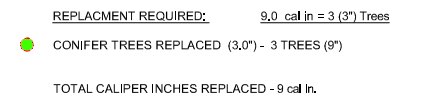


GRADING, DRAINAGE & EROSION
CONTROL PLAN
HIGHCROFT NORTH
AND-OR ASSIGNS, LLC.

FILE NO.
10039-001

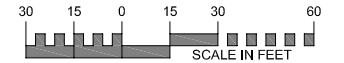
3

3



Typical Planting Schedule
Replacement Trees -
 Arborvitae
 Black Cherry
 Butternut
 Cedar
 Elm (Fire Resistant)
 Fir
 Hackberry
 Hickory
 Hemlock
 Kentucky Coffee
 Linden/Basswood
 Maple (Except Silver Maples)
 Oak
 Walnut

Conifers:
 Pine
 Spruce (Except Colorado Blue)
 Tamarack

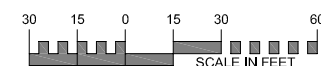


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PEAVEE_TREE_SURVEY DRAWN BY TCW CHECKED BY RSM DATE 08/28/18								-- WAYZATA, MINNESOTA	HIGHCROFT NORTH AND-OR ASSIGNS, LLC.	10039-001 TR TR



Total Caliper Inches		412.0
		=====
Net Caliper Inches		412.0
Removed Caliper Inches		111.5
Percent Removed		27.1%
Percent Saved		72.9%
25% Threshold		103.0
Replacement Required Cal. In.		9.0
3" Trees Required		3.0



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS				CITY PROJECT NO.		FILE NO.
PEAVEY TREE SURVEY					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. <i>Robert S. Molstad</i> ROBERT S. MOLSTAD, P.E. Date: <u>10/17/18</u> Lic. No. <u>26428</u>	 SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000	WAYZATA, MINNESOTA	TREE SURVEY HIGHCROFT NORTH AND-OR ASSIGNS, LLC.	10039-001 TS TS
DRAWN BY										
TCW										
CHECKED BY										
RSM										
DATE										
08/28/18										

SUMMARY FOR PROJECT AT 153 PEAVEY LANE

Construction anticipated to start First Quarter 2019
--

LOT 1

- Approximately 3600 finished SQFT
- 4 bedrooms / 4 bathrooms
- Rambler Style
- \$1.2M - \$1.4M
- Driveway access from Peavey Lane

LOT 2

- Approximately 3600-4000 finished SQFT
- 5 bedrooms / 5 bathrooms
- Two-story Walk Out
- \$1.4M - \$1.8M
- Driveway access from Peavey Road

Proposed home sites and dwellings will be thoughtfully planned for the scale of the neighborhood, as well as with keeping the health and safety of the neighborhood in mind. Improvements will be made to existing city water systems servicing the property. Respecting and keeping the charm of the neighborhood, as well as tying into the greater overall charm of the Village of Wayzata, is of utmost concern and intent.

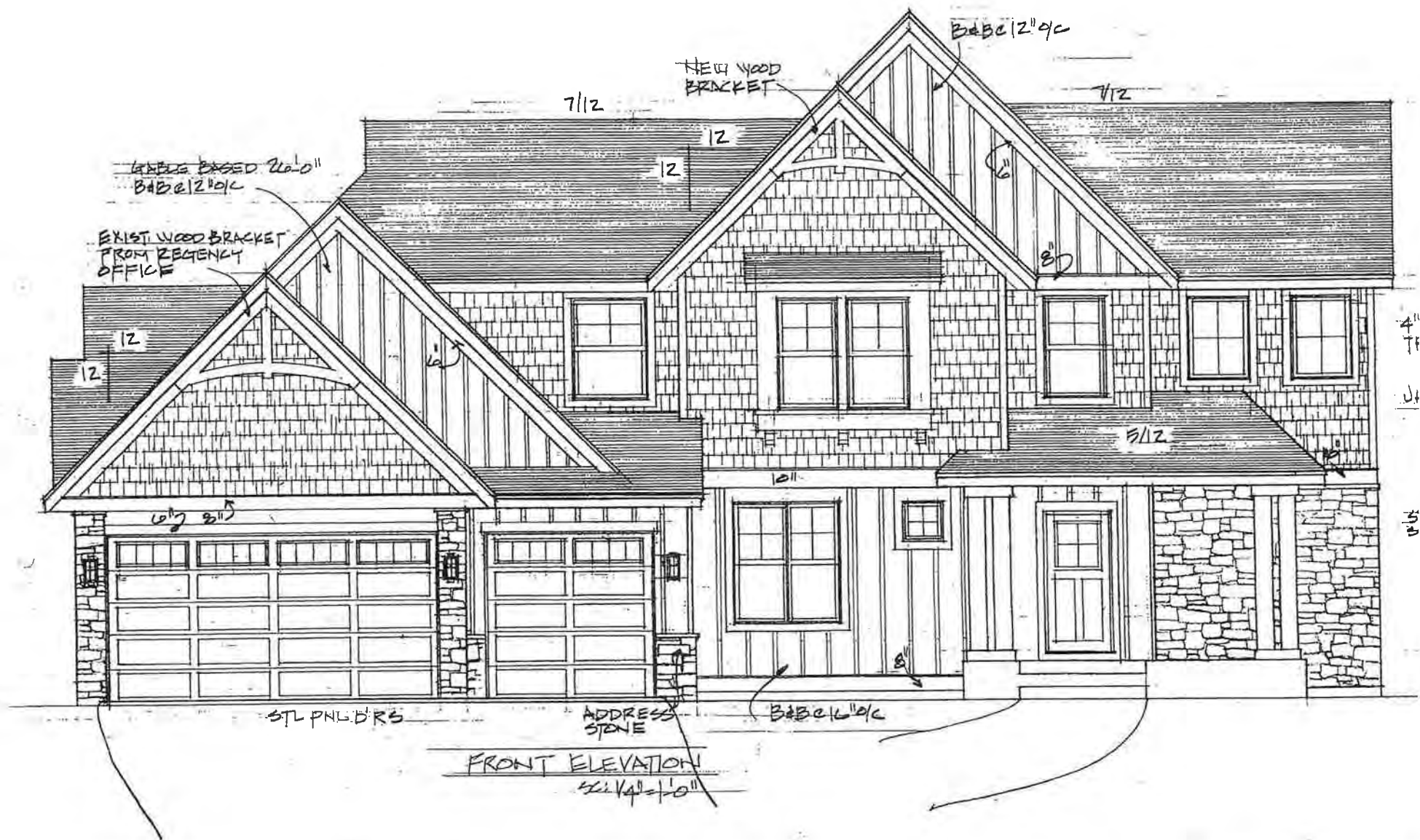
LOT 1



FRONT CONCEPT

50' 1/8" = 1" 0"

LOT 2



1 Mr. Schmitt stated there is a landscape plan included the application. The applicant is willing to
2 plant whatever type of tree the City would prefer in these locations.

3
4 Commissioner Iverson stated in order to grant a variance the applicant needs to show practical
5 difficulty, but she would be willing to support the variance because of the trade-off proposed of
6 including the bank façade. She pointed out this is not something the City would typically consider.

7
8 Commissioner Douglas made a motion, seconded Plantan by Commissioner, to direct staff to
9 prepare a draft Planning Commission Report and Recommendation with appropriate findings
10 recommending approval of the design with the deviations for first floor transparency, the second
11 story recession, and the 6-foot sidewalk width along Barry Ave, a variance for the third story
12 setback, a variance for the floor area ratio, a Shoreland Impact Plan/Conditional Use Permit for
13 impervious surface coverage with the added condition of including storm water management, a
14 Conditional Use Permit for joint parking, the preliminary and final plat subdivision and
15 recommending denial of the variance for building height and the Shoreland Impact
16 Plan/Conditional Use Permit for building height.

17
18 The motion carried unanimously.

19
20 Mr. Thomson noted that the draft Report and Recommendation would be on the consent agenda at
21 the next Planning Commission meeting.

22
23
24
25 **b.) Highcroft North – 153 Peavey La**

26 **i. Preliminary and Final Plat Subdivision**

27
28 Director of Planning and Building Jeff Thomson stated the applicant, Sathre-Bergquist Inc., and
29 the property owners And/Or Assigns, LLC have submitted a development application to subdivide
30 the property at 153 Peavey Lane. The applicant is proposing to subdivide the one existing property
31 into three single-family residential lots. As part of the submitted development application, the
32 applicant is requesting review and approval of a preliminary and final plat of the proposed
33 subdivision. The property currently contains a three-family residential home. As part of the
34 project, the existing home would be demolished and three new single-family homes would be
35 constructed. The applicant has not submitted preliminary concept elevations for the single-family
36 homes, however the proposed plans include preliminary house pads and driveways entrances for
37 each of the new lots. The proposed house pads would comply with all requirements of the R-3
38 zoning district including setbacks, lot coverage, and impervious surface. There are 21 trees located
39 on the site that meet the minimum size requirements as either significant or heritage trees. Of the
40 21 trees, 18 are classified significant and 3 are heritage. The proposed plans include removal of 4
41 significant trees and 1 insignificant tree would be removed. For a subdivision application, the tree
42 ordinance allows for removal of up to 25% of the inches of significant trees before mitigation is
43 required. Based on the proposed removal, 8-inches of replacement trees would be required in
44 place of the significant trees that would be removed. The proposed plans include the replacement
45 of 9-inches of trees.

1 Commissioner Douglas asked if the home pads and driveway locations were part of the approval.

2
3 Mr. Thomson stated the Commission is not approving homes as this time. Only the subdivision
4 of the land into three lots is what is being reviewed. The City requests the preliminary house pads,
5 tree removal and grading in order to have a general sense of where the homes would be located
6 and what the impacts might be. If the lots are approved by the City Council, the final details of
7 the building permit are reviewed by staff to ensure all of the City's codes are met. If the proposed
8 home meets all the requirements of the zoning code, then staff would issue the building permit. If
9 there are specific concerns the Planning Commission has about items, such as the driveway
10 location, these should be added as conditions of approval.

11
12 Applicant's representative, Charlie Wiemerslage, Sathre-Bergquist, Inc., 150 Broadway Ave S,
13 stated the application does not request any variances.

14
15 Chair Buchanan opened the public hearing at 7:32 p.m.

16
17 Mr. F. Mike Higgins, 144 Peavey Lane, expressed concerns that the proposed lots were not
18 consistent with the adjacent properties. These lots would be significantly different. He stated the
19 Comprehensive Plan states residential land uses should protect property values through the
20 consistent relationship of land uses. He stated allowing this development to occur would have a
21 negative impact on the value of the adjacent homes, especially the home at 151 Peavey Lane. The
22 Comp Plan also states land uses should protect residential neighborhoods from encroachment or
23 intrusion by incompatible uses or incompatible higher densities. The proposed homes pads are
24 much smaller than the adjacent properties and would not be compatible. He stated preliminary
25 plat criteria (Section 805.14.E) states the proposed subdivision shall be consistent with the
26 Wayzata Comp Plan, and he does not believe the proposed project is consistent with the Comp
27 Plan. Section 805.14.E also states the creation of a lot or lots shall not adversely impact the scale,
28 pattern or character of the City, its neighborhoods, or its commercial areas. He stated every lot to
29 the east of this property are single-family homes of like size. He further stated the proposed project
30 does not meet Section 805.14.E in the lot size that results from the subdivision would be dissimilar
31 from adjacent lots found in the surrounding neighborhood. The preliminary plat criteria also stated
32 that the proposed subdivision shall not tend to or actually depreciate the values of neighboring
33 properties in the area in which the subdivision is proposed. He believed the proposed project
34 would have a negative impact on the adjacent homes.

35
36 Ms. Carol Danner, 151 Peavey Lane, stated she has lived next to the triplex that is on the property
37 for 46 years. She expressed concerns about where the construction workers would park and that
38 additional traffic. The neighborhood has already had to accommodate construction traffic for the
39 construction on Ferndale. The traffic would increase with the addition of 3 new single-family
40 homes in the neighborhood. She stated the backyard has remained unattended since the sale of the
41 triplex, and she asked when this would change. The addition of these homes would disrupt the
42 charm of the neighborhood. Having all of the driveways exit onto Peavey Road would be
43 dangerous for school buses coming in and out of the school across from the property. She
44 expressed concerns about where the air conditioning units would be located and the amount of
45 noise these would generate. She asked when the house plans would be available for review, and
46 why the applicant was not available for the hearing.

1
2 Mr. Wiemerslage stated the average home price for the proposed subdivision would be \$1.2-\$1.5
3 million, and this would increase the values of the adjacent properties. He stated the existing
4 building is a three family unit and this would be replaced by three single-family homes, so there
5 would not be an increase in traffic. He explained the driveway for Lot one could be shifted to
6 access Peavey Lane. This shift would add only one additional driveway to Peavey Road. He
7 stated the proposed project does meet the zoning requirements, Comprehensive Plan, and
8 ordinances.

9
10 Ms. Laurel Anthony, 145 Peavey Lane, stated she had been told the homes would be smaller homes
11 with a footprint of about 1000-1200 square feet. She stated developer stated the homes would be
12 values at \$1.2-\$1.5 million. These sound like different homes and based on the proposed value,
13 these would be very large homes. She stated the scale would not fit with the neighborhood.

14
15 Ms. Sherry Smith, 133 Peavey Lane, expressed concerns about the lot size because the proposed
16 lots would be much smaller than the adjacent properties. She also expressed safety concerns with
17 the addition of three driveways. She expressed additional concerns about the impact these homes
18 would have on property values. She did not believe a home values at \$1.2-\$1.5 million would fit
19 on the proposed lots. She does not believe there is enough information available to approve the
20 subdivision because there is not a development application or renderings of the homes available.

21
22 Mr. Mike Lawrence, 141 Peavey Lane, expressed concerns about the homes being too large for
23 the proposed lots. He asked the Commission to consider the Comprehensive Plan, the comments
24 of the neighborhood and common judgment when making a decision.

25
26 Ms. Danner stated she had received a letter from the property owner and they had asked if she was
27 interested in selling. At the time she was not but if the project is approved, she may reconsider.
28 She stated if she sold and others also sold, the area would turn into a high rise and this is not what
29 the City wants. She wants the neighborhood left how it is.

30
31 Applicant representative, Ms. Lori Serum, Regency Homes, 875 Lake St, stated the homes will
32 not be 1000-1200 square feet. These homes would be larger but they would meet the 35% hard
33 cover requirement of the City. The intent is to maintain the integrity and look of Peavey Lane.

34
35 Applicant representative, Ms. Beth Ulrich, 307 Manitoba, stated the clients they have interested in
36 these properties are empty nesters looking for a smaller home with a yard.

37
38 Ms. Serum stated they would follow the City's ordinances and codes, and they are open to working
39 with the City on what these homes would look like.

40
41 Mr. Higgins stated a 9,000 square foot lot is not consistent with the neighborhood. He would like
42 to see one home built on the property.

43
44 There being no one else wishing to address the Planning Commission on this application, Chair
45 Buchanan closed the public hearing at 8:52 p.m.

46

1 Commissioner Plantan clarified based on the current zoning and Comprehensive Plan, any lot in
2 the neighborhood could be subdivided because they are zoned R-3.

3
4 Mr. Thomson stated he has not evaluated all of the lots on Peavey Lane, but some of them can be
5 subdivided and meet the zoning requirements. Not all of the lots would be able to provide the 60-
6 feet of width and 100-feet of depth that would be required under the Zoning Ordinance.

7
8 Commissioner Douglas stated the property is zoned R-3 or single-family or two family. She
9 clarified the property currently has three families living on it.

10
11 Mr. Thomson stated the zoning district currently allows for either single-family homes or twin
12 homes or duplex.

13
14 Chair Iverson stated the project does not meet the Comprehensive Plan because of the size and
15 scale of the proposed lots and homes. The other lots in the neighborhood are significantly larger.
16 The proposed project would significantly change the character of the neighborhood. She stated
17 the project does not meet Section 805.14.E.1, 805.14.E.5, 805.14.E.7, and 805.14.E.8 of the
18 Subdivision Ordinance preliminary plat criteria. She would recommend denial of the project.

19
20 Commissioner Douglas stated she would agree that the project would change the character of the
21 neighborhood. She would consider 2 single-family homes.

22
23 Commissioner Plantan agreed, and stated a twin home or duplex would be an option.

24
25 Chair Buchanan stated he would support a motion for denial.

26
27 Commissioner Iverson made a motion, seconded by Commissioner Douglas, to direct staff to
28 prepare a draft Planning Commission Report and Recommendation with appropriate findings
29 recommending denial of the preliminary and final plat subdivision for 153 Peavey Lane. The
30 motion carried unanimously.

31
32
33 **AGENDA ITEM 6. Other Items:**

34
35 **a.) September 18th City Council Meeting Report**

36
37 Director of Planning and Building Jeff Thomson provided a report on the September 18, 2018 City
38 Council meeting. The City Council discussed the redevelopment of the Boatworks at their
39 workshop. During the regular meeting, the City Council approved the conditional use permit for
40 a fence at 217 and 223 Ferndale and 101 Walker Ave. The City Council also approved the land
41 use requests for the Ventana Condos project on Lake Street.

42
43 Commissioner Iverson stated she would not be at the October 15 meeting.

44
45 **b.) Review of Development Activities**

46