

# CITY OF WAYZATA



## PUBLIC WORKS DEPARTMENT

---

### MEMORANDUM

---

**To:** City Council and City Manager  
**From:** Dave Dudinsky, Director of Public Service  
**Date:** July 31, 2014  
**Re:** Telecommunications Site Improvement Feasibility Study Update

---

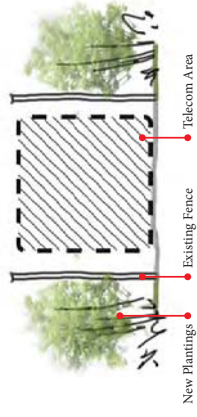
At the April 15, 2014 council meeting, the city council approved a proposal from SEH to perform a feasibility study for telecommunications site improvements at the existing water tower site.

Attached is the latest version of the concept drawings developed by SEH to date.

It was discussed at the April 15<sup>th</sup> council meeting that at some point during the study, SEH and staff would meet with the neighborhood on site to present the options being studied.

SEH will present the concept drawing options to the city council in a workshop setting and with the council's approval, set a date and time to visit on site with the residents who live near the telcom site.

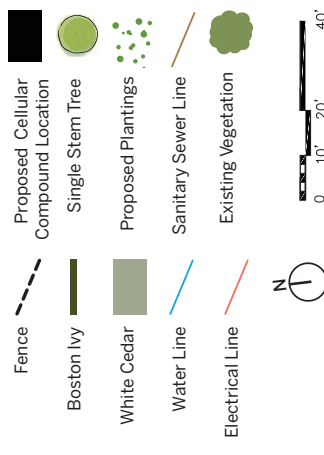
# OPTION 1A



This option utilizes the existing compound. The westerly gate will be moved to the east side of the compound. The providers will then access the site using the existing water treatment plant driveway. Two alternatives will be proposed with this option:

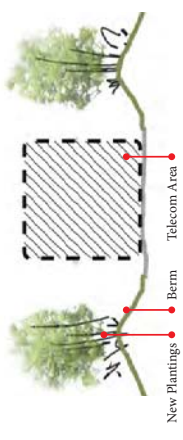
- A. Remove and replace the fence with a black vinyl fence with dark fabric screening. The fabric screening will be similar to screening used on tennis courts. Aesthetic landscaping will be planted around the compound to help soften the view of the fencing. This can be accomplished late spring or summer 2015.

## Legend:

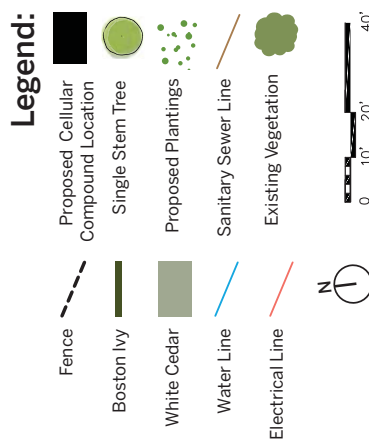




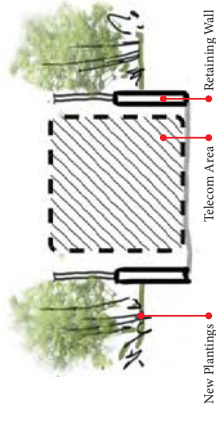
## OPTION 1B



Remove and not reinstall the fence. A small berm will be placed around the compound and landscaping will be planted on top of berm to screen the equipment. This can be accomplished late spring or summer 2015.



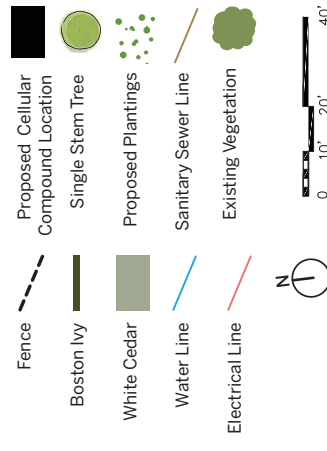
## OPTION 2A



This option moves the telecom compound to an inset style compound; meaning three sides would be partially buried in the adjoining hill. The location would be to move the compound closer to the treatment plant for future connections of the plants electric generator as well as ease of access, see attached plan. The perimeter of the compound would include low profile bunker (retaining) walls with decorative fencing on top of the wall to prevent someone from inadvertently stepping into the compound. Access to the compound would be from the existing water treatment plant driveway. Aesthetic landscaping will also be planted around the perimeter to help soften the view of the bunker walls. New compound can be constructed by midsummer 2015; equipment will not all be moved until 2021.

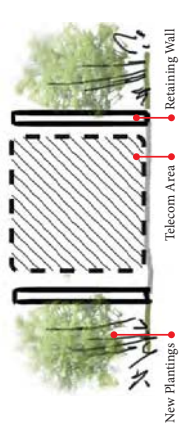


### Legend:





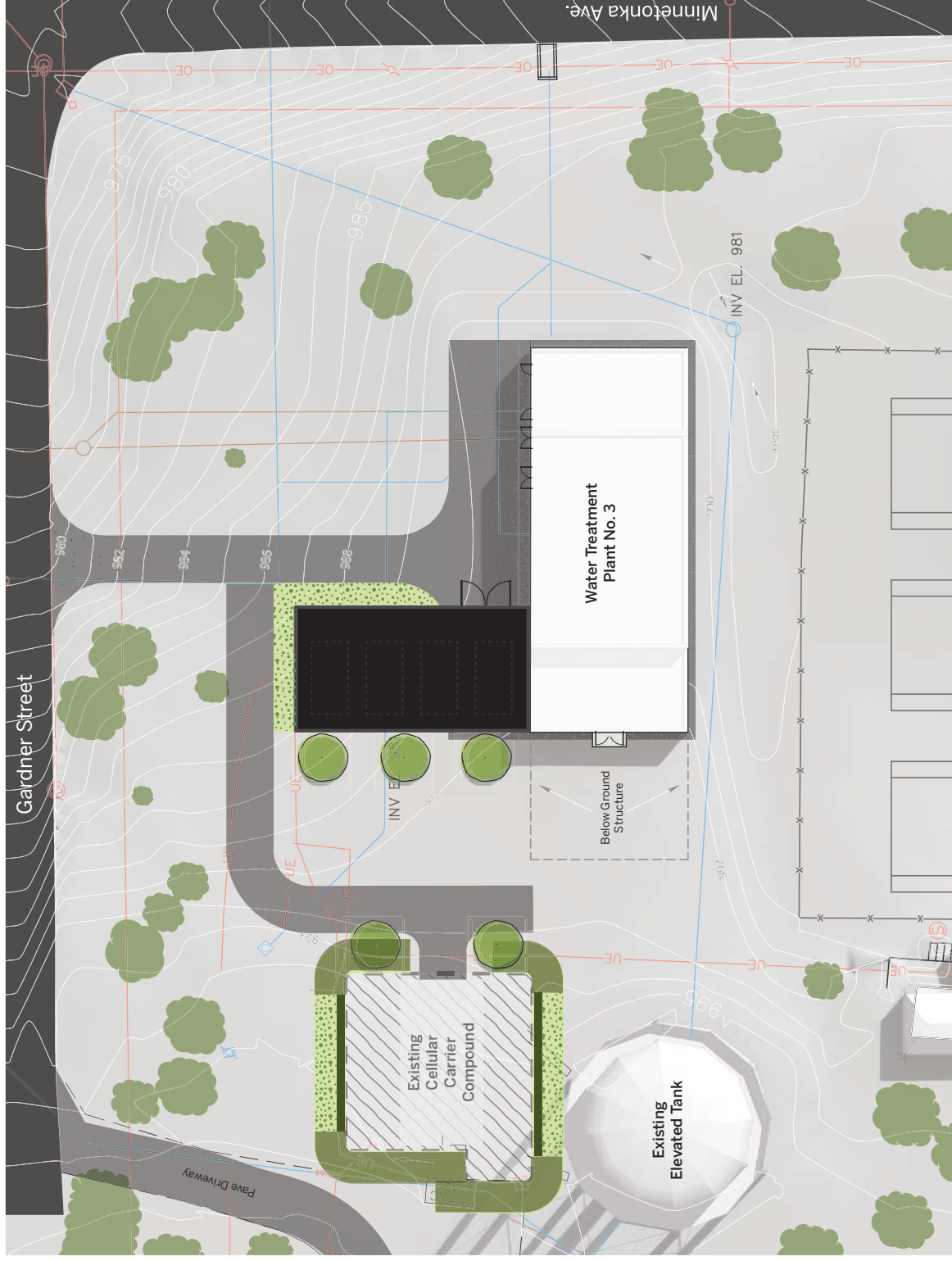
# OPTION 2B



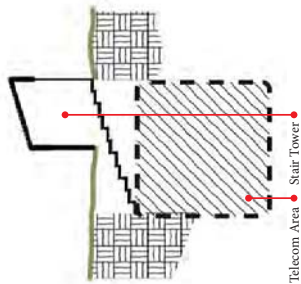
This option moves the telecom compound to a fully enclosed compound. The location would be to attach the compound to the treatment plant for future connections of the plants electric generator as well as ease of access, see attached plan. The perimeter of the compound would include low profile retaining walls that will match the existing water treatment facility. Access to the compound would be from the existing water treatment plant driveway. Aesthetic landscaping will also be planted around the perimeter to help soften the view of the bunker walls. New compound can be constructed by fall of 2015, equipment will not all be moved until 2021.

## Legend:

- Fence
- Proposed Cellular Compound Location
- Boston Ivy
- White Cedar
- Water Line
- Electrical Line
- Single Stem Tree
- Proposed Plantings
- Sanitary Sewer Line
- Existing Vegetation



# OPTION 2C



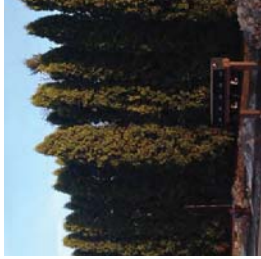
This option moves the telecom compound to below ground between the water tower and treatment plant. Access to the compound will be from the existing water treatment plant driveway. An access stairwell along with air-ventilation shafts, will be required and will project above ground. Access hatches to place and remove provider equipment will also need to be installed. A new compound can be constructed by fall of 2015, all of the equipment will not all be moved until 2021.

## Legend:

- Fence
- Proposed Cellular Compound Location
- Boston Ivy
- White Cedar
- Water Line
- Electrical Line
- Single Stem Tree
- Proposed Plantings
- Sanitary Sewer Line
- Existing Vegetation

## Plant Palette

### SCREENING



White Cedar  
*Thuja occidentalis*

### MASSING



Amur chokecherry  
*Prunus maackii*

### GROUNDCOVER



Gro-low Fragrant Sumac  
*Rhus aromatica 'Grow Low'*



Boston Ivy  
*Parthenocissus tricuspidata*



American Cranberrybush  
*Viburnum Trilobum*



Alleman Compact Dogwood  
*Corunus alba 'Alleman Compact'*

## Materials Palette

### RETAINING WALL



Limestone formliner



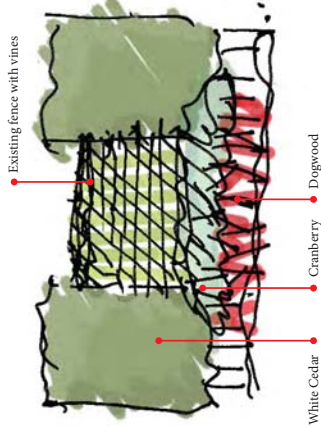
Ironspot Brick

### FENCE



Chainlink fence with windscreen.

## LANDSCAPE ENHANCEMENTS



White Cedar

Cranberry

Dogwood

## Site History

The first EuroAmerican settlers were attracted to the wild arcadian setting of Lake Minnetonka. Hotels and resorts were some of the first large developments before the turn of the century, after which larger estates and summer cottages were built by businessmen as sanctuaries from urban life. Conversely early Wayzata was as much country as it was village, with the community surviving primarily upon subsistence and self sufficiency.

The area around the project site at one time was a bucolic village of rambling cottages and comfortable single family homes sited in an open place between the lake shore and dense woods. The rectilinear gridiron platting by Garrison and Robinson defines the boundary of the site, and is of particular interest due to its alignment with areas original land survey.

## Design Parti

The planting palette will consist of local perennials and woody shrubs that are well suited for our moisture and temperature regime. The goal is to provide screening and visual interest without relying upon the conventional amoeba shaped planting beds which are generally found in suburban development. Stylistically the planting beds will respond to the neighborhoods aesthetic and informed by site sightlines and structures.





OPTION 1A



OPTION 1B



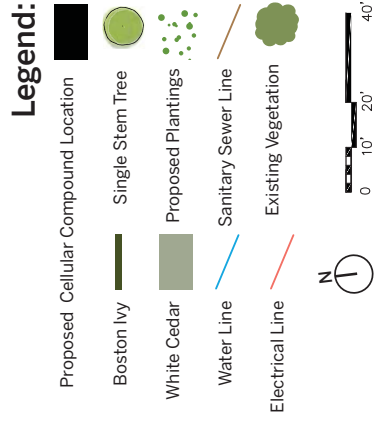
OPTION 2A



OPTION 2B



OPTION 2C





# CITY OF WAYZATA



## PLANNING DEPARTMENT

---

### MEMORANDUM

---

**To:** City Council  
**From:** Bryan Gadow, City Planner  
**Date:** July 31, 2014  
**Re:** 165 & 213 Central Ave Subdivision Workshop

---

Crossdale Development LLC has submitted a development application for a five (5) lot subdivision at 165 and 213 Central Ave N. The Project proposes private access to the lots on a roadway that would connect Cross St and Byrondale Ave N. The application has gone through public hearings and Planning Commission review, where the Commission recommended denial of the application based on their finding that the private access requires a variance. Much of the discussion focused on whether the access should connect through or have a defined separation, and if the access should be public or private.

Prior to the application being formally before the City Council, the applicant has asked for a workshop with the Council. The purpose of this workshop is to receive feedback from the Council on whether the access should be open, connecting Byrondale Ave and Cross St, or if it should be closed with a defined break. Determining if the access should be open or closed will assist with developing a roadway design. In addition, the applicant is asking for feedback on a five (5) lot subdivision concept and a seven (7) lot subdivision concept.

Attached to this memo is a site plan with the five (5) lot configuration, and two alternative seven (7) lot configurations that were previously reviewed by the Planning Commission.

Date: 6.12.2014



LOT STANDARDS

|                                 |
|---------------------------------|
| R-3A - ZONING                   |
| MIN LOT AREA=1,000 SF           |
| MIN LOT WIDTH=30'               |
| MIN LOT DEPTH=30'               |
| MIN. FRONT YARD SETBACK = 20'   |
| MIN. SIDE YARD SETBACK = 10'    |
| MIN. REAR YARD SETBACK = 20'    |
| EXISTING ZONING: R-3A           |
| PROPOSED ZONING: R-3A           |
| WETLAND BUFFER=30'              |
| WETLAND SETBACK= N/A APPLICABLE |

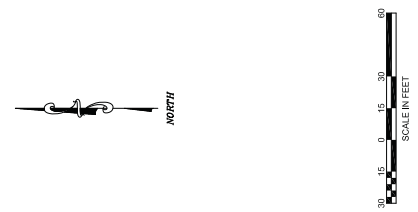
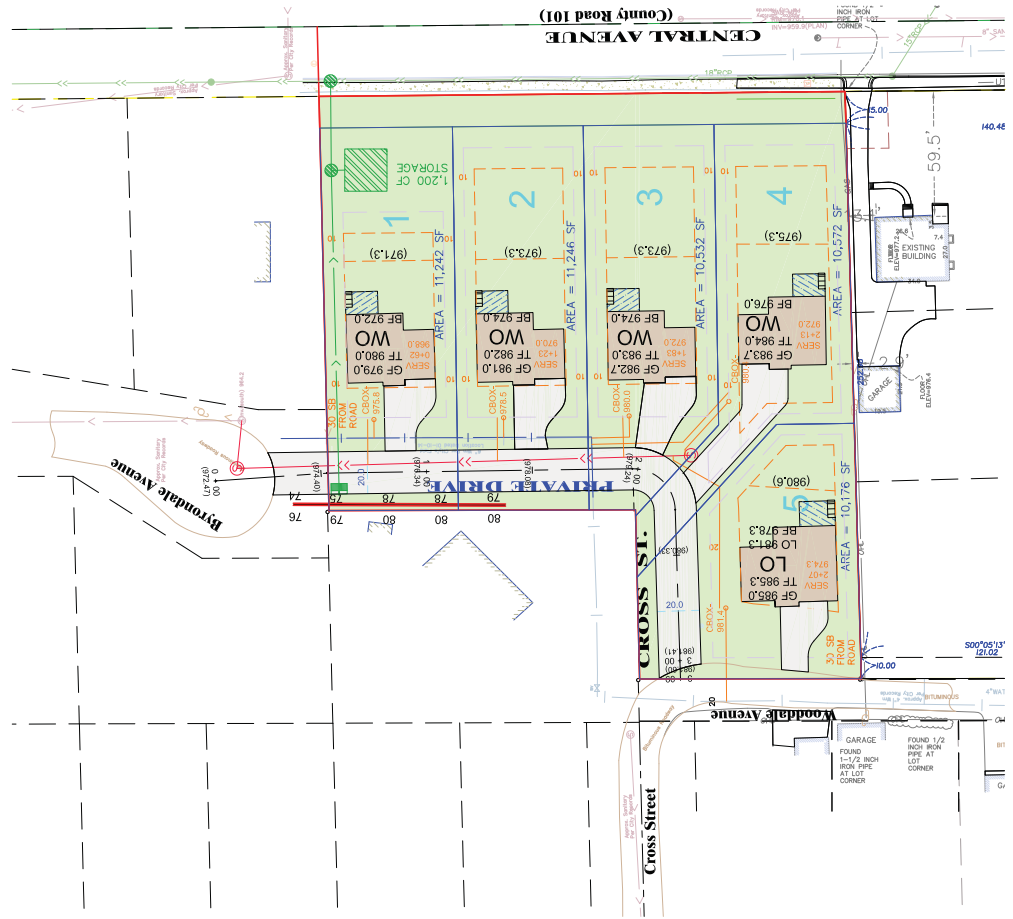
SHEET INDEX TABLE

| SHEET | Description            |
|-------|------------------------|
| 1     | Title Sheet            |
| 2     | Street Plan            |
| 3     | Utility Plans          |
| 4     | Grading Plan           |
| 5     | Erosion Control Plan   |
| 6     | Hardscape Calculations |
| 7     | Tree Survey            |
| 8     | Preliminary Plat       |
| 9     | Final Plat             |
| 10    | ALTA Boundary Survey   |
| L1    | Landscape Plan         |

CLIENT/DEVELOPER  
CROSSDALE DEVELOPMENT, LLC  
685 Flying Cloud Dr.  
Suite 100  
Bloomington, MN 55425  
Contact: Susan Seeland  
763-551-1823  
1415-891-1823

SWANSON HASKAMP CONSULTING, LLC  
Contact: Jennifer Haskamp  
763-444-1825

LAND SURVEYOR/CIVIL ENGINEER  
SATHRE-BERGQUIST, INC.  
1115 S. Broadway  
Waco, MN 55991  
Contact: T. Dan Schmidt  
Contact: T. Dan Schmidt  
763-444-1825  
763-444-1825



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.

REVISIONS

| NO. | BY  | DATE | REVISIONS |
|-----|-----|------|-----------|
| 1   | DSG |      |           |
| 2   | DLS |      |           |
| 3   |     |      |           |
| 4   |     |      |           |
| 5   |     |      |           |
| 6   |     |      |           |
| 7   |     |      |           |
| 8   |     |      |           |
| 9   |     |      |           |
| 10  |     |      |           |
| 11  |     |      |           |
| 12  |     |      |           |
| 13  |     |      |           |
| 14  |     |      |           |
| 15  |     |      |           |
| 16  |     |      |           |
| 17  |     |      |           |
| 18  |     |      |           |
| 19  |     |      |           |
| 20  |     |      |           |
| 21  |     |      |           |
| 22  |     |      |           |
| 23  |     |      |           |
| 24  |     |      |           |
| 25  |     |      |           |
| 26  |     |      |           |
| 27  |     |      |           |
| 28  |     |      |           |
| 29  |     |      |           |
| 30  |     |      |           |
| 31  |     |      |           |
| 32  |     |      |           |
| 33  |     |      |           |
| 34  |     |      |           |
| 35  |     |      |           |
| 36  |     |      |           |
| 37  |     |      |           |
| 38  |     |      |           |
| 39  |     |      |           |
| 40  |     |      |           |
| 41  |     |      |           |
| 42  |     |      |           |
| 43  |     |      |           |
| 44  |     |      |           |
| 45  |     |      |           |
| 46  |     |      |           |
| 47  |     |      |           |
| 48  |     |      |           |
| 49  |     |      |           |
| 50  |     |      |           |
| 51  |     |      |           |
| 52  |     |      |           |
| 53  |     |      |           |
| 54  |     |      |           |
| 55  |     |      |           |
| 56  |     |      |           |
| 57  |     |      |           |
| 58  |     |      |           |
| 59  |     |      |           |
| 60  |     |      |           |
| 61  |     |      |           |
| 62  |     |      |           |
| 63  |     |      |           |
| 64  |     |      |           |
| 65  |     |      |           |
| 66  |     |      |           |
| 67  |     |      |           |
| 68  |     |      |           |
| 69  |     |      |           |
| 70  |     |      |           |
| 71  |     |      |           |
| 72  |     |      |           |
| 73  |     |      |           |
| 74  |     |      |           |
| 75  |     |      |           |
| 76  |     |      |           |
| 77  |     |      |           |
| 78  |     |      |           |
| 79  |     |      |           |
| 80  |     |      |           |
| 81  |     |      |           |
| 82  |     |      |           |
| 83  |     |      |           |
| 84  |     |      |           |
| 85  |     |      |           |
| 86  |     |      |           |
| 87  |     |      |           |
| 88  |     |      |           |
| 89  |     |      |           |
| 90  |     |      |           |
| 91  |     |      |           |
| 92  |     |      |           |
| 93  |     |      |           |
| 94  |     |      |           |
| 95  |     |      |           |
| 96  |     |      |           |
| 97  |     |      |           |
| 98  |     |      |           |
| 99  |     |      |           |
| 100 |     |      |           |

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Dan L. Schmidt*  
Dan L. Schmidt  
May 1, 2014  
L.E. No. 26147

**SATHRE-BERGQUIST, INC.**  
159 SOUTH BROADWAY WAYZATA, MN 55387 (652) 476-6000  
WAYZATA, MINNESOTA

CITY PROJECT NO. \_\_\_\_\_



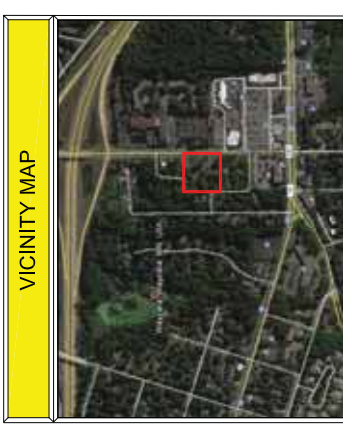
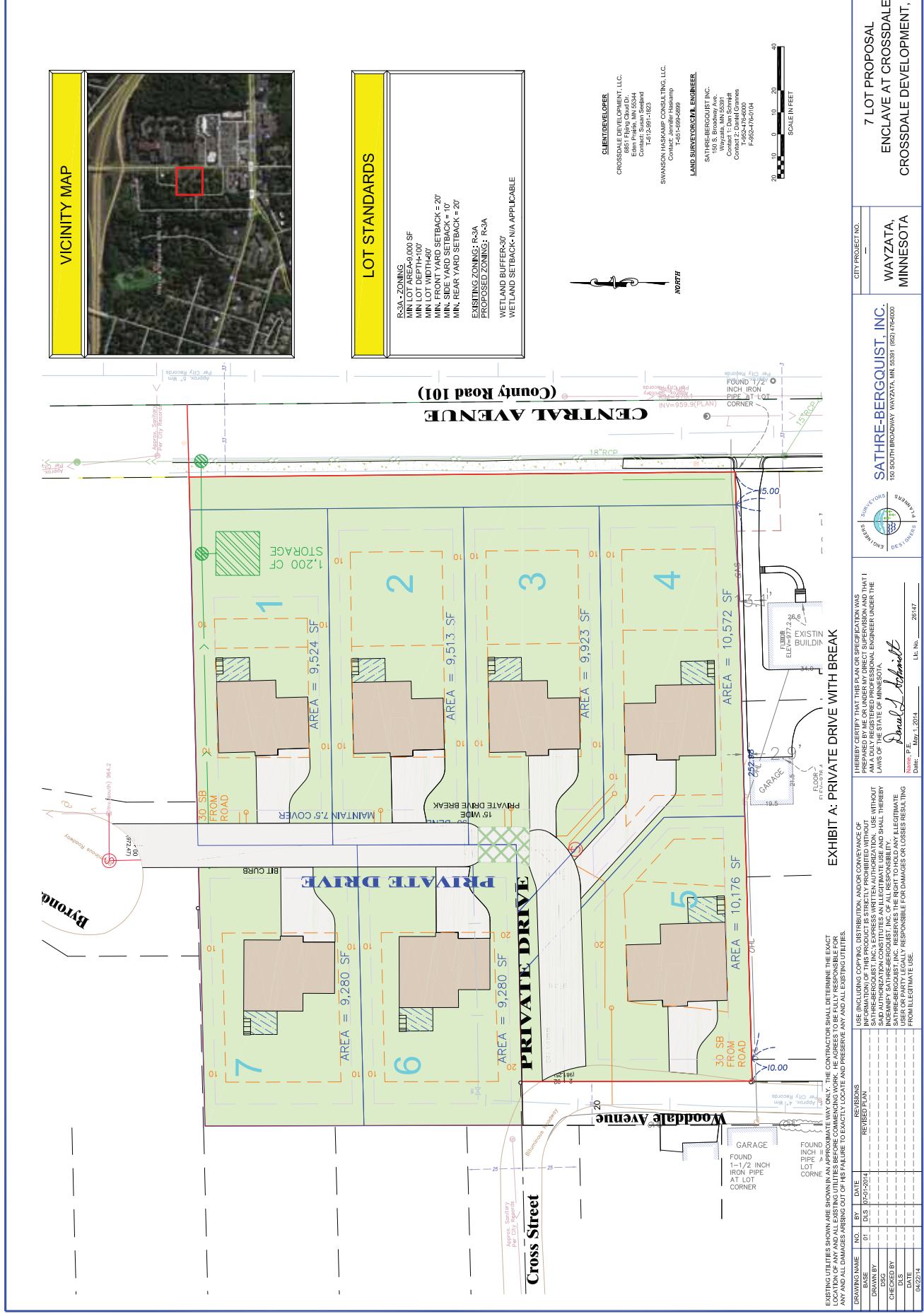
# Enclave at Crossdale & Adjacent Properties



Source: Hennepin County GIS, City of Wayzata,  
Crossdale & Anchor Bank/Walgreens

Date: 7.2.2014



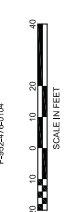


| VICINITY MAP |  |
|--------------|--|
|              |  |

| LOT STANDARDS                   |  |
|---------------------------------|--|
| R-3A ZONING                     |  |
| MIN LOT AREA: 9,000 SF          |  |
| MIN LOT DEPTH: 100'             |  |
| MIN. FRONT YARD SETBACK = 20'   |  |
| MIN. SIDE YARD SETBACK = 10'    |  |
| MIN. REAR YARD SETBACK = 20'    |  |
| EXISTING ZONING: R-3A           |  |
| PROPOSED ZONING: R-3A           |  |
| WETLAND BUFFER: 30'             |  |
| WETLAND SETBACK: N/A APPLICABLE |  |

**CLIENT/DEVELOPER**  
CROSSDALE DEVELOPMENT, LLC  
6861 Flying Cloud Dr.  
Suite 200, Eden Prairie, MN 55346  
Contact: Dan Schmidt  
T-612-891-1823

**LAND SURVEYOR/ENGINEER**  
SATHRE-BERGQUIST INC.  
150 S. Broadway Ave.  
Suite 200, Eden Prairie, MN 55346  
Contact: Dan Schmidt  
F-592-176-0104



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. SATHRE-BERGQUIST, INC. SHALL NOT BE RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILL-ESTIMATE USE.

**EXHIBIT A: PRIVATE DRIVE WITH BREAK**

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

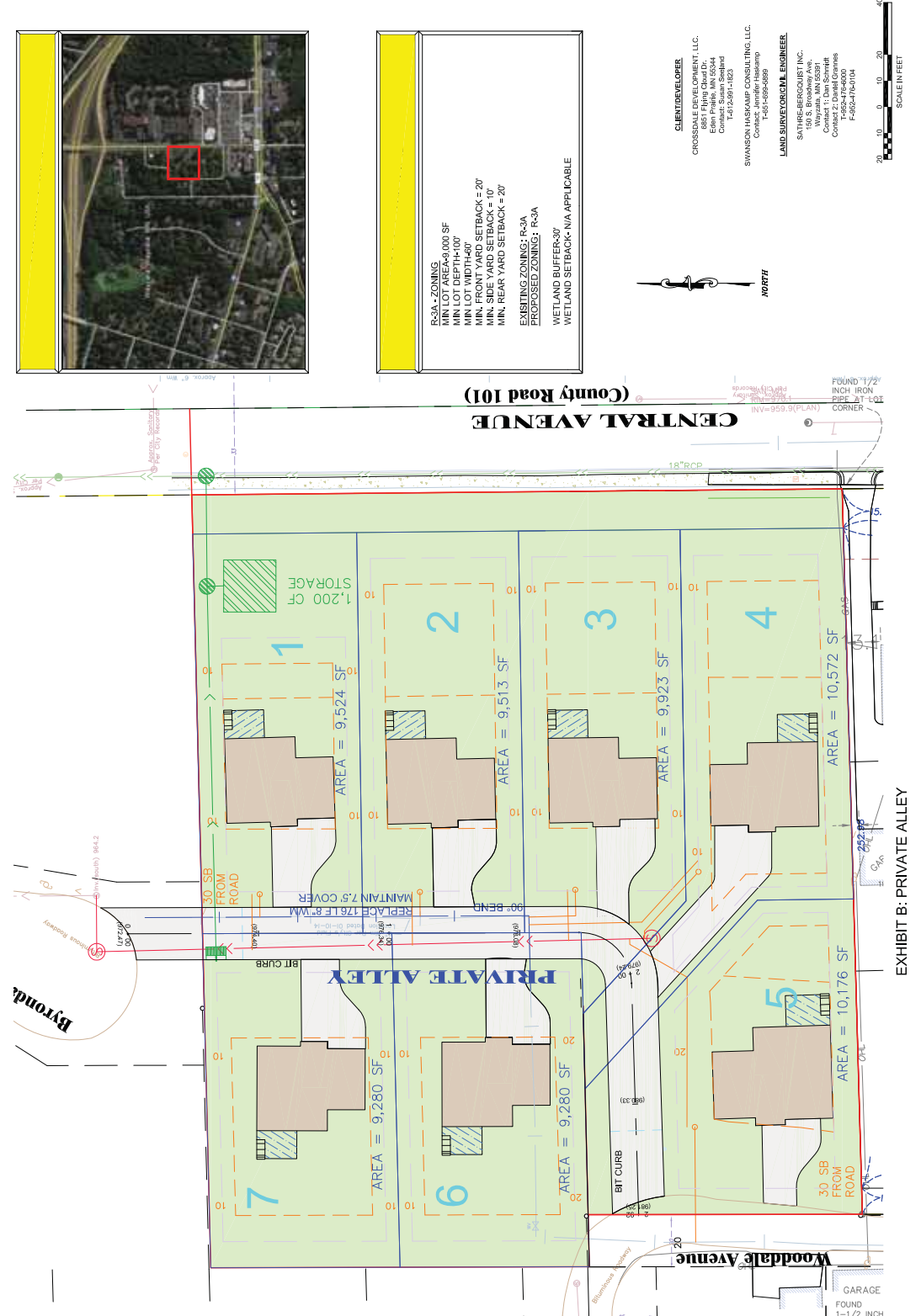
Name: Dan Schmidt  
Date: May 4, 2014 License No. 29547

| DRAWING NAME |  | NO. | BY  | DATE       | REVISIONS    |
|--------------|--|-----|-----|------------|--------------|
| BASE         |  | 01  | DLS | 07-01-2014 | REVISED PLAN |
| DESIGN       |  |     |     |            |              |
| CHECK        |  |     |     |            |              |
| DATE         |  |     |     |            |              |

**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WYATKA, MN 55381 (651) 776-0800

ENGINEERS  
PLANNERS  
SURVEYORS  
DESIGNERS

CITY PROJECT NO. \_\_\_\_\_  
**WAYZATA, MINNESOTA**



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE 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    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|-----|------------|--------------|
| BASE                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | 01  | DLS | 07-21-2014 | REVISED PLAN |
| DRAWN BY                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | DSS |     |            |              |
| CHECKED BY                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | DLS |     |            |              |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |     |     |            |              |
| 04/27/14                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |     |     |            |              |
| USE (INCLUDING COPIES, DISTRIBUTION AND/OR CONFORMANCE OF THIS INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF SATHRE-BERGQUIST, INC. ANY REUSE, MODIFICATION, OR ALTERATION OF THIS PRODUCT WITHOUT THE WRITTEN PERMISSION OF SATHRE-BERGQUIST, INC. SHALL BE AT THE USER'S SOLE RISK. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE REUSE, MODIFICATION, OR ALTERATION OF THIS PRODUCT 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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.                                                                                                                                                                                                                                                                                         |  |     |     |            |              |
| Name: P.E. Daniel J. Schmidt                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |     |     |            |              |
| Date: 08/14/2014                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |     |     |            |              |
| Lic. No. 25547                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |     |     |            |              |
| SATHRE-BERGQUIST, INC.<br>133 SOUTH BROADWAY WINTHROP, MN 55391 (651) 756-8800                                                                                                                                                                                                                                                                                                                                                                                             |  |     |     |            |              |
| CITY PROJECT NO. —                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |     |     |            |              |
| WAYZATA, MINNESOTA                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |     |     |            |              |
| 7 LOT PROPOSAL<br>ENCLAVE AT CROSSDALE<br>CROSSDALE DEVELOPMENT, LLC                                                                                                                                                                                                                                                                                                                                                                                                       |  |     |     |            |              |
| FILE NO.<br>7282-007                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |     |     |            |              |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |     |            |              |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |     |     |            |              |

Exhibit A: “Break” Concept Materials between Private Driveways



(Exhibit A) The width of the driveway surface could be reduced from 20-feet with installation of substrate material in shoulders that would appear as grass/lawn surface. This would make it 'feel' more like a driveway, but still offer the safety/durability of wider surface, and allow parking in areas that are reinforced. The material we are looking at is demonstrated in the graphic below, and is called Core Systems. ([www.coregravel.ca/core-grass](http://www.coregravel.ca/core-grass))





# CITY OF WAYZATA



## PLANNING DEPARTMENT

---

### MEMORANDUM

---

**To:** City Council  
**From:** Heidi Nelson, City Manager and Bryan Gadow, City Planner  
**Date:** July 31, 2014  
**Re:** 1611 Hollybrook Road – Agar Land Request

---

City staff has received a request from Marc Agar, owner of the property at 1611 Hollybrook Road, to schedule a workshop with the City Council. The purpose of the workshop is to discuss his request that the City convey a vacant parcel of land owned by the City, which is adjacent to his property at 1611 Hollybrook Road. Mr. Agar is requesting conveyance of the parcel to allow him to construct an expansion of his garage.

The adjacent parcel is a small triangle of land that was formerly State of Minnesota land related to the construction of I-394. Attached are a number of property surveys and maps which depict the vacant parcel and 1611 Hollybrook Road. There are no utilities within the vacant parcel, with the exception of an Excel line that is near the boundaries of the parcel.

Pillar Homes has provided a copy of the concept plans for the garage addition to the house. In addition, Mr. Agar's attorney has provided a letter detailing his request. The City Attorney will be available at the workshop to address any questions.

# Felhaber ■■ Larson

Richard C. Salmen  
612-373-8413  
Fax: 612-338-4608  
E-mail: rsalmen@felhaber.com  
Reply to Minneapolis Office

June 25, 2014

**VIA E-MAIL AND U.S. MAIL**  
**hnelson@wayzata.org**

Ms. Heidi Nelson  
City of Wayzata  
City Hall  
600 Rice Street  
Wayzata, MN 55391-1799

**RE: Agar Acquisition from City of Wayzata of Vacant Land Parcel Adjacent to 1611  
Hollybrook Road, Wayzata, MN  
Our File No. 20371.000**

Dear Ms. Nelson:

I represent Marc Agar in connection with his efforts to obtain fee title to the vacant parcel of land owned by the City of Wayzata which is adjacent to Mr. Agar's property at 1611 Hollybrook Road, Wayzata, Minnesota.

Mr. Agar is seeking to have the City vacate or otherwise convey this vacant parcel of land to him so that he can construct an expansion of his garage on the vacant parcel (as has been depicted on the plans and specifications recently submitted by Mr. Agar's builder, Pillar Homes, to the City). Mr. Agar's garage expansion is necessitated, in part, by the City's refusal to allow construction of a sound wall along Hollybrook Road.

A review of the City's files will show that the land at issue was initially taken from Mr. Agar's predecessors-in-interest, Bert and Phyllis Supplee, by the State of Minnesota pursuant to a condemnation proceeding relating to the construction/expansion of Highway 394 in the late 1970s. After the State of Minnesota determined that it did not need this property for the Highway 394 project, the property was conveyed to the City pursuant to the provisions of Minnesota Statutes Section 161.16 Subd. 4. The City paid nothing to obtain title to this property.

I am enclosing with this letter a copy of the Certificate of Survey prepared by Sathre-Berquist, Inc. for Mr. Agar, on which survey I have highlighted the property which Mr. Agar wishes to have vacated by or acquired from the City. You will note that this parcel encompasses a significant portion of Mr. Agar's driveway (which is the only access to and from Mr. Agar's home) as well as a significant number of trees and other landscaping which Mr. Agar (or the

639241.v1

Minneapolis  
220 South Sixth Street Suite 2200  
Minneapolis MN 55402-4504  
612 339 6321 || fax 612 338 0535



felhaber.com



St. Paul  
444 Cedar Street Suite 2100  
St. Paul MN 55101-2136  
651 222 6321 || fax 651 222 8905



Supplees) installed and have continuously maintained ever since the property was taken by the State of Minnesota some thirty years or so ago. In short, the property which Mr. Agar seeks to acquire has never been used by or maintained by the City.

The City's files will also indicate that Mr. Agar sought to have the City convey this same vacant parcel of land to him some nine years ago. An agreement had been made between the then City Manager, Al Orsen, and Mr. Agar to do just that (subject to City Council approval) on the following terms:

1. The conveyance would be subject to all then existing utility easements in favor of Quest, Xcel and Centerpoint remaining in place.
2. The City would be provided an access easement over a portion of Mr. Agar's property allowing the City to be connected to the County Highway 101 south exit ramp.
3. Mr. Agar would pay the City the sum of \$500.00 and reimburse the City for its legal fees incurred in drafting any necessary conveyance/easement documentation.
4. The parcel conveyed by the City to Mr. Agar would not be considered additional lot square footage for Mr. Agar's 1611 Hollybrook Road property in connection with any redevelopment of the property by Mr. Agar or any successor owner of the property.

The City Council voted against the agreement which had been struck between the City Manager and Mr. Agar (and which had been endorsed by the then Mayor of the City, Andrew Humphrey) purportedly because of skepticism by certain Council members over the property redevelopment issue.

Now, nine years after Mr. Agar's previous request for conveyance/vacation of the vacant parcel, it is abundantly clear that the City Council's fear of redevelopment of this property was unfounded. All of the utilities within the vacant parcel have been relocated and are no long located within the vacant parcel. Likewise, the access easement previously requested by the City is, to Mr. Agar's understanding, no longer needed.

In summary, Mr. Agar is requesting the City to convey to, or vacate for the benefit of, Mr. Agar the vacant parcel of land owned by the City which is adjacent to Mr. Agar's property at 1611 Hollybrook Road, Wayzata, Minnesota, so that Mr. Agar can construct a garage expansion on such property in accordance with the plans and specifications recently submitted by Mr. Agar's builder, Pillar Homes, to the City. Mr. Agar will pay the City the sum of \$500.00 for such conveyance/vacation and will reimburse the City for its legal fees incurred in drafting any necessary conveyance/vacation documentation. Mr. Agar understands that approval of any



Ms. Heidi Nelson  
City of Wayzata  
June 25, 2014  
Page 3

agreement will need to be obtained from the City Council and would request that this matter be given the City's immediate attention so that construction of the garage expansion can be completed before the end of this coming September.

Either Mr. Agar or I would be happy to address any questions which you might have concerning this request. Also, Mr. Agar would like to obtain copies of any documents/correspondence in the City's files relating to the City's acquisition from the State of Minnesota or conveyance by the City to Mr. Agar's predecessor owners, the Supplees, of the subject property. Thank you very much for your consideration of and anticipated prompt response to this request.

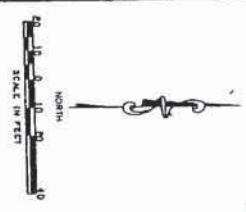
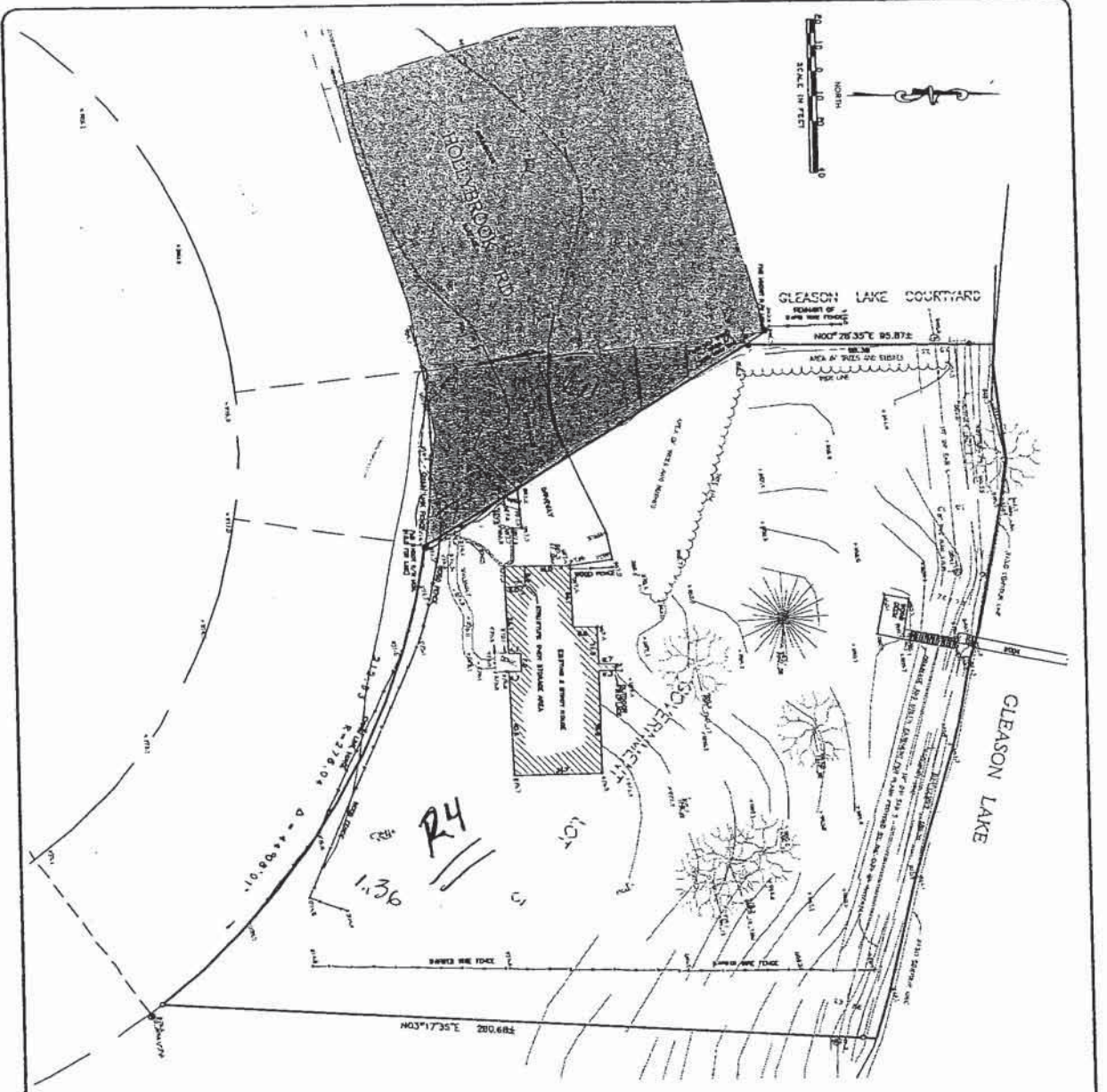
Very truly yours,

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

Richard C. Salmen

/cld  
Enclosure

cc: Marc Agar (via e-mail: [magar@cacommunications.com](mailto:magar@cacommunications.com))



For the location of the survey, the surveyor is bound by the following conditions:

- 1) The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.
- 2) The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.
- 3) The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.
- 4) The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.
- 5) The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.
- 6) The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.
- 7) The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.
- 8) The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.
- 9) The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.
- 10) The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

**REMARKS:**

1. The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

2. The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

3. The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

4. The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

5. The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

6. The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

7. The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

8. The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

9. The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

10. The survey was made in accordance with the provisions of the Minnesota Statutes, Chapter 562, and the rules and regulations of the Minnesota Board of Surveyors and Land Surveyors.

**CERTIFICATE OF SURVEY**

PREPARED FOR  
**Mark Agar**

SITE ADDRESS:  
1611 Holybrook Road  
Wayzata, MN 55391



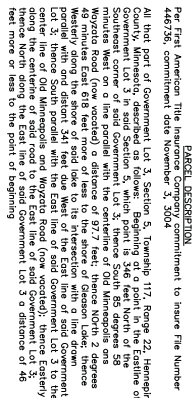
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN 55391 (612) 476-6000

| DATE      | BY        |
|-----------|-----------|
| 10/1/2010 | Mark Agar |
| 10/1/2010 | Mark Agar |
| 10/1/2010 | Mark Agar |
| 10/1/2010 | Mark Agar |
| 10/1/2010 | Mark Agar |
| 10/1/2010 | Mark Agar |
| 10/1/2010 | Mark Agar |
| 10/1/2010 | Mark Agar |
| 10/1/2010 | Mark Agar |
| 10/1/2010 | Mark Agar |

REVISIONS







**PROPOSED DESCRIPTION OF PARCEL TO BE TURNED BACK TO CLIENT**  
That part of the following described parcel lying easterly of a line parallel with and distant 341.00 feet westerly of the east line of Government Lot 3, Section 5, Township 117, Range 22, Hennepin County, Minnesota.

[illegible]

2

OF

2

DRAWING  
SHEET NO.  
DATE  
SCALE  
AS SHOWN  
JOB NO.  
PROJECT NO.  
BOUNDARY DETAIL T10

CERTIFICATE OF SURVEY  
PARCEL DESCRIPTION DETAIL

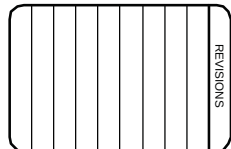
PREPARED FOR  
**Mark Agar**  
SITE ADDRESS:  
1611 Hollybrook Road  
Wayzata, MN 55391

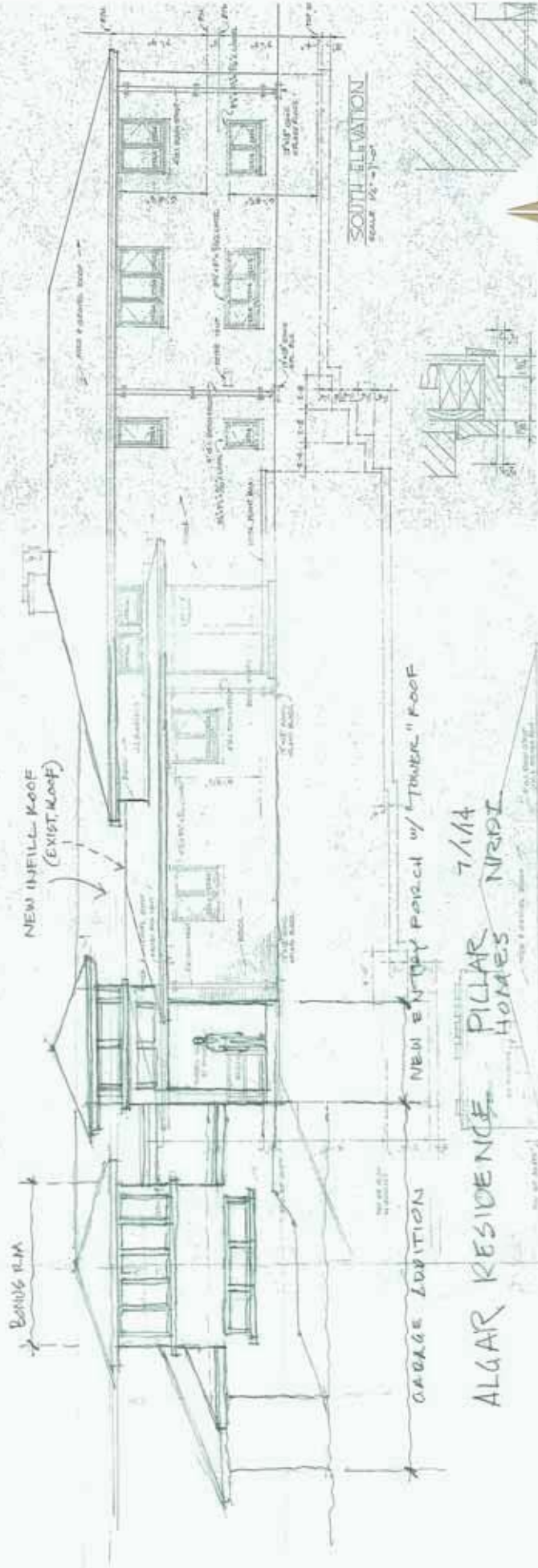
ENGINEERS  
SURVEYORS  
P.L. ANNESS



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

REVISIONS

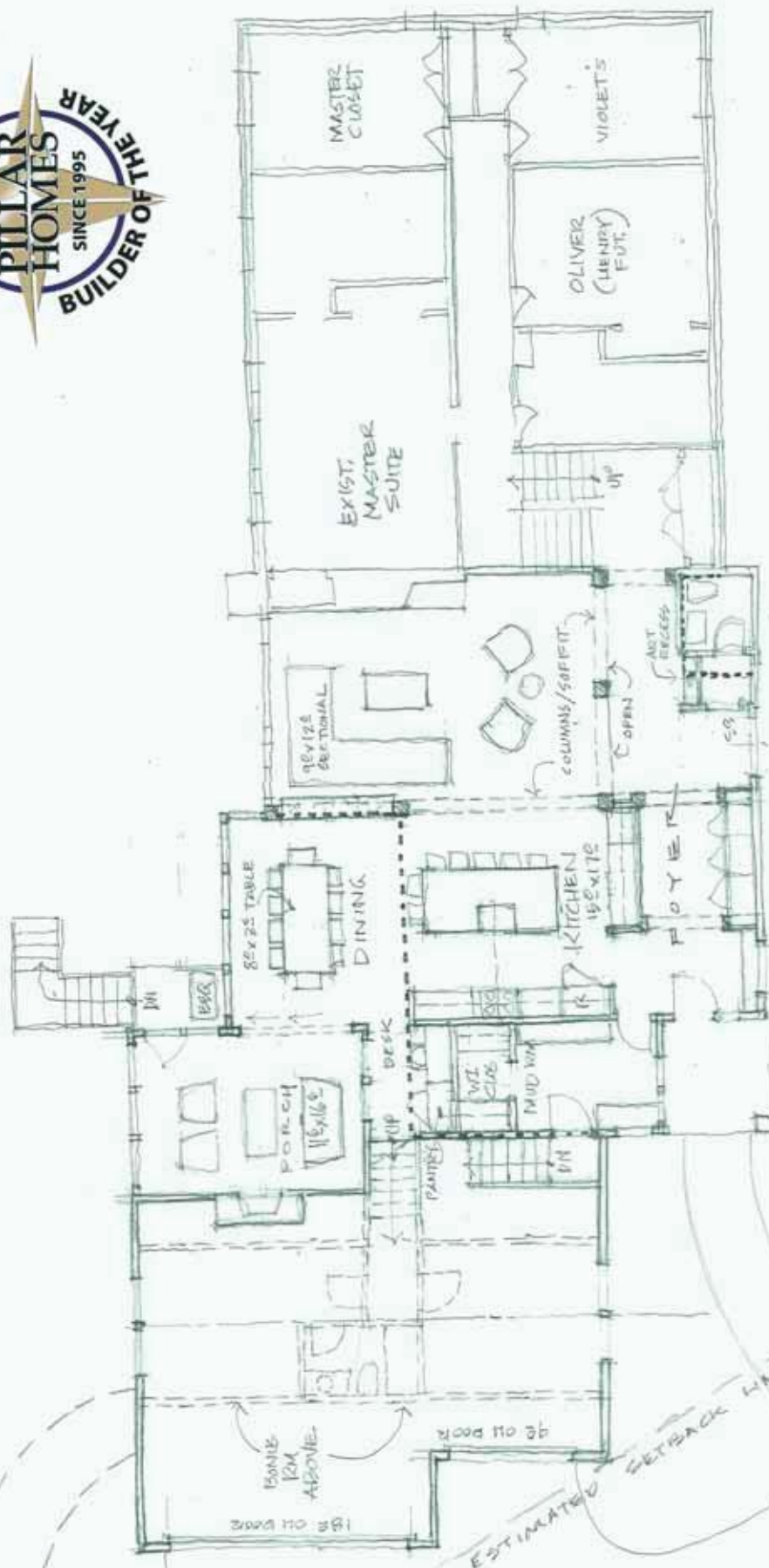




ALGAR RESIDENCE  
 7/14  
 PILLAR HOMES  
 NRPDI

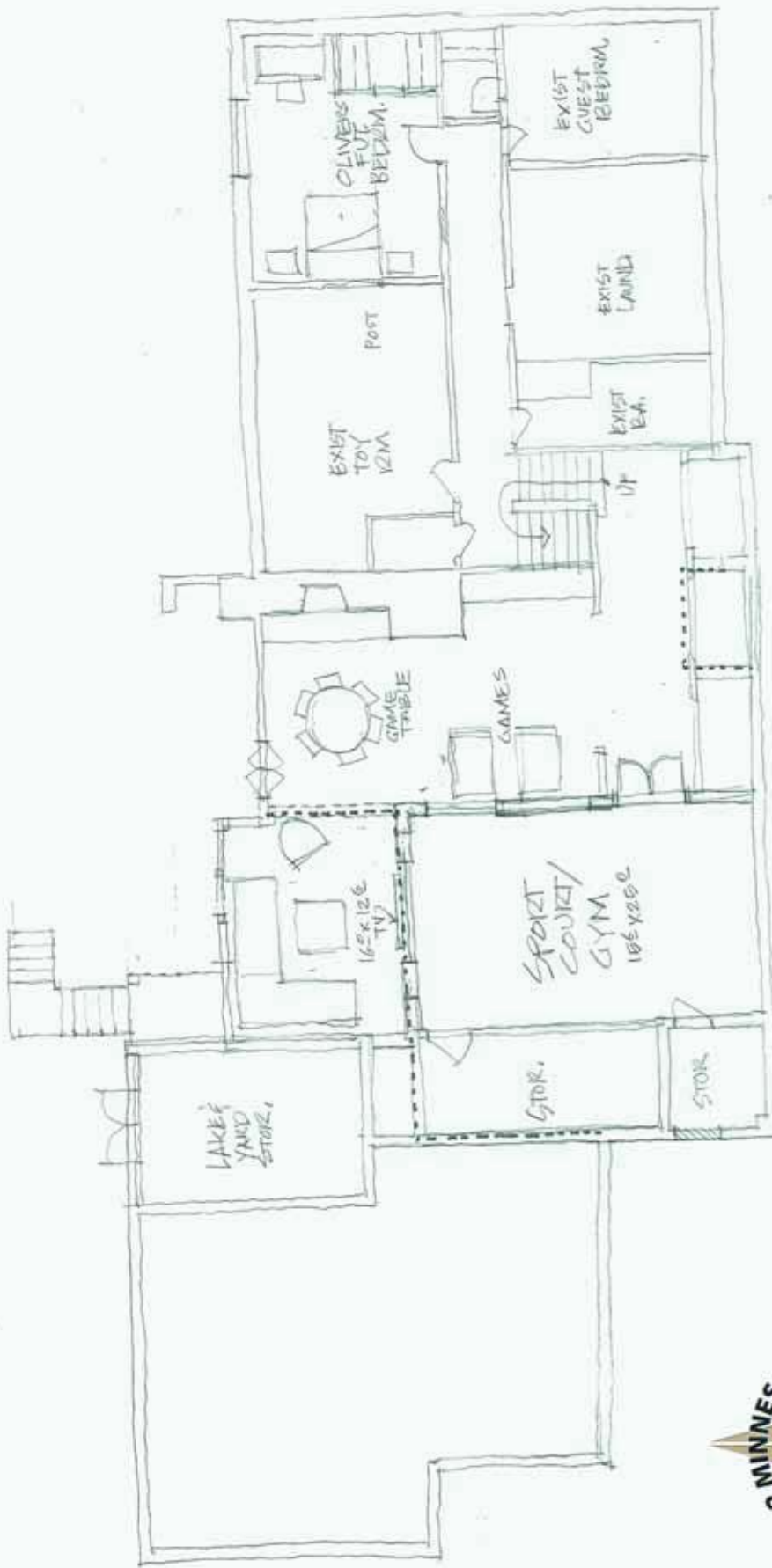






1ST FLOOR PLAN  
1/8" = 1'-0"

ALGAR RESIDENCE  
PILLAR HOMES  
7/1/14  
NREDI



WO FLOOR PLAN  
1/8"=1'-0"

7/1/14  
NRDT

PILLAR  
HOMES

ALGAR RESIDENCE

