

WAYZATA CITY COUNCIL MEETING AGENDA
Wayzata City Hall Community Room, 600 Rice Street
Tuesday, December 2, 2014

4:15 PM DINNER AVAILABLE FOR WAYZATA CITY COUNCIL-CONFERENCE RM.
4:45 PM INTERVIEWS FOR BOARDS & COMMISSIONS

7:00 PM - CITY COUNCIL MEETING

ITEM	DESCRIPTION	PRESENTER	TT	JA	KW	AM	BA	VOTE	PAGE #
1	Roll Call								
2	Approve Agenda								
3	Public Forum - 15 Minutes (3 min/person)								
a.	Annual Report on Volunteer Efforts	McCarthy							
4	Consent Agenda								2
a.	Approval Workshop Minutes of November 18, 2014 and Minutes of November 18, 2014								
b.	Approval of Check Register								
c.	Approval of Amendment to On-Sale Liquor License - Addition to Dining Room and Outdoor Patio at McCormick's								
d.	Approval of Municipal Licenses								
e.	Municipal Licenses Which Received Administrative Approval (Informational Only)								
5	New Business								
a.	Consider Resolution No. 35-2014 - Final 2015 Property Tax Levy and Budget	Uram							23
b.	Lake Effect Next Steps Recommendations	Nelson							75
c.	Consider Resolution No. 38-2014 165 & 213 Central Ave N and 1015 Cross St Subdivision	Gadow							85
d.	Consider Resolution No. 39-2014 151 Westwood Lane - Three Lot Subdivision	Gadow							166
e.	Consider Resolution No. 36-2014 Approving Planning Commission Appointments	Nelson							240
f.	Consider Resolution No. 37-2014 Approving Parks & Trails Board Appointments	Nelson							242
6	City Manager's Report and Discussion Items								
7	Public Forum (as necessary)								
8	Adjournment								

Meeting Rules of Conduct:

Turn in white card for public forum and blue card for agenda item
Give name and address
Indicate if representing a group
Limit remarks to 3 minutes

Upcoming Meetings:

City Council - December 16, 2014 & January 6, 2015
Planning Commission - December 15, 2014 & January 5, 2015

Members of the City Council and some staff members 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 CITY COUNCIL
WORKSHOP MEETING MINUTES
November 18, 2014**

5:00 PM – BELTZ REDEVELOPMENT CONCEPT

Mayor Willcox called the workshop meeting to order at 5:00 p.m. in the Community Room at Wayzata City Hall. Council members present: Amdal, Anderson, Mullin and Tanner. Also present: City Manager Nelson and City Planner Gadow.

Ms. Nelson stated that in recent months, staff has met with representatives of the Beltz family to discuss their plans for redevelopment of the properties they own adjacent to their existing commercial buildings at 701 Lake St. E. The two properties considered for redevelopment include the Mail Center and Gold Mine Buildings (326 and 332 Broadway). Ms. Nelson indicated the Beltz family has expressed an interest in a potential partnership with the City for continued commercial north of Mill Street as part of a parking structure project on Mill Street.

Mr. Jim Beltz presented a concept plan for the potential redevelopment project and asked for feedback from the City Council.

The Council and staff reviewed the concept plan and discussed design, appearance, aesthetics, size, height, scale, massing, and hardcover. Mr. Beltz and representatives from Source Group indicated they would take into account the received feedback before submitting a formal application for review.

5:30 PM – INTERVIEWS FOR BOARDS AND COMMISSIONS

Mayor Willcox called the workshop meeting to order at 5:30 p.m. in the Community Room at Wayzata City Hall. Council members present: Amdal, Anderson, Mullin and Tanner. Also present: City Manager Nelson, and City Planner Gadow.

The Council conducted interviews for the following finalists:

Time	Applicant	Commission/Board
5:30 PM	Sue Farrell	Communications Board
5:40 PM	Tyler Purdy	Parks & Trails Board
5:50 PM	Daniel Baasen	LMCD Board of Directors & Parks and Trails Board
6:00 PM	Tom Shaver	HRA
6:10 PM	Richard Diercks	HRA & Communications Board
6:20 PM	Kim Anderson	HPB
6:30 PM	Elizabeth Blaufuss	HPB
6:40 PM	Bruce Biser	HPB & Communications Board

The workshop meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Becky Malone
Deputy City Clerk

WAYZATA CITY COUNCIL
DRAFT - MEETING MINUTES
November 18, 2014

AGENDA ITEM 1. Call to Order and Roll Call.

Mayor Willcox called the meeting to order at 7 p.m. Council Members present: Amdal, Anderson, Mullin and Tanner. Also present: City Manager Nelson, City Planner Gadow, and Public Works Director Dudinsky.

AGENDA ITEM 2. Approve Agenda.

Mr. Amdal made a motion, seconded by Mrs. Anderson, to approve the agenda, as presented. The motion carried 5/0.

AGENDA ITEM 3. Public Forum – 15 Minutes (3 minutes per person).

a. Annual Hennepin County Update

Jan Callison, Hennepin County Commissioner, shared that the maximum property tax levy had been set at a 2.75% increase in September 2014. It was increasing more than in previous years because it had not increased much in the past several years, payroll was increasing by 2.75%, and the County needed more staff in child welfare. The Truth in Taxation hearing was set for December 2, 2014 with a total proposed increase of 3.08%. Hennepin County and Ramsey County were considering combining facilities for some youth programs. The new 911 dispatch facility would be fully operational in December 2014. Ms. Callison noted updates on the Bushaway Road project and Heading Home Hennepin, a 10 year plan to end homelessness.

The Council commended Debra Brisk, Assistant County Administrator, and her team for the improved communication during the Bushaway Road Project. Ms. Callison answered questions from the Council about the Minnehaha Creek Watershed District, indicating that the search for a new Executive Director had begun and that it was a challenging time for the Watershed District.

b. Recap of 2014 Pilot Program for Trolley

Mr. Amdal reported that the Pilot Trolley Program had operated from July through mid-September. The goals were to assist people in making connections with the Lake Minnetonka community, the environment, local businesses, and one another. Mr. Amdal presented a graph of the Pilot Program ridership and date points. He thanked sponsors including the City of Wayzata, RBA Consulting, Regatta-Bohland Development, 6smith, and Presbyterian Homes. He also thanked the Historical Society, acting fiscal agent. The next steps for the Trolley program were achieving non-profit status, finalizing the board of directors, extending the operating season, and expanding sponsorship.

c. Telecom Site

Ann Goodmundson, 373 Park Street East, noted that she had lived at her place of residence for forty-five years and the neighborhood had coexisted with the water tower for decades. Ms. Goodmundson expressed her concern that telecommunications had been added without the knowledge of the residents and did not have a place in a neighborhood.

AGENDA ITEM 4. Consent Agenda.

Mr. Tanner made a motion, seconded by Mr. Amdal, to approve the consent agenda:

- a. Approval of Workshop Minutes of November 5 and 7, 2014 and Minutes of November 5 and 7, 2014
- b. Approval of Check Register
- c. Municipal licenses which received administrative approval (informational only)

- d. Police Activity Report
 - e. Building Activity Report
- The motion carried 5/0.

AGENDA ITEM 5. New Business.

a. Lake Effect Presentation

Mary deLaitre, Groundworks Consulting, presented the components of the Draft Report including a two pronged approach to projects, organizational development approaches, and eighteen strategic action steps.

The Council mentioned the work that Saint Paul Riverfront Corporation had already completed and noted that the work going forwards was to build on that and not to replace it. Ms. deLaitre answered a question of the Council concerning the jury and initiative team, indicating that the jury might be made up of a City Council representative, a County representative, a State representative, and the designers. The initiative team might start with the jury, but drop the designers and County and State representatives. Community members with non-profit experience, fundraising experience, and project experience would then be added. The initiative team might later transition into the permanent board members.

Ms. Nelson answered a question of the Council concerning the timetable of the draft proposal, indicating that the presentation was a culmination of the last two workshops. Ms. deLaitre and staff would continue work and come back before the Council at a meeting in December for adoption.

Mary Bader, 117 Peavey Lane, communicated her admiration for how far the project had come, but expressed concern over the financial side, stating that the City had funded the project with \$100,000 originally and had agreed to not spend any more money.

Ms. Nelson responded that there were not any current plans to fund the project, but the City had to put the money forward for a design concept.

b. Telecom Site Next Steps

Mr. Dudinsky shared updates and the current status for each of the five carriers including Nextel (owned by Sprint), T-Mobile, Sprint, AT&T, and Verizon Wireless. There were still two buildings on the Telecom Compound owned by AT&T and Verizon Wireless. Both tenants responded to the request to replace buildings with cabinets, that they were not interested in spending an estimated \$75,000 to \$100,000 to replace the buildings since the City might require relocation at lease expiration. In July 2014 Verizon Wireless had to decommission its antennas on top of the old Anchor Bank Building for demolition of the old bank. Since then the Verizon strength in the buildings in the Presbyterian Homes Development had been less than adequate.

Mr. Dudinsky reported that the Council had directed the City Attorney to make contact with the 402 Gardner Street property owner's attorney to see if there was an interest in selling the residential property to the City. Paul Kaminski, City Attorney, responded that the owner was not interested in acquisition at this time and wanted to wait and see the direction of the Council. Mrs. Anderson noted that she had not been supportive of acquiring the property.

Mr. Dudinsky discussed the tenants Radio Frequency engineer's responses to possible relocation site options. The Council asked questions concerning Radio Frequency. Lynda Depoe, Verizon representative, responded that she was unsure of specifics concerning Radio Frequency without having a Radio Frequency engineer present.

Dale Rosmos, SEH, discussed possible required heights and costs associated with a monopole near the current site and answered other questions of the Council concerning Radio Frequency, small cell technology, and cost associated with different types of monopoles.

The Council discussed possible options for moving forward and decided to move ahead with five key items for staff to research including having two monopoles on each end of town versus one monopole at the current site, timing for complete removal of antennas from the water

1 tower with lease expirations and refurbishing the water tower as possible options, fixing the
 2 current site visually in the interim, requesting a service audit from the carriers, and developing an
 3 ordinance and telecommunications policy.

4 Leonard McManman, T-Mobile representative, noted that a service audit could be
 5 conducted anecdotally based on customer service calls, but would need to look to Radio
 6 Frequency engineers for real data.

7 Susan Hughes, 415 Gardner Street, asked the City Council to protect the neighborhood
 8 equally with other neighborhoods.

9 Steven Bohl, 550 Far Hill Road, expressed concern over the current service at the
 10 Promenade development and asked the Council to take action immediately.

11 Mark Pederson, Campus Administrator Folkestone, communicated that residents have
 12 weak or no signal strength since the Verizon Wireless tower was removed.

13 Mayor Willcox made a motion, seconded by Mr. Mullin, to direct City staff to explore a
 14 two monopole solution or one monopole solution near the water tower, recommendation on
 15 timeline, recommendation for improving visuals at the current site in the interim, request a
 16 service audit from the carriers, develop ordinance and/or policy. The motion carried 5/0.
 17

18 **c. Consider Benton Avenue Interim Improvements**

19 Mr. Dudinsky shared that in April 2014 staff discussed possible improvements to the Benton
 20 Avenue/Wayzata Boulevard intersection to improve resident access to Wayzata Boulevard. The
 21 interim traffic improvement would include the installation of a loop detector at the Benton
 22 Avenue/Wayzata Boulevard intersection and replace the signal cabinet. The engineer's estimate
 23 was \$39,000. Staff had solicited bids and recommended awarding the bid to the low bidder, Egan
 24 Company at \$25,400.

25 Mr. Tanner made a motion, seconded by Mr. Mullin, to award the bid to the low bidder,
 26 Egan Company at \$25,400. The motion carried 5/0.
 27

28 **d. Consider Resolution No. 32-2014 Approving Heritage Preservation Board**
 29 **Appointments**

30 Ms. Nelson reported that interviews were held earlier that day for several boards and
 31 commissions appointments. Three candidates were interviewed for three available seats on the
 32 Heritage Preservation Board including Kim Anderson, Elizabeth Blaufuss and Bruce Biser for a
 33 two-year term.

34 Mr. Tanner made a motion, seconded by Mr. Amdal, to Adopt Resolution No. 32-2014,
 35 approving Heritage Preservation Board Appointments of Kim Anderson, Elizabeth Blaufuss, and
 36 Bruce Biser. The motion carried 5/0.
 37

38 **e. Consider Resolution No. 33-2014 Approving Housing and Redevelopment Authority**
 39 **Appointments**

40 Ms. Nelson reported that two candidates were interviewed for one seat on the Housing and
 41 Redevelopment Authority including Tom Shaver and Richard Diercks for a five-year term.

42 Mr. Tanner made a motion, seconded by Mr. Mullin, to Adopt Resolution No. 33-2014,
 43 approving Housing and Redevelopment Authority Board Appointment of Tom Shaver. The
 44 motion carried 5/0.
 45

46 **f. Consider Resolution No. 34-2014 Approving Communications Board Appointments**

47 Ms. Nelson reported that three candidates were interviewed for four available seats on the
 48 Communications Board including Sue Farrell, Richard Diercks, and Bruce Biser for a three-year
 49 term. Ms. Nelson noted that Valentina Weis wished to be reappointed, but was not available for
 50 interviews. Mrs. Anderson spoke highly of Ms. Weis's involvement during the previous term and
 51 recommended she be added.

1 The Council cast a closed ballot vote that was tallied by Mr. Gadow who announced the
2 results.

3 Mr. Tanner made a motion, seconded by Mr. Mullin, to Adopt Resolution No. 34-2014,
4 approving Communications Board Appointments of Sue Farrell, Richard Diercks, Bruce Biser,
5 and Valentina Weis. The motion carried 5/0.

6
7 Mr. Tanner made a motion, seconded by Mr. Mullin, to direct staff to include an appointment for
8 Dan Baasen to the Lake Minnetonka Conservation District Board of Directors for a three-year
9 term effective February 1, 2015. This appointment will be made in January as a part of the
10 Resolution designating the annual City Appointments and Assignments. The motion carried 5/0.

11
12 **AGENDA ITEM 6. City Manager's Report and Discussion Items.**

13 **a. Update on Tree Lighting**

14 Ms. Nelson shared that the annual tree lighting would be held on November 28, 2014, and
15 festivities would continue through November 29, 2014. Festivities include a winter market,
16 Santa's reindeer, Municipal bar, Wayzata's women choir performance, trolley, horse drawn
17 carriage rides, live music, and Wayzata's Firefighters parade of lights. Ms. Nelson thanked all of
18 the generous sponsors.

19
20 **b. Announcements**

21 Ms. Nelson reported that an Open House would be held on December 18, 2014 from 5:00 to 7:00
22 p.m. for Council Members Tanner and Amdal.

23
24 **AGENDA ITEM 7. Public Forum Continued (if necessary).**

25 There were no comments.

26
27 **AGENDA ITEM 8. Adjournment.**

28 Mr. Tanner made a motion, seconded by Mrs. Anderson to adjourn. There being no further
29 business, Mr. Willcox adjourned the meeting at 10:25 p.m.

30
31 Respectfully submitted,

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33
34
35 Becky Malone
36 Deputy City Clerk

37
38 Drafted by Sarah Peterson
39 *TimeSaver Off Site Secretarial, Inc.*

***Check Detail Register©**

November 2014

			Check Amt	Invoice	Comment
10100 Anchor Bank					
Paid Chk#	096965	11/19/2014	BELLBOY BAR SUPPLY CORP.		
E 640-47000-259	Freight		\$14.35	45579900	FREIGHT
E 640-47000-251	Liquor For Resale		\$1,221.60	45579900	LIQ
E 640-47000-251	Liquor For Resale		\$334.00	45621200	LIQ
E 640-47000-259	Freight		\$16.40	45680200	FREIGHT
E 640-47000-251	Liquor For Resale		\$944.75	45680200	LIQ
E 640-47000-259	Freight		\$5.02	90910500	FREIGHT
E 640-47000-254	Soft Drinks/Mix For Resale		\$217.65	90910500	MISC.MDSE.
E 640-47000-259	Freight		\$1.72	90977800	FREIGHT
E 640-47000-254	Soft Drinks/Mix For Resale		\$46.04	90977800	MISC.MDSE.
E 640-47000-259	Freight		\$5.03	91038800	FREIGHT
E 640-47000-254	Soft Drinks/Mix For Resale		\$219.94	91038800	MISC.MDSE.
E 640-47000-254	Soft Drinks/Mix For Resale		\$72.43	91070900	MISC.MDSE.
E 640-47000-259	Freight		\$4.35	91070900	FREIGHT
E 640-47000-254	Soft Drinks/Mix For Resale		\$57.20	91106800	MISC.MDSE.
E 640-47000-259	Freight		\$4.28	91106800	FREIGHT
Total	BELLBOY BAR SUPPLY CORP.		\$3,164.76		
Paid Chk#	096966	11/19/2014	BERNICK'S WINE		
E 640-47000-254	Soft Drinks/Mix For Resale		\$95.60	174909	MISC.BEV.
E 640-47000-253	Beer For Resale		\$124.35	174910	BEER
Total	BERNICK'S WINE		\$219.95		
Paid Chk#	096967	11/19/2014	BERRY COFFEE COMPANY		
E 640-48000-254	Soft Drinks/Mix For Resale		\$167.45	1210317	MISC.BEV.
Total	BERRY COFFEE COMPANY		\$167.45		
Paid Chk#	096968	11/19/2014	CINTAS CORPORATION		
E 640-48500-210	Operating Supplies (GENERAL)		\$52.12	5002177917	FIRST AID SUPPLIES
Total	CINTAS CORPORATION		\$52.12		
Paid Chk#	096969	11/19/2014	COCA-COLA		
E 640-48000-254	Soft Drinks/Mix For Resale		\$385.34	0178055626	MISC.BEV.
E 640-48000-254	Soft Drinks/Mix For Resale		\$450.64	0178056120	MISC.BEV.
Total	COCA-COLA		\$835.98		
Paid Chk#	096970	11/19/2014	COZZINI BROS., INC.		
E 640-48500-415	Other Equipment Rentals		\$71.34	C1318849	KNIFE EXCHANGE
Total	COZZINI BROS., INC.		\$71.34		
Paid Chk#	096971	11/19/2014	CULLIGAN-METRO		
E 640-48500-210	Operating Supplies (GENERAL)		\$225.28	101X27010308	SUPPLIES
Total	CULLIGAN-METRO		\$225.28		
Paid Chk#	096972	11/19/2014	DAHLHEIMER DISTRIBUTING CO.		
E 640-48000-253	Beer For Resale		\$639.00	1132490	BEER
E 640-47000-253	Beer For Resale		\$1,045.05	1132491	BEER
E 640-48000-253	Beer For Resale		\$57.00	1132541	BEER
E 640-47000-253	Beer For Resale		\$438.50	1132542	BEER
Total	DAHLHEIMER DISTRIBUTING CO.		\$2,179.55		
Paid Chk#	096973	11/19/2014	DAY DISTRIBUTING		
E 640-47000-253	Beer For Resale		\$190.00	771650	BEER
E 640-47000-253	Beer For Resale		\$1,915.25	775716	BEER
E 640-48000-253	Beer For Resale		\$988.00	776735	BEER
E 640-47000-253	Beer For Resale		\$691.25	776736	BEER
E 640-48000-253	Beer For Resale		\$517.00	777773	BEER

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November 2014

			Check Amt	Invoice	Comment
E 640-47000-253	Beer For Resale		\$880.40	777774	BEER
E 640-48000-253	Beer For Resale		\$771.00	778658	BEER
Total DAY DISTRIBUTING			\$5,952.90		
Paid Chk# 096974	11/19/2014	ECM PUBLISHERS, INC.			
E 640-47000-499	Miscellaneous		\$257.10	161078	LIQ.CLERK EMPLOYMENT AD
E 640-48000-499	Miscellaneous		\$335.62	161079	BAR MGR.EMPLOYMENT AD
E 640-47000-499	Miscellaneous		\$335.62	161091	LIQ.MGR.EMPLOYMENT AD
Total ECM PUBLISHERS, INC.			\$928.34		
Paid Chk# 096975	11/19/2014	EXTREME BEVERAGE, LLC			
E 640-47000-254	Soft Drinks/Mix For Resale		\$268.00	W-1062827	MISC.BEV.
Total EXTREME BEVERAGE, LLC			\$268.00		
Paid Chk# 096976	11/19/2014	G & K SERVICES			
E 640-48500-217	Uniforms		\$153.33	1013587500	UNIFORMS & SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)		\$24.40	1013587500	UNIFORMS & SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$83.76	1013587500	UNIFORMS & SUPPLIES
Total G & K SERVICES			\$261.49		
Paid Chk# 096977	11/19/2014	GRAPE BEGINNINGS, INC.			
E 640-47000-252	Wine For Resale		\$1,582.00	173762	WINE
E 640-47000-259	Freight		\$27.00	173762	FREIGHT
Total GRAPE BEGINNINGS, INC.			\$1,609.00		
Paid Chk# 096978	11/19/2014	GREG JOHNSON DESIGN			
E 640-47000-340	Advertising		\$120.00	2813	WINE SALE BANNER/SIGN
Total GREG JOHNSON DESIGN			\$120.00		
Paid Chk# 096979	11/19/2014	HEGGIES PIZZA			
E 640-48500-255	FOODIngredients For Resale		\$188.50	1428206	FOOD
Total HEGGIES PIZZA			\$188.50		
Paid Chk# 096980	11/19/2014	HIGHWAY 55 RENTAL			
E 640-47000-499	Miscellaneous		\$46.20	480393	TABLE RENTAL
Total HIGHWAY 55 RENTAL			\$46.20		
Paid Chk# 096981	11/19/2014	HOHENSTEINS INC.			
E 640-47000-253	Beer For Resale		\$414.00	730327	BEER
E 640-47000-253	Beer For Resale		\$333.00	732759	BEER
Total HOHENSTEINS INC.			\$747.00		
Paid Chk# 096982	11/19/2014	JJ TAYLOR DISTRIBUTING OF MN			
E 640-47000-253	Beer For Resale		\$938.95	2281161	BEER
E 640-48000-253	Beer For Resale		\$104.00	2287717	BEER
E 640-48000-253	Beer For Resale		\$500.40	2287767	BEER
E 640-47000-253	Beer For Resale		\$681.20	2293202	BEER
Total JJ TAYLOR DISTRIBUTING OF MN			\$2,224.55		
Paid Chk# 096983	11/19/2014	JOHNSON BROS.-ST.PAUL			
E 640-47000-251	Liquor For Resale		\$2,161.32	5019158	LIQ
E 640-47000-259	Freight		\$19.74	5019158	FREIGHT
E 640-47000-259	Freight		\$19.74	5019160	FREIGHT
E 640-47000-252	Wine For Resale		\$682.65	5019160	WINE
E 640-47000-252	Wine For Resale		\$1,097.00	5019161	WINE
E 640-47000-259	Freight		\$22.56	5019161	FREIGHT
E 640-47000-259	Freight		\$5.64	5020449	FREIGHT
E 640-47000-252	Wine For Resale		\$262.60	5020449	WINE
E 640-47000-251	Liquor For Resale		\$50.82	5020450	LIQ

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November 2014

		Check Amt	Invoice	Comment
E 640-47000-259	Freight	\$0.71	5020450	FREIGHT
E 640-47000-252	Wine For Resale	\$364.75	5024315	WINE
E 640-47000-259	Freight	\$9.87	5024315	FREIGHT
E 640-47000-251	Liquor For Resale	\$889.32	5024316	LIQ
E 640-47000-259	Freight	\$9.87	5024316	FREIGHT
E 640-47000-254	Soft Drinks/Mix For Resale	\$32.25	5024317	MISC.BEV.
E 640-47000-259	Freight	\$1.41	5024317	FREIGHT
E 640-47000-252	Wine For Resale	\$1,213.40	5024318	WINE
E 640-47000-259	Freight	\$18.33	5024318	FREIGHT
E 640-47000-252	Wine For Resale	\$3,877.10	5025524	WINE
E 640-47000-259	Freight	\$54.99	5025524	FREIGHT
E 640-47000-259	Freight	\$1.41	5025525	FREIGHT
E 640-47000-251	Liquor For Resale	\$94.00	5025525	LIQ
E 640-47000-252	Wine For Resale	\$1,800.00	5026821	WINE
E 640-47000-259	Freight	\$28.20	5026821	FREIGHT
E 640-47000-252	Wine For Resale	(\$19.98)	503275	WINE
E 640-47000-252	Wine For Resale	(\$7.25)	503276	WINE
E 640-47000-252	Wine For Resale	(\$20.68)	503277	WINE
E 640-47000-252	Wine For Resale	(\$14.83)	503278	WINE
Total JOHNSON BROS.-ST.PAUL		\$12,654.94		
Paid Chk# 096984	11/19/2014	KARLSBURGER FOODS, INC.		
E 640-48500-255	FOODIngredients For Resale	\$306.80	5-000062405	FOOD
Total KARLSBURGER FOODS, INC.		\$306.80		
Paid Chk# 096985	11/19/2014	LIBATION PROJECT		
E 640-47000-252	Wine For Resale	\$860.00	92	WINE
E 640-47000-259	Freight	\$7.50	92	FREIGHT
Total LIBATION PROJECT		\$867.50		
Paid Chk# 096986	11/19/2014	M.AMUNDSON LLP		
E 640-47000-256	MISC.MDSE.RESALE	\$939.94	184827	CIGARETTES
Total M.AMUNDSON LLP		\$939.94		
Paid Chk# 096987	11/19/2014	MAIN STREET BAKERY		
E 640-48500-255	FOODIngredients For Resale	\$191.47	252908	FOOD
E 640-48500-255	FOODIngredients For Resale	\$76.91	253091	FOOD
E 640-48500-255	FOODIngredients For Resale	\$95.08	253137	FOOD
E 640-48500-255	FOODIngredients For Resale	\$93.89	253241	FOOD
E 640-48500-255	FOODIngredients For Resale	\$78.67	253327	FOOD
E 640-48500-255	FOODIngredients For Resale	\$201.18	253413	FOOD
Total MAIN STREET BAKERY		\$737.20		
Paid Chk# 096988	11/19/2014	NARDINI FIRE EQUIPMENT CO.,INC		
E 640-48000-409	Maint services & Improv	\$305.64	465699	FIRE SYSTEM INSPECTION
Total NARDINI FIRE EQUIPMENT CO.,INC		\$305.64		
Paid Chk# 096989	11/19/2014	NORTHWESTERN FRUIT COMPANY		
E 640-48500-255	FOODIngredients For Resale	\$346.85	797474	FOOD
E 640-48500-255	FOODIngredients For Resale	\$208.30	797667	FOOD
E 640-48500-255	FOODIngredients For Resale	\$469.55	797839	FOOD
E 640-48500-255	FOODIngredients For Resale	\$497.20	798095	FOOD
Total NORTHWESTERN FRUIT COMPANY		\$1,521.90		
Paid Chk# 096990	11/19/2014	PAUSTIS & SONS		
E 640-47000-252	Wine For Resale	\$933.47	8472265	WINE
E 640-47000-259	Freight	\$13.75	8472265	FREIGHT
E 640-48000-252	Wine For Resale	\$229.50	8473171	WINE

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E 640-47000-259	Freight		\$15.00	8473314	FREIGHT
E 640-47000-252	Wine For Resale		\$1,459.50	8473314	WINE
E 640-47000-252	Wine For Resale		\$884.48	8474366	WINE
E 640-47000-259	Freight		\$12.50	8474366	FREIGHT
E 640-48000-252	Wine For Resale		\$191.25	8474383	WINE
Total PAUSTIS & SONS			\$3,739.45		
Paid Chk# 096991	11/19/2014	PEPSI -COLA			
E 640-47000-254	Soft Drinks/Mix For Resale		\$415.65	38998650	MISC.BEV.
Total PEPSI -COLA			\$415.65		
Paid Chk# 096992	11/19/2014	PHILLIPS WINES & SPIRITS			
E 640-47000-252	Wine For Resale		\$1,465.95	2693525	WINE
E 640-47000-259	Freight		\$24.68	2693525	FREIGHT
E 640-47000-251	Liquor For Resale		\$229.30	2693526	LIQ
E 640-47000-259	Freight		\$4.23	2693526	FREIGHT
E 640-47000-259	Freight		\$9.63	2696954	FREIGHT
E 640-47000-251	Liquor For Resale		\$890.49	2696954	LIQ
E 640-47000-252	Wine For Resale		\$1,285.50	2696955	WINE
E 640-47000-259	Freight		\$23.97	2696955	FREIGHT
Total PHILLIPS WINES & SPIRITS			\$3,933.75		
Paid Chk# 096993	11/19/2014	RUDY LUTHER			
G 630-20300	Deposits Payable		\$1,083.09	CVR REFUND	CVR REFUND
Total RUDY LUTHER			\$1,083.09		
Paid Chk# 096994	11/19/2014	SOUTHERN WINE & SPIRITS OF MN			
E 640-47000-251	Liquor For Resale		\$923.75	1216727	LIQ
E 640-47000-259	Freight		\$3.75	1216727	FREIGHT
E 640-47000-252	Wine For Resale		\$1,702.00	1219304	WINE
E 640-47000-259	Freight		\$25.00	1219304	FREIGHT
E 640-47000-252	Wine For Resale		\$268.00	1219305	WINE
E 640-47000-259	Freight		\$2.50	1219305	FREIGHT
E 640-47000-259	Freight		\$21.77	1221988	FREIGHT
E 640-47000-251	Liquor For Resale		\$2,650.16	1221988	LIQ
E 640-47000-259	Freight		\$1.25	1221989	FREIGHT
E 640-47000-252	Wine For Resale		\$220.00	1221990	WINE
E 640-47000-259	Freight		\$1.25	1221990	FREIGHT
E 640-47000-252	Wine For Resale		\$862.00	1221991	WINE
E 640-47000-259	Freight		\$15.21	1221991	FREIGHT
E 640-47000-259	Freight		\$45.21	1224337	FREIGHT
E 640-47000-252	Wine For Resale		\$3,365.66	1224337	WINE
Total SOUTHERN WINE & SPIRITS OF MN			\$10,107.51		
Paid Chk# 096995	11/19/2014	SOUTHWEST NEWSPAPERS			
E 640-48000-340	Advertising		\$250.00	1740292	LIFESTYLE GUIDE
E 640-48000-499	Miscellaneous		\$80.00	1740293	HOST/EXPO EMPL.AD
E 640-48000-499	Miscellaneous		\$60.00	1740294	DISHWASHER EMPL.AD
Total SOUTHWEST NEWSPAPERS			\$390.00		
Paid Chk# 096996	11/19/2014	SPENCER JANITORIAL			
E 640-48000-409	Maint services & Improv		\$2,205.31	10283	MONTHLY CLEANING
Total SPENCER JANITORIAL			\$2,205.31		
Paid Chk# 096997	11/19/2014	STRATEGIC EQUIPMENT AND			
E 640-48000-341	General Promotions		\$32.72	2313285	PROMO SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$437.13	2313285	KITCHEN SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$42.20	2313286	KITCHEN SUPPLIES

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E 640-48000-210	Operating Supplies (GENERAL)		\$155.53	2313287	BAR SUPPLIES
Total	STRATEGIC EQUIPMENT AND		\$667.58		
Paid Chk# 096998	11/19/2014	SUNBURST CHEMICALS, INC.			
E 640-48000-210	Operating Supplies (GENERAL)		\$112.07	0334003	SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$1,088.82	0334401	SUPPLIES
Total	SUNBURST CHEMICALS, INC.		\$1,200.89		
Paid Chk# 096999	11/19/2014	SYSCO MINNESOTA			
E 640-48500-255	FOODIngredients For Resale		(\$34.94)	3440690PU	FOOD
E 640-48000-210	Operating Supplies (GENERAL)		\$91.38	411030961	SUPPLIES
E 640-48000-342	Promotions - Food/Drinks		\$56.05	411030961	PROMO FOOD
E 640-48000-253	Beer For Resale		\$11.66	411030961	BEER
E 640-48500-210	Operating Supplies (GENERAL)		\$307.87	411030961	KITCHEN SUPPLIES
E 640-48000-251	Liquor For Resale		\$74.89	411030961	LIQ
E 640-48500-255	FOODIngredients For Resale		\$4,297.85	411030961	FOOD
E 640-48500-255	FOODIngredients For Resale		\$2,413.45	411051231	FOOD
E 640-48500-210	Operating Supplies (GENERAL)		\$81.47	411051231	KITCHEN SUPPLIES
E 640-48000-342	Promotions - Food/Drinks		\$27.88	411051231	PROMO FOOD
E 640-48500-255	FOODIngredients For Resale		\$3,372.09	411071412	FOOD
E 640-48000-251	Liquor For Resale		\$61.88	411071412	LIQ
E 640-48000-342	Promotions - Food/Drinks		\$56.05	411071412	PROMO FOOD
E 640-48500-210	Operating Supplies (GENERAL)		\$160.49	411100996	KITCHEN SUPPLIES
E 640-48500-255	FOODIngredients For Resale		\$4,629.70	411100996	FOOD
E 640-48000-251	Liquor For Resale		\$93.68	411100996	LIQ
E 640-48000-342	Promotions - Food/Drinks		\$27.88	411100996	PROMO FOOD
E 640-48000-254	Soft Drinks/Mix For Resale		\$10.00	411100996	MISC.BEV.
E 640-48500-255	FOODIngredients For Resale		(\$21.65)	562157 N	FOOD
Total	SYSCO MINNESOTA		\$15,717.68		
Paid Chk# 097000	11/19/2014	T.D. ANDERSON INC.			
E 640-48000-409	Maint services & Improv		\$115.00	588689	BEER LINES CLEANED
Total	T.D. ANDERSON INC.		\$115.00		
Paid Chk# 097001	11/19/2014	THORPE DISTRIBUTING CO.			
E 640-48000-253	Beer For Resale		(\$105.60)	00701413	BEER
E 640-47000-253	Beer For Resale		\$1,724.15	856997	BEER
E 640-48000-253	Beer For Resale		\$166.00	858370	BEER
E 640-47000-253	Beer For Resale		\$3,052.50	858371	BEER
E 640-47000-253	Beer For Resale		\$1,222.25	859599	BEER
E 640-47000-253	Beer For Resale		\$123.65	859600	BEER
E 640-48000-253	Beer For Resale		\$745.00	859601	BEER
E 640-48000-253	Beer For Resale		\$143.30	859602	BEER
Total	THORPE DISTRIBUTING CO.		\$7,071.25		
Paid Chk# 097002	11/19/2014	TKO WINES, INC.			
E 640-47000-252	Wine For Resale		\$1,065.60	322	WINE
Total	TKO WINES, INC.		\$1,065.60		
Paid Chk# 097003	11/19/2014	TOLL GAS & WELDING SUPPLY			
E 640-48000-210	Operating Supplies (GENERAL)		\$62.00	40017030	SUPPLIES
Total	TOLL GAS & WELDING SUPPLY		\$62.00		
Paid Chk# 097004	11/19/2014	ULTRA-CHEM IN.C			
E 640-48000-210	Operating Supplies (GENERAL)		\$341.84	1123838	SUPPLIES
Total	ULTRA-CHEM IN.C		\$341.84		
Paid Chk# 097005	11/19/2014	VINOCOPIA			

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E 640-47000-251	Liquor For Resale	\$451.58	0110929	LIQ
E 640-47000-252	Wine For Resale	\$264.00	0110930	WINE
E 640-47000-251	Liquor For Resale	\$258.75	0111394	LIQ
Total VINOCOPIA		\$974.33		
Paid Chk# 097006	11/19/2014	WINE COMPANY		
E 640-47000-259	Freight	\$41.25	372395	FREIGHT
E 640-47000-252	Wine For Resale	\$2,408.00	372395	WINE
E 640-47000-252	Wine For Resale	\$540.00	373119	WINE
E 640-47000-252	Wine For Resale	\$780.00	375920	WINE
E 640-47000-259	Freight	\$11.55	375920	FREIGHT
Total WINE COMPANY		\$3,780.80		
Paid Chk# 097007	11/19/2014	WINE MERCHANT		
E 640-47000-259	Freight	\$5.53	7003645	FREIGHT
E 640-47000-252	Wine For Resale	\$544.00	7003645	WINE
E 640-47000-254	Soft Drinks/Mix For Resale	\$18.30	7003646	MISC.BEV.
E 640-47000-252	Wine For Resale	\$1,791.73	7003646	WINE
E 640-47000-259	Freight	\$22.21	7003646	FREIGHT
E 640-47000-252	Wine For Resale	\$2,760.00	7003896	WINE
E 640-47000-259	Freight	\$32.43	7003896	FREIGHT
E 640-47000-259	Freight	\$8.46	7004437	FREIGHT
E 640-47000-252	Wine For Resale	\$966.00	7004437	WINE
E 640-47000-259	Freight	\$8.46	7005429	FREIGHT
E 640-47000-252	Wine For Resale	\$1,560.00	7005429	WINE
E 640-47000-252	Wine For Resale	\$2,191.00	7005430	WINE
E 640-47000-259	Freight	\$18.33	7005430	FREIGHT
E 640-47000-252	Wine For Resale	\$380.00	7005868	WINE
E 640-47000-259	Freight	\$2.82	7005868	FREIGHT
Total WINE MERCHANT		\$10,309.27		
Paid Chk# 097008	11/19/2014	WIRTZ BEVERAGE MN BEER		
E 640-47000-253	Beer For Resale	\$63.00	1090310603	BEER
E 640-47000-253	Beer For Resale	\$2,141.95	1090310604	BEER
E 640-47000-253	Beer For Resale	\$130.50	1090313880	BEER
E 640-47000-253	Beer For Resale	\$69.30	1090313911	BEER
E 640-47000-253	Beer For Resale	\$1,387.85	1090313912	BEER
E 640-48000-253	Beer For Resale	\$277.00	1090316990	BEER
E 640-47000-253	Beer For Resale	\$1,466.85	1090317152	BEER
Total WIRTZ BEVERAGE MN BEER		\$5,536.45		
Paid Chk# 097009	11/19/2014	WIRTZ BEVERAGE MN WINE & SPIRI		
E 640-47000-259	Freight	\$32.62	1080245720	FREIGHT
E 640-47000-251	Liquor For Resale	\$5,749.17	1080245720	LIQUOR
E 640-47000-254	Soft Drinks/Mix For Resale	\$36.00	1080245720	MISC.BEV.
E 640-47000-252	Wine For Resale	\$2,310.00	1080248620	WINE
E 640-47000-259	Freight	\$21.02	1080248620	FREIGHT
E 640-47000-251	Liquor For Resale	\$2,324.17	1080248621	LIQUOR
E 640-47000-259	Freight	\$22.47	1080248621	FREIGHT
E 640-47000-259	Freight	\$11.60	1080251367	FREIGHT
E 640-47000-252	Wine For Resale	\$780.00	1080251367	WINE
E 640-47000-259	Freight	\$44.58	1080251368	FREIGHT
E 640-47000-251	Liquor For Resale	\$4,421.31	1080251368	LIQUOR
Total WIRTZ BEVERAGE MN WINE & SPIRI		\$15,752.94		
Paid Chk# 097010	11/19/2014	Z WINES USA LLC		
E 640-47000-259	Freight	\$5.00	13450	FREIGHT
E 640-47000-252	Wine For Resale	\$168.00	13450	WINE

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Total Z WINES USA LLC		\$173.00		
Paid Chk# 097011	11/24/2014	ABSOLUTE MECHANICAL		
E 640-48000-404	Repairs/Maint - Machin/Equip	\$320.00	4475	HVAC REPAIRS
Total ABSOLUTE MECHANICAL		\$320.00		
Paid Chk# 097012	11/24/2014	AMERICAN TEST CENTER		
E 101-42200-241	Safety equip/testings	\$915.00	2142852	FD ANNUAL SAFETY TESTING
Total AMERICAN TEST CENTER		\$915.00		
Paid Chk# 097013	11/24/2014	ANCHOR BANK-CARDMEMBER SERV.		
E 101-41500-331	Mileage & Expense Account	\$275.27		MTG.MEALS
E 101-41100-493	Volunteer program	\$107.77		VOLUNTEER DINNER SUPPLIES
E 640-48000-404	Repairs/Maint - Machin/Equip	\$1,626.00		BAR EQUIP.MAINT.
E 101-41500-200	Office Supplies (GENERAL)	\$32.50		SUPPLIES
E 101-42100-404	Repairs/Maint - Machin/Equip	\$697.00		SQUAD COMPUTER UPDATES
Total ANCHOR BANK-CARDMEMBER SERV.		\$2,738.54		
Paid Chk# 097014	11/24/2014	ANCOM COMMUNICATIONS, INC.		
E 101-42200-210	Operating Supplies (GENERAL)	\$173.50	49061	FD SUPPLIES
Total ANCOM COMMUNICATIONS, INC.		\$173.50		
Paid Chk# 097015	11/24/2014	AVI SYSTEMS, INC.		
E 409-40000-540	Equipment	\$556.00	42110600	AV SCREEN CONTROL
E 409-40000-540	Equipment	\$476.50	42178000	AV SCREEN
Total AVI SYSTEMS, INC.		\$1,032.50		
Paid Chk# 097016	11/24/2014	BANK OF AMERICA		
E 101-42200-331	Mileage & Expense Account	\$631.34		CONF.EXP.
E 101-42200-433	Dues, Licensing & Seminars	\$209.00		CONF.REG.
E 101-42200-499	Miscellaneous	\$44.12		FD MISC.
E 101-42200-434	Training and schools	\$720.00		FD TRAINING
E 101-42200-240	Small Tools and Minor Equip	\$149.81		FD TOOLS
Total BANK OF AMERICA		\$1,754.27		
Paid Chk# 097017	11/24/2014	BARTON SAND & GRAVEL CO.		
E 101-43100-229	Dirt, Sand and gravel	\$1,838.17	2301	SAND
Total BARTON SAND & GRAVEL CO.		\$1,838.17		
Paid Chk# 097018	11/24/2014	BERRY COFFEE COMPANY		
E 101-42200-499	Miscellaneous	\$90.11	1211273	FD SUPPLIES
Total BERRY COFFEE COMPANY		\$90.11		
Paid Chk# 097019	11/24/2014	BIFFS, INC.		
E 101-45200-415	Other Equipment Rentals	\$62.50	W545987	PARKS SERVICE
E 101-45200-415	Other Equipment Rentals	\$20.09	W545988	PARKS SERVICE
Total BIFFS, INC.		\$82.59		
Paid Chk# 097020	11/24/2014	BLUE CROSS AND BLUE SHIELD		
G 101-21706	Health Insurance	\$37,505.50	DEC.2014	HEALTH INS.DEC.2014
Total BLUE CROSS AND BLUE SHIELD		\$37,505.50		
Paid Chk# 097021	11/24/2014	BROCK WHITE CO. LLC		
E 670-40000-409	Maint services & Improv	\$2,220.00	12494477-00	HOLDRIDGE LANE REPAIR
Total BROCK WHITE CO. LLC		\$2,220.00		
Paid Chk# 097022	11/24/2014	CARGILL, INC.		
E 101-43100-216	Chemicals and Chem Products	\$3,335.90	2901957570	SALT/WINTER MIX
E 101-43100-216	Chemicals and Chem Products	\$1,629.51	2901966909	SALT/WINTER MIX

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E 101-43100-216	Chemicals and Chem Products		\$1,514.20	2901981452	SALT/WINTER MIX
	Total CARGILL, INC.		\$6,479.61		
Paid Chk# 097023	11/24/2014	CINTAS CORPORATION			
E 610-40000-241	Safety equip/testings		\$39.00	5002177915	PW SUPPLIES
E 101-45200-241	Safety equip/testings		\$40.54	5002177915	PW SUPPLIES
E 101-43100-241	Safety equip/testings		\$40.00	5002177915	PW SUPPLIES
E 620-40000-241	Safety equip/testings		\$39.00	5002177915	PW SUPPLIES
	Total CINTAS CORPORATION		\$158.54		
Paid Chk# 097024	11/24/2014	CLASSIC CLEANING COMPANY			
E 101-41940-409	Maint services & Improv		\$1,436.00	21496	MONTHLY CLEANING
E 101-41940-409	Maint services & Improv		\$360.00	21497	PW MONTHLY CLEANING
	Total CLASSIC CLEANING COMPANY		\$1,796.00		
Paid Chk# 097025	11/24/2014	COLTVET, ROGER			
R 610-00000-37110	W/S/Storm Sales		\$34.61	REFUND	OVERPAYMENT ON FINAL UTILITY BILL-REFUND
	Total COLTVET, ROGER		\$34.61		
Paid Chk# 097026	11/24/2014	COMMERCIAL ASPHALT CO.			
E 430-40000-309	Contractual Services		\$2,051.63	141031	ASPHALT
	Total COMMERCIAL ASPHALT CO.		\$2,051.63		
Paid Chk# 097027	11/24/2014	COUNTRY CUPBOARD			
E 101-41100-493	Volunteer program		\$227.50	11/20/14	VOLUNTEER DINNER
	Total COUNTRY CUPBOARD		\$227.50		
Paid Chk# 097028	11/24/2014	CULLIGAN-BOTTLED WATER			
E 101-42100-499	Miscellaneous		\$75.39	1797223	PD SUPPLIES
	Total CULLIGAN-BOTTLED WATER		\$75.39		
Paid Chk# 097029	11/24/2014	DELANO RENTAL			
E 670-40000-409	Maint services & Improv		\$191.57	6233	HOLDRIDGE LANE REPAIR
	Total DELANO RENTAL		\$191.57		
Paid Chk# 097030	11/24/2014	DELTA DENTAL OF MINNESOTA			
G 101-21717	Dental Insurance		\$1,612.95	5762210	DENTAL INS.DEC.2014
	Total DELTA DENTAL OF MINNESOTA		\$1,612.95		
Paid Chk# 097031	11/24/2014	ECM PUBLISHERS, INC.			
E 430-40000-499	Miscellaneous		\$58.52	123184	BITUMINOUS BID
E 101-41500-350	Printing & Publishing		\$58.52	159255	165-213 CENTRAL
	Total ECM PUBLISHERS, INC.		\$117.04		
Paid Chk# 097032	11/24/2014	EHLERS			
E 316-40000-309	Contractual Services		\$450.00	66062	BAY CENTER TIF
E 401-40000-309	Contractual Services		\$512.50	66063	TIF POOLING
	Total EHLERS		\$962.50		
Paid Chk# 097033	11/24/2014	EIBENSTEINER, JIM			
E 620-40000-217	Uniforms		\$69.59	REIMB.	UNIFORMS
E 610-40000-217	Uniforms		\$69.59	REIMB.	UNIFORMS
	Total EIBENSTEINER, JIM		\$139.18		
Paid Chk# 097034	11/24/2014	EXCEL DOCUMENT MGMT.			
E 101-42100-200	Office Supplies (GENERAL)		\$93.00	40428	SUPPLIES
E 630-40000-200	Office Supplies (GENERAL)		\$93.00	40428	SUPPLIES
E 101-41500-200	Office Supplies (GENERAL)		\$186.00	40428	SUPPLIES
	Total EXCEL DOCUMENT MGMT.		\$372.00		

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Paid Chk# 097035	11/24/2014	FERGUSON ENTERPRISES, INC.			
E 101-45200-210	Operating Supplies (GENERAL)		\$480.00	0117354	SUPPLIES
Total	FERGUSON ENTERPRISES, INC.		\$480.00		
Paid Chk# 097036	11/24/2014	FINELINE CONCRETE CUTTING &			
E 430-40000-309	Contractual Services		\$275.00	14367	RR CROSSING
Total	FINELINE CONCRETE CUTTING &		\$275.00		
Paid Chk# 097037	11/24/2014	G.F.JEDLICKI, INC.			
E 610-49100-309	Contractual Services		\$68,883.01	WATERMAIN	WATERMAIN CROSSING HWY 12
Total	G.F.JEDLICKI, INC.		\$68,883.01		
Paid Chk# 097038	11/24/2014	GARELICK STEEL CO.			
E 620-40000-225	Repair & Maint - System		\$300.00	303640	PARTS
Total	GARELICK STEEL CO.		\$300.00		
Paid Chk# 097039	11/24/2014	GOPHER STATE ONE CALL			
E 610-40000-313	Permit Fees/Gopher State		\$185.03	126372	LOCATES
E 620-40000-313	Permit Fees/Gopher State		\$185.02	126372	LOCATES
Total	GOPHER STATE ONE CALL		\$370.05		
Paid Chk# 097040	11/24/2014	GROVE NURSERY			
E 101-45200-229	Dirt, Sand and gravel		\$139.50	25179600	SOIL
Total	GROVE NURSERY		\$139.50		
Paid Chk# 097041	11/24/2014	HENN.CNTY.INFO.TECH.DEPT.			
E 101-42200-323	Radio Units		\$962.29	1000051527	RADIO CONNECTION
E 101-42100-323	Radio Units		\$786.65	1000051528	RADIO CONNECTION
E 620-40000-323	Radio Units		\$80.55	1000051539	RADIO CONNECTION
E 101-43100-323	Radio Units		\$150.00	1000051539	RADIO CONNECTION
E 101-45200-323	Radio Units		\$150.00	1000051539	RADIO CONNECTION
E 610-40000-323	Radio Units		\$80.55	1000051539	RADIO CONNECTION
Total	HENN.CNTY.INFO.TECH.DEPT.		\$2,210.04		
Paid Chk# 097042	11/24/2014	INDOOR BOAT STORAGE, INC.			
E 101-42200-404	Repairs/Maint - Machin/Equip		\$695.70	41085	FD BOAT STORAGE
Total	INDOOR BOAT STORAGE, INC.		\$695.70		
Paid Chk# 097043	11/24/2014	INTEREUM			
E 101-41940-499	Miscellaneous		\$138.21	100615	OFFICE CHAIRS REPAIRED
Total	INTEREUM		\$138.21		
Paid Chk# 097044	11/24/2014	JONES, REBECCA			
E 101-41940-499	Miscellaneous		\$15.70	REIMB.	RECYCLED OLD ELECTRONICS
Total	JONES, REBECCA		\$15.70		
Paid Chk# 097045	11/24/2014	KIRVIDA FIRE, INC.			
E 101-42200-404	Repairs/Maint - Machin/Equip		\$267.00	4267	FD REPAIRS
Total	KIRVIDA FIRE, INC.		\$267.00		
Paid Chk# 097046	11/24/2014	KLAPPRICH, KURT			
E 101-45200-331	Mileage & Expense Account		\$38.00	REIMB.	MEALS
Total	KLAPPRICH, KURT		\$38.00		
Paid Chk# 097047	11/24/2014	LAMBERT, JEFFREY W.			
E 101-42120-304	Legal Fees		\$2,460.00	928.002	LEGAL SERVICES
Total	LAMBERT, JEFFREY W.		\$2,460.00		
Paid Chk# 097048	11/24/2014	LANO EQUIPMENT, INC.			

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November 2014

		Check Amt	Invoice	Comment
E 101-45200-221	Equipment Parts	\$20.74	03-188146	PARTS
Total LANO EQUIPMENT, INC.		\$20.74		
Paid Chk# 097049	11/24/2014	LEAGUE OF MN.CITIES		
E 101-41100-433	Dues, Licensing & Seminars	\$315.00	205028	NEWLY ELECTED OFFICIALS CONF.
E 101-41100-433	Dues, Licensing & Seminars	\$315.00	205110	NEWLY ELECTED OFFICIALS CONF.
Total LEAGUE OF MN.CITIES		\$630.00		
Paid Chk# 097050	11/24/2014	LIGHTNING PRODUCTS		
E 101-42200-210	Operating Supplies (GENERAL)	\$78.32	20974	FD SUPPLIES
Total LIGHTNING PRODUCTS		\$78.32		
Paid Chk# 097051	11/24/2014	LOFFLER COMPANIES, INC.		
E 101-41500-311	Data Processing	\$2,911.76	1858171	NETWORK SUPPORT
E 409-40000-540	Equipment	\$450.00	1860742	SOFTWARE
Total LOFFLER COMPANIES, INC.		\$3,361.76		
Paid Chk# 097052	11/24/2014	LSA DESIGN, INC.		
E 401-40000-309	Contractual Services	\$7,977.31	13286	PARKING STUDY
Total LSA DESIGN, INC.		\$7,977.31		
Paid Chk# 097053	11/24/2014	MALONE, BECKY		
E 101-41500-331	Mileage & Expense Account	\$47.92	REIMB.	MILEAGE & PARKING
Total MALONE, BECKY		\$47.92		
Paid Chk# 097054	11/24/2014	MANSFIELD OIL COMPANY		
E 101-49200-212	Motor Fuels	\$2,172.12	24175	FUEL
Total MANSFIELD OIL COMPANY		\$2,172.12		
Paid Chk# 097055	11/24/2014	MEDIACOM		
E 101-41940-321	Telephone	\$309.95		SERVICE
Total MEDIACOM		\$309.95		
Paid Chk# 097056	11/24/2014	METRO ELEVATOR, INC.		
E 101-41940-404	Repairs/Maint - Machin/Equip	\$315.00	41295	ELEVATOR MAINT.
Total METRO ELEVATOR, INC.		\$315.00		
Paid Chk# 097057	11/24/2014	METRO SALES INC.		
E 101-42200-210	Operating Supplies (GENERAL)	\$41.50	INV117728	FD SUPPLIES
Total METRO SALES INC.		\$41.50		
Paid Chk# 097058	11/24/2014	MILLER TRUCKING OF BUFFALO		
E 101-43100-229	Dirt, Sand and gravel	\$2,147.64	38922	WINTER MIX DELIVERY
E 101-43100-229	Dirt, Sand and gravel	\$1,869.63	38962	WINTER MIX DELIVERY
Total MILLER TRUCKING OF BUFFALO		\$4,017.27		
Paid Chk# 097059	11/24/2014	MILLER, FRED		
E 235-40000-302	Consultants	\$1,525.00	NOV.2014	WCTV NOV.2014
Total MILLER, FRED		\$1,525.00		
Paid Chk# 097060	11/24/2014	MN CHILD SUPPORT PAYMENT CENTE		
G 101-21710	County WH	\$227.50	0015104841	WITHHOLDING ORDER
Total MN CHILD SUPPORT PAYMENT CENTE		\$227.50		
Paid Chk# 097061	11/24/2014	MN DEPT.OF LABOR & INDUSTRY		
E 101-41940-404	Repairs/Maint - Machin/Equip	\$10.00	ABR01063321	BOILER INSPECTION
E 101-41940-404	Repairs/Maint - Machin/Equip	\$20.00	ABR01063331	BOILER INSPECTION
E 610-40000-242	Well & F.P. Equipment	\$10.00	ABR01071581	BOILER INSPECTION
Total MN DEPT.OF LABOR & INDUSTRY		\$40.00		

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		Check Amt	Invoice	Comment
Paid Chk# 097062	11/24/2014	MN DEPT.OF PUBLIC SAFETY		
E 101-42100-210	Operating Supplies (GENERAL)	\$28.00		DANGEROUS DOG SIGNS
Total	MN DEPT.OF PUBLIC SAFETY	\$28.00		
Paid Chk# 097063	11/24/2014	MN NATIVE LANDSCAPES		
E 670-40000-409	Maint services & Improv	\$972.50	11298	WETLAND BANK
Total	MN NATIVE LANDSCAPES	\$972.50		
Paid Chk# 097064	11/24/2014	MOSS & BARNETT		
E 101-41500-304	Legal Fees	\$1,096.60	614698	MEDIACOM FRANCHISE
Total	MOSS & BARNETT	\$1,096.60		
Paid Chk# 097065	11/24/2014	MUNICIPAL CLERKS & FINANCE		
E 101-41500-433	Dues, Licensing & Seminars	\$30.00	CONF.REG.	CONF.REG.
Total	MUNICIPAL CLERKS & FINANCE	\$30.00		
Paid Chk# 097066	11/24/2014	MUNSON LAKES NUTRITION		
E 101-45200-217	Uniforms	\$10.33	0398844	UNIFORMS
E 101-43100-217	Uniforms	\$131.64	0400091	UNIFORMS
Total	MUNSON LAKES NUTRITION	\$141.97		
Paid Chk# 097067	11/24/2014	NAPA AUTO PARTS-WATERTOWN		
E 620-40000-210	Operating Supplies (GENERAL)	\$13.50	119405	PARTS
E 101-45200-221	Equipment Parts	\$26.94	427748	PARTS
Total	NAPA AUTO PARTS-WATERTOWN	\$40.44		
Paid Chk# 097068	11/24/2014	NORTH EMS EDUCATION		
E 101-42200-434	Training and schools	\$25.00	PSA707	FD TRAINING
Total	NORTH EMS EDUCATION	\$25.00		
Paid Chk# 097069	11/24/2014	NORTH MEMORIAL URGENT CARE		
E 101-41500-306	Personnel Expense	\$71.00	059764-00	DRUG TESTING
Total	NORTH MEMORIAL URGENT CARE	\$71.00		
Paid Chk# 097070	11/24/2014	NORTHWESTERN POWER EQUIPMENT		
E 610-49100-405	Maint/Replac - System	\$6,829.00	140572DM	WTP2 VALVE REPLACEMENT
Total	NORTHWESTERN POWER EQUIPMENT	\$6,829.00		
Paid Chk# 097071	11/24/2014	OFFICE DEPOT		
E 101-41500-200	Office Supplies (GENERAL)	\$207.22	738238199001	SUPPLIES
E 101-41500-200	Office Supplies (GENERAL)	(\$34.36)	738934365001	SUPPLIES
E 640-48000-200	Office Supplies (GENERAL)	\$21.98	738934366001	SUPPLIES
E 101-41500-200	Office Supplies (GENERAL)	\$68.54	739015229001	SUPPLIES
E 101-41500-200	Office Supplies (GENERAL)	\$46.99	739015279001	SUPPLIES
Total	OFFICE DEPOT	\$310.37		
Paid Chk# 097072	11/24/2014	PETERSON, TODD		
E 101-42100-331	Mileage & Expense Account	\$11.25	REIMB.	MTG.MEAL
Total	PETERSON, TODD	\$11.25		
Paid Chk# 097073	11/24/2014	POPP TELECOM		
E 101-41940-321	Telephone	\$591.11		SERVICE
E 620-40000-323	Radio Units	\$32.61		SERVICE
E 610-40000-323	Radio Units	\$89.35		SERVICE
Total	POPP TELECOM	\$713.07		
Paid Chk# 097074	11/24/2014	RANDY S SANITATION		
E 650-47500-386	Other Utilities	\$3,314.36		DISPOSAL
E 650-47500-499	Miscellaneous	\$3,500.00		FALL LEAF PICKUP

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			Check Amt	Invoice	Comment
E 650-47500-384	Refuse/Garbage Disposal		\$8,296.49		LABOR
E 650-47500-384	Refuse/Garbage Disposal		\$51.35		STICKERS
E 650-47500-384	Refuse/Garbage Disposal		\$892.50		DRIVE UP
E 640-47000-384	Refuse/Garbage Disposal		\$147.57		STORE
E 101-41940-386	Other Utilities		\$331.12		PW & CH SERVICE
E 650-47600-309	Contractual Services		\$3,804.00		RECYCLING
E 650-47800-384	Refuse/Garbage Disposal		\$6,340.00		ORGANICS
E 650-47800-386	Other Utilities		\$41.55		ORGANICS DISPOSAL
E 640-48000-384	Refuse/Garbage Disposal		\$300.00		BAR
E 650-47500-384	Refuse/Garbage Disposal		\$1,111.78		KARTS
Total RANDY S SANITATION			\$28,130.72		
Paid Chk# 097075	11/24/2014	SECURITY PRODUCTS COMPANY			
E 409-40000-540	Equipment		\$1,319.00	1103653	DVR
Total SECURITY PRODUCTS COMPANY			\$1,319.00		
Paid Chk# 097076	11/24/2014	SRF CONSULTING GROUP, INC.			
E 430-40000-302	Consultants		\$42.80	07991.00-16	EASTMAN LANE
E 401-40000-309	Contractual Services		\$1,594.29	08291.00-3	SUPERIOR BLVD.ROW VACATION
E 430-40000-302	Consultants		\$533.23	08445.00-7	WAYZ.BLVD./SUPERIOR
Total SRF CONSULTING GROUP, INC.			\$2,170.32		
Paid Chk# 097077	11/24/2014	ST.PAUL, CITY OF			
E 430-40000-309	Contractual Services		\$552.86	IN00005520	ASPHALT
Total ST.PAUL, CITY OF			\$552.86		
Paid Chk# 097078	11/24/2014	STAPLES BUSINESS SUPPLIES			
E 101-41100-210	Operating Supplies (GENERAL)		\$42.04	3247965855	SUPPLIES
E 101-41100-210	Operating Supplies (GENERAL)		\$23.47	3247965856	SUPPLIES
Total STAPLES BUSINESS SUPPLIES			\$65.51		
Paid Chk# 097079	11/24/2014	TIME SAVER			
E 101-41100-302	Consultants		\$319.50	M20931	MTG.MINUTES
Total TIME SAVER			\$319.50		
Paid Chk# 097080	11/24/2014	USA BLUE BOOK			
E 610-40000-241	Safety equip/testings		\$209.65	493366	SAFETY EQUIP.
Total USA BLUE BOOK			\$209.65		
Paid Chk# 097081	11/24/2014	VAN PAPER COMPANY			
E 101-41940-210	Operating Supplies (GENERAL)		\$218.27	330744-00	SUPPLIES
Total VAN PAPER COMPANY			\$218.27		
Paid Chk# 097082	11/24/2014	VILLAGE CHEVROLET			
E 610-40000-224	Repair & Maint - Motor Equip		\$124.30	276489	PARTS
Total VILLAGE CHEVROLET			\$124.30		
Paid Chk# 097083	11/24/2014	WAYZATA PENNHURST CLEANERS			
E 101-42200-210	Operating Supplies (GENERAL)		\$23.90	33218	FD CLEANING
Total WAYZATA PENNHURST CLEANERS			\$23.90		
Paid Chk# 097084	11/24/2014	WILSON, MICHAEL			
E 101-42200-210	Operating Supplies (GENERAL)		\$20.00	REIMB.	FD UNIFORM REPAIRS
Total WILSON, MICHAEL			\$20.00		
10100 Anchor Bank			\$324,588.25		

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Fund Summary**10100 Anchor Bank**

101 GENERAL FUND	\$74,454.88
235 CABLE TV	\$1,525.00
316 BAY CENTER	\$450.00
401 PERM IMPROVEMENT	\$10,084.10
409 EQUIP REVOLVING	\$2,801.50
430 STREET CIP	\$3,514.04
610 WATER FUND	\$76,554.09
620 SEWER FUND	\$720.27
630 MOTOR VEHICLE	\$1,176.09
640 LIQUOR	\$122,572.18
650 SOLID WASTE	\$27,352.03
670 STORMWATER	\$3,384.07
	\$324,588.25

2015 MUNICIPAL LICENSES FOR CITY COUNCIL APPROVAL ON 12/02/2014

(Recommended for approval, pending staff review for completeness of application materials.)

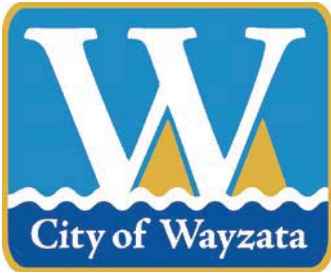
2015 3.2% Off Sale Liquor License	
Holiday Stationstore #129	1325 Wayzata Blvd E
2015 3.2% On Sale Liquor License	
Chipotle Mexican Grill	1313 Wayzata Blvd
D'Amico & Sons	810 Lake Street E
Jade Fountain Chinese Restaurant	838 Lake Street E
Lunds & Byerlys Kitchen	250 Superior Blvd
Maggie's Restaurant	844 Lake Street E
Noodles & Company	1179 Wayzata Blvd E
Punch Neapolitan Pizza	1313 Wayzata Blvd
2015 Commercial Kennel License	
LuLu & Luigi	812 Lake Street E
2015 Residential Kennel License - 4 dogs	
Sara Mingo Residence	535 Wayzata Blvd E
2015 Personal Massage License	
Juut Salon Spa - Stephanie Hansen	1125 Wayzata Blvd E
Margaret Metz	1421 Wayzata Blvd E
2015 Tobacco License	
Holiday Stationstores #129	1325 Wayzata Blvd E
North Shore Vape	1310 Wayzata Blvd E
Wayzata BP	1490 Wayzata Blvd E
Wayzata Wine & Spirits	747 Mill Street

12/2/2014

THE FOLLOWING 2014 & 2015 MUNICIPAL LICENSES
WERE APPROVED ADMINISTRATIVELY

2015 Car Wash License	
Quality Car Wash	1405 Wayzata Blvd E
Wayzata Bay Car Wash	143 Lake St E
Wayzata BP	1490 Wayzata Blvd E
2015 Food License	
Ben & Jerry's	539 Lake St E
Big Bowl Chinese Express	1151 Wayzata Blvd E
Blake Scool - Highcroft	301 Peavey Ln
Bruegger's	1179A Wayzata Blvd E
Caribou Coffee #103	609 Lake St E
Caribou Coffee #145	1151 Wayzata Blvd E
Caribou Coffee #1296	250 Superior Blvd
Chipotle	1313 Wayzata Blvd E #103
D'Amico & Sons	810 Lake St E
Jade Fountain	838 Lake St E
Jimmy Johns	1140 Wayzata Blvd E
Kentucky Fried Chicken	1350 Wayzata Blvd E
Lunds & Byerlys Kitchen	250 Superior Blvd
Maggie's Restaurant	844 Lake Street E
McDonalds	1450 Wayzata Blvd E
Meridain Manor	163 Wayzata Blvd W
Noodles & Company	1179 Wayzata Blvd E
People's Organic Café	765 Lake Street E
Redeemer Lutheran Church	115 Wayzata Blvd W
Redeemer Lutheran School	115 Wayzata Blvd W
St. Bartholomew Catholic School	630 Wayzata Blvd E
St. Bartholomew Catholic Church	630 Wayzata Blvd E
Sakana	683 Lake Street E
Starbucks Coffee #2440	740 Lake Street E
Sushi Fix	862 Lake Street E
Unitarian Universalist Church	605 Rice Street
Wayzata Bar & Grill	747 Mill Street
Wayzata Community Church	125 Wayzata Blvd E
Wayzata West Middle School	149 Barry Ave N

Woodhill Country Club	200 Woodhill Rd
Yogurt Lab	701 Lake Street E
2015 Food Vehicle License	
Bruegger's	1179A Wayzata Blvd E
D'Amico & Sons	810 Lake Street E
Kentucky Fried Chicken	1350 Wayzata Blvd E
Maggie's Restaurant	844 Lake Street E
2014 Gas Fitters License	
Cities Companies	Delano, MN
Superior Mechanical	Rochester, MN
Swift Mechanical	Shoreview, MN
2015 Gas Fitters License	
Bonfe's	St Paul, MN
Centraire	Eden Prairie, MN
Corval Constructors	St Paul, MN
Countryside Heating & Cooling	Maple Plain, MN
Ditter, Inc.	Hamel, MN
Genz-Ryan	Burnsville, MN
Standard Heating & Air	Minneapolis, MN
Yale Mechanical	Bloomington, MN
2015 Gasoline Filling Station License	
Holiday Stationstore #129	1325 Wayzata Blvd E
Jerry's Service	1022 Wayzata Blvd E
T & T Boatworks Marina	294 Grove Ln E
Wayzata Bay Car Wash	143 Lake Street E
Wayzata BP	1490 Wayzata Blvd E
2015 Lodging Establishment License	
Meridain Manor	163 Wayzata Blvd W
2015 Seasonal Permanent Food Stand License	
Wayzata Yacht Club	1100 Eastman Lane
2015 Seasonal Sidewalk Cafe License	
Ben & Jerry's	539 Lake Street E
Gianni's Steakhouse	635 Lake St E
2015 Tree License	
Neiberger's Superior Tree Care	Wayzata, MN
Shorewood Tree Service	Watertown, MN



City of Wayzata
600 Rice Street
Wayzata, MN 55391-1734

Mayor:
Ken Willcox
City Council:
Jack Amdal
Bridget Anderson
Andrew Mullin
Tom Tanner
City Manager:
Heidi Nelson

MEMORANDUM

TO: Mayor and City Council

FROM: Heidi A. Nelson, City Manager
Don Uram, Administrative Services Director

DATE: December 2, 2014

RE: 2015 Budget

Introduction

Enclosed is the 2015 final budget as prepared by City staff. The preliminary budget and tax levy was approved at the September 16, 2014 Council meeting. The approval of the 2015 budget completes a lengthy process which includes Mayor, Council, and staff input, and budget work sessions. Following are some of the key factors in developing the 2015 budget.

Tax Levy Summary

Overall, the tax levy includes levies for general operations, city infrastructure and debt services. The levy includes an overall 1.92 percent increase from 2014. The 2014 budgeted and 2015 tax levies are listed below:

	2014	2015 Proposed	Increase (Decrease)	% change
General	\$ 3,845,723	\$ 3,926,983	\$ 81,260	2.11%
City infrastructure	\$ 210,000	\$ 210,000	\$ -	0.00%
Bonds			\$ -	
G.O. Street Reconstruction Bonds, Series 2009B (Ferndale)	\$ 35,603	\$ 34,815	\$ (788)	-2.21%
2004A Big Woods	\$ 211,050	\$ 213,150	\$ 2,100	1.00%
Total City tax levy	\$ 4,302,376	\$ 4,384,948	\$ 82,572	1.92%

Summary of the City's Tax Capacity

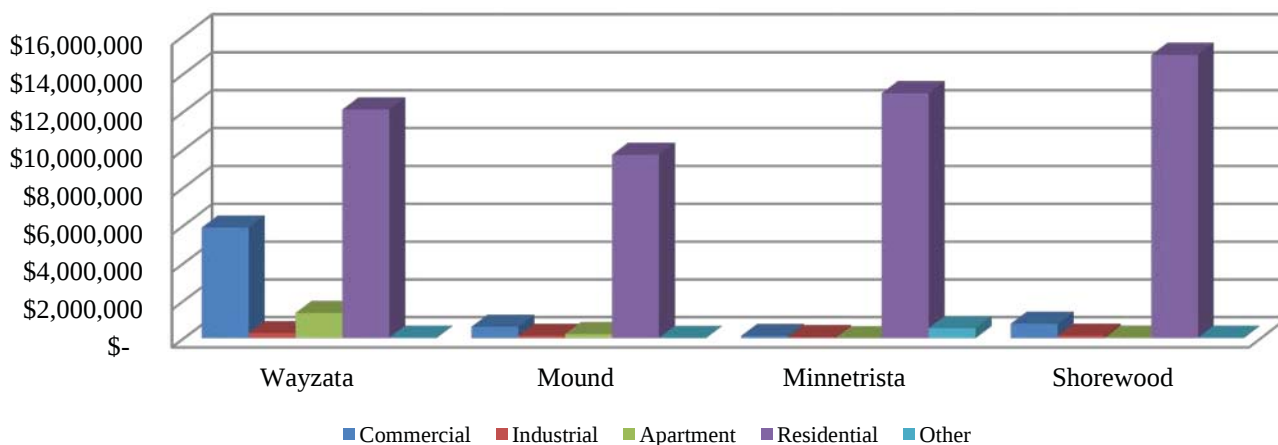
Below is a comparison of the City's tax capacity for the last two years to the average percentage change for Hennepin County.

	2013 Pay 2014	2014 Pay 2015	% Change (Wayzata)	% Change (Suburban Hennepin)
Commercial	\$ 5,924,413	\$ 5,872,020	-0.88%	2.81%
Industrial	224,796	269,524	19.90%	0.68%
Apartment	592,676	1,338,978	125.92%	10.32%
Residential	11,215,325	12,103,118	7.92%	10.19%
Other	25,200	25,200	0.00%	3.70%
Total	\$ 17,982,410	\$ 19,608,840	9.04%	7.43%

The current tax capacity and historical tax capacity rates are summarized below for Wayzata and three relatively comparable Lake Minnetonka Cities. The primary difference between Wayzata and the three cities listed is the large commercial tax base. Within the metro area, the tax capacity composition is comparable to Hopkins, Brooklyn Center and New Hope. Those cities have populations at least three times Wayzata's.

	Wayzata	Mound	Minnetrista	Shorewood
Commercial	\$ 5,872,020	\$ 600,325	\$ 114,332	\$ 764,705
Industrial	269,524	126,922	63,380	132,370
Apartment	1,338,978	216,926	-	22,314
Residential	12,103,118	9,715,218	12,961,669	14,982,629
Other	25,200	11,100	532,566	24,233
Total	\$ 19,608,840	\$ 10,670,491	\$ 13,671,947	\$ 15,926,251

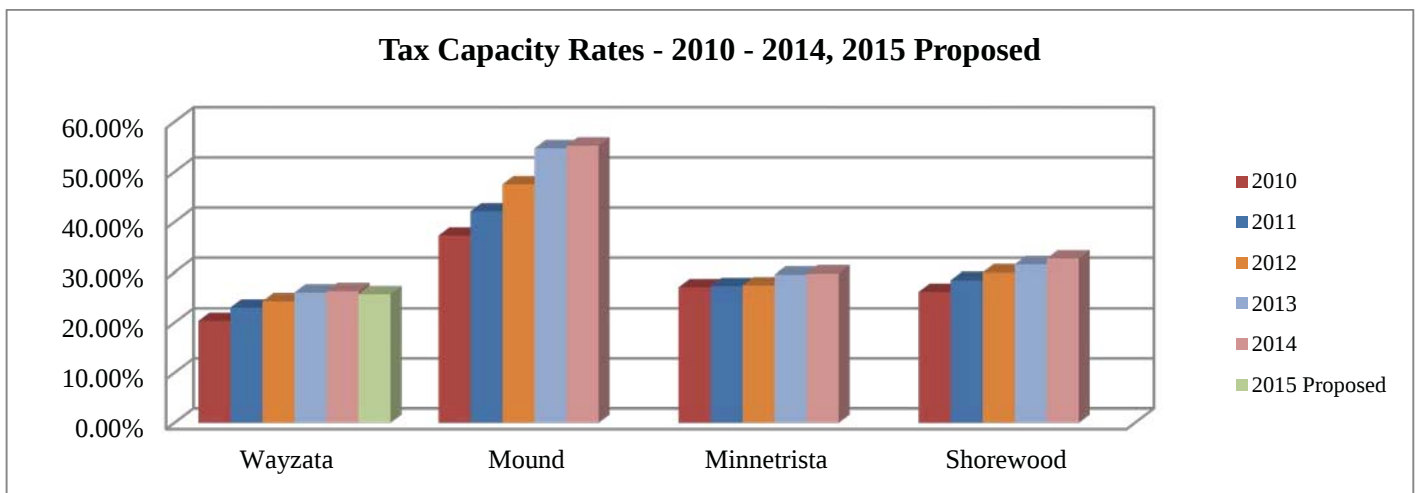
Tax capacity by property type - 2014 pay 2015



Following is a listing of Wayzata's tax rate history compared to other Lake Minnetonka cities:

Tax Capacity Rates

	Wayzata	Mound	Minnetrista	Shorewood
2010	20.36%	37.29%	27.07%	26.15%
2011	23.03%	42.14%	27.30%	28.46%
2012	24.27%	47.53%	27.44%	29.98%
2013	26.02%	54.72%	29.55%	31.55%
2014	26.31%	55.25%	29.76%	32.71%
2015 Proposed	25.69%	51.67%	28.67%	31.03%



Staffing

Data related to the number of full time equivalent positions is noted below:

Summary of FTES by Department	2011	2012	2013	2014	2015
Council	5.00	5.00	5.00	5.00	5.00
Administration	4.10	3.60	4.60	4.60	5.60
Streets	4.58	5.03	5.03	5.03	5.03
Parks	3.85	3.96	4.96	5.96	5.96
Engineering	1.00	1.00	1.00	1.00	2.00
Building inspection	1.58	1.58	2.58	2.58	2.58
Planning	1.00	1.00	1.00	1.00	1.00
Assessing	1.00	-	-	-	-
Police	12.00	13.00	13.00	13.60	13.60
Subtotal governmental	34.11	34.17	37.17	38.77	40.77
Water	3.62	2.86	2.86	2.86	2.86
Sewer	3.62	2.86	2.86	2.86	2.86
Storm	0.33	0.34	0.34	0.34	0.34
Motor Vehicle	2.00	2.00	2.00	4.75	4.75
Liquor operations	19.76	23.53	31.41	31.41	31.41
Recycling					
Subtotal enterprise	29.33	31.59	39.47	42.22	42.22
Total	63.44	65.76	76.64	80.99	82.99
Wage COLA	0.00%	0.00%	1.50%	2.00%	2.00%

Summary of changes:

- The 2015 budget assumes across the board increases of 2.00 percent in the cost of living (police contract effective 4/1/14)
- Health insurance premiums are scheduled to increase 10.57 percent.
- Minimum wage increases are scheduled to be in effect for August 1, 2015 (Liquor impact only)
- Changes in staffing include a full year of the Administrative Services Director and the proposed Engineer Technician.
- Employer base contributions for PERA increase from 7.25% to 7.50% of salary.

General Fund Budget Summary

	Actual		Budget		Percent
	2012	2013	2014	2015	Change
REVENUES					
Taxes	\$ 3,630,586	\$ 3,947,402	\$ 3,845,723	\$ 3,926,983	2.11%
Franchise fees	81,996	80,732	82,000	82,000	0.00%
Licenses and permits	692,656	708,478	327,600	382,800	16.85%
Intergovernmental	190,513	260,514	137,000	143,000	4.38%
Charges for services	817,972	830,093	594,097	710,327	19.56%
Fines and forfeitures	72,433	71,154	65,500	65,500	0.00%
Interest	16,060	535	22,000	22,000	0.00%
Miscellaneous	277,620	38,732	3,000	3,000	0.00%
Transfers in	115,000	145,000	145,000	165,000	13.79%
TOTAL REVENUES	5,894,836	6,082,639	5,221,920	5,500,610	5.33%
	Actual		Budget		Percent
	2012	2013	2014	2015	Change
EXPENDITURES					
Mayor and council	\$ 31,531	\$ 36,179	\$ 37,300	\$ 45,036	28.78%
Administrative and finance	673,678	886,363	670,880	706,734	5.34%
Assessing	49,707	46,230	51,625	52,500	1.69%
Planning and zoning	102,046	105,294	110,480	114,485	2.72%
General government buildings	151,619	166,877	167,900	182,515	8.70%
Police protection	1,340,954	1,392,537	1,447,740	1,501,989	3.74%
Fire protection	293,300	294,466	323,955	323,249	-0.21%
Building inspections	183,812	223,935	227,300	231,429	1.81%
Emergency management	2,886	4,626	5,350	5,350	0.00%
Health inspections	26,681	31,416	30,000	32,000	6.67%
Streets	442,959	467,651	486,920	508,532	4.44%
Street lighting	65,170	72,726	68,600	69,000	0.58%
Engineering	107,691	108,870	114,830	172,328	50.07%
Parks, recreation and forestry	325,719	381,580	420,990	424,458	0.82%
Unallocated	108,478	225,138	290,500	354,500	22.03%
Capital outlay	6,658	4,979	6,000	6,000	0.00%
Operating transfers out	1,287,291	1,568,991	761,550	770,505	1.17%
TOTAL EXPENDITURES	5,200,180	6,017,857	5,221,920	5,500,610	5.33%
Net Change	\$ 694,656	\$ 64,782	\$ -	\$ -	

Revenue changes:

- License and permits and Charges for Service are anticipated to increase due to licensing and building activity.

Expenditure changes:

- Mayor and Council are budgeted to increase due to prior approved salary increases.
- Administrative and finance includes the new Administrative Service Director position and is offset by reductions in the consulting finance director services and the reallocation of the Liquor Director position.
- Engineering increases due to the addition of the Engineer Technician position. The cost of this position is anticipated to be offset by project inspection charges.
- Unallocated increases due to an adjustment of the City's insurance premiums after an updated valuation was complete. It also includes an increase for the proposed implementation of the comp and class study.

Another way to look at expenditures is by expenditure type. That information is presented below:

	Actual	% of	Budget	% of	Budget	% of	Percent
	2013	Total	2014	Total	2015	Total	Change
EXPENDITURES							
Personal Services	\$ 2,841,379	47.2%	\$ 2,949,980	56.5%	\$ 3,159,397	57.4%	7.1%
Supplies	227,760	3.8%	253,580	4.9%	253,508	4.6%	0.0%
Services and Charges	1,024,765	17.0%	818,435	15.7%	836,875	15.2%	2.3%
Repairs and Maintenance	349,984	5.8%	432,375	8.3%	474,325	8.6%	9.7%
Capital Outlay	4,979	0.1%	6,000	0.1%	6,000	0.1%	0.0%
Transfers	1,568,991	26.1%	761,550	14.6%	770,505	14.0%	1.2%
TOTAL EXPENDITURES	6,017,857		5,221,920		5,500,610		5.3%

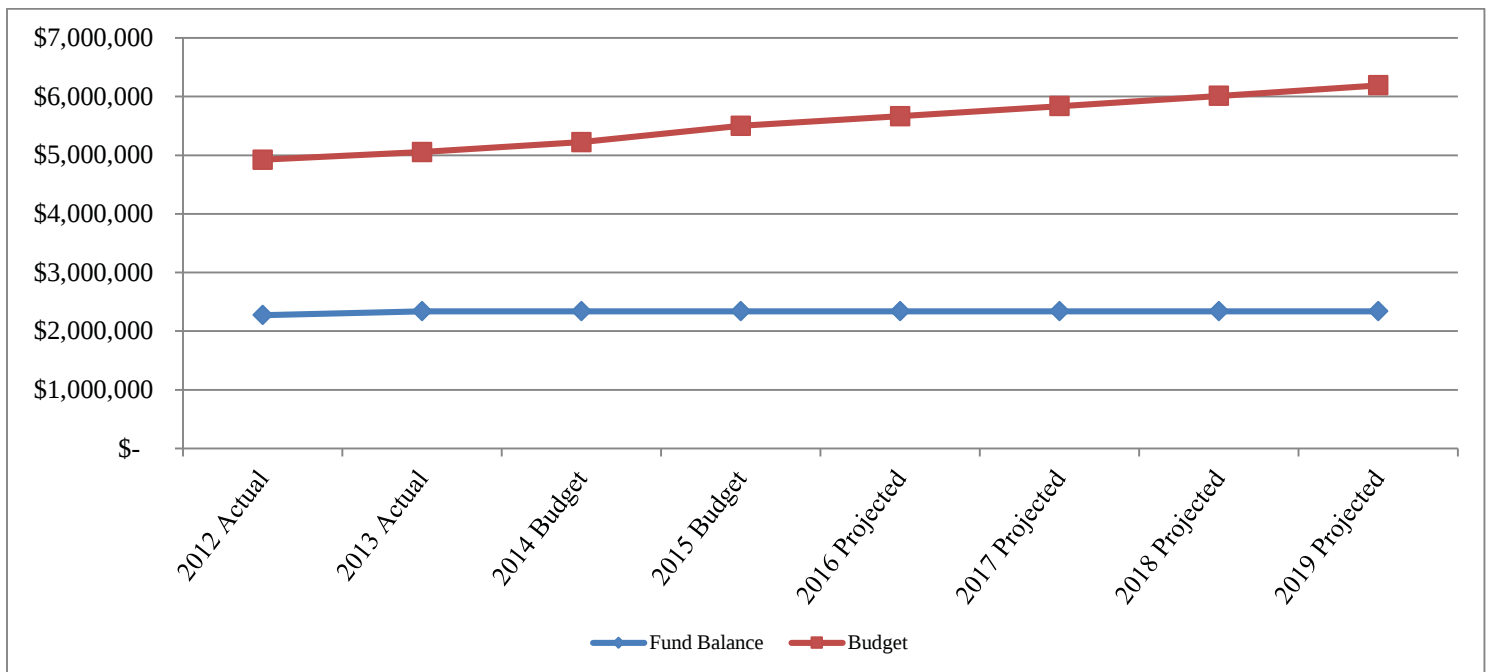
Personal services are the largest expenditure type at 57.4% of the total budget.

General Fund Balance

The City of Wayzata has built a healthy fund balance which can contribute to a positive bond rating and mitigates the potential for needing short term borrowing. A summary of the general fund balance history and 2015 budget is as follows:

Year	Fund Balance December 31	General Fund Budget	Percent of Fund Balance to Budget
2012 Actual	\$ 2,274,206	\$ 4,923,506	46.2 %
2013 Actual	2,339,484	5,052,566	46.3
2014 Budget	2,339,484	5,221,920	44.8
2015 Budget	2,339,484	5,500,610	42.5
2016 Projected	2,339,484	5,654,817	41.3
2017 Projected	2,339,484	5,824,471	40.1
2018 Projected	2,339,484	5,999,203	38.9
2019 Projected	2,339,484	6,179,185	37.8

The City's fund balance policy has established a minimum balance of 40% of fund balance to budget. Fund balance is adjusted annually to meet this requirement.



Capital Improvement 2015 Plan and Fund Balances

As part of the budget process, the Council reviews the planned CIP activity. The detail of 2015 planned projects is included in the attached budget document. Based on the planned projects the following table summarizes the projected ending cash balance at the end of the next six years.

CIP Fund	Projected Cash Balances at Year End (CIP 11/20/14 Revision)					
	2014	2015	2016	2017	2018	2019
General	\$ 911,339	\$ 606,260	\$ 618,300	\$ 620,191	\$ 668,012	\$ 609,669
Streets	1,719,701	(424,810)	(302,633)	(268,085)	14,040	394,774
Parks	641,762	503,121	274,754	194,049	74,146	(97,804)
Lakefront Improvement	291,425	78,849	115,893	175,421	300,295	430,781
Stormwater	504,423	443,253	439,596	631,766	831,492	1,039,016
Water	2,241,334	1,155,778	1,047,076	871,980	775,389	691,704
Sewer	837,747	456,610	417,040	574,531	611,687	751,548
Liquor	354,744	710,788	996,599	1,394,324	1,758,985	2,161,136
Library	426,153	438,075	495,375	554,836	469,092	531,610
Cemetery	45,798	8,870	8,959	9,048	9,139	9,230
Equipment	1,090,091	708,663	(23,822)	116,595	496,733	949,930

Overall, the reserves are projected to be sufficient for the planned projects. Based on the 5 year CIP, the Streets, Parks, and the Equipment funds are projected to have temporary deficits based on the current prioritization and revenue sources. The deficit in the Streets fund is due to the City's share of the Bushaway road project and expected expenditure of \$2.6 million in 2015. This deficit could be funded by allocating 2014 year end transfers to the Street fund. In 2012, the Council approved an excess revenue transfer policy. This resulted in about \$618 thousand and \$800 thousand in 2013 and 2014, respectively, in transfers to the Capital funds from the General fund. It is expected that the City will have some excess funds to transfer at year end estimated at \$400 to \$600 thousand. This transfer will be made in early 2015.

This budget document includes the 2015 portion of the CIP. In addition, the City has a 5 year capital improvement plan issued as a separate document. This represents a planning document rather than a budget and is intended to help staff and council plan for future projects and resources. The budget document also includes a listing of the 2015 scheduled equipment purchases.

Enterprise Fund Summaries

The City of Wayzata utilizes an Enterprise fund accounting system that isolates revenue and expenditures for each of its water, sewer and storm water operations. To that end, each fund is supported through a set of user fees that are analyzed on an annual basis to ensure the proper set of reserves are maintained in order to meet on going cash flow needs and to replace existing infrastructure as it becomes depreciated.

	Actual		YTD	Budget		Percent Change
	2012	2013		2014	2015	
Water						
TOTAL REVENUES	\$ 901,357	\$ 1,055,528	\$ 948,776	\$ 821,219	\$ 904,100	10.1%
TOTAL EXPENDITURES	653,927	826,354	532,776	715,980	883,821	23.4%
Net Change	\$ 247,430	\$ 229,174	\$ 415,999	\$ 105,239	\$ 20,279	-80.7%

The City has completed rate studies for water and sewer in 2012 and 2013. The 2015 budget reflects the recommendations in the study. The main change in the 2015 budget compared to 2014 is that Debt service is reflected in the 2015 budget. Also, the 2014 budget reflected project costs of \$1.5 mil to be paid with CIP reserves.

	Actual		YTD	Budget		Percent Change
	2012	2013		2014	2015	
Sewer						
TOTAL REVENUES	\$ 1,013,891	\$ 1,066,602	\$ 858,565	\$ 975,410	\$ 992,250	1.7%
TOTAL EXPENDITURES	900,294	901,806	733,740	929,725	910,596	-2.1%
Net Change	\$ 113,597	\$ 164,796	\$ 124,825	\$ 45,685	\$ 81,654	78.7%

The City has completed rate studies for water and sewer in 2012 and 2013. The 2015 budget reflects the recommendations in the study. The 2014 budget reflected \$250 thousand in projects costs. That is the main reason for the differences between 2014 and 2015.

	Actual		YTD	Budget		Percent Change
	2012	2013		2014	2015	
Storm Water						
TOTAL REVENUES	\$ 275,717	\$ 327,998	\$ 283,235	\$ 186,000	\$ 277,800	49.4%
TOTAL EXPENDITURES	149,754	198,915	108,911	87,770	110,286	25.7%
Net Change	\$ 125,963	\$ 129,083	\$ 174,324	\$ 98,230	\$ 167,514	70.5%

The main factor for the improvement in net change between the 2014 and 2015 budget is a reduced project schedule.

	Actual		YTD	Budget		Percent Change
	2012	2013		2014	2015	
Motor Vehicle						
TOTAL REVENUES	\$ 429,823	\$ 402,032	\$ 380,174	\$ 421,120	\$ 458,500	8.9%
TOTAL EXPENDITURES	483,885	435,777	272,108	305,530	347,385	13.7%
Net Change	\$ (54,062)	\$ (33,745)	\$ 108,066	\$ 115,590	\$ 111,115	-3.9%

The changes in motor vehicle are better reflective of currently anticipated revenue.

	Actual		YTD	Budget		Percent Change
	2012	2013	October-14	2014	2015	
Solid Waste						
TOTAL REVENUES	\$ 277,661	\$ 321,891	\$ 275,055	\$ 281,800	\$ 330,300	17.2%
TOTAL EXPENDITURES	237,448	319,275	269,029	278,911	327,152	17.3%
Net Change	\$ 40,213	\$ 2,615	\$ 6,027	\$ 2,889	\$ 3,148	9.0%

	Actual		YTD	Budget		Percent Change
	2012	2013	October-14	2014	2015	
Community TV						
TOTAL REVENUES	\$ 68,493	\$ 66,994	\$ 64,341	\$ 65,690	\$ 68,500	4.3%
TOTAL EXPENDITURES	86,858	113,187	56,974	68,470	69,970	2.2%
Net Change	\$ (18,365)	\$ (46,193)	\$ 7,367	\$ (2,780)	\$ (1,470)	-47.1%

	Actual		YTD	Budget		Percent Change
	2012	2013	October-14	2014	2015	
Liquor - Off Sale						
TOTAL REVENUES	\$ 2,756,302	\$ 2,389,297	\$ 1,970,582	\$ 2,489,055	\$ 2,559,400	2.8%
TOTAL EXPENDITURES	2,442,424	2,210,795	1,825,293	2,401,920	2,530,523	5.4%
Net Change	\$ 313,878	\$ 178,502	\$ 145,289	\$ 87,135	\$ 28,877	-66.9%

	Actual		YTD	Budget		Percent Change
	2012	2013	October-14	2014	2015	
Liquor - Bar and Grill						
TOTAL REVENUES	\$ 2,408,881	\$ 2,928,615	\$ 2,651,330	\$ 3,016,080	\$ 3,097,700	2.7%
TOTAL EXPENDITURES	2,372,001	2,633,741	2,138,507	2,668,232	2,899,151	8.7%
Net Change	\$ 36,880	\$ 294,874	\$ 512,823	\$ 347,848	\$ 198,549	-42.9%

Reflected in the 2015 budget is the expectation that liquor and wine sales will continue to show little or no increase over 2014. Alternatively, beer and food sales are exceptionally strong and expected to remain that way through 2015. Major changes impacting our expenditures include an increase in employee costs of about \$150,000 (minimum wage increase, additional staff, FICA on tips, work comp insurance), a \$25,000 increase in general promotions including Savour Rewards, a \$70,000 inter-fund loan repayment, and a \$100,000 increase in the cost of products for re-sale. Overall, the 2015 budget supports the continued growth of operation, begins the process of repaying the inter-fund loan, and is projected to generate net income in excess of \$200,000 to support other council priorities.

To: Wayzata City Council
Mayor Ken Willcox
Jack Amdal
Bridget Anderson
Tom Tanner
Andrew Mullin

From: Heritage Preservation Board

Date: November 22, 2014

Re: 2015 Budget Request

The Heritage Preservation Board respectfully requests additional funds for the coming 2015 year, to supplement our currently allocated funds of \$1,000 for expenses and \$1,500 for plaques.

We request an additional \$2,000, which will be used for the following:

- Completion of log cabin restoration and surrounding landscape
- Digitization of documentation and records
- Education and training
- Memberships and subscriptions to local, state and national preservation organizations and publications

Respectfully submitted,

Kim Anderson
Vice Chair, HPB
On behalf of the Wayzata Heritage Preservation Board

CITY OF WAYZATA

2015 BUDGET

Heidi Nelson
City Manager

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**CITY OF WAYZATA
2015 CITY OFFICIALS**

Mayor:

Ken Willcox

Term Expires

December 31, 2016

Council Members:

Johanna McCarthy

December 31, 2018

Steven Tyacke

December 31, 2018

Andrew Mullin

December 31, 2016

Bridget Anderson

December 31, 2016

City Manager:

Heidi Nelson

Appointed

Administrative Services Director

Don Uram

Police Chief:

Mike Risvold

Fire Chief:

Kevin Klapprich

Director of Public Service:

David Dudinsky

RESOLUTION NO. 35-2014
RESOLUTION CERTIFYING TO THE COUNTY AUDITOR
THE FINAL PROPERTY TAX LEVY PAYABLE FOR 2015 AND THE FINAL BUDGET
FOR THE TAXES PAYABLE YEAR 2015

WHEREAS, State Statutes require that the preliminary tax levy requirements to meet the annual budget be certified to the County Auditor by December 19, 2014;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota, that the following preliminary tax levy requirements be and they hereby are adopted for the year payable 2015.

BE IT FURTHER RESOLVED that the Auditor of Hennepin County is hereby authorized to cancel all other levies previously scheduled to be collected in 2015 due to an accumulation of sufficient reserves in each fund:

Description		2014	2015
General Fund Levy		\$ 3,845,723	\$ 3,926,983
	City Infrastructure	210,000	210,000
Total Levy		\$ 4,055,723	\$ 4,136,983
Debt Levy	Levy for Street bonding (Ferndale)	\$ 35,603	\$ 34,815
MV Levy	Big Woods bonding debt service	\$ 211,050	\$ 213,150

BE IT FURTHER RESOLVED that the City Manager is hereby directed to forward a certified copy of this Resolution to the Auditor of Hennepin County.

Adopted by the Wayzata City Council this 2nd day of December, 2014.

ATTEST:

Mayor Ken Willcox

City Manager Heidi Nelson

CITY OF WAYZATA
General Fund Budget Summary

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Dept Descr	2013 Amount	2014 Budget	2015 Budget
Act Type R Revenue			
All Departments	\$5,443,895.42	\$4,624,723.00	\$4,887,333.00
Police	\$534,713.48	\$497,697.00	\$513,777.00
Fire	\$104,030.50	\$99,500.00	\$99,500.00
Act Type R Revenue	\$6,082,639.40	\$5,221,920.00	\$5,500,610.00
Act Type E Expenditure			
Mayor and Council	-\$36,178.52	-\$37,300.00	-\$45,036.00
Administration & Finance	-\$1,868,067.36	-\$837,180.00	-\$887,984.00
Assessing	-\$46,230.30	-\$51,625.00	-\$52,500.00
Planning and Zoning	-\$105,293.99	-\$110,480.00	-\$114,485.00
Building Operations & Mai	-\$189,376.52	-\$190,400.00	-\$205,015.00
Police	-\$1,398,548.35	-\$1,446,040.00	-\$1,500,589.00
Crime Control and Investi	-\$50,319.94	-\$61,000.00	-\$60,500.00
Fire	-\$465,265.64	-\$506,955.00	-\$499,249.00
Building Inspection	-\$227,569.38	-\$229,800.00	-\$233,929.00
Emergency Management	-\$4,625.86	-\$5,350.00	-\$5,350.00
Streets	-\$708,851.29	-\$723,120.00	-\$745,732.00
Health Inspections	-\$31,416.00	-\$30,000.00	-\$32,000.00
Engineering	-\$121,770.30	-\$127,530.00	-\$185,028.00
Parks	-\$466,479.84	-\$506,040.00	-\$509,713.00
Boulevard Maint. And ligh	-\$72,725.91	-\$68,600.00	-\$69,000.00
Unallocated Expenditures	-\$225,137.91	-\$290,500.00	-\$354,500.00
Act Type E Expenditure	-\$6,017,857.11	-\$5,221,920.00	-\$5,500,610.00
	\$64,782.29	\$0.00	\$0.00

CITY OF WAYZATA
General Fund Revenue Summary - Budget

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Source	Source Descr	2013 Amt	2014 Budget	2015 Budget
GASB Source Descr				
34107	Passport Processing	\$13,035.00	\$6,100.00	\$0.00
GASB Source Descr		\$13,035.00	\$6,100.00	\$0.00
GASB Source Descr Charges for Services				
34104	Plan Check Fee	\$263,667.99	\$80,000.00	\$95,000.00
34105	Copies	\$211.36	\$100.00	\$50.00
34106	Project Inspection	\$100,937.80	\$60,000.00	\$147,000.00
34108	Admin Charges to Other Funds	\$780.18	\$44,290.00	\$45,200.00
34109	Police Charges for Services	\$59,481.15	\$8,000.00	\$8,000.00
34110	Planning Charges	\$2,085.00	\$0.00	\$0.00
34190	Charges for Services/Gen Gov t	\$14,499.72	\$12,000.00	\$20,000.00
34201	Fire Contracts	\$51,491.00	\$54,000.00	\$54,000.00
34203	Fire Misc.	\$50.00	\$500.00	\$500.00
34211	Accidents Reports	\$252.00	\$100.00	\$150.00
34212	Fingerprinting	\$1,245.00	\$1,000.00	\$1,000.00
34213	Impound Fees	\$410.00	\$250.00	\$300.00
34214	Alarm Charges	\$1,071.50	\$2,000.00	\$2,000.00
34942	Grave Openings	\$9,136.36	\$5,000.00	\$5,000.00
34998	Police Services - Long Lake	\$293,550.00	\$302,357.00	\$311,427.00
36211	Blvd. Lights & Maint.	\$80,731.76	\$82,000.00	\$82,000.00
36221	Library Rent	\$13,987.58	\$14,200.00	\$16,400.00
36222	Depot Rent	\$4,201.00	\$4,200.00	\$4,300.00
GASB Source Descr Charges for Services		\$897,789.40	\$669,997.00	\$792,327.00
GASB Source Descr Fines & Forfeitures				
35101	Court Fines	\$69,103.57	\$65,000.00	\$65,000.00
35103	Administrative PD Fines	\$0.00	\$0.00	\$0.00
35106	Misc Fines	\$2,050.00	\$500.00	\$500.00
GASB Source Descr Fines & Forfeitures		\$71,153.57	\$65,500.00	\$65,500.00
GASB Source Descr General Property Tax				
31010	Property Taxes	\$3,947,401.82	\$3,845,723.00	\$3,926,983.00
GASB Source Descr General Property Tax		\$3,947,401.82	\$3,845,723.00	\$3,926,983.00
GASB Source Descr Interest				
36210	Interest Earnings	\$535.42	\$22,000.00	\$22,000.00
GASB Source Descr Interest		\$535.42	\$22,000.00	\$22,000.00
GASB Source Descr Intergovernmental				
33160	Other Federal Grants	\$74,067.32	\$0.00	\$0.00
33416	Police Training Reimbursement	\$4,101.03	\$2,000.00	\$3,000.00
33420	Insurance Premium Tax-Fire	\$47,886.52	\$45,000.00	\$45,000.00
33421	Insurance Premium Tax-Police	\$86,861.28	\$70,000.00	\$70,000.00
33422	Misc State Aid Grants	\$47,598.11	\$20,000.00	\$25,000.00
GASB Source Descr Intergovernmental		\$260,514.26	\$137,000.00	\$143,000.00

Source	Source Descr	2013 Amt	2014 Budget	2015 Budget
GASB Source Descr Licenses & permits				
32110	Alcoholic Beverages	\$69,088.00	\$67,750.00	\$90,500.00
32120	Health	\$52,431.25	\$31,500.00	\$36,000.00
32140	Cigarette License	\$0.00	\$300.00	\$400.00
32160	Trade License	\$5,150.00	\$4,500.00	\$4,500.00
32180	Rental License	\$16,046.00	\$12,000.00	\$15,000.00
32190	Misc License	\$8,441.00	\$6,600.00	\$7,400.00
32210	Building Permits	\$440,667.32	\$151,000.00	\$162,900.00
32222	Heating Permits	\$70,351.72	\$26,000.00	\$27,600.00
32230	Plumbing Permits	\$20,975.93	\$12,000.00	\$15,000.00
32240	Animal Licenses	\$2,740.00	\$2,200.00	\$2,200.00
32250	Beach Parking Permits	\$972.00	\$750.00	\$1,300.00
32290	Misc Permits	\$21,614.51	\$13,000.00	\$20,000.00
GASB Source Descr Licenses & permits		\$708,477.73	\$327,600.00	\$382,800.00
GASB Source Descr Other				
39101	Sales of General Fixed Assets	\$1,750.00	\$0.00	\$0.00
39200	Interfund Operating Transfers	\$145,000.00	\$145,000.00	\$165,000.00
39400	Misc.Revenues	\$36,982.20	\$3,000.00	\$3,000.00
GASB Source Descr Other		\$183,732.20	\$148,000.00	\$168,000.00
		\$6,082,639.40	\$5,221,920.00	\$5,500,610.00

CITY OF WAYZATA
General Fund Expenditure Summary - Budget

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Dept	Dept Descr	2013 Amount	2014 Budget	2015 Budget
GASB Function Descr Community Services				
Dept Descr Parks				
Dept Descr Parks		\$466,479.84	\$506,040.00	\$509,713.00
GASB Function Descr Community Servic		\$466,479.84	\$506,040.00	\$509,713.00
GASB Function Descr General Government				
Dept Descr Administration & Finance				
Dept Descr Administration & Financ		\$1,868,067.36	\$837,180.00	\$887,984.00
Dept Descr Assessing				
Dept Descr Assessing		\$46,230.30	\$51,625.00	\$52,500.00
Dept Descr Building Operations & Maint.				
Dept Descr Building Operations & M		\$189,376.52	\$190,400.00	\$205,015.00
Dept Descr Mayor and Council				
Dept Descr Mayor and Council		\$36,178.52	\$37,300.00	\$45,036.00
Dept Descr Planning and Zoning				
Dept Descr Planning and Zoning		\$105,293.99	\$110,480.00	\$114,485.00
GASB Function Descr General Governm		\$2,245,146.69	\$1,226,985.00	\$1,305,020.00
GASB Function Descr Other				
Dept Descr Unallocated Expenditures				
Dept Descr Unallocated Expenditure		\$225,137.91	\$290,500.00	\$354,500.00
GASB Function Descr Other		\$225,137.91	\$290,500.00	\$354,500.00
GASB Function Descr Public Safety				
Dept Descr Building Inspection				
Dept Descr Building Inspection		\$227,569.38	\$229,800.00	\$233,929.00
Dept Descr Crime Control and Investigate				
Dept Descr Crime Control and Inves		\$50,319.94	\$61,000.00	\$60,500.00
Dept Descr Emergency Management				
Dept Descr Emergency Managemen		\$4,625.86	\$5,350.00	\$5,350.00
Dept Descr Fire				
Dept Descr Fire		\$465,265.64	\$506,955.00	\$499,249.00
Dept Descr Health Inspections				
Dept Descr Health Inspections		\$31,416.00	\$30,000.00	\$32,000.00
Dept Descr Police				
Dept Descr Police		\$1,398,548.35	\$1,446,040.00	\$1,500,589.00
GASB Function Descr Public Safety		\$2,177,745.17	\$2,279,145.00	\$2,331,617.00
GASB Function Descr Public Works				
Dept Descr Boulevard Maint. And lighting				
Dept Descr Boulevard Maint. And lig		\$72,725.91	\$68,600.00	\$69,000.00
Dept Descr Engineering				
Dept Descr Engineering		\$121,770.30	\$127,530.00	\$185,028.00
Dept Descr Streets				
Dept Descr Streets		\$708,851.29	\$723,120.00	\$745,732.00
GASB Function Descr Public Works		\$903,347.50	\$919,250.00	\$999,760.00

Dept	Dept Descr	2013 Amount	2014 Budget	2015 Budget
		\$6,017,857.11	\$5,221,920.00	\$5,500,610.00

CITY OF WAYZATA
2015 Budget

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Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
FUND 101 GENERAL FUND				
Dept 41100 Mayor and Council				
E 101-41100-103 Part-Time Employees	\$16,500.00	\$16,830.00	\$24,000.00	42.60%
E 101-41100-122 FICA	\$1,262.32	\$1,270.00	\$1,836.00	44.57%
E 101-41100-210 Operating Supplies (GENERAL)	\$164.85	\$200.00	\$200.00	0.00%
E 101-41100-302 Consultants	\$10,022.10	\$10,000.00	\$10,000.00	0.00%
E 101-41100-331 Mileage & Expense Account	\$2,202.18	\$1,800.00	\$1,800.00	0.00%
E 101-41100-433 Dues, Licensing & Seminars	\$1,281.50	\$1,000.00	\$1,000.00	0.00%
E 101-41100-493 Volunteer program	\$3,889.51	\$6,000.00	\$6,000.00	0.00%
E 101-41100-499 Miscellaneous	\$856.06	\$200.00	\$200.00	0.00%
Dept 41100 Mayor and Council	\$36,178.52	\$37,300.00	\$45,036.00	20.74%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 41500 Administration & Finance				
E 101-41500-101 Full-Time Employees Regular	\$280,560.30	\$298,070.00	\$344,995.00	15.74%
E 101-41500-103 Part-Time Employees	\$18,639.66	\$26,230.00	\$26,891.00	2.52%
E 101-41500-121 PERA	\$21,387.45	\$22,790.00	\$26,826.00	17.71%
E 101-41500-122 FICA	\$21,950.69	\$24,040.00	\$27,363.00	13.82%
E 101-41500-130 Employer Paid Ins	\$35,846.56	\$42,990.00	\$48,899.00	13.75%
E 101-41500-200 Office Supplies (GENERAL)	\$13,359.60	\$12,000.00	\$11,000.00	-8.33%
E 101-41500-301 Auditing and Acct g Services	\$84,392.18	\$70,000.00	\$39,000.00	-44.29%
E 101-41500-302 Consultants	\$15,268.00	\$15,000.00	\$15,000.00	0.00%
E 101-41500-304 Legal Fees	\$306,602.65	\$78,000.00	\$78,000.00	0.00%
E 101-41500-306 Personnel Expense	\$6,994.63	\$2,500.00	\$2,500.00	0.00%
E 101-41500-311 Data Processing	\$40,005.56	\$43,260.00	\$43,260.00	0.00%
E 101-41500-331 Mileage & Expense Account	\$3,332.88	\$3,500.00	\$3,500.00	0.00%
E 101-41500-350 Printing & Publishing	\$3,906.77	\$5,000.00	\$5,000.00	0.00%
E 101-41500-404 Repairs/Maint - Machin/Equip	\$1,449.62	\$5,000.00	\$5,000.00	0.00%
E 101-41500-433 Dues, Licensing & Seminars	\$15,762.30	\$12,000.00	\$12,000.00	0.00%
E 101-41500-497 Credit Card Fees	\$4,610.86	\$5,500.00	\$10,000.00	81.82%
E 101-41500-499 Miscellaneous	\$12,293.11	\$5,000.00	\$7,500.00	50.00%
E 101-41500-540 Equipment	\$613.54	\$1,000.00	\$1,000.00	0.00%
E 101-41500-720 Operating Transfers - Equip.	\$84,800.00	\$90,300.00	\$105,250.00	16.56%
E 101-41500-721 Operating Transfers - Building	\$896,291.00	\$75,000.00	\$75,000.00	0.00%
Dept 41500 Administration & Finance	\$1,868,067.36	\$837,180.00	\$887,984.00	6.07%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 41550 Assessing				
E 101-41550-210 Operating Supplies (GENERAL)	\$465.30	\$500.00	\$500.00	0.00%
E 101-41550-302 Consultants	\$45,765.00	\$51,125.00	\$52,000.00	1.71%
Dept 41550 Assessing	\$46,230.30	\$51,625.00	\$52,500.00	1.69%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 41910 Planning and Zoning				
E 101-41910-101 Full-Time Employees Regular	\$77,544.00	\$79,090.00	\$80,677.00	2.01%
E 101-41910-121 PERA	\$5,622.00	\$5,730.00	\$6,051.00	5.60%
E 101-41910-122 FICA	\$5,913.61	\$6,050.00	\$6,172.00	2.02%
E 101-41910-130 Employer Paid Ins	\$8,315.28	\$9,110.00	\$10,085.00	10.70%
E 101-41910-210 Operating Supplies (GENERAL)	\$0.00	\$0.00	\$0.00	0.00%
E 101-41910-302 Consultants	\$4,856.98	\$6,000.00	\$5,500.00	-8.33%
E 101-41910-331 Mileage & Expense Account	\$334.15	\$500.00	\$500.00	0.00%
E 101-41910-433 Dues, Licensing & Seminars	\$2,140.74	\$3,000.00	\$3,000.00	0.00%
E 101-41910-492 HPB	\$567.23	\$1,000.00	\$2,500.00	150.00%
E 101-41910-499 Miscellaneous	\$0.00	\$0.00	\$0.00	0.00%
Dept 41910 Planning and Zoning	\$105,293.99	\$110,480.00	\$114,485.00	3.63%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 41940 Building Operations & Maint.				
E 101-41940-210 Operating Supplies (GENERAL)	\$3,183.50	\$8,000.00	\$4,000.00	-50.00%
E 101-41940-321 Telephone	\$16,247.23	\$16,000.00	\$20,000.00	25.00%
E 101-41940-324 Internet/Web Page	\$125.00	\$0.00	\$4,115.00	0.00%
E 101-41940-381 Electric Utilities	\$54,023.83	\$48,000.00	\$50,000.00	4.17%
E 101-41940-383 Fuel, oil and natural gas	\$20,096.34	\$25,000.00	\$32,000.00	28.00%
E 101-41940-386 Other Utilities	\$7,584.85	\$5,000.00	\$5,000.00	0.00%
E 101-41940-401 Repairs/Maint Buildings	\$11,187.59	\$15,000.00	\$15,000.00	0.00%
E 101-41940-404 Repairs/Maint - Machin/Equip	\$26,088.16	\$20,000.00	\$20,000.00	0.00%
E 101-41940-409 Maint services & Improv	\$28,340.02	\$30,500.00	\$32,000.00	4.92%
E 101-41940-499 Miscellaneous	\$0.00	\$400.00	\$400.00	0.00%
E 101-41940-720 Operating Transfers - Equip.	\$0.00	\$0.00	\$0.00	0.00%
E 101-41940-721 Operating Transfers - Building	\$22,500.00	\$22,500.00	\$22,500.00	0.00%
Dept 41940 Building Operations & Maint.	\$189,376.52	\$190,400.00	\$205,015.00	7.68%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 42100 Police				
E 101-42100-101 Full-Time Employees Regular	\$924,105.01	\$935,590.00	\$964,621.00	3.10%
E 101-42100-102 Full-Time Employees Overtime	\$18,596.11	\$20,400.00	\$20,400.00	0.00%
E 101-42100-103 Part-Time Employees	\$0.00	\$22,600.00	\$22,600.00	0.00%
E 101-42100-105 Temporary Employees Overtime	\$10,567.57	\$8,000.00	\$8,000.00	0.00%
E 101-42100-121 PERA	\$132,412.34	\$142,010.00	\$146,054.00	2.85%
E 101-42100-122 FICA	\$12,652.27	\$18,410.00	\$19,174.00	4.15%
E 101-42100-130 Employer Paid Ins	\$145,757.32	\$136,300.00	\$150,126.00	10.14%
E 101-42100-200 Office Supplies (GENERAL)	\$3,150.04	\$2,100.00	\$2,200.00	4.76%
E 101-42100-210 Operating Supplies (GENERAL)	\$4,121.15	\$3,100.00	\$3,200.00	3.23%
E 101-42100-212 Motor Fuels	\$29,539.37	\$28,730.00	\$33,214.00	15.61%
E 101-42100-217 Uniforms	\$5,323.02	\$11,500.00	\$11,000.00	-4.35%
E 101-42100-240 Small Tools and Minor Equip	\$1,077.99	\$800.00	\$1,000.00	25.00%
E 101-42100-306 Personnel Expense	\$0.00	\$1,000.00	\$1,000.00	0.00%
E 101-42100-309 Contractual Services	\$12,478.23	\$12,000.00	\$12,500.00	4.17%
E 101-42100-323 Radio Units	\$12,057.67	\$15,500.00	\$15,500.00	0.00%
E 101-42100-331 Mileage & Expense Account	\$1,294.44	\$2,000.00	\$2,000.00	0.00%
E 101-42100-350 Printing & Publishing	\$1,410.48	\$1,650.00	\$1,700.00	3.03%
E 101-42100-404 Repairs/Maint - Machin/Equip	\$15,734.31	\$7,000.00	\$9,000.00	28.57%
E 101-42100-409 Maint services & Improv	\$435.73	\$600.00	\$600.00	0.00%
E 101-42100-433 Dues, Licensing & Seminars	\$2,245.00	\$1,950.00	\$2,100.00	7.69%
E 101-42100-434 Training and schools	\$7,361.40	\$13,000.00	\$13,000.00	0.00%
E 101-42100-499 Miscellaneous	\$1,897.85	\$2,500.00	\$2,500.00	0.00%
E 101-42100-540 Equipment	\$731.05	\$2,500.00	\$2,500.00	0.00%
E 101-42100-720 Operating Transfers - Equip.	\$45,600.00	\$46,800.00	\$46,600.00	-0.43%
E 101-42100-721 Operating Transfers - Building	\$10,000.00	\$10,000.00	\$10,000.00	0.00%
Dept 42100 Police	\$1,398,548.35	\$1,446,040.00	\$1,500,589.00	3.77%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 42120 Crime Control and Investigate				
E 101-42120-304 Legal Fees	\$46,373.75	\$51,000.00	\$50,000.00	-1.96%
E 101-42120-308 Prisoner Care	\$3,844.23	\$9,000.00	\$9,000.00	0.00%
E 101-42120-309 Contractual Services	\$101.96	\$1,000.00	\$1,500.00	50.00%
Dept 42120 Crime Control and Investigate	\$50,319.94	\$61,000.00	\$60,500.00	-0.82%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 42200 Fire				
E 101-42200-103 Part-Time Employees	\$99,502.40	\$101,790.00	\$103,000.00	1.19%
E 101-42200-122 FICA	\$7,611.98	\$7,990.00	\$7,880.00	-1.38%
E 101-42200-200 Office Supplies (GENERAL)	\$102.47	\$200.00	\$200.00	0.00%
E 101-42200-210 Operating Supplies (GENERAL)	\$7,054.18	\$7,500.00	\$7,500.00	0.00%
E 101-42200-212 Motor Fuels	\$4,747.77	\$3,000.00	\$4,194.00	39.80%
E 101-42200-217 Uniforms	\$9,822.48	\$11,000.00	\$11,000.00	0.00%
E 101-42200-240 Small Tools and Minor Equip	\$7,503.39	\$8,000.00	\$9,000.00	12.50%
E 101-42200-241 Safety equip/testings	\$6,847.40	\$7,500.00	\$8,000.00	6.67%
E 101-42200-306 Personnel Expense	\$3,968.61	\$10,000.00	\$10,000.00	0.00%
E 101-42200-323 Radio Units	\$18,000.13	\$20,000.00	\$20,000.00	0.00%
E 101-42200-331 Mileage & Expense Account	\$916.78	\$2,500.00	\$2,500.00	0.00%
E 101-42200-381 Electric Utilities	\$4,609.77	\$4,000.00	\$4,500.00	12.50%
E 101-42200-383 Fuel, oil and natural gas	\$5,206.56	\$15,000.00	\$10,000.00	-33.33%
E 101-42200-404 Repairs/Maint - Machin/Equip	\$8,106.97	\$17,000.00	\$17,000.00	0.00%
E 101-42200-409 Maint services & Improv	\$1,685.00	\$2,300.00	\$2,300.00	0.00%
E 101-42200-433 Dues, Licensing & Seminars	\$1,963.00	\$3,000.00	\$3,000.00	0.00%
E 101-42200-434 Training and schools	\$9,859.86	\$9,000.00	\$9,000.00	0.00%
E 101-42200-437 Payments to Organizations	\$45,675.00	\$45,675.00	\$45,675.00	0.00%
E 101-42200-438 Payment to Fire Relief 2% Aid	\$47,886.52	\$45,000.00	\$45,000.00	0.00%
E 101-42200-499 Miscellaneous	\$3,395.37	\$3,500.00	\$3,500.00	0.00%
E 101-42200-720 Operating Transfers - Equip.	\$145,800.00	\$158,000.00	\$153,000.00	-3.16%
E 101-42200-721 Operating Transfers - Building	\$25,000.00	\$25,000.00	\$23,000.00	-8.00%
Dept 42200 Fire	\$465,265.64	\$506,955.00	\$499,249.00	-1.52%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 42400 Building Inspection				
E 101-42400-101 Full-Time Employees Regular	\$135,342.62	\$136,930.00	\$141,915.00	3.64%
E 101-42400-103 Part-Time Employees	\$29,313.27	\$24,760.00	\$26,000.00	5.01%
E 101-42400-121 PERA	\$11,584.41	\$11,720.00	\$12,169.00	3.83%
E 101-42400-122 FICA	\$12,116.23	\$12,370.00	\$12,575.00	1.66%
E 101-42400-130 Employer Paid Ins	\$18,076.23	\$18,220.00	\$20,170.00	10.70%
E 101-42400-200 Office Supplies (GENERAL)	\$636.96	\$200.00	\$300.00	50.00%
E 101-42400-212 Motor Fuels	\$441.87	\$600.00	\$600.00	0.00%
E 101-42400-304 Legal Fees	\$712.50	\$2,500.00	\$2,500.00	0.00%
E 101-42400-309 Contractual Services	\$15,109.37	\$15,000.00	\$7,000.00	-53.33%
E 101-42400-331 Mileage & Expense Account	\$0.00	\$500.00	\$500.00	0.00%
E 101-42400-404 Repairs/Maint - Machin/Equip	\$20.42	\$200.00	\$200.00	0.00%
E 101-42400-433 Dues, Licensing & Seminars	\$413.19	\$3,800.00	\$7,000.00	84.21%
E 101-42400-499 Miscellaneous	\$168.02	\$500.00	\$500.00	0.00%
E 101-42400-540 Equipment	\$3,634.29	\$2,500.00	\$2,500.00	0.00%
Dept 42400 Building Inspection	\$227,569.38	\$229,800.00	\$233,929.00	1.80%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 43200 Health Inspections				
E 101-43200-210 Operating Supplies (GENERAL)	\$0.00	\$0.00	\$0.00	0.00%
E 101-43200-309 Contractual Services	\$31,416.00	\$30,000.00	\$32,000.00	6.67%
Dept 43200 Health Inspections	\$31,416.00	\$30,000.00	\$32,000.00	6.67%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 42500 Emergency Management				
E 101-42500-409 Maint services & Improv	\$1,399.16	\$3,700.00	\$3,700.00	0.00%
E 101-42500-433 Dues, Licensing & Seminars	\$3,226.70	\$1,650.00	\$1,650.00	0.00%
E 101-42500-499 Miscellaneous	\$0.00	\$0.00	\$0.00	0.00%
Dept 42500 Emergency Management	\$4,625.86	\$5,350.00	\$5,350.00	0.00%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 43100 Streets				
E 101-43100-101 Full-Time Employees Regular	\$259,444.59	\$266,800.00	\$272,206.00	2.03%
E 101-43100-102 Full-Time Employees Overtime	\$23,649.40	\$10,710.00	\$15,000.00	40.06%
E 101-43100-103 Part-Time Employees	\$1,642.59	\$5,100.00	\$5,400.00	5.88%
E 101-43100-121 PERA	\$20,462.09	\$20,490.00	\$21,285.00	3.88%
E 101-43100-122 FICA	\$19,674.28	\$21,620.00	\$22,124.00	2.33%
E 101-43100-130 Employer Paid Ins	\$50,032.19	\$54,800.00	\$58,317.00	6.42%
E 101-43100-200 Office Supplies (GENERAL)	\$879.53	\$1,000.00	\$1,000.00	0.00%
E 101-43100-210 Operating Supplies (GENERAL)	\$3,777.05	\$4,000.00	\$4,200.00	5.00%
E 101-43100-212 Motor Fuels	\$21,791.11	\$22,400.00	\$22,200.00	-0.89%
E 101-43100-216 Chemicals and Chem Products	\$12,483.87	\$12,400.00	\$14,400.00	16.13%
E 101-43100-217 Uniforms	\$1,249.99	\$1,500.00	\$1,600.00	6.67%
E 101-43100-220 Repair/Maint Supply (GENERAL)	\$15,520.13	\$15,200.00	\$16,400.00	7.89%
E 101-43100-226 Sign Repair Materials	\$14,168.84	\$13,300.00	\$13,800.00	3.76%
E 101-43100-229 Dirt, Sand and gravel	\$7,246.20	\$9,800.00	\$10,400.00	6.12%
E 101-43100-240 Small Tools and Minor Equip	\$1,237.11	\$1,500.00	\$1,800.00	20.00%
E 101-43100-241 Safety equip/testings	\$1,135.95	\$1,500.00	\$1,600.00	6.67%
E 101-43100-303 Engineering Fees	\$0.00	\$700.00	\$700.00	0.00%
E 101-43100-323 Radio Units	\$1,833.15	\$2,800.00	\$2,900.00	3.57%
E 101-43100-331 Mileage & Expense Account	\$1,028.70	\$1,200.00	\$1,200.00	0.00%
E 101-43100-404 Repairs/Maint - Machin/Equip	\$966.14	\$5,800.00	\$6,100.00	5.17%
E 101-43100-409 Maint services & Improv	\$5,016.40	\$9,700.00	\$10,700.00	10.31%
E 101-43100-415 Other Equipment Rentals	\$1,811.81	\$1,700.00	\$2,000.00	17.65%
E 101-43100-433 Dues, Licensing & Seminars	\$1,448.98	\$2,300.00	\$2,600.00	13.04%
E 101-43100-499 Miscellaneous	\$1,151.19	\$600.00	\$600.00	0.00%
E 101-43100-720 Operating Transfers - Equip.	\$112,200.00	\$107,200.00	\$108,200.00	0.93%
E 101-43100-721 Operating Transfers - Building	\$34,000.00	\$34,000.00	\$34,000.00	0.00%
E 101-43100-722 Operating Transfers - Streets	\$95,000.00	\$95,000.00	\$95,000.00	0.00%
Dept 43100 Streets	\$708,851.29	\$723,120.00	\$745,732.00	3.13%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 43300 Engineering				
E 101-43300-101 Full-Time Employees Regular	\$86,144.59	\$87,960.00	\$127,990.00	45.51%
E 101-43300-121 PERA	\$5,876.42	\$6,380.00	\$9,194.00	44.11%
E 101-43300-122 FICA	\$5,912.28	\$6,730.00	\$9,466.00	40.65%
E 101-43300-130 Employer Paid Ins	\$8,117.28	\$9,110.00	\$21,078.00	131.37%
E 101-43300-210 Operating Supplies (GENERAL)	\$0.00	\$400.00	\$400.00	0.00%
E 101-43300-212 Motor Fuels	\$516.10	\$550.00	\$500.00	-9.09%
E 101-43300-331 Mileage & Expense Account	\$510.73	\$700.00	\$700.00	0.00%
E 101-43300-404 Repairs/Maint - Machin/Equip	\$0.00	\$0.00	\$0.00	0.00%
E 101-43300-433 Dues, Licensing & Seminars	\$1,642.79	\$2,600.00	\$2,600.00	0.00%
E 101-43300-499 Miscellaneous	\$150.11	\$400.00	\$400.00	0.00%
E 101-43300-720 Operating Transfers - Equip.	\$2,900.00	\$2,700.00	\$2,700.00	0.00%
E 101-43300-721 Operating Transfers - Building	\$10,000.00	\$10,000.00	\$10,000.00	0.00%
Dept 43300 Engineering	\$121,770.30	\$127,530.00	\$185,028.00	45.09%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 45200 Parks				
E 101-45200-101 Full-Time Employees Regular	\$175,250.91	\$196,760.00	\$200,830.00	2.07%
E 101-45200-102 Full-Time Employees Overtime	\$22,285.07	\$11,000.00	\$11,300.00	2.73%
E 101-45200-103 Part-Time Employees	\$40,609.19	\$46,600.00	\$51,800.00	11.16%
E 101-45200-121 PERA	\$14,041.24	\$18,440.00	\$15,655.00	-15.10%
E 101-45200-122 FICA	\$16,867.52	\$19,460.00	\$19,930.00	2.42%
E 101-45200-130 Employer Paid Ins	\$36,029.37	\$38,730.00	\$39,343.00	1.58%
E 101-45200-140 Unemployment Comp (GENERAL)	\$4,160.33	\$0.00	\$0.00	0.00%
E 101-45200-200 Office Supplies (GENERAL)	\$839.21	\$600.00	\$700.00	16.67%
E 101-45200-210 Operating Supplies (GENERAL)	\$6,492.67	\$5,000.00	\$5,100.00	2.00%
E 101-45200-212 Motor Fuels	\$11,132.14	\$13,200.00	\$12,700.00	-3.79%
E 101-45200-216 Chemicals and Chem Products	\$2,330.06	\$4,200.00	\$4,300.00	2.38%
E 101-45200-217 Uniforms	\$946.89	\$1,300.00	\$1,400.00	7.69%
E 101-45200-221 Equipment Parts	\$1,781.44	\$600.00	\$600.00	0.00%
E 101-45200-222 Repair & Maint - Equip	\$3,583.61	\$9,900.00	\$7,600.00	-23.23%
E 101-45200-227 Plantings	\$5,507.41	\$6,700.00	\$6,900.00	2.99%
E 101-45200-229 Dirt, Sand and gravel	\$5,493.76	\$4,500.00	\$4,800.00	6.67%
E 101-45200-230 Trash Receptacles	\$0.00	\$3,500.00	\$0.00	-100.00%
E 101-45200-240 Small Tools and Minor Equip	\$2,054.63	\$4,000.00	\$2,400.00	-40.00%
E 101-45200-241 Safety equip/testings	\$1,397.07	\$1,600.00	\$1,600.00	0.00%
E 101-45200-306 Personnel Expense	\$0.00	\$0.00	\$0.00	0.00%
E 101-45200-312 Rec Program Fee/Sr. Serv	\$14,820.00	\$15,600.00	\$15,300.00	-1.92%
E 101-45200-316 Weed Control	\$6,044.15	\$7,300.00	\$7,800.00	6.85%
E 101-45200-323 Radio Units	\$1,430.00	\$2,300.00	\$2,400.00	4.35%
E 101-45200-331 Mileage & Expense Account	\$750.88	\$1,000.00	\$2,000.00	100.00%
E 101-45200-404 Repairs/Maint - Machin/Equip	\$3,018.03	\$3,900.00	\$3,900.00	0.00%
E 101-45200-415 Other Equipment Rentals	\$821.59	\$1,100.00	\$1,100.00	0.00%
E 101-45200-433 Dues, Licensing & Seminars	\$2,125.00	\$3,100.00	\$4,400.00	41.94%
E 101-45200-499 Miscellaneous	\$1,767.67	\$600.00	\$600.00	0.00%
E 101-45200-720 Operating Transfers - Equip.	\$43,400.00	\$43,550.00	\$43,755.00	0.47%
E 101-45200-721 Operating Transfers - Building	\$34,000.00	\$34,000.00	\$34,000.00	0.00%
E 101-45200-723 Operating Transfers - Parks	\$7,500.00	\$7,500.00	\$7,500.00	0.00%
Dept 45200 Parks	\$466,479.84	\$506,040.00	\$509,713.00	0.73%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 45203 Boulevard Maint. And lighting				
E 101-45203-220 Repair/Maint Supply (GENERAL)	\$8,653.99	\$10,000.00	\$10,000.00	0.00%
E 101-45203-381 Electric Utilities	\$55,636.21	\$55,000.00	\$55,000.00	0.00%
E 101-45203-406 Street lights and Signal Maint	\$8,435.71	\$3,600.00	\$4,000.00	11.11%
Dept 45203 Boulevard Maint. And lighting	\$72,725.91	\$68,600.00	\$69,000.00	0.58%

Account Descr	2013 Amt	2014 Budget	2015 Budget	%Diff from Cur Yr 2014
Dept 49200 Unallocated Expenditures				
E 101-49200-212 Motor Fuels	\$0.00	\$0.00	\$0.00	0.00%
E 101-49200-309 Contractual Services	\$12,780.00	\$0.00	\$0.00	0.00%
E 101-49200-322 Postage	\$9,002.38	\$12,000.00	\$12,000.00	0.00%
E 101-49200-361 General Liability Ins	\$86,617.00	\$106,500.00	\$140,800.00	32.21%
E 101-49200-365 Workers Comp Ins	\$55,050.56	\$40,000.00	\$46,700.00	16.75%
E 101-49200-494 Contingency - Long Lake servic	\$0.00	\$55,000.00	\$55,000.00	0.00%
E 101-49200-496 Contigencies	\$61,687.97	\$77,000.00	\$100,000.00	29.87%
Dept 49200 Unallocated Expenditures	\$225,137.91	\$290,500.00	\$354,500.00	22.03%

CITY OF WAYZATA
Cable TV Fund Rev/Exp Budget Report

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Account Descr	2013 PL Amt	2014 Budget	2015 Budget
Act Type R Revenue			
R 235-00000-36210 Interest Earnings	\$12.00	\$800.00	\$500.00
R 235-00000-38050 franchise Fees	\$66,981.65	\$64,890.00	\$68,000.00
Act Type R Revenue	\$66,993.65	\$65,690.00	\$68,500.00
Act Type E Expenditure			
E 235-40000-101 Full-Time Employees Regular	-\$31,624.98	-\$18,310.00	-\$22,950.00
E 235-40000-121 PERA	-\$2,292.76	-\$1,330.00	-\$1,721.00
E 235-40000-122 FICA	-\$2,419.39	-\$1,400.00	-\$1,756.00
E 235-40000-130 Employer Paid Ins	-\$5,756.57	-\$4,830.00	-\$5,043.00
E 235-40000-200 Office Supplies (GENERAL)	-\$257.75	\$0.00	-\$200.00
E 235-40000-210 Operating Supplies (GENERAL)	\$0.00	-\$1,500.00	-\$500.00
E 235-40000-302 Consultants	-\$18,540.00	-\$20,000.00	-\$19,000.00
E 235-40000-304 Legal Fees	-\$32,364.19	\$0.00	\$0.00
E 235-40000-309 Contractual Services	\$0.00	-\$1,200.00	\$0.00
E 235-40000-331 Mileage & Expense Account	\$0.00	\$0.00	-\$200.00
E 235-40000-350 Printing & Publishing	-\$1,901.62	-\$1,500.00	-\$1,500.00
E 235-40000-404 Repairs/Maint - Machin/Equip	\$0.00	-\$1,000.00	-\$1,000.00
E 235-40000-433 Dues, Licensing & Seminars	\$0.00	\$0.00	-\$600.00
E 235-40000-499 Miscellaneous	-\$3,029.40	-\$2,400.00	-\$500.00
E 235-40000-720 Operating Transfers - Equip.	-\$15,000.00	-\$15,000.00	-\$15,000.00
Act Type E Expenditure	-\$113,186.66	-\$68,470.00	-\$69,970.00
	-\$46,193.01	-\$2,780.00	-\$1,470.00

CITY OF WAYZATA

Water Fund Rev/Exp Budget Report

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Account Descr	2013 PL Amt	2014 Budget	2015 Budget
Act Type R Revenue			
R 610-46127-36101 Spec Assess Principal	\$61,899.81	\$0.00	\$0.00
R 610-00000-36210 Interest Earnings	\$767.79	\$5,150.00	\$20,000.00
R 610-00000-36220 Water Tower Rental	\$74,834.00	\$0.00	\$75,000.00
R 610-00000-37110 W/S/Storm Sales	\$438,968.87	\$618,000.00	\$600,000.00
R 610-00000-37111 Sprinkling	\$144,077.67	\$133,900.00	\$140,000.00
R 610-00000-37120 Water Usage Permits-Other	\$1,554.45	\$0.00	\$0.00
R 610-00000-37130 Service to Other Cities	\$58,949.96	\$56,650.00	\$56,650.00
R 610-00000-37140 Meter Sales	-\$1,608.12	\$5,150.00	\$10,000.00
R 610-00000-37150 WS Connect/Reconnect Fee	\$1,117.56	\$515.00	\$600.00
R 610-00000-37155 City s W/S Access Charge	\$272,411.72	\$0.00	\$0.00
R 610-00000-37160 W/S Penalty	\$2,956.24	\$1,030.00	\$1,000.00
R 610-00000-37190 Other Charge/Revenue	\$2,295.00	\$824.00	\$850.00
R 610-00000-39101 Sales of General Fixed Assets	-\$3,567.75	\$0.00	\$0.00
R 610-00000-39400 Misc.Revenues	\$871.00	\$0.00	\$0.00
R 610-00000-39700 Capital Assets transferred	\$0.00	\$0.00	\$0.00
Act Type R Revenue	\$1,055,528.20	\$821,219.00	\$904,100.00
Act Type E Expenditure			
E 610-40000-101 Full-Time Employees Regular	-\$161,424.34	-\$165,150.00	-\$176,159.00
E 610-40000-102 Full-Time Employees Overtime	-\$10,709.13	-\$6,120.00	-\$7,000.00
E 610-40000-103 Part-Time Employees	-\$2,479.67	-\$5,400.00	-\$2,900.00
E 610-40000-121 PERA	-\$12,325.70	-\$12,810.00	-\$13,381.00
E 610-40000-122 FICA	-\$12,526.46	-\$13,520.00	-\$13,867.00
E 610-40000-130 Employer Paid Ins	-\$26,840.85	-\$33,970.00	-\$34,389.00
E 610-40000-139 OPEB	-\$2,233.00	\$0.00	\$0.00
E 610-40000-200 Office Supplies (GENERAL)	-\$283.94	-\$1,000.00	-\$1,000.00
E 610-40000-210 Operating Supplies (GENERAL)	-\$2,995.03	-\$2,900.00	-\$3,000.00
E 610-40000-211 Meter supplies	-\$899.18	-\$2,400.00	-\$2,500.00
E 610-40000-212 Motor Fuels	-\$7,370.96	-\$8,000.00	-\$8,400.00
E 610-40000-216 Chemicals and Chem Products	-\$18,680.62	-\$22,400.00	-\$22,400.00
E 610-40000-217 Uniforms	-\$835.39	-\$1,000.00	-\$1,200.00
E 610-40000-220 Repair/Maint Supply (GENERAL)	\$0.00	\$0.00	\$0.00
E 610-40000-224 Repair & Maint - Motor Equip	-\$121.85	-\$1,500.00	-\$1,500.00
E 610-40000-225 Repair & Maint - System	-\$7,779.22	-\$8,500.00	-\$8,700.00
E 610-40000-240 Small Tools and Minor Equip	-\$1,873.21	-\$5,200.00	-\$4,600.00
E 610-40000-241 Safety equip/testings	-\$800.99	-\$900.00	-\$1,000.00
E 610-40000-242 Well & F.P. Equipment	-\$9,083.73	-\$10,800.00	-\$13,500.00
E 610-40000-301 Auditing and Acct g Services	-\$1,000.00	-\$2,000.00	-\$2,000.00
E 610-49100-302 Consultants	-\$2,619.50	\$0.00	\$0.00
E 610-49100-303 Engineering Fees	-\$7,511.73	\$0.00	\$0.00
E 610-40000-303 Engineering Fees	-\$3,240.00	-\$1,000.00	-\$1,000.00
E 610-49100-307 Project Coordinator	-\$2,030.00	\$0.00	\$0.00
E 610-40000-309 Contractual Services	-\$10,084.67	-\$15,100.00	-\$11,100.00
E 610-49100-309 Contractual Services	-\$1,937.00	\$0.00	\$0.00
E 610-40000-310 Plan Review	-\$4,605.48	-\$4,200.00	-\$5,600.00
E 610-40000-313 Permit Fees/Gopher State	-\$1,914.22	-\$1,100.00	-\$1,200.00
E 610-40000-322 Postage	-\$4,154.05	-\$4,900.00	-\$5,000.00
E 610-40000-323 Radio Units	-\$2,827.89	-\$800.00	-\$800.00
E 610-40000-331 Mileage & Expense Account	-\$823.33	-\$800.00	-\$800.00
E 610-40000-361 General Liability Ins	-\$8,000.00	-\$8,200.00	-\$8,200.00
E 610-40000-365 Workers Comp Ins	-\$5,900.00	-\$5,600.00	-\$5,600.00
E 610-40000-381 Electric Utilities	-\$75,239.74	-\$77,000.00	-\$80,500.00
E 610-40000-383 Fuel, oil and natural gas	-\$3,995.43	-\$1,500.00	-\$4,100.00
E 610-40000-401 Repairs/Maint Buildings	\$0.00	-\$400.00	-\$400.00
E 610-40000-404 Repairs/Maint - Machin/Equip	-\$1,863.82	-\$2,300.00	-\$3,200.00

Account Descr	2013 PL Amt	2014 Budget	2015 Budget
E 610-49100-405 Maint/Replac - System	-\$9,095.35	\$0.00	\$0.00
E 610-40000-405 Maint/Replac - System	-\$42,209.99	-\$25,000.00	-\$25,800.00
E 610-40000-409 Maint services & Improv	\$0.00	\$0.00	\$0.00
E 610-40000-415 Other Equipment Rentals	-\$864.09	-\$800.00	-\$800.00
E 610-40000-420 Depreciation	-\$145,328.00	-\$54,590.00	\$0.00
E 610-40000-433 Dues, Licensing & Seminars	-\$2,279.75	-\$3,500.00	-\$3,600.00
E 610-40000-437 Payments to Organizations	\$0.00	\$0.00	\$0.00
E 610-46113-499 Miscellaneous	-\$506.06	\$0.00	\$0.00
E 610-40000-499 Miscellaneous	-\$17,283.89	-\$600.00	-\$600.00
E 610-49100-540 Equipment	-\$3,808.00	\$0.00	\$0.00
E 610-49100-601 Debt Srv Bond Principal	\$0.00	\$0.00	-\$190,000.00
E 610-40000-611 Bond Interest	-\$57,381.22	\$0.00	\$0.00
E 610-49100-611 Bond Interest	-\$75,212.44	\$0.00	-\$170,000.00
E 610-40000-621 Fiscal Agent s Fees	-\$200.00	\$0.00	\$0.00
E 610-49100-621 Fiscal Agent s Fees	-\$425.00	\$0.00	-\$625.00
E 610-40000-720 Operating Transfers - Equip.	-\$39,750.00	-\$35,020.00	-\$32,400.00
E 610-40000-724 Operating Transfers - Water	\$0.00	-\$155,000.00	\$0.00
E 610-40000-728 Operating Transfers - General	-\$15,000.00	-\$15,000.00	-\$15,000.00
Act Type E Expenditure	-\$826,353.92	-\$715,980.00	-\$883,821.00
	\$229,174.28	\$105,239.00	\$20,279.00

CITY OF WAYZATA

Sewer Fund Rev/Exp Budget Report

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Account Descr	2013 PL Amt	2014 Budget	2015 Budget
Act Type R Revenue			
R 620-00000-36210 Interest Earnings	\$163.39	\$2,060.00	\$10,000.00
R 620-00000-37110 W/S/Storm Sales	\$852,047.93	\$942,450.00	\$950,000.00
R 620-00000-37130 Service to Other Cities	\$45,618.86	\$25,750.00	\$25,750.00
R 620-00000-37150 WS Connect/Reconnect Fee	\$25,823.00	\$3,090.00	\$4,000.00
R 620-00000-37155 City s W/S Access Charge	\$126,188.40	\$0.00	\$0.00
R 620-00000-37160 W/S Penalty	\$5,265.98	\$2,060.00	\$2,500.00
R 620-00000-37190 Other Charge/Revenue	\$15,063.16	\$0.00	\$0.00
R 620-00000-39101 Sales of General Fixed Assets	-\$3,568.23	\$0.00	\$0.00
R 620-00000-39700 Capital Assets transferred	\$0.00	\$0.00	\$0.00
Act Type R Revenue	\$1,066,602.49	\$975,410.00	\$992,250.00
Act Type E Expenditure			
E 620-40000-101 Full-Time Employees Regular	-\$161,424.18	-\$165,830.00	-\$176,159.00
E 620-40000-102 Full-Time Employees Overtime	-\$10,708.93	-\$6,120.00	-\$7,000.00
E 620-40000-103 Part-Time Employees	-\$2,484.63	-\$3,550.00	-\$2,900.00
E 620-40000-121 PERA	-\$12,324.65	-\$12,720.00	-\$13,381.00
E 620-40000-122 FICA	-\$12,524.75	-\$13,430.00	-\$13,867.00
E 620-40000-130 Employer Paid Ins	-\$26,839.56	-\$34,090.00	-\$34,389.00
E 620-40000-139 OPEB	-\$2,233.00	\$0.00	\$0.00
E 620-40000-200 Office Supplies (GENERAL)	-\$283.94	-\$1,000.00	-\$1,000.00
E 620-40000-210 Operating Supplies (GENERAL)	-\$2,317.45	-\$2,900.00	-\$3,000.00
E 620-40000-211 Meter supplies	-\$900.46	-\$2,400.00	-\$2,500.00
E 620-40000-212 Motor Fuels	-\$7,370.96	-\$8,000.00	-\$8,400.00
E 620-40000-217 Uniforms	-\$835.16	-\$1,000.00	-\$1,200.00
E 620-40000-220 Repair/Maint Supply (GENERAL)	\$0.00	\$0.00	\$0.00
E 620-40000-224 Repair & Maint - Motor Equip	-\$124.35	-\$3,500.00	-\$1,500.00
E 620-40000-225 Repair & Maint - System	-\$7,145.77	-\$9,400.00	-\$9,600.00
E 620-40000-240 Small Tools and Minor Equip	-\$1,816.34	-\$4,900.00	-\$4,300.00
E 620-40000-241 Safety equip/testings	-\$801.00	-\$900.00	-\$1,000.00
E 620-40000-301 Auditing and Acct g Services	-\$1,000.00	-\$2,000.00	-\$2,000.00
E 620-46122-302 Consultants	-\$2,634.00	\$0.00	\$0.00
E 620-40000-303 Engineering Fees	-\$7,457.00	-\$1,000.00	-\$1,000.00
E 620-49100-307 Project Coordinator	-\$19,600.00	\$0.00	\$0.00
E 620-46122-309 Contractual Services	-\$0.45	\$0.00	\$0.00
E 620-40000-313 Permit Fees/Gopher State	-\$1,697.40	-\$1,100.00	-\$1,200.00
E 620-40000-322 Postage	-\$6,006.13	-\$4,900.00	-\$5,000.00
E 620-40000-323 Radio Units	-\$1,735.96	-\$800.00	-\$1,000.00
E 620-40000-331 Mileage & Expense Account	-\$578.85	-\$800.00	-\$800.00
E 620-40000-361 General Liability Ins	-\$8,000.00	-\$8,200.00	-\$8,200.00
E 620-40000-365 Workers Comp Ins	-\$5,900.00	-\$5,600.00	-\$5,600.00
E 620-40000-381 Electric Utilities	-\$20,561.14	-\$19,800.00	-\$22,000.00
E 620-40000-386 Other Utilities	-\$394,319.22	-\$410,600.00	-\$446,000.00
E 620-40000-404 Repairs/Maint - Machin/Equip	-\$918.55	-\$2,900.00	-\$3,800.00
E 620-49100-405 Maint/Replac - System	-\$18,158.85	\$0.00	\$0.00
E 620-40000-405 Maint/Replac - System	-\$10,434.50	-\$15,000.00	-\$15,500.00
E 620-40000-409 Maint services & Improv	-\$8,211.81	-\$8,000.00	-\$8,300.00
E 620-40000-415 Other Equipment Rentals	-\$534.38	-\$400.00	-\$400.00
E 620-40000-420 Depreciation	-\$73,320.00	-\$35,020.00	\$0.00
E 620-40000-433 Dues, Licensing & Seminars	-\$2,442.69	-\$1,400.00	-\$1,700.00
E 620-40000-499 Miscellaneous	-\$132.17	-\$600.00	-\$600.00
E 620-49100-601 Debt Srv Bond Principal	\$0.00	\$0.00	-\$35,000.00
E 620-40000-611 Bond Interest	-\$10,233.60	\$0.00	\$0.00
E 620-49100-611 Bond Interest	-\$2,619.17	\$0.00	-\$14,000.00
E 620-49100-621 Fiscal Agent s Fees	-\$425.00	\$0.00	\$0.00
E 620-40000-720 Operating Transfers - Equip.	-\$39,750.00	-\$46,865.00	-\$43,300.00

Account Descr	2013 PL Amt	2014 Budget	2015 Budget
E 620-40000-725 Operating Transfers - Sewer	\$0.00	-\$80,000.00	\$0.00
E 620-40000-728 Operating Transfers - General	-\$15,000.00	-\$15,000.00	-\$15,000.00
Act Type E Expenditure	-\$901,806.00	-\$929,725.00	-\$910,596.00
	\$164,796.49	\$45,685.00	\$81,654.00

CITY OF WAYZATA
Solid Waste Fund Rev/Exp Budget Report

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Account Descr	2013 PL Amt	2014 Budget	2015 Budget
Act Type R Revenue			
R 650-00000-33700 HC Recycling Reimb	\$10,417.00	\$10,300.00	\$10,300.00
R 650-00000-36210 Interest Earnings	\$41.00	\$2,000.00	\$1,500.00
R 650-00000-37160 W/S Penalty	\$2,396.78	\$700.00	\$2,000.00
R 650-00000-37510 GARB (TAXABLE)	\$193,555.09	\$185,400.00	\$194,000.00
R 650-00000-37520 RECYC (NONTAX)	\$113,665.05	\$82,400.00	\$121,000.00
R 650-00000-37530 Additional Can	\$1,815.68	\$1,000.00	\$1,500.00
Act Type R Revenue	\$321,890.60	\$281,800.00	\$330,300.00
Act Type E Expenditure			
E 650-47600-101 Full-Time Employees Regular	-\$15,275.72	-\$15,450.00	-\$15,715.00
E 650-47600-121 PERA	-\$1,107.17	-\$1,120.00	-\$1,179.00
E 650-47600-122 FICA	-\$1,113.45	-\$1,180.00	-\$1,202.00
E 650-47600-130 Employer Paid Ins	-\$2,327.41	-\$3,020.00	-\$2,806.00
E 650-47600-139 OPEB	-\$194.00	\$0.00	\$0.00
E 650-47500-230 Trash Receptacles	\$0.00	-\$3,500.00	\$0.00
E 650-47700-309 Contractual Services	-\$3,961.00	\$0.00	\$0.00
E 650-47600-309 Contractual Services	-\$43,842.00	-\$25,500.00	-\$45,650.00
E 650-47600-331 Mileage & Expense Account	\$0.00	\$0.00	\$0.00
E 650-47800-384 Refuse/Garbage Disposal	-\$73,366.40	-\$43,000.00	-\$76,100.00
E 650-47500-384 Refuse/Garbage Disposal	-\$127,222.45	-\$132,113.00	-\$130,000.00
E 650-47800-386 Other Utilities	-\$620.25	-\$1,500.00	-\$1,000.00
E 650-47500-386 Other Utilities	-\$40,139.96	-\$39,243.00	-\$40,000.00
E 650-47800-499 Miscellaneous	\$0.00	-\$3,500.00	-\$3,500.00
E 650-47500-499 Miscellaneous	-\$10,105.54	-\$9,785.00	-\$10,000.00
Act Type E Expenditure	-\$319,275.35	-\$278,911.00	-\$327,152.00
	\$2,615.25	\$2,889.00	\$3,148.00

CITY OF WAYZATA
Stormwater Fund Rev/Exp Budget Report

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Account Descr	2013 PL Amt	2014 Budget	2015 Budget
Act Type R Revenue			
R 670-00000-36101 Spec Assess Principal	\$1,933.73	\$0.00	\$0.00
R 670-00000-36210 Interest Earnings	\$58.00	\$600.00	\$2,800.00
R 670-00000-37110 W/S/Storm Sales	\$276,006.16	\$185,400.00	\$275,000.00
R 670-00000-39200 Interfund Operating Transfer	\$50,000.00	\$0.00	\$0.00
Act Type R Revenue	\$327,997.89	\$186,000.00	\$277,800.00
Act Type E Expenditure			
E 670-40000-101 Full-Time Employees Regular	-\$17,684.53	-\$17,980.00	-\$20,592.00
E 670-40000-121 PERA	-\$1,282.21	-\$1,300.00	-\$1,544.00
E 670-40000-122 FICA	-\$1,352.86	-\$1,380.00	-\$1,575.00
E 670-40000-130 Employer Paid Ins	-\$2,568.06	-\$4,110.00	-\$4,075.00
E 670-40000-139 OPEB	-\$214.00	\$0.00	\$0.00
E 670-40000-210 Operating Supplies (GENERAL)	-\$450.00	\$0.00	-\$500.00
E 670-40000-302 Consultants	-\$1,000.00	\$0.00	\$0.00
E 670-49100-302 Consultants	-\$74.00	\$0.00	-\$2,000.00
E 670-40000-307 Project Coordinator	-\$1,400.00	\$0.00	\$0.00
E 670-49100-307 Project Coordinator	-\$8,890.00	\$0.00	-\$10,000.00
E 670-49100-309 Contractual Services	-\$3,495.00	\$0.00	-\$5,000.00
E 670-40000-409 Maint services & Improv	-\$5,565.69	\$0.00	-\$2,000.00
E 670-40000-420 Depreciation	-\$91,424.00	\$0.00	\$0.00
E 670-40000-499 Miscellaneous	-\$515.00	\$0.00	\$0.00
E 670-40000-722 Operating Transfers - Streets	-\$53,000.00	-\$53,000.00	-\$53,000.00
E 670-40000-728 Operating Transfers - General	-\$10,000.00	-\$10,000.00	-\$10,000.00
Act Type E Expenditure	-\$198,915.35	-\$87,770.00	-\$110,286.00
	\$129,082.54	\$98,230.00	\$167,514.00

CITY OF WAYZATA
Motor Vehicle Fund Rev/Exp Budget Report

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Account Descr	2013 PL Amt	2014 Budget	2015 Budget
Act Type R Revenue			
R 630-00000-34111 Motor Vehicle Commissions	\$396,682.08	\$420,000.00	\$420,000.00
R 630-00000-34190 Charges for Services/Gen Go	\$2,574.92	\$120.00	\$37,500.00
R 630-00000-36210 Interest Earnings	\$30.00	\$1,000.00	\$1,000.00
R 630-00000-36212 Interest revenue from loans	\$2,745.00	\$0.00	\$0.00
R 630-00000-37190 Other Charge/Revenue	\$0.00	\$0.00	\$0.00
R 630-40000-39400 Misc.Revenues	\$0.00	\$0.00	\$0.00
Act Type R Revenue	\$402,032.00	\$421,120.00	\$458,500.00
Act Type E Expenditure			
E 630-40000-101 Full-Time Employees Regular	-\$152,751.35	-\$149,840.00	-\$170,873.00
E 630-40000-102 Full-Time Employees Overtime	-\$2,125.24	\$0.00	-\$1,000.00
E 630-40000-103 Part-Time Employees	-\$30,953.22	-\$35,130.00	-\$40,460.00
E 630-40000-121 PERA	-\$13,373.61	-\$13,410.00	-\$15,850.00
E 630-40000-122 FICA	-\$13,882.31	-\$14,150.00	-\$16,167.00
E 630-40000-130 Employer Paid Ins	-\$31,069.78	-\$36,450.00	-\$43,185.00
E 630-40000-139 OPEB	-\$2,585.00	\$0.00	\$0.00
E 630-40000-200 Office Supplies (GENERAL)	-\$2,376.65	-\$1,500.00	-\$1,500.00
E 630-40000-210 Operating Supplies (GENERAL)	-\$679.54	-\$1,000.00	-\$1,000.00
E 630-40000-301 Auditing and Acct g Services	-\$500.00	-\$1,000.00	-\$1,000.00
E 630-40000-331 Mileage & Expense Account	-\$126.97	-\$200.00	-\$200.00
E 630-40000-361 General Liability Ins	-\$1,000.00	-\$1,000.00	-\$1,000.00
E 630-40000-365 Workers Comp Ins	-\$500.00	-\$500.00	-\$500.00
E 630-40000-404 Repairs/Maint - Machin/Equip	-\$387.18	\$0.00	-\$1,000.00
E 630-40000-431 Cash Over/Short	\$222.28	-\$200.00	-\$200.00
E 630-40000-433 Dues, Licensing & Seminars	-\$2,405.84	-\$950.00	-\$450.00
E 630-40000-498 Payment on Bad Cks	\$4,783.25	\$0.00	\$0.00
E 630-40000-499 Miscellaneous	-\$5,851.48	-\$200.00	-\$3,000.00
E 630-40000-721 Operating Transfers - Building	-\$155,214.00	-\$25,000.00	-\$25,000.00
E 630-40000-728 Operating Transfers - General	-\$25,000.00	-\$25,000.00	-\$25,000.00
Act Type E Expenditure	-\$435,776.64	-\$305,530.00	-\$347,385.00
	-\$33,744.64	\$115,590.00	\$111,115.00

Liquor Store Fund Rev/Exp Budget Report

Account Descr	2013 PL Amt	2014 Budget	2015 Budget
Act Type R Revenue			
R 640-00000-37301 Store Liquor Sales	\$700,447.68	\$734,400.00	\$734,400.00
R 640-00000-37302 Store Wine Sales	\$1,110,610.64	\$1,193,400.00	\$1,200,000.00
R 640-00000-37303 Store Beer Sales	\$524,573.73	\$510,000.00	\$550,000.00
R 640-00000-37304 Store Misc. Sales	\$53,664.72	\$51,255.00	\$75,000.00
Act Type R Revenue	\$2,389,296.77	\$2,489,055.00	\$2,559,400.00
Act Type E Expenditure			
E 640-47000-101 Full-Time Employees Regular	-\$133,737.58	-\$140,000.00	-\$137,588.00
E 640-47000-102 Overtime	\$0.00	-\$1,000.00	-\$1,500.00
E 640-47000-103 Part-Time Employees	-\$79,575.51	-\$83,420.00	-\$103,584.00
E 640-47000-121 PERA	-\$14,879.02	-\$16,270.00	-\$17,865.00
E 640-47000-122 FICA	-\$16,064.48	-\$17,170.00	-\$18,223.00
E 640-47000-130 Employer Paid Ins	-\$26,847.30	-\$27,850.00	-\$34,313.00
E 640-47000-200 Office Supplies (GENERAL)	-\$1,654.52	-\$3,000.00	-\$2,000.00
E 640-47000-210 Operating Supplies (GENERAL)	-\$8,128.80	-\$8,240.00	-\$5,865.00
E 640-47000-251 Liquor For Resale	-\$542,373.47	-\$519,120.00	-\$525,000.00
E 640-47000-252 Wine For Resale	-\$760,153.69	-\$843,570.00	-\$840,000.00
E 640-47000-253 Beer For Resale	-\$405,502.41	-\$360,500.00	-\$407,000.00
E 640-47000-254 Soft Drinks/Mix For Resale	-\$24,746.01	-\$36,230.00	-\$36,000.00
E 640-47000-256 MISC.MDSE.RESALE	-\$5,160.07	-\$4,000.00	-\$25,000.00
E 640-47000-259 Freight	-\$16,700.85	-\$20,600.00	-\$18,500.00
E 640-47000-301 Auditing and Acct g Services	-\$2,000.00	-\$4,000.00	-\$4,000.00
E 640-47000-306 Personnel Expense	\$0.00	-\$2,000.00	-\$2,000.00
E 640-47000-321 Telephone	-\$840.00	-\$1,250.00	-\$1,200.00
E 640-47000-331 Mileage & Expense Account	-\$1,008.62	-\$2,000.00	-\$2,000.00
E 640-47000-340 Advertising	-\$34,197.54	-\$33,000.00	-\$25,000.00
E 640-47000-341 General Promotions	-\$23,429.01	-\$21,000.00	-\$35,000.00
E 640-47000-361 General Liability Ins	-\$5,952.00	-\$7,500.00	-\$4,800.00
E 640-47000-365 Workers Comp Ins	-\$5,900.00	-\$5,900.00	-\$6,900.00
E 640-47000-381 Electric Utilities	-\$16,585.48	-\$16,150.00	-\$18,000.00
E 640-47000-383 Fuel, oil and natural gas	-\$2,695.06	-\$3,500.00	-\$5,500.00
E 640-47000-384 Refuse/Garbage Disposal	-\$1,436.98	-\$1,500.00	-\$1,700.00
E 640-47000-401 Repairs/Maint Buildings	-\$1,704.06	-\$7,000.00	-\$7,000.00
E 640-47000-404 Repairs/Maint - Machin/Equip	-\$6,240.70	-\$7,000.00	-\$7,000.00
E 640-47000-409 Maint services & Improv	-\$5,633.19	-\$11,000.00	-\$11,000.00
E 640-47000-433 Dues, Licensing & Seminars	-\$2,569.40	-\$4,500.00	-\$4,500.00
E 640-47000-497 Credit Card Fees	-\$49,421.16	-\$56,650.00	-\$56,600.00
E 640-47000-499 Miscellaneous	-\$657.85	-\$2,000.00	-\$2,000.00
E 640-47000-601 Debt Srv Bond Principal	\$0.00	\$0.00	-\$50,000.00
E 640-47000-611 Bond Interest	\$0.00	\$0.00	-\$63,565.00
E 640-47000-710 Interfund Loan Transfers	\$0.00	\$0.00	-\$35,320.00
E 640-47000-727 Operating Transfers - Liquor	\$0.00	-\$120,000.00	\$0.00
E 640-47000-728 Operating Transfers - General	-\$15,000.00	-\$15,000.00	-\$15,000.00
Act Type E Expenditure	-\$2,210,794.76	-\$2,401,920.00	-\$2,530,523.00
	\$178,502.01	\$87,135.00	\$28,877.00

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Liquor Bar Fund Rev/Exp Budget Report

Account Descr	2013 PL Amt	2014 Budget	2015 Budget
Act Type R Revenue			
R 640-00000-36210 Interest Earnings	\$62.36	\$0.00	\$0.00
R 640-00000-37399 Store Misc. Revenues	\$8,113.11	\$0.00	\$0.00
R 640-00000-38301 Bar Liquor Sales	\$344,551.53	\$391,625.00	\$375,000.00
R 640-00000-38302 Bar Wine Sales	\$167,876.79	\$210,875.00	\$190,000.00
R 640-00000-38303 Bar Beer Sales	\$651,953.28	\$632,625.00	\$725,000.00
R 640-00000-38304 Bar Beverages	\$121,157.39	\$120,500.00	\$128,000.00
R 640-00000-38305 Bar Food Sales	\$1,653,159.56	\$1,656,875.00	\$1,700,000.00
R 640-00000-38306 Bar Merchandise Sales	\$1,523.65	\$1,030.00	\$1,200.00
R 640-00000-38310 2FOR1 Food Coupons	-\$26,443.46	-\$15,450.00	-\$35,000.00
R 640-00000-38320 Rent Income	\$6,000.00	\$10,500.00	\$6,000.00
R 640-00000-38362 ATM Fees	\$5,448.40	\$6,500.00	\$6,000.00
R 640-00000-38370 Vendor Rebates - BAR	\$2,004.78	\$1,000.00	\$1,500.00
R 640-00000-39101 Sales of General Fixed Assets	-\$14,658.74	\$0.00	\$0.00
R 640-00000-39400 Misc.Revenues	\$7,866.16	\$0.00	\$0.00
Act Type R Revenue	\$2,928,614.81	\$3,016,080.00	\$3,097,700.00
Act Type E Expenditure			
E 640-48500-101 Full-Time Employees Regular	-\$44,509.10	-\$43,700.00	-\$44,553.60
E 640-48000-101 Full-Time Employees Regular	-\$178,964.82	-\$200,680.00	-\$189,046.00
E 640-48000-102 Overtime	-\$3,269.67	-\$3,060.00	\$0.00
E 640-48500-102 Overtime	-\$18,595.01	-\$10,000.00	-\$15,000.00
E 640-48500-103 Part-Time Employees	-\$288,834.12	-\$358,140.00	-\$375,830.00
E 640-48000-103 Part-Time Employees	-\$314,186.02	-\$356,430.00	-\$418,080.00
E 640-48500-121 PERA	-\$23,811.63	-\$29,860.00	-\$31,529.00
E 640-48000-121 PERA	-\$30,671.19	-\$40,610.00	-\$41,911.00
E 640-48500-122 FICA	-\$26,764.48	-\$31,510.00	-\$28,777.00
E 640-48000-122 FICA	-\$72,094.31	-\$42,850.00	-\$80,000.00
E 640-48500-130 Employer Paid Ins	-\$11,015.28	-\$12,710.00	-\$13,685.00
E 640-48000-130 Employer Paid Ins	-\$30,367.16	-\$42,380.00	-\$43,954.00
E 640-48000-139 OPEB	-\$3,443.00	\$0.00	\$0.00
E 640-48000-140 Unemployment Comp (GENERAL)	-\$2,760.24	\$0.00	\$0.00
E 640-48000-200 Office Supplies (GENERAL)	-\$2,208.45	-\$4,500.00	-\$4,650.00
E 640-48000-210 Operating Supplies (GENERAL)	-\$23,070.77	-\$25,000.00	-\$20,000.00
E 640-48500-210 Operating Supplies (GENERAL)	-\$46,589.49	-\$42,000.00	-\$55,000.00
E 640-48500-217 Uniforms	-\$9,427.39	-\$7,000.00	-\$4,000.00
E 640-48000-217 Uniforms	-\$1,694.85	-\$4,000.00	-\$4,000.00
E 640-48000-251 Liquor For Resale	-\$61,044.65	-\$74,778.00	-\$75,000.00
E 640-48000-252 Wine For Resale	-\$29,592.40	-\$37,595.00	-\$38,000.00
E 640-48000-253 Beer For Resale	-\$146,944.57	-\$137,258.00	-\$163,125.00
E 640-48000-254 Soft Drinks/Mix For Resale	-\$27,913.97	-\$31,441.00	-\$32,000.00
E 640-48000-255 FOODIngredients For Resale	-\$124.08	\$0.00	\$0.00
E 640-48500-255 FOODIngredients For Resale	-\$615,474.34	-\$656,000.00	-\$680,000.00
E 640-48000-256 MISC.MDSE.RESALE	-\$178.60	-\$2,575.00	\$0.00
E 640-48000-259 Freight	-\$480.82	\$0.00	\$0.00
E 640-48000-301 Auditing and Acct g Services	-\$2,500.00	-\$4,000.00	-\$4,000.00
E 640-48000-306 Personnel Expense	-\$256.00	-\$1,000.00	-\$4,000.00
E 640-48000-321 Telephone	-\$840.00	-\$2,000.00	-\$1,200.00
E 640-48000-331 Mileage & Expense Account	-\$420.00	-\$1,000.00	-\$1,000.00
E 640-48000-340 Advertising	-\$31,473.64	-\$33,000.00	-\$25,000.00
E 640-48000-341 General Promotions	-\$29,713.43	-\$45,000.00	-\$55,000.00
E 640-48000-342 Promotions - Food/Drinks	-\$5,701.10	-\$6,500.00	-\$6,700.00
E 640-48000-361 General Liability Ins	-\$23,000.00	-\$26,000.00	-\$22,200.00

Account Descr	2013 PL Amt	2014 Budget	2015 Budget
E 640-48000-365 Workers Comp Ins	-\$14,500.00	-\$15,000.00	-\$26,000.00
E 640-48000-381 Electric Utilities	-\$38,699.48	-\$36,000.00	-\$40,000.00
E 640-48000-383 Fuel, oil and natural gas	-\$10,780.24	-\$13,900.00	-\$20,000.00
E 640-48000-384 Refuse/Garbage Disposal	-\$3,740.72	-\$5,150.00	-\$5,150.00
E 640-48000-401 Repairs/Maint Buildings	-\$2,412.16	-\$8,000.00	-\$8,000.00
E 640-48000-404 Repairs/Maint - Machin/Equip	-\$13,901.01	-\$23,000.00	-\$23,000.00
E 640-49100-404 Repairs/Maint - Machin/Equip	-\$1,281.32	\$0.00	\$0.00
E 640-48500-404 Repairs/Maint - Machin/Equip	-\$2,223.03	-\$5,000.00	-\$5,500.00
E 640-48000-409 Maint services & Improv	-\$39,126.61	-\$34,000.00	-\$34,000.00
E 640-48000-415 Other Equipment Rentals	-\$5,182.35	-\$5,500.00	-\$5,700.00
E 640-48500-415 Other Equipment Rentals	-\$1,695.98	-\$2,575.00	-\$2,575.00
E 640-49100-420 Depreciation	-\$146,683.00	\$0.00	\$0.00
E 640-48000-420 Depreciation	\$0.00	\$0.00	\$0.00
E 640-48000-431 Cash Over/Short	\$542.55	-\$100.00	\$0.00
E 640-48000-433 Dues, Licensing & Seminars	-\$3,959.45	-\$4,500.00	-\$6,500.00
E 640-48000-497 Credit Card Fees	-\$74,139.21	-\$66,950.00	-\$80,000.00
E 640-48000-499 Miscellaneous	-\$1,959.51	-\$1,500.00	-\$1,600.00
E 640-48500-540 Equipment	-\$183.35	\$0.00	\$0.00
E 640-49100-540 Equipment	-\$3,523.66	\$0.00	\$0.00
E 640-48000-540 Equipment	-\$75.67	\$0.00	\$0.00
E 640-49100-560 Furniture and Fixtures	-\$1,500.00	\$0.00	\$0.00
E 640-48000-601 Debt Srv Bond Principal	\$0.00	\$0.00	-\$50,000.00
E 640-48000-611 Bond Interest	\$0.00	\$0.00	-\$63,565.00
E 640-49100-611 Bond Interest	-\$145,569.83	\$0.00	\$0.00
E 640-48000-621 Fiscal Agent s Fees	-\$212.50	\$0.00	\$0.00
E 640-48000-710 Interfund Loan Transfers	\$0.00	\$0.00	-\$35,320.00
E 640-48000-727 Operating Transfers - Liquor	\$0.00	-\$119,480.00	\$0.00
E 640-48000-728 Operating Transfers - General	-\$15,000.00	-\$15,000.00	-\$15,000.00
Act Type E Expenditure	-\$2,633,741.11	-\$2,668,232.00	-\$2,899,150.60
	\$294,873.70	\$347,848.00	\$198,549.40

Fund From:	(#101)	(#409)	(#408)	(#430)	(#404)	(#610)	(#670)	(#640)
General								
Finance (101-41500-720)		105,250	75,000					\$ 180,250
Police (101-42100-720)		46,600	10,000					\$ 56,600
Streets (101-43100-720)		108,200	34,000	95,000				\$ 237,200
Engineering (101-43300-720)		2,700	10,000					\$ 12,700
Parks & Rec (101-45200-720)		43,755	34,000		7,500			\$ 85,255
Fire (101-42200-720)		153,000	23,000					\$ 176,000
Building Maint. (101-41940-720)			22,500					\$ 22,500
Total From General Fund		\$ 459,505	\$ 208,500	\$ 95,000	\$ 7,500			\$ 770,505
Enterprise								
Cable TV (#235)		15,000						\$ 15,000
General CIP (#408)								
Lakefront (Marina) (#233)	30,000						50,000	\$ 80,000
TIF Districts (#314 & #316)	40,000							\$ 40,000
Water (#610)	15,000	32,400						\$ 47,400
Sewer (#620)	15,000	43,300						\$ 58,300
MV License (#630)	25,000		25,000					\$ 50,000
Liquor Operations								
WWS (640-47000-720)	15,000							\$ 15,000
WBG (640-48000-720)	15,000							\$ 15,000
Stormwater (#670)	10,000			53,000				\$ 63,000
Total From Enterprise Funds	165,000	90,700	25,000	53,000			50,000	\$ 383,700
TOTAL TRANSFERS								
\$	165,000	\$ 550,205	\$ 233,500	\$ 148,000	\$ 7,500	\$ -	\$ 50,000	\$ -
\$ 1,154,205								

City of Wayzata - Capital Projects

Proposed Capital Improvement Projects for 2015

Proposed CIP Projects for 2015										
Fund	Project Description	Comment	CIP Estimate		Financing Sources					
			General Fund	State	County	Bonds	Development	Misc.	TIF	Special Assessment
General Fund	Peavey Bridge Replacement - 42.7% Rating (State Bridge Bonding 90-20 City)	still needs to update this line	1,346,000.00	1,076,800.00	-	-	-	-	-	-
	Street Light Replacement (X 50 -25 poles (\$5,995 each, includes new conduct & base)	way/Walker-Muni Lot Broad	142,600.00	-	-	-	-	-	142,600.00	-
	Building Maintenance-All City Buildings-Misc 2015		23,900.00	-	-	-	-	-	-	-
	Electric Power Repairs		31,900.00	-	-	-	-	-	-	-
	Economic Development LEGAL & Consultants-2014	New	31,900.00	-	-	-	-	31,900.00	-	-
	Replace Wooden Retaining Walls-E & W of Benton on Hwy Blvd w/modular Blocks		30,600.00	-	-	-	-	-	-	-
	Wrought Iron fence sandblasting and painting -2015		27,000.00	-	-	-	-	-	-	-
	Circulating Pumps (Group A)-City Hall (2)		8,200.00	-	-	-	-	-	-	-
	Unit Heaters (Group B)-City Hall (2)		3,500.00	-	-	-	-	-	-	-
	Water Heater-City Hall		7,700.00	-	-	-	-	-	-	-
	Window Maintenance (Wood Frames) - 2015	Moved to 2015	21,300.00	-	-	-	-	-	488,400.00	-
	LK ST SIDEWALK REPLACEMENT; FERDALE TO BROADWAY (600 Block Not Done)		222,600.00	-	-	-	-	-	-	-
	PW Facility; Building Equipment Maintenance-2015	Moved to 2015	2,200.00	-	-	-	-	-	-	-
	Replace Garage Aprons including screw piles-2015		13,200.00	-	-	-	-	-	-	-
	Storage Shed (New)		41,600.00	-	-	-	-	-	-	-
	Replace City Pumps (2)		7,600.00	-	-	-	-	-	-	-
	Replace City Pumps (2)		12,800.00	-	-	-	-	-	-	-
	Cr Pumps (2)		7,500.00	-	-	-	-	-	-	-
	Repainting of Exterior of Building 2015		2,200.00	-	-	-	-	-	-	-
	Road Master House-Repainting of Building Exterior	Restoration Estimate: \$60,000	-	-	-	-	-	-	-	-
	Road Master House-Replacement of Furnace	placement of Furnace Est. \$6,000	-	-	-	-	-	-	-	-
	Road Master House-Reocd of Bldg	Unknown Estimate at this time	-	-	-	-	-	-	-	-
	Beech House Concession Stand Building Improvements	New Line Item	25,800.00	-	-	-	-	-	-	-
Subtotal:			2,029,700 \$	555,800 \$	- \$	- \$	- \$	31,900 \$	631,000 \$	-
Streets Fund	2015: Miscellaneous streets	away Project:Eastman La. \$27	2,612,300.00	-	-	-	-	-	-	-
	Replace Street Signs Throughout City		30,900.00	-	-	-	-	-	-	-
Subtotal:			2,643,200 \$	2,643,200 \$	- \$	- \$	- \$	- \$	- \$	- \$
Parks and Trails Improvement Fund	Harmony Circle Fence Maintenance		3,900.00	-	-	-	-	-	-	-
	Replace Storm Sewer @ Klappich Park	Increased to address EAB	78,800.00	-	-	-	-	-	-	-
	Diseased & Hazardous Trees - 2015 (Including Estimated EAB Management, Plan Related Costs		45,000.00	-	-	-	-	-	-	-
	Prairie Maint. of City Hall, Mill St. & Road Masters Area-2015		10,200.00	-	-	-	-	-	-	-
	Wayfinding Signs-Phase -3	Moved from 2014 to 2015	91,300.00	-	-	-	-	-	91,300.00	-
	Klappich Park-Dog Park within Hockey Boards / Include Australian Shade Sail		3,200.00	-	-	-	-	-	-	-
	Adirondack Seating, 2 @ Depot, 3 @ Bell Courts, & 2 @ Klappich Playground	Proposed New Project	2,700.00	-	-	-	-	-	-	-
	Bench Seating at Margaret Circle Park	Proposed New Project	1,100.00	-	-	-	-	-	-	-
	Booce Ball Locations: City Hall / Bell Courts	Proposed New Project	1,100.00	-	-	-	-	-	-	-
	Parks Brochures: Printing of Brochures for 2015	Proposed New Project	1,600.00	-	-	-	-	-	-	-
	Plant 100 Bare Root Trees in City Parks	Proposed New Project	4,200.00	-	-	-	-	-	-	-
Subtotal:			243,100 \$	351,800 \$	- \$	- \$	- \$	- \$	91,300 \$	-
Lakefront Improvement Fund	Beech Pedestrian Bridge Renovation and Stabilization Project		20,100.00	-	-	-	-	-	-	-
	Dredging of Marina		40,600.00	-	-	-	-	-	-	-
	Marina Maintenance / Minor Repairs / Landscaping-2015		7,400.00	-	-	-	-	-	-	-
	Transient Boat Slips		144,200.00	-	-	-	-	-	-	-
	LMCD Levy-2015		45,100.00	-	-	-	-	-	-	-
	Provide Space for Food Vendor in Beach House	Moved to 2015-Increased Cost	20,600.00	-	-	-	-	-	-	-
	Beech-Adirondack Chairs	New Line Item/258Chair	2,000.00	-	-	-	-	-	-	-
	Beech-Drinking Fountain	Moved to 2015	7,800.00	-	-	-	-	-	-	-
	Beech-H Dock in Swimming Area \$55,000 or U Dock; Phase 1 \$42,000	Moved from 2016 to 2015	43,300.00	-	-	-	-	-	-	-
	Lake Front Ice Staking-Just West of Lake Entrance from Beach During Winter Season		1,100.00	-	-	-	-	-	-	-
	Depot Area Bathroom Facility Improvements	for now-higher end Bldg?	-	-	-	-	-	-	-	-
Subtotal:			332,200 \$	332,200 \$	- \$	- \$	- \$	- \$	- \$	-
Stormwater Improvement Fund	Bovey Rd.-South Of Peavey La.- Cul De Sac Ditch Repairs cause of erosion.	Moved to 2015	54,700.00	-	-	-	-	-	-	-
	Central Ave/Circle Drive A Stormwater Feasibility Report		9,800.00	-	-	-	-	-	-	-
	Clean Ditch on N Side of Shoreline Dr. from Box Culvert to west		18,900.00	-	-	-	-	-	-	-
	E Drive Stormwater Improvements		-	-	-	-	-	-	-	-
	Eastman Lane Storm Sewer		69,000.00	-	-	-	-	-	-	-
	Ferdale Rd W (East of Peavey Bridge-Phase-2) & Ferdale Rd S (Phase-3)		285,000.00	-	-	-	-	36,500.00	-	-
	Gardner St/E Storm Sewer		46,800.00	-	-	-	-	-	-	-
	Villa Pond Outlet		42,800.00	-	-	-	-	-	-	-
Subtotal:			527,000 \$	242,000 \$	- \$	- \$	- \$	36,500 \$	- \$	-
Water Improvement Fund										

CITY OF WAYZATA
2015 SCHEDULED EQUIPMENT PURCHASES

DEPARTMENT	EQUIPMENT DESCRIPTION	COMMENTS	YEAR PURCH.	USEFUL LIFE	REPLACE- MENT YEAR	CURRENT COST TO REPLACE
Street	800MHz Radio Replacement		2003	10	2015	\$5,871
Street	1 TON PICKUP TRUCK (Ford F-450);Sander	w/dump box & plow	2008	7	2015	\$58,936
Street	BLACK TOP ROLLER (Ingersoll Rand DD-12)		2001	10	2015	\$27,810
Street	Black Top Roller Trailer		1992	19	2015	\$4,706
Street	Curb CONVEYOR		1990	19	2015	\$11,201
Street	CURB MACHINE		1989	20	2015	\$14,326
Utility	1/2 TON PICKUP TRUCK (Chev 1500)	Al's Pickup	2005	7	2015	\$18,583
Utility	PIPE LOCATOR		2005	10	2015	\$4,043
Parks	1 TON BUCKET TRUCK (1988)		2000	8	2015	\$36,050
Parks	1/2 TON PICKUP TRUCK (Chev 1500)	Kurt drives this truck	2008	7	2015	\$18,583
Parks	KUBOTA L-4200 w/broom-(broom ice rink with)	Replace with skid loader?	1995	15	2015	\$53,560
Parks	Leaf Loader-Blower for Fall Pickup of Leaves		2015	10	2015	\$3,605
Parks	Wood Chipper (Brush Bandit 250xp)		2000	10	2015	\$42,370
Engineering	1/2 TON PICKUP TRUCK (with box cover)		2005	7	2015	\$19,147
Police	SQUAD 143		2012	3	2015	\$26,700
Police	SQUAD 144		2012	3	2015	\$26,700
Police	SQUAD 145		2012	3	2015	\$26,700
Police	Squad Car Setup		2006	9	2015	\$6,556
Police	Squad Car Setup		2006	9	2015	\$6,556
Police	Squad Car Setup		2006	9	2015	\$6,556
Police	Squad Car Setup	New Item for Year 2013	2006	9	2015	\$6,556
Police	Replace Tasers (1 of 6 per Year)	Replace 1 Taser Per Year		6	2015	\$2,060
Police	Police Rifles (1 of 11 Per Year)	Replace 1 Rife per Year		11	2015	\$1,030
Admin	COMPUTER REPLACEMENT Est. 58 (Replace 12 per Yr.)			5	2015	\$14,206
Admin	Laserfiche Public Portal	NEW		10	2015	\$18,175
Admin	PRINTERS, PLOTTER, & MISC. HARDWARE			5	2015	\$3,511
Admin	SOFTWARE-CERTIFICATE UPGRADES-& RENEWALS			5	2015	\$12,360
Admin	Sonic Firewall-with 3 years of security service		2011	4	2015	\$8,214
Admin	Tightrope Upgrade	NEW		10	2015	\$58,000
Admin	Workflow (Software & Hardware); paperless process		0	5	2015	\$25,750
Fire	#18 1996 Freightliner Pumper		1996	20	2015	\$443,210
Total						\$1,011,633

By Department	
Street	122,851
Utility	22,626
Parks	154,168
Engineering	19,147
Police	109,415
Admin	140,216
Fire	443,210
Total	\$1,011,633

CITY OF WAYZATA



PLANNING DEPARTMENT

MEMORANDUM

To: City Council
From: Heidi Nelson, City Manager and Bryan Gadow, City Planner
Date: November 25, 2014
Re: Review and adoption of Lake Effect Next Step Recommendations

Since the adoption of the Lake Effect Framework in March, the City Council has been focused on the implementation of the plan. To assist with this work, the Council retained Mary deLaittre of Groundworks in September to develop an implementation strategy for the Lake Effect Plan.

The Council previously held workshops with Ms. deLaittre on September 29th, October 21st, and November 18th. Attached is a copy of the Implementation Strategy for the Lake Effect Framework for the Council's consideration and adoption.

Attachments:

- DRAFT Implementation Strategy for the Lake Effect Framework



Implementation Strategy for the Lake Effect Framework

City of Wayzata
2 December 2014

DRAFT FOR APPROVAL

By **Mary deLaittre**
Founder and Principal
Groundwork: The Foundation for City Building

Introduction

The City of Wayzata contracted with Mary deLaittre, Founder and Principal, Groundwork: The Foundation for City Building, from September – November 2014 to develop an implementation strategy for the City sponsored Lake Effect Framework (see Appendix 1 for link to document). The Lake Effect Framework, created by the St. Paul Riverfront Corporation, encompasses both a comprehensive community engagement process and a menu of possible projects that could function as a catalyst for downtown Wayzata/ lakefront revitalization. The process, culminating with the delivery of the Framework document, is considered Phase I of a multi-phase Lakefront revitalization process. The Implementation Strategy kicks off Phase II.

deLaittre worked closely with the Mayor, Council Members and staff, both in meetings and three workshops, to develop a series of strategic approaches and action steps that build on the Framework with the goal to create a signature lake front destination for the city and region.

Strategy Approach

After evaluating the approximately 41 proposed Lake Effect projects, deLaittre developed a two-pronged approach to project implementation. The first approach was to identify 10 priority projects based on funding, partnerships and timelines.



Priority projects

The second approach to projects came out of an analysis of the lakefront. The Wayzata lakefront is a convergence of existing assets, challenges and opportunities. This convergence, combined with the proposed Lake Effect projects, provides an opportunity to create one umbrella project, with a comprehensive, integrated design approach, to create a well-connected, year-round civic destination.



Project area, assets and systems

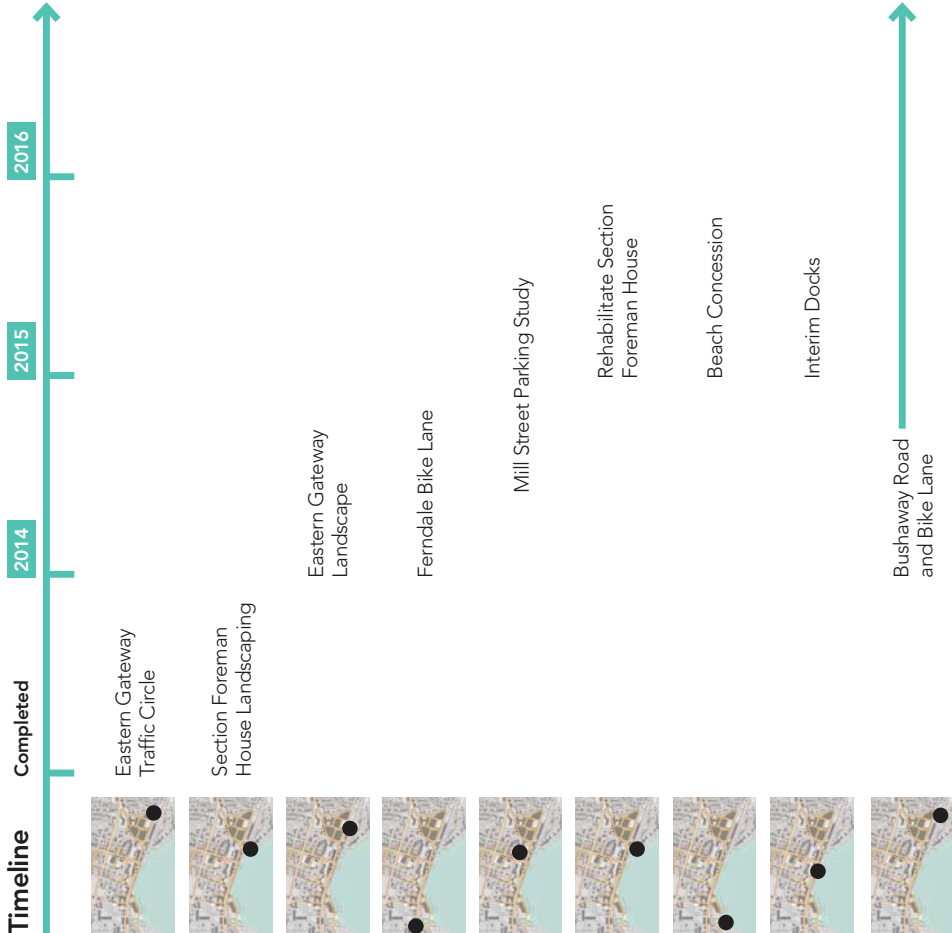
A critical component to project success is creating an independent organization focused on project implementation. The structure of an organization of this sort is dependent on the project type, scope and cost as well as Wayzata's capacity. The proposed approach to creating an organization is incremental, beginning with interim steps to fulfill immediate needs that also lay the groundwork for the formal organization.

Action Steps

The report culminates with strategic action steps and a timeline that tie together the various components outlined in the strategy approaches. If adopted, this step-by-step approach gives decision makers the tools necessary to initiate the lakefront revitalization over the next 15 months.

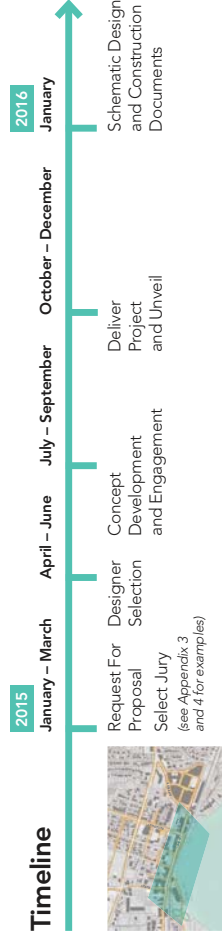
1 Identify Priority Projects

The Lake Effect Framework listed a menu of project options. The first step in creating a Lake Effect Implementation Strategy was to evaluate all of the projects and identify those that were priorities. Evaluation criteria included but were not limited to partnerships, funding and timelines in place (see Appendix 2 matrices for greater detail). Those priority projects completed, planned or in process are illustrated below.



2 Create a Comprehensive Signature Project

One of the goals of the Implementation Strategy is to create a signature destination for the City and region that builds on and enhances the existing amenities and connections along the lakefront as well as into the City and beyond. In order to create this destination, and avoid a piecemeal approach to revitalization, a single project with a comprehensive, integrated design approach is recommended. This approach brings the myriad of proposed projects together into one project and is a much more efficient, affordable and successful approach to place making. The modest process outlined below ensures a successfully designed project and provides for opportunities to engage the public early and often as well as sets the stage for future fundraising.



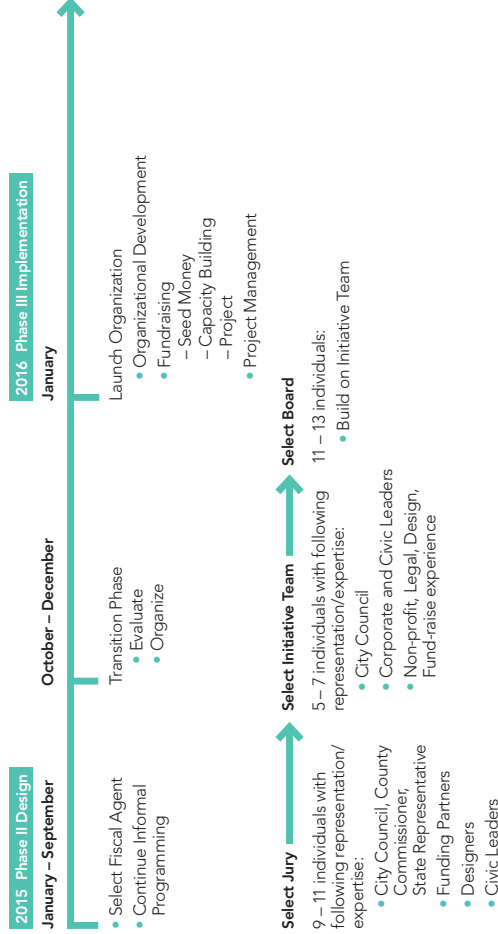
Process Components

Project Deliverables	Project Consultants	Jury Composition	Budget Estimate
• Design Concept • Cost Estimate • Phasing • Funding Sources	• Project Manager and Transition Advisor • Communications Specialist	To be discussed with City Council but should include representation from the following groups: • Funding Partners • City, County and State Representatives • Design Community • Civic leaders	• Phase II Concept Development: – \$300k • Phase II Project and Transition Management: – \$100k • Phase III Schematic Design – Construction Documents: 10% Project Cost

3 Develop A Supporting Organization

To ensure successful project delivery it is imperative to create an organization that oversees project implementation with roles that could include project management, fund raising, programming and long-term maintenance and operations. This organization would ensure continuity of decision making over the years and would be structured to reflect the type, scope, timeline and budget of the signature project as well as the capacity and comfort of City of Wayzata. The hope is to keep not only the organization itself, but also the process of creating the organization, small and incremental, beginning with an interim fiscal agent that will be selected to accept donations and continuing with informal programming for projects in process. To maintain continuity, the designer selection jury will transform into an Initiative Team who will be involved in the design process and charged with organizing the new implementation organization; the Team will then transition into a start-up organizational Board. A small staff or team of consultants will manage the day-to-day organizational responsibilities.

Timeline



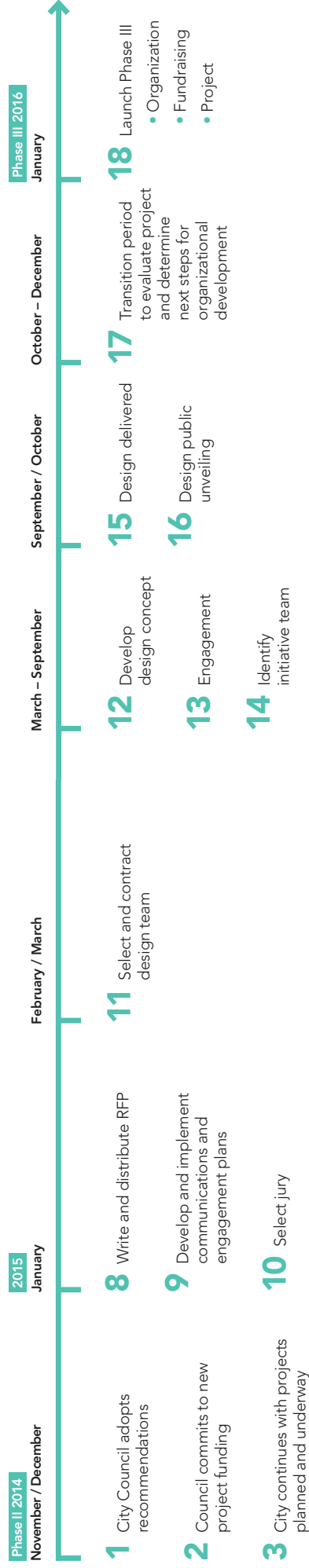
Process Components

Organizational Development Criteria	Staffing/Consultants	Budget Estimate
• Project Type, cost, phasing • Organizational goal, role and responsibility, timeframe	• Executive Director/Initiative Coordinator • Fundraiser • Communications Specialist	• \$300k/year 1 start-up

1+2+3 Strategy Action Steps: *Tying It All Together*

The strategy action steps are a consolidation of the approaches previously outlined and broken down into manageable pieces over a 15-month timeframe. The steps and timeframe are not fixed and absolute as ultimately they must suit the needs and timing of the City of Wayzata and often the steps may take more time to realize.

Timeline



Appendix

1. The Lake Effect Framework:

http://www.wayzatalakeeffect.com/?utm_source=Lake+Effect&utm_campaign=3fa09d3708-Lake_Effect_201410_16_2014&utm_medium=email&utm_term=0_c4fb61b249-3fa09d3708-83783041

2. Matrix for Priority Projects Completed, Planned and Underway: As of 21 November 2014

	Project Owner/ Lead Agency	Actual Or Possible Project Partner/S Including Jurisdictional	Current Design Phase	Programming Requirements	Opportunity To Be Part Of/Integrated With Another Project	Action/Current Progress To Date	Pending Milestones/ Possible Timeline	Estimated Budget/ Capital And M&O	Actual Or Proposed Capital Sources	Long Term Responsibility/ Owner Or Stewardship	Political/Community Support
Eastern Gateway											
Traffic circle construction	City	Met Council	Completed	Wayfinding/ directional signage	Coordinate with Eastman Gateway project						
Landscape installation throughout Eastern Gateway area	City	Met Council	Concept Design with LHB Architects	Interpretation/ Wayfinding	Coordinate with Traffic Circle and Park at Sailing Club				\$15,000 MCEs landscape, Bay Center – TIF – Streetscape \$272,000		
Connections (cycle) (Shoulder/bike/ped – Bushaway to Eastman)	City	Three Rivers Park District, Nice Rides MN				Construction Complete To Tracks					
Bushaway Road Reconstruction	City	Hennepin County	Completed			Developing landscape plan	Spring 2015				
Section Foreman's House											
Landscape and stormwater pond cleanup	City	Great River Greening	Portion completed in June 2014			Construction commenced in Sept 2014	Fall 2016	\$24,000 (\$19,000 grant, \$5,000 City)			
Rehabilitate Section Foreman's house	City	MnSHPO, Miller Dunwiddle, BNSF	2nd Phase Historic Structures Report	Define use and programming		Miller Dunwiddle commenced Historic Structures Study in October 2015	Winter 2015	\$10,000 grant – BNSF			
Mill Street Area											
Parking Study	City		Predesign and programming			Contracted LSA Design	October 2014 – January 2015		\$24,000	City	Yes
Dakota And Luce Line											
Bicycle lane on Ferndale Road	City	Three Rivers Park	Concept	Signage/Striping		Awaiting determination of TAPS grant	2017 Federal TAPS funds				Mixed: Cyclists are in support, area residents do not want additional infrastructure on roadway
Shaver Park											
Beach Concession	City	Contract with a local restaurant for operation	Completed			Finalizing plans for interior remodel of bathhouse for concession area	Spring 2015	\$13,600		City	
Lake Front											
Interim Docks	City	LMCD	Completed			Under review by LMCD	Spring 2015				

2. Matrix for Proposed Projects: As of 21 November 2014

Project Owner/Lead Agency	Actual Or Possible Project Partner/S Including Jurisdictional	Current Design Phase	Programming Requirements	Action/Current Progress To Date	Pending Milestones/ Possible Timeline	Estimated Budget/Capital And M&O	Actual Or Proposed Capital Sources
Eastern Gateway							
1.5 acre Nichols Wetland park	City	Great River Greening, MCWD	Interpretation/Wayfinding				
Park at Sailing Club Water Access AND PARKING LOT (Interpretative areas/part of LHB Landscape Plan)	City	Met Council, Wayzata Yacht Club					
Walking trail to Section Foreman's House	City	BNSF					
green infrastructure (storm water mgmt)	City	MCWD					
Lake Walk							
Broadway Pier	City	LMCD, DNR, MCWD	Wayzata "Welcome" Sign				
Lake Walk	City	LMCD, DNR, MCWD, BNSF					
Minnetoka Landing and Mooring buoy water taxi landing	City	Private Charter Operations, LMCD					
RR Crossing							
Ferdale Road crossing improvements	City	BNSF					
TCF pedestrian bridge	City	TCF					
Barry Avenue crossing improvements	City	BNSF					
New at-grade crossing at Minnetonka Blvd	City	BNSF					
Broadway crossing improvements	City	BNSF					
Cross Creek pedestrian tunnel	City	Cross Creek Owners					
Arlington Circle crossing improvements	City	BNSF	Coordinate with future redevelopment of property				
Section Foreman's House							
Vehicle and pedestrian access	City						
Lake Street							
Redesign 600 block of Lake Street	City						\$266,000 (Sidewalk Replacement)
Widened sidewalk on north side	City	City/Carsch Properties					
Parking plaza in municipal lot	City						
Light Pole Replacement (Broadway to Walker; Depot Docks; and Municipal Parking Lot)	City					\$84,345	
Connections							
Maintenance and repair of existing sidewalks	City						
New sidewalks to fill gaps in network	City						
Wayfinding signage	City						
Landscape improvements on sidewalks	City						
Mill Street Area							
Mixed-use retail & parking	City	Public/Private partnership					
Mill Street resurfacing	City					\$70,000	
Pedestrian mall	City						
Incorporate trailhead facilities	City	Three Rivers Park					
Dakota And Luce Line							
Cycle track on Lake Street	City	Three Rivers Park					Cost ranges from \$54,000 to \$218,300 depending on level of design
Enhanced trailhead facilities at Shaver Park	City	Three Rivers Park					
Big Woods Loop							
Walking trail from Circle Drive to Preserve	City						
Landscape cleanup	City	City Volunteer Committee					

4. Jury and Designer Selection Examples

RiverFirst

The 13-member Minneapolis Riverfront Design Competition (MRDC) jury was composed of nationally recognized design professionals who brought their expertise and vision in leading-edge landscape and urban design, and local decision-makers who imparted knowledge of, and commitment to, the communities surrounding the Upper Riverfront.

The jury was a two-phase process, with the design professionals making the initial evaluation and selection of 16 design teams; the full jury then convened and selected the final four short-listed teams. The full jury then selected the winning team and design from the four short-listed teams.

- Andrew Blauvelt
Curator Of Architecture And Design, Walker Art Center
- John Erwin
Board President, Minneapolis Park And Recreation Board
- David Fisher
Superintendent, Minneapolis Park And Recreation Board
- Thomas Fisher
Professor And Dean, CDes, University Of Minnesota
- Diane Hofstede
Minneapolis City Council Member
- Barbara Johnson
Council President, City Of Minneapolis
- Diane Loeffler
District 59A, Minnesota House Of Representatives
- Peter McLaughlin
Commissioner, Hennepin County
- William Rees Morrish
Dean Of The School Of Constructed Environments And Associate Dean, Parsons The New School Of Design In New York City
- R.T. Rybak
Mayor, City Of Minneapolis
- Mark Stenglein
Commissioner And Vice Chair, Hennepin County
- Bill Wenk
FASLA, Founder And President, Wenk Associates
- Liz Wielinski
Commissioner District 1, Minneapolis Park And Recreation Board

Water Works:

The Water Works designer selection process was a one-step RFP process to select the winning team based on evaluation of proposal, fees and interviews. The five-member jury was composed of partner organizations and individuals with design expertise.

- Bruce Chamberlain
Minneapolis Park & Recreation Board
- Mary deLajitre
Minneapolis Parks Foundation
- Kjersti Monson
City of Minneapolis
- Laura Salvesson
Mill City Museum & St. Anthony Falls Heritage Board
- Matthew Tucker
Dept. of Landscape Architecture, University of Minnesota

Mary deLaittre

Marydelaittre.com

Groundworkcitybuilding.com



Planning Report

Wayzata City Council Tuesday, December 2, 2014

File Case No:	PR 2014-6
Applicant:	Crossdale Development LLC/Property Resources Corporation
Address of Request:	165 Central Ave N, 213 Central Ave N, and 1015 Cross Street
120 Day Deadline:	January 9, 2015
Prepared By:	Bryan Gadow, City Planner
Request(s):	Preliminary Plat for Six (6) Lot Subdivision Final Plat for Six (6) Lot Subdivision Concept/General Plan PUD
Project Summary:	The project includes a request to divide three (3) lots into six (6) single family residential lots, accessing off of Byrondale Ave S to a cul-de-sac.

Section 1: Introduction

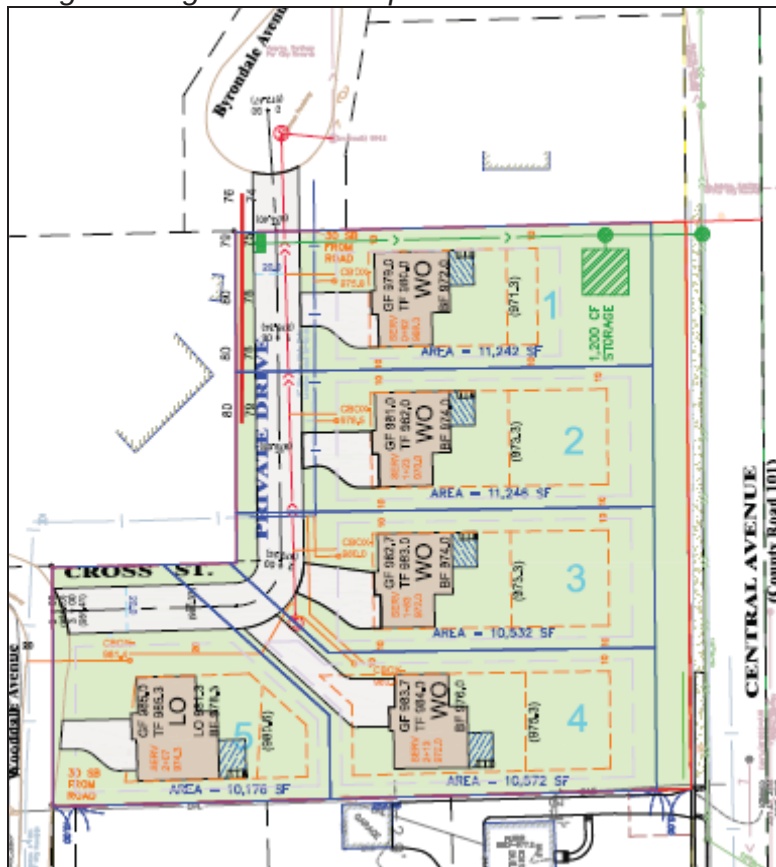
Crossdale Development LLC (the "Applicant") submitted an application for a concurrent preliminary and final plat subdivision and Concept/General Plan PUD for a six (6) lot subdivision (the "Application") at 165 Central Ave N, 213 Central Ave N, and 1015 Cross Street (collectively, the "Property"). If approved, six (6) single family residences would be built on the Property that meet the requirements of the R-3A Zoning District (the "Project"). The Project originally contemplated private access to the proposed lots which would connect Cross St and Byrondale Ave N. Based on feedback received from the Commission and the City Council during workshops on August 6th and September 15th, the Applicant proposes private access from Byrondale Ave N., but would terminate

with a cul-de-sac within the interior of the Property. There would be no through connection to Cross Street, Wooddale Ave, or Benton Ave from the proposed development.

Previous Application

In May of 2014, the Applicant submitted an application for a five (5) lot subdivision proposal, which connected Byrondale Ave to Cross Street through a private roadway within the development. The Application went through public hearings and Planning Commission review, where the Commission recommended denial of the Application (5-2) based on their finding that the private access requires a variance, which they did not find sufficient evidence presented in granting a variance. The Applicant did not include a variance request in their Application for private street access. The Applicant has granted the City a time extension request on the original five (5) lot application, in order to review the proposed six (6) lot alternative application.

Image 1: Original 5 Lot Proposal



The Applicant also had seven (7) lot alternatives which were reviewed in workshop meetings on August 6th and September 15th. The Commission and Council indicated concerns with the potential density on the lots with the seven (7) lot alternatives. This

feedback led to the development of the current six (6) lot proposal with a cul-de-sac to address concerns regarding neighborhood cut-thru traffic that were raised during the public hearings.

1.1 Approval Requests

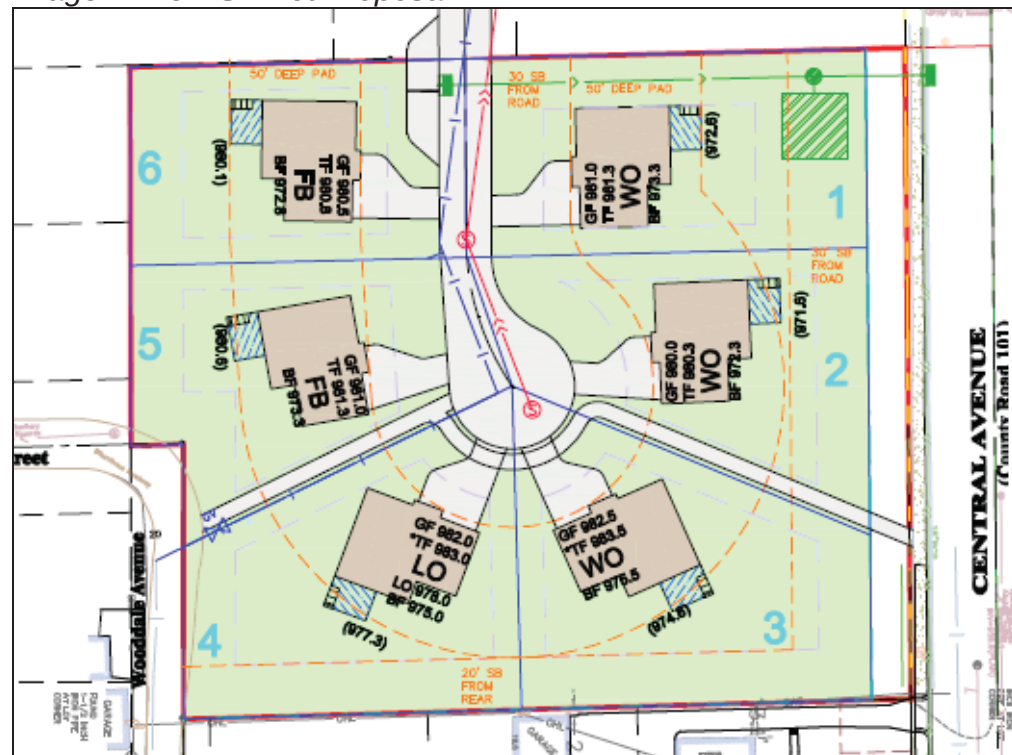
The Application includes three (3) approval results:

A. *Concurrent Preliminary and Final Plat Approval for Six (6) Single Family Lots.*

The Applicant has submitted a request to divide the currently vacant 165 and 213 Central Ave lots, and the adjacent 1015 Cross Street lot into six (6) single family lots that would meet the requirements of the R-3A Zoning District.

The lots are proposed to be platted around a cul-de-sac accessing from Byrondale Ave. There would be no vehicle thru connection to Cross Street, Wooddale Ave, or Benton Ave. The Project also proposes to have a ten (10) ft paved trail to provide pedestrian access from the adjacent neighborhood to the proposed trail improvements on Central Ave N.

Image 2: New Six Lot Proposal



The six (6) lots are proposed to exceed the lot area minimum as follows:

	Total Lot Area
Lot 1	11,645 SF
Lot 2	11,287 SF
Lot 3	12,590 SF
Lot 4	12,130 SF
Lot 5	10,869 SF
Lot 6	9,740 SF

Both a Preliminary Plat and Final Plat documents are included in the Application for review.

B. *Concept/General Plan PUD*

The Applicant is requesting the ability to build a twenty (20) ft private roadway access to the development to match the existing roadway character in the neighborhood, with a cul-de-sac off of Byrondale Ave to prevent cut-thru traffic into the adjacent neighborhood. The cul-de-sac is designed at twenty (20) ft to meet State Fire Code requirements, and to limit the amount of impervious surface pavement within the development. The cul-de-sac also included a “bump out” area for visitor parking within the development.

The Subdivision Ordinance Section 805.27.K states that private streets, except in cases of PUDs, shall be prohibited and all streets shall be dedicated for public use. The Applicant is requesting approval of a PUD for the development to allow the use of private roadway to be designed at only twenty (20) ft rather than the standard twenty six (26) ft to reduce impervious surface on the site.

C. *Review of Single Family Building Design Concepts.*

One of the review criteria in the Subdivision Ordinance is that the Applicant submit building plans, for review and approval, depicting architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the residential structures proposed to demonstrate similarity to the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.e.8 and 805.14.e.9.

The Applicant has submitted a number of residential design concepts for the six (6) lots for review and approval (Attachment C). In addition, the

Application includes a grading plan, utility plan, erosion control plan, and landscaping plan for the site.

1.2 Property Background

The Property includes three (3) existing single family residential lots, two of which are currently vacant, located at 165 and 213 Central Ave N. The third lot is 1015 Cross Street, which currently has a single family residence on the lot.

165 and 213 Central Ave are currently accessed off of Central Ave N/CR 101, and 1015 Cross Street is accessed off of Cross Street within the Benton neighborhood. As part of the subdivision, the current access from Central Ave would be closed, and the six (6) lots would be accessed from a cul-de-sac off of Byrondale Ave S.

Including the 1015 Cross Street property within the Project resolves the easement issue with the driveway access easement that benefits the adjacent property at 1015 Cross Street. There is also an existing waterline that runs across 1015 Cross Street that is not located within a utility easement. If the Project is approved, the Applicant would vacate the driveway access easement.

The lot areas of the three (3) properties included in the Application are as follows:

	Lot Area	Acres
165 Central Ave	29,185 SF	0.67
213 Central Ave	28,749 SF	0.66
1015 Cross St	14,502 SF	0.33
Total	72,436 SF	1.66

Map 1: Existing Property Aerial



1.3 Application Requests Summary.

As part of the submitted Application, the Applicant is requesting approval of the following items:

- a. Concurrent Preliminary and Final Plat Subdivision for Residential Plat to create six (6) residential lots under Sections 805.14 & 805.15.
- b. Review of Design of Proposed Single Family Residences under 805.14.E.8&9.
- c. Concept/General Plan PUD under 801.33

1.4 Property Description

A copy of the legal description for the subject properties are on file and available for viewing at City Hall. The following properties are included in the project area of the Application:

165 Central Ave N	06-117-22-14-0007	122 nd Street Land Company
213 Central Ave N	06-117-22-14-0013	Property Resources Corporation
1015 Cross Street	06-117-22-14-0014	B E & M M Gongoll

1.5 Relevant Property Information

Zoning:	R-3A Single and Two Family Residential
Comp Plan:	Low Density Single Family Residential
Total lot size:	72,436 square feet (SF) or 1.66 acres

1.6 Public Noticing Requirements

Zoning Ordinance Section 805.14.B requires the Planning Commission to hold a public hearing on the Application. The Notice of Public Hearing for November 17, 2014 was published in the Sun Sailor on November 6, 2014. A copy of the Notice of Public Hearing for November 7, 2014 was also mailed to all property owners located within 350 feet of the subject property. The Public Hearing was held during the November 17, 2014 Planning Commission meeting.

1.7 Planning Commission Action Summary

A Public Hearing on the Application was held at the Planning Commission's November 17, 2014 meeting at which one (1) individual spoke in favor of the Project. The Planning Commission directed staff to prepare a *Planning Commission Report and Recommendation* recommending approval of the Application on a vote of five (5) in favor and two (2) opposed. The Planning Commission adopted a *Planning Commission Report and Recommendation* recommending approval of the Application on December 1, 2014 on a vote of ___ in favor, ___ opposed. A copy of the November 17, 2014 Planning Commission meeting minutes are included as Attachment F. A Draft Planning Commission Report and Recommendation is included as Attachment G. A Draft Resolution for Approval based on the Planning Commission's recommendation is included as Attachment H.

Section 2: Summary of Issues

2.1 Surrounding Uses

A summary of land uses and their respective zoning classifications for the immediate area:

Direction	Land Use	Zoning
North	Single Family Residential	R-3A

South	Single Family Residential	R-3A
East	Commercial Shopping Center	C-2
West	Single Family Residential	R-3A

2.2 Project Lot Areas and Hardcover Calculations

The Preliminary/Final Plat associated with the Project is for the creation of six (6) new single family lots on the Property. The lots, as proposed, would all exceed the R-3A District minimum of 9,000 SF. The lot square footages are shown below:

	Total Lot Area
Lot 1	11,645 SF
Lot 2	11,287 SF
Lot 3	12,590 SF
Lot 4	12,130 SF
Lot 5	10,869 SF
Lot 6	9,740 SF

The Applicant's proposed building layouts would meet the thirty five percent (35%) hardcover limit, however, the Applicant is also proposing to install a 1,800 SF underground storage basin in the rear yard of proposed Lot 1 on the northeast corner which will collect surface water from the shared roadway and individual accesses. This storage basin would meet the Minnehaha Creek Watershed District requirements for stormwater treatment. The Applicant's proposed calculations for impervious surface on the six (6) single family lots is shown below:

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Overall Site
Total Lot Area	11,645 SF	11,287 SF	12,590 SF	12,130 SF	10,869 SF	9,740 SF	68,261 SF
Total Proposed Building Area	1,600 SF	1,600 SF	1,600 SF	1,600 SF	1,600 SF	1,600 SF	9,600 SF
Total Area of Roadway Hardcover	750 SF	1,612 SF	530 SF	530 SF	1,624 SF	1,193 SF	6,239 SF
Total	585 SF	574 SF	590 SF	620 SF	550 SF	580	3,499 SF

Driveway Hardcover						SF	
Total Site Hardcover	2,935 SF	3,786 SF	2,720 SF	2,750 SF	3,774 SF	3,373 SF	19,338 SF
Hardcover Percent	25.2%	33.5%	21.6%	22.7%	34.7%	34.6%	28.3%

2.3 Lot Building Plans.

Below is a chart summarizing the proposed building plans and the R-3A District code requirements:

	R-3A Requirements	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Lot Area	9,000 SF	11,645 SF	11,287 SF	12,590 SF	12,130 SF	10,869 SF	9,740
Lot Width	60 ft	75 ft	70 ft	60 ft	60 ft	62 ft	75 ft
Lot Depth	100 ft	151 ft	146 ft	122 ft	122 ft	127 ft	127 ft
Front Yard Setback	20 ft	40 ft 30 ft to road	59 ft 30 ft to road	53 ft 30 ft to road	53 ft, 30 ft from road	45 ft, 30 ft from road	40 ft, 30 ft from road
Side Yard Setbacks	10 ft	10 ft and 20 ft	11 ft and 17 ft	15 ft	11 ft and 14 ft	15 ft	15 ft
Rear Yard Setback	20 ft	74 ft	44 ft	45 ft	45 ft	39 ft	49 ft
Lot Coverage	30%	1,600 SF (13.7%)	1,600 SF (14.2%)	1,600 SF (12.7%)	1,600 SF (13.2%)	1,600 SF (14.7%)	1,600 SF (16.4%)
Impervious Surface	35%	2,935 SF (25.2%)	3,786 SF (33.5%)	2,720 SF (21.6%)	2,750 SF (22.7%)	3,774 SF (34.7%)	3,373 SF (34.6%)

2.4 Landscaping.

The Property contains twenty six (26) existing trees of various species. The Applicant proposes to remove eleven (11) trees, and preserve fifteen (15) trees on site. As part of the Project, the Applicant proposes to plant sixteen (16) deciduous trees, eighteen (18) evergreen trees, and three (3) ornamental trees, in addition to twenty two (22) deciduous shrubs and various perennials and grasses on the lots. The Landscaping Plan is included with Attachment B.

2.5 Comprehensive Plan.

The Comprehensive Plan guides the residential portion of the Property for Low Density Single Family. Low Density Single Family Residential is described as follows:

“Low density single family development represents the single family detached homes in neighborhoods within and in close proximity to the historic community core. Density ranges from 1 to 4 homes per acre or less.”

The Property would support the proposed six (6) single family detached lots included in the Application, as the lots exceed the lot area minimum of 9,000 SF in the R-3A District, and would have a density of 3.84 lots per acre.

2.6 Site Access and Traffic.

As noted above, the Application includes a request for a PUD to allow private roadway access for a cul-de-sac to connect the property to Byrondale Ave. The proposed private cul-de-sac would be designed at twenty (20) ft to meet State Fire Code minimum width and turnaround access requirements.

The roadway is designed as a cul-de-sac in response to feedback received during the public hearings and workshops to address potential cut-thru vehicle traffic within the Benton neighborhood. With this project, the existing access points from 165 and 213 Central Ave onto Central Ave/CR 101 would be removed.

The Hennepin County Transportation division has reviewed the six (6) lot proposal with cul-de-sac, and has no concerns with the proposal. A copy of a letter from Hennepin County Transportation is included as Attachment D.

Section 3. Applicable Code Provisions for Review

3.1 Subdivision Ordinance – Preliminary Plat

Section 805.14(e) provides criteria for the Planning Commission to evaluate when reviewing a Preliminary Plat. In this review, the Planning Commission should determine if the proposed subdivision would have an adverse impact on the site or surrounding area. The following are the factors from this section for consideration. Included is Staff’s evaluation of each of the factors.

- A. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.

The proposed Subdivision conforms with low density development for this residential area. Lot sizes exceed the 9,000 SF minimum of an R-3A area.

- B. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.

Approximately 11 trees will need to be removed as a result of the Subdivision, and 34 would be replanted. The Planning Commission and City Council should comment on amount of tree loss and preservation proposed as part of the Project.

- C. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.

The property does have an elevation change, with a higher elevation at the interior of the Property, sloping down towards Central Ave. The Project would propose to add some fill towards the interior of the site for the home pads. A grading plan was submitted as part of the Application and will need final approval by the City Engineer prior to any construction work so that land disruption is minimized.

- D. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.

Approximately 11 trees will need to be removed as a result of the Subdivision, and 34 would be replanted. The Planning Commission and City Council should comment on amount of tree loss and preservation proposed as part of the Project.

- E. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.

The proposed lots conform with other lots in the immediate vicinity in terms of lot size.

- F. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.

The proposed lot layouts and building pads are similar to other lots in the immediate vicinity.

- G. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.

The proposed lot sizes are similar to those in the area. The proposed lot conforms to the R-3A District minimums for lot area.

- H. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.

The Applicant has provided building layout drawings for review and approval as part of the Subdivision. As a condition of any approval motion for this Application, the City Council should require that any modifications from the approved building plans would require review and approval by the Planning Commission and the City Council under Section 805.14.e.8 and 805.14.e.9.

- I. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.

Not applicable, as the City does not have single family residential design standards. However, the Applicant has provided sample building layout drawings for review and comment.

- J. The proposed lot layout and building pads shall conform with all performance standards contained herein.

The proposed lot layouts meet the performance requirements of R-3A District in terms of lot area and dimensions.

- K. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.

The Subdivision would not be dissimilar from other lots in the neighborhood.

- L. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

The Project includes a utility plan to access to sanitary sewer and water services, and would not over-burden these systems. The Project proposes a 1,800 SF stormwater cistern to capture water runoff from the lots.

- 3.2 Concurrent Preliminary/Final Plat. Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously. The final plat shall incorporate all changes, modifications, and revisions required by the City. Otherwise, it shall conform to the approved preliminary plat.
- 3.3 Parkland Dedication Fee. Section 805.37 of the Subdivision Ordinance requires a parkland dedication contribution for new single family lots at the time of recording of the Final Plat.
- 3.4 Planned Unit Development – General Standards – 801.33.1

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

- A. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
- C. More convenience in location and design of development and service facilities.

- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
- G. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

3.5 Planned Unit Development – General Standards – 801.33.2

- A. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of any PUD application. These are:
 - 1. Health Safety and Welfare. The Council shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area.
 - 2. Intent and Purpose of PUDs. The Council shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the Zoning Ordinance.
 - 3. Ownership. An application for a PUD District or conditional use permit approval must be filed by the land owner or jointly by all land owners of the property included in a project.
 - 4. Comprehensive Plan. The proposed PUD must be consistent with the City's Comprehensive Plan.
 - 5. Sanitary Sewer Plan. The proposed PUD must be consistent with the City's Sanitary Sewer Plan and not create a discharge which is in excess of the City's assigned regional limitations.

6. Common Space. The proposed PUD must provide common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD.
7. Common Space Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 801.33.2.A.6.c are met.
8. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
9. Density. The proposed PUD must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
10. Utilities. All utilities associated with proposed PUD must be installed underground.
11. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
12. Roadways. All roadways associated with the proposed PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.

13. Landscaping. All landscaping associated with the proposed PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
 14. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.
 15. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.
- 3.6 Residential Area PUD Standards. Sections 801.33.3 set forth area standards for PUDs which have a residential component. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.
 - 3.7 Rezoning from R-3A to PUD. City Council has the discretion and authority under state law and City Code to amend the City's Zoning Ordinance. Minn. Stat. Section 462.357; Wayzata City Code Section 801.03. A zoning ordinance amendment may be initiated by the governing body, the planning agency or by petition of affected property owners. Minn. Stat. Section 462.357, Subd. 4.
 - 3.8 Standards for Rezoning. Under the City's Zoning Ordinance, the City Council acts on any proposed amendment upon receiving the report and

recommendation of the Planning Commission. Section 801.03.2. In considering a proposed amendment to the Zoning Ordinance, the Planning Commission shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

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

Section 5. Staff Comments.

1. Comments from City Engineer:
 - Restoration of lots shall be done with a minimum of six inches (6") of topsoil.
 - Ten (10) ft easement on Wooddale Ave should be granted to the City.
 - Public Access easement over the proposed private drive? Should be a topic for discussion.
 - Should formalize water main easement.
 - Sanitary sewer – should provide an easement to the City.
2. Comments from Fire Marshal:
 - A fire hydrant shall be added at Byrondale and the private drive accessing this addition.
3. Comments from Utility Superintendent:
 - Abandon the existing water service at water main for 165 Central Ave N.

- Abandon the existing water service at water main for 213 Central Ave N.
- Abandon the existing sewer stub in the manhole at 213 Central Ave N.

Section 6. Action Steps.

After considering the items outlined in this Report, the City Council should pursue one of the following options as an action step:

1. Adopt the draft approval Resolution No. 38-2014 included as Attachment H of this Report.
2. If the Council wishes to significantly modify the Resolution for approval, the Council should direct staff to prepare a revised Resolution for review and adoption at the next Council meeting.
3. If the Council wishes to pursue a denial motion, the Council should direct staff to prepare a revised Resolution reflecting the denial motion for review and adoption at the next Council meeting.

Attachments:

Attachment A: Project Narrative

Attachment B: Applicant Plan Sets

Attachment C: Residential Design Concepts

Attachment D: Letter from Hennepin County Transportation

Attachment E: Received Public Comment

Attachment F: Planning Commission Meeting Minutes from November 17, 2014

Attachment G: DRAFT Planning Commission Report and Recommendation

Attachment H: DRAFT Resolution 38-2014

Attachment A

The Enclave at Crossdale

165 & 213 Central Avenue, 1015 Cross Street

Application: Planned Unit Development (PUD) for a 6-lot single-family residential development
Project Name: The Enclave at Crossdale
Applicant: Crossdale Development, LLC
Owner(s): Property Resources Corporation, 122nd Land Company
Brian & Margaret Gongoll

Introduction

Crossdale Development, LLC is proposing a PUD to subdivide and develop the subject properties into a new single-family residential subdivision with six (6) lots ("Project"). The proposed Project is planned to integrate seamlessly into the existing neighborhoods, respecting lot sizes, surface coverage and setbacks consistent with adjacent properties. Our primary objective is to create an enclave, a small neighborhood within the neighborhood, with a sense of place. We were drawn to this Project because of its proximity to services, restaurants, trails and the lake all within a walkable distance. Because the site associated with the Project is small and somewhat constrained, we feel it is critical to have a clear design plan for the architecture and landscape that unifies the subdivision. It is our intent that the design and character will be maintained into the future through the establishment of a homeowner's association with associated covenants. We have assembled a team of professionals to create a development plan for the subdivision that will establish its own identity, while respecting the existing neighborhood fabric. The team includes the following:

Crossdale Development, LLC	Site Developer
SHC, LLC	Planner, Entitlements
Sathre-Bergquist	Civil Engineer & Surveyor
JALIN Design	Architect
Terramark	Landscape Architect
Builder	TBD

Site Snapshot

The proposed Project will be located on the parcels identified in the following table, and will be accessed from Byrondale Avenue from the north edge of Project. There is an existing home and accessory building on the Gongoll property that will be removed as part of the project; the other parcels are vacant and contain no structures.

Address & PID	Size	Existing & Proposed Zoning
165 Central Avenue N. 0611722140007	0.67 Acres (29,185 SF)	R-3A (PUD)
213 Central Avenue N 0611722140013	0.66 Acres (28,749 SF)	R-3A (PUD)
1015 Cross Street ("Gongoll property") 0611722140014	0.33 Acres (14,502 SF)	R-3A (PUD)
TOTAL	1.66 Acres	

Background

Crossdale Development previously submitted an application for this site containing 5-lots and proposed a shared connected private driveway to serve the project. After hearing initial feedback, we developed additional concepts that included 7-lots and integrated the Gongoll property into the project for discussion purposes. After hearing feedback from the Planning Commission, City Council and the neighborhoods, we felt it was important to try and work with all parties to find a solution that was acceptable. We believe that this PUD application responds to many of the concerns and comments expressed, specifically the following:

- *No road connection.* The neighborhoods and several of the Planning Commissioners and City Council members requested a solution that did not connect the Byrondale neighborhood with the Benton Avenue neighborhood. The revised plan now proposes that access be gained from a cul-de-sac approximately 150-feet long extending from Byrondale, with no connection to the Benton Avenue neighborhood.
- *PUD process to allow design flexibility.* During the previous process there was concern regarding how to construct the access into the Project in a manner that would be consistent with the character of adjacent neighborhoods, while still respecting the City's ordinance. In response, we have proposed a PUD which will allow for development of the access (cul-de-sac) that matches the character of the neighborhood, and is consistent with the City's ordinances.
- *Density/Intensity discussion.* At both the Planning Commission meetings and City Council work sessions there was a desire to reduce the number of lots from 7, but both bodies also recognized that integration of the Gongoll property into the project would make a nicer "neighborhood" feel. In response, we have prepared a plan that includes 6-lots, integrates the Gongoll property, thereby allowing for slightly larger lot sizes and better orientation of house pads.
- *Street width and parking.* Both the Planning Commission and City Council expressed some concern regarding the street width and parking. In response we have proposed to construct a 'bump-out' which is shown on the attached plans to provide additional parking options. We still believe keeping the amount of payment to a minimum is important given surface water issues in the area, but we are confident that this solution will meet both objectives.
- *Integration of Green Space/Open Space.* At the City Council work sessions green space was discussed and desired as part of the project in lieu of park fees. In response we have proposed a 10-foot trail corridor through the project. We believe that this will meet the City's park dedication requirements and provide a great amenity not only to the new enclave of homes, but also the larger community.

Project & Site Details

As demonstrated on the attached site plan, we are proposing to create six single family lots ranging in size from 9,740 to 12,590 square feet. The proposed lots will be accessed from a shared cul-de-sac extending approximately 150-feet beyond the existing Byrondale Avenue cul-de-sac which is proposed to remain unchanged as a result of this project.

We are proposing to develop and dedicate a 10-foot trail corridor in the Project connecting the Benton Avenue neighborhood to the existing sidewalk/trail on Central Avenue. The corridor would provide dedicated green space to the area while helping to connect pedestrians and bikers to the amenities of the area.

The following project details are provided for your review and consideration:

A. Architecture and Design

Crossdale continues to work with JALIN Design on the architectural design of the homes, and has been working on a set of concept plans which include facades and floor plans that are compatible and cohesive, but distinct from one another. JALIN was charged with creating houses with a smaller footprint so that the scale blends into the existing neighborhoods to the north and west, while creating a unique identity for the homes within the Enclave at Crossdale. As noted on the attached architectural plans, the footprints of the structures range in size between approximately 1600 Square Feet and 2000 Square Feet, including garage area, allowing for some variation within the development.

The materials board will be available at the Planning Commission meeting for review and consideration by the Commissioners and members of the public.

B. Engineering/Storm Water

A full set of engineering plans including preliminary and final plat have been prepared by Sathre-Bergquist and are provided for your review and consideration. We are proposing access to the six lots from a shared cul-de-sac that would connect from the ROW at Byrondale Avenue at the north edge of the site. This roadway was designed not to exceed 150-feet in compliance with the direction received regarding emergency vehicular access, and will be constructed to fire lane standards to ensure safe ingress/egress to the new homes. Each home would then be accessed from a private driveway with a direct connection to the cul-de-sac as depicted on the plans.

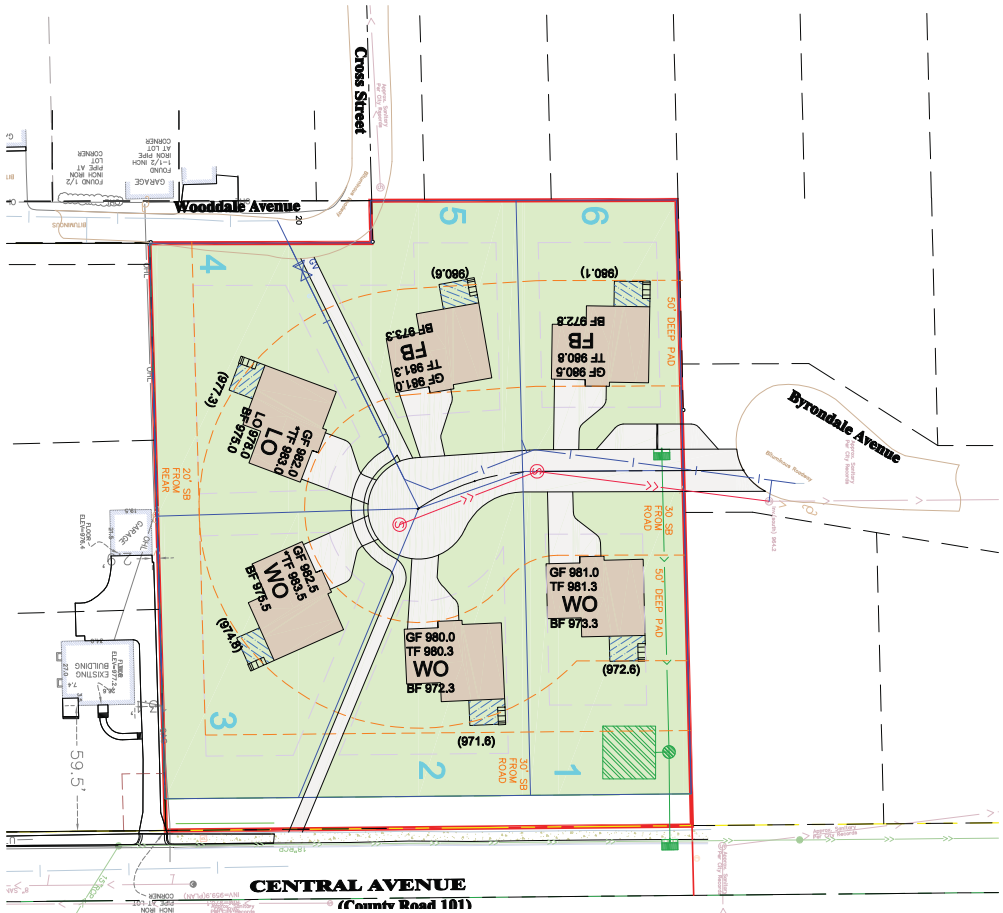
As noted on the plan set, the estimated amount of impervious coverage across the subdivision is less than 35%; however we are still proposing to control for rate and quantity generated as a result of the increased hardcover from the cul-de-sac and individual driveways to each lot. Depicted on the plan,

we have included a small underground storage basin in the backyard of proposed Lot 1 on the northeast corner which will collect surface water from the cul-de-sac and individual accesses.

C. Landscape Plan

As previously described, the proposed subdivision is located within an existing neighborhood and the site is constrained by the presence of Central Avenue along the eastern edge of the property. Given the new cul-de-sac design, the homes will be oriented with their 'front' to the cul-de-sac and the back of the homes on lots 1 through 3 oriented towards Central. As such, we are proposing to construct a staggered privacy fence along the edge to provide much needed privacy and sound mitigation to these lots. We are proposing a gap in the fencing at the trail entrance along with additional vegetation and planting to provide a 'gateway' into the neighborhood.

Terramark has prepared a landscape plan that responds to these issues, while integrating and saving existing trees on the site where possible. It is our intent that the landscape plan be managed and maintained through the homeowner's association.



LOT STANDARDS

R-3A - ZONING
MIN LOT AREA 8,000 SF
MIN LOT DEPTH 30' 0"
MIN LOT WIDTH 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 - NA/APPLICABLE

SHEET INDEX TABLE

SHEET	Description
1	Title Sheet
2	Site Plan
3	Utility Plans
4	Grading Plan
5	Erosion Control Plan
6	Handbook Calculations
7	Tree Survey
8	Preliminary Pad
9	Final Pad
10	ALTA Boundary Survey
L1	Landscape Plan

CLIENT/DEVELOPER
CROSSDALE DEVELOPMENT, LLC
6883 Flying Cloud Dr.
Suite 100, Eden Prairie, MN 55347
Contact: Susan Steinfeld
T: 415.991.1823

LAND SURVEYING ENGINEER
SWANSON HANNAH CONSULTING, LLC
Contact: Jennifer Hanan
T: 609.699.8699

SATHRE-BERGQUIST, INC.
150 S. Broadway Ave.
Suite 100, Minneapolis, MN 55404
Contact: Tim Schmidt
Contact: David Grams
F: 612.476.0104

EXISTING UTILITIES SHOWN ARE 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 PREPARE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
DRG 1	001	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 2	002	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 3	003	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 4	004	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 5	005	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 6	006	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 7	007	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 8	008	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 9	009	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 10	010	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 11	011	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 12	012	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 13	013	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 14	014	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 15	015	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 16	016	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 17	017	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 18	018	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 19	019	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 20	020	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 21	021	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 22	022	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 23	023	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 24	024	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 25	025	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 26	026	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 27	027	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 28	028	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 29	029	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 30	030	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 31	031	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 32	032	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 33	033	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 34	034	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 35	035	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 36	036	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 37	037	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 38	038	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 39	039	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 40	040	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 41	041	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 42	042	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 43	043	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 44	044	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 45	045	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 46	046	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 47	047	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 48	048	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 49	049	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 50	050	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 51	051	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 52	052	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 53	053	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 54	054	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 55	055	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 56	056	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 57	057	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 58	058	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 59	059	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 60	060	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 61	061	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 62	062	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 63	063	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 64	064	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 65	065	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 66	066	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 67	067	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 68	068	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 69	069	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 70	070	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 71	071	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 72	072	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 73	073	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 74	074	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 75	075	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 76	076	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 77	077	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 78	078	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 79	079	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 80	080	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 81	081	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 82	082	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 83	083	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 84	084	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 85	085	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 86	086	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 87	087	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 88	088	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 89	089	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 90	090	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 91	091	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 92	092	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 93	093	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 94	094	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 95	095	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 96	096	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 97	097	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 98	098	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 99	099	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 100	100	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED

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.

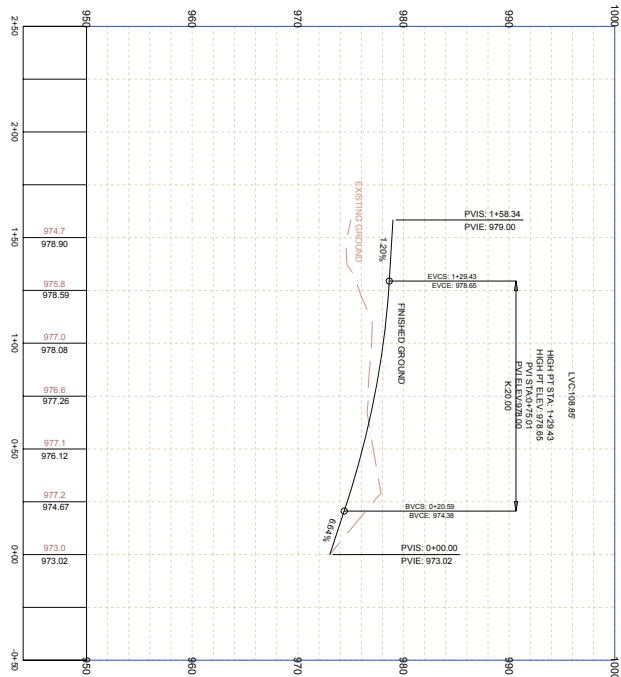
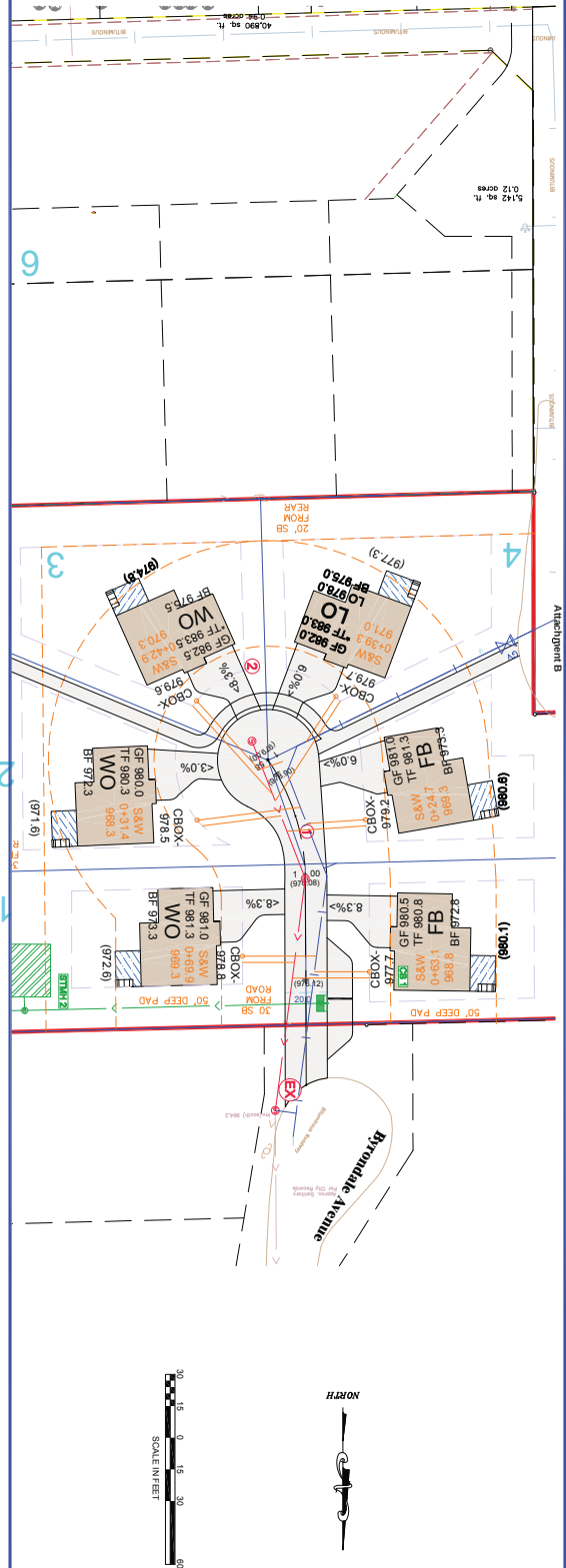
Donald J. Schmitt
Date: May 1, 2014
Lic. No. 28147

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

CITY PROJECT NO.
WAYZATA, MINNESOTA

TITLE
ENCLAVE AT CROSSDALE
CROSSDALE DEVELOPMENT, LLC

- STREET NOTES:**
1. NO CURB IS TO BE INSTALLED TO MATCH SURROUNDING AREA
 2. ROAD IS TO BE CROSS SLOPED TO PROMOTE DRAINAGE TO CBMH 1



DRAWING NAME	NO.	BY	DATE	REVISIONS
DRG 1	01	01	11-06-2014	1. INITIAL DESIGN
DRG 2	02	02	11-06-2014	2. REVISIONS
DRG 3	03	03	11-06-2014	3. REVISIONS
DRG 4	04	04	11-06-2014	4. REVISIONS
DRG 5	05	05	11-06-2014	5. REVISIONS
DRG 6	06	06	11-06-2014	6. REVISIONS
DRG 7	07	07	11-06-2014	7. REVISIONS
DRG 8	08	08	11-06-2014	8. REVISIONS
DRG 9	09	09	11-06-2014	9. REVISIONS
DRG 10	10	10	11-06-2014	10. REVISIONS
DRG 11	11	11	11-06-2014	11. REVISIONS
DRG 12	12	12	11-06-2014	12. REVISIONS
DRG 13	13	13	11-06-2014	13. REVISIONS
DRG 14	14	14	11-06-2014	14. REVISIONS
DRG 15	15	15	11-06-2014	15. REVISIONS
DRG 16	16	16	11-06-2014	16. REVISIONS
DRG 17	17	17	11-06-2014	17. REVISIONS
DRG 18	18	18	11-06-2014	18. REVISIONS
DRG 19	19	19	11-06-2014	19. REVISIONS
DRG 20	20	20	11-06-2014	20. REVISIONS

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.

Donald J. Schmitt
 Date: May 1, 2014
 License No.: 28147

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY, WAYZATA, MN 55391 (650) 476-6000

CITY PROJECT NO. ...
 WAYZATA, MINNESOTA

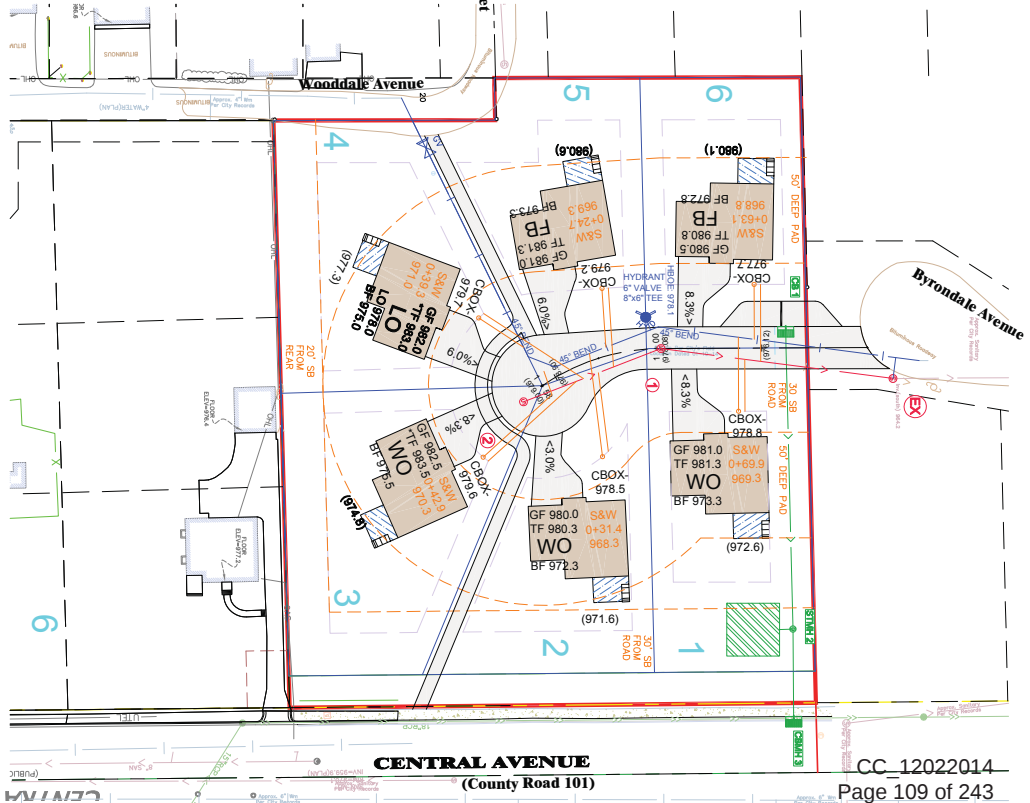
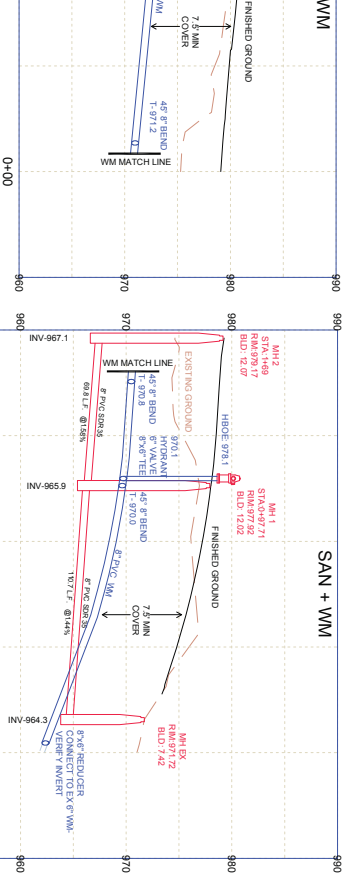
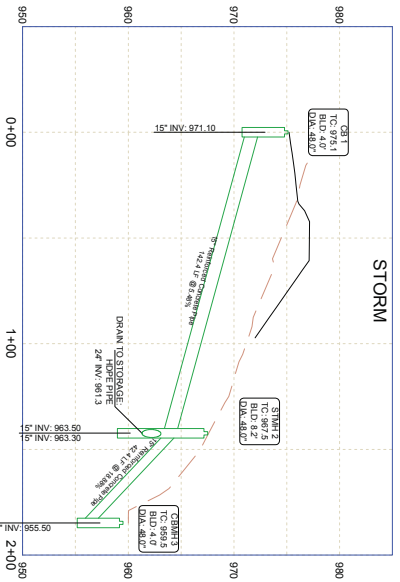
FINAL STREET PLAN
 ENCLAVE AT CROSSDALE
 CROSSDALE DEVELOPMENT, LLC

FILE NO. 7282-007
 2
 11

UTILITY NOTES:

1. CONNECT TO EXISTING SANITARY ON BYRONDALE AVE USING A CORE DRILL.
2. EXISTING WATERMAIN IN SITE DOES NOT MEET COVER STANDARDS WITH NEW GRADING. EXISTING LINE MUST BE REMOVED AND REPLACED
3. NO CURB IS TO BE INSTALLED
4. ROAD IS TO BE CROSS SLOPED TO PROMOTE DRAINAGE TO CBMH 1
5. LOT 1 BLOCK 1 HAS A REAR YARD WATER STORAGE CONTAINER TO HOLD ~1,800 FT³ (25' x 25' x 3') OF STORM WATER RUNOFF

ATTACHMENT B



DRAWING NAME	NO.	BY	DATE	REVISIONS
UTILITY	01	DS	11-06-2014	ISSUED FOR PERMITS
UTILITY	02	DS	11-15-2014	REPLACEMENT FOR POSSIBLY SAVED
CHECKED BY	DS			USE INCLUDING COPING, DISTRIBUTION AND/OR CONVEYANCE OF
DATE				SAID AUTORIZATION CONSTITUTES AN LEGITIMATE USE AND SHALL THEREBY
DATE				FROM ILLEGIMATE USE.



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

CITY PROJECT NO.
WAYZATA, MINNESOTA

FINAL UTILITY PLAN
ENCLAVE AT CROSSDALE
CROSSDALE DEVELOPMENT, LLC

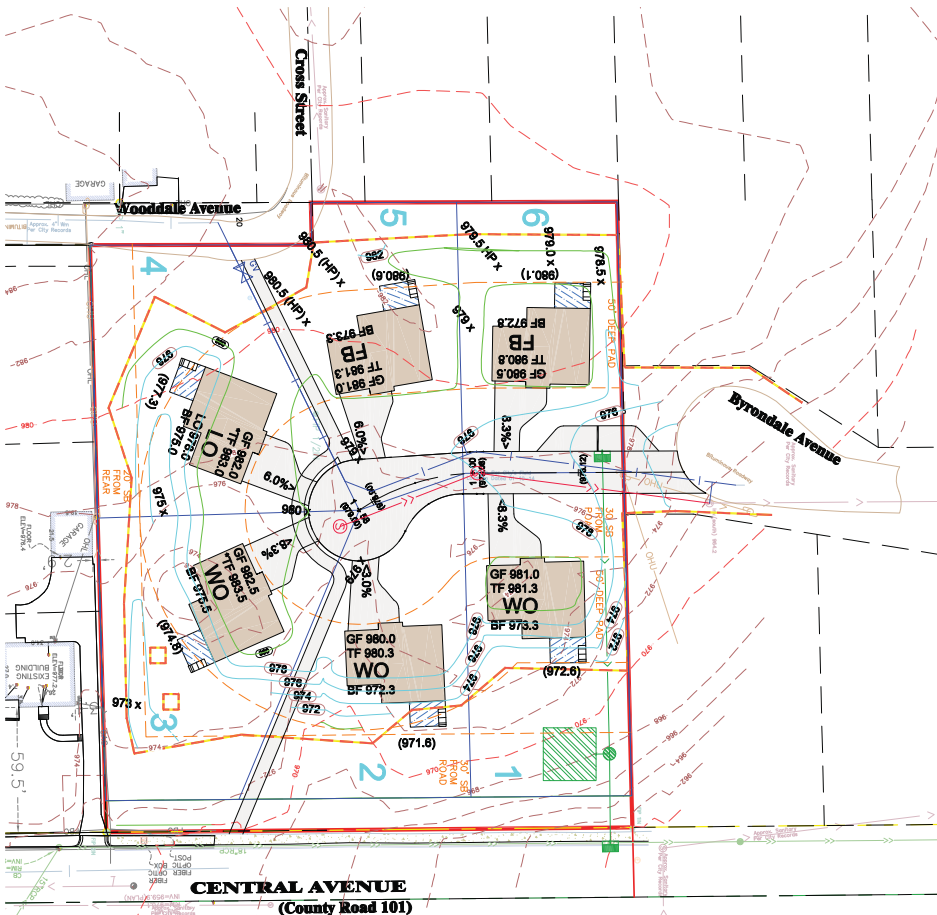
FILE NO.
7282-007
3
11

CONSTRUCTION NOTES

1. INSTALL SLT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.
2. A TEMPORARY SEDIMENTATION BASIN MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. THE LOCATION MAY NEED TO BE RELOCATED AS THE PROJECT PROGRESSES.
3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SLT FENCE AROUND EXCAVATED PONDS.
4. INSPECT PONDS, SLT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN 10% AND 100% WITH A WATER TOLERANT MIX.
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. STREET SECTION -
 - 1. 2" BASE COURSE
 - 2. 2" BASE COURSE
 - 3. 2" BASE COURSE
 - 4. 2" BASE COURSE
 - 5. 2" BASE COURSE
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 - 94. 2" BASE COURSE
 - 95. 2" BASE COURSE
 - 96. 2" BASE COURSE
 - 97. 2" BASE COURSE
 - 98. 2" BASE COURSE
 - 99. 2" BASE COURSE
 - 100. 2" BASE COURSE
8. DRIVEWAY SLOPES -
 - MINIMUM 2.0%
 - MAXIMUM 10.0%
9. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
10. SEWO. WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
11. CONTRACTOR TO REMOVE SEPTIC SYSTEM AND CAP WELL.
12. DEVELOPER WILL BE RESPONSIBLE FOR TEMPORARY EROSION CONTROL UNTIL EROSION CONTROL IS ESTABLISHED. IF YARDS ARE ADJACENT TO A DITCH SWALE, THEN EROSION CONTROL MUST REMAIN UNTIL ALL ADJACENT PROPERTY HAS TURF ESTABLISHMENT.
13. RESTORATION - 1.0 ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 2" OF TOPSOIL.
 - B. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 2" OF TOPSOIL.
 - C. SEED ALL OTHER DISTURBED AREAS WITH WINDT 250 AND BWSR SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE (UNLESS OTHERWISE NOTED).
 - D. ON-UT. PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - E. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST 22 & ST 23 FOR APPROVED DEVICES.
 - F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - G. RESTORATION WORK WILL BE COMPLETED WITHIN 12 MONTHS OF GRADING COMPLETION.
 - H. MATERIALS THAT ARE PROHIBITED FROM REMAINING WALL CONSTRUCTION INCLUDE SMOOTH FACE CONCRETE, POURED IN PLACE CONCRETE, MASONRY, RAILROAD TIES, OR TIMBER. STAMPED OR PATTERED CONCRETE IS ALLOWED IN RETAINING WALL CONSTRUCTION.
 - I. Boulders may not be used on walls taller than 6' in height.
14. SILT FENCE: BEFORE GRADING - 1:100 LF
15. WOOLFER BLANKET - 0.5Y
16. SLOPE FENCE: BEFORE GRADING - 1:100 LF
17. WOOLFER BLANKET - 0.5Y



NORTH



Attachment B

DATE	BY	REVISIONS
01/11/2014	SS	ISSUED FOR PERMIT
02/11/2014	SS	REVISIONS
03/11/2014	SS	REVISIONS
04/11/2014	SS	REVISIONS
05/11/2014	SS	REVISIONS
06/11/2014	SS	REVISIONS
07/11/2014	SS	REVISIONS
08/11/2014	SS	REVISIONS
09/11/2014	SS	REVISIONS
10/11/2014	SS	REVISIONS
11/11/2014	SS	REVISIONS
12/11/2014	SS	REVISIONS

EXISTING UTILITIES SHOWN ARE SHOWN IN 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.

USE INCLUDING COPIING, DISTRIBUTION, AND/OR CONVEYANCE OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS PRODUCT IS ILLEGAL AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE ENGINEER ASSUMES NO LIABILITY FOR ANY AND ALL DAMAGES ARISING OUT OF THE USE OF THIS PRODUCT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED AND INTENDED. THE USER OF THIS PRODUCT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PRODUCT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PRODUCT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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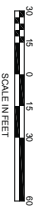
Donald J. Schmitt
Donald J. Schmitt
Lic. No. 28147

ENGINEERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY, WAYZATA, MN 55391 (650) 416-6000

CITY PROJECT NO.
WAYZATA, MINNESOTA
FINAL GRADING PLAN
ENCLAVE AT CROSSDALE
CROSSDALE DEVELOPMENT, LLC

CONSTRUCTION NOTES

1. INSTALL SLT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.
2. A TEMPORARY SEDIMENTATION BASIN MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. THE LOCATION MAY NEED TO BE RELOCATED AS THE PROJECT PROGRESSES.
3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SLT FENCE AROUND EXCAVATED PONDS.
4. INSPECT PONDS, SLT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NML AND 100 YR HWL WITH A WATER TOLERANT MAX.
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. STREET SECTION -
 - a. 12" BASE COURSE
 - b. 2" OF BASE COURSE
 - c. 8" CLASS 5
8. DRIVEWAY SLOPES -
 - a. MINIMUM 4.0%
 - b. MAXIMUM 10.0%
9. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
10. LO. SEWO. WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
11. CONTRACTOR TO REMOVE SEPTIC SYSTEM AND CAP WELL.
12. DEVELOPER WILL BE RESPONSIBLE FOR TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED. IF YARDS ARE ADJACENT TO A DITCH SWALE, THEN EROSION CONTROL MUST REMAIN UNTIL ALL ADJACENT PROPERTY HAS TURF ESTABLISHMENT.
13. RESTORATION - 1.0 ACRES
 - a. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MATTER.
 - b. SEED WITH 100% TURF SEED AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 200-0-10 AT 100 LBS./ACRE.
 - c. SEED ALL OTHER DISTURBED AREAS WITH WINDOT 250 AND BWSR SEED MIX FOR WETLANDS AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 200-0-10 AT 100 LBS./ACRE (UNLESS OTHERWISE NOTED)
 - d. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - e. SEEDING SHALL BE COMPLETED IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - f. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST 22 & ST 23 FOR APPROVED DEVICES.
 - g. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - h. RESTORATION WORK WILL BE COMPLETED WITHIN 12 HOURS OF GRADING COMPLETION.
14. MATERIALS THAT ARE PROHIBITED FROM REMAINING WALL CONSTRUCTION INCLUDE SMOOTH FACE CONCRETE, POURED IN PLACE CONCRETE, MASONRY, RAILROAD TIES, OR TIMBER. STAMPEL OR PATTERED CONCRETE IS ALLOWED IN RETAINING WALL CONSTRUCTION.
15. Boulders may not be used on walls taller than 6' in height.
16. SLT FENCE: BEFORE GRADING - 1,100 LF
17. WOODFIBER BLANKET - 0 SY



DRAWING NAME	NO.	BY	DATE	REVISIONS
DRG 1	01	DS	11-06-2014	1. PREPARE FOR POSSIBLY SAVED
DRG 2	02	DS	11-06-2014	2. PREPARE FOR POSSIBLY SAVED
CHECKED BY				
DATE				
06/25/14				

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.

Donald J. Schmitt
Date: May 1, 2014 Lic. No. 28147

ENGINEERS
SATHRE-BERGOUST, INC.
150 SOUTH BROADWAY, WAYZATA, MN 55391 (952) 416-6000

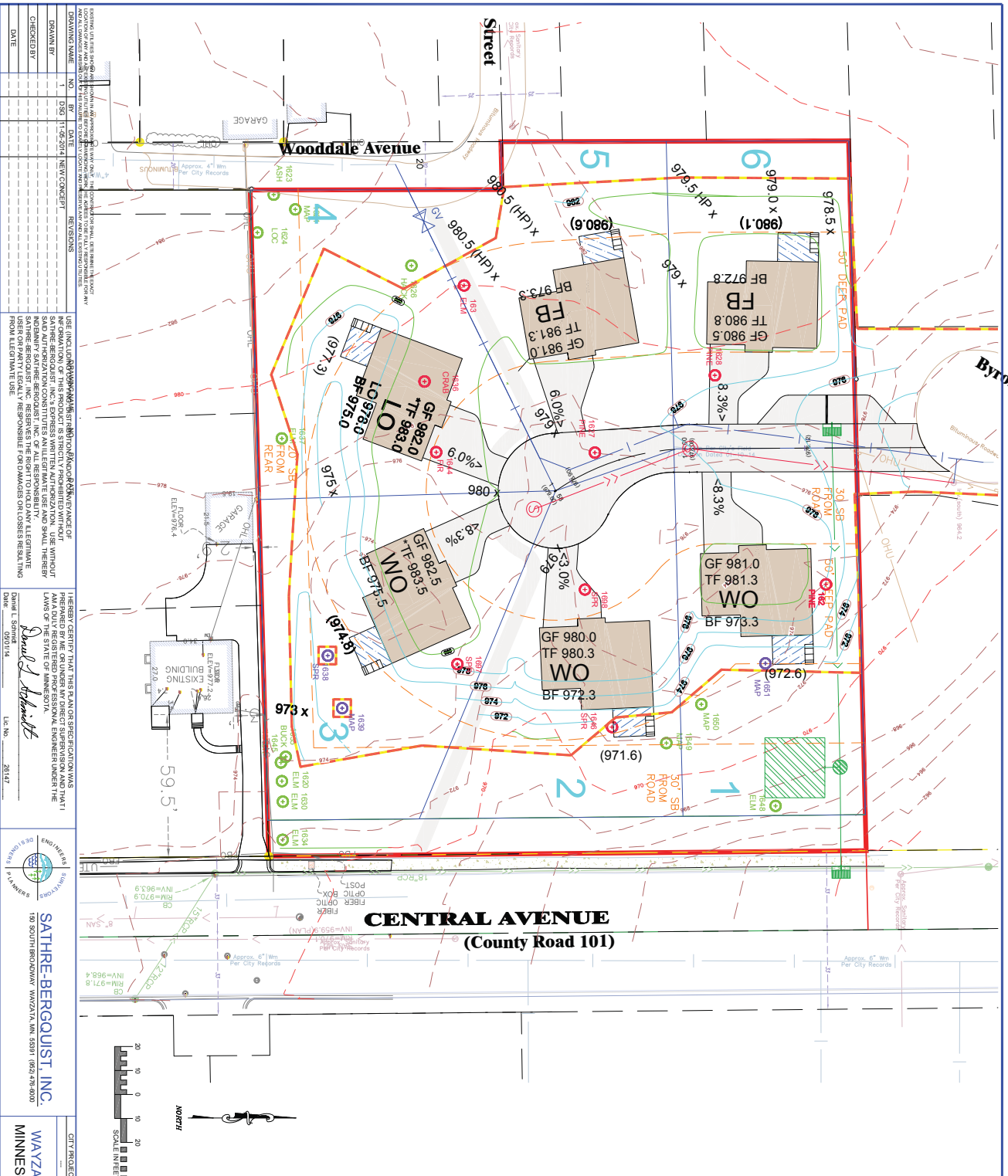
CITY PROJECT NO.
WAYZATA,
MINNESOTA

FINAL EROSION CONTROL PLAN
ENCLAVE AT CROSSDALE
CROSSDALE DEVELOPMENT, LLC

FILE NO.
7282-007
5
11

[illegible]

HARDCOVER CALCULATIONS
ENCLAVE AT CROSSDALE
CROSSDALE DEVELOPMENT, LLC



Project: Encave at Crossdale				
Location: Wayzata, Minnesota				
Date: NOV 06, 2014				
Revised: NOV 11, 2014				
Tree #	Tree Species	Caliper Inches	Possible Cal. In. (in)	Saved/Removed Cal. In. (in)
101	Pine, white	6.0		6.0
102	Elm, American	11.0		11.0
103	Elm, Siberian	14.0		14.0
104	Maple, sugar	11.0		11.0
105	Maple, sugar	12.0		12.0
106	Maple, sugar	10.0		10.0
107	Maple, sugar	10.0		10.0
108	Maple, sugar	10.0		10.0
109	Maple, sugar	10.0		10.0
110	Maple, sugar	10.0		10.0
111	Maple, sugar	10.0		10.0
112	Maple, sugar	10.0		10.0
113	Maple, sugar	10.0		10.0
114	Maple, sugar	10.0		10.0
115	Maple, sugar	10.0		10.0
116	Maple, sugar	10.0		10.0
117	Maple, sugar	10.0		10.0
118	Maple, sugar	10.0		10.0
119	Maple, sugar	10.0		10.0
120	Maple, sugar	10.0		10.0
121	Maple, sugar	10.0		10.0
122	Maple, sugar	10.0		10.0
123	Maple, sugar	10.0		10.0
124	Maple, sugar	10.0		10.0
125	Maple, sugar	10.0		10.0
126	Maple, sugar	10.0		10.0
127	Maple, sugar	10.0		10.0
128	Maple, sugar	10.0		10.0
129	Maple, sugar	10.0		10.0
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131	Maple, sugar	10.0		10.0
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198	Maple, sugar	10.0		10.0
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C.R. DOC. NO.

The basis for the bearing system is the east line of the Northeast 1/4 of Section 06, Township 117, Range 22 which is assumed to bear North

The basis for the bearing system is the east line of the Northeast 1/4 of Section 06, Township 117, Range 22 which is assumed to bear North 00 degrees 32 minutes 05 seconds West

NORTH



SCALE IN FEET

- Denotes a 1/2 inch by 14 inch iron pipe ground and marked by License No. 26
- Denotes a Found Iron Monument
- ⊙ Denotes a Found Cast-Iron Monument

Page 115 of 243

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Susan Seeland, President of Property Resources Corporation, a Minnesota corporation on behalf of the corporation.

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Susan Seelund, President of 122nd Street Land Company, a Minnesota corporation on behalf of the corporation.

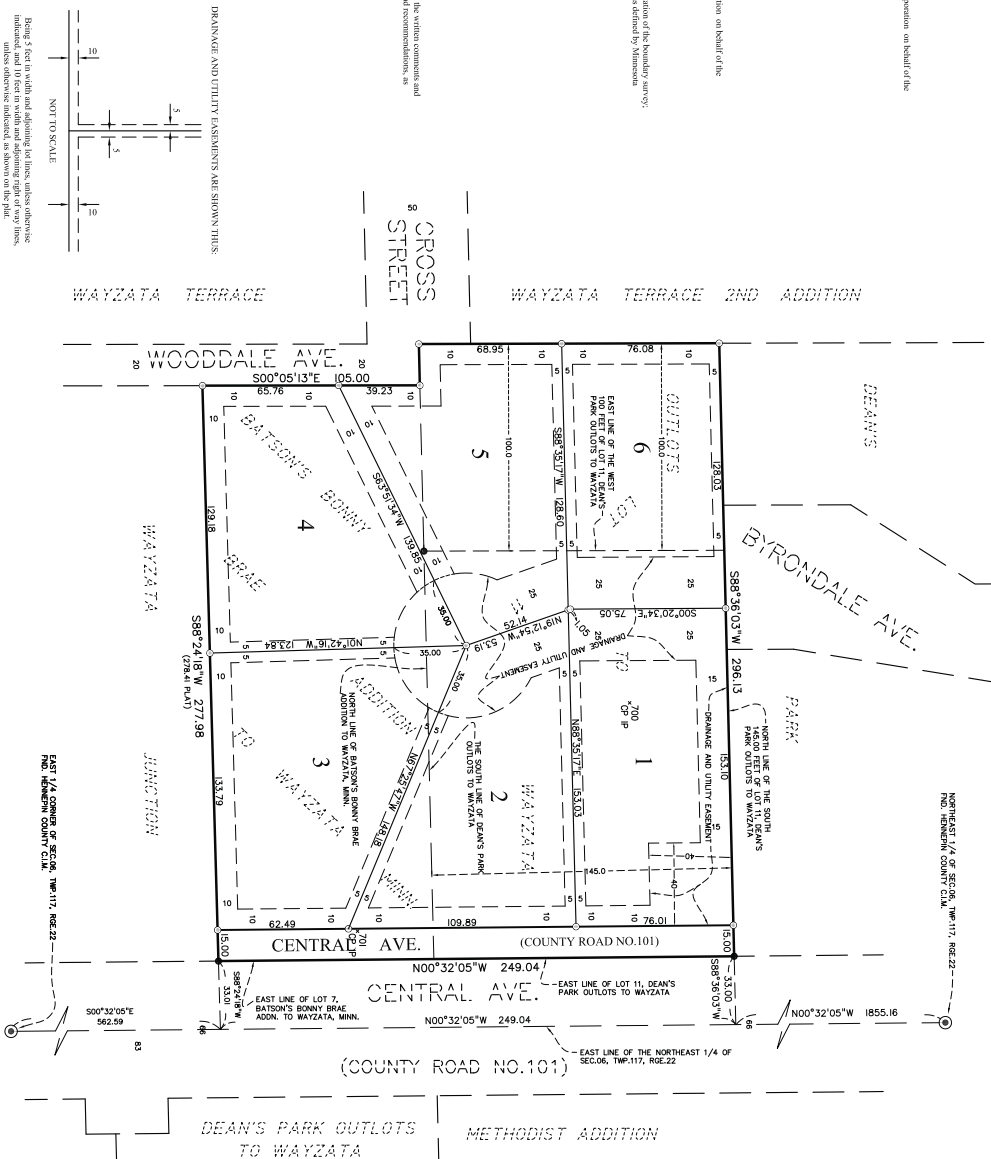
Daniel L. Schlicht, do hereby certify that one or more my direct superiors, that I am duly Licensed and have used the State of Minnesota, that this page is a correct representation of the boundary area(s) and all mathematical data and labels are correctly furnished on this page and all measurements shall be correctly as within one year, that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 591.01, Subd. 3, as of the date of this certificate are shown and labeled on this page and all public ways are shown and labeled on this page.

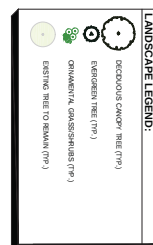
This plan of INCINAE AT CROSSROADS was approved and accepted by the City Council of Plymouth, Minnesota, at a regular meeting held this _____ day of _____, 2014. If applicable, the written comments and recommendations of the Planning Commission and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Sections 55C.02, Subd. 1, and 2.

2011

1

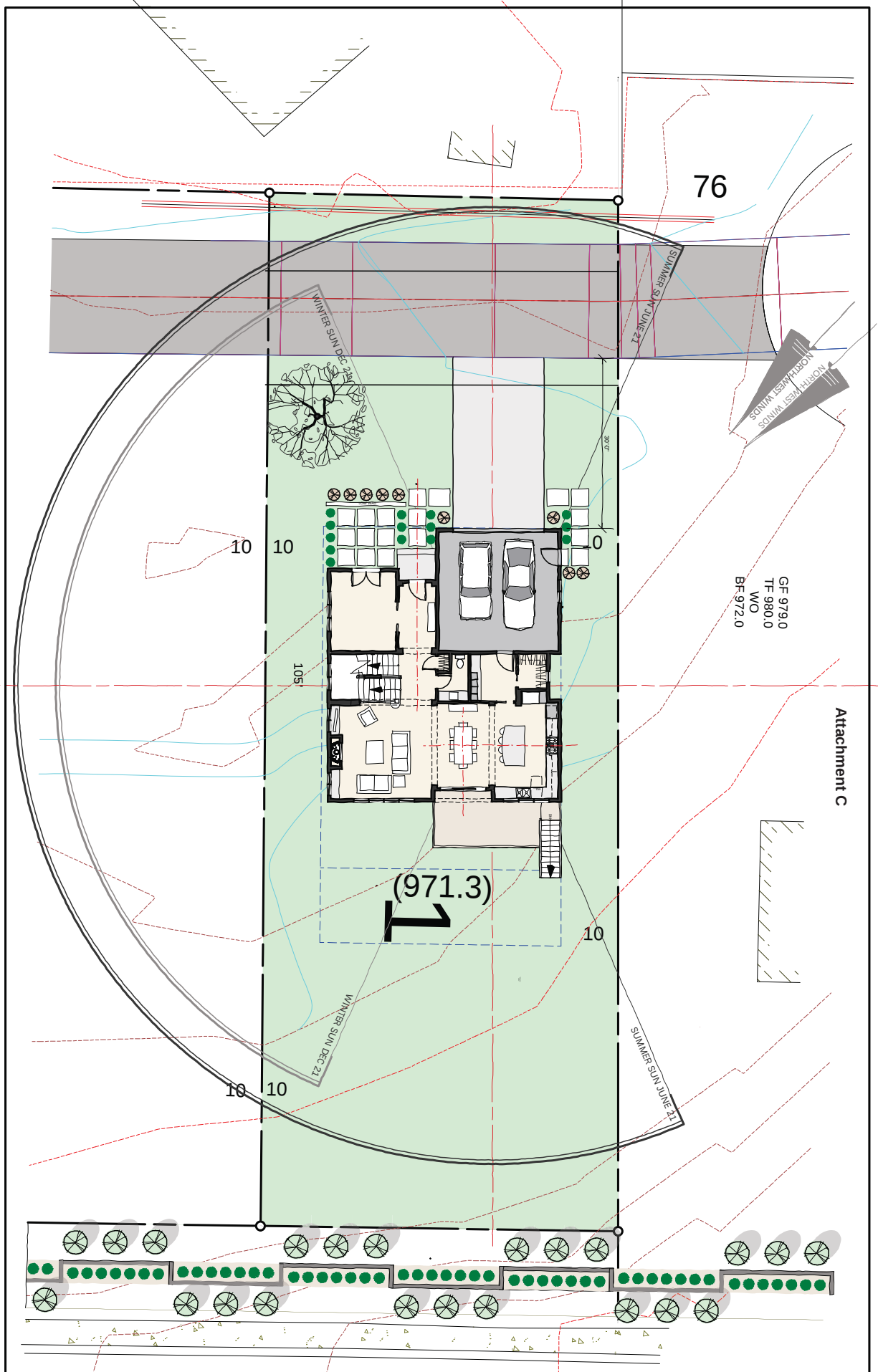
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.





GENERAL LANDSCAPE NOISE

- PLANT LIST:



GF 979.0
TF 980.0
WO
BF 972.0

Attachment C

This detailed floor plan shows a house with a driveway and a car area. The layout includes a kitchen with a refrigerator, sink, and stove, a dining room with a table and chairs, a family room with a sofa and fireplace, and two bedrooms. There is also a bathroom, a staircase, and a small patio. The plan is annotated with dimensions and room labels.

Dimensions:

- Overall width: 41'-0"
- Overall depth: 4'-0"
- Driveway width: 11'-0"
- Car area width: 11'-0"
- Family room width: 11'-0"
- Dining room width: 11'-0"
- Kitchen width: 11'-0"
- Bedroom width: 11'-0"
- Bathroom width: 5'-0"
- Staircase width: 1'-0"
- Small patio width: 11'-0"

Rooms and Features:

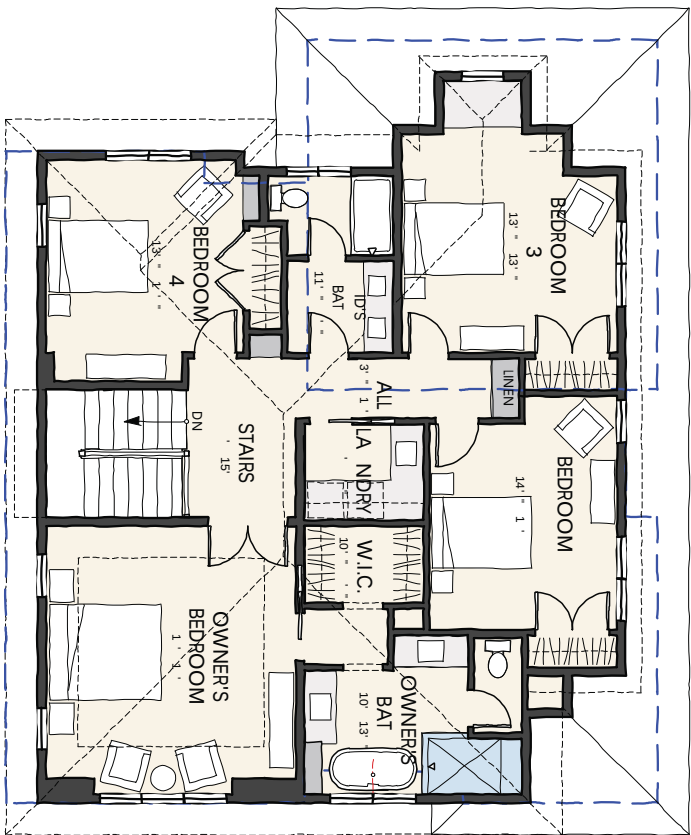
- DRIVEWAY:** 11'-0" wide, 4'-0" deep.
- CAR AREA:** 11'-0" wide, 4'-0" deep.
- KITCHEN:** 11'-0" wide, 4'-0" deep. Includes refrigerator, sink, and stove.
- DINING ROOM:** 11'-0" wide, 4'-0" deep. Includes table and chairs.
- FAMILY ROOM:** 11'-0" wide, 4'-0" deep. Includes sofa and fireplace.
- BEDROOM:** 11'-0" wide, 4'-0" deep.
- BATHROOM:** 5'-0" wide, 4'-0" deep.
- STAIRS:** 1'-0" wide, 4'-0" deep.
- OPTIONAL PATIO:** 11'-0" wide, 4'-0" deep.
- WOOD DECK:** 11'-0" wide, 4'-0" deep.

MAIN LEVEL
1 " 1'-0"

LOT 1

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Attachment C



RO S.I.
INS ED 1501 S
INCL DES STAIRS

PPER LEVEL
1" = 1'0"

LOT
1

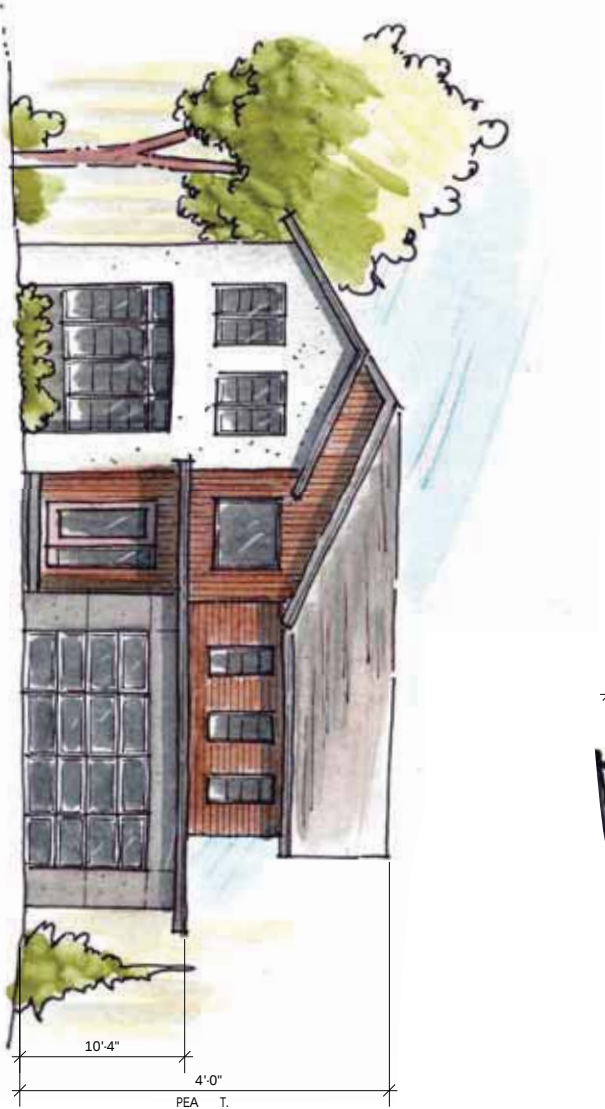
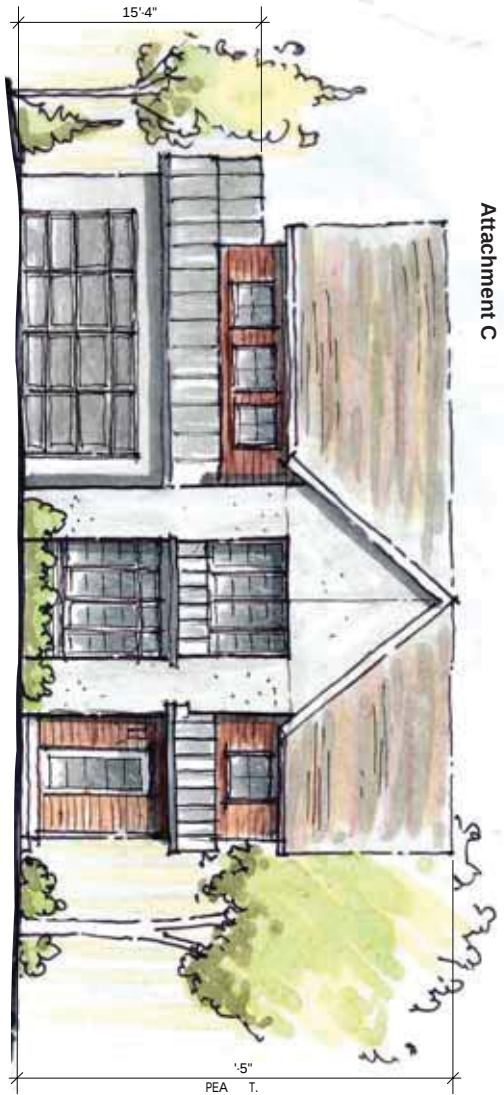
A

CONCEPT PLANS 04.30.14

PRIVATE RES.
T.B.D.
WAYZATA, MN

JALIN DESIGN
Expanding Your Ideas
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Page 119 of 243

Attachment C



WARM CONTEMPORARY
ARM O SE

E TERIOR CONCEPT
1 " 1'0"

A3

CONCEPT PLANS 04.30.14

PRIVATE RES.
T.B.D.
WAYZATA, MN

JALIN DESIGN
Expanding Your Ideas

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Page 120 of 243

Attachment C



WARM CONTEMPORARY
LAT ROO

E T E R I O R C O N C E P T
1' - 10"

A4

CONCEPT PLANS 04.30.14

PRIVATE RES.
T.B.D.
WAYZATA, MN



TRADITIONAL
COTTAGE

EXTERIOR CONCEPT
1" = 1'-0"



MODERN PRAIRIE

EXTERIOR CONCEPT
1" = 1'-0"



Hennepin County Public Works Attachment D

Transportation Department
Public Works Facility
1600 Prairie Drive
Medina, MN 55340-5421

Phone: 612-596-0300
FAX: 612-321-3410
Web: www.co.hennepin.mn.us

November 12, 2014

Mr. Bryan Gadow, AICP
City Planner / Assistant City Manager
City of Wayzata
600 Rice Street East
Wayzata, MN 55391-1799

RE: The Enclave at Crossdale
165 / 213 Central Avenue (CSAH-101)
Hennepin County Plat Review No. 3359A

Dear Mr. Gadow:

This letter is a follow-up to the recently revised plat submitted to the city for 165 / 213 Central Avenue. As you are aware, this residential subdivision has been under discussion since last spring, and it has undergone a number of different site plan configurations. The county formal review letter was sent on June 6th, and staff later provided a written clarification regarding access concerns on July 17th.

We have reviewed this latest version of the plat, and believe it adequately addresses our original concerns relating to access and future trail opportunities. We preferred that access to the subdivision be handled by connecting to the internal local street system, and this version achieves this by connecting the cul-de-sac to Byrondale Avenue. The plat also appears to provide a 15-foot wide right-of-way / easement along the frontage of Central Avenue for future pedestrian and bicycle needs.

Thank you for your assistance. If you have any further questions, please contact Bob Byers (612) 596-0354 or robert.byers@hennepin.us.

Sincerely,

A handwritten signature in blue ink that reads 'James N. Grube'.

James N. Grube, P.E.
Director of Transportation and County Engineer

cc: Bob Byers, Transportation Planning
Steve Groen, Hennepin County Permits Office
Mark Larson, Hennepin County Survey Office

Attachment E

Bryan Gadow

From: Carol Meyer <meyercarol4@gmail.com>
Sent: Sunday, November 09, 2014 10:15 PM
To: Bryan Gadow
Subject: Central Ave. Development

Dear Bryan,

I wanted to thank you for your continued work on the housing development on Central Ave. The new plan addresses several neighborhood concerns. It has eliminated the concern about traffic cutting through the neighborhood, it includes one less house than the original seven house plan, and it has incorporated some parking space for visitors. I feel the developer has demonstrated a willingness to compromise to meet the requests of the neighbors. My questions have been resolved with this plan. Thank you!

Carol Meyer
168 Benton Ave.

Sent from my iPad

Bryan Gadow

From: Steven Tyacke
Sent: Thursday, November 13, 2014 12:40 PM
To: Bryan Gadow
Subject: Fwd: Seeland Project

Please put in PC file for this Application.

Sent from my iPhone

Begin forwarded message:

From: Helen Morrison <hmorrisonlmt@gmail.com>
Date: November 13, 2014 at 12:35:51 PM CST
To: Styacke <styacke@wayzata.org>
Subject: Seeland Project

Dear Commissioner Styacke,

Mrs. Seeland's revised project will come before the Planning Commission on November 17th. I am in full support of the revised plan of six houses and the cul-du-sac, and hope you will be as well.

Thank you.
Sincerely,
Helen Morrison
135 Benton Ave.
Wayzata, MN

Sent from my iPad

Attachment E

Bryan Gadow

From: Birkholz Home <jbbirkholz4@gmail.com>
Sent: Friday, November 14, 2014 9:24 PM
To: Bryan Gadow; Heidi Nelson
Cc: JoAnn Birkholz
Subject: Proposed Central Avenue North Redevelopment Project

Dear Ms. Nelson and Mr. Gadow,

We are writing in reference to the proposed redevelopment project on Central Avenue that will be discussed at the November 17th Planning Commission meeting. It is our understanding there is a current proposal put forward by the developer that includes three lots, a cul-de-sac and six homes around the cul-de-sac. The new plan also includes a sidewalk connection for pedestrian traffic to connect the neighborhoods.

We are in support of this proposal.

There are two main reasons we feel strongly about this option:

1. Creates a tasteful extension of the Byrondale neighborhood with new homes
2. Prevents the creation of an arterial vehicle connection between Central Avenue and Wayzata Blvd that allows commercial traffic to cut through a residential neighborhood.

We appreciate the city and planning commission's consideration of a new cul-de-sac alternative that addresses the primary concern of the neighborhood - commercial cut-through traffic. With the addition of the third lot, a cul-de-sac appears to be a viable option, which based on conversation, is also supported by the Fire Chief and Police Chief.

Benton Avenue is a small neighborhood with families and children. It is one of the best hidden secrets of Wayzata and we want to keep it that way.

Thank you for your consideration of this new, viable cul-de-sac option.

Sincerely,
Barry and JoAnn Birkholz

Attachment E

11/17/14

RE: PUD for 165 , 213 Central Avenue and 1015 Cross Street

To: Planning Commissioners Graciela Gonzalez, Graham Gnos, Cathy Iverson, Todd Pearson, Michael Ramy, Steven Tyacke and Tom Vanderheyden

Dear Planning Commissioners,

I am concerned about the proposed development on the above properties. It appears that a developer goes for a PUD when they cannot develop their properties within the comp plan. I am concerned about lots 5 & 6. Lot 6 is directly behind my house. The property at 1015 Cross Street has 14,502 sq ft – obviously not enough for 2 homes per the comp plan that requires 9,000 sq ft for a home to be built but throw that lot in on a PUD and it no longer matters.

I am concerned about the two homes that will be going up behind lots 5 & 6 and feel that it will devalue my property and have an adverse impact on my property....to have a very large 2 story home right behind me plus another one next to it. I am aware that these will be expensive homes but if this were not a PUD there would only be one home which is more like my current neighborhood. The other concern I have is the grading plan, utility plan & erosion control of the land that will be taking place. Please consider the amount of roadway hardcover from the cul de sac. Lots 5 & 6 have over 34% hardcover! Under 3.1 Applicable Code Provisions for Review, F, "The design of a lot, the building pad, & the site layout shall respond to and be reflective of the surrounding lots & neighborhood character." I am adjacent property – does that count?

The homes on Benton Avenue, south of Cross Street are not as affected since they have Wooddale between them and this development....their backyards are not adjacent to the houses being proposed...I have a wooden fence.

Benton Avenue has been very worried and concerned about Bryondale connecting to Benton Avenue to the point that they are relieved to see the cul de sac to the point that when I attended the meeting at the library recently that Mrs. Seeland and her daughter put on, one neighbor came into the meeting, took a quick look at the plan that was sitting on an easel and said "that looks fine with me", turned around and left – all this took place in 40 seconds. That person could only have been looking to see if any road was connected to Benton – never gave a thought to what might be affecting houses behind lots 5 & 6.

Under 3.4 Planned Unit Development – General Statement- 801.33.1 under Purpose G "A development pattern in harmony with the objective of the Wayzata comp plan. (PUD is not intended as a means to vary applicable planning & zoning principles.)

I have lived in my home since 1970 and have never had water in my basement until the storm of the century and that was the only time. Please consider hardcover issues and grading so that I can continue to enjoy my home. I live in a cape cod. I hope you find time on Monday to stop by my backyard so you can see what my concerns are. I am sorry that I will be unable to attend Monday nights Planning Commission meeting and I thank you for taking the time to read my letter.

Sincerely,
Pat Broyles
212 Benton Avenue

Bryan Gadow

From: Tom Vanderhyden
Sent: Monday, November 17, 2014 6:03 PM
To: Bryan Gadow
Subject: Fwd: central ave development

Begin forwarded message:

Resent-From: <tvanderheyden@wayzata.org>
From: lisa jarosh <ljarosh@hotmail.com>
Date: November 17, 2014 at 4:14:08 PM CST
To: "gracielagonzalez@wayzata.org" <gracielagonzalez@wayzata.org>, "ggnos@wayzata.org" <ggnos@wayzata.org>, "cathyiverson@wayzata.org" <cathyiverson@wayzata.org>, "michaelramy@wayzata.org" <michaelramy@wayzata.org>, "toddcpearson@gmail.com" <toddcpearson@gmail.com>, "styacke@wayzata.org" <styacke@wayzata.org>, "tomvanderheyden@wayzata.org" <tomvanderheyden@wayzata.org>
Subject: central ave development

Planning Commission,

As one of a number of residents of Benton Avenue who were opposed to the closure of Elm Lane I would like to express my concerns about having only one access to and from Benton. I believe that rather than having a cul de sac for the new development, Byrondale should be opened up to Cross Street so the residents of Benton have another access for those who choose to use it. It was said at a prior meeting that Benton Ave has been burdened enough with cut thru traffic. There was never an issue with traffic cutting through on Elm. I know this because I am home often and am very aware of the traffic coming and going. The real burden is having only one access. It was much easier when we had a choice. We had a family emergency last year and needed to get somewhere quickly. We waited for quite some time for a break in traffic to get out onto Wayzata Blvd only to end up backing into a driveway and taking Elm instead, getting out immediately. The neighborhood fears that if Byrondale was opened up to us we would have lots of cut thru traffic as people would use it to avoid the intersection of Central and Wayzata Blvd. I have driven up Central at all different times of day and am never stuck in traffic. Despite the amount of traffic, I find the right lane traffic to move rather smoothly since cars can turn right on red. I have sat in the Colonial Square and Anchor Bank parking lots to watch the traffic as well and again find it to continuously move - even during the middle of rush hour. I can't see people using Byrondale in an attempt to avoid the light at the intersection. By the time they snake through Byrondale to Cross St to Benton and then wait to exit Benton going west they won't have saved any time. I spoke with Mike Kelly a few months ago and he said the same thing. He also mentioned in one of the earlier meetings that signage, speed bumps, etc could be a solution to deter unwanted traffic from using Byrondale and that these methods have proven to be effective in other instances. I always felt safer coming home by way of Elm as there is not much room to get over to make the turn on Benton from Wayzata Blvd. There are times when two or three cars are turning onto Benton and there is very little room for the second and third cars to get over and out of the fast moving traffic. Just a matter of time before someone gets rear-

Attachment E

ended. Then there are the cars in the left lane to go down Superior and at the last second realize they are in the wrong lane and they quickly swerve over into the right lane to go up Wayzata Blvd - also an accident waiting to happen. There have occasionally been times after a heavy snowfall when I have had trouble getting up the hill - never had that problem coming through Elm. It was so much easier and safer before when some of us used Elm. Now there is more congestion coming and going. I am puzzled by the closing of Elm and the resistance to opening Byrondale to Benton as the fire chief, police chief and city engineer have all said there should be two access points for emergency and neighborhood use. It seems to me that should trump all else. They are looking out for our safety. We sit in a very busy spot and would benefit greatly from having a second access restored.

Thank you for your consideration.

Lisa Jarosh
141 Benton Ave
952-473-5065

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 17, 2014**

AGENDA ITEM 1. Call to Order, Roll Call and Approval of Minutes.

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

Present at roll call were Commissioners: Vanderheyden, Pearson, Gonzalez, Gnos, Ramy, Tyacke, and Iverson. City Planner Gadow and City Attorney David Schelzel were also present.

Chair Gonzalez stated the minutes to be reviewed are from November 3, 2014.

Commissioner Tyacke stated on page 1, line 17 there was a typo and line 42 the third word should be "sightings". On page 2, line 4, "residents" should be changed to "resident's", line 23 "Excel" should be "Xcel", and line 37 the fourth word should be "thought". On page 3, line 9 change to "bring forward", line 11 the word turbines is misspelled, and line 13 change "dependant" to "dependent".

Commissioner Pearson stated on page 3, lines 7-9 should be changed because what he meant to say was "the question of when turbines would not be something the City would face going forward."

Commissioner Pearson made a motion, Seconded by Commissioner Tyacke, to approve the November 3, 2014 minutes as amended. The motion carried 6-ayes; 1-abstain (Iverson)

AGENDA ITEM 2. REGULAR AGENDA PUBLIC HEARING ITEMS:

a. 165 and 213 Central Avenue North, and 1015 Cross Street – Property Resources Corporation

i. Concurrent Preliminary/Final Plat for a six (6) Lot Subdivision

ii. Concept/General Plan Planned Unit Development (PUD)

City Planner Gadow stated Crossdale Development LLC submitted an application for a concurrent preliminary and final plat subdivision and concept/general plan PUD for a six (6) lot subdivision. He reviewed the Staff reports including previous discussions regarding the project, the landscaping plan, the home designs and layouts, and the access to the property.

Commissioner Pearson clarified previous discussions had been about the access being private versus public. In order to have a private street access the Commission had to determine that the Applicant was being denied reasonable use of the property, but with the PUD process this would no longer be a necessary finding.

City Planner Gadow stated private roadways would be allowed in a PUD.

Commissioner Pearson asked who would be responsible for clearing the trail.

1
2 City Planner Gadow stated the road would have a drainage and utility easement and a public
3 access easement over that and the trail would be dedicated to the City so the City would own
4 that. Staff would work with Public Works for the best way to clear snow.

5
6 Ms. Jennifer Haskamp, 246 S. Albert Street, Suite 2A, St. Paul, stated the trail would be an
7 amenity to the whole community and they would be willing to work with the City to determine
8 the best way to ensure that it stays cleared.

9
10 Commissioner Ramy asked if the trail would be in lieu of a park dedication fee.

11
12 City Planner Gadow stated the dedication of the trail would meet the park dedication
13 requirements.

14
15 Commissioner Tyacke asked if the number of trees being planted would be sufficient to replace
16 the amount of trees being removed.

17
18 City Planner Gadow stated the Applicant is planting 34 trees and this would be sufficient to
19 replace what is being proposed to be removed.

20
21 Commissioner Iverson asked about the fence that went along Central Avenue.

22
23 Ms. Haskamp stated they would be proposing a 6-foot staggered fence that would integrate
24 vegetation and plantings on both sides so that there would not be a solid wall along this section.
25 A Home Owner's Association would be necessary as part of this proposal to ensure that this
26 edge is kept well-manicured and in good repair. There would also be an opening where the trail
27 would connect to the neighborhood.

28
29 Chair Gonzalez asked Staff to review the City's Fence Ordinance to be sure that a 6-foot fence
30 would be allowed on these properties since they are on a public street.

31
32 Commissioner Ramy asked if the City could specify the requirements that would be contained in
33 the covenants for the Home Owner's Association.

34
35 City Planner Gadow stated the City could not dictate the terms of the covenants but they can
36 offer guidance and suggestions.

37
38 Commissioner Iverson stated there are significant trees on the property that are not included on
39 the landscape plan. She stated she would want to see a true and accurate rendering of the
40 property with all the trees and the location of the home.

41
42 Ms. Haskamp stated the intent was to show everything on the site and to preserve as many trees
43 as possible along with bringing in new trees.

44
45 Commissioner Tyacke stated the PUD Ordinance has a section on roadways and it indicates a
46 roadway with a PUD must conform to the design standards of the Wayzata Subdivision

1 Ordinance unless otherwise approved by the Council. He asked if the proposed roadway
2 complies with the Subdivision Ordinance or if they were relying on the Council to approve the
3 roadway.

4
5 City Planner Gadow stated the roadway would meet the State Fire Code requirements, but would
6 need Council approval for the smaller roadway. The width is proposed to be approximately 26-
7 feet at the parking bump out area and 20-feet wide the remaining length. The design standard for
8 a public street is 26-feet wide.

9
10 Ms. Haskamp stated some of the problems with the original design had been the proposed road
11 connection so they decided to look at a cul-de-sac design. They were trying to find a design that
12 would work with the current surface water drainage and to keep the total amount of impervious
13 surface as low as possible. She explained there would also be 50-feet of dedicated area outside
14 of the roadway for snow storage.

15
16 Commissioner Ramy asked how many cars could park in the separate parking area.

17
18 Ms. Haskamp stated this would depend on the parking abilities of the individuals and the size of
19 the vehicles.

20
21 Chair Gonzalez stated the Commission had received an email from a resident to the west of Lot
22 6. They are concerned that the height of the homes on Lot 5 and Lot 6 would encroach on their
23 privacy. She asked if it would be possible to move the house pads closer to the proposed
24 roadway in order to leave more space between the homes.

25
26 Ms. Haskamp stated they could review the setbacks and they could also look at additional
27 screening in this area as well as adjusting the roof lines for the homes on these lots.

28
29 Chair Gonzalez stated there was pipe located on Lot 1. She would like to have this identified
30 and steps identified to address this. She asked how the construction equipment would access the
31 site if it were approved.

32
33 Ms. Haskamp explained the construction equipment would access the property off Byrondale.

34
35 Commissioner Tyacke asked if there were any boundary disputes with Lot 1 and the house to the
36 north.

37
38 Ms. Haskamp explained they were currently working with the resident to determine the best
39 solution. The resident has a fence that has been built in Lot 1.

40
41 Chair Gonzalez stated grading and fill would affect the trees and she wanted to be sure that the
42 trees being preserved would survive. She asked how many trees would be removed.

43
44 Ms. Haskamp stated they would be removing 11 trees and preserving 15 others. There are also
45 several trees on the property that are diseased and would be removed. They are planning to
46 repopulate the property by planting an additional 34 trees.

1
2 Chair Gonzalez opened the public hearing at 7:44 p.m.
3

4 Ms. Joann Birkholz, 140 Benton Avenue, Wayzata, thanked the Commission and the Applicant
5 for working with the neighborhoods to address their concerns and she would support the current
6 proposal.
7

8 Chair Gonzalez closed the public hearing at 7:46 p.m.
9

10 Chair Gonzalez stated the Commission had received an email expressing concerns about having
11 only one access on Benton Avenue and the safety issues that the slope in the street creates. She
12 asked if the Council had considered this access.
13

14 City Planner Gadow explained the City Council had not looked at a second access to Benton
15 Avenue.
16

17 Commissioner Gnos stated the Applicant had listened to the neighbors and the Commission and
18 found a layout that would work. He stated he would like to see additional evergreen trees on Lot
19 5 and Lot 6 to screen these homes from existing homes.
20

21 Commissioner Ramy stated the density does fit the zoning but he does have concerns about the
22 non-standard roadway.
23

24 Commissioner Iverson stated she would want to review the landscape plan to ensure everything
25 was correctly surveyed. She expressed concerns about the appearance, scale, mass, proportion
26 and scale of the roof lines for the homes on Lot 5 and Lot 6. She does not feel they would be
27 proportionately fitting. She asked how the setbacks would be affected if the roadway was 26-
28 feet wide.
29

30 Ms. Haskamp stated if the roadway was required to be 26-feet wide then they would not propose
31 a cul-de-sac design but would move forward with a through street concept and the lots would
32 meet all the setback and hard surface area requirements.
33

34 Commissioner Tyacke stated these lots meet the Zoning requirements for size and the cul-de-sac
35 design would make this a nice neighborhood. The 20-foot wide roadway does match the
36 character of the Byrondale approach and the County did review the roadway access plan and
37 found no problems with the proposed traffic flow.
38

39 Commission Pearson stated he found this design to be a good solution for the City, the
40 Applicant, and the neighborhoods.
41

42 Commissioner Vanderheyden recommended the City review the language in the PUD Ordinance
43 and the Subdivision Ordinance in regards to allowable road width.
44

45 Chair Gonzalez stated the PUD should be used to preserve something in exchange for making
46 some exceptions and she does not believe this is the ideal property for a PUD. The proposed

development does not meet the affordable housing requirements of the Comprehensive Plan. The Comp Plan states Tier 1 residential policy is to protect residential neighborhoods from encroachment or intrusion by higher density. She stated the Fence Ordinance would need to be reviewed as well to verify the height requirements for the fence along Central Avenue and she expressed concerns about the construction traffic on Byrondale.

Commissioner Ramy asked if the City would be setting a precedent of using the PUD process to avoid a variance.

City Attorney David Schelzel stated the PUD by definition was a device to be used by the City to vary from very strict standards in the zoning ordinances when there was a development that warranted it. If the Commission feels strongly about the development then they can direct Staff to prepare a draft report and recommendations which would review the PUD standards and provide findings for the Commission to approve at their next meeting.

Chair Gonzalez stated she would not be in support of this Application because of the impact to the trees, the large amount of grading and filling, the impact of the construction equipment on the neighborhoods and it does not meet the spirit of the City's Comp Plan.

Commissioner Tyacke made a motion, Seconded by Commissioner Pearson to direct Staff to prepare a Planning Commission Report and Recommendation with the appropriate findings and additional conditions to include a review of the Fence Ordinance, the addition of a snow storage easement, include an accurate tree survey and modification to the homes and building pads for Lot 5 and Lot 6 as discussed, reflecting a recommendation of approval on the Application for review and adoption at the next Planning Commission meeting. The motion carried 5-ayes; 2-Nays (Gonzalez and Iverson)

City Planner Gadow stated this would be back to the Planning Commission on December 1 and presented to the City Council on December 2.

The Planning Commission recessed at 8:04 p.m.

The Planning Commission reconvened at 8:06 p.m.

**b. 151 Westwood Lane – White Birch Properties and Development Group
(Continued from September 15th meeting)**

i. Concurrent Preliminary/Final Plat for a three (3) Lot Subdivision

City Planner Gadow stated the Planning Commission had reviewed this Application in September. After the conclusion of the public hearing the Commission had directed Staff to work with the Applicant to provide additional information. He reviewed the Staff reports including a letter from the State Archeologist, possible solutions for precluding future lots to the north from using the new roadway and alternate street designs.

Commissioner Pearson asked if the one-lane design for the roadway preserved more trees than the two-lane design.



WAYZATA PLANNING COMMISSION

December 1, 2014

**REPORT AND RECOMMENDATION OF APPROVAL OF CONCURRENT
PRELIMINARY AND FINAL PLAT, CONCEPT/GENERAL PLAN PUD AND REZONING
AT 165 AND 213 CENTRAL AVENUE NORTH AND 1015 CROSS STREET**

DRAFT

SUMMARY OF RECOMMENDATIONS

1. Approval* of Concurrent Preliminary and Final Plat for Six (6) Lot Subdivision
2. Approval* of Concept/General Plan PUD
3. Approval* of Rezoning to PUD District

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

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. Crossdale Development LLC (the "Applicant") has submitted an application for a PUD and six (6) lot subdivision (the "Application") at 165 Central Ave N, 213 Central Ave N, and 1015 Cross St (collectively, the "Property"). The proposed six (6) new single family residences on the Property meet the requirements of the R-3A Zoning District (the "Project"). An earlier version of the Project contemplated a private access to the proposed lots that connected Cross St and Byrondale Ave N. Based on feedback of the Planning Commission and the City Council during workshops on August 6th and September 15th, the Applicant has revised its plans to incorporate private access (with a public access easement) from Byrondale Ave N, terminating in a cul-de-sac within the interior of the Property, without any connection to Cross St, Wooddale Ave or Benton Ave from the proposed development. In addition, the Project includes a six foot (6 ft) publicly accessible, non-motorized trail connecting the neighborhood to a future trail on Central Ave N.
- 1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following items:

- A. Concurrent Preliminary and Final Plat for Six (6) Lot Subdivision of the Property (the “Proposed Subdivision”)
- B. Concept/General Plan PUD for the Property (the “Proposed PUD”)
- C. Rezoning of the Property from R3-A to PUD District (the “Zoning Amendment”)

- 1.3 Property. The property identification numbers and owners of the parcels comprising the Property are:

165 Central Ave N	06-117-22-14-0007	122 nd Street Land Company
213 Central Ave N	06-117-22-14-0013	Property Resources Corporation
1015 Cross Street	06-117-22-14-0014	B E & M M Gongoll

- 1.4 Land Use. The Property is located within the R-3A Single and Two Family Residential District, as defined in Section 801.55 of the Wayzata Zoning Ordinance. The Property is guided for Low Density Single Family Residential in the Wayzata Comprehensive Plan.
- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on November 6, 2014. A copy of the notice was mailed to all property owners located with 350 feet of the Property on November 7, 2014. The required public hearing was held at the November 17, 2014 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Preliminary and Final Plat Subdivision. Chapter 805 of the Wayzata City Code, (the “Subdivision Ordinance”) sets forth the procedure and substantive review criteria for applications for a subdivision. Before any plat can be recorded or of any validity, it must be referred to the City Planning Commission and approved by the City Council as having fulfilled the requirements of the Subdivision Ordinance. Section 805.15 of the Wayzata Subdivision Ordinance allows the City to review a proposed preliminary and final plat simultaneously.
- A. Goals. Under Section 805.2.b of the Subdivision Ordinance, subdivisions approved under the Subdivision Ordinance must be guided by the following:
 1. Preserve and enhance Wayzata’s “small town” character (Comprehensive Plan).
 2. Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).

3. Provide a balanced housing supply available for all people no matter their income, age, race or ethnicity (Comprehensive Plan).
 4. Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).
 5. Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).
- B. Criteria for Approval. Under Section 805.14.e of the Subdivision Ordinance, the Planning Commission must consider the possible adverse effects of a preliminary plat and report its findings and recommendation to City Council. Its judgment must 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 relevant performance standards.
 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.
- C. Concurrent Preliminary/Final Plat. Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously.
- D. Parkland Dedication Fee. Section 805.37 of the Subdivision Ordinance requires a parkland dedication contribution for new single family lots at the time of recording of the Final Plat.
- 2.2 Planned Unit Developments (PUDs).
- A. Intent and Purpose of PUDs. The PUD process, outlined in Section 801.33 of the Zoning Ordinance, allows deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., for the purpose of encouraging:
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.
- B. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of any PUD application. These are:
1. Health Safety and Welfare; 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.
 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 801.33.2.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 801.33.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.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.

C. Residential Area PUD Standards. Section 801.33.3 sets forth area standards for PUDs which have a residential component. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.

D. Simultaneous Concept and General Plans. In cases of single stage PUDs or for projects of limited size and scope, the applicant may, at the discretion of the Zoning Administrator, submit the General Plan of Development for the proposed PUD simultaneously with the submission of a Concept Plan. The Planning Commission and City Council shall consider such plans simultaneously and shall grant or deny a General Plan of Development in accordance with the provisions of the PUD Ordinance.

- 2.3 Zoning Amendments. Under the City's Zoning Ordinance, the City Council acts on any proposed amendment upon receiving the report and recommendation of the Planning Commission. Section 801.03.2. In considering a proposed amendment to the Zoning Ordinance, the Planning Commission shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

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

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment presented at the hearing, and Wayzata's Zoning Ordinance and Subdivision Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact with respect to: (1) Proposed Subdivision; (2) Proposed PUD; and (3) Zoning Amendment:

3.1 Proposed Subdivision.

- A. Goals. The Proposed Subdivision is consistent with the goals of the Subdivision Ordinance, including a recognition of adjacent existing neighborhoods and commercial areas; providing additional housing supply for the mix of available housing in the City; and supporting a pedestrian environment at a human, not automotive scale, with the incorporation of a walkway connecting the Project and adjacent existing neighborhoods and commercial areas.
- B. Criteria for Approval.
 - 1. The Project associated with the Proposed Subdivision is consistent with the Wayzata Comprehensive Plan. The proposed Subdivision conforms with the residential guidance of the Comp Plan for this area.
 - 2. The building pads associated with the Project ("Proposed Building Pads") would not negatively impact any sensitive areas.

3. The Proposed Building Pads have been selected and located with respect to natural topography to minimize filling or grading, though the Commission would recommend certain conditions be attached to approval to minimize the impact of construction and the development on the adjacent neighborhood.
4. Existing significant trees would be retained where possible on the Property. As part of the Project, there would be a net reduction of eleven (11) trees on the entire site but thirty four (34) additional trees would be planted to offset this reduction.
5. The Proposed Subdivision would not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas as it would be consistent with the surrounding area.
6. The design of the lots, the proposed building pads, and the site layout of the Proposed Subdivision responds to and is reflective of the surrounding lots and neighborhood character. The Commission would recommend that a condition be attached to approval to minimize the visual impact and screen the adjacent residential properties from the development occurring on Lot 6, as depicted in the surveys provided with the Application.
7. The lot sizes that result from the Proposed Subdivision would not be dissimilar from adjacent lots or lots found in the surrounding neighborhood. The proposed lots conform with and exceed the R-3A District and Comprehensive Plan minimums for lot area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the buildings for the new residential lots created by the Proposed Subdivision is not known at this time but the plans provided with the Application appear to be similar to the characteristics and quality of existing development in the City and neighborhood. Further review and approval of the building plans for the residential lots within the Subdivision should be required as a condition of approval to ensure similarity to the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8 and 805.14.E.9.
9. The proposed lot layout and Proposed Building Pads of the Proposed Subdivision would conform will all relevant performance standards. The proposed lot layout for the six residential lots meets the performance requirements of R-3A District.

10. The Proposed Subdivision is not likely to tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
 11. The Proposed Subdivision would be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.
- C. Parkland Dedication. The proposed Project includes the dedication of approximately 4,050 SF of land for the purposes of a publicly accessible, non-motorized trail, as depicted on the Applicant's Preliminary Plat. The dedication of this land for a public trail is sufficient to meet the required ten percent (10%) parkland land dedication under Section 805.37.H. of the Subdivision Ordinance.
- 3.2 Proposed PUD.
- A. Intent and Purpose of PUDs. The Proposed PUD conforms with the overall intent and purpose of a PUD as outlined in Section 33 of the Zoning Ordinance.
- B. General Standards. The Proposed PUD satisfies all of the fourteen general standards listed in Section 801. 33.2.A and in Section 2.2 of this Resolution.
1. Health Safety and Welfare; Intent and Purpose of PUDs. The Proposed PUD would have not have a negative effect on the health, safety and welfare of residents of the community and the surrounding area. The Proposed PUD conforms with the overall intent and purpose of Section 33 of the PUD Ordinance.
 2. Ownership. The Applicant owns, or at the time of final approval will own, all of the property to be included in the Proposed PUD.
 3. Comprehensive Plan Consistency. The Proposed PUD is consistent with the City's Comprehensive Plan as noted elsewhere in this Report.
 4. Sanitary Sewer Plan Consistency. The Proposed PUD is consistent with the City's Sanitary Sewer Plan.
 5. Common Open Space. Proposed PUD will provide common public open space through a public walkway that is sufficient enough to meet the minimum requirements established in the Comprehensive Plan. As a condition of approval, provisions shall be in place to assure the continued operation and maintenance of such.

6. Operating and Maintenance Requirements. As a condition of approval, the PUD plan for the Proposed PUD must contain provisions to assure the continued operation and maintenance of open space and service facilities to a predetermined reasonable standard, and the common private or public open space and service facilities within the Proposed PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 801.33.2.A.6.c are met.
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 Proposed PUD meets the density standards for the current zoning and is consistent with the Comprehensive Plan. The Project density is 3.84 lots per acre, which is within the one (1) to four (4) homes per acre or less guidance for the Low Density Single Family Residential land use category.
9. Utilities. Under the General Plan for the Proposed PUD, all utilities associated with Proposed PUD shall be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. Under the General Plan for the Proposed PUD, all utilities associated with proposed PUD meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. The City Council, as part of a PUD, can approve different roadway design standards, which are warranted and appropriate for this Project. The proposed roadway and associated cul-de-sac are designed to be less than City standards to match the existing character of roadways in the adjacent area, including the Byrondale cul-de-sac. The proposed roadway design also reduces the amount of impervious surface on the site. The Wayzata Fire Department has reviewed the proposed roadway and cul-de-sac design and has determined it meets their needs for emergency vehicle access. Based on the forgoing, the Planning Commission finds that the roadway standards for the Project are reasonable and would promote the health, safety, and welfare in the PUD and surrounding area.

12. Landscaping. All landscaping associated with the Proposed PUD will be according to a detailed plan and take into account the natural features of Property, the architectural characteristics of the proposed residences and the overall scheme of the PUD plan.
 13. Setbacks. The front, rear and side yard restrictions on the periphery of the Proposed PUD meet the applicable setback requirements in the R-3A District.
 14. Height. The building heights within the Proposed PUD meet the applicable height standards in the R-3A District.
- C. Residential Area PUD Standards. The Proposed PUD meets the standards of Section 801.33.3 for PUDs with a residential component, as except as noted above.
- D. Parkland Dedication. The proposed Project includes the dedication of approximately 4,050 SF of land for the purposes of a publicly accessible, non-motorized trail, as depicted on the Applicant's Preliminary Plat. The dedication of this land for a public trail is sufficient to meet the required ten percent (10%) parkland land dedication under Section 805.37.H. of the Subdivision Ordinance.
- 3.3 Zoning Amendment. The Planning Commission has considered the possible adverse effects of the Zoning Amendment and finds as follows:
- A. The Zoning Amendment does not contravene the specific policies and provisions of the official City Comprehensive Plan as they apply to the Property.
 - B. The proposed residential use for the Property is in conformity with present and future land uses of the area.
 - C. The proposed residential use of the Property is in conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).
 - D. The proposed residential use's effect on the area in which it is proposed would be generally compatible with the neighborhood and surrounding uses.
 - E. The proposed residential use is not likely to have a negative impact upon property value in the area in which it is proposed.
 - F. The capabilities of the streets serving the Property should be sufficient for the traffic generated by the proposed residential use.

- G. Existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity should be sufficient for the proposed residential use.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends approval of the (1) Proposed Subdivision; (2) the Proposed PUD; and (3) Zoning Amendment, subject to the following conditions:

- A. Staff confirms the accuracy of the landscaping plans submitted by the Applicant.
- B. Staff confirms that the proposed fencing within the PUD along Central Avenue complies with City Code.
- C. The Applicant enter into a Development Agreement with the City regarding the ongoing maintenance of the fencing, the public and private walkways, the roadways, the parking and any other shared amenities within the PUD, and record such agreement with Hennepin County.
- D. A snow storage easement be recorded over all of the Property that meets with the approval of the City Engineer for the temporary storage of snow cleared from parking, driving and walking areas within the PUD.
- E. The Applicant shall construct the residences according to the designs presented with the Application materials, and shall obtain City approval that the final building plans for each residential lot within the PUD is compatible with the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8 and 805.14.E.9.
- F. The Applicant with take all steps that City Staff deems appropriate to minimize the impact of construction on the adjacent neighborhood.
- G. The Applicant add tree plantings and other landscaping to minimize the visual impact on adjacent residential properties from the development occurring on Lot 6, as depicted in the surveys provided with the Application.
- H. All comments of City Staff outlined in the Planning Report on the Application dated November 17, 2014 shall be incorporated into the PUD as specified in such comments and further directed by such staff.
- I. The Applicant secure all necessary building permits for construction, and all laws and regulations applicable to the Project.

Attachment G

- J. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred be fully reimbursed by the Applicant.
- K. The Applicant dedicate the required parkland dedication land amount for a publicly accessible trail, as required under Section 805.37.H of the Subdivision Ordinance, at the time that the Final Plat is recorded.
- L. The Applicant records the Final Plat document with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7, and provide a recorded copy to the City.

Adopted by the Wayzata Planning Commission this 1st day of December 2014.

Voting In Favor:
Voting Against:
Abstaining:

Chair, Planning Commission

000043/480049/1994786_1

RESOLUTION NO. 38-2014

RESOLUTION APPROVING AN APPLICATION FOR CONCURRENT PRELIMINARY
AND FINAL PLAT SUBDIVISION, CONCEPT/GENERAL PLAN PUD AND
REZONING AT 165 AND 213 CENTRAL AVENUE NORTH AND 1015 CROSS
STREET

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

Section 1. BACKGROUND

- 1.1 Project. Crossdale Development LLC (the “Applicant”) has submitted an application for a PUD and six (6) lot subdivision (the “Application”) at 165 Central Ave N, 213 Central Ave N, and 1015 Cross St (collectively, the “Property”). The proposed six (6) new single family residences on the Property meet the requirements of the R-3A Zoning District (the “Project”). An earlier version of the Project contemplated a private access to the proposed lots that connected Cross St and Byrondale Ave N. Based on feedback of the Planning Commission and the City Council during workshops on August 6th and September 15th, the Applicant has revised its plans to incorporate private access (with a public access easement) from Byrondale Ave N, terminating in a cul-de-sac within the interior of the Property, without any connection to Cross St, Wooddale Ave or Benton Ave from the proposed development. In addition, the Project includes a six foot (6 ft) publicly accessible, non-motorized trail connecting the neighborhood to a future trail on Central Ave N.
- 1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following items:
- A. Concurrent Preliminary and Final Plat for Six (6) Lot Subdivision of the Property (the “Proposed Subdivision”)
 - B. Concept/General Plan PUD for the Property (the “Proposed PUD”)
 - C. Rezoning of the Property from R3-A to PUD District (the “Zoning Amendment”)
- 1.3 Property. The property identification numbers and owners of the parcels comprising the Property are:

165 Central Ave N	06-117-22-14-0007	122 nd Street Land Company
213 Central Ave N	06-117-22-14-0013	Property Resources Corporation
1015 Cross Street	06-117-22-14-0014	B E & M M Gongoll

- 1.4 Land Use. The Property is located within the R-3A Single and Two Family Residential District, as defined in Section 801.55 of the Wayzata Zoning Ordinance. The Property is guided for Low Density Single Family Residential in the Wayzata Comprehensive Plan.
- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on November 6, 2014. A copy of the notice was mailed to all property owners located with 350 feet of the Property on November 7, 2014. The required public hearing was held at the November 17, 2014 Planning Commission meeting.
- 1.6 Planning Commission Action. Planning Commission Action Summary
A Public Hearing on the Application was held at the Planning Commission's November 17, 2014 meeting at which one (1) individual spoke in favor of the Project. The Planning Commission directed staff to prepare a *Planning Commission Report and Recommendation* recommending approval of the Application on a vote of five (5) in favor and two (2) opposed. The Planning Commission adopted a *Planning Commission Report and Recommendation* recommending approval of the Application on December 1, 2014 on a vote of ___ in favor, ___ opposed.

Section 2. STANDARDS

- 2.1 Preliminary and Final Plat Subdivision. Chapter 805 of the Wayzata City Code, (the "Subdivision Ordinance") sets forth the procedure and substantive review criteria for applications for a subdivision. Before any plat can be recorded or of any validity, it must be referred to the City Planning Commission and approved by the City Council as having fulfilled the requirements of the Subdivision Ordinance. Section 805.15 of the Wayzata Subdivision Ordinance allows the City to review a proposed preliminary and final plat simultaneously.
 - A. Goals. Under Section 805.2.b of the Subdivision Ordinance, subdivisions approved under the Subdivision Ordinance must be guided by the following:
 1. Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).
 2. Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).
 3. Provide a balanced housing supply available for all people no matter their income, age, race or ethnicity (Comprehensive Plan).

4. Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).
 5. Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).
- B. Criteria for Approval. Under Section 805.14.e of the Subdivision Ordinance, the Planning Commission must consider the possible adverse effects of a preliminary plat and report its findings and recommendation to City Council. Its judgment must 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 relevant performance standards.
 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.
- C. Concurrent Preliminary/Final Plat. Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously.
- D. Parkland Dedication Fee. Section 805.37 of the Subdivision Ordinance requires a parkland dedication contribution for new single family lots at the time of recording of the Final Plat.

2.2 Planned Unit Developments (PUDs).

- A. Intent and Purpose of PUDs. The PUD process, outlined in Section 801.33 of the Zoning Ordinance, allows deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., for the purpose of encouraging:
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.
- B. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of any PUD application. These are:
1. Health Safety and Welfare; 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.
 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 801.33.2.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 801.33.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.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.
- C. Residential Area PUD Standards. Section 801.33.3 sets forth area standards for PUDs which have a residential component. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.
- D. Simultaneous Concept and General Plans. In cases of single stage PUDs or for projects of limited size and scope, the applicant may, at the discretion of the Zoning Administrator, submit the General Plan of Development for the proposed PUD simultaneously with the submission of a Concept Plan. The Planning Commission and City Council shall consider such plans simultaneously and shall grant or deny a General Plan of Development in accordance with the provisions of the PUD Ordinance.
- 2.3 Zoning Amendments. Under the City's Zoning Ordinance, the City Council acts on any proposed amendment upon receiving the report and recommendation of the Planning Commission. Section 801.03.2. In considering a proposed amendment to the Zoning Ordinance, the Planning Commission shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

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

Section 3. FINDINGS

The City Council of the City of Wayzata hereby confirms and memorializes that the Concurrent Preliminary and Final Plat, Concept/General Plan PUD, and Rezoning requested in the Application meet the applicable requirements of Wayzata's Zoning and Subdivision Ordinances, based upon the following findings of fact made on the record (as well as all Application materials, staff reports, public comment presented at the hearing, and the Recommendation of the Planning Commission):

3.1 Proposed Subdivision.

- A. Goals. The Proposed Subdivision is consistent with the goals of the Subdivision Ordinance, including a recognition of adjacent existing neighborhoods and commercial areas; providing additional housing supply for the mix of available housing in the City; and supporting a pedestrian environment at a human, not automotive scale, with the incorporation of a walkway connecting the Project and adjacent existing neighborhoods and commercial areas.
- B. Criteria for Approval.
 - 1. The Project associated with the Proposed Subdivision is consistent with the Wayzata Comprehensive Plan. The proposed Subdivision conforms with the residential guidance of the Comp Plan for this area.

2. The building pads associated with the Project ("Proposed Building Pads") would not negatively impact any sensitive areas.
3. The Proposed Building Pads have been selected and located with respect to natural topography to minimize filling or grading, though the Commission would recommend certain conditions be attached to approval to minimize the impact of construction and the development on the adjacent neighborhood.
4. Existing significant trees would be retained where possible on the Property. As part of the Project, there would be a net reduction of eleven (11) trees on the entire site but thirty four (34) additional trees would be planted to offset this reduction.
5. The Proposed Subdivision would not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas as it would be consistent with the surrounding area.
6. The design of the lots, the proposed building pads, and the site layout of the Proposed Subdivision responds to and is reflective of the surrounding lots and neighborhood character. The Commission would recommend that a condition be attached to approval to minimize the visual impact and screen the adjacent residential properties from the development occurring on Lot 6, as depicted in the surveys provided with the Application.
7. The lot sizes that result from the Proposed Subdivision would not be dissimilar from adjacent lots or lots found in the surrounding neighborhood. The proposed lots conform with and exceed the R-3A District and Comprehensive Plan minimums for lot area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the buildings for the new residential lots created by the Proposed Subdivision is not known at this time but the plans provided with the Application appear to be similar to the characteristics and quality of existing development in the City and neighborhood. Further review and approval of the building plans for the residential lots within the Subdivision should be required as a condition of approval to ensure similarity to the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8 and 805.14.E.9.

9. The proposed lot layout and Proposed Building Pads of the Proposed Subdivision would conform will all relevant performance standards. The proposed lot layout for the six residential lots meets the performance requirements of R-3A District.
 10. The Proposed Subdivision is not likely to tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
 11. The Proposed Subdivision would be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.
- C. Parkland Dedication. The proposed Project includes the dedication of approximately 4,050 SF of land for the purposes of a publicly accessible, non-motorized trail, as depicted on the Applicant's Preliminary Plat. The dedication of this land for a public trail is sufficient to meet the required ten percent (10%) parkland land dedication under Section 805.37.H. of the Subdivision Ordinance.

3.2 Proposed PUD.

- A. Intent and Purpose of PUDs. The Proposed PUD conforms with the overall intent and purpose of a PUD as outlined in Section 33 of the Zoning Ordinance.
- B. General Standards. The Proposed PUD satisfies all of the fourteen general standards listed in Section 801. 33.2.A and in Section 2.2 of this Resolution.
 1. Health Safety and Welfare; Intent and Purpose of PUDs. The Proposed PUD would have not have a negative effect on the health, safety and welfare of residents of the community and the surrounding area. The Proposed PUD conforms with the overall intent and purpose of Section 33 of the PUD Ordinance.
 2. Ownership. The Applicant owns, or at the time of final approval will own, all of the property to be included in the Proposed PUD.
 3. Comprehensive Plan Consistency. The Proposed PUD is consistent with the City's Comprehensive Plan as noted elsewhere in this Report.
 4. Sanitary Sewer Plan Consistency. The Proposed PUD is consistent with the City's Sanitary Sewer Plan.

5. Common Open Space. Proposed PUD will provide common public open space through a public walkway that is sufficient enough to meet the minimum requirements established in the Comprehensive Plan. As a condition of approval, provisions shall be in place to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. As a condition of approval, the PUD plan for the Proposed PUD must contain provisions to assure the continued operation and maintenance of open space and service facilities to a predetermined reasonable standard, and the common private or public open space and service facilities within the Proposed PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 801.33.2.A.6.c are met.
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 Proposed PUD meets the density standards for the current zoning and is consistent with the Comprehensive Plan. The Project density is 3.84 lots per acre, which is within the one (1) to four (4) homes per acre or less guidance for the Low Density Single Family Residential land use category.
9. Utilities. Under the General Plan for the Proposed PUD, all utilities associated with Proposed PUD shall be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. Under the General Plan for the Proposed PUD, all utilities associated with proposed PUD meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. The City Council, as part of a PUD, can approve different roadway design standards, which are warranted and appropriate for this Project. The proposed roadway and associated cul-de-sac are designed to be less than City standards to match the existing character of roadways in the adjacent area, including the Byrondale cul-de-sac. The proposed roadway design also reduces

the amount of impervious surface on the site. The Wayzata Fire Department has reviewed the proposed roadway and cul-de-sac design and has determined it meets their needs for emergency vehicle access. Based on the forgoing, the Planning Commission finds that the roadway standards for the Project are reasonable and would promote the health, safety, and welfare in the PUD and surrounding area.

12. Landscaping. All landscaping associated with the Proposed PUD will be according to a detailed plan and take into account the natural features of Property, the architectural characteristics of the proposed residences and the overall scheme of the PUD plan.
 13. Setbacks. The front, rear and side yard restrictions on the periphery of the Proposed PUD meet the applicable setback requirements in the R-3A District.
 14. Height. The building heights within the Proposed PUD meet the applicable height standards in the R-3A District.
- C. Residential Area PUD Standards. The Proposed PUD meets the standards of Section 801.33.3 for PUDs with a residential component, as except as noted above.
- D. Parkland Dedication. The proposed Project includes the dedication of approximately 4,050 SF of land for the purposes of a publicly accessible, non-motorized trail, as depicted on the Applicant's Preliminary Plat. The dedication of this land for a public trail is sufficient to meet the required ten percent (10%) parkland land dedication under Section 805.37.H. of the Subdivision Ordinance.
- 3.3 Zoning Amendment. The Planning Commission has considered the possible adverse effects of the Zoning Amendment and finds as follows:
- A. The Zoning Amendment does not contravene the specific policies and provisions of the official City Comprehensive Plan as they apply to the Property.
 - B. The proposed residential use for the Property is in conformity with present and future land uses of the area.
 - C. The proposed residential use of the Property is in conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).

- D. The proposed residential use's effect on the area in which it is proposed would be generally compatible with the neighborhood and surrounding uses.
- E. The proposed residential use is not likely to have a negative impact upon property value in the area in which it is proposed.
- F. The capabilities of the streets serving the Property should be sufficient for the traffic generated by the proposed residential use.
- G. Existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity should be sufficient for the proposed residential use.

Section 4. CITY COUNCIL ACTION

- 4.1 Based on the Findings in Section 3 of this Resolution, the requests for approval of the Concurrent Preliminary and Final Plat, Concept/General Plan PUD, and Rezoning as set forth in the Application and attached to this Resolution (Attachment A), is **APPROVED** subject to all of the following conditions (failure to comply with any one of these conditions shall result in the revocation of the approvals):
- A. Staff confirms the accuracy of the landscaping plans submitted by the Applicant.
 - B. Staff confirms that the proposed fencing within the PUD along Central Avenue complies with City Code.
 - C. The Applicant enter into a Development Agreement with the City regarding the ongoing maintenance of the fencing, the public and private walkways, the roadways, the parking and any other shared amenities within the PUD, and record such agreement with Hennepin County.
 - D. A snow storage easement be recorded over all of the Property that meets with the approval of the City Engineer for the temporary storage of snow cleared from parking, driving and walking areas within the PUD.
 - E. The Applicant shall construct the residences according to the designs presented with the Application materials, and shall obtain City approval that the final building plans for each residential lot within the PUD is compatible with the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8 and 805.14.E.9.
 - F. The Applicant with take all steps that City Staff deems appropriate to minimize the impact of construction on the adjacent neighborhood.

- G. The Applicant add tree plantings and other landscaping to minimize the visual impact on adjacent residential properties from the development occurring on Lot 6, as depicted in the surveys provided with the Application.
- H. All comments of City Staff outlined in the Planning Report on the Application dated November 17, 2014 shall be incorporated into the PUD as specified in such comments and further directed by such staff.
- I. The Applicant secure all necessary building permits for construction, and all laws and regulations applicable to the Project.
- J. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred be fully reimbursed by the Applicant.
- K. The Applicant dedicate the required parkland dedication land amount for a publicly accessible trail, as required under Section 805.37.H of the Subdivision Ordinance, at the time that the Final Plat is recorded.
- L. The Applicant records the Final Plat document with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7, and provide a recorded copy to the City.

Adopted by the Wayzata City Council this _____ day of December, 2014.

Mayor Ken Willcox

ATTEST:

City Manager Heidi Nelson

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on _____, 2014.

Becky Malone, Deputy City Clerk
SEAL

Attachment A

Preliminary/Final Plat Documentation

DRAFT



**Planning Report
Wayzata City Council
December 2, 2014**

Project Name: MacMillan Place
File Number: PR 2014-11
Applicant/Owner: White Birch Properties and Development Group
Address of Request: 151 Westwood Lane
Property ID #s: 01-117-23-13-0011
Prepared by: Bryan Gadow, City Planner
Planning Commission Review: September 15, 2014
City Council Review: December 2, 2014
120 Day Deadline: January 9, 2015

PROJECT SUMMARY

Section 1. Development Application

- 1.1. General. White Birch Properties and Development Group (the “Applicant”) has submitted a Development Application (the “Application”) requesting concurrent preliminary and final plat subdivision approval (the “Subdivision” or the “Preliminary/Final Plat”) for a new three (3) lot subdivision on the above-referenced 5.06 acre property (the “Project”). The Project would require the removal of the existing structure on the property and a subdivision of the parcel. Access to the Project would be thru a public road with a cul-de-sac designed to protect as many of the existing tree coverage as possible. Building plans for the new structures are not available at this time, so any approval recommendation should include a condition requiring the future owners to provide building plans for review by the Planning Commission and City Council prior to building permit submittal.

Along with the Development Application, the following plans are included with this Application as Attachment A:

- Existing Conditions Survey
- Preliminary Plat
- Final Plat
- Grading and Utility Plan
- Significant Tree Inventory Plan
- Hardcover Calculations

1.2 Project Location.

The proposed Subdivision would be built on property located south of Wayzata Blvd, and east of Hwy 12.

Map 1: Project Location.



The property identification numbers and owners for the Property involved in the proposed Application is as follows:

151 Westwood Lane	01-117-23-13-0011	White Birch Properties and Development Group
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1.3 Area Land Uses.

Uses in the general vicinity are entirely single family residential, with the majority guided for larger sized lots. The Project area is zoned R-1 (40,000 SF minimum lot sizes). To the northeast, the properties are guided R-2 Medium Density Single Family Residential (15,000 SF minimum lot size).

1.4 Previously Subdivision Proposal

In 2010, a previous owner of the Property submitted a joint subdivision application including the 151 Westwood Lane and 190 Westwood Lane properties for a four (4) lot subdivision. The previous proposal went through Planning Commission review, with the Commission recommending approval of the project 6-0. However, the previous owner withdrew the application before the City Council was able to complete their review and make a final determination on the proposal. This previous application is no longer active or under consideration.

1.5 Public Hearing Notice.

Zoning Ordinance Section 805.14 requires the Planning Commission to hold a public hearing on the Subdivision Application. The Notice of Public Hearing was published in the Sun Sailor on September 4, 2014. A copy of the Notice of Public Hearing was also mailed to all property owners located within 350 feet of the subject Property on September 5, 2014. The Public Hearing was held during the September 15, 2014 Planning Commission meeting. Additional public comment was received during the November 17, 2014 Planning Commission meeting.

- 1.6 Planning Commission Action. A Public Hearing on the Application was held at the Planning Commission's September 15, 2014 meeting at which the Planning Commission continued review of the Application and directed staff to work with the Applicant to provide additional information on the Application. The Planning Commission resumed their review of the Application at the November 17, 2014 meeting, and after receiving additional public comment, directed staff to prepare a *Planning Commission Report and Recommendation* recommending approval of the Application on a vote of four (4) in favor and three (3) opposed. The Planning Commission adopted a *Planning Commission Report and Recommendation* recommending approval of the Application on December 1, 2014 on a vote of __ in favor, __ opposed.

SECTION 2. ANALYSIS OF CURRENT DEVELOPMENT PROPOSAL

2.1 Lot Arrangement.

The Project would consist of 3 parcels, together totaling 5.06 acres. The lots would range between 49,480 SF and 50,540 SF. All of the lots proposed would exceed the R-1 District lot area minimum requirement of 40,000 SF.

Table 1: Proposed Lot Sizes

Lot	Lot Size (SF)
1	49,480
2	49,700
3	50,540
Average	49,907 SF

Table 2: Adjacent Lot Sizes

Address	Lot Size (SF)	Acres
121 Westwood Lane	47,660	1.09
125 Westwood Lane	48,090	1.1
139 Westwood Lane	130,127	2.99
172 Birch Lane	48,296	1.11
159 Westwood Lane	58,000	1.33
172 Westwood Lane	40,820	0.94
175 Westwood Lane	54,394	1.25
178 Westwood Lane	41,902	0.94
182 Westwood Lane	92,032	2.11
184 Westwood Lane	105,971	2.43
186 Westwood Lane	200,946	4.61
190 Westwood Lane	163,920	3.76

2.2 Housing Unit Density.

The Subdivision consists of 3 single-family homes on a 5.06 acre site. This yields a total project density of 1 dwelling unit per 1.68 acres, which meets the density requirements of the One Acre Single Family Residential guidance in the Comprehensive Plan.

2.3 Zoning.

The Property is located in the R-1, Low Density Single Family District. The R-1 District prescribes minimum design criteria for the creation of lots and platting of land. The following minimum standards for the R-1 District apply to this Preliminary/Final Plat:

Table 4: R-1 Zoning District Requirements

R-1 District	Standard
Minimum Lot Area	40,000 square feet
Minimum Lot Width	150 feet
Minimum Lot Depth	150 feet
Front Yard Setback (min.)	45 feet
Side Yard Setback (min.)	20 feet
Rear Yard Setback (min.)	50 feet
Lot Coverage	15%
Impervious Surface	25%

As shown on the submitted Plat, the proposed division would result in three (3) buildable parcels that would meet minimum standards of the R-1 District and therefore would be conforming lots.

Table 5: Proposed Development Plan

	Lot 1	Lot 2	Lot 3
Lot Area	49,480 SF	49,700 SF	50,540 SF
Lot Width	150 ft	150 ft	150 ft
Lot Depth	226 ft	313 ft	185 ft
Front Yard Setback	45 ft	45 ft	45 ft
Side Yard Setback	20 ft	20 ft	20 ft
Rear Yard Setback	160 ft	240 ft	330 ft
Proposed Lot Coverage	10.1% (5,000 SF)	9.1% (4,500 SF)	12.9% (6,529 SF)
Proposed Hardcover	13.1% (6,477 SF)	11.9% (5,907 SF)	17.1% (8,635 SF)

Building plans are not provided at this time. The owners are subdividing the lots and any future owners would need to provide building plans for review by the Planning Commission and City Council prior to applying for a building permit. The Applicant has provided example building pads to highlight potential locations for future residential structures. All residential structures would need to conform to applicable setback, lot coverage, and hardcover requirements.

2.4 Access to Project.

The Project proposes a public road (including curb and gutter) with a cul-de-sac to access the Property. The cul-de-sac is designed to allow one way access around the turnaround and to preserve the existing rows of spruce trees that are at the entrance to the Property. The proposed public road with cul-de-sac turnaround meets the City's Fire Department requirements for emergency vehicle access. The right of way for the proposed road is designed to incorporate the existing rows of spruce trees and provide space for a rain garden to capture stormwater from the new roadway. The Applicant and the City would enter into an easement agreement to allow the homeowner's association to maintain the existing spruce trees and rain garden on the public right of way. Further discussion with the Applicant will be necessary regarding an agreement for the on-going maintenance of the roadway.

At the September 15, 2014 Planning Commission meeting, Commission expressed some concern with the dual one-way in and out roadway configuration as it created additional hardcover on the site. The Commission asked the Applicant to review an alternative scenario for the roadway which would reduce the amount of pavement necessary. The Applicant's surveyor has provided an alternative (Attachment B) which only has one lane into the Property, but is sized to meet City requirements and allow two way access into the site. The two lane concept has 20,120 SF of pavement, while the one lane alternative has 16,880 SF of pavement. As part of their *Planning Commission Report and Recommendation*, the Commission recommends that the two-way road design (Attachment B) be the roadway configuration utilized for the Project.

2.5 Tree Inventory.

The Application materials include a tree inventory of the Property, which shows a total of 340 significant trees on the property having a minimum diameter of 6 inches. The property includes a wide variety of species: Maple, Box Elder, Oak, Elm, Cedar, Pine, and Spruce.

The amount of trees proposed to be removed for the Project is:

Portion of Site	Number of Trees Proposed for Removal
Lot 1	4
Lot 2	7
Lot 3	25
Roadway Related	13
Total	49 trees (out of 340) or 14.4%

The amount of trees to be removed for the proposed subdivision is 49 trees, or 14.4% of the site.

2.6 Past Burial Site on the Property.

Recently, it was brought to staff's attention that there potentially is or was a burial site on the Property. Below is the information provided to staff by a resident:

The MacMillan Burial Site (21HE98) was discovered during construction of an addition to the Duncan MacMillan residence on Westwood Lane, Wayzata in 1964. The site was excavated by amateur archeologists. Human remains representing 33 individuals were recovered from the site. No known individuals were identified. A flint projectile was also excavated.

University of Minnesota graduate students under the direction of the State Archaeologist excavated the burial pit which proved to be Kathio focus and which probably was central burial pit under mound. The name "Kathio" is actually a corruption of "Izatys", a name the Mdewakanton Sioux people gave themselves.

Staff contacted the State Archeologist's Office to gather additional information regarding whether a burial site exists on the Property. The State Archeologist indicated that all of the objects were excavated during the 1964 construction, and there is no recorded burial mound at the Property. The State Archeologist has visited the site to conduct a field evaluation, and provided the attached letter regarding their analysis (Attachment C).

2.7 Stormwater Treatment.

The Applicant has proposed two rain garden areas in the proposed outlot to address stormwater runoff from the proposed new road. The smaller rain garden at the northeastern corner of the entrance to the property is 1,400 SF. The larger pond in the interior of the site is 3,300 SF under the two separate lane roadway option, and 2,900 SF under the one lane alternative. Combined, the ponds have a total volume of 8,700 cubic feet (CF) under the two lane option, and approximately 6,500 CF under the one lane alternative. The City Engineer has reviewed the proposed rain garden volumes, and concurs that they are properly sized to capture the water runoff for the proposed roadway.

Section 3. **Applicable Code Provisions for Review**

3.1 Subdivision Ordinance

Section 805.14(e) provides criteria for the Planning Commission to evaluate when reviewing a Preliminary Plat. In this review, the Planning Commission should determine if the proposed subdivision would have an adverse impact on the site or surrounding area. The following are the factors from this section for consideration. Included is Staff's evaluation of each of the factors.

- A. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.

The proposed Subdivision conforms with low density development for this residential area. Lot sizes meet the 40,000 SF minimum of an R-1 area. The proposed subdivision would meet the one acre density guidance for the One Acre Single Family District.

- B. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.

The Applicant's submittal materials show that forty nine (49) trees will need to be removed as a result of the Project. The Planning Commission and City Council should comment on the amount of tree loss and preservation proposed as part of the Project.

- C. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.

The proposed building pads are located away from significant slopes on the Property. A grading plan was submitted as part of the Application and will need final approval by the City Engineer prior to any construction work so that land disruption is minimized.

- D. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.

The Applicant's submittal materials show that forty nine (49) trees will need to be removed as a result of the Project. The Planning Commission and City Council should comment on the amount of tree loss and preservation proposed as part of the Project.

- E. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.

The proposed lots conform with other lots in the immediate vicinity in terms of lot size.

- F. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.

The example building pads and their locations are similar to other larger lots in the immediate vicinity.

- G. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.

The proposed lot sizes are similar to those in the area. The proposed lot conforms to the R-1 District minimums for lot area.

- H. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.

Cannot comment at this time. The Applicant does not have building elevations available for the proposed three lots at this time. As a condition of any approval motion for this Application, the Planning Commission and City Council should consider requiring that the Applicant and/or future homeowner shall submit plans for review and approval by the Planning Commission and the City Council depicting architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the buildings proposed to demonstrate similarity to the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.e.8 and 805.14.e.9.

- I. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the

Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.

Not applicable, as the City does not have single family residential design standards.

- J. The proposed lot layout and building pads shall conform with all performance standards contained herein.

The proposed lot layouts meet the performance requirements of R-1 District in terms of lot area and dimensions.

- K. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.

The Subdivision would not be dissimilar from other larger lots in the neighborhood.

- L. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

The Project has access to City sanitary sewer and water services, and would not over-burden these systems. The utility plan has been reviewed by the Utility Supervisor in the Public Works Department, who found it acceptable with the following comments below.

- 3.2 Concurrent Preliminary/Final Plat. Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously. The final plat shall incorporate all changes, modifications, and revisions required by the City. Otherwise, it shall conform to the approved preliminary plat.
- 3.3 Parkland Dedication Fee. Section 805.37 of the Subdivision Ordinance requires a parkland dedication fee for new single family lots at the time of recording of the Final Plat. As part of the Final Plat of the Proposed Subdivision, the Applicant is dedicating an outlot of 49,520 SF, which is sufficiently sized to meet the required Parkland Dedication imposed by Section 805.37 of the Subdivision Ordinance.

Section 4. Staff Input

Staff has reviewed the proposal. Comments from each department are as follows.

4.1 City Engineer

- Stormwater treatment proposed? Should discuss opportunity for treatment of the proposed new roadway. [Note: The Applicant has proposed a rain garden within the proposed road to address water runoff].

4.2 Utility Superintendent

- Our files indicate that there may be a well on the site. The well should be verified and dealt with appropriately.
- The property has an existing water connection that will need to be abandoned at the

main. The existing service feeds through a meter adjacent to the driveway. This should be removed and pipes abandoned appropriately.

- Our Utility Department is verifying the location of the existing sewer service. This service should be abandoned at the property line.

4.3 City Planner

- As the Application does not include architectural plans for each of the new single family residences that would be built on the lots, the Applicant should be aware that the Planning Commission and City Council are likely to place a condition on any approval of the subdivision, such that any future owners of the lots would be required to submit the proposed building plans and landscaping plans for review and approval by the Planning Commission and City Council prior to any building permits being issued for the Property. *[Note: The Applicant is aware of this requirement].*

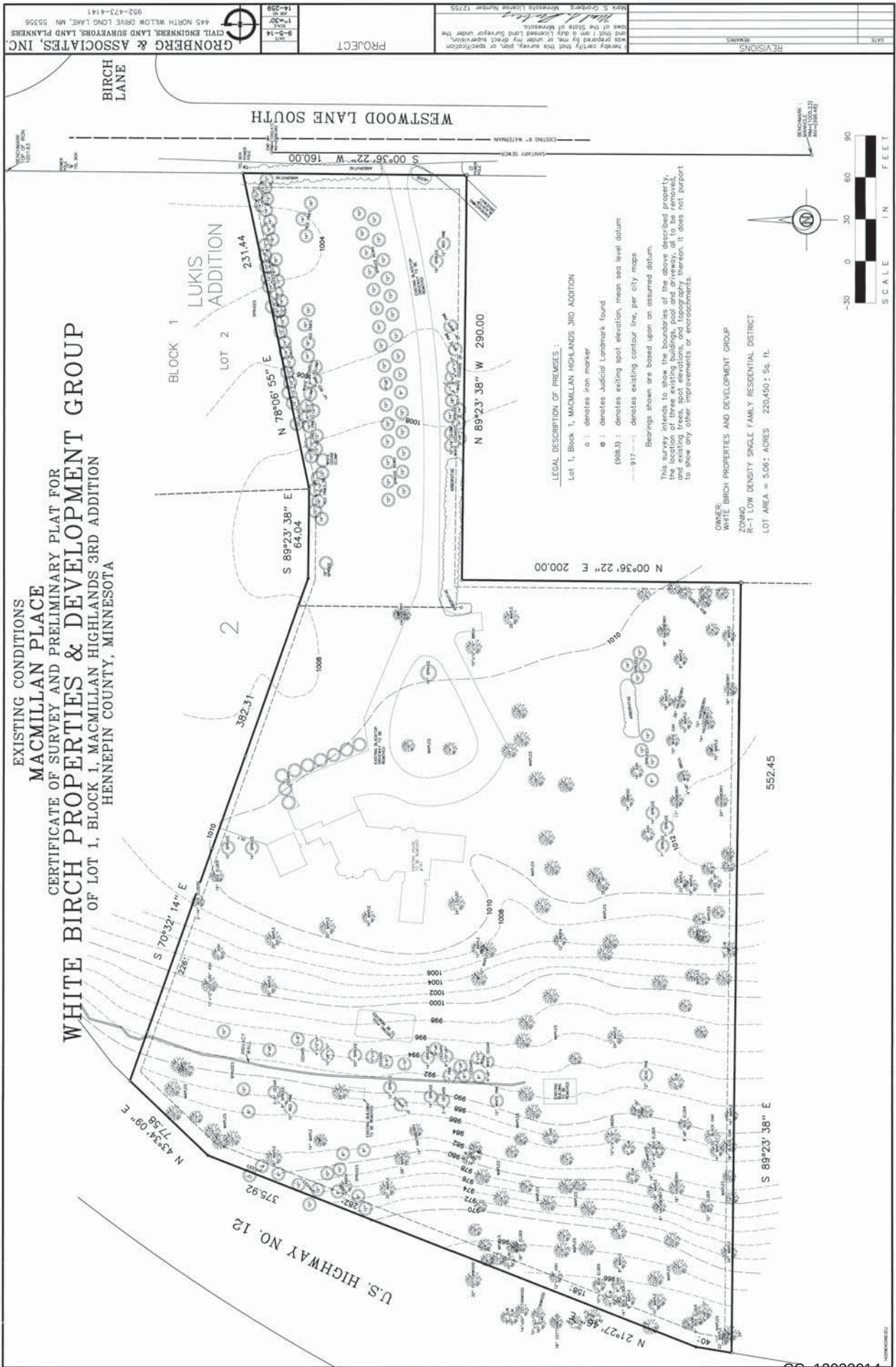
Section 5. Action Steps.

After considering the items outlined in this Report, the City Council should pursue one of the following options as an action step:

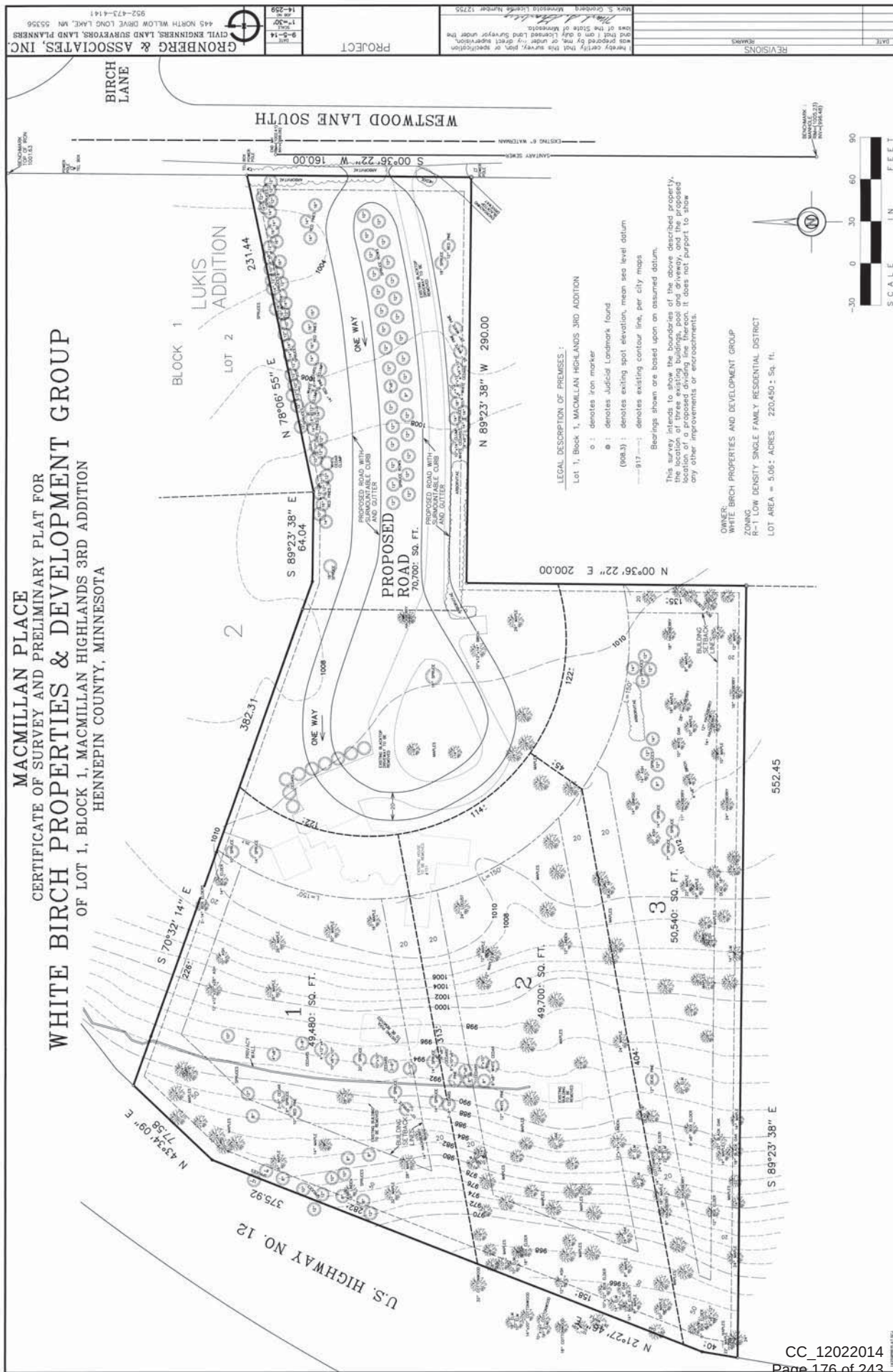
1. Adopt the draft approval Resolution No. 39-2014 included as Attachment H of this Report.
2. If the Council wishes to significantly modify the Resolution for approval, the Council should direct staff to prepare a revised Resolution for review and adoption at the next Council meeting.
3. If the Council wishes to pursue a denial motion, the Council should direct staff to prepare a revised Resolution reflecting the denial motion for review and adoption at the next Council meeting.

Attachments:

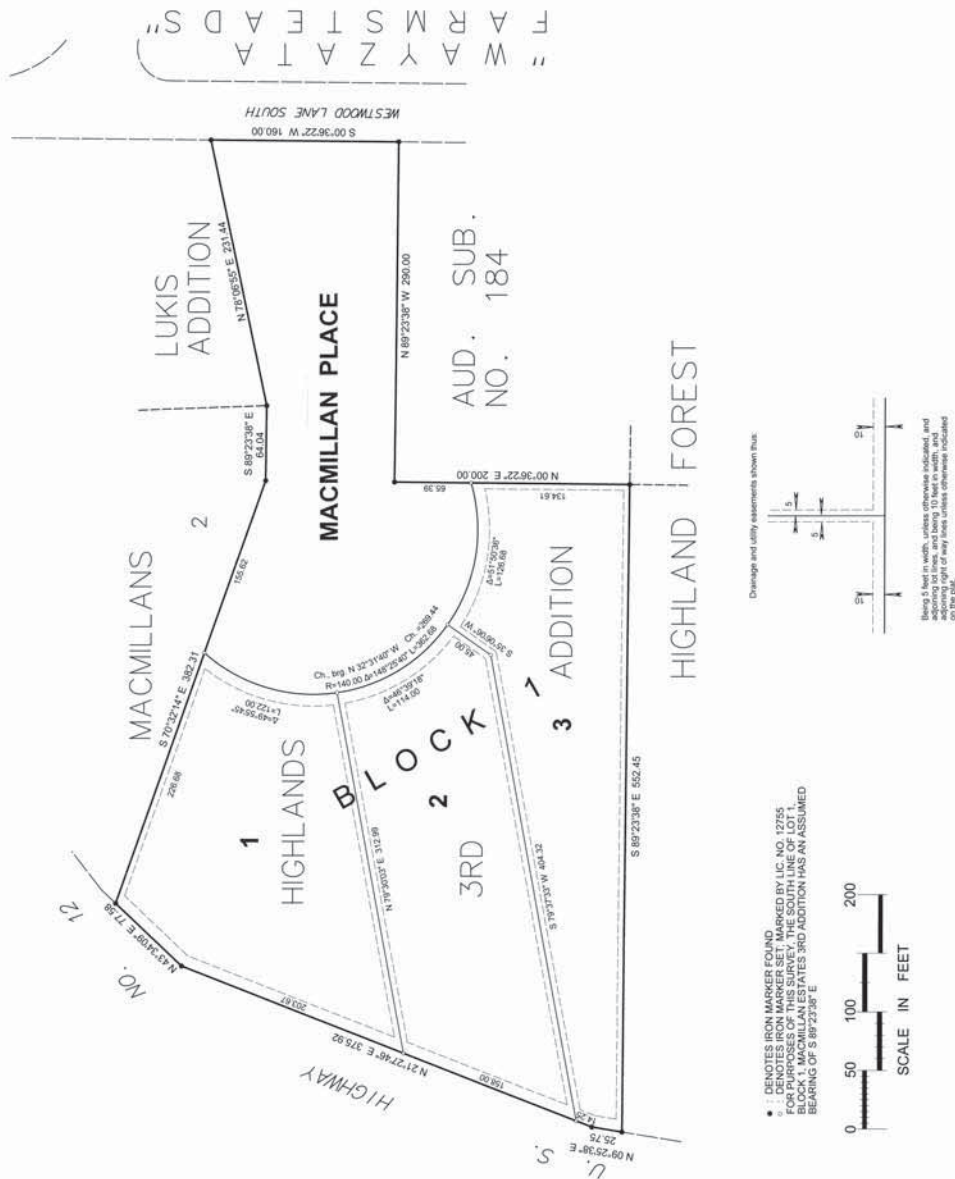
- Attachment A: Applicant Submittals:
 - o Existing Conditions Survey
 - o Certificate of Survey and Preliminary Plat
 - o Proposed Grading and Utility Plan
 - o Tree Inventory Plan
 - o Hardcover Calculations
- Attachment B: Alternative Roadway Design
- Attachment C: Letter from State Archeologist
- Attachment D: Additional Information Received on McMillan Mound
- Attachment E: Planning Commission Meeting Minutes from September 15, 2014
- Attachment F: Planning Commission Meeting Minutes from November 17, 2014
- Attachment G: DRAFT Planning Commission Report and Recommendation
- Attachment H: DRAFT Resolution 39-2014



MACMILLAN PLACE CERTIFICATE OF SURVEY AND PRELIMINARY PLAT FOR WHITE BIRCH PROPERTIES & DEVELOPMENT GROUP OF LOT 1, BLOCK 1, MACMILLAN HIGHLANDS 3RD ADDITION HENNEPIN COUNTY, MINNESOTA



MACMILLAN PLACE



Know all persons by these presents that White Birch Properties and Development Group, LLC, a Minnesota limited liability company, the owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 1, Block 1, MACMILLAN HIGHLANDS 3RD ADDITION
has caused the same to be surveyed and gifted as MACMILLAN PLACE, and does hereby dedicate to the public for public use forever

The Public Way and the drainage and utility easements as shown on the plat.

I, _____, _____ day of _____, 20____,
in witness whereof said White Birch Properties and Development Group, L.L.C., a Minnesota limited liability company, has caused these
presents to be signed by its proper officer this _____ day of _____, 20____.

White Birch Properties and Development Group, L.L.C., a Minnesota limited liability company

Keywords: Emotions, assessment, measurement, scales, validity, reliability, construct validity, convergent validity, discriminant validity, nomological validity, multitrait-multimethods, multitrait-multisource, multitrait-multimethod-multisource

STATE OF _____
COUNTY OF _____

_____, its _____ liability company, on behalf of the company, _____, the foregoing instrument was acknowledged before this _____ day of _____, 20____, of White Birch Properties and Development Group, LLC, a Minnesota limited

Notary Public, _____ County, _____
Notary's printed name _____

My commission expires _____

Mark S. Gronberg, 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 recorded information of the recording system; that all measurements were taken in accordance with the Minnesota Surveying Act, Chapter 83C, Minnesota Statutes, and the Rules of the Board of Surveying and Mapping, Minnesota Department of Natural Resources, and that the plat is a true and correct representation of the same.

The Department of Natural Resources of Minnesota certifies that this plat is a correct representation of the locustuary survey, that all measurements and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in 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.

Mark S. Gronberg Licensed Land Surveyor and Engineer
Minnesota License Number 12765

STATE OF _____
COUNTY OF _____

Mark S. Gronberg, Land Surveyor and Engineer,

Notary Public, _____ County, _____
Notary's printed name _____

My commission expires _____

This plat of MACMILLAN PLACE was approved and accepted by the City Council of Orono, Minnesota, at a regular meeting held this _____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City, or the near-thirty (30) day period has elapsed without receipt of such comments and recommendations.

CITY COUNCIL OF THE CITY OF ORONO, MINNESOTA

May 1997

_____, Clerk

RESIDENT AND REAL ESTATE SERVICES, HENNEPIN COUNTY, MINNESOTA
hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat. Dated this ____ day of _____, 20____.

Re	Description
	MARK V. CHAPIN, HENNEPIN COUNTY AUDITOR

of _____, company _____

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA

According to MINN. STAT. Sec. 18.339, 18.345, (15620), this report has been announced this _____ day of _____, 19____.

CHRIS F. MAVIS, HENNEPIN COUNTY SURVEYOR

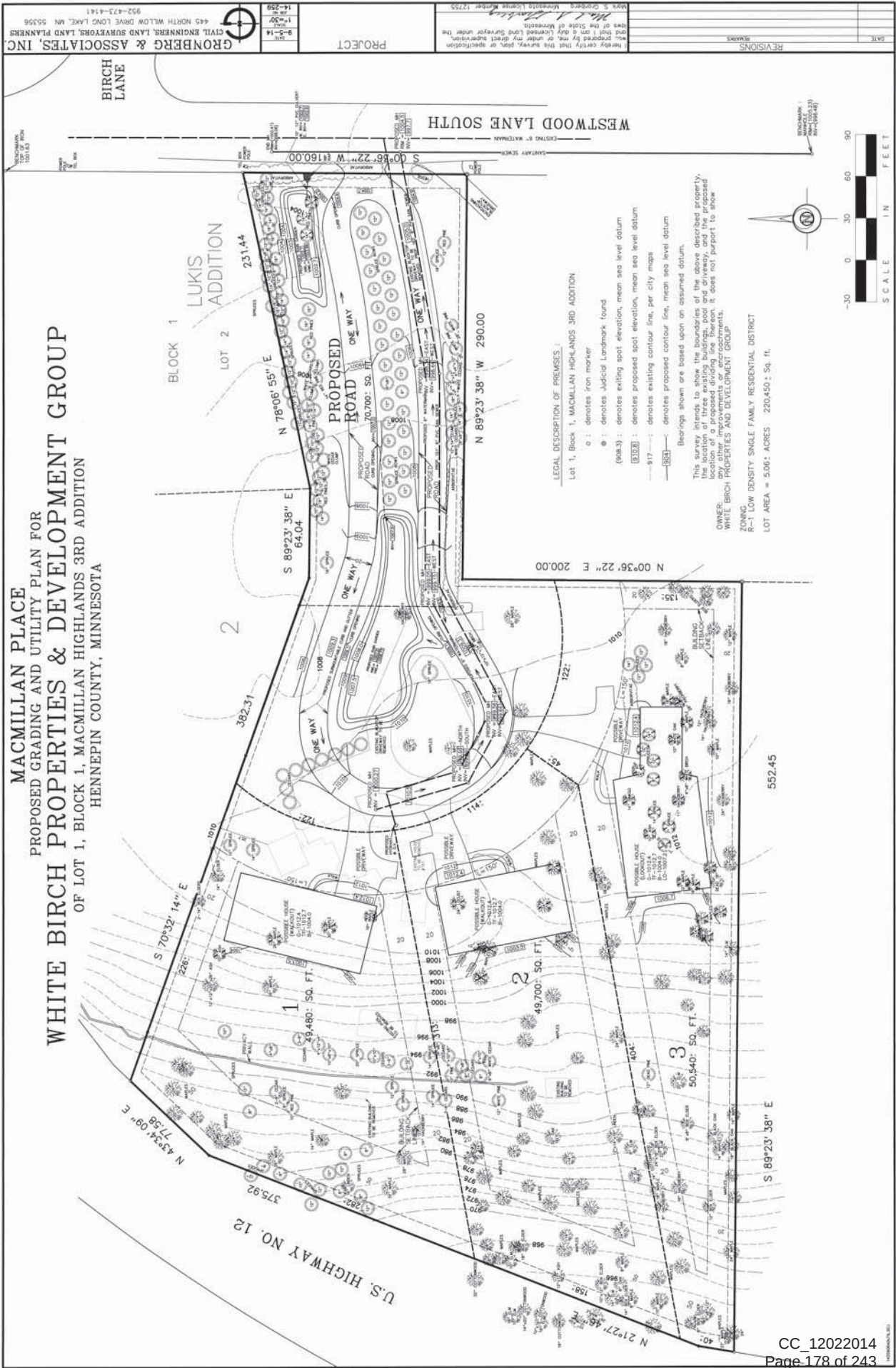
REGISTRAR OF TITLES, HENNEPIN COUNTY, MINNESOTA

MARTIN MCCORMICK, REGISTRAR OF TITLES

By _____, Deputy

2

MACMILLAN PLACE
PROPOSED GRADING AND UTILITY PLAN FOR
WHITE BIRCH PROPERTIES & DEVELOPMENT GROUP
OF LOT 1, BLOCK 1, MACMILLAN HIGHLANDS 3RD ADDITION
HENNEPIN COUNTY, MINNESOTA



BIRCH
LANE

hereby certify that this survey, plan, or specification
 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 A. Berg
 Mark S. Geringer Minnesota License Number 12755

RE VISIONS
REMARKS

OWNER: WHITE BROOK PROPERTIES AND DEVELOPMENT GROUP
ZONING: R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT
LOT AREA = 5.06: ACRES: 220,450: Sq. ft.

TREE INVENTORY CHARTS

CC_12022014
Page 179 of 243

Attachment A: Original Submittals

BRUCE & COMPANY, INC.

SURVEYING, ENGINEERING AND LAND PLANNING

445 N. WILLOW DRIVE

LONG LAKE, MINNESOTA 55356

952-473-4141

FAX: 952-473-4435

MACMILLAN PLACE

HARDCOVER CALCULATIONS :

Lot 1

lot area = 49,480 sf

proposed house = 5000 sf

proposed driveway = 1375 sf

proposed walk = 102 sf

total = 6477 sf

$6477 / 49,480 \times 100 = 13.09\%$

Lot 2

lot area = 49,700 sf

proposed house = 4500 sf

proposed driveway = 1243 sf

proposed walk = 164 sf

total = 5907 sf

$5907 / 49,700 \times 100 = 11.89\%$

Lot 3

lot area = 50,540 sf

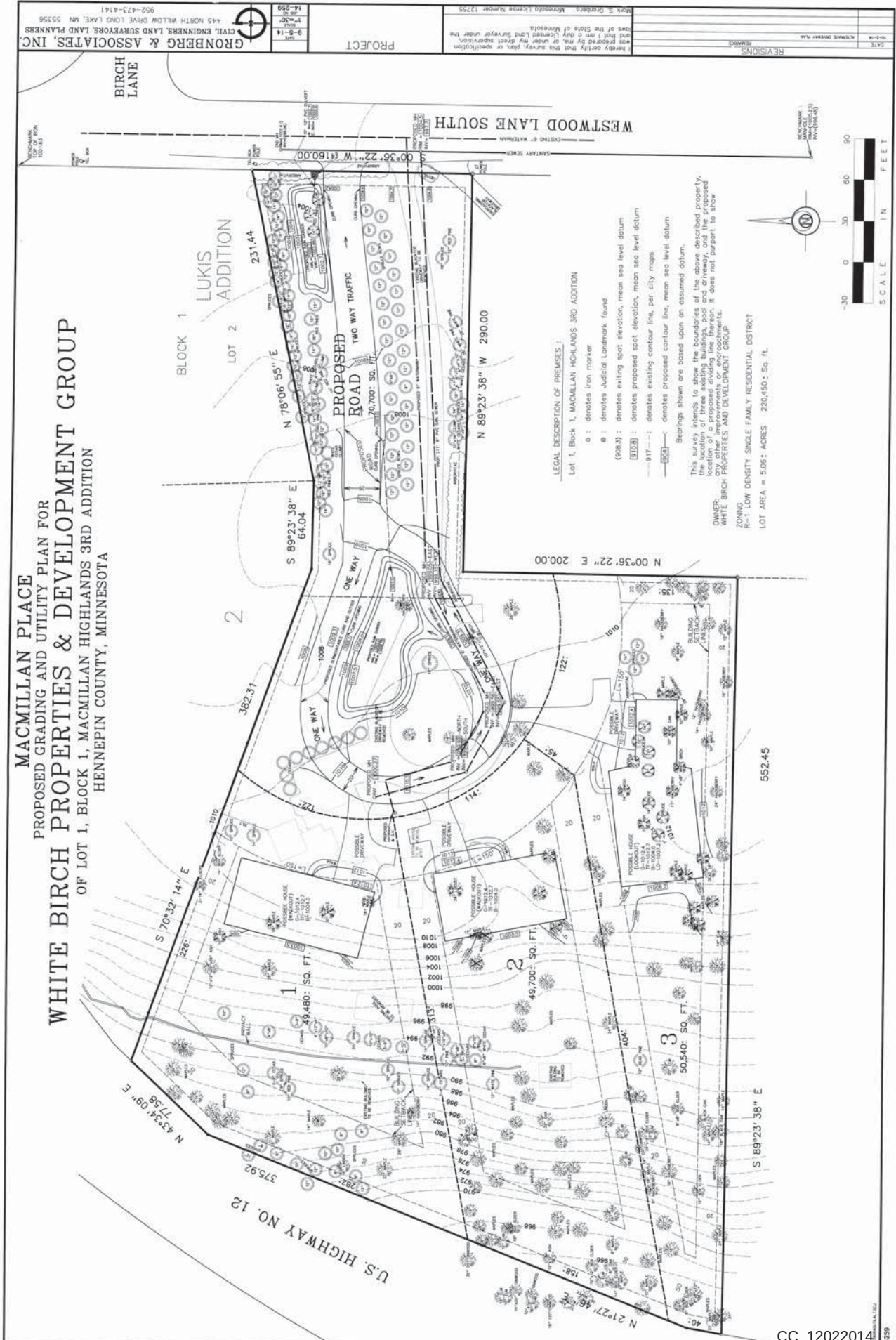
proposed house = 6529 sf

proposed driveway = 1916 sf

proposed walk = 190 sf

$8635 / 50,540 \times 100 = 17.09\%$

MACMILLAN PLACE
PROPOSED GRADING AND UTILITY PLAN FOR
WHITE BIRCH PROPERTIES & DEVELOPMENT GROUP
OF LOT 1, BLOCK 1, MACMILLAN HIGHLANDS 3RD ADDITION
HENNEPIN COUNTY, MINNESOTA



MALKERSON GUNN MARTIN LLP

1900 U.S. BANK PLAZA SOUTH TOWER
220 SOUTH SIXTH STREET
MINNEAPOLIS, MINNESOTA 55402
TELEPHONE 612-344-1111
FACSIMILE 612-344-1414

Bruce D. Malkerson
Direct Dial No. 612.344.1699
Email: bruce.malkerson@mgmllp.com

November 25, 2014

Scott D. Roe
White Birch Properties and Development Group, LLC
5128 Bryant Avenue South
Minneapolis, MN 55419

Re: 151 Westwood Lane, Wayzata, MN – Proposed Subdivision

Dear Mr. Roe:

You have asked me to comment on the application submitted by your company, White Birch Properties and Development Group, to the City of Wayzata (the “City”) requesting the subdivision of certain land located at 151 Westwood Lane into three (3) new residential lots. Based on my review of your application; the City’s zoning and subdivision ordinances; and the 2030 Wayzata Land Use Comprehensive Plan (the “Comprehensive Plan”), I conclude that your application satisfies the requirements of the City’s zoning and subdivision ordinances without the need for any variances. In my opinion, it would therefore be unlawful for the City to deny the application.

As I understand the facts, the subject property was purchased from U.S. Bank following foreclosure of a mortgage. There is an existing home, pool and pool house on the property, all of which are in significant decay and disrepair. The subdivision proposed in your application would support new housing inventory that would be consistent with or in excess of the existing property values in the surrounding neighborhood. Each lot resulting from the subdivision will have a building envelope of 5,000 square feet.

The subject property is located in the Highlands neighborhood of the City that is specifically identified in the Comprehensive Plan as “One Acre Single Family Residential,” which means that the City has determined that lot sizes in this neighborhood need only be one (1) acre in size. The size of the lots in your proposed development will exceed this required minimum. Your development has also been mindful of the so-called “Residential Objective” stated in the Comprehensive Plan to “maintain and enhance the character, diversity, and livability of all

Scott D. Roe
151 Westwood Lane, Wayzata, MN – Proposed Subdivision
November 25, 2014
Page 2

residential neighborhoods.” Your application accomplishes this through a thoughtful layout of the proposed cul-de-sac; lot placement that minimizes the need for grading; minimization of storm-water run-off using rain gardens; and mindfulness of tree coverage.

I note that the three new lots proposed in your application are placed strategically so as to maintain the “neighborhood feel” from the street. The current driveway provides a buffer from Westwood Lane, and the new road proposed in the application will have a similar length to maintain this buffer, in satisfaction of 1.1, 1.2 and 1.3 of the “1st Tier Priorities” stated in the Residential Land Use Policies of the Comprehensive Plan. In your application, you have offered to donate this acreage to the City in lieu of the park dedication fee.

As I understand it, the City Planning Commission first reviewed the application at its September 15, 2014 and requested that more information concerning road design be provided. The additional information was presented at the Planning Commissioner’s meeting November 17, 2014 at which the members of the Planning Commission voted in favor of the application. The application is scheduled to be formally approved by the Planning Commission on December 1, 2014 and moved to the City Council, for review on December 2, 2014. The City planning staff has recommended that City approve the application with certain conditions (*e.g.*, that purchasers of the lots created by the subdivision seek and obtain design approval from the City prior to constructing homes on the lots) which are acceptable to you.

Municipal land use decisions are entitled to great deference by the courts and are subject to what is known as a “rational basis” standard of review. *SuperAmerica Group, Inc. v. City of Little Canada*, 539 N.W.2d 264, 266 (Minn. Ct. App. 1995) (“Land use decisions are entitled to great deference and will be disturbed on appeal only in instances where the city’s decision has no rational basis”). A municipal land use decision has no rational basis if the municipality’s reasons for acting are legally insufficient or without factual support on the record. *Sagstetter v. City of St. Paul*, 529 N.W.2d 488, 491 (Minn. Ct. App. 1995). As zoning laws are a restriction on the use of private property, the burden of proof to show arbitrariness by the City is lighter for landowners challenging denial of a zoning application than for objectors questioning approval. *Id.*, at 492, citing *Bd. of Supervisors v. Carver County*, 302 Minn. 493, 499, 255 N.W.2d 815, 819 (1975).

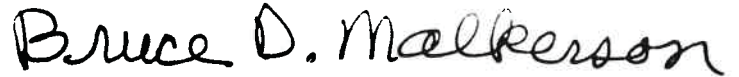
There are no facts in the record of which I am aware which even suggest that your application does not conform with the performance standards set forth in the City’s zoning and subdivision ordinances, or that the application is not consistent with the planning objectives established by the Comprehensive Plan.¹ It is therefore my opinion that it would be arbitrary and capricious, and therefore unlawful, for the City Council to vote to deny your application.

¹ I note that, even if your application were inconsistent with the Comprehensive Plan, the City Council has no legal authority to deny an application that is compliant with the City’s zoning and subdivision ordinances. It is the City’s obligation to adopt land use ordinances that are consistent with its Comprehensive Plan, but it has no authority to deny

Scott D. Roe
151 Westwood Lane, Wayzata, MN – Proposed Subdivision
November 25, 2014
Page 3

Please call me at 612.344.111 if you would like to discuss this matter further.

Very truly yours,

A handwritten signature in black ink that reads "Bruce D. Malkerson". The signature is written in a cursive style with a large, stylized "B" and "M".

Bruce D. Malkerson

an application that is consistent with its land use ordinances simply because the application is inconsistent with the Comprehensive Plan. *See generally Mendota Golf, LLP v. City of Mendota Heights*, 708 N.W.2d 162 (Minn. 2006).

Attachment C

October 15, 2014

Bryan Gadow, City Planner
City of Wayzata
600 Rice Street East
Wayzata, MN 55391-1799



Bryan:

This letter is in response to your request for an official determination by the State Archaeologist as to the probability of human burials existing on the MacMillan Property at 151 Westwood Lane in Wayzata per Minnesota Statutes 307.08. As you know, in 1964 construction excavation for an addition to the MacMillan house encountered human remains. The University of Minnesota excavated what appeared to be a shallow pit burial that had been previously disturbed by various construction activities. The pit contained the remains of 17 individuals that were probably buried about 1,000 years ago based on a stone projectile point found with the burials. In 1964, the pit was completely excavated, the bones removed, and the addition to the house completed. The landowner told a newspaper reporter that a mound had once existed at that location and it was flattened for the yard at the time the original house was built. There was no mention by the landowner or the University investigators of any adjacent mounds. The burial pit location was assigned the official state archaeological site number of 21HE98.

During the 1880s, an extensive burial mound survey of the Lake Minnetonka area was done by a surveyor named Theodore Lewis. Lewis recorded hundreds of mounds around the lake, but he did not record any mounds at or near the MacMillan House location. It is likely that Lewis recorded almost all the groups of mounds in the Lake Minnetonka vicinity, but he probably missed scattered lone mounds. Most mounds, especially groups of mounds, tend to be on hills or terraces overlooking the lake. The MacMillan location is about a half-mile from the lake overlooking a small wetland.

I recently visited the property and did not observe any obvious mounds. I have also used LiDAR to topographically examine the area and see no features that appear to be burial mounds. LiDAR and aerial photographs indicate the western and northern portions of the property have been extensively landscaped. It would appear that the MacMillan burial was originally covered with a mound. If there were additional burial pits under this mound, they would most likely have been destroyed by the house construction, the grading for the yard, the 1964 addition, or subsequent improvements.

Based on my analysis, I cannot authenticate the MacMillan property at this time as a burial site under MS 307.08, as the known burial feature was completely removed and no other mounds have been reported or are currently visually evident. I do think it advisable, however, for the landowner or developer to hire a qualified archaeologist to make a detailed survey of the property to insure there are no remaining MS 307.08 issues, although the chances of finding another isolated burial pit are very low using standard archaeological survey methods.

Attachment C

Because this is a private development on private property, I cannot require an archaeological survey to look for other types of archaeological remains under MS 138.31-.42 (Field Archaeology Act), but I still recommend that a qualified archaeologist examine the property to look for such sites prior to any significant disturbance of the present land surface. If any non-burial archaeological sites are discovered (e.g., prehistoric camp site), it is fully up to the city or the developer to undertake additional archaeological work. You can obtain a list of qualified archaeologists on the Minnesota State Historic Preservation Office website (<http://preservationdirectory.mnhs.org/>).

Whether or not any archaeological survey is done prior to development, it is certainly prudent for the City to require that any areas of significant grading or excavation be monitored by a qualified archaeologist in case any human remains are encountered. If any human remains are uncovered at any time during development, all work at the location must cease and I must be notified.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Scott Anfinson
State Archaeologist

Cc: Jim Jones, Minnesota Indian Affairs Council

Woodland, based largely on burial form, since he found no pottery in his excavations. The 1995 excavations recovered a single pottery sherd from feature 1 and obtained two radiocarbon dates from feature 8. The dates span a range from 770 B.C. to A.D. 5 but overlap at 185 to 190 B.C. (calibrated at 2 standard deviations: 190 B.C.–A.D. 5 and 770–185 B.C.) suggesting a Middle Woodland age. Feature 9 had a point similar to a Durst Stemmed and two radiocarbon dates that span a range from 2915 to 2580 B.C. (calibrated at 2 standard deviations: 2890–2580 B.C. and 2915–2855 B.C. or 2820–2665 B.C.), suggesting a Late Archaic burial.

21HE0093 Cox

Four mounds and a possible remnant of a fifth; the OSA database lists four. OSA records show an excavation unit for mound 2 and identify the mound as excavated, but contain no information on the profile.

21HE0094 BIG ISLAND MOUND–GROUP NO. 6

Site files indicate a midden and a single mound; no excavation information found.

21HE0098 McMillan

This site is on a gently sloping ridge near Lake Minnetonka. In the early 1960s, Kent Day excavated a subsoil pit with human remains exposed during excavation of house footings (Figure D-92). Day noted that the pit's outline and surface origin were obscured by previous grading and disturbance for fence posts, plantings, and an underground fuel tank. Scherer cites a newspaper article in the U of M files as saying that former landowners had mentioned leveling a mound in their lawn, suggesting that a mound had once covered the feature.

Day interpreted the human remains as those of five adults and two children, but more detailed osteological analysis revealed that at least 17 individuals were present, 13 of them under the age of 18. The remains of the adults were generally complete but might have been disarticulated; the juveniles might have been secondary burials based on their more fragmentary remains. Scherer's report (1998a:14) describes the feature as representing "a single burial event associated with what was possibly the traumatic death of these 17 individuals. The presence of only a single large burial feature, an overwhelming number of subadult individuals, cutmarks attributed to scalping, and the general picture of a skeletal population in otherwise good health are all evidence that supports this hypothesis."

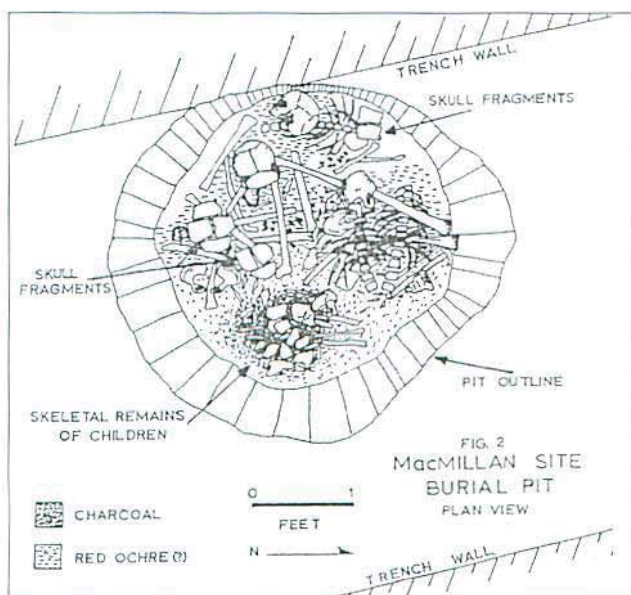


Figure D-92. Burial feature excavated by Kent Day in the early 1960s at the McMillan site, 21HE0098 (Day 1964:Figure 2).

Scherer also notes that Day had found a vertebra with an embedded projectile point, both of which were lost some years prior to the skeletal inventory.

Principal sources: Excavation: Day 1964; Johnson 1965. Osteology: Blue 1997a; Scherer 1998a; Hamline files.

Archaeological identification/cultural affiliation: Day tentatively identified the site as an aberrant component of the Kathio phase, based on geographic location ("within the area where Mille Lacs Aspect sites are most common") and the presence of a triangular point, but the NAGPRA database and published NAGPRA inventory (National Park Service 1999) list the remains simply as Woodland, culturally unidentifiable.

21HE0100 LONG LAKE/UNION CEMETERY/TEPEE HILL

Landon and Flaskerd (1945) illustrated materials found at the "Long Lake site" but did not clearly identify the location. In 1966, that site was assigned a number with township and range information but no section number. Eventually the site was linked to the Union Cemetery, although the available records do not indicate how. The artifacts collected in the 1940s apparently came from a cultivated field, but the cemetery has been in use since 1864, so it is unlikely that they were collected at the cemetery.

A different collection of human remains is recorded in the NAGPRA inventory under the Union Cemetery site name, although not identified by site number. A Hamline inventory (Blue 1997a) lists remains from at least two adults, with no information on context or origin. The published NAGPRA inventory (National Park Service 1999) notes, "In 1985, human remains representing three individuals were recovered from Long Lake (Union) Cemetery, Hennepin County, MN. These human remains were recovered by representatives of the Minnesota Indian Affairs Council from two spoil piles where recent graves had been dug. No known individuals were identified. No associated funerary objects were present." The inventory lists the remains as of unknown archaeological association. Thurston (1985a) also reports on these remains.

21HE0103 (UNNAMED)

One mound. OSA/SHPO files note that shovel testing was conducted during development-related surveying of an adjacent parcel; the shovel tests were at least 100 feet from the mound and were negative.

21HE0104 (UNNAMED)

One mound; no excavation information found.

21HE0149 (UNNAMED)

In 1991, a burial was discovered in a Phase I shovel test. In 1992, Leech Lake Heritage Sites Program personnel conducted follow-up fieldwork. G. Goltz conducted coring of the vicinity and reported seeing soil changes "that could not be identified with certainty as mound fill." Goltz did, however, observe a slight rise in this area on the top of the hill. He interpreted the burial as placed "in a shallow subsurface grave and covered with a low, broad mound of earth which encompassed the highest part of the hill." Coring on nearby hills was judged inconclusive as to whether other mounds were present. No information on burial form was found during this project; OSA records indicate that the remains were reburied. The published NAGPRA inventory (National Park Service 1999) lists the remains as of unknown cultural affiliation. The OSA database currently lists this site as a cemetery site with no confirmed earthworks.

Principal sources: Discovery and excavation: Goltz 1992; Thompson 1992; Hamline files (H197 case file); OSA correspondence.

21HE0154 BASS POND ACCESS

A reburial progress report (MNARP, May 15, 1995) includes brief information on Hamline case number H292 regarding "the disturbance of human remains in the Bass Pond Access area of the

Attachment D

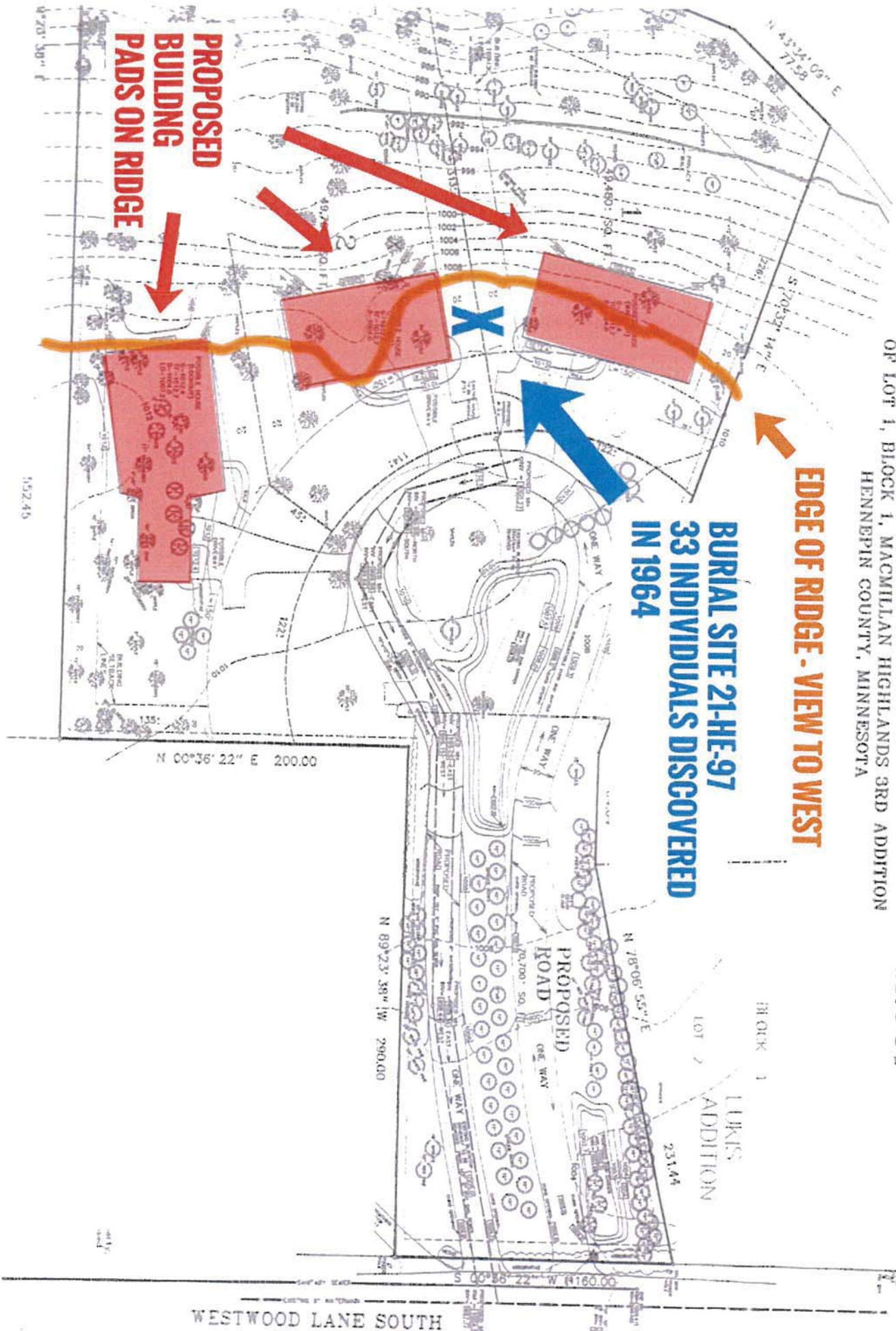
Additional Information provided by Adjacent Resident on the McMillan Mound

MACMILLAN PLACE
 PROPOSED GRADING AND UTILITY PLAN FOR
 WHITE BIRCH PROPERTIES & DEVELOPMENT GROUP
 OF LOT 1, BLOCK 1, MACMILLAN HIGHLANDS 3RD ADDITION
 HENNEPIN COUNTY, MINNESOTA

EDGE OF RIDGE - VIEW TO WEST

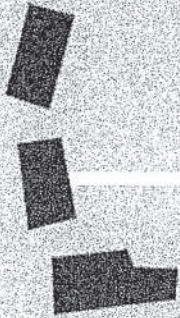
BURIAL SITE 21-HE-97
 33 INDIVIDUALS DISCOVERED
 IN 1964

PROPOSED
 BUILDING
 PADS ON RIDGE



WESTWOOD LANE SOUTH

**"FORCED CLUSTERING"
NOT CONSISTANT WITH NEIGHBORHOOD**



Westwood Ln

Westwood Ln

Westwood Ln

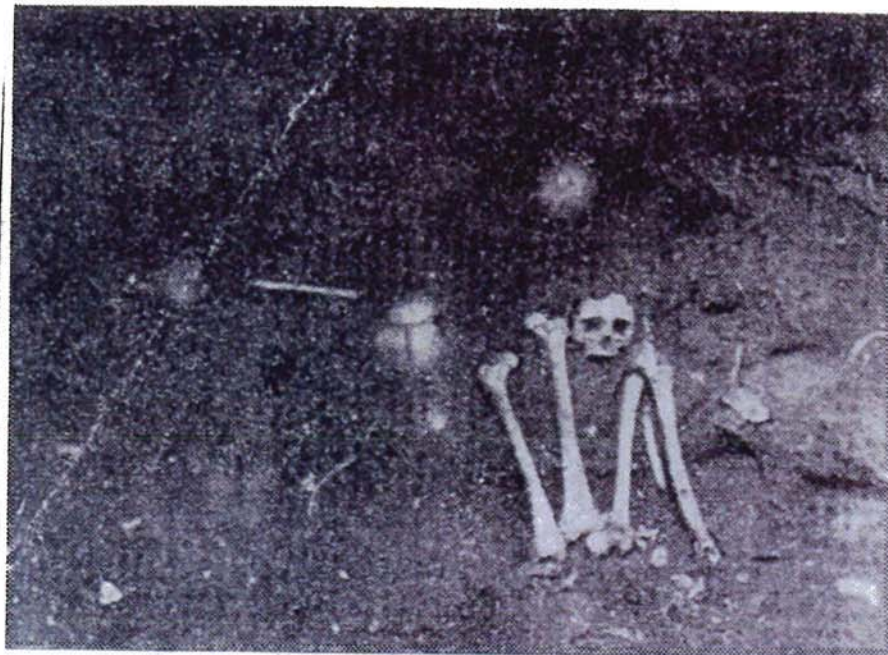
Birch Ln W

Lakeview Ln

Lakeview Ln

Lakeview Ln





Seven Skulls Uncovered At Indian Burial Site

Click!

Carpenter LeRoy Jennings's shovel ground against a hard object in the hole he was digging for an addition to Duncan MacMillan's kitchen at 151 Westwood Lane, Wayzata. He bent over to remove the object and noticed it was part of a large bone. Further digging revealed a cluster of bones and what appeared to be an Indian burial site.

Jennings and his foreman immediately notified city manager Wayne Fadden who called the University of Minnesota anthropology department. Within four hours, graduate student Kent Day and Carter Nelson, a senior, were carefully removing dirt and dusting off the bones with a paint brush.

"By the skeletal remains there seem to have been seven Indians buried," Day said later. "They were all young adults or children."

"It appears the bodies were chopped into sections and buried before they decomposed," Day observed. "This was not a bundle burial in which the head and long bones are separated and buried together. We found small bones, some of which also had been cut, and these are not found in a bundle burial."

"We cannot be certain they all died a violent death," Day said emphatically, "even though the bodies were cut into sections."

around Lake Minnetonka were opened by anthropologists but every mound had been previously disturbed by vandals."

The former owners of the house recall leveling a mound over the burial site for the lawn.

Day remarked it was important the workmen had reported the bones at once.

"We were able to see the bones before they were removed and observe the archaeological context," he said.

What will happen to the bones?

"We'll study the bones further and preserve them," Day said. "I can't say when, but there will be a technical publication."

MacMillan



*Minneapolis Trib.
- M+K Herald
- Jan - July '65
- Package -*

County Hennepin

University of Minnesota
Department of Anthropology
Archaeological Site Survey

Site Number HE-98

Site Name McMillan

1. Map reference County map 2. Type of site mound

3. Cultural affiliation Kathio ?

4. Location North of Wayzata, near Highway 12,

NE 1/4 Sec. 1 T. 117N R. 23W

5. Owner and address Duncan McMillan 151 Westwood Lane, Wayzata.

6. Tenant _____

7. Informants _____

8. Site description _____

9. Depth and character of fill _____

10. Present condition _____

-2-
PREHISTORIC ECOLOGY OF THE ITASCIA BISON SITE
C. I. Shay

The 1964 excavations of the Itasca Bison Site, Itasca State Park, which were financed by a grant from the Louis W. and Maud Hill Family Foundation proved successful and rewarding. A large quantity of paleontological, paleobotanical, and archaeological specimens were recovered and numerous geological and stratigraphic observations were made. Laboratory work on processing and identifying the material has begun as the next step toward reconstructing the environment and cultural attributes of this early Minnesota hunting complex. The season's work also showed that the site is much more extensive than originally thought. The work was not without problems, however, and water seepage proved to be the most serious of these. Some lesser problems were unforeseen simply because this is one of the first excavations of its kind that has been attempted in North America. Despite the problems, the excellent preservation of specimens and opportunities for precise dating make bog archaeology one of the most rewarding fields in archaeology today.

The major objectives of the season's work were 1) the recovery of bison and other animal remains under precise stratigraphic control, 2) obtaining samples suitable for radiocarbon dating, pollen analysis and macro-fossil analysis and 3) securing an adequate artifact sample to compare with material from other early sites in North America. Over 2,000 complete and fragmentary bones were recovered from several different layers, most of them probably belonging to the extinct species, *Bison occidentalis*. Bison remains include three complete or partial skulls (necessary for species identification), a complete pelvis, and numerous ribs, vertebrae, long bones, hoof bones and miscellaneous fragments. Many of the bones had been broken during butchering activities, and several appear to have been modified for use as tools. Mollusc shells, abundant in the lower levels, were collected for identification, and several hundred specimens of plant and seed material were taken. Spruce, pine, aspen, larch, elm, oak, and several herbaceous species of plants already have been identified. Fragments of logs, stumps, and branches from several levels were beaver-gnawed, indicating long history of beaver activity in the valley. Axe or knife marks showed on several pieces of wood.

The stone artifact inventory includes five projectile points, several chipping tools, scrapers and knives, plus a number of flint chips. All but one of the artifacts were recovered from the bog itself. The exception, a scraper, was found on the surface of the western slope of the valley. Further trenching in this slope area revealed several flint flakes indicating the location of a camp site nearby. Unfortunately, time did not permit further testing and exploration. The unusual feature of the artifact assemblage is that the points represent several different types. This variety of point types and the vertical extent of bones in the deposit suggests several occupations of the site. The duration of occupation, now estimated to be several thousand years, will be determined by radiocarbon dates and pollen profiles.

Resume of the Season's Activity

The preparatory phase of work at the site began on June 15th and involved clearing brush and dead trees from the excavation area of the bog and lower western slope. An extensive survey grid was then established, with base lines running north-south and east-west from the primary datum point at the bridge abutment. Next, an east-west trench measuring 30 x 2 meters with a northern extension of 10 x 3 meters was staked off, and a backhoe excavator was used to strip off the overlying meter of peat. The southern edge of the east-west strip was 10 meters north of the datum point. Work also began on a detailed

-3-
topographic map covering the entire area.

Efforts to control constant water seepage began as soon as the main trench was opened up. Drainage ditches which converged at the central sump hole were dug along the trench. A gasoline-driven pump was installed adjacent to the sump to transfer water back into the nearby stream. The trench was now ready and crew members began excavating the deposit in 1 x 1/2 meter squares. The exact coordinates of each item found were measured and elevation noted with a survey rod and transit. Items were numbered, bagged separately, and then description, stratigraphic context and coordinates were entered in a master notebook. Later, in the field laboratory, the bags were sorted and checked, and the information in the master notebook was transferred to file cards so that a supplementary record could be kept.

While work proceeded on the main trench, several test trenches were excavated at intervals down the valley to a distance of 70 meters downstream from the bridge. These trenches proved to be extremely rich, yielding quantities of bone, parts of two bison skulls and three spear points. Two of four trenches located south of the road also yielded bones. These unexpected findings convinced us that our original estimates of the extent of the site were much too conservative. Bones extended along the valley for at least 100 meters, and probably farther. In view of these developments several test trenches were enlarged in an effort to recover more material and to relate their stratigraphy to that of the main trench. Time did not permit additional exploratory trenching, but as an expedient several boring transects were made across the valley with a soil auger to provide needed stratigraphic information.

As the season drew to a close all work concentrated on the main trench, which was deepened along most of its length to the bottom of the deposit (see Fig. 2). The deepest point was over 2 1/2 meters, near the base of the slope. In addition to notes and photographs, detailed profiles were prepared for the main trench and the test trenches. The modern vegetation was sampled on the bog and slopes to aid in reconstruction of past vegetation patterns. At season's end (August 29th) a total of nearly 130 square meters had been opened up for excavation for a total of 200 cubic meters of material removed.

SALVAGE EXCAVATION AT THE MACMILLAN SITE (21 Re 98) Kent Day

The Macmillan site is located in Wayzata, Hennepin County, near the east end of Lake Minnetonka (Fig. 1). The site area is on the crest of a gently sloping ridge that is part of the rolling, wooded terrain about one mile north of Wayzata Bay. At the foot of the slope of the ridge is the dry channel of a small stream that drained into Wayzata Bay from the north.

During excavation of footings for an addition to the residence of Duncan Macmillan at 151 Westwood Lane in Wayzata, workmen discovered a pit containing human skeletons. Trenching operations for the footings had crossed over the pit and most of the fill and a few of the bones were removed. In addition, previous underground fuel storage tank also contributed to the loss of most of the original pit outline and its surface origin. Except for the bones encountered by the workmen, the skeletal remains were intact. The undisturbed part of the pit was a shallow basin 42 inches in diameter, 12 inches deep and 50 inches below the present ground surface. Fill within the pit was sand mixed with small amounts of charred material and red ochre (?).

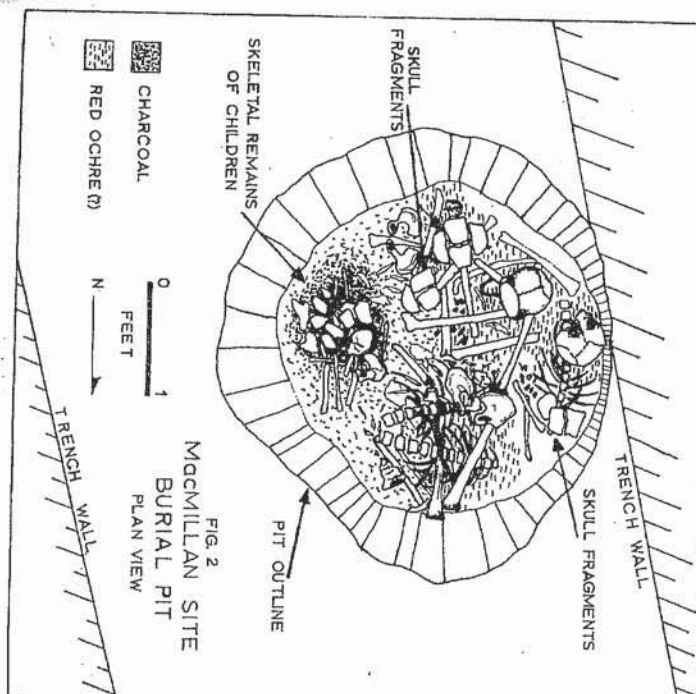
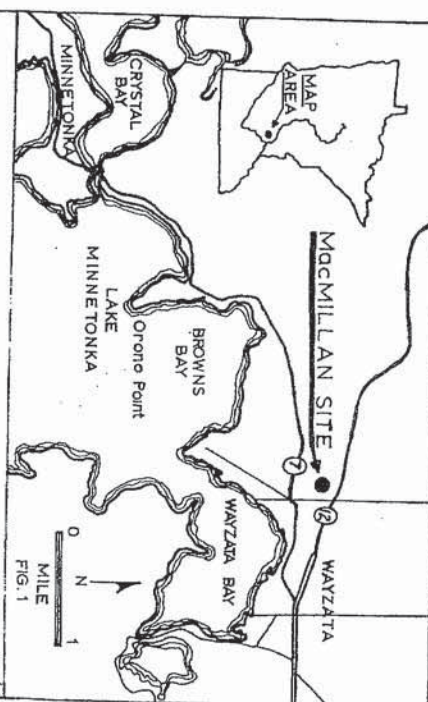
Skeletons of five adults and two children were found crowded together in the bottom of the pit (Fig. 2). The remains of the adults are generally well preserved and nearly complete. The remains of the children, however, consist of cranial fragments, a few teeth, two pelvises and several pieces of decayed long bones and epiphyses. Yet, since most of the phalanges and other small bones of the adults are present and in positions indicating articulation, the adults and children were probably buried together before decomposition had begun. The association of vertebrae and ribs with any of the adult skulls nor with the sets of pelvis and lower limb bones that lay nearby. One pair of femora lay across a vertebral column that had a crushed fourth lumbar vertebra. Another nearby a vertebral column has a small, triangular projectile point imbedded in the right next to the remains of the children has a hole 5 cm. in diameter that was cut through the anterior portion of the occipital between the foramen magnum and the left occipital condyle. The cut appears to have been made at or shortly after the time of death. Another unusual feature of this skull is that it has a supernumerary tooth behind the upper left incisors.

The triangular projectile point mentioned above and a small quartzite chip are the only artifacts found with the burial. The projectile point is 2.4 cm. long, 1.9 cm. wide across the base and 0.4 cm. thick.

Geographically, the Macmillan site is within the area where Mille Lacs aspect sites are most common (Wilford 1941:236-237). Although there is no previous report of a mound at this specific local, mounds are common archaeologically features near the shorelines of Lake Minnetonka. Winchell (1911:229-234) reported three mounds in Weyzata, 20 on Orono (Starvation) Point and 41 in the vicinity of Crystal Bay. The only diagnostic artifact at the site is the triangular projectile point. These have been interpreted as indicators of late prehistoric occupation by Wilford (1941:238). On two bits of information tentatively identified as an aberrant component of the Kachio focus of the Mille Lacs Aspect. If this interpretation is correct, the Macmillan site burials were made after 1000 A.D.

References

- Wilford, Lloyd A.
1941 A Tentative Classification of the Prehistoric Cultures of Minnesota.
American Antiquity, Vol. 6, No. 3, pp. 231-249, Salt Lake City.
- Winchell, N. H.
1911 *The Aborigines of Minnesota*. St. Paul.



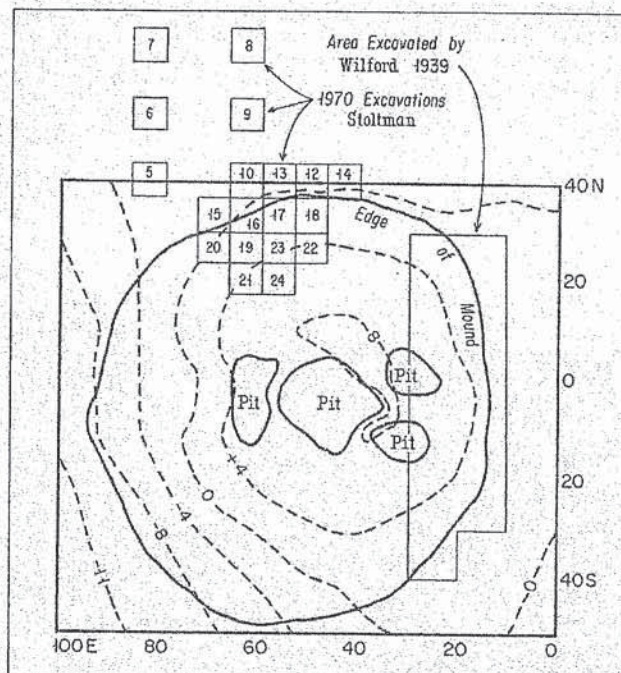


Figure D-117. Map of McKinstry mound 1, 21KC0002, showing Wilford's 1939 and Stoltman's 1970 excavation areas (Stoltman 1974:Figure 2). The grid coordinates are from Wilford's excavation and are in feet.

Acquisition for Indian Room

Coveted Bones Go to Museum

By EVELYN BURKE

The Western Hennepin Pioneer Museum at Long Lake will soon be making waves all through the museum world with its new acquisition.

THE FEATHER in the slightly battered and ancient Pioneer's cap is a collection of bones that includes a skull with a big hole in it, a backbone stabbed with an arrowhead tip still embedded in the vertebrae, and more bones that could date back to 1200 A.D. or, give or take a couple of centuries, not a date later than 1700.

They were found in Wayzata on what is known among archeologists as the MacMillan site, when excavations for a house addition were being made some five years ago.

THE ARCHEOLOGY department of the University of Minnesota, notified of the find, immediately took over.

Then, Thelma Jones, Lake Minnetonka historian and former Wayzata librarian, went to work to get the bones back home.

Negotiations followed with archeologists and anthropologists from the University of Minnesota and the Minnesota Historical Society, all of whom would have given their eye teeth and thrown in a couple of less interesting skulls to own for their collections.

THE RESULT is a long-term loan—100 years or so—of the bones to the Pioneer Museum, as the high point of an Indian collection being assembled by Mrs. Jones.

Leslie Peterson, assistant archeologist in the archeology department of the Minnesota Historical Society,



SPINE, SKULL FROM MacMILLAN SITE DIGGINGS
Mrs. Thelma Jones and archeologist Leslie Peterson

MTKASUN

4-15-1971

THERE'S NO mystery to the arrowhead tip. It was shot straight into the unfortunate owner's back, maybe that 17-year-old girl. Peterson doesn't believe it was a fatal shot.

When the bones were first found by carpenter LeRoy Jennings, digging for the addition, Mayor Wayne Fadden, then city manager, was notified. He immediately got in touch with the university.

ty, who is helping Mrs. Jones arrange the collection, said the skull is that of a girl around 17. The big hole about five inches in diameter may have been cut into the base of the skull after death, a custom among the Indians historians have occasionally come across, or a more horrendous possibility, it might have been caused by primitive surgery before death.

In the pit were skeletal remains of five adults and two children crowded together.

THE REMAINS of the young girl were well preserved, even to teeth. An unusual feature is a second growth, a supernumerary tooth behind the upper left incisors.

"The bones are in good condition, so we believe it may have been a second burial," Peterson said. "At first the bodies were exposed, and buried later."

"A FORTUNATE fact is that the burial mound had

not been opened," Mrs. Jones said. "In the early 1940s all known Indian burial mounds around Lake Minnetonka were opened by anthropologists, but every mound had been previously distributed by vandals.

IN THE Indian room, Mrs. Jones' special project, will be her great collection of arrowheads and other artifacts she has found or have been given to her.

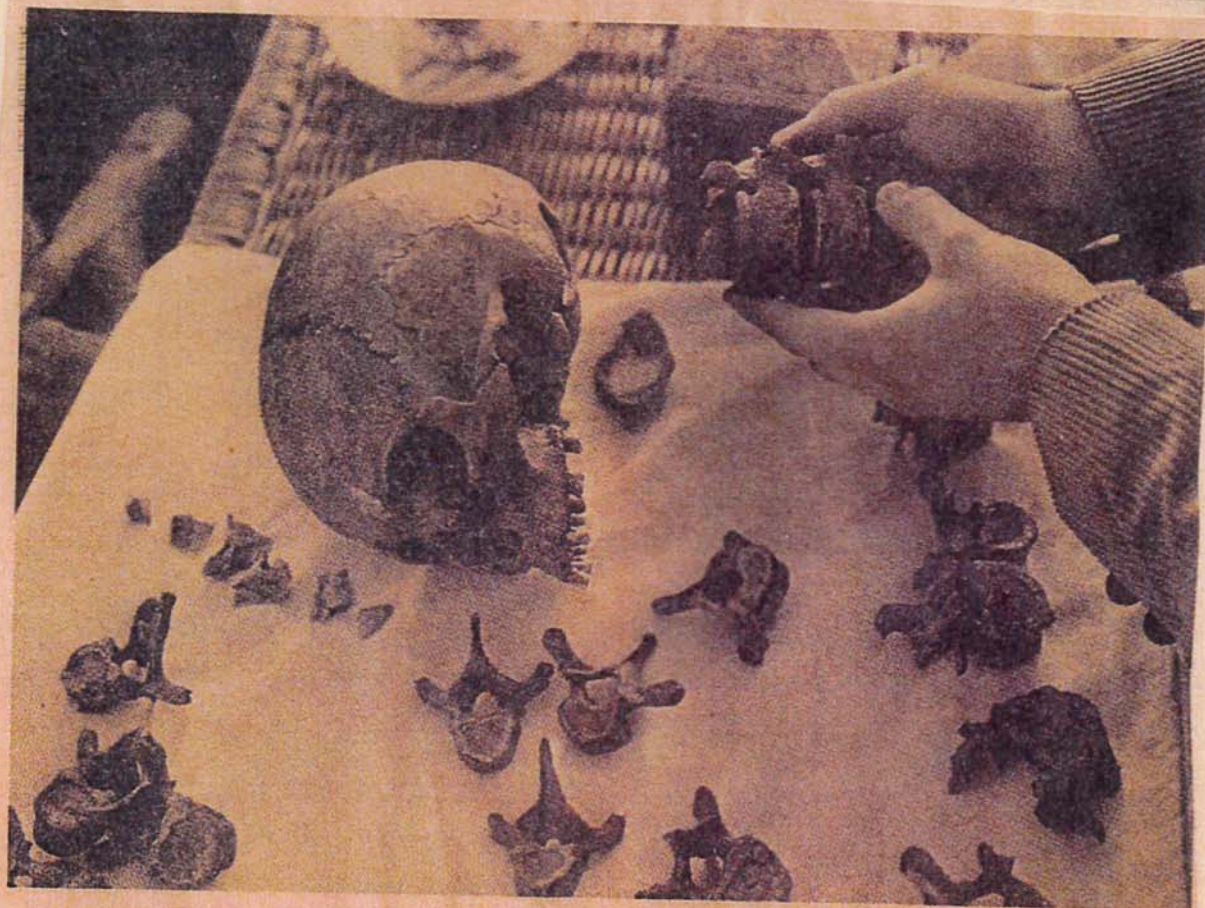
"Since people have known I'm getting together a collection, they've been very generous with their own finds," she said.

"CHILDREN ARE especially alert. I've been talk-

ing to fourth graders in the Wayzata School District about the history of Minnetonka, and shown them my Indian artifacts in a special program. They bring objects to me, many quite valuable. They're fascinated by any relics of the past.

The bones I know will open a whole new world for them — and for all of us."

And the nice part of the whole thing, thanks to Thelma and the Pioneer Museum, the much coveted bones are ours alone — for the next 100 years, anyway.



SKULL AND REMAINS FOUND IN WAYZATA INDIAN MOUND
Will be highpoint of exhibits in Indian Room

(SUN Photos by Judy Hendricks)

PROGRAMS OFFICE

DR. CHRISTY HOHMAN-CAINE
State Archaeologist
Research Laboratory Building
University of Minnesota
Duluth, Minnesota 55812
218-726-7154



LABORATORY

DR. BARBARA O'CONNELL
Assistant State Archaeologist
Hamline University
St. Paul, Minnesota 55104
612-641-2253

March 8, 1988

Mr. Stubbs
West Hennepin County Pioneer Association
Box 332
Long Lake, MN 55356

Dear Mr. Stubbs:

This is in reply to your telephone request of 2/22/88 regarding human skeletal remains held at your museum.

The remains in your museum appear to come under the provisions of MN ST 307.08 which protects human remains more than 50 years old interred in unplatted cemeteries. From your description, the remains are Native American and probably date from prior to the arrival of Europeans.

Human remains cannot be owned as personal property. MN ST 307.08 makes provision for their disposition through procedures developed by the State Archaeologist and the Indian Affairs Council.

All human remains in your collections should be sent to Dr. Barbara O'Connell, Assistant State Archaeologist, at the address on this letterhead. Please pack them securely so that they are not damaged in transit, and include copies of all documentation which you may have on them. If you wish, we can send someone out from our office to pick them up. Call Dr. O'Connell at 641-2253 to make arrangements.

Under procedures for MN ST 307.08, Dr. O'Connell will analyze the remains and prepare a report on them. The Indian Affairs Council then has the authority to determine their final disposition.

We will be happy to supply you with a copy of the report for your files.

If you have further questions on this matter, please do not hesitate to contact me or Dr. O'Connell.

Sincerely yours,

Christy A. Hohman-Caine
Minnesota State Archaeologist

cc: Earl Sargent, Indian Affairs Council

3/22/88
copy to
Bureau of Indian Affairs

W. DUNCAN MACMILLAN
15407 MCGINTY ROAD
MINNETONKA, MINNESOTA
DEPT. 28
P.O. BOX 9300
MINNEAPOLIS, MINNESOTA 55440

March 11, 1988

Mr. Avery Stubbs
3020 Watertown Road
Long Lake, MN 55356

Dear Avery:

Please be advised that it is the desire of the undersigned for the Long Lake Historical Society to retain and maintain the Milac Indian bones I loaned to you several years ago for the purpose of study and research. I was pleased to hear that you had confirmed that the conditions of these bones is being properly maintained.

You will be hearing from my historian, Jim Sazevich, regarding information on the Lake Minnetonka area from 1925-1980.

He saved 3-16-88

Sincerely,

W. Duncan MacMillan

W. Duncan MacMillan

WDM:k

uses, with properties representing a variety of historical periods from the mid nineteenth century to the very recent past.

Archaeological Property Types Expected Obvious in the results of the archaeological record search is the rich cultural heritage of the greater Lake Minnetonka area. A significant number of the known sites in Hennepin and Wright counties are American Indian cemeteries in the form of burial mounds reported by Winchell (1911), some of which may be affected by the proposed construction. Also prevalent are American Indian habitation or limited use sites that range throughout the known range of cultural traditions in the Upper Midwest. Many apparent habitation sites consist of lithic scatters in agricultural contexts. Intact, multiple component sites are also present, however, often located adjacent to past sources of permanent water, specifically lakeshores, drainages, or on islands (MnSAS n.d.; MHS 1981).

Of particular concern to the present survey in regard to the Private Cemeteries Act, Minnesota Statute 307.08, is the impact of over a century of development on the burial mounds of the region. Some mound groups in the vicinity of the project area, for example 21 WR 1 and 21 WR 5, were already impacted by construction or agriculture at the time of their discovery in the late nineteenth century. In such cases the potential exists for burial pits to remain intact beneath the ground surface, in spite of the overlying earthen mound having been disturbed or removed entirely. Exacerbating this problem is the rapidly increasing pace of modern development in the vicinity of the project area, coupled with the continuing occasional discovery of mounds not located during the surveys of a century ago. An example is the Duske Mound¹, located immediately north of T.H. 12 to the west of Delano (Mather et al. 1994b). It is probable that other such unrecorded cemeteries are present within the region. In cases where mounds have been obscured, discovery of such sites through surface examination becomes increasingly problematical. Of similar nature is the MacMillan Site (21 HE 98) where American Indian burials were accidentally encountered during house construction. It is not clear whether the grave had been signified by a mound (Day 1965). Due to these concerns, the field crews remained alert for the unanticipated disturbance of burial related objects during subsurface testing. No intrusive testing of any kind was conducted in the vicinity of known or suspected burial sites during the present survey.

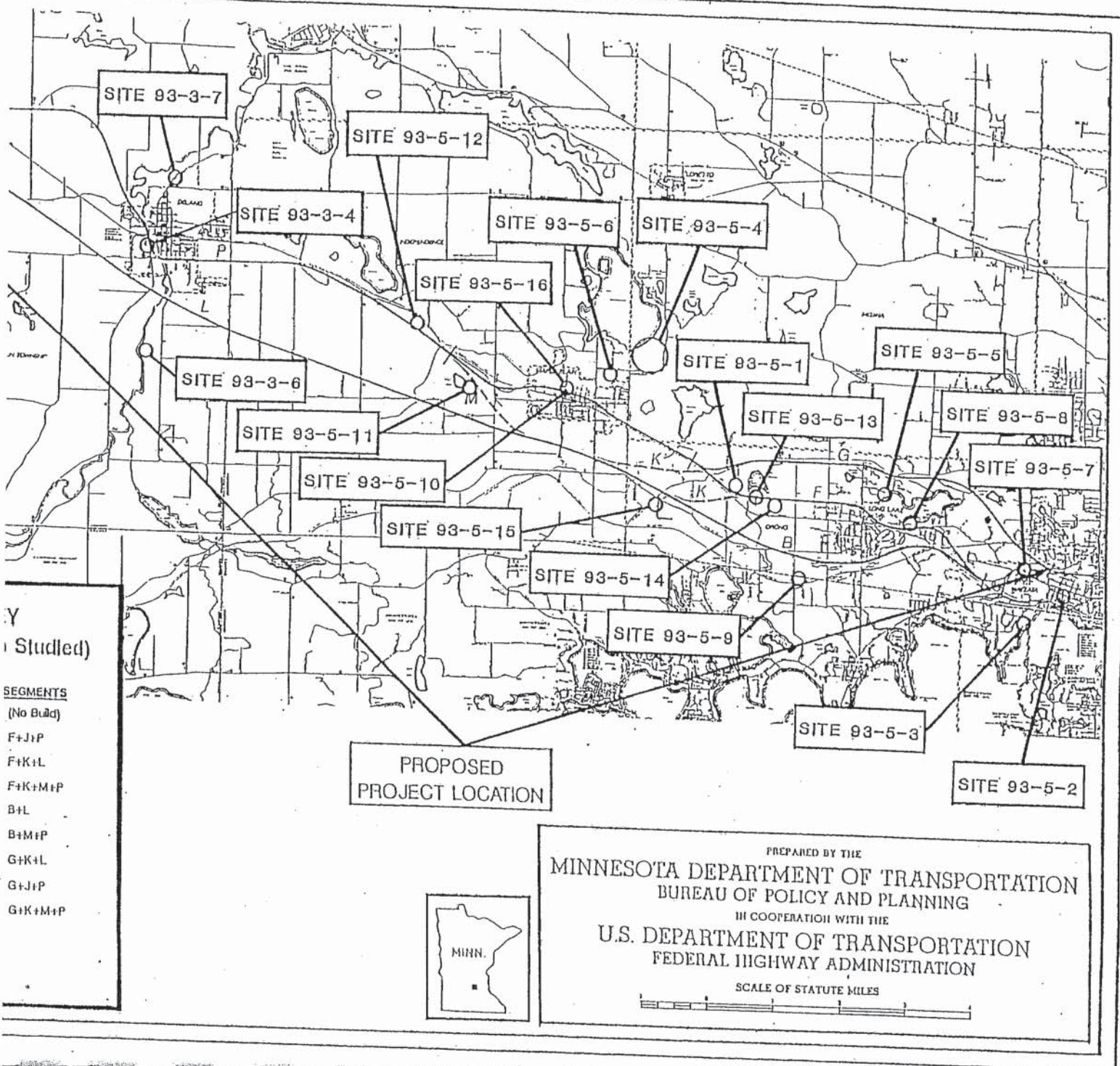
It is anticipated that any archaeological sites encountered during this survey will be similar in nature to those documented through previous local research. The various project corridors traverse upland terrain and numerous lake basins. Numerous river and smaller drainage crossings are also present. American Indian habitation sites may vary in age from the Paleoindian through the Contact/Postcontact Period, as sites spanning this range are already known from throughout the region. Archaeological properties of Euroamerican origin are expected to include farmsteads or possibly commercial interests, such as lumber camps.

Historical Property Types Expected It was expected that a number of historical property types would be identified. The primary expectation was that properties associated with agriculture (farm houses, farmsteads, barns, and related buildings and landscape features) would be identified over much of the project corridor. Properties associated with transportation (railroad grades and

¹The Duske Mound is recorded as a possible burial mound, pending authentication by the State Archaeologist's Office and the Minnesota Indian Affairs Council.

Table 1. All Identified Archaeological Properties.

PROPERTY NUMBER	DESCRIPTION	LOCATION	COMMENTS
93-3-4	21 WR 1	NE1/4 SE1/4 Sec. 11 T118 R25	burial mounds recommend authentication
93-3-5	Grimshaw Creek Mounds (21 WR 2)	W1/2 NW1/4 Sec. 6 T118 R25	Outside Area of Potential Effect
93-3-6	21 WR 4	NE1/4 Sec. 23 T118 R25	Outside Area of Potential Effect
93-3-7	21 WR 5	SW1/4 Sec. 1 T118 R25	burial mounds recommend authentication
93-5-1	Lake Classen Site 21-HE-155	W1/2 NE1/4 NE1/4 Sec. 32 T118 R23	reported burials recommend authentication
93-5-2	Wayzata Mound Group (21 HE 28)	Sec. 6 T117 R22	Outside Area of Potential Effect
93-5-3	Wyman Mound	SE1/4 SE1/4 Sec. 1 T117 R23	Outside Area of Potential Effect
93-5-4	21 HE 70	NE1/4 NW1/4 and the SE1/4 NW1/4 Sec. 19 T118 R23	Outside Area of Potential Effect
93-5-5	21 HE 71	NE1/4 NE1/4 Sec. 34 T118 R23	Outside Area of Potential Effect
93-5-6	21 HE 93	NW1/4 SE1/4 Sec. 24 T118 R24	Outside Area of Potential Effect
93-5-7	MacMillan Site (21 HE 98)	NE1/4, NE1/4, Sec. 1 T117 R23	burials recommend authentication
93-5-8	Long Lake Site (21 HE 100)	Sec. 35 T118 R23 (?)	true location uncertain access denied
93-5-9	Seven Flags 21 HE f	NE1/4 Sec. 4 T117 R23	not included in scope of present survey
93-5-10	Maple Plain Dump Site 21 HE 156	NW1/4 SW1/4 SW1/4 Sec. 24 T118 R24	Recommend Phase 2
93-5-11	Lake Irene Site 21 HE 157	W1/2 SE1/4 Sec. 22 T118 R24	Recommend Phase 2
93-5-12	Enquist Site 21 HE g	E1/2 SE1/4 SE1/4 and the W1/2 SW1/4 SE1/4 Sec. 16 T118 R24	Outside Area of Potential Effect
93-5-13	Classen Island Site 21 HE 158	NE1/4 Sec. 32 SW1/4 Sec. 33 T118 R23	access denied to 1/2 of site Recommend Phase 2
93-5-14	Classen Orchard Site 21 HE 159	N1/2 NW1/4 Sec. 33 T118 R23	no Phase 2



DEPARTMENT OF THE INTERIOR

National Park Service

Notice of Inventory Completion for Native American Human Remains and Associated Funerary Objects from the State of Minnesota in the Possession of the Minnesota Indian Affairs Council, Bemidji, MN

AGENCY: National Park Service.

ACTION: Notice.

Notice is hereby given in accordance with provisions of the Native American Graves Protection and Repatriation Act (NAGPRA), 43 CFR 10.9, of the completion of an inventory of human remains and associated funerary objects from the State of Minnesota in the possession of the Minnesota Indian Affairs Council, Bemidji, MN.

A detailed assessment of the human remains was made by the Minnesota Indian Affairs Council professional staff in consultation with representatives of Prairie Island Community Council, Shakopee Mdewakanton Sioux Community of Minnesota, Grand Portage Reservation Business Committee, Fond du Lac Reservation Business Committee, Nett Lake Reservation (Bois Forte) Tribal Council, Upper Sioux Community of Minnesota, Lower Sioux Mdewakanton Community, Mille Lacs Band of Chippewa Indians, White Earth Band of Minnesota Chippewa, Leech Lake Tribal Council, Minnesota Chippewa Tribe, Red Lake Nation, Iowa Tribe of Oklahoma, Iowa Tribe of Kansas and Nebraska, Ho-Chunk Nation of Wisconsin, Santee Sioux Tribe of the Santee Reservation of Nebraska, Sisseton-Wahpeton Sioux Tribe of the Lake Traverse Reservation, Yankton Sioux Tribe of South Dakota, Chippewa-Cree Indians of the Rocky Boy's Reservation, Turtle Mountain Band of Chippewa Indians, Assinaboine and Sioux Tribes of the Fort Peck Reservation and Winnebago Tribe of Nebraska, and the non-Federally recognized Indian groups the Mendota Mdewakanton Dakota Community and the Kah-Bay-Kah-Nong (Warroad Chippewa).

In 1934, human remains representing 26 individuals were recovered from site 21-PL-6, Warner Mounds 1 and 2, also known as the Peter Lee Mound (21-PL-13) near Fertile, Polk County, MN during an archeological excavation conducted by A.E. Jenks and L.A. Wilford of the University of Minnesota. No known individuals were identified. The 15 associated funerary objects include an arrowshaft "polisher", projectile points, a shell bead necklace,

bone bracelet fragments, shell rings, bone beads, beaver teeth fragments, red ochre, and a soil sample.

Site 21-PL-6/13 has been identified as Arvilla Complex, an archeological culture which cannot be identified with any present-day Indian tribe or group.

In 1941, human remains representing 37 individuals were recovered from site 21-MU-3, Lake Shetek Mounds, Murray County, MN during an archeological excavation conducted by L.A. Wilford of the University of Minnesota. No known individuals were identified. The two associated funerary objects include a ceramic vessel and an end scraper.

Site 21-MU-3 has been identified only as Woodland, a broad archeological tradition that cannot be identified with any present-day Indian tribe or group.

In 1954, human remains representing 27 individuals were recovered from site 21-BW-2, Sievert Mound site, Brown County, MN during an archeological excavation conducted by L.A. Wilford of the University of Minnesota. No known individuals were identified. No associated funerary object are present.

Site 21-BW-2 has been identified only as Woodland, a broad archeological tradition that cannot be identified with any present-day Indian tribe or group.

In 1978, human remains representing 58 individuals were recovered from site 21-PO-14, Noyes site, Pope County, MN during a rescue excavation conducted by S. Anfinson of the Minnesota Historical Society after construction had removed a burial mound. No known individuals were identified. No associated funerary objects were present.

Site 21-PO-14 has been identified only as Woodland, possibly Onamia, a broad archeological tradition that cannot be identified with any present-day Indian tribe or group.

In 1970, human remains representing 27 individuals were recovered from site 21-SN-11, Syl Sand site, Stearns County, MN during archeological excavations conducted by D. Birk and C. Tiling of the Minnesota Historical Society. No known individuals were identified. The 15 associated funerary objects include two antelope antlers with pierced holes, two bird-bone flutes, beaver incisors, a quartz flake, a black stone with modified grooves, a clay pipe bowl, four modified turtle shell squares, numerous flakes, and two lithics.

Site 21-SN-11 has been identified as a Middle to Late Woodland site, a broad archeological tradition that cannot be identified with any present-day Indian tribe or group.

At an unknown date, human remains representing 13 individuals were most likely removed from site 21-PO-3, the

Pelican Lake Gravel Pit site, Pope County, MN by unknown person(s) and donated to the University of Minnesota Geology Laboratory. No known individuals were identified. No associated funerary objects are present.

Site 21-PO-3 is associated with the Archaic Tradition, a broad archeological tradition which cannot be identified with any present-day Indian tribe or group.

In 1963, human remains representing a minimum of 36 individuals were recovered from site 21-DK-41, River Hills Housing Development site, Dakota County, MN by V. Helmen of the Science Museum of Minnesota when they were encountered during construction. No known individuals were identified. No associated funerary objects are present.

Site 21-DK-41 has been identified as possibly an Archaic site, a broad archeological tradition which cannot be identified with any present-day Indian tribe or group.

In 1964, human remains representing 33 individuals were recovered from site 21-HE-98, the Macmillan site, Hennepin County, MN during an archeological excavation conducted by K. Day of the University of Minnesota. No known individuals were identified. No associated funerary objects are present.

Site 21-HE-98 is associated with the Woodland Tradition, a broad archeological tradition which cannot be identified with any present-day Indian tribe or group.

In 1934, human remains representing 19 individuals were recovered from a destroyed mound in Freeborn County, MN by person(s) unknown. These human remains were turned over to the County sheriff who donated them to the University of Minnesota. No known individuals were identified. The three associated funerary objects include a copper ring-pendant, pieces of turtle shell, and a chert knife.

Based on the associated funerary objects, the human remains from Freeborn County are associated with the Woodland Tradition, a broad archeological tradition which cannot be identified with any present-day Indian tribe or group.

In 1936, human remains representing 26 individuals were recovered from site 21-RL-1, Red Lake River Mounds, Red Lake County, MN during archeological excavations conducted by A.E. Jenks of the University of Minnesota. No known individuals were identified. The 41 associated funerary objects include clam shells, worked and unmodified flakes, projectile points, worked bone, broken bifaces, scrapers, a hafted antler-beaver tooth tool, shell beads, black quartz, a

1999

DEPARTMENT OF THE INTERIOR - National Park Service

Notice of Inventory Completion for Native American Human Remains and Associated Funerary Objects from the State of Minnesota in the Possession of the Minnesota Indian Affairs Council, Bemidji, MN

In 1964, human remains representing 33 individuals were recovered from site 21-HE-98, the Macmillan site, Hennepin County, MN during an archeological excavation conducted by K. Day of the University of Minnesota. (2)

2014

Scott Roe (White Birch Properties And Development Group, LLC & Green Timber Outdoors LLC)

4548 Abbott Ave S - Owner: White Birch Properties And Development Group, LLC

4430 Lake Harriet Parkway W #406 - Owner: White Birch Properties And Development Group, LLC

5410 Shenadoah Lane North, Plymouth - Developer: White Birch Properties And Development Group, LLC

Notes

Typical burial site (ridge, water)

Long after the mounds were first placed in the landscape, Dakota people continued to use them as burial places. (3)

Minnesota Law protects all human skeletal remains or burial grounds from disturbance. An intentional, willful or knowing violation of the law is a felony. (no one has ever been charged with this)

--

(1) The Minnesota Archaeological Newsletter #7, 1965 SALVAGE EXCAVATION AT THE MACMILLIAN [sic] SITE (21 He 98) Kent Day

(2) Source: Federal Register: August 9, 1999 (Volume 64, Number 152) (Page 43211-43222)

(3) Scott Anfinson - State Archaeologist

(4) David Mather and Patrick Nunnally, eds., Final Cultural Resources Reconnaissance Survey Report, Mn/DOT S.P. 2713 & 8602, Alternative Corridors for Reconstruction of T.H. 12 from Wayzata to Montrose, Hennepin and Wright Counties, 3 vols. (St. Paul: Minnesota Historical Society, 1995).

(5) Minneapolis Tribune - Seven Skulls Uncovered At Indian Burial Site (1965, confirm source)

(6) Minnetonka Sun, 4/15/1971

(7) Letter from State Archeology Office to Pioneer Museum

Human Skeletal Remains Recovered at the MacMillan Site

1964

During excavation of footings for an addition to the residence of Duncan MacMillan at 151 Westwood Lane in Wayzata, workmen discovered a pit containing human skeletons. (1)

Addition to kitchen. (5)

Skeletons of five adults and two children were found crowded together in the bottom of the pit. (1)

The site area is on the crest of a gently sloping ridge that is part of the rolling, wooded terrain about one mile north of Wayzata Bay. At the foot of the west slope of the ridge is the dry channel of a small stream that drained into Wayzata Bay from the north. (1)

Geographically, the MacMillan site is within the area where Mille Lacs Aspect sites are most common (Wilford 1941:236-237). Although there is no previous report of a mound at this specific local, mounds are common archaeological features near the shorelines of Lake Minnetonka. (1)

The former owners of the (MacMillan) house recall leveling a mound over the burial site for the lawn. (5)

1971

Remains transferred from State Archeology Office to Long Lake Pioneer Museum (6)

1988

State Archeology Office requests remains be send back. Ultimate disposition to be determined by the Indian Affairs Council. (7)

Duncan Letter to Long Lake Pioneer Museum

1995

MacMillan site - It is not clear wether the grave had been signified by a mound (Day 1965). Due to these concerns, the field crews remained alert for the unanticipated disturbance of burial related objects during subsurface testing. No intrusive testing of any kind was conducted in the vicinity of known or suspected burial sites during the present survey. (4)

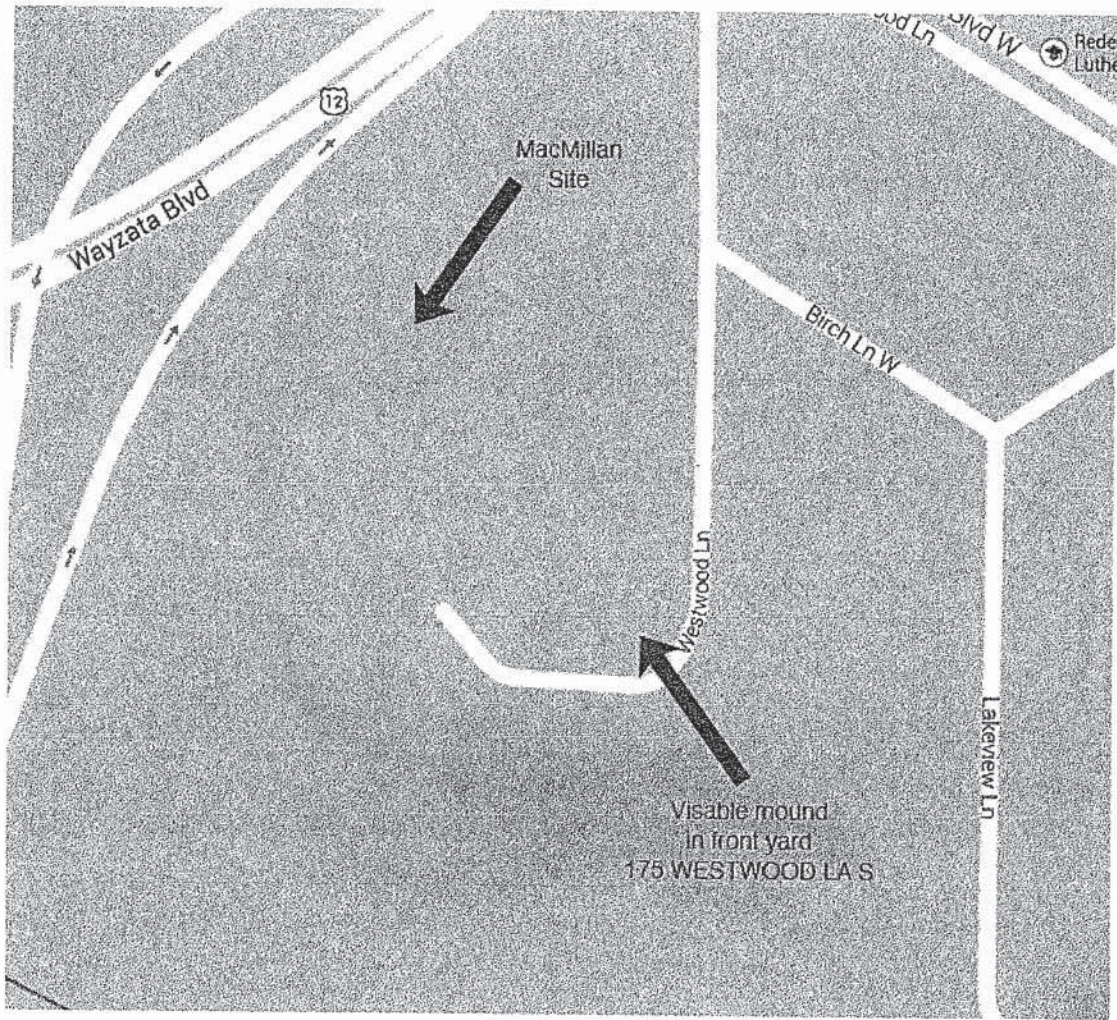
Identified Archaeological Properties - Property number: 93-5-6, Description: MacMillan Site (21 HE 93), Comments: Burials - recommended authentication.

Note: This is a report for the DOT recommending authentication of the MacMillan site due to concerns that the grave may have been signified by a mound. The former owners of the (MacMillan) house recall leveling a mound over the burial site. This is in 1995.

1998

Scherer, Andrew K., 1998, Documentation of the Human Skeletal Remains Recovered at the MacMillan Site/Wayzata Ossuary (21-HE-98); Hennepin County, Minnesota; University of Minnesota Accession Number 541, August 14, 1998. Manuscript on file, Hamline University Osteology Laboratory, St. Paul, Minn.

Brown University - Duncan MacMillan Hall is dedicated (Science instruction for the 21st century).





**WAYZATA PLANNING COMMISSION
WORKSHOP MEETING MINUTES
September 15, 2014**

AGENDA ITEM 1. Call to Order, Roll Call and Approval of Minutes.

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

Present at roll call were Commissioners: Pearson, Gonzalez, Ramy, Tyacke, Vanderheyden, Gnos, and Iverson. City Planner Gadow was also present.

Chair Gonzalez stated the minutes to be reviewed are from the September 3, 2014 workshop.

Commissioner Tyacke stated on page 2, line 18, the fifth word should be "development."

Commissioner Pearson made a motion, Seconded by Commissioner Tyacke, to approve the September 3, 2014 minutes as amended. The motion carried unanimously.

AGENDA ITEM 2. Regular Agenda Public Hearing Items:

a. 151 Westwood Lane – White Birch Properties and Development Group

i. Concurrent Preliminary and Final Plat of Subdivision for a three (3) lot residential Subdivision

City Planner Gadow stated White Birch Properties and Development Group has submitted a Development Application requesting concurrent preliminary and final plat subdivision approval for a new three (3) lot subdivision of 5.06 acres. The project would require the removal of the existing structure on the property and a subdivision of the parcel. Access to the Project would be thru a public road with a cul-de-sac design to protect as many of the existing trees coverage as possible. The cul-de-sac is designed to allow one-way access around the turnaround and to preserve the existing rows of spruce trees that are at the entrance to the Property. The Applicant and the City would enter into an easement agreement to allow the homeowner's association to maintain the existing spruce trees and rain garden on the public right of way. Further discussion with the Applicant will be necessary regarding an agreement for the on-going maintenance of the roadway. Building plans for the new structures are not available at this time, so any approval recommendation should include a condition requiring the future owners to provide building plans for review by the Planning Commission. The subdivision consists of three (3) single-family homes and would yield a total project density of one (1) dwelling unit per 1.68 acres, which meets the density requirements of the One Acre Single Family Residential guidance in the Comprehensive Plan. The proposed subdivision would result in three (3) buildable parcels that would meet minimum standards for the R-1 District and therefore would be conforming lots. It had been brought to Staff's attention that there potentially is or was a burial site on the Property. Staff contacted the State Archeologist's Office to gather additional information. The State Archeologist indicated that all of the objects were excavated during the 1964 construction and

1 there is no recorded burial mound at the Property. The State Archeologist went to the site today
2 and let Staff know that it may have been a burial site previously but based on the current
3 conditions and the materials that had been removed in the 1960's he could not certify it as a
4 burial site today.

5
6 Commissioner Pearson asked what the Planning Commission had approved for tree removal with
7 the subdivision that was reviewed in 2010.

8
9 City Planner Gadow stated he did not have this specific information. The 2010 proposal had
10 been a four (4) lot subdivision that included the 151 Westwood Lane and 190 Westwood Lane
11 properties. He showed the trees that would have been impacted with the 2010 application.

12
13 Commissioner Pearson asked if the Staff had gotten information about the Property being a
14 burial site with the 2010 application.

15
16 City Planner Gadow stated he could contact the Bureau of Indian Affairs.

17
18 Commissioner Pearson asked if the proposed street is 20-feet wide.

19
20 City Planner Gadow stated there would be 50-feet of right of way. The pavement width would
21 be 40-feet but this is separated by the line of spruce trees they are preserving.

22
23 Commissioner Pearson asked if there was enough room to have a single street rather than two (2)
24 streets.

25
26 City Planner Gadow stated this could be discussed with the Applicant.

27
28 Commissioner Vanderheyden stated Section 2.4 of the Staff report states "further discussion with
29 the Applicant will be necessary regarding an agreement for the on-going maintenance of the
30 roadway."

31
32 City Planner Gadow explained this would be a small roadway and Public Works has expressed
33 concerns that this would be an additional street they would need to plow and maintain. If the
34 Application moves forward, Staff and Public Works would like to discuss with them the
35 possibility of having the homeowner's association be responsible for the plowing and
36 maintenance of the road.

37
38 Commissioner Vanderheyden asked if the City had other public roads that were maintained
39 privately.

40
41 City Planner Gadow stated the City does have a couple of public roads that are maintained
42 privately.

43
44 Commissioner Vanderheyden asked if this roadway would meet the definition of a cul-de-sac.

1 City Planner Gadow stated it meets the required right of way space and radius that is needed for
2 turnaround.

3
4 Commissioner Tyacke asked if the City would get an official report stating the property is not a
5 burial ground.

6
7 City Planner Gadow explained the State Archeologist had informed him that if the project were
8 to move forward and while digging remains were found then digging would have to stop and the
9 Police Department and State Archeologist would need to be informed. He would ask the State
10 Archeologist if has provided written reports in the past. The State Archeologist cannot certify
11 this as an existing burial site because of the impacts that occurred in the 1960s. All he could say
12 was there had been a number of artifacts removed in the 1960s.

13
14 Commissioner Tyacke stated the home for Lot 3 would be in the backyard of the homes to the
15 south. He stated it did not match the setbacks for the other houses and he asked if there were any
16 restrictions to building homes this close. The homes located at 159 and 157 would be looking at
17 these homes in their backyards if the trees are thinned out as proposed.

18
19 City Planner Gadow stated the side yard setback would be reviewed when a home design is
20 brought forward.

21
22 Commissioner Iverson suggested the City get written documentation regarding the site being a
23 burial site. She would like to ensure the Utility Superintendent's comments and concerns are
24 addressed in the terms and conditions if approved.

25
26 Commissioner Ramy asked if anything had changed with the burial grounds since 1964 that
27 would require more preservation if something were discovered.

28
29 City Planner Gadow stated if anything were found then the police and State Archeologist would
30 need to be notified. He asked if the rain garden was being included in the project due to the size
31 and scope of the roadway for the project.

32
33 City Planner Gadow stated it is an opportunity to address storm water runoff from the roadway.

34
35 Chair Gonzalez stated if this were a public road would the lots created meet the frontage
36 requirement.

37
38 City Planner Gadow stated the requirement for the R1 District is 150-feet of frontage from the
39 front set back, which is 45-feet, and this is being met by all three (3) lots.

40
41 Chair Gonzalez asked if the plans included enough rain gardens and storm water treatment
42 systems.

43
44 City Planner Gadow stated if the Application moves forward then the City would spend more
45 time on how the rain gardens are designed to ensure they would meet the requirements.

1 Chair Gonzalez asked if there was a way to accommodate one main street, as defined in the code,
2 into the development without impacting the trees.

3
4 City Planner Gadow stated the road is shown at 20-feet wide and to have one road it would need
5 to be a minimum of 6-feet wider. This would impact one side of the trees. This would have to
6 be looked at more closely if this were the guidance of the Planning Commission.

7
8 Mr. Mark Gronberg, Gronberg & Associates, Inc., 445 Willow Drive North, Long Lake, stated
9 they had looked at a single road cul-de-sac design. Having a second access would be beneficial
10 for emergency vehicles and also the sewer needed to be put into the southern portion. The City
11 prefers to have manhole access points in blacktop so they can access the sewer. Putting the road
12 on the southern side does make it difficult to save the trees. The proposed house pad for Lot 3
13 was moved about 80-feet so there would be trees between it and the other homes. The Owner
14 would be agreeable to additional berming or other plantings the Commission would like done for
15 Lot 3. Lot 1 and Lot 2 would be natural walkouts. There would be very little grading in the
16 subdivision and this allows them to save a number of trees.

17
18 Scott Roe, S. Minneapolis, is the current owner of the parcel. He would be living on Lot 3 and a
19 resident of the subdivision. He would be cognizant of things such as light, noise, and trees. The
20 idea of maintaining the roadway with an association in order to maintain the park like setting
21 would be desirable. He wanted to honor the history of the property by keeping the name of the
22 previous owner and naming the development "MacMillan Place."

23
24 Commissioner Vanderheyden asked if the sound barrier was a private or public structure and
25 what the foundation size would be for the three (3) house pads.

26
27 Mr. Roe stated this was a private structure built by Ms. MacMillan about 20-years ago along
28 with about 10,000 mature trees. He stated he did not have any plans for the fence at this time.

29
30 Mr. Gronberg stated the home pads were approximately 90x50 or 100x50 or 4,500-5,000 square
31 feet but the homes will probably not be this large but this does take patios into consideration.

32
33 Chair Gonzalez asked if Mr. Gronberg was aware of the existing well on the property.

34
35 Mr. Gronberg stated he was not aware of the well but he would accept taking care of this well as
36 a recommendation.

37
38 City Planner Gadow stated the City would have to do some field verification and Staff would
39 recommend addressing the well and the concerns of the Utility Superintendent as part of the
40 conditions for approval.

41
42 Chair Gonzalez asked if the "pan handle" would become dedicated to the public and if this was
43 in lieu of the Park Dedication Fee.

44
45 City Planner Gadow stated if the project were to move forward the entire "pan handle" would be
46 dedicated to the City. The City has not gotten in depth with the Applicant regarding Park

1 Dedication Fees. They would like to determine if the project would move forward before these
2 calculations were done.

3
4 Commissioner Tyacke stated Mr. Gronberg had brought up moving the home pad for Lot 3 over
5 80-feet and adding berming. He asked what this would look like.

6
7 Mr. Roe stated with the cul-de-sac the concern would be lights and berming and additional
8 spruce trees would provide a good barrier. The powder coated chain link fence that runs the
9 length of the property would be removed.

10
11 Chair Gonzalez stated Wayzata has a Heritage Preservation Board and when older homes with
12 historical significance are taken down they would like an opportunity to photograph the property
13 and buildings for their records.

14
15 Mr. Roe stated he would encourage this and he would get the information from City Planner
16 Gadow.

17
18 Chair Gonzalez opened the public hearing at 7:39 p.m.

19
20 Mr. Bob Muffleman, 172 Birch Lane West, Wayzata, stated the subdivision meets all the
21 requirements for the R-1 District but it was his understanding that because it was a subdivision
22 there were additional criteria that would need to be met. The proposed development creates a
23 forced cluster of homes that is not consistent with the massing, character and sizing of the
24 neighborhood. This subdivision would have a significant change to the neighborhood; it would
25 change the neighborhood from a quiet neighborhood to a fairly busy neighborhood and decreases
26 the property value of all the homes in the existing neighborhoods. One of the goals of the
27 Comprehensive Plan was the first tier priority, which is the most important in the Plan, and these
28 subdivisions enhance the individual character and elements of residential neighborhoods and it
29 reinforce and enhance neighborhoods and this subdivision does not enhance the individual
30 character of this neighborhood and it would weaken the existing neighborhood.

31
32 Commissioner Pearson asked what Mr. Muffleman's basis was for the assumption that this
33 development would lower the property values for all the homes in the neighborhood.

34
35 Mr. Muffleman stated he would clarify this during his presentation. He stated the addition of a
36 public road opens the potential for the property just north of this parcel to fit three (3) more lots
37 if it were subdivided in the future.

38
39 City Planner Gadow stated for the purposes of the Planning Commission's discussion if there is
40 concern about spurring additional development to the north, the right-of-way could be adjusted
41 so that there is a line of private property so that there is not direct access. The City would need
42 to evaluate this further. Another option that could be reviewed would be putting in an easement
43 or covenant on the public road that would prevent access to the properties to the north. He
44 would need to look into this option further with the City Attorney.

45
46 Commissioner Vanderheyden asked if this could be a private roadway with a public easement.

1
2 City Planner Gadow stated in order to do a private roadway a variance would need to be
3 considered but that would be an option.

4
5 Mr. Gronberg stated they could consider a 5-foot to 10-foot outlot along the north line of the
6 road and this could be owned by the homeowners association rather than a homeowner.

7
8 Commissioner Iverson asked how legally binding would these steps be in keeping another road
9 from being proposed for an additional development.

10
11 City Planner Gadow stated the measures the Planning Commission takes would be recorded
12 against the property and if an outlot were created this would be recorded with Hennepin County
13 and would not be connected with this area. He would need to discuss this further with the City
14 Attorney.

15
16 Chair Gonzalez stated the homeowners association could give access to the outlot or sell the
17 outlot.

18
19 City Planner Gadow stated if this was a concern then the Planning Commission could consider a
20 restrictive easement that it could not be sold to an adjacent homeowners association or used as
21 access.

22
23 Chair Gonzalez asked if it made sense to put restrictions on future development

24
25 Mr. Muffleman expressed concerns that by approving the anomaly of the road configuration the
26 City will be changing the way roads work and the people in this subdivision would have to go
27 around the entire cul-de-sac before they could get out. If there were a two-lane road then he
28 would have concerns with the access and the number of trees that would be impacted. He also
29 stated that the notable increased traffic this would bring to the neighborhood would impact the
30 general health and welfare of the residents and should be addressed. Another goal of the Comp
31 Plan the City would limit social, environmental and aesthetic impacts and this development has a
32 negative effect on all of those items. The lights from the additional cars and the noise would
33 impact his home directly no matter where the access road goes. The access road also limits the
34 development opportunities of his property, which decreases the value of his home. He expressed
35 additional concerns about the pad placement for Lot 3 and if this home is moved as far left as
36 possible it would create a "flag pole lot" and this is not how the neighborhood is designed. The
37 neighborhood does not have these kinds of house, homes this close together, and homeowners
38 associations.

39
40 Commissioner Pearson stated he was unclear how this development would limit Mr. Muffleman
41 from developing his property.

42
43 Mr. Muffleman stated if the road remains where it is positioned then the headlights from the
44 vehicles would point directly into the four (4) bedrooms at the front of his home. Based on
45 information he found on the internet the average trips per home were about 10 and with six (6)

1 homes that would be 60 trips per day resulting in all those lights being directed at his home.
2 This impacts the value of his home.

3
4 Chair Gonzalez stated the application is for three (3) homes and the Planning Commission would
5 make their recommendation on the application being presented not what may or may not ever
6 happen.

7
8 Mr. Muffleman stated the City should be aware of what they are potentially opening up and that
9 would be future development for an additional three (3) lots and this would further impact the
10 neighborhood.

11
12 Commissioner Tyacke asked what Mr. Muffleman's basis was for there being an additional three
13 (3) homes.

14
15 Mr. Muffleman stated as soon as there is a road this would provide the necessary road and
16 frontage for the northern parcel to subdivide into three (3) R-1 lots.

17
18 Mr. Steve Poling, 159 Westwood Lane, Wayzata, stated he had talked with Mr. Roe and his
19 proposal is better than the one that had been proposed in 2010. We had told him that our
20 preference would be to have a family purchase the property and renovate the existing home. One
21 of the bidders on the property had proposed to do this. He would like to see the neighborhood
22 kept intact. He stated they are impacted more than anyone else with this project. After reading
23 the Subdivision Ordinance and the Planning Commission criteria the scale, pattern, and character
24 of this development are not consistent with the existing neighborhood.

25
26 Mr. Ken McAuliffe, 172 Westwood Lane, Wayzata, stated the proposed driveway would not exit
27 where the current driveway exits and one of the big features of this area is the hedge and in order
28 to have visibility from the road the hedge would have to be cut down. He stated it makes no
29 sense that Mr. Roe would pay \$1.2 million for this property and choose to live on the worst lot.
30 This makes him suspicious. This is a fine piece of property and they would be happy to have
31 Mr. Roe as a neighbor but the development shows all he wants to do is make money and he does
32 not believe he would live on Lot 3. He is against this development. There will be three times
33 the lights shining in his neighbors home and the development does not fit the character of the
34 neighborhood. He is also concerned about this being an Indian Burial site and there being more
35 graves on the property. He asked who would be responsible for monitoring this. He was
36 surprised the City had not contacted him in regards to this development.

37
38 Ms. Corey Muffleman, 172 Birch Lane West, Wayzata, stated this is a historic home and is
39 important to the neighborhood and the community. She talked with the State Archeologist.
40 There were two (2) burial sites found in 1964. She stated the reason there was no actual burial
41 mound found was because the remains had been found over 30-years after the original home had
42 been built and it is believed that the mound was destroyed at that time. Mr. Roe can take the risk
43 of digging at the site but it would need to be monitored closely. She suggested the City
44 recommend having core samples done by an archeologist.

45
46 Chair Gonzalez closed the public hearing at 8:11 p.m.

1
2 Commissioner Gnos asked if Mr. Roe would be willing to do some tree replacement in other
3 places on the property.

4
5 Mr. Roe stated there are areas that more trees could be added.
6

7 Chair Gonzalez asked Mr. Roe to consider building two (2) homes instead of three (3) in order to
8 better match the existing neighborhood.
9

10 Mr. Roe stated the economics would be more challenging for him with that scenario.
11

12 Mr. Ramy asked if it were possible to reconfigure the entrance so that it does not point directly at
13 Mr. Muffleman's home. As a Commission they should consider the possibility of the roadway
14 being used as frontage for additional development and be sure there is language that addresses
15 this.
16

17 Commissioner Iverson expressed concerns about density and change of character. These are
18 things that have been brought up several times. She asked how as a community they could save
19 small town character in neighborhoods. She is concerned about the density of the neighborhood.
20 She recommended Mr. Roe look at doing some economic feasibility studies to see if there was a
21 way he could reduce the density of this development so that it is more in character of the
22 neighborhood. The project on Central Avenue is working to put seven (7) homes on a parcel that
23 previously had three (3) homes. She asked where it would stop with developers increasing the
24 density of parcels.
25

26 Commissioner Tyacke stated the resident comments were compelling. This development is
27 different in that it is building right behind other homes. He does see an impact on the character
28 of the neighborhood and he would not like to see this happen. He asked what would happen if
29 the Heritage Preservation Board did not authorize Mr. Roe to tear down the home.
30

31 Chair Gonzalez stated they do not have that authority. The Heritage Preservation Board would
32 document the home and property as it is now. This is private property.
33

34 Commissioner Pearson stated he has concerns about the roadway. This is a lot of pavement for
35 only three (3) homes and it seems unnecessary. He asked Mr. Roe to look at options for a two-
36 lane road that would not require as much pavement. He explained several of the comments
37 received are about policy and go beyond the charge of the Planning Commission. He stated
38 anytime there is development in an older neighborhood there would be a difference in character
39 and the homes would not be the same.
40

41 Ms. Muffleman stated there is a lot in the neighborhood of varying ages and styles and this is the
42 character of the neighborhood. When this project happens she is concerned that it would start to
43 look like Medina or Plymouth. She knew people that were interested in remodeling the home
44 and had made two offers on the property. There were twelve offers on the property and she
45 believes there were others that would have been interested in restoring the home. Remodeling
46 the existing home is doable.

1
2 Commissioner Pearson stated Mr. Roe is the property owner and he has the development
3 application in front of them at this time. He has concerns about the road but would otherwise
4 lean towards approving the application.

5
6 Commissioner Vanderheyden agreed with Commissioner Pearson regarding the roadway. He
7 requested the applicant look at other options for this. He stated the median size of the properties
8 in this area is 54,000 square feet and these three properties average 49,900 square feet so they fit
9 the character of the average lot.

10
11 Chair Gonzalez explained this is private property and the Planning Commission needs to
12 consider the application that is presented. The Planning does have the ability to make some
13 recommendations but the City Council would have the final approval. The Planning
14 Commission needs to make sure that what they recommend to the City Council meets the
15 requirements of the Comprehensive Plan and City Code. She stated she would not be able to
16 make a recommendation on this application tonight because there was information missing such
17 as information on the burial site. The proposed street does present concerns and she would like
18 to know if the current driveway could be widened enough to provide access and be used as a
19 street. She would also like to know how the hedge would be impacted because these are
20 significant as well. The City's Code allows homes on properties that are at least 40,000 square
21 feet in the R1 District. The City's policy makers have to balance the concerns of neighborhoods
22 and the rights of property owners to be able to develop their property. She asked Staff to look at
23 the potential for an outlot and if the well can be located and safety measures taken.

24
25 Commissioner Pearson stated he would support it but would like to see more information on
26 what they would be approving as far as the roadway goes. There is no basis for the Commission
27 to create an outlot. The Planning Commission should not restrict the use of property for
28 something that is not even being presented for consideration.

29
30 Commissioner Vanderheyden stated he would be in favor of recommending approval with the
31 conditions along with a request for additional information. He stated the list of concerns as: 1.)
32 future building plans approved and these need to be reviewed; 2.) one more affirmation
33 concerning the burial site including practices, certifications, and monitoring suggestions; 3.) the
34 utilities terminated per the Utility Superintendents request; 4.) acceptable storm water treatment
35 based on the final requirements of the road; 5.) marked discussions regarding park dedication
36 fees and dedicating the proposed road acreage to the City; 6.) Heritage Preservation Board
37 access to the property and existing home prior to its removal; 7.) potential for the use of an outlot
38 to preclude any lots to the north from use of the private/public road that would be installed as
39 part of this project; 7.1) a more acceptable street design.

40
41 Chair Gonzalez stated based on this list the Planning Commission needs to have more
42 information. She suggested the Planning Commission table the discussion and request additional
43 information from the Applicant.

44
45 Commissioner Pearson asked if they had a different road configuration if this would be an
46 amended application.

City Planner Gadow stated the Applicant could provide an alternative for how the roadway would look and if the Planning Commission finds the alternative acceptable the Applicant could formally amend the application to include the alternative to supersede the roadway design presented at this time. The Planning Commission would then vote on the amended application.

Commissioner Vanderheyden made a motion, seconded by Commission Pearson to continue the discussions for the preliminary and final plat of subdivision for a three (3) lot residential subdivision at 151 Westwood Lane and direct Staff to work with the Applicant to provide the requested information and an alternative to the access street. The motion carried unanimously.

AGENDA ITEM 3. Other Items:

a. Review of Development Activities

City Planner Gadow stated Staff is reviewing options for the Central Avenue project. There had been a workshop in August and the Council provided some feedback on the project. The Applicant had put together another concept based on this feedback and is looking for additional feedback and comments before they officially amend their application. There would be access off Byrondale and be a cul-de-sac. The City Council would be meeting regarding this project on September 16 at 8:30 a.m. The Applicant is also considering having this be reviewed as a Planned Unit Development (PUD) so that the question of the roadway being private or public could be reviewed.

Commissioner Vanderheyden stated he liked this design from an aesthetic standpoint but it only has one access point for emergency vehicles.

Commissioner Tyacke stated he liked that there was no thru road but has concerns about the density because there are now seven (7) homes where there was only five (5). It is better than previous versions.

Commissioner Iverson stated this design does address the concerns of the neighborhood regarding cut through traffic. She clarified the pad sites shown were not actual because they do not seem to meet the setback requirements.

City Planner Gadow stated they would need to meet the 10-foot side yard setbacks but this would be looked at more closely if it moves forward. She would rather see only five (5) homes in this development because of the density.

Commissioner Ramy stated this would be a challenge with the County to provide access for this property.

Commissioner Gnos agreed that this was an improvement over previous versions.

Chair Gonzalez stated what the Applicant is proposing matches the existing density. She did stated that a PUD should not be used as a way to obtain variances. These make sense when it

development does not meet the affordable housing requirements of the Comprehensive Plan. The Comp Plan states Tier 1 residential policy is to protect residential neighborhoods from encroachment or intrusion by higher density. She stated the Fence Ordinance would need to be reviewed as well to verify the height requirements for the fence along Central Avenue and she expressed concerns about the construction traffic on Byrondale.

Commissioner Ramy asked if the City would be setting a precedent of using the PUD process to avoid a variance.

City Attorney David Schelzel stated the PUD by definition was a device to be used by the City to vary from very strict standards in the zoning ordinances when there was a development that warranted it. If the Commission feels strongly about the development then they can direct Staff to prepare a draft report and recommendations which would review the PUD standards and provide findings for the Commission to approve at their next meeting.

Chair Gonzalez stated she would not be in support of this Application because of the impact to the trees, the large amount of grading and filling, the impact of the construction equipment on the neighborhoods and it does not meet the spirit of the City's Comp Plan.

Commissioner Tyacke made a motion, Seconded by Commissioner Pearson to direct Staff to prepare a Planning Commission Report and Recommendation with the appropriate findings and additional conditions to include a review of the Fence Ordinance, the addition of a snow storage easement, include an accurate tree survey and modification to the homes and building pads for Lot 5 and Lot 6 as discussed, reflecting a recommendation of approval on the Application for review and adoption at the next Planning Commission meeting. The motion carried 5-ayes; 2-Nays (Gonzalez and Iverson)

City Planner Gadow stated this would be back to the Planning Commission on December 1 and presented to the City Council on December 2.

The Planning Commission recessed at 8:04 p.m.

The Planning Commission reconvened at 8:06 p.m.

**b. 151 Westwood Lane – White Birch Properties and Development Group
(Continued from September 15th meeting)**

i. Concurrent Preliminary/Final Plat for a three (3) Lot Subdivision

City Planner Gadow stated the Planning Commission had reviewed this Application in September. After the conclusion of the public hearing the Commission had directed Staff to work with the Applicant to provide additional information. He reviewed the Staff reports including a letter from the State Archeologist, possible solutions for precluding future lots to the north from using the new roadway and alternate street designs.

Commissioner Pearson asked if the one-lane design for the roadway preserved more trees than the two-lane design.

1 Mr. Scott Roe, 5128 Bryant Avenue South, Minneapolis, stated there would be some spruce lost
2 along Westwood with the two-lane design but less than be touched with this design. The two-
3 way option does address the concerns of the residents with homes that face the entrances.

4
5 Mr. Mark Gronberg, Gronberg and Associates, 445 Willow Drive North, Long Lake, stated the
6 initial concerns about the utilities had been the driving force behind the road design but these
7 issues have been resolved so there would be no concerns with moving forward with either
8 design.

9
10 Commissioner Tyacke asked if the hedge could be moved.

11
12 Mr. Roe stated he did not believe these could be transplanted effectively.

13
14 Commissioner Tyacke suggested adding trees where the hedge would be removed. He stated the
15 home on Lot 3 would be located right behind the home located at 159 Westwood. The
16 Commission had discussed additional berming or buffering along this area. He asked that this be
17 added to the drawings.

18
19 Chair Gonzalez asked how the City could limit other properties from access the proposed
20 roadway in future development.

21
22 City Planner Gadow explained the Applicant could dedicate the out lot to the City as public open
23 space and the City would then have ownership of this. Because of the importance of the trees the
24 City could also add a Conservation easement to this out lot.

25
26 Commissioner Vanderheyden stated the landowner to the north has expressed concerns about
27 being boxed out of access to the road and potential future development. He clarified the current
28 proposal meets all of the City's requirements including access within the property and he this
29 should also be the case of any future development to the north.

30
31 Chair Gonzalez opened the public hearing at 8:31 p.m.

32
33 Ms. Wendy Vanloy, 136 Birch Lane West, Wayzata, expressed concerns about the pride and
34 integrity of the neighborhood being impacted by the density of these homes. She asked the
35 Commission to look at the big picture and the impacts this development would have on the
36 surrounding neighborhoods.

37
38 Mr. Paul Norell, 186 Westwood Lane, Wayzata, stated the three (3) lots would not fit in the
39 neighborhood and would recommend the Commission consider allowing only two (2) lots to be
40 created.

41
42 Mr. Ken McAuliffe, 172 Westwood Lane, Wayzata, stated the roadway configuration would
43 shine more traffic lights into his neighbor's home. The trees the City is trying to preserve are not
44 healthy and would probably not be there long term and the project would be removing a large
45 portion of the hedge that should be preserved. The configuration of the proposed neighborhood
46 does not fit in with the surrounding area.

1
2 Ms. Jan Allen, 128 Westwood Lane, Wayzata, stated the scale of this neighborhood does not fit
3 in with the surrounding neighborhoods and she is concerned about the amount of pavement
4 being added as part of this development.

5
6 Ms. Winnie Willcox, 178 Westwood Lane, Wayzata, stated the scale of this neighborhood would
7 greatly impact the neighborhood and its character.

8
9 Chair Gonzalez closed the public hearing at 8:40 p.m.

10
11 Commissioner Tyacke stated there is a valid concern about the size and scope of the
12 development but the proposal does meet the R1 lot size requirements.

13
14 Commissioner Iverson stated this development would change the neighborhood. She would like
15 to see the City consider existing scale and pattern of surrounding neighborhoods when
16 considering a subdivision.

17
18 Commissioner Gnos stated the question was scale versus the Ordinance requirements and finding
19 a balance. He would support the roadway with the least amount of hardcover.

20
21 Chair Gonzalez stated the two-way road option should be a recommendation. She also suggested
22 that a condition that a certified archeologist be on site during the project.

23
24 City Planner Gadow stated the State Archeologist cannot require this but he would recommend
25 it.

26
27 Chair Gonzalez stated the Comp Plan is the guiding document for the City and this talks about
28 protecting residential neighborhoods from encroachment or intrusion by incompatible higher
29 densities and protecting existing neighborhood character while adopting to changing
30 demographics and a desire not to force additional densities upon established single-family
31 neighborhoods. People have the right to develop their property but it is not the role of the
32 Planning Commission to help developers to maximize their profit. This development is not
33 compatible with the neighborhood. There is a historical home on this property that should be
34 preserved if possible. Three (3) lots would be too many in this area.

35
36 Commissioner Vanderheyden stated the lot sizes meet the minimum requirements for this Zone
37 and they also meet or exceed the neighborhood lot median size. He asked what grounds the City
38 would have to deny this request when all of the requirements are being met and there are no
39 variance requests.

40
41 City Attorney Schelzel stated the criteria is spelled out in the Subdivision Ordinance and if the
42 Commission finds that all the criteria are met the Commission should vote to recommend
43 approval even if there are aspects of the development the Commission does not like.

1 Chair Gonzalez stated this criteria includes the health, safety, and welfare of the residents and if
2 people are going to be impacted by higher density, increased traffic, and clear-cutting of trees
3 then the development may not be in the best interest of the City.

4
5 City Planner Gadow pointed out that the City's Comp Plan specifically plans for this property to
6 be developed into 1-acre single-family lots and this is being accomplished by this proposal.

7
8 Commissioner Iverson asked if the Applicant would consider subdividing into two (2) lots rather
9 than three (3).

10
11 Mr. Roe stated all of the subdivision requirements are being met by the three (3) lot subdivision
12 and this is more economically feasible.

13
14 Commissioner Pearson stated all of the objective factors for this application have been met and
15 he would not be comfortable denying the project based on subjective determinations. He would
16 defer this decision to the City Council.

17
18 Commissioner Vanderheyden stated the proposal meets the letter of the law and does not need
19 any variances. This is a straight forward development and should be moved forward to the City
20 Council for review. If the Commission does not feel good about it then this would be an
21 Ordinance issue that should be looked into.

22
23 Chair Gonzalez reviewed the criteria under Section 805.14.E of the Subdivision Ordinance.
24 Chair Gonzalez stated that the proposal has to be consistent with the Comprehensive Plan, which
25 was previously discussed, but also building pads result in a subdivision or lot combination shall
26 preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees, vegetation,
27 scenic points, historical locations or similar comment assets. As proposed, the subdivision does
28 not meet those requirements. Chair Gonzalez stated existing trees shall be retained wherever
29 possible, and the building pads need to be integrated into the existing trees. It shall not impact
30 the scale, pattern, or character of the City, the neighborhood, or commercial area. Chair
31 Gonzalez stated the problem she has is the third lot that is so close to an existing home that it is
32 going to affect the quality of life for the particular property owner. In addition, the additional
33 traffic and headlights shining into a home justifies asking the developer to take a second look at
34 the proposal.

35
36 Commissioner Vanderheyden made a motion, Seconded by Commissioner Pearson to direct Staff
37 to prepare a Planning Commission Report and Recommendation with the appropriate findings
38 and additional conditions to include incorporation of the two way roadway alternative, a
39 conservation easement over the outlot, additional tree screening on Lot 3, and the applicant
40 follow the requirements of the State Archeologist, reflecting a recommendation of approval on
41 the Application for review and adoption at the next Planning Commission meeting. The motion
42 carried 4-ayes; 3-Nays (Tyacke, Gonzalez, Iverson)

43
44 **AGENDA ITEM 3. Other Items.**

45
46 **a. Review of Development Activities**



WAYZATA PLANNING COMMISSION

December 1, 2014

**REPORT AND RECOMMENDATION OF APPROVAL OF CONCURRENT
PRELIMINARY AND FINAL PLAT AT 151 WESTWOOD LANE**

DRAFT

SUMMARY OF RECOMMENDATION

Approval* of Concurrent Preliminary and Final Plat for Three (3) Lot Subdivision

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

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. White Birch Properties and Development Group (the “Applicant”) has submitted a Development Application (the “Application”) requesting concurrent preliminary and final plat subdivision approval (the “Proposed Subdivision” or the “Preliminary/Final Plat”) for a new three (3) lot subdivision on the 5.06 acre property at 151 Westwood Lane (the “Project”). The Project would remove of the existing structure on the property and subdivide the parcel into 3 new lots. Access to the Project would be through a public road with a cul-de-sac designed to protect as much of the existing tree coverage as possible.
- 1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following items:
- A. Concurrent Preliminary and Final Plat for Three (3) Lot Subdivision of the Property (the “Proposed Subdivision”)
- 1.3 Property. The property identification numbers and owners of the parcels comprising the property (the “Property”) are:

151 Westwood Lane	01-117-23-13-0011	White Birch Properties and
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		Development Group
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- 1.4 Land Use. Uses in the general vicinity are entirely single family residential, with the majority guided for larger sized lots. The Project area is zoned R-1 (40,000 SF minimum lot sizes). To the northeast, the properties are guided R-2 Medium Density Single Family Residential (15,000 SF minimum lot size).
- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on September 4, 2014. A copy of the notice was mailed to all property owners located with 350 feet of the Property on September 5, 2014. The required public hearing was held at the September 15, 2014 Planning Commission meeting. Additional public comment was received at the November 17, 2014 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Preliminary and Final Plat Subdivision. Chapter 805 of the Wayzata City Code, (the "Subdivision Ordinance") sets forth the procedure and substantive review criteria for applications for a subdivision. Before any plat can be recorded or of any validity, it must be referred to the City Planning Commission and approved by the City Council as having fulfilled the requirements of the Subdivision Ordinance. Section 805.15 of the Wayzata Subdivision Ordinance allows the City to review a proposed preliminary and final plat simultaneously.
- A. Goals. Under Section 805.2.b of the Subdivision Ordinance, subdivisions approved under the Subdivision Ordinance must be guided by the following:
1. Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).
 2. Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).
 3. Provide a balanced housing supply available for all people no matter their income, age, race or ethnicity (Comprehensive Plan).
 4. Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).
 5. Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).

- B. Criteria for Approval. Under Section 805.14.e of the Subdivision Ordinance, the Planning Commission must consider the possible adverse effects of a preliminary plat and report its findings and recommendation to City Council. Its judgment must 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 relevant performance standards.
 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.
- C. Concurrent Preliminary/Final Plat. Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously.
- D. Parkland Dedication. Section 805.37 of the Subdivision Ordinance requires a parkland dedication contribution for new single family lots at the time of recording of the Final Plat.

Section 3. FINDINGS

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

3.1 Proposed Subdivision.

- A. Goals. The Proposed Subdivision is consistent with the goals of the Subdivision Ordinance.
- B. Criteria for Approval.
1. The Project associated with the Proposed Subdivision is consistent with the Wayzata Comprehensive Plan. The proposed Subdivision conforms with the low density residential guidance of the Comp Plan for this area and the One Acre Single Family District. The proposed lots are in excess of 49,000 SF of lot area.
 2. The building pads associated with the Project ("Proposed Building Pads") would not negatively impact any sensitive areas.
 3. The Proposed Building Pads have been selected and located with respect to natural topography to minimize filling or grading, though the

Commission would recommend a condition be attached to approval that the City Engineer's approval must be secured for a grading plan, prior to any construction work so that land disruption is minimized.

4. Existing significant trees would be retained where possible on the Property. As part of the Project, there would be a net reduction of forty nine (49) trees of a total of 340 significant trees on the entire site but additional trees would be planted to offset this reduction.
 5. The Proposed Subdivision would not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas as it would be consistent with the surrounding area in terms of lot area.
 6. The design of the lots, the proposed building pads, and the site layout of the Proposed Subdivision responds to and is reflective of the surrounding lots and neighborhood character.
 7. The lot sizes that result from the Proposed Subdivision would not be dissimilar from adjacent lots or lots found in the surrounding neighborhood. The proposed lots conform with and exceed the R-1 District and Comprehensive Plan minimums for lot area.
 8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the buildings for the new residential lots created by the Proposed Subdivision is not known at this time. Further review and approval of the building plans for the residential lots within the Subdivision should be required as a condition of approval to ensure similarity to the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8 and 805.14.E.9.
 9. The proposed lot layout and Proposed Building Pads of the Proposed Subdivision would conform will all relevant performance standards.
 10. The Proposed Subdivision is not likely to tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
 11. The Proposed Subdivision would be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.
- C. Parkland Dedication. As part of the Final Plat of the Proposed Subdivision, the Applicant is dedicating an outlot of 49,520 SF, which is sufficiently sized

to meet the required Parkland Dedication imposed by Section 805.37.H of the Subdivision Ordinance.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends approval of the Proposed Subdivision (Attachment A), subject to the following conditions:

- A. A conservation easement be imposed over the parkland that is dedicated in the Final Plat, requiring that the parkland remain in its natural state, and that the trees, plants and land be undisturbed by roadways or other development except as depicted in the plans for the Project.
- B. The Project incorporate and the Final Plat be revised to reflect the two (2) way roadway alternative into the Proposed Subdivision through the Outlot that was presented by the Applicant to the Planning Commission on November 17, 2014.
- C. The Applicant follow the advice of the State Archaeologist outlined in his October 15, 2014 letter to the City Planner, and hire a qualified archaeologist to make a detailed survey of the Property to insure there are no remaining MS 307.08 issues; or, alternatively, a qualified archaeologist be present on the Property during the duration of excavation and any other activity on the Property that may reveal or impact a potential human burial site on the Property. Should such archaeologist determine that a potential human burial site is found, the Applicant shall follow the direction and recommendations of such archaeologist handling such sites and the remains associated therewith.
- D. The Applicant shall incorporate additional landscaping to better screen Lot 3 from adjacent properties.
- E. The Applicant and/or future homeowners shall submit final building plans for each residence in the Proposed Subdivision for review and approval by the Planning Commission and City Council that are compatible with the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8 and 805.14.E.9.
- F. The City Engineer's approval must be secured for a grading plan, prior to any construction work on the Property so that land disruption is minimized.
- G. The Applicant shall enter into a Stormwater Maintenance Agreement with the City Engineer regarding the installation and maintenance of the two (2) stormwater ponds located within the outlot.

- H. All comments of City Staff outlined in the Planning Report on the Application dated September 15, 2014 shall be incorporated into the Proposed Subdivision as specified in such comments and further directed by such staff.
- I. Prior to any demolition of the existing residence on the Property, the Applicant shall contact the City's Heritage Preservation Board (HPB), and allow them access into the residence to document the interior and exterior.
- J. The Applicant shall secure all necessary building permits for construction, and all laws and regulations applicable to the Project.
- K. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred be fully reimbursed by the Applicant.
- L. The Applicant records the Final Plat document with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7, and provide a recorded copy to the City.

Adopted by the Wayzata Planning Commission this 2nd day of December 2014.

Voting In Favor:

Voting Against:

Abstaining:

Chair, Planning Commission

000043/480049/1996383_1

Attachment A

Preliminary/Final Plat Documentation

DRAFT

DRAFT RESOLUTION NO. 39-2014

**RESOLUTION APPROVING AN APPLICATION FOR CONCURRENT PRELIMINARY
AND FINAL PLAT SUBDIVISION AT 151 WESTWOOD LANE**

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

Section 1. BACKGROUND

1.1 Project. White Birch Properties and Development Group (the “Applicant”) has submitted a Development Application (the “Application”) requesting concurrent preliminary and final plat subdivision approval (the “Proposed Subdivision” or the “Preliminary/Final Plat”) for a new three (3) lot subdivision on the 5.06 acre property at 151 Westwood Lane (the “Project”). The Project would remove of the existing structure on the property and subdivide the parcel into 3 new lots. Access to the Project would be through a public road with a cul-de-sac designed to protect as much of the existing tree coverage as possible.

1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following items:

A. Concurrent Preliminary and Final Plat for Three (3) Lot Subdivision of the Property (the “Proposed Subdivision”)

1.3 Property. The property identification numbers and owners for the Property involved in the proposed Application is as follows:

151 Westwood Lane	01-117-23-13-0011	White Birch Properties and Development Group
-------------------	-------------------	--

1.4 Land Use. Uses in the general vicinity are entirely single family residential, with the majority guided for larger sized lots. The Project area is zoned R-1 (40,000 SF minimum lot sizes). To the northeast, the properties are guided R-2 Medium Density Single Family Residential (15,000 SF minimum lot size).

1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on September 4, 2014. A copy of the notice was mailed to all property owners located with 350 feet of the Property on September 5, 2014. The required public hearing was held at the September 15, 2014 Planning Commission meeting. Additional public comment was received at the November 17, 2014 Planning Commission meeting.

1.6 Planning Commission Action. A public hearing on the Application was held at the Planning Commission’s September 15, 2014 meeting at which the Planning Commission continued review of the Application and directed staff to work with

the Applicant to provide additional information on the Application. The Planning Commission resumed their review of the Application at the November 17, 2014 meeting, and after receiving additional public comment, directed staff to prepare a *Planning Commission Report and Recommendation* recommending approval of the Application on a vote of four (4) in favor and three (3) opposed. The Planning Commission adopted a *Planning Commission Report and Recommendation* recommending approval of the Application on December 1, 2014 on a vote of __ in favor, __ opposed.

Section 2. STANDARDS

2.1 Preliminary and Final Plat Subdivision. Chapter 805 of the Wayzata City Code, (the "Subdivision Ordinance") sets forth the procedure and substantive review criteria for applications for a subdivision. Before any plat can be recorded or of any validity, it must be referred to the City Planning Commission and approved by the City Council as having fulfilled the requirements of the Subdivision Ordinance. Section 805.15 of the Wayzata Subdivision Ordinance allows the City to review a proposed preliminary and final plat simultaneously.

A. Goals. Under Section 805.2.b of the Subdivision Ordinance, subdivisions approved under the Subdivision Ordinance must be guided by the following:

1. Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).
2. Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).
3. Provide a balanced housing supply available for all people no matter their income, age, race or ethnicity (Comprehensive Plan).
4. Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).
5. Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).

B. Criteria for Approval. Under Section 805.14.e of the Subdivision Ordinance, the Planning Commission must consider the possible adverse effects of a preliminary plat and report its findings and recommendation to City Council. Its judgment must 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 relevant performance standards.

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.
- C. Concurrent Preliminary/Final Plat. Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously.
- D. Parkland Dedication. Section 805.37 of the Subdivision Ordinance requires a parkland dedication contribution for new single family lots at the time of recording of the Final Plat.

Section 3. FINDINGS

The City Council of the City of Wayzata hereby confirms and memorializes that the Concurrent Preliminary and Final Plat requested in the Application meet the applicable requirements of Wayzata's Subdivision Ordinance, based upon the following findings of fact made on the record (as well as all Application materials, staff reports, public comment presented at the hearing, and the Recommendation of the Planning Commission):

3.1 Proposed Subdivision.

- A. Goals. The Proposed Subdivision is consistent with the goals of the Subdivision Ordinance.
- B. Criteria for Approval.
1. The Project associated with the Proposed Subdivision is consistent with the Wayzata Comprehensive Plan. The proposed Subdivision conforms with the low density residential guidance of the Comp Plan for this area and the One Acre Single Family District. The proposed lots are in excess of 49,000 SF of lot area.
 2. The building pads associated with the Project ("Proposed Building Pads") would not negatively impact any sensitive areas.
 3. The Proposed Building Pads have been selected and located with respect to natural topography to minimize filling or grading, though the Commission would recommend a condition be attached to approval that the City Engineer's approval must be secured for a

grading plan, prior to any construction work so that land disruption is minimized.

4. Existing significant trees would be retained where possible on the Property. As part of the Project, there would be a net reduction of forty nine (49) trees of a total of 340 significant trees on the entire site but additional trees would be planted to offset this reduction.
 5. The Proposed Subdivision would not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas as it would be consistent with the surrounding area in terms of lot area.
 6. The design of the lots, the proposed building pads, and the site layout of the Proposed Subdivision responds to and is reflective of the surrounding lots and neighborhood character.
 7. The lot sizes that result from the Proposed Subdivision would not be dissimilar from adjacent lots or lots found in the surrounding neighborhood. The proposed lots conform with and exceed the R-1 District and Comprehensive Plan minimums for lot area.
 8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the buildings for the new residential lots created by the Proposed Subdivision is not known at this time. Further review and approval of the building plans for the residential lots within the Subdivision should be required as a condition of approval to ensure similarity to the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8 and 805.14.E.9.
 9. The proposed lot layout and Proposed Building Pads of the Proposed Subdivision would conform will all relevant performance standards.
 10. The Proposed Subdivision is not likely to tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
 11. The Proposed Subdivision would be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.
- C. Parkland Dedication. As part of the Final Plat of the Proposed Subdivision, the Applicant is dedicating an outlot of 49,520 SF, which is

sufficiently sized to meet the required Parkland Dedication imposed by Section 805.37 of the Subdivision Ordinance.

Section 4. CITY COUNCIL ACTION

- 4.1 Based on the Findings in Section 3 of this Resolution, the requests for approval of the Concurrent Preliminary and Final Plat as set forth in the Application and attached to this Resolution (Attachment A), is **APPROVED** subject to all of the following conditions (failure to comply with any one of these conditions shall result in the revocation of the approvals):
- A. A conservation easement be imposed over the parkland that is dedicated in the Final Plat, requiring that the parkland remain in its natural state, and that the trees, plants and land be undisturbed by roadways or other development except as depicted in the plans for the Project.
 - B. The Project incorporate and the Final Plat be revised to reflect the two (2) way roadway alternative into the Proposed Subdivision through the Outlot that was presented by the Applicant to the Planning Commission on November 17, 2014.
 - C. The Applicant follow the advice of the State Archaeologist outlined in his October 15, 2014 letter to the City Planner, and hire a qualified archaeologist to make a detailed survey of the Property to insure there are no remaining MS 307.08 issues; or, alternatively, a qualified archaeologist be present on the Property during the duration of excavation and any other activity on the Property that may reveal or impact a potential human burial site on the Property. Should such archaeologist determine that a potential human burial site is found, the Applicant shall follow the direction and recommendations of such archaeologist handling such sites and the remains associated therewith.
 - D. The Applicant shall incorporate additional landscaping to better screen Lot 3 from adjacent properties.
 - E. The Applicant and/or future homeowners shall submit final building plans for each residence in the Proposed Subdivision for review and approval by the Planning Commission and City Council that are compatible with the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8 and 805.14.E.9.
 - F. The City Engineer's approval must be secured for a grading plan, prior to any construction work on the Property so that land disruption is minimized.

- G. The Applicant shall enter into a Stormwater Maintenance Agreement with the City Engineer regarding the installation and maintenance of the two (2) stormwater ponds located within the outlot.
- H. All comments of City Staff outlined in the Planning Report on the Application dated September 15, 2014 shall be incorporated into the Proposed Subdivision as specified in such comments and further directed by such staff.
- I. Prior to any demolition of the existing residence on the Property, the Applicant shall contact the City's Heritage Preservation Board (HPB), and allow them access into the residence to document the interior and exterior.
- J The Applicant shall secure all necessary building permits for construction, and all laws and regulations applicable to the Project.
- K. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred be fully reimbursed by the Applicant.
- L. The Applicant records the Final Plat document with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7, and provide a recorded copy to the City.

Adopted by the Wayzata City Council this _____ day of December, 2014.

Mayor Ken Willcox

ATTEST:

City Manager Heidi Nelson

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on _____, 2014.

Becky Malone, Deputy City Clerk
SEAL

Attachment A

Preliminary/Final Plat Documentation

DRAFT

CITY OF WAYZATA

RESOLUTION NO. 36-2014

RESOLUTION APPROVING PLANNING COMMISSION APPOINTMENTS

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

Section 1. BACKGROUND

- 1.1 Vacancy. At the end of 2014, the terms of three members of the Wayzata Planning Commission (the “Commission”) will expire. At the end of 2014, one member of the Planning Commission will have resigned his position due to being elected to the Wayzata City Council. This will create a total of four vacancies on the Commission.
- 1.2 Applicants. In September and October of 2014, the City Council requested applications from those who wished to be considered by the Council to fill the vacancies on the Commission. A total of six applications were received.

Section 2. STANDARDS

- 2.1 City Council Appointment. Section 18 of the Revised Charter of the City of Wayzata empowers the City Council to create and appoint a City Planning Commission.

Section 3. CITY COUNCIL ACTION

- 3.1 The City Council of Wayzata hereby finds the following persons eligible to serve as members of the Wayzata Planning Commission and appoints them members of the Commission as follows:
 1. _____ shall serve a full three-year term to expire on December 31, 2017.
 2. _____ shall serve a full three-year term to expire on December 31, 2017.
 3. _____ shall serve a full three-year term to expire on December 31, 2017.
 4. _____ shall serve the remainder of former Commission member Tyacke’s term which expires on December 31, 2016.

Adopted by the Wayzata City Council this 2nd day of December, 2014.

Mayor Ken Willcox

ATTEST:

City Manager Heidi Nelson

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution:

I hereby certify that the foregoing is a true and correct copy of Resolution No. 36-2014 adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on December 2, 2014.

Deputy City Clerk Becky Malone

SEAL

CITY OF WAYZATA

RESOLUTION NO. 37-2014

A RESOLUTION APPROVING PARKS AND TRAILS BOARD APPOINTMENTS

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

Section 1. BACKGROUND

- 1.1 Vacancy. At the end of 2014, the terms of two (2) members of the Parks and Trails Board will expire. In addition, a two-year term and a full three-year term is available for terms not filled. This creates a total of four (4) vacancies on the Parks and Trails Board, of which one (1) of these members may be a non-resident or Wayzata based business owner.
- 1.2 Applicants. In September and October of 2014, the City Council requested applications from those who wished to be considered by the Council to fill the vacancies on the Parks and Trails Board. A total of five (5) applications were received.

Section 2. STANDARDS

- 2.1 City Council Appointment. Section 18 of the Revised Charter of the City of Wayzata empowers the City Council to create and appoint a Parks and Trails Board.

Section 3. CITY COUNCIL ACTION

- 3.1 The City Council of Wayzata hereby finds the following person eligible to serve as a member of the Parks and Trails Board and appoints him/her a member of the Board as follows:
 1. _____ shall serve a full three-year term to expire on December 31, 2017.
 2. _____ shall serve a full three-year term to expire on December 31, 2017.
 3. _____ shall serve a full three-year term to expire on December 31, 2017.
 4. _____ shall serve the remainder of a term to expire on December 31, 2016.

Adopted by the Wayzata City Council this 3rd day of December, 2014.

Mayor Ken Willcox

ATTEST:

City Manager Heidi Nelson

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution:

I hereby certify that the foregoing is a true and correct copy of Resolution No. 37-2014 adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on December 2, 2014.

Deputy City Clerk Becky Malone

SEAL