

## **WAYZATA PLANNING COMMISSION**

### **Meeting Agenda**

Wayzata City Hall Community Room, 600 Rice Street  
Monday, August 19, 2019  
6:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consent Agenda**
  - a. Approval of August 5, 2019 Meeting Minutes
- 5. Old Business Items**
  - a. Consider the Development Application for the Highcroft North Two Lot Subdivision at 153 Peavey Lane
- 6. Public Hearing Items**
- 7. Other Items**
  - a. Review of Development Activities
  - b. August 7 City Council Meeting Report
  - c. Planning Commissioner Liaison for the September 3 City Council Meeting
- 8. Adjournment**

Upcoming Meetings:  
City Council - September 3, 2019  
Planning Commission - September 4, 2019

Members of the Planning Commission 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.



## City of Wayzata Planning Commission Agenda Report

|                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> August 19, 2019                               | <b>AGENDA ITEM:</b> 4.a. |
| <b>TITLE:</b> Approval of August 5, 2019 Meeting Minutes           |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                 |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director |                          |
| <b>60 DAY DEADLINE:</b> N/A                                        |                          |

**BACKGROUND:**

N/A

**ACTION REQUESTED:**

City staff recommends that the Planning Commission approve the draft minutes.

**ATTACHMENTS:**

1. August 5, 2019 PC Minutes

**WAYZATA PLANNING COMMISSION  
MEETING MINUTES  
August 5, 2019**

**AGENDA ITEM 1. Call to Order**

Chair Flannigan called the meeting to order at 6:30 p.m.

**AGENDA ITEM 2. Roll Call**

Present at roll call were Commissioners: Douglas, Merriam, Flannigan, Parkhill, Iverson and Bashioum. Absent: Plantan. Community Development Director Emily Goellner, Assistant Planner Nick Kieser, and City Attorney David Schelzel were also present.

**AGENDA ITEM 3. Approval of Agenda**

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

Commissioner Iverson made a motion, seconded by Commissioner Douglas, to approve the August 5, 2019 meeting agenda as presented. The motion carried unanimously.

City Manager, Jeffrey Dahl, introduced Emily Goellner, the City's new Community Development Director. He explained that the title for her position has been updated to better align with the titles used in other communities and to better explain her role for the City.

**AGENDA ITEM 4. Consent Agenda**

- a.) Approval of July 1, 2019 Meeting Minutes**
- b.) Approval of July 15, 2019 Meeting Minutes**
- c.) Adoption of PC Report and Recommendation for Approval of Multiple Variances and a Conditional Use Permit at 900 Shady Lane East**

Chair Flannigan read the items on the consent agenda and asked if any Commissioner wished to pull an item for further discussion.

Commissioner Bashioum stated that she would like a correction made to page 23 of the July 15 Planning Commission meeting minutes to reflect that Blake School is a private not public school. She added that she would also like the four letters from neighborhood residents that were received regarding the 153 Peavey Lane application added to the meeting minutes.

1 Chair Flannigan asked staff if the emails and letters received regarding applications were added to  
2 the final record and part of the “ultimate package” that went to Council.

3  
4 Assistant Planner Keiser stated that all emails and letters are added to the staff report and the  
5 record. He agreed to make the change to the public school carpool reference in the minutes as  
6 requested.

7  
8 Chair Flannigan asked for a motion to approve the Consent Agenda as presented, with the July  
9 15<sup>th</sup> meeting minutes correction on page 23 to reflect that Blake is a private, not public school.

10  
11 Commissioner Iverson made a motion, seconded by Commissioner Douglas, to approve the  
12 Consent Agenda with the correction to the minutes noted. The motion carried unanimously.

13  
14  
15 **AGENDA ITEM 5. Old Business Items:**

16  
17 **a.) Consider the Development Application for the Highcroft North Two Lot**  
18 **Subdivision at 153 Peavey Lane**

19  
20 Assistant Planner Nick Kieser stated that the applicant, Peavey Lane LLC, has requested the  
21 application be tabled until the next Planning Commission meeting where the full Commission may  
22 be available for a vote.

23  
24 Commissioner Bashoum asked about the timeline attached to the application.

25  
26 Assistant Planner Kieser stated that there would still be time available under the required review  
27 period for the application to be tabled until the next Planning Commission meeting.

28  
29 Commissioner Douglas made a motion, seconded by Commissioner Iverson, to table the 153  
30 Peavey Lane application until the next Planning Commission meeting. The motion carried  
31 unanimously.

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33  
34 **AGENDA ITEM 6. Public Hearing Items:**

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36 **a.) None**

37  
38  
39 **AGENDA ITEM 7. Other Items:**

40  
41 **a.) Review of Development Activities**

42  
43 Assistant Planner Nick Kieser stated that the Met Council has provided three pages of comments  
44 regarding the recently submitted 2040 Comprehensive Plan and staff will begin to prepare a  
45 response. He noted also that three new development applications have been received.

1  
2       **b.) July 16 City Council Meeting Report**  
3

4       Community Development Director Emily Goellner stated that she reviewed the July 16 City  
5       Council minutes and did not see any Planning Commission related items to report on.  
6

7       **c.) Planning Commissioner Liaison for the August 7 City Council Meeting**  
8

9       Commissioner Bashioum stated that she is planning on attending the August 7 Council meeting  
10       and will provide a report at the next Planning commission meeting.  
11

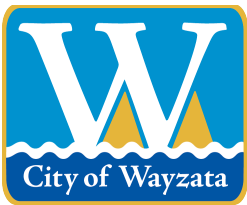
12  
13       **AGENDA ITEM 8. Adjournment.**  
14

15       There being no further business on the agenda, Chair Flannigan asked for a motion to adjourn.  
16

17       Commissioner Parkhill made a motion, seconded by Commissioner Iverson, to adjourn the  
18       Planning Commission meeting. The motion carried unanimously.  
19

20       The Planning Commission meeting was adjourned at 6:43 p.m.  
21

22       Respectfully submitted,  
23       Jenny Groess  
24       *TimeSaver Off Site Secretarial, Inc.*



## City of Wayzata Planning Commission Agenda Report

|                                                                                                                   |                          |
|-------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> August 19, 2019                                                                              | <b>AGENDA ITEM:</b> 5.a. |
| <b>TITLE:</b> Consider the Development Application for the Highcroft North Two Lot Subdivision at 153 Peavey Lane |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                                                                |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director                                                |                          |
| <b>60 DAY DEADLINE:</b> October 3, 2019                                                                           |                          |

### **BACKGROUND:**

#### Application Overview

The applicant, Peavey Lane LLC, has submitted a development application to subdivide the property at 153 Peavey Lane. The applicant is proposing to subdivide the one existing property into two single-family residential lots. Attached is a staff report for additional information on the preliminary and final plat subdivision.

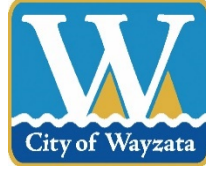
This development application went to the July 15th, 2019 Planning Commission meeting and a public hearing was held. After the Planning Commission review, there was a split vote (3-3) on this application for approval and denial. The Commission then approved to table this application for the purpose of getting a majority vote on a recommendation to the City Council. Due to the absence of one Commissioner at the August 5, 2019 meeting, the application was tabled again for the same purpose.

### **ACTION REQUESTED:**

After considering the plans, the Planning Commission should direct staff to prepare a report and recommendation, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

### **ATTACHMENTS:**

1. Staff Report, Narrative, Plans & Public Comments



**Staff Report  
August 19, 2019**

**Project Name:** Highcroft North  
**Applicant** Peavey Lane, LLC  
**Addresses of Request:** 153 Peavey Lane  
**Prepared by:** Nick Kieser, Assistant Planner  
**Reviewed by:** Eric Zweber, Interim Community Development Director  
**“60 Day” Deadline:** August 4, 2019  
**“120 Day” Extension:** October 3, 2019

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**Development Application**

Introduction

The applicant, Peavey Lane LLC, has submitted a development application to subdivide the property at 153 Peavey Lane. The applicant is proposing to subdivide the one existing property into two single-family residential lots. The development application requests approval of preliminary and final plat subdivision.

Previous Planning Commission and City Council Review

In late 2018, the Planning Commission and City Council reviewed a lot subdivision for 153 Peavey Lane that was ultimately denied at the December 18, 2018 City Council Meeting. The denial was based on the Preliminary Plat Criteria (City Code Section 1003.02 Subd. E) items 5-7. The new applicant has made changes to the location of the lot split and the location of the potential building pads for the new houses since the previous development application.

The current development application went to the July 15th, 2019 Planning Commission meeting and a public hearing was held. After the Planning Commission review, there was a split vote (3-3) on this application for approval and denial. The Commission then approved to table this application for the purpose of getting a majority vote on a recommendation to the City Council.

Application Changes since December 18, 2018 Denial

The applicant has moved the lot split line almost 20 feet north. The potential building pads have both moved north as a result of the lot line change. Both proposed driveways open

to Peavey Road instead of having one open to Peavey Lane. The amount of tree caliper inches removed as a result of the proposed homes has been reduced by 17 inches.

### Property Information

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

| Address         | PID               | Owner            |
|-----------------|-------------------|------------------|
| 153 Peavey Lane | 01-117-23-42-0001 | Peavey Lane, LLC |

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

|                        |                                                |
|------------------------|------------------------------------------------|
| Current zoning:        | R-3 Single and Two Family Residential District |
| Comp plan designation: | Medium Density Multiple Family                 |
| Overlay districts:     | None                                           |

### Project Location

The property is located at the intersection Lake Street W and Peavey Lane:

Map 1: Project Location



Map 2: Zoning Map



Map 3: Comp plan



### Application Requests

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

- A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to subdivide the existing lot into two lots. (City Code Section 805.14 and 805.15)

### Adjacent Land Uses.

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

| Direction | Adjacent Use        | Zoning                                     | Comp Plan Land Use Designation |
|-----------|---------------------|--------------------------------------------|--------------------------------|
| North     | Shoreline Drive     | N/A                                        | N/A                            |
| East      | Single family homes | R-3/Single Two Family Residential District | Low Density Single Family      |
| South     | Single family home  | R-1A/Low Density Single Family Estate      | Estate Single Family           |
| West      | The Blake School    | Institutional                              | Institutional/Public           |

#### Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly* on July 5, 2019. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on July 5, 2018.

#### **Analysis of Application**

##### Proposed Houses

The property currently contains a three-family residential home. As part of the project, the existing home would be demolished, and two new single family homes would be constructed. The proposed plans include preliminary house pads and driveways entrances for each of the new lots. The applicant has also included renderings of the potential single-family homes. It is important to note that the renderings are for reference only because the homes could look differently than the ones shown. The proposed house pads would comply with all requirements of the R-3 zoning district, including setbacks, lot coverage, and impervious surface.

##### Lot Requirements

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

|                  | Lot area (sq. ft.) | Lot width     | Lot depth      |
|------------------|--------------------|---------------|----------------|
| R-3 Requirements | 9,000 (min.)       | 60 ft. (min.) | 100 ft. (min.) |
| Lot 1            | 17,557 sq. ft.     | 136.09 ft.    | 120.12 ft.     |
| Lot 2            | 11,338 sq. ft.     | 96.51 ft.     | 120.12 ft.     |

##### Surrounding Lot Sizes

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

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

### Tree Preservation

There are 25 trees located on the site that meet the minimum size and species requirements as either significant or heritage trees. Of the 25 trees, 22 are classified as significant trees and 3 are heritage trees.

The proposed plans include the removal of five significant trees for the proposed homes, driveways, and grading of the lots. No heritage trees are to be removed in the proposed plans. The total percent of tree inches removed is 25%. Based on the proposed removal, no replacement trees are required.

### **Action Steps**

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

### **Attachments**

Applicant's Narrative  
Proposed Plans  
House Concept Renderings

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

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

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

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

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

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



# SATHRE-BERGQUIST, INC.

150 SOUTH BROADWAY, WAYZATA, MINNESOTA, 55391

TEL:(952)476-6000

WEB:WWW.SATHRE.COM

## NARRATIVE FOR HIGHCROFT NORTH

Owner: Peavey Lane LLC.  
525 15<sup>th</sup> Ave. South  
Hopkins MN 55343  
Attn: Lori Serum

April 12, 2019

Site: 153 Peavey Lane  
Wayzata, MN 55391

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

Peavey Lane LLC is submitting an application for preliminary plat and final plat for a 2 lot subdivision of the existing site.

The site currently has a multi-unit rental home on it.

The proposal for the two lot subdivision would take into consideration the front setback for the adjoining homes and move the home on the southerly proposed lot north to reduce its visibility and alignment with said adjoining homes.

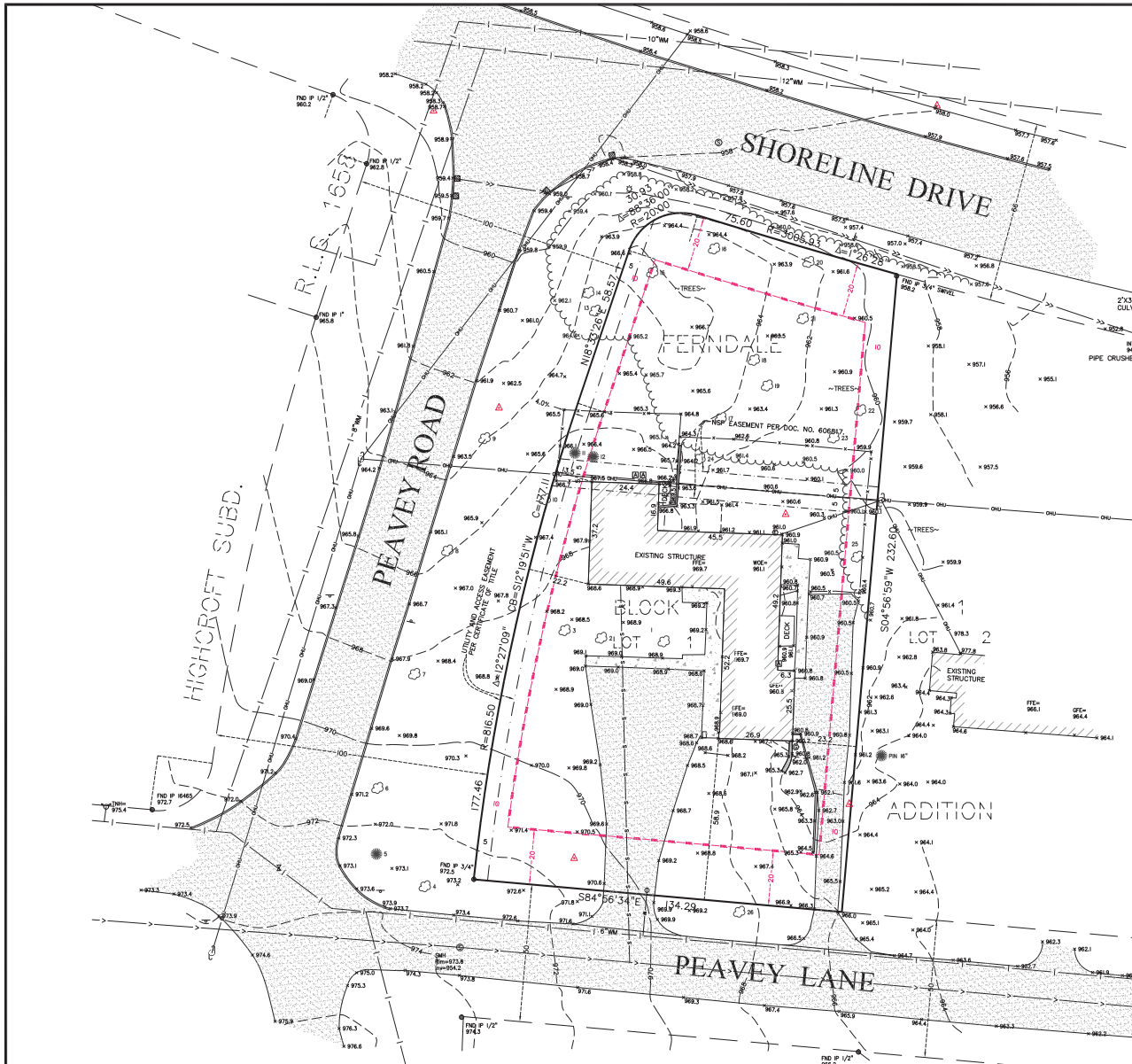
The driveways for the new homes would access Peavey Road.

We believe that based on the layout of the existing parcel, the proposed plan offers the best use of this parcel of land.

Regards,

---

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



DESCRIPTION OF PROPERTY SURVEYED  
Lot 1, Block 1, Ferndale Addition, Hennepin County, Minnesota

STANDARD NOTES

- 1) Site Address: 153 Peavey Lane, Wayzata, MN 55391
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted herein.
- 3) Parcel Area Information: Gross Area: 28,946 s.f. - 0.665 acres
- 4) Benchmark: Elevations are based on City of Wayzata benchmark. Top of up out of fire hydrant at northwest corner of Peavey Lane and Peavey Road which has an elevation of 975.40 feet (NGVD29)
- 5) Zoning Information: The current Zoning for the subject property is R-1 (Single and Two Family Residential District) per the City of Wayzata's zoning map dated April 28, 2015. The setback, height, and floor space area restrictions for said zoning district are as follows:

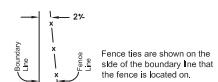
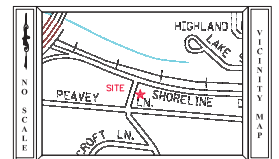
Principal Structure Setbacks -  
Side: 20 feet  
Rear: 30 feet  
Height: 30 feet or two and a half stories  
Impervious Surface: 35 percent of lot area; Building Coverage: 30 percent of lot area

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

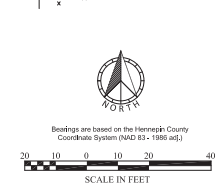
Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

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

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



Fence ties are shown on the side of the boundary line that the fence is located on.



SURVEY LEGEND

|                         |                            |                             |
|-------------------------|----------------------------|-----------------------------|
| ● CAST IRON MONUMENT    | WIDE WALKOUT ELEVATION     | BITUMINOUS                  |
| ● CATCH BASIN           | FFE FIRST FLOOR ELEVATION  | --- BUILDING SETBACK LINE   |
| △ FLARED END SECTION    | GFE GARAGE FLOOR ELEVATION | --- CTV CABLE TV            |
| ● GATE VALVE            | TOP OF FOUNDATION ELEV.    | --- CONCRETE CURB           |
| < GUY WIRE              | LOE LOWEST OPENING ELEV.   | --- CONCRETE                |
| ○ HYDRANT               | ○ CABLE TV PEDESTAL        | --- CONTOUR EXISTING        |
| ○ SURVEY MONUMENT SET   | ○ ELECTRIC TRANSFORMER     | --- CONTOUR PROPOSED        |
| ● SURVEY MONUMENT FOUND | ○ ELECTRIC MANHOLE         | --- GROUND RAIL             |
| △ SURVEY CONTROL POINT  | ○ ELECTRIC METER           | --- GUARD TILE              |
| ○ LIGHT POLE            | ○ GAS METER                | --- ELECTRIC UNDERGROUND    |
| ○ POWER POLE            | ○ GAS VALVE                | --- FENCE                   |
| ○ SANITARY MANHOLE      | ○ HAND HOLE                | --- FIBER OPTIC UNDERGROUND |
| ○ SANITARY CLEAOUT      | ○ SOL BORING               | --- GAS UNDERGROUND         |
| ○ SIGN                  | ○ TREE CONIFEROUS          | --- OVERHEAD UTILITY        |
| 975.3 GROUND ELEVATION  | ○ TREE DECIDUOUS           | --- RAILROAD TRACKS         |
| ○ STORM DRAIN           | ○ TELEPHONE MANHOLE        | --- SANITARY SEWER          |
| ○ STORM MANHOLE         | ○ TELEPHONE PEDESTAL       | --- STORM SEWER             |
| ○ YARD LIGHT            | ○ UTILITY MANHOLE          | --- TELEPHONE UNDERGROUND   |
| ○ A/C UNIT              | ○ UTILITY UNDERGROUND      | --- UTILITY UNDERGROUND     |
| ○ WELL                  | ○ UTILITY PEDESTAL         | --- WATERMAIN               |

| FIELD CREW | NO. | BY | DATE | REVISION |
|------------|-----|----|------|----------|
| LAKE       |     |    |      |          |
| DRAWN      |     |    |      |          |
| CITY       |     |    |      |          |
| CHECKED    |     |    |      |          |
| DSP        |     |    |      |          |
| DATE       |     |    |      |          |
| 1/9/19     |     |    |      |          |

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Dated this 9th day of January, 2019.  
David B. Pemberton, PLS  
pemberton@sathre.com  
Minnesota License No. 40144



SATHRE-BERGOUST, INC.  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 475-6000  
WWW.SATHRE.COM

TWP:117-RGE:23-SEC:01  
Hennepin County  
Wayzata  
Minnesota

Certificate of Survey

PREPARED FOR:  
Regency Homes

FILE NO.  
74535-024  
Ref: 10284-021

1  
1



**DEVELOPER**  
BLVD Properties, LLC  
650 Bank Lake Blvd  
Anoka, MN 55301  
Attn: Lori Summ  
Tel: 763-425-9900  
Email: lori@blvdproperties.com

**ENGINEER AND SURVEYOR**  
**APPLICANT**  
Sathre-Bergquist, Inc.  
150 Broadway Ave. S.  
Wayzata, MN 55391  
Engineers: Bob Mohrad  
Email: Bob.Mohrad@sathre.com  
Land Surveyor: David Penberth  
Email: David.Penberth@sathre.com  
Tel: 952-476-6000

**DESCRIPTION OF PROPERTY SURVEYED**  
Lot 1, Block 1, Female Addition, Hennepin County, Minnesota.

**STANDARD NOTES**

- Site Address:** 153 Peavey Lane, Wayzata, Minnesota 55391
- Flood Zone Information:** This property appears to be in a Zone X (Area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27050C0007, effective date of November 4, 2016.
- Parcel Area Information:** Gross Area: 28,946 s.f. ~ 0.665 acres
- Benchmark:** Elevations are based on City of Wayzata benchmark: Top of top nut of fire hydrant at southeast corner of Peavey Lane and Peavey Road which has an elevation of 973.40 feet (NGVD29).
- Zoning Information:** The current Zoning for the subject property is R-3 (Single and Two Family Residential District). The setback, height, and floor space area restrictions for said zoning district are as follows:  
**Principal Structure Setbacks:** - Streetlot: 20 feet  
Side: 10 feet  
Rear: 20 feet  
Height: 30 feet ~ 2-1/2 stories  
Handover: 35 percent of lot area  
Lot Coverage: 30 percent of lot area  
**Accessory Structure Setbacks:** - Front: 20 feet  
Side: 5 feet  
Rear: 5 feet

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

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

- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property that we are unaware. Please note that we have not placed a Copper State One Call for this survey. There may or may not be underground utilities in the proposed area, therefore extreme caution must be exercised before any excavations take place on or near this site. Before digging, you are required by law to notify Copper State One Call at least 48 hours in advance at 651-456-6002.

**TREE SURVEY SUMMARY**

| Tree # | Species       | DBH  | Condition | Stems | Heritage | Saved | Removed |
|--------|---------------|------|-----------|-------|----------|-------|---------|
| 1      | Ash, green    | 23.5 | Good      | 1     |          | 23.5  |         |
| 2      | Ash, green    | 20.0 | Good      | 1     |          |       | 20.0    |
| 4      | Ash, green    | 21.5 | Good      | 1     |          | 21.5  |         |
| 6      | Ash, green    | 19.5 | Good      | 1     |          | 19.5  |         |
| 7      | Ash, green    | 18.5 | Good      | 1     |          | 18.5  |         |
| 8      | Ash, green    | 11.5 | Good      | 1     |          | 11.5  |         |
| 9      | Ash, green    | 12.5 | Good      | 1     |          | 12.5  |         |
| 10     | Treelilac     | 38.0 | Fair      | 4     |          | 38.0  |         |
| 11     | Arborvitae    | 25.0 | Fair      | 6     | Yes      | 25.0  |         |
| 12     | Arborvitae    | 14.0 | Fair      | 1     |          | 14.0  |         |
| 13     | Elm, Siberian | 13.5 | Good      | 1     |          | 13.5  |         |
| 15     | Ash, green    | 14.0 | Good      | 1     |          | 14.0  |         |
| 16     | Ash, green    | 25.0 | Fair      | 3     | Yes      | 25.0  |         |
| 18     | Ash, green    | 12.0 | Good      | 1     |          |       | 12.0    |
| 20     | Ash, green    | 8.0  | Good      | 1     |          | 8.0   |         |
| 21     | Elm, Siberian | 21.0 | Fair      | 1     |          |       | 21.0    |
| 22     | Boxelder      | 22.5 | Fair      | 1     |          | 22.5  |         |
| 23     | Ash, green    | 25.5 | Good      | 1     |          | 22.5  |         |
| 24     | Elm, Siberian | 18.0 | Good      | 1     |          |       | 18.0    |
| 25     | Ash, green    | 28.0 | Fair      | 1     | Yes      | 28.0  |         |
| 26     | Ash, green    | 20.5 | Good      | 1     |          | 20.5  |         |
|        |               |      |           |       |          | 317.5 | 94.5    |

|                               |       |
|-------------------------------|-------|
| Total Caliper Inches          | 412.0 |
| Net Caliper Inches            | 412.0 |
| Removed Caliper Inches        | 94.5  |
| Percent Removed               | 22.9% |
| Percent Saved                 | 77.1% |
| 25% Threshold                 | 103   |
| Replacement Required Cal. In. | 0     |
| 3" Trees Required             | 0     |

**PROPOSED DEVELOPMENT INFORMATION**

Zoning: R-3 (Single & Two Family Residential District)

Lot Area: 9,000 square feet minimum

Lot Width: 60 feet

Lot Depth: 100 feet

Front Yard: 20 feet

Side Yard: 10 feet

Rear Yard: 20 feet

Building Height: 2-1/2 stories ~ 30 feet

Lot Coverage: 30 percent

Handover: 35 percent

**PROPOSED LOT INFORMATION**

Lot 1: Area: 17,557 sq. ft. ~ 0.403 acres

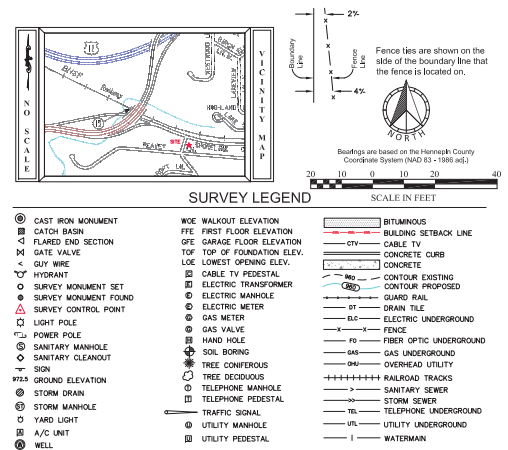
Lot 2: Area: 11,338 sq. ft. ~ 0.260 acres

**PROPOSED HANDOVER INFORMATION**

Lot 1: Home Area: 2,955 sq. ft.  
Driveway Area: 1,082 sq. ft.  
Total Area: 4,037 sq. ft. ~ 23.0%

Lot 2: Home Area: 2,475 sq. ft.  
Driveway Area: 790 sq. ft.  
Total Area: 3,265 sq. ft. ~ 28.8%

\*\*Handover areas are based upon proposed conditions shown hereon and are subject to final design. The houses shown on this plan are for conceptual purposes only.



| FIELD CREW | NO. | BY  | DATE       | REVISION                     |
|------------|-----|-----|------------|------------------------------|
| LAKE       | 1   | DBP | 04/20/18   | Remove Outlot                |
| DRAWN      | 2   | DBP | 10/12/2018 | Revised to 2 lot subdivision |
| CDP        | 3   | EMW | 2/6/2019   | Revised Lot Stakes           |
| CHECKED    | 4   | EMW | 4/8/2019   | Revised Lot Stakes           |
| EJV        |     |     |            |                              |
| DATE       |     |     |            |                              |
| 08/21/19   |     |     |            |                              |

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

Dated this 10th day of April, 2019.

David D. Penberth, PLS  
penberth@sathre.com

Minnesota License No. 4034

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

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

Wayzata  
Minnesota

Preliminary Plat & Tree Survey  
HIGHCROFT NORTH  
Prepared for:  
BLVD PROPERTIES, LLC

FILE NO:  
74535-024  
Rev: 10/20/2018

1  
1

# HIGHCROFT NORTH

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

KNOW ALL PERSONS BY THESE PRESENTS: That Peavey Lane, LLC, a Minnesota limited liability company, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lot 1, Block 1, FERNDALE ADDITION

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

In witness whereof said Peavey Lane, LLC, a Minnesota limited liability company, has cause these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Lori Serum, President

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

The instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Lori Serum, President of Peavey Lane, LLC, a Minnesota Limited Liability Company.

Notary Public, \_\_\_\_\_ County, Minnesota Notary Printed Name \_\_\_\_\_

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

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by David B. Pemberton.

\_\_\_\_\_  
Notary Public, Hennepin County, Minnesota Notary Printed Name \_\_\_\_\_

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

WAYZATA, MINNESOTA

This plat of HIGHCROFT NORTH was approved and accepted by the City Council of the City of Wayzata, Minnesota at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF WAYZATA, MINNESOTA

By: \_\_\_\_\_ Mayor By: \_\_\_\_\_ City Clerk

RESIDENT AND REAL ESTATE SERVICES,  
HENNEPIN COUNTY, MINNESOTA

I hereby certify that taxes payable in \_\_\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark V. Chapin, County Auditor

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

SURVEY DIVISION  
HENNEPIN COUNTY, MINNESOTA

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris F. Mavis, County Surveyor

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

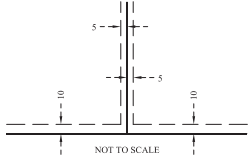
REGISTRAR OF TITLES  
HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of HIGHCROFT NORTH was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Martin McCormick, Registrar of Titles

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

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

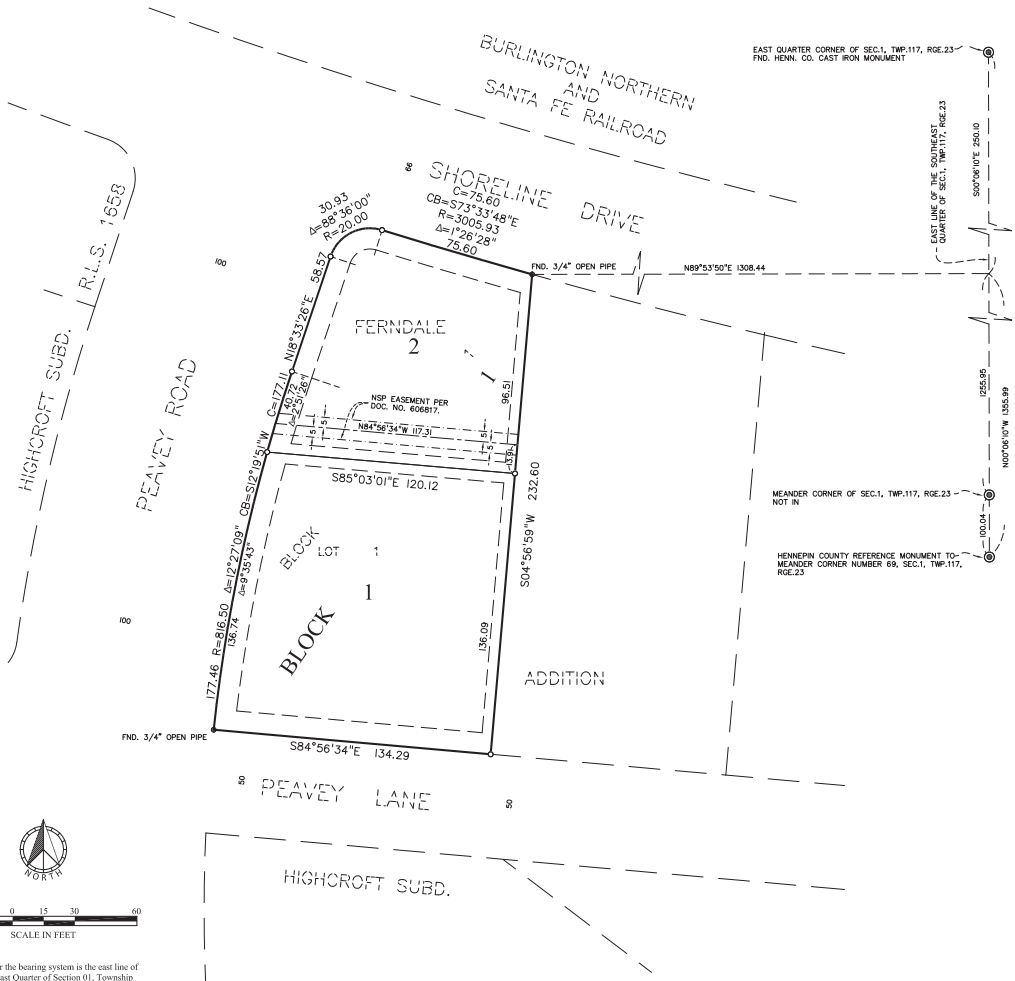


Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



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

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



SATHRE-BERGQUIST, INC.



THE BLAKE SCHOOL  
201 PEAVEY LANE  
WAYZATA, MN 55391  
PID: 0111723420018  
AC: 0.29

THE BLAKE SCHOOL  
301 PEAVEY LANE  
WAYZATA, MN 55391  
PID: 0111723420019  
AC: 8.04

SHORELINE DRIVE

PEAVEY ROAD

FERNDALE

BLOCK

LOT 1

LOT 2

POWER LINE RE-ROUTE (OPTION)

BUILDING DEMO.

CAROL A. DANNER  
151 PEAVEY LANE  
WAYZATA, MN 55391  
PID: 0111723410006  
AC: 0.38

DRIVEWAY REMOVAL  
BACK TO STREET  
RESTORE DITCH-EDGE  
STREET EDGE

ADDITION  
REMOVE EXISTING SANITARY SERVICE TO THE  
UTILITY EASEMENT LINE, TEN FEET INTO THE  
PROPERTY ON LOT 1 AND VERIFY STUB INVERT

PEAVEY LANE

HIGHCROFT SUBD.

R.L.B. 1553

ROBERT A. DRESEN  
P.E.  
151 PEAVEY LANE  
WAYZATA, MN 55391  
PID: 0111723410002  
AC: 1.07

30 15 0 15 30 60  
SCALE IN FEET

NORTH

THE BLAKE SCHOOL  
201 PEAVEY LANE  
WAYZATA, MN 55391  
PID: 0111723420018  
AC: 0.28

VM CONNECTION  
LOCATION FOR 1.5"  
WATER SERVICES  
(BORER)

THE BLAKE SCHOOL  
201 PEAVEY LANE  
WAYZATA, MN 55391  
PID: 0111723420019  
AC: 0.04

SHORELINE DRIVE

LOT 2

LOT 1

PEAVEY ROAD

PEAVEY LANE

6" PVC SDR 35  
187 LF @ 1.0%

REUSE SANITARY  
AND WATERMAIN  
SERVICES  
UTILIZE EX. SERVICE  
REMOVE BEYOND  
DAILY ADJUST TO  
8000'

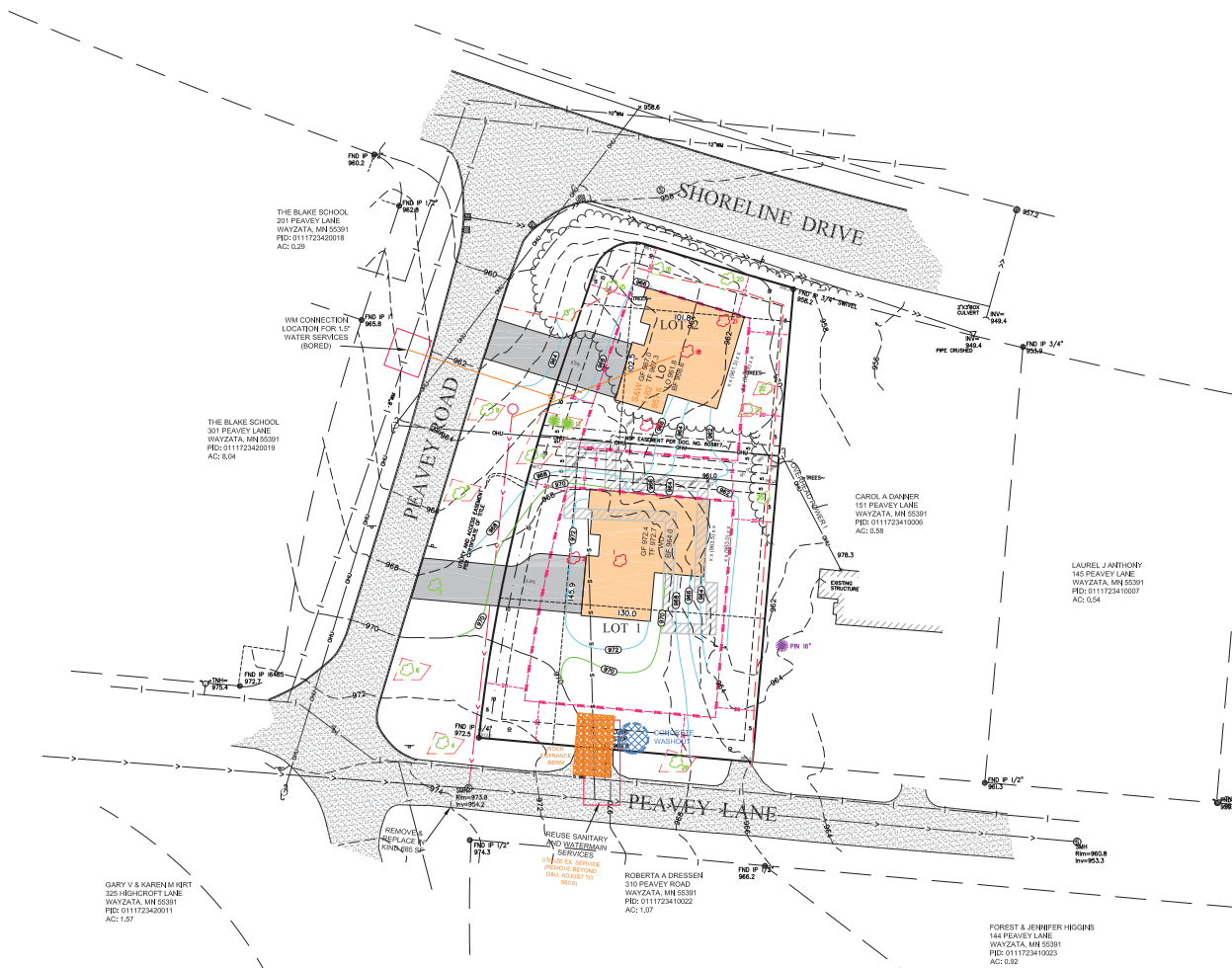
ROBERTA A. DRESEN  
310 PEAVEY ROAD  
WAYZATA, MN 55391  
PID: 0111723410002  
AC: 1.07

CAROL A. DANNER  
151 PEAVEY LANE  
WAYZATA, MN 55391  
PID: 0111723410006  
AC: 0.58

SCALE IN FEET

NORTH

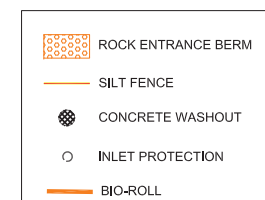
|             |            |           |             |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                          |                                                                                                     |                                         |
|-------------|------------|-----------|-------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>LAKE</b> | <b>NO.</b> | <b>DY</b> | <b>DATE</b> | <b>REVISION</b>              | USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGIMATE USE. | I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.<br><br><br><b>ROBERT S. MOLSTAD, P.E.</b><br>Date: <u>10/17/18</u> Lic. No. <u>24728</u> | <br><b>SATHRE-BERGQUIST, INC.</b><br>150 SOUTH BROADWAY WAYZATA, MN. 55301 (952) 476-6000<br>WWW.SATHRE.COM | TWP-117-RGE-23-SEC.01<br>Hennepin County | Utility & Demolition Plan<br><b>HIGHCROFT NORTH</b><br>Prepared for:<br><b>BLVD PROPERTIES, LLC</b> | FILE NO.:<br>745CS-024<br>Ref: 10000401 |
| CHECKED     | 4          | EMW       | 2/4/2019    | Revised Lot Sizes            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                          |                                                                                                     |                                         |
| DRAIN       | 3          | DMW       | 10/12/2018  | Revised to 3 lot subdivision |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                          |                                                                                                     |                                         |
| CRIP        | 2          | DMW       | 2/8/2019    | Revised Lot Sizes            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                          |                                                                                                     |                                         |
| LAKE        | 1          | DBP       | 9/6/2018    | Remove Outlet                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                          |                                                                                                     |                                         |
| DATE        |            |           |             |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                          |                                                                                                     |                                         |
| 08/21/18    |            |           |             |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                          |                                                                                                     |                                         |



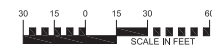
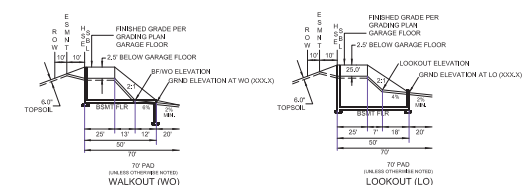
- GENERAL NOTES:**
1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
  2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES FOR ALL STORM SEWER INLETS (EXISTING AND PROPOSED) AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
  3. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT, IF APPLICABLE.
  4. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
  5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
  6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL, OR OTHER CONSTRUCTION DEBRIS OR MATERIAL. THE GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE STREET SWEEPING ON ADJACENT STREETS DURING THE GRADING OPERATIONS, IF REQUIRED.
  7. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
  8. THE DEVELOPER IS RESPONSIBLE FOR TEMPORARY DUST AND EROSION CONTROL UNTIL TURF IS ESTABLISHED.
  9. EXISTING OVERHEAD LINE ACROSS PROPERTY

- ON-SITE BMP'S - (For more detailed information Section 2.2 of the SWPPP)**
1. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES, WINDCUTS OR SOIL-HUMPS (Contractor)
  2. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODCHIP BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION, IF APPLICABLE (Grading Contractor)
  3. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR AS NEEDED TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING (Grading and Utility Contractor)
  4. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER SHALL BE USED ON SITE.
  5. ALL CONCRETE WASHOUT WASTE PRODUCED SHALL BE REMOVED FROM THE SITE. (Contractor & Builder)

- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF BROOKLYN PARK OR DIRECTED BY THE ENGINEER.
  2. INSPECT SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE MPO'S PERMIT.
  3. LO FINISHED PADS SHALL BE FLATTER THAN 3:1. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
  4. RESTORATION - 0.7 ACRES
    - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
    - B. SEED ALL DISTURBED AREAS WITH MINOT VARIETURE 4550 AT A RATE OF 100 LBS/ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS/ACRE, (UNLESS OTHERWISE NOTED).
    - C. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
    - D. MULCH WITH MINOT TYPE 1 AT A RATE OF 3 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODCHIP BLANKET ON ALL SLOPES 3:1 OR GREATER.
    - E. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED AND TURF ESTABLISHED.
    - F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
    - G. RESTORATION WORK SHALL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
  5. SILT FENCE, BEFORE GRADING - 735 LF



# HOLDDOWN DETAILS



| FIELD CREW | NO. | BY  | DATE       | REVISION                     | USE INCLUDING COPYING, DISTRIBUTION AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGOUST INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT S&E AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INCUR SATHRE-BERGOUST INC.'S FULL LEGAL RESPONSIBILITY. SATHRE-BERGOUST INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE. | I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. | ROBERT S. WOLSTAD, P.E.<br>Date: 10/17/18 Lic. No. 24742 | SATHRE-BERGOUST, INC.<br>150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000<br>WWW.SATHRE.COM | TWP:117-RGE:23-SEC:01<br>Hennepin County<br>Wayzata<br>Minnesota | Grading, Drainage, & Erosion<br>Control Plan<br>HIGHCROFT NORTH<br>BLVD PROPERTIES, LLC | FILE NO.<br>74535-024<br>Rev: 10/24/201 | 3<br>3 |
|------------|-----|-----|------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------|--------|
| LAKE       | 1   | DBP | 9/4/2018   | Remove Outlet                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                    |                                                          |                                                                                                 |                                                                  |                                                                                         |                                         |        |
| DRAWN      | 2   | DBP | 10/12/2018 | Revised to 2 lot subdivision |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                    |                                                          |                                                                                                 |                                                                  |                                                                                         |                                         |        |
| CHKD       | 3   | EMW | 2/6/2019   | Revised Lot Sizes            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                    |                                                          |                                                                                                 |                                                                  |                                                                                         |                                         |        |
| CHECKED    | 4   | EMW | 4/8/2019   | Revised Lot Sizes            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                    |                                                          |                                                                                                 |                                                                  |                                                                                         |                                         |        |
| EJV        |     |     |            |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                    |                                                          |                                                                                                 |                                                                  |                                                                                         |                                         |        |
| DATE       |     |     |            |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                    |                                                          |                                                                                                 |                                                                  |                                                                                         |                                         |        |
| 08/21/19   |     |     |            |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                    |                                                          |                                                                                                 |                                                                  |                                                                                         |                                         |        |



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DESIGN GROUP  
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2015

Highcroft North  
3D Conceptual Illustration

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Lots 1 & 2  
Viewed From Northwest



ALEXANDER  
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DESIGN GROUP  
2015



Highcroft North  
3D Conceptual Illustration

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Lots 1 & 2  
Viewed From Southwest



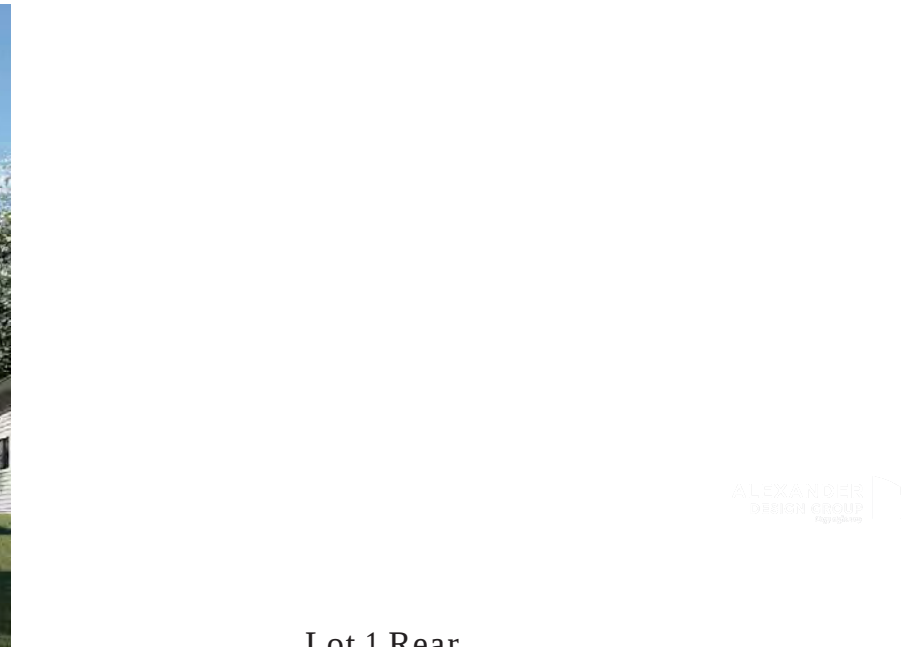
Lots 1 & 2  
Viewed From Southeast



Lots 1 & 2  
Viewed From Southeast



Lot 2 Rear



Lot 1 Rear



May 29, 2019

Attn: Wayzata Planning Commission  
Wayzata City Hall  
600 Rice Street  
Wayzata, MN 55391

RE: Notice of Application for Subdivision of 153 Peavey Lane

Regarding the most recent development application for a lot subdivide of 153 Peavey Lane, we wanted to briefly reiterate some comments made when a nearly identical project very recently came before the Planning Commission and was subsequently denied by the City Council. Undoubtedly, there will be Highcroft residents who will voice their support of the project as there is no question that *any* change would be more aesthetically pleasing than the current state of the property. However, the community should continue to feel a responsibility to adhere to the criteria that the City of Wayzata has thoughtfully put into place, and a responsibility to make sure that this lot is being used in a way that is beneficial to the neighborhood and to the city.

At the January 8, 2019 City Council meeting, a very similar proposal was denied by the City Council. On this evening, Councilwoman McCarthy indicated the proposed plat did not meet subdivision ordinance criteria (1003.02 - Preliminary Plat. Section E.) 5-7 (highlighted in red below). At this same meeting, Mayor Wilcox also voiced concern about the small size of the proposed lots compared to the existing surrounding lots. The council denied the proposal for subdivision of 153 Peavey Lane that evening.

The latest version of the proposed subdivision would produce two new lots with an approximate size of 14,540 square feet. The average size of the eight additional lots on the north side of Peavey Lane is 22,120 square feet. The proposed lots are 33% smaller than the average lot size on Peavey Lane, and 43% smaller than the adjacent property at 151 Peavey Lane. The eight homes on the north side of Peavey Lane all face to the south, are equally spaced apart and have similar setbacks that make them consistent with one another. The proposal for 153 Peavey Lane shows both houses facing west and the space between both building pads is significantly closer than the rest of the houses.

Sincerely,

Mike and Jenny Higgins  
144 Peavey Lane

**1003.02 - Preliminary Plat. Section E.**

*Planning Commission Criteria. The Planning Commission shall report its findings and make its recommendations to the City Council no later than 30 days after the close of public hearing described in B. above. If the Planning Commission has not acted upon the preliminary plat within 30 days following the close of the public hearing on such and in compliance with this Chapter, the council may act on the preliminary plat without the Planning Commission's recommendation. The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:*

- 1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.*
- 2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.*
- 3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.*  
*ha*
- 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 Chapter 909 of the Wayzata Zoning Ordinance.*
- 10. The proposed lot layout and building pads shall conform with all performance standards contained herein.*
- 11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.*
- 12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity*

July 12, 2019

Attn: Wayzata Planning Commission & Mayor  
Wayzata City Hall  
600 Rice Street  
Wayzata, MN 55391

RE: Notice of Application for Subdivision of 153 Peavey Lane

Regarding the most recent development application for a lot subdivide of 153 Peavey Lane, I wanted to follow-up and reiterate some comments made when a nearly identical project very recently came before the Planning Commission and was subsequently denied by the City Council. Undoubtedly, there will be Highcroft residents who will voice their support of the project as there is no question that *any* change would be more aesthetically pleasing than the current state of the property. However, the community should continue to feel a responsibility to adhere to the criteria that the City of Wayzata has thoughtfully put into place, and a responsibility to make sure that this lot is being used in a way that is beneficial to the neighborhood and to the city.

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It is also concerning that something that had been denied primarily on the basis of a 2 lot vs 1 lot is able to be brought back through planning commission and potentially City Council. There are many projects occurring throughout our city and surprised this is even back on the agenda.

It is our responsibility to maintain the neighborhood and be mindful about the long term goals of the community that are part of the Planning Commission Criteria that the City of Wayzata has established to ensure that judgements are made with responsibility. Thereby considering this request for two structures vs one structure as all the others are on the block today, is taken very seriously by all of us and I appreciate your consideration of my point of view as I will be out of town for business on July 15 and not able to make the meeting.

Sincerely,

Sherry Smith  
133 Peavey Lane

### **1003.02 - Preliminary Plat. Section E.**

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*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*

July 14, 2019

Wayzata City Planning Commission  
Wayzata City Hall  
600 Rice Street  
Wayzata, MN 55391

Re: Application for sub-division of property located at 153 Peavey Lane

We are writing to oppose the referenced application to sub-divide property at 153 Peavey Lane into two (2) buildable lots. In our view, the property is best-suited for development of a single home, consistent with all the other homes in the Highcroft neighborhood. Demand for a quality-built home on a single lot in this neighborhood is sufficiently strong that cramming two homes on this parcel should not be necessary. Subdivision will result in two "sub-standard" lots substantially less than the currently allowed by the city's code and, more importantly, will likely result in large structures on diminutive lot sizes which would be entirely out of character with the neighborhood. Furthermore, it would be a poor precedent to set for any similar requests in the future affecting the neighborhood.

While it may or may not be germane to the Commission's immediate decision on this matter, we do note that only in recent weeks, and months after the existing structure was vacated, has the owner bothered to minimally maintain overgrown yard and vegetation on the property. In addition, the 3-plex structure that has existed on this property for many years has itself been significantly out of character with the neighborhood. The Commission has worked hard in recent years to adhere to the policy of preserving neighborhood character in its decisions regarding similar applications. This is an opportunity to maintain that approach.

We urge the commission to deny the application.



Gregg & Carter Peterson  
250 Peavey Lane

Cc: Mayor & City Council  
City Manager ✓  
City Planner  
Various Highcroft Neighbors

**From:** [Carol](#)  
**To:** [Nick Kieser](#)  
**Subject:** Peavey Lane lot division  
**Date:** Wednesday, July 31, 2019 4:12:41 PM

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Hi,

I live at 141 Peavey lane. I would like to let you know that I am in favor of the lot being divided. I would rather have 2 houses rather than one Giant house built on that lot.

Thank you  
Carol Andersen-Lawrance  
141 Peavey Lane

**From:** [Laurel Anthony](#)  
**To:** [Nick Kieser](#)  
**Subject:** 153 Peavey Lane  
**Date:** Wednesday, July 31, 2019 2:29:43 PM

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Hello Nick,

I have lived at 145 Peavey Lane for 14 years, and I am writing in support of the two house division for 153 Peavey Lane.

The north side of the 100 block of Peavey Lane is not Highcroft. Our lots are smaller, our houses are smaller. We have an apartment building on the east side and a private school on the west side. When the 8 houses on the north side were built, 7 of them were built with the exact same plan. 4 small bedrooms up, a main bath, a half bath for the master, a kitchen, dining room, living room with a fireplace, and a very small half guest bath. The one house that was different was 131, and that was a duplex. Non of these houses were built as "estates". When you drive up Highcroft Road or Ferndale you see "estates". I assume that is why the north side is zoned R-3 and t the south side and Highcroft is zoned "estate" where the lots and houses are much larger.

When I look out my back windows I can see office buildings, condominiums and townhouses.

If the lot at 153 stays as one lot, with one house, that house will be huge. No one is going to spend over \$700,000 on a lot to build a small house. It will tower over the houses next to it. My house is one down from the lot, and Carol Danner is next to it.

I think it is important to remember, that we are all responsible for doing our due diligence when we purchase a house, and that includes knowing what the zoning is for your lot and the ones around you.

I would really like to see the 100 block of Peavey Lane stay as quaint as it can, and that to me means building 2 smaller houses rather than one large one.

Laurel Anthony

Sent from [Mail](#) for Windows 10

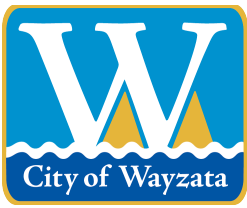
**From:** [CenturyLink Customer](#)  
**To:** [Nick Kieser](#)  
**Subject:** 153 Peavey Lane  
**Date:** Thursday, August 8, 2019 4:37:22 PM

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Good Afternoon Nick: My name is Carol Danner, I live at 151 Peavey Lane. My home is next door to 153 Peavey Lane. I have lived in my house for over 45 years. This proposed development effects me the most of anyone on our street. I prefer to see two (2) smaller lots versus 1 (one) large lot. I met with the developer and I am comfortable with her proposal.

Thank you,

Carol Danner  
151 Peavey Lane  
Wayzata



## City of Wayzata Planning Commission Agenda Report

|                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> August 19, 2019                               | <b>AGENDA ITEM:</b> 7.a. |
| <b>TITLE:</b> Review of Development Activities                     |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                 |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director |                          |
| <b>60 DAY DEADLINE:</b> N/A                                        |                          |

**BACKGROUND:**

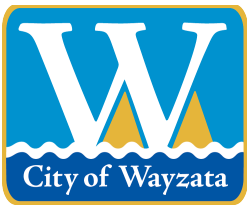
Staff will be providing an update at the meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

None



## City of Wayzata Planning Commission Agenda Report

|                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> August 19, 2019                               | <b>AGENDA ITEM:</b> 7.b. |
| <b>TITLE:</b> August 7 City Council Meeting Report                 |                          |
| <b>PREPARED BY:</b> Emily Goellner, Community Development Director |                          |
| <b>REVIEWED BY:</b>                                                |                          |
| <b>60 DAY DEADLINE:</b> N/A                                        |                          |

**BACKGROUND:**

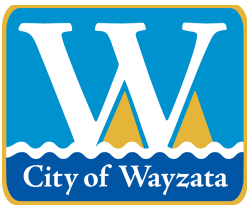
A verbal update will be given at the meeting by Commissioner Bashioum and staff.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

None



## City of Wayzata Planning Commission Agenda Report

|                                                                                      |                          |
|--------------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> August 19, 2019                                                 | <b>AGENDA ITEM:</b> 7.c. |
| <b>TITLE:</b> Planning Commissioner Liaison for the September 3 City Council Meeting |                          |
| <b>PREPARED BY:</b> Emily Goellner, Community Development Director                   |                          |
| <b>REVIEWED BY:</b>                                                                  |                          |
| <b>60 DAY DEADLINE:</b> N/A                                                          |                          |

**BACKGROUND:**

Commissioner Douglas is assigned as the liaison for the September 3, 2019 City Council meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

1. 2019 PC representatives at Council

**2019**  
**Planning Commission assignments at Council meetings**

| <b><u>Meeting Date</u></b> |                    | <b><u>Commission Representative</u></b> |
|----------------------------|--------------------|-----------------------------------------|
| Tuesday                    | January 8, 2019    | Lindsay Bashioum                        |
| Tuesday                    | January 22, 2019   | Laura Merriam                           |
| Tuesday                    | February 5, 2019   | Peggy Douglas                           |
| Tuesday                    | February 19, 2019  | Gregory Flannigan                       |
| Tuesday                    | March 5, 2019      | Cathy Iverson                           |
| Tuesday                    | March 19, 2019     | Jeff Parkhill                           |
| Tuesday                    | April 2, 2019      | Christine Plantan                       |
| Tuesday                    | April 16, 2019     | Lindsay Bashioum                        |
| Tuesday                    | May 7, 2019        | Laura Merriam                           |
| Tuesday                    | May 21, 2019       | Peggy Douglas                           |
| Tuesday                    | June 4, 2019       | Gregory Flannigan                       |
| Tuesday                    | June 18, 2019      | Cathy Iverson                           |
| Tuesday                    | July 2, 2019       | Jeff Parkhill                           |
| Tuesday                    | July 16, 2019      | Christine Plantan                       |
| <b>WEDNESDAY</b>           | August 7, 2019     | Lindsay Bashioum                        |
| Tuesday                    | August 20, 2019    | Laura Merriam                           |
| Tuesday                    | September 3, 2019  | Peggy Douglas                           |
| Tuesday                    | September 17, 2019 | Gregory Flannigan                       |
| Tuesday                    | October 1, 2019    | Cathy Iverson                           |
| Tuesday                    | October 15, 2019   | Jeff Parkhill                           |
| <b>WEDNESDAY</b>           | November 6, 2019   | Christine Plantan                       |
| Tuesday                    | November 19, 2019  | Lindsay Bashioum                        |
| Tuesday                    | December 3, 2019   | Laura Merriam                           |
| Tuesday                    | December 17, 2019  | Peggy Douglas                           |