

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, January 6, 2020

6:30 PM

5:00 p.m. Dinner Available for Planning Commissioners - Conference Room

WORKSHOP TOPICS FOR DISCUSSION:

- **Annual Zoning and Land Use Training with City Attorney David Schelzel (5:15-6:20 p.m.)**

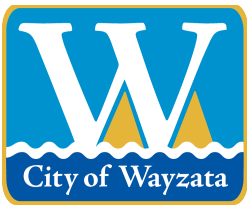
- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consent Agenda**
 - Approval of the December 16, 2019 Meeting Minutes
 - Report and Recommendation of Approval for a Heritage Preservation Site Designation for the Section Foreman House at 738 Lake Street East
- 5. Public Hearing Items**
 - Consider Development Application for Variances, Design Review, and Shoreland Impact Plan/Conditional Use Permit for Lothenbach Family Offices at 401 Lake St E
 - Consider Development Application for Planned Unit Development General Plan, Design Review, Preliminary Plat, Zoning Map Amendment, and Shoreland Impact Plan/Conditional Use Permit for North Lake Townhomes at 215 Walker Ave S and 545 Indian Mound E
- 6. Other Items**
 - Review of Development Activities
 - December 17 City Council Report
 - Planning Commissioner Liaison for the January 7 City Council Meeting
 - Election of Officers of Planning Commission for 2020 Calendar Year
- 7. Adjournment**

Upcoming Meetings:

City Council - January 7, 2020

Planning Commission - January 23, 2020

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

MEETING DATE: January 6, 2020	AGENDA ITEM: 4.a.
TITLE: Approval of the December 16, 2019 Meeting Minutes	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the draft minutes for the December 16, 2019 Planning Commission meeting.

ATTACHMENTS:

1. December 16, 2019 Draft Planning Commission Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
December 16, 2019**

AGENDA ITEM 1. Call to Order

Commissioner Iverson, as acting chair, called the meeting to order at 6:30 p.m.

AGENDA ITEM 2. Roll Call

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

AGENDA ITEM 3. Approval of Agenda

Commissioner Iverson asked for a motion to approve the agenda for the meeting.

Commissioner Merriam made a motion, seconded by Commissioner Plantan, to approve the December 16, 2019 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the December 2, 2019 Meeting Minutes
- b.) Receipt of Withdrawal Letter for Development Application at 908 Shady Lane East
- c.) Report and Recommendation of Approval of Variances and Conditional Use Permit for a New Single-Family Home at 578 Harrington Road

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

Commissioner Merriam stated that her understanding following the discussion at the previous Commission meeting was that there would be additional wording in the Report and Recommendation for 578 Harrington Road regarding the reduction of impervious surface in the final plans for the project.

Assistant Planner Nick Kieser responded that the applicant had provided a description of the stormwater management techniques planned and an updated impervious surface plan that demonstrated a reduction in hardcover from 27% to 22.16%.

1 Hearing no additional questions, Commissioner Iverson asked for a motion to approve the Consent
2 Agenda as presented.

3
4 Commissioner Parkhill made a motion, seconded by Commissioner Bashioum, to approve the
5 Consent Agenda as presented. The motion carried unanimously.

6
7
8 **AGENDA ITEM 5. Public Hearing Items:**

9
10 **a.) Consider Heritage Preservation Site Designation for the Section Foreman House**
11 **at 738 Lake Street East**

12
13 Assistant Planner Nick Kieser stated that the application being considered is not a development
14 application, but rather an application for a Heritage Preservation site designation under the Zoning
15 Ordinance for the “Section Foreman House” located at 738 Lake Street East. The site is located
16 in between the Burlington Northern Sante Fe (BNSF) railroad line and Lake Minnetonka. The
17 36,000 square-foot parcel is owned by the City of Wayzata, and includes a stormwater pond and
18 an approximately 1,000 square-foot, three-story home.

19
20 Mr. Kieser stated that one of the responsibilities of the Heritage Preservation Board (HPB) under
21 the Zoning Ordinance is to survey historically significant sites to advise property owners on ways
22 to preserve, restore and rehabilitate such a site that is found to be historical. One of the mechanisms
23 to preserve these kinds of sites or structures is to have them designated as a Heritage Preservation
24 Site (HPS). This designation requires one of the following three things: national register of
25 Historical Places, preservation easement, and/or historical planning report. There have been
26 multiple historical planning reports completed for the Section Foreman House. A grant is also
27 being considered to fund the development of a National Register application.

28
29 The effect of a HPS Designation is that the property/structure would receive an identification
30 plaque (the Section Foreman House already has this), the Designation would be recorded with the
31 Hennepin County Recorder, and if specific changes are to be made to the site, a Site Alteration
32 Permit (SAP) would need to be approved by the City Council. Approval of an SAP would require
33 a public hearing at a Planning Commission meeting, and the Planning Commission would make a
34 recommendation to the City Council. The main reason for an SAP requirement is to preserve the
35 historical structure and to ensure that no changes would be made that will negatively impact the
36 historical integrity of the structure. Since a public hearing is needed for a SAP, this process would
37 allow for public input and transparency around any future proposed changes to the Section
38 Foreman House.

39
40 Mr. Kieser explained the criteria to consider for Heritage Preservation Site Designation under
41 §911.04 of the Zoning Ordinance. He explained that the effect of the designation on the goals and
42 criteria of the Comprehensive Plan and impacts on the surrounding neighborhood should also be
43 considered. He stated that the HPB is in process of apply for a National Register of Historical
44 Places designation for the site. The Section Foreman House is envisioned to be part of the City’s
45 Panoway (Lake Effect) project, with plans for reuse of the existing structure for a potential
46 environmental and historic educational center.

1
2 Commissioner Bashioum asked if there are any formal plans to significantly rework the building.

3
4 Planner Kieser stated that the plan is to create those formal plans which would preserve the
5 structure and make it usable.

6
7 Commissioner Merriam asked if the City would continue to own the property if it is included in
8 the Panoway project. She also stated that identical structures were built every ten miles along the
9 railroad tracks. Since the Section Foreman House has been altered from the original, she asked if
10 it would need to be returned to its original design if designated as an HPS.

11
12 Planner Kieser stated that the City would continue to own the property under current plans for
13 Panoway project. He added that staff has worked with consultants regarding the alterations and
14 has asked if any of those compromised the historical integrity of the structure. Staff was advised
15 that the historical integrity would likely not be compromised.

16
17 Commissioner Parkhill asked if there was a cost associated with the HPS designation.

18
19 Planner Kieser stated that currently the only cost has been staff time. Since the property is owned
20 by the City, any additional costs would be covered by the City. He added that the Panoway project
21 may provide funding.

22
23 Commissioner Parkhill asked why the designation wasn't pursued years ago.

24
25 Planner Kieser stated that there has been a lot of momentum with the Section Foreman House
26 along with the Panoway project recently, and the Heritage Preservation Board has been working
27 with that momentum to preserve the site.

28
29 Commissioner Bashioum asked for more clarification regarding the funding, and whether
30 Panoway or the City would be responsible for costs associated with the site.

31
32 Planner Kieser stated that the National Register designation allows for the potential of obtaining
33 grant monies to cover construction costs.

34
35 Commissioner Iverson asked if the City had budgeted any funding for the preservation or
36 restoration of the building.

37
38 Planner Kieser stated that the winterization of the property was in the budget. He added that the
39 restoration and preservation would extend over multiple years and specific budget decisions have
40 not yet been made.

41
42 Community Development Director Emily Goellner stated that the firm New History has been hired
43 as a consultant for the City related to the site, and they will be providing ideas for the future of the
44 structure. Budget discussions will happen in the future.

1 Commissioner Iverson stated that it would be interesting if there was an outreach to the community
2 to determine if they would be interested in donating hours, labor, or materials.

3
4 Commissioner Merriam asked if there were any plans to alleviate the flooding that has caused
5 damage to the structure and specifically the basement.

6
7 Planner Kieser stated that the winterization included a new sump pump and additional metal
8 support beams to stabilize the structure until additional work can be done.

9
10 Commissioner Iverson asked if there were any other Section Foreman Houses remaining along the
11 railway in Minnesota.

12
13 Planner Kieser responded that there doesn't appear to be any existing at the locations where they
14 were originally built in Minnesota.

15
16 There being no further questions from the Commission for staff, Commissioner Iverson opened
17 the public hearing on the application at 6:49 p.m.

18
19 Resident, Sue Sorrentino, 525 Queensland Lane North, Plymouth stated that she is very happy to
20 see the structure being considered for designation. She noted that she was on the Heritage
21 Preservation Board from 2007-2014. She stated that the HPB has worked for over ten years to get
22 the City to recognize the value of the structure. She said that the City has owned the property for
23 the past 30 years, and it hasn't been well maintained. There have been multiple historical planning
24 reports completed for the Section Foreman House that were financed through a \$7,000 MN Legacy
25 grant and another \$10,000 grant provided by the railroad. These reports determined that the
26 building was structurally authentic and historically significant. She asked that the Commission
27 consider approving the application.

28
29 There being no one else wishing to comment on the application, Commissioner Iverson closed the
30 public hearing at 6:52 p.m.

31
32 Commissioner Iverson asked for the Commission to provide feedback and their thoughts regarding
33 the application.

34
35 Commissioner Iverson stated that the structure is significant to Wayzata's history. She added that
36 the railroad brought people from the City to the Lake. There were many old homes in Wayzata
37 that were built by the founders of the railroads that are no longer in existence. The fact that this is
38 the last of its kind in Minnesota further indicates its historical value.

39
40 Commissioner Iverson asked for a motion on the application.

41
42 Commissioner Parkhill made a motion, seconded by Commissioner Bashioum, to direct staff to
43 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
44 reflecting a recommendation of approval of designation of the site at 738 Lake Street East – Section
45 Foreman House as a Heritage Preservation Site in accordance with § 911.04 of Wayzata City Code,

1 for review and adoption at the next Planning Commission meeting. The motion carried
2 unanimously.

3
4
5 **AGENDA ITEM 7. Other Items:**

6
7 **a.) Review of Development Activities**

8
9 Assistant Planner, Nick Kieser stated that there will be two development applications brought
10 forward at the next Planning Commission meeting.

11
12 **b.) December 3 City Council Meeting Report**

13
14 Commissioner Merriam provided a brief summary of the December 3 City Council meeting. She
15 stated that the new Deputy Police Chief was sworn in. The City's financial consultant stated that
16 market value of property has increased about 6%, and the tax base also increased, which should
17 result in a property tax rate decrease. The total tax amount will be impacted by the school district
18 levy. There was discussion regarding an easement at 708 Street East. The Boatworks
19 redevelopment project was discussed, and the applicants offered to remove all of the items from
20 the rooftop and shared more information regarding the public benefits of the proposed project.
21 There were a number of residents that spoke out against the project with only one speaking for the
22 project. The Council voted 4-1 to deny the requested approvals for the project.

23
24 **c.) Planning Commissioner Liaison for the January 7 City Council Meeting**

25
26 Community Development Director Emily Goellner stated that a new schedule for Council meeting
27 coverage will be created and circulated once the two new Commissioner appointments are made
28 for the vacancies for 2020.

29
30 Commissioner Iverson asked how many applications were received for Planning Commissioner.

31
32 Director Goellner stated that there were four applications for the two vacancies.

33
34 Director Goellner stated that there are a number of meeting date changes in the 2020 calendar due
35 to conflicts.

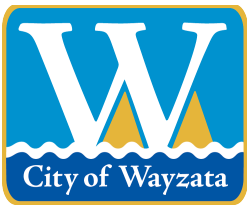
36
37 **AGENDA ITEM 8. Adjournment.**

38
39 There being no further business on the agenda, Commissioner Iverson asked for a motion to
40 adjourn.

41
42 Commissioner Bashioum made a motion, seconded by Commissioner Merriam to adjourn the
43 Planning Commission meeting. The motion carried unanimously.

44
45 The Planning Commission meeting was adjourned at 7:01 p.m.
46

1 Respectfully submitted,
2 Jenny Groess
3 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata Planning Commission Agenda Report

MEETING DATE: January 6, 2020	AGENDA ITEM: 4.b.
TITLE: Report and Recommendation of Approval for a Heritage Preservation Site Designation for the Section Foreman House at 738 Lake Street East	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

One of the seven responsibilities and duties of the Heritage Preservation Board is to survey historically significant sites to advise property owners on ways to preserve, restore and rehabilitate such a site that is found to be historical. The Section Foreman House has long been a historic symbol for the City of Wayzata and a focus for the Heritage Preservation Board. The Heritage Preservation Board is requesting that this site be designated as a Heritage Preservation Site in accordance with § 911.04 of Wayzata City Code. This requires a public hearing with Planning Commission and approval by City Council. Additional information is provided in the attached reports.

This application held a public hearing at the December 16, 2019 Planning Commission meeting. One stakeholder, Sue Sorrentino from the Wayzata Historical Society, spoke on the historical significance of the Section Foreman House. The Planning Commission unanimously voted to direct staff to prepare a draft Report and Recommendation for approval of the Heritage Preservation Site Designation.

ACTION REQUESTED:

City staff has drafted the attached Planning Commission Report and Recommendation which recommends approval of the Heritage Preservation Site Designation application based on the findings discussed by the Commission.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation of Approval for a Heritage Preservation Site Designation at the Section Foreman House



WAYZATA PLANNING COMMISSION

January 6, 2020

REPORT AND RECOMMENDATION OF APPROVAL OF HERITAGE PRESERVATION SITE DESIGNATION FOR THE SECTION FOREMAN HOUSE AT 738 LAKE STREET EAST

SUMMARY OF RECOMMENDATION

Approval of Heritage Preservation Site Designation for the Section Foreman House

REPORT

Section 1. BACKGROUND

- 1.1 Section Foreman House. The Wayzata Heritage Preservation Board (HPB or the "Board") is charged with surveying historically significant sites in Wayzata, and advising property owners on ways to preserve, restore and rehabilitate their historical site, including through the designation of their property as a heritage preservation site. The City-owned "Section Foreman House" and property at 738 Lake Street East (the "Site" or the "Section Foreman House"), between the Lake and the railroad tracks that run along the Lake, has long been a historic symbol for the City of Wayzata and a focus for the HPB. The Site also figures significantly in the plans for the City's Panoway/Lake Effect Project.
- 1.2 Heritage Preservation Site Designation. The HPB is requesting that the Site be designated as a "Heritage Preservation Site" in accordance with Section 911.04 of Wayzata City Code.
- 1.3 Property. The street address, property identification number and owner of the Site are:

Address	PID	Owner
738 Lake Street East	06-117-22-42-0032	City of Wayzata

- 1.4 Land Use. The Site falls within the following land use areas:

Zoning District:	R-2 Medium Density Single Family Residential
2030 Comp Plan Designation:	Institutional/Public
2040 Comp Plan Designation:	Parks
Overlay Districts:	Shoreland Overlay District

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly News* on December 6, 2019. A copy of the notice was mailed to all property owners located within 50 feet of the subject property on December 4, 2019. The public hearing on the Application was held at the December 16, 2019 Planning Commission meeting, where one former HPB member spoke in favor of the Application.

Section 2. STANDARDS

- 2.1 Heritage Preservation Site. A "Heritage Preservation Site" is any area, place, building, structure, land, district, or object which has been duly designated as a Heritage Preservation Site pursuant to Section 911.04 of the Zoning Ordinance. The process and standards for designation of Heritage Preservation Sites are as follows:

- A. Documentation. The Board shall recommend to the Planning Commission areas, places, buildings, structures, districts, or objects to be designated as Heritage Preservation Sites. Documentation for the designation should include at least one of the following:
1. National Register of Historical Places. A site application approved by the National Park Service under the National Preservation Act of 1966.
 2. Preservation Easement. Fully executed in a form acceptable to the Board and recordable in the Hennepin County land records.
 3. Historical Planning Report. Prepared by a historic preservation consultant whose professional qualifications are satisfactory to the Board.
- B. Criteria. In considering the designation of a Heritage Preservation Site, the Board shall apply the following criteria regarding the proposed site:
1. Its character, interest, or value as part of the development heritage or cultural characteristics of the City of Wayzata or the State of Minnesota;
 2. Its location as a site of significant historic event;
 3. Its embodiment of distinguishing characteristics of an architectural style, period, form or treatment;

4. Its identification with a person or persons who have significantly contributed to the culture and development of the City of Wayzata or the State of Minnesota;
 5. Its identification as work of an architect or master builder whose individual work has influenced the development of the City of Wayzata or the State of Minnesota;
 6. Its embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation; and
 7. Its unique location, natural attributes or singular physical characteristic representing an established and at one time or now familiar visual feature of a neighborhood, a community, the City, a region, or the State of Minnesota.
- C. Planning Commission Review and Hearings. The Board shall make recommendations to the Planning Commission of the proposed designation of a Heritage Preservation Site, including boundaries, and shall work jointly with the Planning Commission with respect to the relationship of the proposed Heritage Preservation Site to the Comprehensive Plan of the City of Wayzata. The Planning Commission shall express its opinions as to the effects of the proposed designation upon the surrounding neighborhood, and upon the City's Comprehensive Plan, and shall submit to the City Council its recommendation of approval, denial, or modifications to the proposed designation.
- The Board's recommendation shall become part of the Planning Commission's official record and shall be submitted by the Planning Commission to the City Council, along with the Planning Commission's recommendations concerning the proposed designation.
- Prior to recommending the designation of a Heritage Preservation Site, the Planning Commission shall hold a public hearing and seek the comments of all concerned citizens. Prior to such hearing the Planning Commission shall cause to be published in the City's official newspaper notice of the hearing at least ten days prior to the date of the hearing. Notice of said hearing shall be sent to all owners of the property proposed to be designated a Heritage Preservation Site and to all property owners within 50 feet of the boundary of the area proposed to be designated a Heritage Preservation Site. The notice shall contain an explanation for the proposed designation, a clear description of the property designated, and a short description of the justification for the proposed designation and a time and place for the meeting.
- D. City Council Action. The City Council, upon request of the Board and the Planning Commission, or at its own instigation, may by resolution designate a Heritage Preservation Site. When the City Council is reviewing a proposed

designation, it shall approve, deny, or may make such modifications, changes and alterations based on the recommendations of the Board and Planning Commission or its own findings, and the standards set forth in the Section 911.04.

- E. Voluntary Nature. No Heritage Preservation Site shall be so designated without the voluntary, written consent of the owner of the site at the time of designation. A designation is binding upon all future owners of the property unless the designation is removed as provided in Section 911.06.

Section 3. FINDINGS

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

3.1 Heritage Preservation Site.

- A. Documentation. The Board has provided the Planning Commission with historical planning reports from 2011 and 2019 that are attached to this Report as Attachment 1 (together, the "Board Report"). An additional historical planning report was completed in 2015 that was an update of the 2011 report. Each have been prepared by a historic preservation consultant whose professional qualifications are satisfactory to the Board. The Board is also pursuing designation on the National Register of Historical Places.
- B. Criteria. The Board has applied the criteria of Section 911.04 of the Zoning Ordinance regarding the Site and found that:
1. The Site has a distinctive character, interest, and value as part of the development heritage and cultural characteristics of the City of Wayzata and the State of Minnesota in that it is the only known surviving section foreman house on its original site in the State of Minnesota;
 2. The Site's location represents the importance of the era of railroad expansion and prosperity, which was a significant historic period in the development of the City of Wayzata as well as the region, state, and nation;
 3. The Site embodies distinguishing characteristics of an architectural style, period, form and treatment for the style of the type of housing built for section foremen and their families;
 4. The Site has a direct connection to the railroad and its workers, and their significant contributions to the culture and development of the City of Wayzata and the State of Minnesota;

5. The Site embodies elements of distinctive architectural design, detail, materials, and craftsmanship associated with the railroad and the period in which it was built; and
 6. The Site occupies a unique and important location, with natural attributes on the Lake shore and adjacent to the railroad, that has a characteristic representing an established and familiar visual feature of the City and region.
- C. Planning Commission Review and Hearings. The Board has recommended to the Planning Commission that the entire Site be designated a Heritage Preservation Site. The Planning Commission finds that the effects of the proposed designation upon the surrounding neighborhood, and upon the goals and objectives of the City's Comprehensive Plan, will be positive and further the City's plans for the area, including the Panoway/Lake Effect project.

Section 4. RECOMMENDATION

Based on the Findings of this Report, the Planning Commission recommends that the Section Foreman House and the entire Site be designated a "Heritage Preservation Site" in accordance with Section 911.04 of Wayzata City Code.

Adopted by the Wayzata Planning Commission this 6th day of January 2020.

Chair, Planning Commission

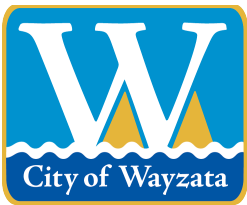
Voting For the Report and Recommendation of Approval in this Report:

Voting Against:

Abstaining:

Attachment 1

2011 and 2019 Historical Planning Reports



City of Wayzata Planning Commission Agenda Report

MEETING DATE: January 6, 2020	AGENDA ITEM: 5.a.
TITLE: Consider Development Application for Variances, Design Review, and Shoreland Impact Plan/Conditional Use Permit for Lothenbach Family Offices at 401 Lake St E	
PREPARED BY: PeggySue Imihy, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: February 15, 2020	

BACKGROUND:

The applicant, Peterssen / Keller Architecture, and the property owner, Lothenbach Props VI, LLC, have submitted a development application to redevelop the property at 401 Lake St E. The applicant is requesting approval of a variance to the allowed Floor Area Ratio (FAR) of 2.0 and a variance to the required first floor retail percentage of 50% in the C-4 Central Business Zoning District. The applicant is also requesting review of the Design Standards for the Lake Street District and approval of a Shoreland Impact Plan/Conditional Use Permit (CUP) for impervious surface coverage greater than the allowed 25% in the Shoreland Overlay District. The attached staff report provides additional details and analysis of the requests.

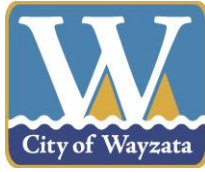
A similar proposal was submitted by the applicant in August 2019 and reviewed by the Planning Commission in October 2019. After the Planning Commission voted unanimously to deny the application, it was withdrawn. After hosting an additional neighborhood meeting in November 2019, the applicant submitted this application in December 2019.

ACTION REQUESTED:

After considering the items outlined in this report, 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:

1. Staff Report, Plans and Attachments - 401 Lake St E



**Staff Report
January 6, 2020**

Project Name: 401 Lake St E – Lothenbach Family Offices
Applicant: Peterssen / Keller Architecture
Addresses of Request: 401 Lake St E
Prepared by: PeggySue Imihy, Planning Consultant
60-Day Deadline: February 15, 2020

Development Application

Introduction

The applicant, Peterssen / Keller Architecture, and the property owner, Lothenbach Props VI, LLC, have submitted a development application to redevelop the property at 401 Lake Street E. The applicant is proposing to demolish the existing building on the site and construct a three-story, 19,910 square-foot office-retail building. The building would have 2,250 square feet of retail on the ground floor and 11,815 square feet of office space on the second and third floors. The building would also have 4,150 square feet of green roof area, with a 450 square-foot rooftop patio space, accessible from staircase or elevator to the roof. The remaining square footage of the building would be used for parking.

The application requests variances from the allowable floor area ratio (FAR) of 2.0 and the required first floor retail percentage of 50% in the C-4 Central Business Zoning District. The application also requests review of the Design Standards for the Lake Street District and approval of a Shoreland Impact Plan/Conditional Use Permit (CUP) for impervious surface coverage greater than the allowed 25% in the Shoreland Overlay District.

The application previously appeared as an item on the October 7, 2019 Planning Commission meeting, where the applicant requested approval of a Planned Unit Development and a variance to the allowable building height. The Planning Commission recommended denial of the Applicant's requests due to concerns regarding building height, the lack of sufficient parking, and the scale and massing of the building. The minutes from the October 7, 2019 Planning Commission meeting are included as an attachment.

Following the first meeting with the Planning Commission, the applicant withdrew their application to consider ways to address the Planning Commission's concerns. The new application no longer requests a Planned Unit Development. It is in compliance with the

height requirements and now accommodates all parking on-site. The applicant was also able to reduce the FAR from 2.44 to 2.33.

Property Information

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

Address	PID	Owner
401 Lake St E	06-117-22-31-0103	Lothenbach Props VI, LLC

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

Zoning District:	C-4 Central Business District
2030 Comp Plan Designation:	Central Business District
2040 Comp Plan Designation:	Central Business District
Overlay Districts:	Shoreland Overlay District Lake Street Design District

Project Location

The property is located on the northeast corner of Lake Street E and Manitoba Ave S:

Map 1: Aerial Photograph of Area, 2019 Map 2: Aerial Photograph of Site, 2019



Source: Hennepin County Interactive Property Map

Application Requests

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

- A. Variance for FAR: City Code § 978.07.C establishes that the maximum FAR be 2.0 within the C-4 Central Business District.

The applicant is requesting a variance to this standard to allow for a FAR of 2.33. The applicant identified the parking requirement, the size of the parcel, and the high water table as reasons for the increased FAR. A detailed narrative from the application is attached to this staff report. When evaluating this request, City Code § 905.01 Variances, should be considered. The standards from this section of code are included at the end of this staff report.

- B. Variance to Retail Percentage on the Ground Floor: City Code § 978.06.C attached the special limitation and condition that at least 50 percent of the building frontage on the ground floor along Lake Street must be used for retail or service commercial use and should comprise at least 50 percent of the ground floor building footprint.

The proposed building meets the requirement that at least 50 percent of the building frontage on the ground floor along Lake Street must be used for retail or service commercial uses, but the applicant has asked for a variance to reduce the required amount of retail on the ground floor building footprint from 50% to 22%. The applicant identified the need to accommodate parking, the size of the site, and the high water table as practical difficulties faced in attempting to meet this standard.

A detailed narrative from the application is attached to this staff report. When evaluating this request, City Code § 905.01 Variances, should be considered. The standards from this section of code are included at the end of this staff report.

- C. Design Review: The subject property lies within the Lake Street District and is subject to the design standards as outlined in City Code § 909.

The applicant is requesting three deviations from the Design Standards:

1. Consistent with their request for a variance to the retail percentage on the ground floor, the applicant is requesting a deviation from the requirement in City Code § 909.05.A that retail activities shall comprise a total of at least 50 percent of the usage of the total building footprint.
2. The applicant has asked for a deviation from the requirement in City Code § 909.06.A.2 that street level landscaped courtyards, outdoor seating areas, and gathering areas shall be incorporated into building and site plan design. This deviation was led by City staff so that Lake Effect plans can be incorporated along Lake St E.

3. Similarly to above, the applicant has asked for a deviation from City Code § 909.16.A. – Lake Street District which requires that the project have:
- a. Continuous sidewalks at least 12 feet in width shall be provided along all public street frontages.
 - b. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward.
 - c. Buildings with street frontage exceeding 50 feet shall have at least one bench.
 - d. All sidewalk surfaces must match the exposed aggregate/brick accent sidewalks on Lake Street.

This deviation was led by City staff so that Lake Effect plans can be incorporated along Lake St E.

A full review of the design standards in City Code § 909 has been analyzed by staff and are attached to this report.

- D. Shoreland Impact Plan/Conditional Use Permit: Per City Code § 991.19.A, an applicant desiring to develop land or construct any dwelling or any other artificial obstruction on land located within any Shoreland Overlay District shall first submit a Conditional Use Permit (CUP) application.

The proposed project would cover the entire site, creating 100% impervious coverage. Stormwater treatment measures include the installation of a green roof system.

Comprehensive Plan

The Draft 2040 Comprehensive Plan is currently under review by the Metropolitan Council. Until its official adoption, the City is will continue to be guided by the 2030 Comprehensive Plan. The land use designation for the subject property in the 2030 Plan is Central Business District. The Central Business District is intended to promote a diversity of retail, office, service, and residential land uses at a high level of development quality to enhance it as a regional destination. This land use designation assigned to the properties along the main thoroughfare of Lake Street, which is generally referred to as downtown. The subject property, as well as the parcels adjacent to it, and properties east and west along Lake Street, are guided for Central Business District in the 2030 Comprehensive Plan. The Draft 2040 Comprehensive Plan land use designation for the subject property is also Central Business District.

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	Commercial at 324 Manitoba Ave S	C-4 / Central Business District	2030: Central Business District 2040: Central Business District
East	Commercial at 407 Lake St E	C-4 / Central Business District	2030: Central Business District 2040: Central Business District
South	Historic Train Depot	R-2 Medium Density Single Family Residential District	2030: Park 2040: Parks
West	Commercial 315 Lake St E	C-4 / Central Business District	2030: Central Business District 2040: Central Business District

Public Hearing Notice

The public hearing notice was published in the Wayzata *Lakeshore Weekly* on December 26, 2019. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on December 26, 2019.

Analysis of Application

City staff has reviewed the pertinent information and City Code requirements for the proposed project and provides the following analysis and information:

Zoning

The property is currently zoned C-4 and is located within the Shoreland Overlay District. The following table outlines the zoning standards for the C-4 and Shoreland Overlay Districts as well as what the applicant proposed previously for this project as a PUD in October 2019:

	C-4 Zoning	Shoreland Overlay District	Previously Proposed PUD	Proposed Project
Height (max.)	3 stories and 35 feet, whichever is less	35 feet	3 stories, 38.5 feet	3 stories, 35' to glass guardrail 40' to top of elevator penthouse
Floor Area Ratio (max.)	2.0	None	2.44	2.33
Impervious Surface (max.)	None	25%, or 75% with stormwater management, or 100% with Shoreland Impact Plan/CUP	100.0%	100%

	C-4 Zoning	Shoreland Overlay District	Previously Proposed PUD	Proposed Project
Property Line Setbacks (min.)	None	None	All yards: 0 ft	All yards: 0 ft
Lot Area (min.)	12,000 sq. ft.	Same as underlying zoning district	10,595 sq. ft	10,595 sq. ft
Required Open Space	None	No requirement for commercial development	2 nd Floor: ~1,200 sq. ft. of patio and 765 sq. ft. of green roof 3 rd Floor: 450 sq. ft. patio and 4,000 sq. ft. of green roof	3 rd Floor: 4,150 square feet of green roof area

Height

The maximum building height in the C-4 District is 35 feet and three stories, whichever is less. The applicant does not request a variance for height. A rooftop terrace which is occupiable is present on the plan and is accessed by a staircase and an elevator. Access on the roof is permitted as the guard rail utilized for fall protection is no taller than 35 feet. The proposed plans also show an elevator penthouse, which would be no taller than 40 feet and is allowed per City Code § 919.02.B by right.

Floor Area Ratio (FAR)

The City Code § 902.02 defines Floor Area Ratio as the ‘floor area of a building or buildings on any lot divided by the area of such lot. The floor area ratio requirements as set forth under each zoning district shall determine the maximum floor area allowable for a building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot.’

The applicant is requesting a variance to the FAR to allow for 2.33 instead of the required 2.0. In the previous request from this applicant, the proposed FAR was 2.44. The applicant was able to lower the FAR some by lowering the overall height of the building.

Staff has worked with the applicant to calculate the FAR and determine which portions of the building square footage should be counted. It was determined that ground floor parking garage and the semi-enclosed above ground parking should be calculated in the FAR, as they are both visible while standing at grade and is also accessible from the street. The underground parking is considered to be a basement and not calculated as part of the FAR.

The applicant has identified the size of the site and the high water table as practical difficulties which make it impossible to comply with the regulation. The applicant argues that the size of the parcel is small and thus the proposed building is comparable in massing to neighboring buildings, but the FAR is higher because of the smaller lot area. Given the proximity to Lake Minnetonka, the water table (water below the ground) is higher than in other areas in the City, making it challenging to build below grade. If the water table were lower, the applicant could consider putting all parking fully below grade, however some parking remains above grade and is counted as part of the FAR.

Staff finds that the applicant has been diligent in finding solutions for both accommodating all parking onsite and lowering the FAR. In order to meet the FAR requirement, the square footage must be reduced by 3,354 square feet.

Ground Floor Retail Percentage

The proposed plans indicate that 22% of the ground floor would have retail space, for a total of 2,250 square feet of retail usage. The footprint of the ground floor is 10,194 square feet. The C-4 district has a requirement that 50% of the ground floor be retail, which would require 5,097 square feet of retail usage.

The applicant has requested this variance so that the required amount of parking be provided in the northern part of the structure. This variance request is correlated to the request for a variance to the FAR. The applicant asserts that given the size of the site, both the requirement for 50% retail on the ground floor and the required parking to support the building could not be accommodated together.

Staff finds that the construction of a new building with retail and office uses would be consistent with the goals of the Comprehensive Plan. The intent of the Ground Floor Retail Percentage requirement is to create street-level retail opportunities, which would be accomplished with this project. Additionally, as the applicant points out in their narrative, much of the retail activity in the downtown is located east of the intersection of Lake St E and Walker Ave S. From Manitoba Ave to the west, much of Lake St is residential and office uses. Thus, Staff finds that a building with a reduced retail footprint would be a reasonable use of the property and would not alter the essential character of the neighborhood.

Parking

The City's parking ordinance establishes the minimum number of parking stalls that must be provided in a development based on the uses in the building. The applicant has proposed approximately 2,250 square feet of retail and 11,815 square feet of office space, which would require 39 parking spaces per the City's code.

The proposed plan would locate 13 spaces on the ground floor and 22 spaces on the underground floor of an enclosed ramp, which would be accessed by Manitoba Ave S. Another 5 spaces would be located in a semi-enclosed, above-ground structure on the northern part of the site. In total, the site would have 40 spaces for parking.

City Code § 920.05.E.02 allows the City Engineer to determine the stall size requirements for parking ramps or similar facilities. City Engineer/Public Works Director Mike Kelly has reviewed the parking structure and his recommendation of approval is attached to this staff report. While Kelly approves of the design, it is his recommendation that the following conditions are added:

- The installation of arms, mirrors, sensors, and other mechanisms at both the entrance to the ramp and the entrance to the lowest floor of the ramp
- The installation of a mechanism which limits the lowest level of the parking garage to office users
- Signage designating the northern, above ground spaces for the public/retail users

Tree Preservation

Per City Code § 936.04.A, the applicant is allowed to remove 10% of the trees on-site without required replacement. The applicant has proposed to remove 44 inches of trees on the subject property to accommodate development and 40 of these inches are required to be replaced. The applicant has provided a landscape plan, which proposes seven new trees on the site, totaling 35 replaced inches of trees. These trees would be located within the City's right-of-way as the building will be built up to the lot line. The five inches which cannot be accommodated in the right-of-way will need to be paid for with a Fee in Lieu of planting at a cost of \$160.00 per caliper inch, for a total of \$800. Additionally, the trees planted in the boulevard will remain the responsibility of the property owner. Details of this arrangement would be finalized in a Development Agreement required by the City.

Stormwater Management Plan

The site currently has 83% impervious surface between the parking lot and the existing building. The proposed plan would increase the impervious coverage to 100%, which is allowed within the Shoreland Overlay District so long as the applicant receives a CUP for a Shoreland Impact Plan. The goal of this plan is to help mitigate the effects of increased stormwater and sediment runoff due to the increase in impervious surface. The applicant has proposed a green roof system, where vegetation and soil act as a sponge, absorbing and filtering water that would normally run off the site. The proposed roof would decrease runoff from the site, and the existing runoff patterns would remain unchanged. Remaining runoff will drain into the City's stormwater system, as it currently does.

The applicant's proposed plans to mitigate the stormwater runoff have been reviewed by the City Engineer/Public Works Director and have been found to be a suitable best management practice (BMP). Approval by the Minnehaha Creek Watershed District will be required before a building permit is issued. Staff recommends approving the Shoreland Impact Plan CUP with the standard conditions as required by City Code § 991.19.C.

Design Review

The proposed project must be reviewed against City Code § 909, which regulates design standards for the Lake Street District.

The applicant is requesting three deviations from the Design Standards:

1. Consistent with their request for a variance to the retail percentage on the ground floor, the applicant is requesting a deviation from the requirement in City Code § 909.05.A that retail activities shall comprise a total of at least 50 percent of the usage of the total building footprint.

The Lake Street Design District requires that 50% of the total building footprint be retail. As previously discussed, the proposed plans indicate that 22% of the ground floor would have retail space and the second and third floors would be office. While the applicant has offered to located retail on the second floor, it seems impossible for the proposed building to supply enough parking for any more than the 2,250 square feet of retail proposed. Additionally, the intent of the ordinance is to have a building which contribute to the street activation through ground floor retail. Adding retail on the second floor would likely not be attractive to a tenant due to the lack of street access or presence. In summation, the applicant is requesting a deviation from this standard in the design district.

2. The applicant has asked for a deviation from the requirement in City Code § 909.06.A.2 that street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.

This deviation was led by City staff so that Lake Effect plans can be incorporated along Lake St E. Reconstruction along Lake St. E is planned to begin in spring 2020 and given the concurrent redevelopment of this property, staff prefers that plans along the streetscape match the plans for Lake Effect. To accomplish this, deviations from the Design Standards must be granted. The Lake Effect plans are similar to the Design Standards for the Lake Street District, but not an exact match.

3. Similarly to above, the applicant has asked for a deviation from City Code § 909.16.A. – Lake Street District, which requires that the project have:
 - a. Continuous sidewalks at least 12 feet in width shall be provided along all public street frontages.
 - b. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward.
 - c. Buildings with street frontage exceeding 50 feet shall have at least one bench.
 - d. All sidewalk surfaces must match the exposed aggregate/brick accent sidewalks on Lake Street.

This deviation was again, led by City Staff so that Lake Effect plans can be incorporated along Lake St E. Concurrent reconstruction of Lake St E and the redevelopment of the property have led to the request for this deviation. The Lake Effect plans are similar to the Design Standards for the Lake Street District, but not an exact match.

A full review of the design standards in City Code § 909 has been analyzed by staff and are attached to this report.

Trash Storage and Fire Access for 407 Lake St E

The construction of this building will create a scenario in which the building at 407 Lake St E becomes landlocked on the east side since there is not an alley behind the buildings. The owner of 407 Lake St E (the Masonic Building) has previously approached the City with the concern that they will lose access for trash and recycling hauling services, as they currently bring trash to 401 Lake St E for pick-up. The City does not own any right-of-way or access behind the parcels to allow for a trash hauling truck to access 407 Lake St E. As part of this application process, the City lacks authority to require that the owners of 401 Lake St E provide access to 407 Lake St E from the east, but it is strongly encouraged. The property owners have reached an agreement that 407 Lake St E will continue to be able to bring trash to the 401 Lake St E building to be hauled. The trash hauler will pick trash and recycling up from Manitoba Ave S.

The Fire Marshal was also contacted regarding whether or not the landlocking on the east side would create access issues for fighting a fire, were it to occur. The Fire Marshal is confident that a fire could be fought adequately from Lake St. A more in-depth review of the Fire Code and Building Code would be conducted with a building permit application.

Grading and Utilities

The proposed plans for grading and utilities were reviewed and approved on a conceptual level by the City Engineer. The applicant has negotiated for access to locate a sanitary sewer easement for a manhole on the property at 407 Lake Street since the previous application was brought forward on October 27, 2019. There are no further comments on these plans. A more in-depth review of these plans and final approval would be granted by the Public Works Department with a building permit application.

Public Meeting

The applicant and the Property Owner hosted a meeting with adjacent neighbors on November 25, 2019, and 12 neighbors attended. The applicant presented the new plans and highlighted the areas which were changed based on neighborhood and Planning Commission feedback. Their changes to the proposal included:

- An increase in parking spaces from 19 to 40
- A larger 2nd floor setback along Manitoba Ave S to meet the Design Standards
- A decrease in the overall building height
- A reduction in materials which are considered “accent materials” and limited to 10% on each façade by the Design Standards

Neighbors had questions regarding snow removal and site drainage patterns, where trash storage would be located for the building at 407 Lake St E, and the applicants requested variances. A letter from the applicant summarizing the meeting is attached to this staff report.

Primary Issues to Consider

1. Variance to the FAR:
 - a. Does the property owner have circumstances which are unique to the property, and not created by the landowner; which prevent the applicant from meeting the required FAR?
 - b. Would allowing an increased FAR alter the essential character of the locality?
2. Variance to the Ground Floor Retail Percentage:
 - a. Does the property owner have circumstances which are unique to the property, and not created by the landowner; which prevent the applicant from meeting the required amount of ground floor retail percentage?
 - b. Is a building with a reduced amount of retail on the ground floor in harmony with the general purposes and intent of the C-1 Zoning Ordinance and consistent with the Comprehensive Plan?
 - c. Would allowing a decrease in ground floor retail percentage alter the essential character of the locality?
3. Design Review:
 - a. Would the proposed deviations have a positive effect on the area in which the project is proposed?
 - b. Does allowing the deviations alleviate an undue burden, taking into account current leasing, housing, and commercial conditions?
4. Shoreland Impact Plan CUP
 - a. Have the adverse impacts of additional impervious surface been mitigated through approved means to the extent possible?

Standards of Planning Commission Review of Application Requests

The variance request is a quasi-judicial review and decision, meaning that the Planning Commission acts similar to a judge in a courtroom and applies the relevant rules of the Zoning Ordinance to this particular property and proposed development. The Planning Commission should recommend approval of the Floor Area Ratio and Ground Floor Retail Percentage variance requests by the applicant if the Commission determines that they meet all of the Zoning Ordinance requirements in City Code § 905.01 C.

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

Design Review, Dated December 30, 2019
Applicant's Narrative, dated December 11, 2019
Lothenbach Neighborhood Meeting Notes & Response, dated November 25, 2019
Proposed Plans, dated December 11, 2019
Memorandum on Parking Garage from City Engineer/Public Works Director Mike Kelly, PE, dated December 27, 2019
Minutes from the October 7, 2019 Planning Commission Meeting
Proposed Lake Effect Plans

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. While several criteria appear to be met, staff has highlighted in **bold** criteria that may require additional discussion with the Planning Commission.

Zoning Ordinance Variances (§ 905.01 C.)

The criteria for granting a variance includes the following conditions governing considerations of variance requests.

1. **Variances shall only be permitted when they are:**
 - a) **In harmony with the general purposes and intent of this Ordinance;**
and
 - b) **Consistent with the Comprehensive Plan.**
2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
3. **"Practical difficulties," as used in connection with the granting of a variance, means that:**
 - a) **The property owner's proposal for the property is reasonable but not permitted by this Ordinance;**
 - b) **The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
 - c) **The variance, if granted, will not alter the essential character of the locality.**
4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.
6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

8. **An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.**

Deviations from the Design Standards – All Districts § 909.29.A

With the exception of Section 909.10 of the Design Standards, a deviation from any section of the Design Standards shall require a finding by the City Council (after considering the Planning Commission's recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:

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

Shoreland Impact Plan / Conditional Use Permit § 991.19.C

Conditions. All conditional use permits for consideration under this Section shall be subject to the following stipulations.

1. **The projects shall be analyzed to determine the impact of impervious surfaces, stormwater runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible.**
2. Stormwater treatment measures including, but not limited to, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsilts basins on stormwater inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and the Minnehaha Creek Watershed District on projects where applicable.
3. Projects shall be analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes. The vegetative planting plan shall contain trees, when fully mature, that will exceed the building height. The plan shall also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting of trees which are proposed to be removed.
4. Projects shall be analyzed in terms of the appearance of the structure when viewed from the lake's surface. Building materials, and color shall be analyzed to determine which facade and roof materials minimize the appearance and blend the structure into the shoreland and vegetation.

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

Design Review
City of Wayzata Zoning Ordinance, Section 909, Design Standards
Lothenbach Family Office, 401 Lake St E
January 6, 2020

The Design Review is based on the plans submitted on December 11, 2019 by the Petersson/Keller Architecture:

	Comments	Compliance
Building Uses		
<u>909.05.A – Lake Street District</u> All new buildings east of Barry Avenue on Lake Street shall have retail usage at least 80 percent of the ground floor facing Lake Street. The remaining 20 percent of the ground floor frontage may only be used for walkways, public access, or public facilities. Retail activities shall comprise a total of at least 50 percent of the usage of the total building footprint.	The applicant has proposed a building which has retail usage along 90% of the ground floor facing Lake Street but only 22% of the total building footprint is retail. A deviation from this requirement has been requested by the applicant.	The Planning Commission should determine if a deviation should be granted.
Building Recesses		
<u>909.06.A.1. – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level <u>909.06.A.2</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	Pilasters and recesses are shown in the middle of the building to create shadow lines and dimensions. Plans for the City's project, Lake Effect will include street level landscaping including benches and a planting area. A deviation from this requirement has been requested by the applicant and is recommended by staff so that the streetscape along Lake St is consistent with the Lake Effect Plan.	Yes The Planning Commission should determine if a deviation should be granted.

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City of Wayzata Zoning Ordinance, Section 909, Design Standards
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	Comments	Compliance
Building Width		
909.07. All Districts – New Buildings In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The building has window bays, variations in the parapet and a rhythm of elements, in addition to a setback in the third story to accomplish this design standard.	Yes

	Comments	Compliance
Upper Story Setbacks		
909.08.A.1. – All Districts – New Buildings Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3rd story height from the second (2nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3rd story structure shall be closer than six (6) feet to the 2nd story façade. The 3rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3rd story façade.	The building is three stories and 35 feet. The third story of the building is recessed 6 feet from the face of the second floor.	Yes

Design Review
City of Wayzata Zoning Ordinance, Section 909, Design Standards
Lothenbach Family Office, 401 Lake St E
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<u>909.08.A.2 – All Districts – New Buildings</u> The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.	On the façade along Manitoba Ave S, 27% of the second floor is recessed six feet from the face of the first floor.	Yes
<u>909.08.A.3. – All Districts – New Buildings</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.	The building height is within the required 35 feet, as allowed by the Wayzata Zoning Code.	Yes

	Comments	Compliance
Roof Design		
<u>909.09.A. – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	A green roof has been incorporated into this project.	Yes
<u>909.09.B.1. – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors.	The roof is flat, and not sloped	N/A
<u>909.09.B.2. – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	Materials other than the green roof are in dark colors and synthetic membrane.	Yes

Design Review
City of Wayzata Zoning Ordinance, Section 909, Design Standards
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Screening of Rooftop Equipment			
<u>909.10.A. – Lake Street and Bluff Districts</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.		All mechanical equipment is located within the interior of the structure.	Yes

		Comments	Compliance
Facade Transparency			
<u>909.11.A. Glass Calculations – All Districts</u> Applications for design approval must include facade diagrams that contain calculations of glass and solid surfaces. Calculations of facade areas for multiple story building shall be measured from grade to the floor above. Calculations of facade areas for one story buildings shall be measured from grade to the roof deck.		These calculations are found on sheet A-201 in the plan submittal.	Yes
<u>909.11.B. – Lake Street District</u> No less than 50 percent of the ground level facade of any building fronting Lake Street shall be transparent glass. No less than 25 percent of the ground level side and rear facade facing a public right-of-way, parking area or open space shall be transparent glass.		Along Lake St the building has 51.9% transparent glass. Along Manitoba Ave, the building has 47% transparent glass.	Yes

Design Review
City of Wayzata Zoning Ordinance, Section 909, Design Standards
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Ground Level Expression			
<u>909.12 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: A. An intermediate cornice line B. A difference in building materials or detailing C. An offset in the façade D. An awning, trellis, or loggia E. Arcade F. Special window lintels G. Brick/stone corbels		The ground floor uses different building materials (B), is arcaded (E), and has special window lintels (F) to create a distinction from the above floors.	Yes
Entries			
<u>909.13. – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.		Planters are shown along the streetscape. The main entry faces Lake Stt at sidewalk grade.	Yes

Design Review
City of Wayzata Zoning Ordinance, Section 909, Design Standards
Lothenbach Family Office, 401 Lake St E
January 6, 2020

	Comments	Compliance
Building Materials and Quality		
<u>909.14.A. – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 909.14.G., ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco	The exterior material used in the building are stone panels. The following is a list of the percentages of primary opaque surfaces on each façade: North: 95.4% East: 92.2% South: 91.3% West: 90.8%	Yes
<u>909.14.B. – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	The primary opaque surface is the same on all sides of the building	Yes
<u>909.14.C. – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	Brick is not used on the façade.	Yes

Design Review
City of Wayzata Zoning Ordinance, Section 909, Design Standards
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<u>909.14.D. – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	The proposed stone work complies with this design requirement.	Yes
<u>909.14.E. – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	Brick is not used on the façade.	N/A
<u>909.14.F. – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	The proposed stone joints are less than one-fourth (1/4) inch	Yes

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<u>909.14.G. – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The proposed project has less than 10% of the materials listed in City Code section 909.14.G.	Yes
<u>909.14.H. - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The proposed flashing and parapet is prefinished, painted .032 aluminum which is under five (5) inches. The coping along the second floor roof is stone.	Yes

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<u>909.14.I. – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The proposed project has one awning made of black painted aluminum panel Alucobond Plus and/or structural steel shapes. The awning extends past the property line and will require an Encroachment Agreement with the City.	Yes, subject to an Encroachment Agreement with the City.
<u>909.14.J. – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	The balcony is located on the second floor and is accessible and useable. The railings are glass panels.	Yes
<u>909.14.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 909.11 of the Standards but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects.	The proposed glass is not mirrored, reflective or darkened, and is low-emissivity.	Yes

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<u>909.14.L. – Door Systems – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The proposed entry doors would be glass.	Yes
	Comments	Compliance
Franchise Architecture		
<u>909.15. – All Districts</u> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 909.22 by the Planning Commission at the time of Design Standards Review application	This is not a franchise building.	Yes

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	Comments	Compliance
Walkways		
<u>909.16.A. – Lake Street District</u>		
1. Continuous sidewalks at least 12 feet in width shall be provided along all public street frontages. 2. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward. 3. Buildings with street frontage exceeding 50 feet shall have at least one bench. 4. All sidewalk surfaces must match the exposed aggregate/brick accent sidewalks on Lake Street.	Plans for the City's project, Lake Effect will include a concrete sidewalk, benches and a planting area. A deviation from this requirement has been requested by the applicant and is recommended by staff so that the streetscape along Lake St. is consistent with the Lake Effect Plan.	The Planning Commission should determine if a deviation should be granted.

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	Comments	Compliance
Landscaping		
<u>909.17 – All Districts</u>		
1. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.	Window boxes, hanging flowers or vines have not been included as part of the project, but the project includes seasonal planters at the street level. Garden areas and window boxes at the street level are not feasible.	Yes
2. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.	Planters with seasonally appropriate planted are located along Lake St.	Yes
3. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.	There is not a façade which is more than 100 square feet of uninterrupted surface area.	Yes
4. Streetscaping shall include all of the following: a) Boulevard species trees, with at least three (3) caliper inches. b) Exposed aggregate sidewalks with brick accents c) Street lights d) Benches (if building length is 50 feet or greater), which utilize existing city bench designs. e) Flowers	Boulevard trees and other elements as of the proposed Lake Effect plan have been incorporated into the Proposed plan.	Yes

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	Comments	Compliance
Parking Lot Landscaping		
<u>909.18 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	A surface lot is not proposed for this project.	N/A
Surface Parking		
<u>909.19 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	A surface lot is not proposed for this project. A surface lot is not proposed for this project. A surface lot is not proposed for this project. A surface lot is not proposed for this project. A surface lot is not proposed for this project.	N/A N/A N/A N/A N/A

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	Comments	Compliance
<u>909.20 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.	Four (4) bicycle spaces are provided in the covered, above ground parking area.	Yes
Parking Structures		
<u>909.21.A. – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards:		
1. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings.	The façade of the parking structure which abuts Manitoba Ave is designed to be architecturally compatible with the building.	Yes
2. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade.	The floors of the parking structure are not visible from the exterior.	Yes
3. Windows or openings shall be similar to those of surrounding buildings.	There are not windows into the parking structure.	Yes
4. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.	Vines and landscaping are not needed, as the structure is located within the building.	Yes

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	Comments	Compliance
Signs		
<u>909.22 – All Districts</u>		
A. Compatibility		
1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.	Proposed signage for “401 Lake Street”, “Garage Parking” and “Visitor Parking” are architecturally compatible with the building and are an integral part of the building and site design.	Yes, subject to City staff review of a final Sign Permit.
2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.		
3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties.		
4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Chapter 927 of the Wayzata Zoning Ordinance.		

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<u>909.23.A. – Permitted Signs – Lake Street District</u> Only the following types of signs are permitted in the Bluff Street District: 1. Awning, canopy or marquee signs. 2. Wall signs. 3. Monument or ground signs. 4. Projecting signs. 5. Window signs (small accent signs). 6. Roof signs if located on pitched-roof buildings, below the peak of the roof.		The proposal includes wall signage. Yes
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Design Review
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	Comments	Compliance
Parking Lot and Building Lighting		
<u>909.24 – All Districts</u>		
A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution. C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. D. Light posts shall be of a dark color. E. Lighting fixtures shall be compatible with the architecture of the building. F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards. G. All lighting fixtures shall comply with City Code Section 916.06 as it relates to glare.	Lighting fixtures are compatible with the architecture of the building and are compliant with the City Code as it replaces to glare. All lighting is projected downwards.	Yes, subject to a final review of the lighting plan with the Building Permit Application.

The following items are items are subject to additional approvals:

1. Building Lighting is subject to a final review and approval with the Building Permit Application
2. Final signage is subject to review and approval Sign Permit.
3. Building Awning are required to obtain an Encroachment Agreement

December 5, 2019

Lothenbach Family Office

401 Lake St. / Wayzata, Minnesota 55391

PROJECT DESCRIPTION

Intentionally and thoughtfully planned to create enduring value for the Wayzata community, the proposed Lothenbach Family Office building at 401 Lake Street will add timeless beauty to the west end of the city, joining Wayzata Blu, Meyer Place at Ferndale and other exciting developments. Designed with classical proportions and luxurious, heritage-quality materials, the graceful, three-story building with an interior courtyard will recall cherished libraries, historic banks and other civic buildings and enhance Wayzata's rich architectural diversity. The project sets a new standard for Class A office space, with retail and enclosed parking on the main level, an additional underground level of parking, leasable office/retail space on the second floor, and leasable office space and the Lothenbach Family Office on the third floor.

Key Project Data

Parcel Size:	10,594 square feet (.24 acres)
Building Size:	Approximately 19,910 finished sf of building area w/ below grade parking
Uses:	Approximately 2,250 sf retail and 11,800 sf office; potential for 2,460 sf of second floor office to be retail
Building Height:	35' to roof deck and to top of glass guardrail; 40' max to top of elevator penthouse
Building Floor Area Ratio (FAR):	2.33
Building Materials:	Masonry, metal panel, glass, green roof
Setbacks:	0' at first level on all sides, with stepbacks on upper floors
Impervious Surfaces:	100%, with up to 4,600 sf of green roof area
Parking Spaces:	40 spaces, including two handicap spaces (18,240 sf in area)
Zoning and Design Districts:	C-4 Central Business District, Shoreland Overlay District, Lake Street and Bluff Design Districts

Site Access: Pedestrian access to the building will be located along Lake Street. Parking access along Manitoba Avenue is beyond the required 40' min. setback from Lake Street. Trash removal will be accessed along the rear of the lot.

Mechanical: No rooftop (3rd floor roof) mechanical. Mechanical to be screened and incorporated into the overall building design. Located to the rear of the building away from street fronts on main, second, and third floor levels.

Siting and Massing

The project has been designed to be sensitive and appropriate to the context of the street, neighborhood and community. The building is sited to match the elevation of the Lake Street sidewalk at the eastern corner of the property by bringing the existing raised yard down to street level. This siting enhances the pedestrian engagement and retail activity on Lake Street while mitigating massing and parking by nestling into rising grade along Manitoba Avenue. The height and massing of the project have been carefully researched, studied and informed by the size and scale of the site, neighboring buildings, street, and neighborhood. Second-floor setbacks meet specifics of the Design Standards for new buildings. The Lake Street façade is 60' in width, allowing for non-conforming windows on the adjacent building to the east to remain by providing a 5' natural light corridor. At that façade width, there are no setbacks required along Lake Street on the second floor. On Manitoba, the second floor is setback 6' for 27% (44') of the façade, exceeding the required 25%. Third-floor setbacks on Lake Street and Manitoba Avenue are a minimum of 10', as specified in the Design Standards for new buildings, similar in placement and proportions to the large building located two lots to the east on the same block.

Landscaping and Stormwater Management

The landscaping plan will reflect the owner's desire to be a good neighbor and positively impact the social and natural environment. Careful plant species selection and design will create beauty and functionality, resulting in a low-impact, ecologically-balanced landscape. The addition of boulevard trees will meet Wayzata requirements. New hardscaping will be softened and balanced with planting areas to increase the landscape's ability to receive and mitigate stormwater runoff.

The stormwater management design has been engineered with a focus on sustainable storm water management principles with a green roof system and strategic, ecologically-balanced landscaping. The

proposed development will include stormwater management measures that meet the standards of the City of Wayzata's surface water management plan for Best Management Practices. The existing drainage patterns at the property will remain generally unchanged, with the majority of runoff draining to the road right of ways. The project will provide stormwater treatment and will incorporate a green roof system on third-floor and roof levels.

Site and Exterior Lighting

Lighting will be planned and managed to prevent unnecessary light pollution while supporting function, safety, and security for tenants, visitors, pedestrians, cyclists and drivers. Fixtures and locations will be selected to meet or exceed City Zoning requirements and eliminate any direct, off-site views of the light source use and limit spill and glare, as well as to maintain dark night skies, in keeping with Wayzata's low-impact development plan. Interior lighting will support safety and visibility while managing energy usage during peak and off-peak hours. Final fixture selections and photometric studies will be provided to the City during building permit review to verify final conformance with City Zoning requirements.

CONSISTENCY WITH COMPREHENSIVE PLAN

The project site is located within the area designated as the Central Business District in both the 2030 and Draft 2040 Comprehensive Plans. The Central Business District is intended to promote a diversity of retail, office, service, and residential land uses at a high level of development quality to enhance it as a regional destination. With an eye to the future, the project responds to the following specific comprehensive plan objectives for the Central Business District:

- Provides new office and retail use that will enhance the diversity of uses in the CBD and strengthen its daytime employment base (Objective 2.1);
- Utilizes high quality materials and architectural design (Objective 2.2);
- Complements and enhances the urban design of the CBD, including incorporation of 3rd story setbacks (Objectives 2.3 and 2.18);
- Increases retail vitality on Lake Street (Objective 2.4);
- Provides an appropriate amount of on-site parking within the building (Objectives 2.5 and 2.15);
- Increases pedestrian engagement and walkability along Lake Street (Objective 2.6); and
- Focuses on sustainable storm water management principles with multiple green roof systems and strategic, ecologically-based landscaping (Objective 2.14).

ZONING AND DESIGN STANDARD REQUESTS

The project will require the following zoning applications:

- Design Review Deviation and Variance from C-4 District standards calling for at least 50% of the ground floor footprint to be retail (25% retail proposed).
- Variance from maximum floor area ratio of 2.0 in the C4 District to 2.33
- Shoreland Impact Plan/Conditional Use Permit for impervious surface greater than 75% in the Shoreland Overlay District

Design Review– Deviation from Retail Use Standards

The project will comply with all of the applicable design standards except the standards related to retail use. With shared garage access, elevator and second entry, approximately 90% of the Lake Street frontage will be retail (over the 80% design standard) with the remaining frontage being the lobby that provides stair access to the office spaces (and potential retail) on the upper floors. However, the retail area on the ground floor is less than 50% of the building footprint largely because of the need to balance goals for retail area and parking requirement. For example, as illustrated in 1/A-DIA diagram, a one-story building built to the zoning setbacks would not be able to provide both 50% retail of the building footprint and provide the code required number of parking stalls for that size retail area. It would also provide no office space, which is main intent of the building. In striving for the best balance between the requirements and taking into account feedback and concerns provided by the city, neighbors and planning commission, the project reduces retail to meet the parking requirements. In addition, given the grade change and the siting of the building into the slope, retail further into the building would be partly to mostly below grade.

A deviation from a design standard may be granted if the City Council finds that the negative impact of such deviation is outweighed by one or more of the following factors:

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

7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

The requested deviations are mitigated by several of these factors. As noted above, the project advances many of the specific objectives set forth in the comprehensive plan for development in the CBD. In particular, the project will include new retail space, whereas the existing building is an office-only building. The reduced retail area permits greater conformance with parking standards and provides for a more sympathetic transition between the new building and its neighbor. The project will be a positive addition to the architectural character, employment base and vibrancy of Lake Street and the CBD. The requested reductions in retail area and frontage along Lake Street will alleviate undue burdens related to the narrowness and grade change of the lot. Finally, the building owner is open to accommodating retail use in the second-floor space fronting on Lake Street to compensate for having less than 50% retail on the ground floor. Additionally, the proposed design meets the following required findings for a variance.

- a) *The proposed project is in harmony with the general purposes and intent of this Ordinance:*
The C-4 District is intended to provide a district accommodating those retail, service and office functions which are characteristic to a "downtown" area and to allow the present downtown area to expand, develop and redevelop, with emphasis on specialty shops and office uses. Planned commercial development as provided for in this Ordinance will be encouraged so as to provide a cohesive and unified central business district in general accordance with the Comprehensive Plan. The proposed project will be more in keeping with the purpose of the C-4 District than the existing office-only building because it will expand the availability of both retail and office uses in the downtown in a mixed-use building. Providing less retail area on the ground floor is necessary to allow for compliance with the parking standards of the Zoning Ordinances. The proposed retail floor area is in harmony with the general purposes and intent of the ordinance.
- b) *The proposed project is consistent with the Comprehensive Plan:*
As discussed above, the proposed project is highly consistent with objectives of the comprehensive plan to add mixed-use development in the CBD that increases retail vitality on Lake Street and provides an appropriate amount of on-site parking within the building.
- c) *The proposed project is a reasonable use of the property:*
The proposed ground floor retail area with upper levels of office area is a reasonable use of this 10,000 SF parcel in the CBD. As noted, the building owner is open to accommodating retail use in the second-floor space fronting on Lake Street to compensate for having less than 50% retail on the ground floor.
- d) *The variance request is due to circumstances unique to the property, not created by the landowner:*
The practical difficulty in complying with the retail floor area requirement is due to the unique grade and small size of the lot, as well as to the elevation of the water table. The small size of the lot makes it impossible to comply with both the retail area and parking requirements of the code.

The grade of the site makes it impractical to provide 50% retail floor area because much of the retail would be below grade. These site conditions are unique to this site and were not created by the landowner.

e) The variance, if granted, will not alter the essential character of the locality:

The proposed building with 25% ground floor retail area will be in more in character than the existing office-only building with other development in the CBD and along this block of Lake Street

Floor Area Ratio (FAR) Variance

A variance is requested to increase the allowed FAR from the 2.0 maximum of the C4 District to 2.33.

The proposed increased FAR is due primarily to the desire to enclose the on-site parking, which is consistent with comprehensive plan policies to reduce the visibility of parking in the CBD, while constructing a reasonable square footage of office and retail space. However, due to the ability to set the building into the slope of the site, we believe that the overall massing of the building remains consistent with the intent of the C4 District FAR limits and the context of the surrounding development. Please refer to diagram 4/A-DIA, showing the below grade volume of building that is included in the FAR calculations, but is not visualized as massing from street level. The proposed FAR increase meets the following required findings for a variance.

f) The proposed project is in harmony with the general purposes and intent of this Ordinance:

The purpose of FAR limits is to maintain a consistent character and desired density of development. The proposed FAR is consistent with the existing and desired massing of buildings in the CBD. As noted, the perception of the building mass will be mitigated by the way it will be set into the slope of the site. Additionally, although the FAR of the proposed building on this 10,000 SF lot is greater than 2.0, the size of the building itself is comparable to that of other buildings in the CBD that are located on larger lots, so it will not appear to be larger or more imposing than its neighbors. The proposed FAR is in harmony with the general purposes and intent of the FAR ordinance.

g) The proposed project is consistent with the Comprehensive Plan:

As discussed above, the proposed project is highly consistent with objectives of the comprehensive plan to add mixed use development in the CBD that incorporates high-style architectural design and high-quality materials. The small increase in FAR allows for development of a reasonable floor area for retail and office use, which enables the project to better meet these comprehensive plan objectives.

h) The proposed project is a reasonable use of the property:

The proposed FAR is a reasonable use of this 10,000 SF parcel in the CBD. The proposed FAR of 2.33 is less than that approved for some other recent projects, including Broadway Place (2.66) and Swans Corner (2.35). Both those projects received approval for a FAR greater than 2.0 through the PUD process. Although this project is not a PUD, the proposed FAR remains reasonable in light of the size of the lot, the relative size of the building compared to others in the

surrounding area, and the consistency of the project with the intent of the FAR ordinance and the objectives of the comprehensive plan.

- i) *The variance request is due to circumstances unique to the property, not created by the landowner:*

The practical difficulty in complying with the FAR limit is due to the unique grade and small size of the lot, as well as to the elevation of the water table. The small size of the lot results in a higher FAR for a building of comparable mass to its neighbors. The grade of the site and the elevation of the water table make it impractical to place all of the parking garage fully below grade, meaning that parking area is included in the gross floor area used to determine FAR. These site conditions are unique to this site and were not created by the landowner.

- j) *The variance, if granted, will not alter the essential character of the locality:*

The proposed size the building will be in character with other development in the CBD and along this block of Lake Street. The project will comply with the 35-foot height limit. There are no setback requirements applicable to the project. As noted, much of the ground level of the building will below grade on this sloped site, which will result in the above-grade mass of the building be consistent with the character of surrounding buildings.

Shoreland Impact Plan / Conditional Use Permit for Impervious Surface Coverage

The proposed plans include 100% impervious surface coverage. Impervious surface coverage may be allowed to exceed 75% in the Shoreland Overlay District through approval of a Shoreland Impact Plan / CUP. The shoreland impact plan for the project will meet the stipulations required for the conditional use permit in Section 991.19.C of the zoning code as follows.

1. *The projects shall be analyzed to determine the impact of impervious surfaces, stormwater runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible.*

The existing site has 0.18 acres of parking lot and roof area and is currently at 83% impervious coverage. The proposed development will increase the impervious coverage to 0.21 acres of hardscape and 100% impervious coverage. The City of Wayzata surface water management plan requires the implementation of a Best Management Practice (BMP) for the project. A green roof system will be implemented as part of the building construction to provide water quality benefits and reduction in runoff volume. Runoff patterns will remain unchanged and the green roof system will ultimately discharge into the city storm sewer infrastructure as is does in the existing conditions.

2. *Stormwater treatment measures including, but not limited to, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsilts basins on stormwater inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and the Minnehaha Creek Watershed District on projects where applicable.*

The project includes the construction of the building that covers the property in its entirety. The stormwater management system is located on the roof in the form of green infrastructure. Existing storm inlet protection on the public streets is included in the project's stormwater management and erosion control plans. The stormwater management design has been engineered with a focus on sustainable storm water management principles with a green roof system and strategic, ecologically-balanced landscaping. The proposed development will include stormwater management measures that meet the standards of the City of Wayzata's surface water management plan for Best Management Practices. The existing drainage patterns at the property will remain generally unchanged, with the majority of runoff draining to the road right of ways. The project will provide stormwater treatment and will incorporate a green roof system on third-floor and roof levels.

3. *Projects shall be analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes. The vegetative planting plan shall contain trees, when fully mature, that will exceed the building height. The plan shall also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting of trees which are proposed to be removed.*

The new Lothenbach Family Office Building landscape is being designed in concert with the core values of the Wayzata Lake Effect masterplan and the development standards of the City of Wayzata as a whole with the goal of fitting seamlessly into the existing downtown Wayzata fabric and greater community. The proposed new landscape and streetscaping for the building reflects the owner's desire to be a good neighbor and have positive impact on the social and natural environment of downtown Wayzata.

This project will offer a variety of landscape experiences including a vegetated rooftop garden, an interior courtyard space, garden office terraces, and vibrant public street-level spaces. Seven

new boulevard street trees will be planted to soften the building's façade and enhance the streetscape and curb appeal. Vegetative screen plantings will be used to soften and screen the proposed off-street parking areas of the building. The overall landscape design for the building is intended to be inviting, safe, and sustainable, ensuring a resilient, long-term sense of place.

4. *Projects shall be analyzed in terms of the appearance of the structure when viewed from the lake's surface. Building materials, and color shall be analyzed to determine which facade and roof materials minimize the appearance and blend the structure into the shoreland and vegetation.*

The building materials are muted in nature. A light color natural stone cladding makes up the majority of the façade and blends with the natural setting. A darker colored fascia panel is utilized at the third story roof to help reduce glare/ draw focus to the two-story massing. At the north and east facades, parking is screened with vines and natural growth.

5. *Building heights shall be analyzed to determine the impact on surrounding structures and views from the lake surface or other shores. Structures shall not be allowed to exceed a height beyond that is allowed by the base zoning district or cannot be screened by landscaping or other design measures.*

With the exception of the small elevator overrun the building height is below 35'-0" as measured from the average grade plane. The building is intentionally setback at the southeast corner to allow for views and natural daylight to the neighboring property.

6. *Residential densities on a project basis shall not be allowed to exceed the maximum allowed density of the base zoning district for which the project is proposed. For higher density residential development and planned unit developments, the density shall not be allowed to exceed the density standards as specified in the R-5 District of this Ordinance.*

Not Applicable

7. *Lot coverage on a project basis shall be restricted to the provisions for maximum impervious surface coverage as provided for in this Ordinance.*

Lot Coverage is not established under section 978.07 of the Wayzata Code of Ordinances

8. *Overall residential densities in the shoreland area shall not exceed the surplus development capacity for residential density, as calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.*

Not applicable

9. *Overall lot coverage in the shoreland area shall not exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.*

Per zoning code 991.11 – Impervious Surface Coverage, the development may exceed the 75% impervious coverage due to the implementation of the green roof for stormwater management and the submittal of a shoreland impact plan (991.11-A-1-b).

10. *All projects shall be in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as may be amended and/or approved by the City Engineer.*

The City of Wayzata surface water management plan requires the implementation of a Best Management Practice (BMP) for the project. A green roof system will be implemented as part of the building construction to provide water quality benefits and reduction in runoff volume.

11. *All projects shall be subject to the review of the Minnehaha Creek Watershed District.*

The City of Wayzata handles stormwater and erosion control permitting and approval for projects of this size. There is no floodplain alteration proposed that would require MCWD approval.

The shoreland impact plan for the project is also consistent with the following factors to be considered in evaluating a conditional use permit.

- 1 The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. The proposed use's compatibility with present and future uses of the area.

3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Technical Memo



To: Ryan Fish, Peterssen/Keller Architecture

From: Ed Terhaar, P.E.

Date: December 9, 2019

Subject: Updated Parking Study for 401 Lake Street East in Wayzata, MN

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

A handwritten signature in black ink, appearing to read "Ed Terhaar", is written over a horizontal line.

DATE: December 9, 2019

Edward F. Terhaar
License No. 24441

Purpose and Background

This memorandum presents the updated results of our parking study for the proposed office and retail development at 401 Lake Street East in Wayzata. Prior to updating, we confirmed the project scope and parking demand calculations with WSB, who reviewed the original study on behalf of the City. The information and results presented in this report are based on these discussions.

The study has been updated to account for changes to the amount of office and retail space and the number of parking spaces provided on-site. The study includes parking demand calculations and identification of available public parking near the site.

Proposed Development Characteristics

The proposed project consists of replacing the existing office building with a new three story office and retail building. The new building will have 2,250 square feet of retail space and 11,815 square feet of office space. These square footage totals are gross floor area, which includes common areas for each use. The building will have 40 on-site parking spaces.

Parking Demand Calculations

Parking data from the Institute of Transportation Engineers (ITE) was used to determine the expected peak parking demand. Data provided in the ITE publication *Parking Generation*, 5th Edition, indicates that the retail and office uses peak at various times during the day. Based on the ITE data, the peak weekday parking demand occurs between 11 a.m. and 2 p.m.

Since the exact tenants are not yet known, a variety of office and retail uses were studied to determine a range for the peak parking demand. The office and retail uses and parking rates studied are shown in Table 1.

Table 1
Land Uses and Peak Parking Demand Information

Land Use	Peak Parking Demand (spaces per 1,000 square feet)
General Office	2.39
Small Office	2.56
Single Tenant Office	3.10
Shopping Center	1.95
Apparel Store	1.13
Liquor Store	1.72
Copy, Print, and Ship Store	3.01

Using the land uses and parking rates shown in Table 1, the peak parking demand ranges from 27 to 39 spaces.

Public Parking Availability

As presented in the August 28, 2019 report, a considerable number of public parking spaces were available in the Wayzata Marquee and Mill Street Parking ramps. In addition, unrestricted on-street parking spaces were also available near the project.

The WSB review indicated the City is considering a public parking lot in the northwest quadrant of Barry Avenue and Lake Street that could be converted to the public parking ramp in the future. This site is located approximately 550 feet from the proposed building.

Overall Parking Impact

The weekday peak parking demand using ITE data for the proposed building ranges from 27 to 39 spaces. The total of 40 on-site spaces provided for the project is 1 space greater than the maximum ITE demand. Therefore, the proposed on-site parking is expected to accommodate the peak parking demand.

In addition, parking usage observations indicated ample parking is available in the nearby public parking facilities.

Lothenbach Neighborhood Meeting Notes & Response

November 25, 2019

Present: Ryan Fish (P/K), Greg Keup (client), Jesse Robbins (client), Emily Goellner (city) & approx. 8
- 12 neighbors

I. Presentation

- P/K presented photos of the existing site and building before moving to 3D images of the proposed building and preliminary plans. We discussed how the new design reflected solutions to the concerns that were brought up at the last neighborhood meeting by going thru the previous concerns and presenting the design solutions. At this point, we moved to questions and comments and brought up the 3d model images again to discuss concerns more at length.

II. Solutions to previous neighborhood concerns:

- Design proposal increased the number of parking spaces from 19 spaces to 40 spaces:
 - Current design exceeds minimum code required parking of 39 spaces for the building uses and size.
 - A parking variance is no longer being requested.
 - Some parking spaces will be open for retail uses and others designated and controlled for tenant use based on vehicle size.
- 2nd floor setback along Manitoba was increased from approx. 8% to 27% of the length of the facade:
 - Current design exceeds the minimum code requirement that 25% of the second-floor facade be set back.
 - A design deviation for the second-floor setback is no longer being requested.
 - Previous and current design meet all other setback requirements.
- Building height was decreased from 38'-6" to 35'-0":
 - Current design meets code limit of 35'-0" for building height.
 - Elevator penthouse meets code exception height limit of 40'.
 - A height variance is no longer being requested.
 - A significant portion of building is lower than 35'-0".
- Reduced amount of accent materials to below 10%:
 - Current design meets or is less than the code specified maximum of 10% accent materials per facade elevation.
 - A design deviation for the percentage of accent materials is no longer being requested.
 - Additional exterior stone was added to the north and northeast facades to help alleviate neighbor's concerns.

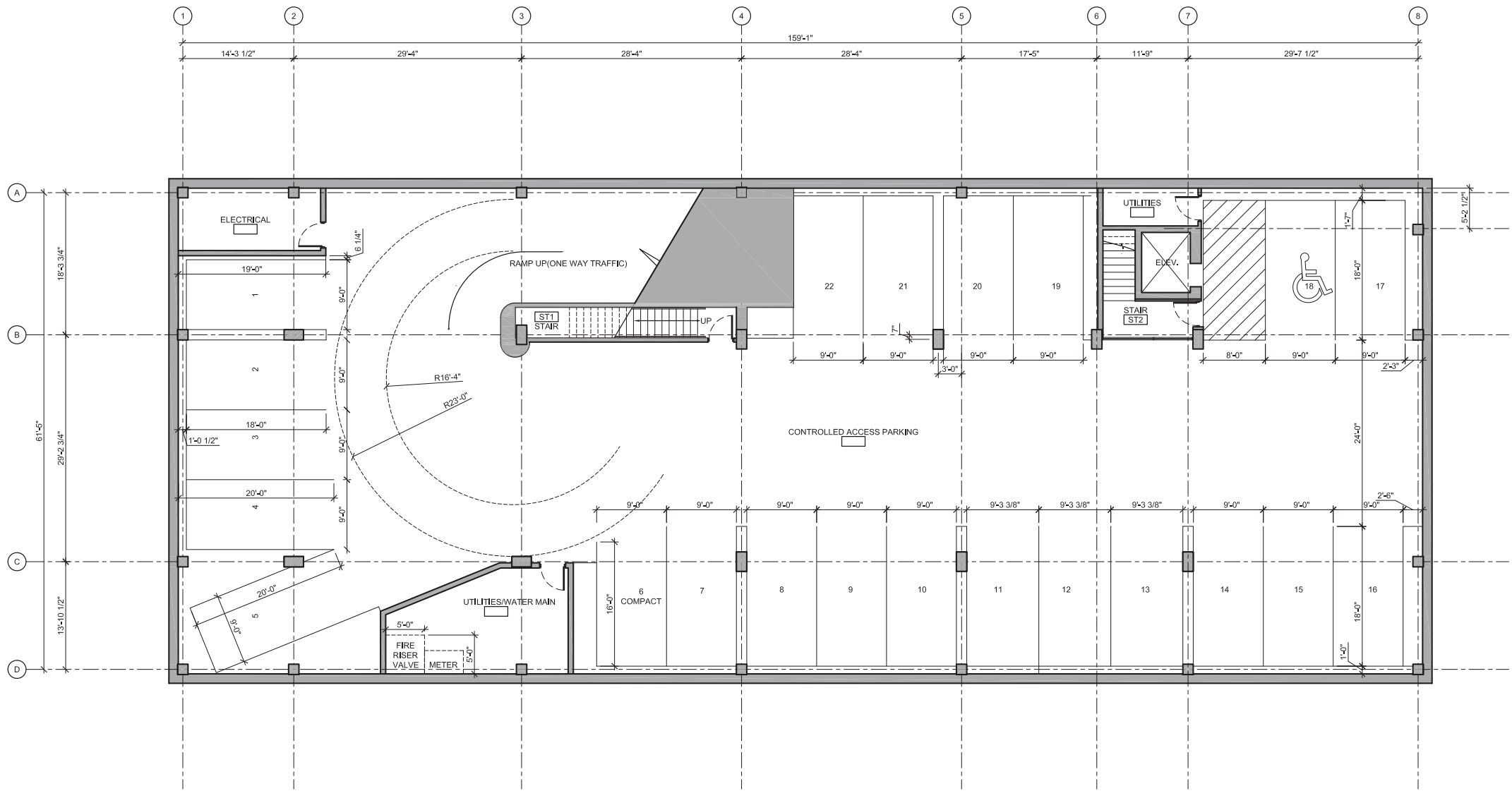
III. Questions & Comments (response given in the meeting is in *italics* and further response in **bold italics**)

- Neighbor to the north expressed concerns about the drainage and snow drifting between the new building and their existing building. We discussed that we were coordinating with structural engineer on snow drifting concerns and the civil engineer for drainage concerns. After the meeting, the client and neighbor scheduled a meeting to discuss drainage and drifting solutions and work towards finding a solution that was agreeable to both parties.
- The neighbor to the east wondered whether there would still be access for shared trash. We showed how the design would allow for it.
- We discussed how the project was still requesting less than 50% retail area on the ground floor. We illustrated why we were still requesting this deviation/variance. There was no additional neighborhood response to this item.
- We also explained that the project was still requesting a variance for FAR. We showed that the request was reduced from 2.44 to 2.33 and that it was below other requests by recent projects for a FAR variance. There was no additional neighborhood response to this item.



Gross building footprint(includes shafts) FAR	F.A.R (floor area ratio)	Gross SF for Parking Calc: 3 STALLS / 1000 SQFT	Code Required	Parking Count	Proposed Parking Count	Leaseable SF(usable area)
Building Design						
Basement Parking(below grade)	10,556 sf	NOT INCLUDED IN FAR OR PARKING CALC	-		22	-
First Floor Parking(below grade)	2,880 sf	NOT INCLUDED IN FAR OR PARKING CALC	-		8	
First Floor Parking	4,807 sf		-		5	-
First Floor Retail/lobby	2,507 sf	25% FOOTPRINT	2,250	6.08 stalls	-	1,675 sf
Second Floor Office	10,000 sf		5,800	15.66 stalls	5	4,860 sf
Third Floor Office	7,240 sf		6,015	18.24 stalls	-	1,800 sf
	37,990 sf		14,065	38.66 stalls	40 Provided	8,335 sf
	24,554 sf	Gross Area = 2.33				

NOT FOR CONSTRUCTION



NORTH

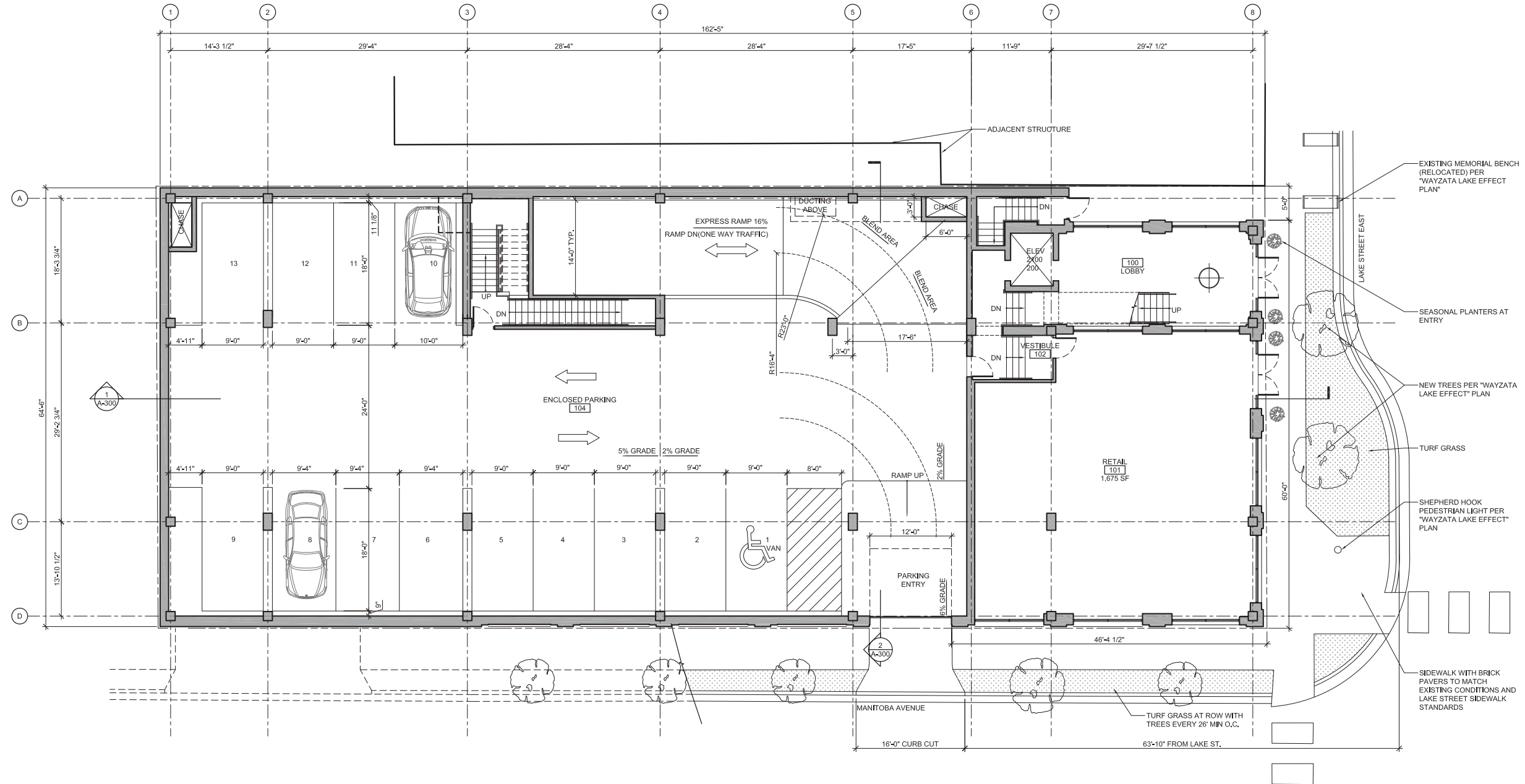
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LOWER LEVEL PARKING

SCALE: 1/8"=1'-0"

PARKING STALL COUNT	FAR CALCULATIONS:
PARKING STALLS = 22 TOTAL	24,717 SF / 10,594 SF = 2.33
HANDICAP = 1	FLOOR PARKING COUNT:
COMPACT = 3	13,525 SF - 10% = SF
STANDARD 9 x 18 = 18	(12,658.5 / 1000) X 3 = 38 STALLS
	40 STALLS PROVIDED

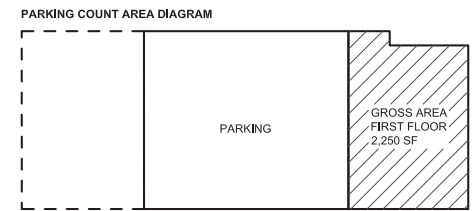
DESCRIPTION	DATE
PARKING STUDY	05.02.19
CLIENT MEETING	05.19.19
CLIENT MEETING	07.10.19
SD PRICING SET	07.11.19
CLIENT MEETING	07.30.19
PUD CONCEPT REVIEW	07.31.19
DD PRICING MEETING	08.26.19
PUD RESUBMITTAL	08.29.19
ENGINEERING MTG	11.19.19
VARIANCE SUBMITTAL	12.5.19



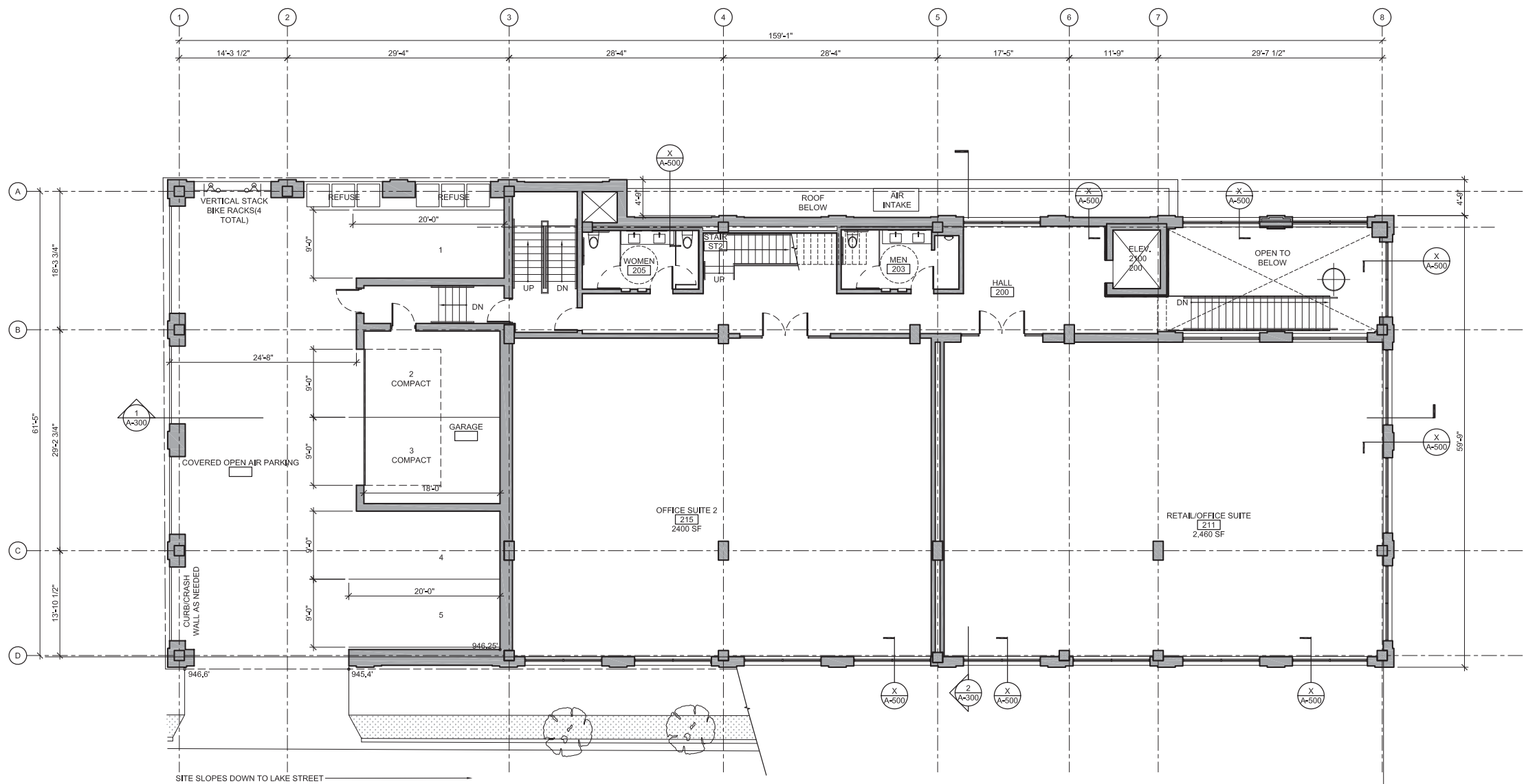
LEVEL 1 PARKING
SCALE: 1/8"=1'-0"

PARKING STALL COUNT
PARKING STALLS = 13 TOTAL
VAN HANDICAP = 1
STANDARD 9 x 18 = 12

FAR CALCULATIONS:
24,717 SF / 10,594 SF = 2.33
FLOOR PARKING COUNT:
13,526 SF - 10% = SF
(12,658.5 / 1000) X 3 = 38 STALLS
40 STALLS PROVIDED



DESCRIPTION	DATE
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PUD RESUBMITTAL	08.29.19
ENGINEERING MTG	11.19.19
VARIANCE SUBMITTAL	12.5.19



NORTH

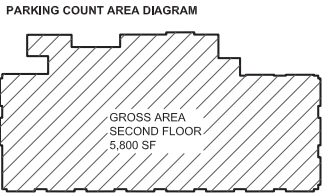
1

LEVEL 2 FLOOR PLAN

SCALE: 1/8"=1'-0"

PARKING STALL COUNT
PARKING STALLS = 5 TOTAL
STANDARD = 5

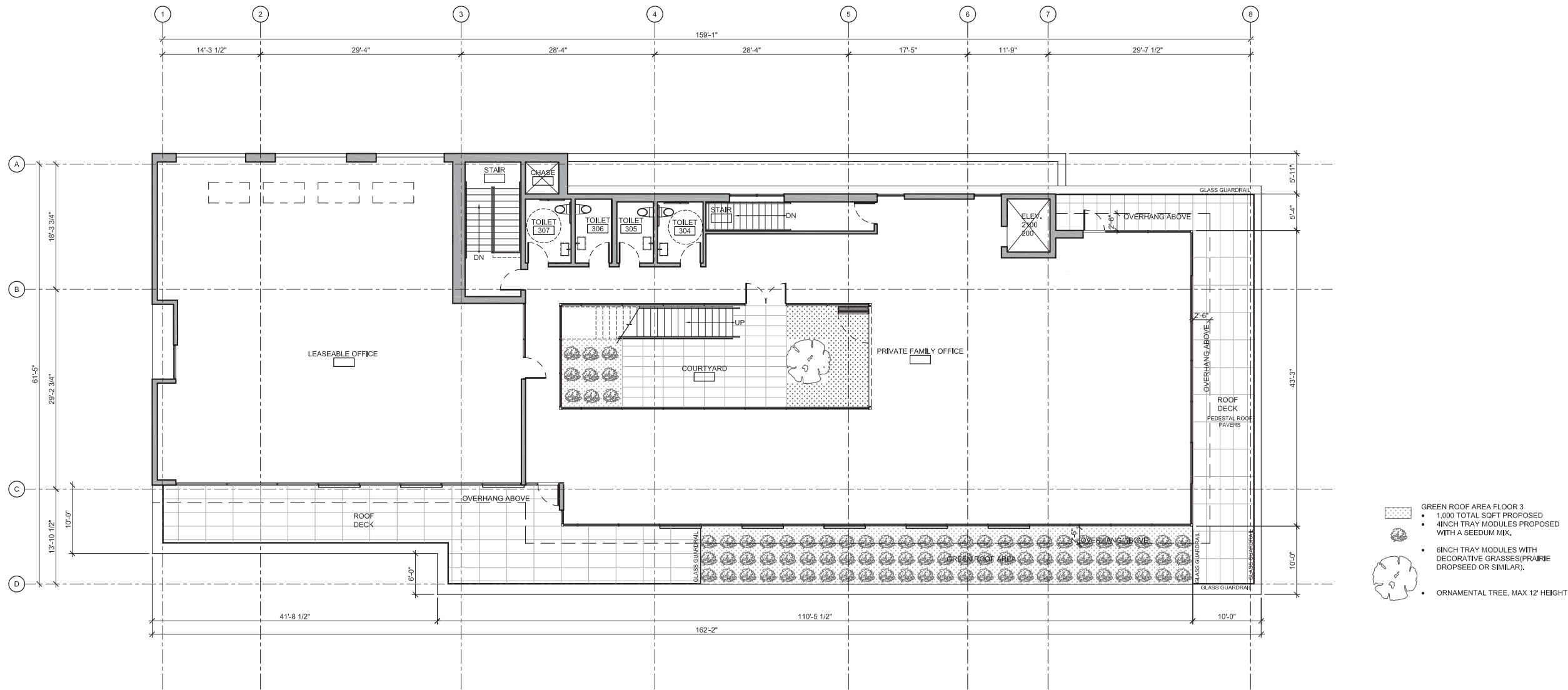
FAR CALCULATIONS:
24,717 SF / 10,594 SF = 2.33
FLOOR PARKING COUNT:
13,525 SF - 10% = SF
(12,658.5 / 1000) X 3 = 38 STALLS
40 STALLS PROVIDED



LOTHENBACH FAMILY OFFICE

WAYZATA, MINNESOTA 55391

DESCRIPTION	DATE
PARKING STUDY	05.02.19
CLIENT MEETING	05.19.19
CLIENT MEETING	07.10.19
SD PRICING SET	07.11.19
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ENGINEERING MTO	11.19.19
VARIANCE SUBMITTAL	12.5.19



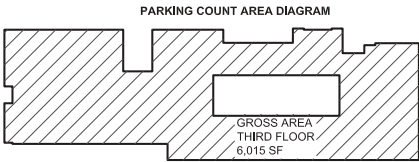
NORTH

1

LEVEL 3 FLOOR PLAN
SCALE: 1/8"=1'-0"

FAR CALCULATIONS:
24,717 SF / 10,594 SF = 2.33

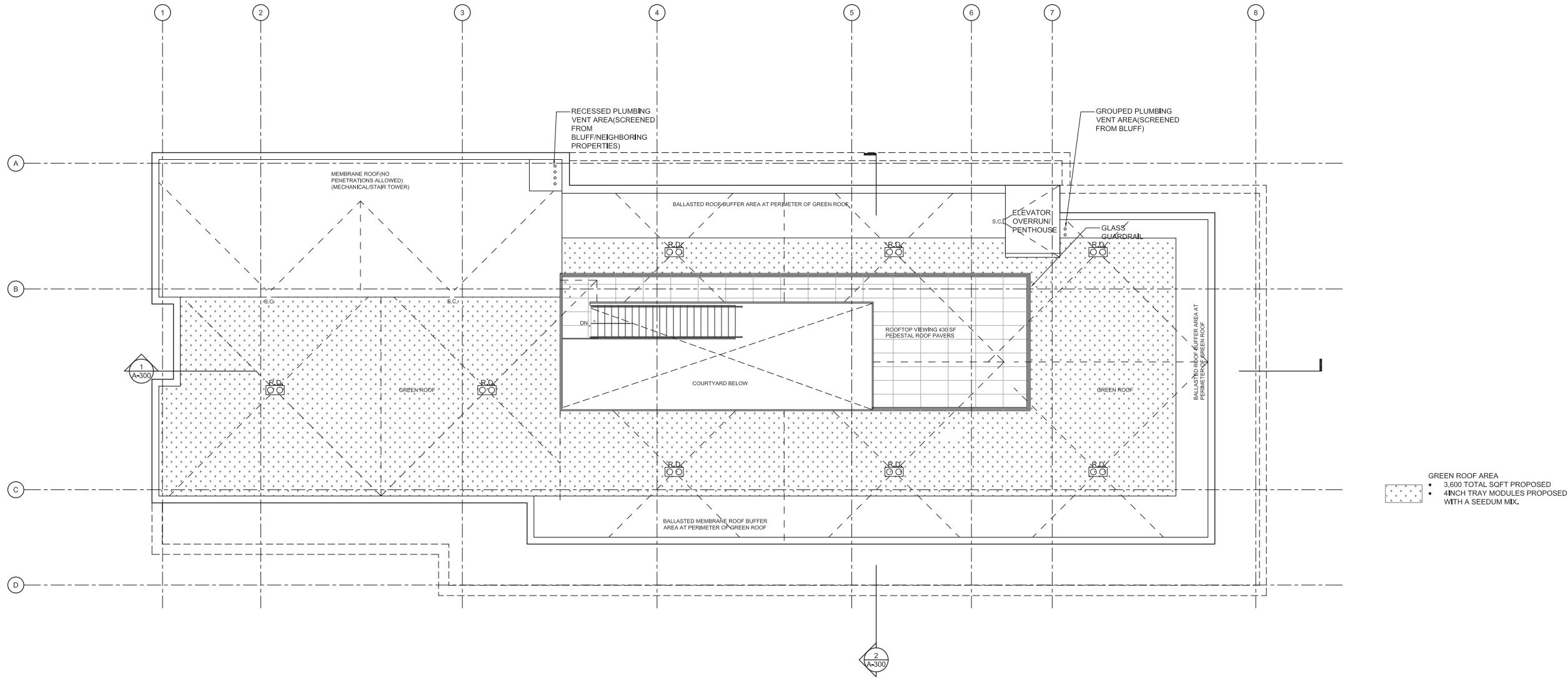
FLOOR PARKING COUNT:
13,525 SF - 10% = SF
(12,658.5 / 1000) X 3 = 38 STALLS
40 STALLS PROVIDED



LOTHENBACH FAMILY OFFICE
WAYZATA, MINNESOTA 55391

DESCRIPTION	DATE
PARKING STUDY	05.02.19
CLIENT MEETING	05.19.19
CLIENT MEETING	07.10.19
SD PRICING SET	07.11.19
CLIENT MEETING	07.30.19
PUD CONCEPT REVIEW	07.31.19
DD PRICING MEETING	08.26.19
PUD RESUBMITTAL	08.29.19
ENGINEERING MTO	11.19.19
VARIANCE SUBMITTAL	12.5.19

NOT FOR CONSTRUCTION



NORTH

1

ROOF PLAN

SCALE: 1/8"=1'-0"

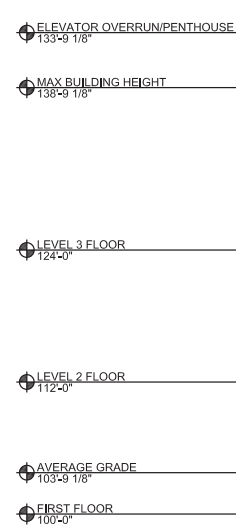
NOT FOR CONSTRUCTION

LOTENBACH FAMILY OFFICE
WAYZATA, MINNESOTA 55391

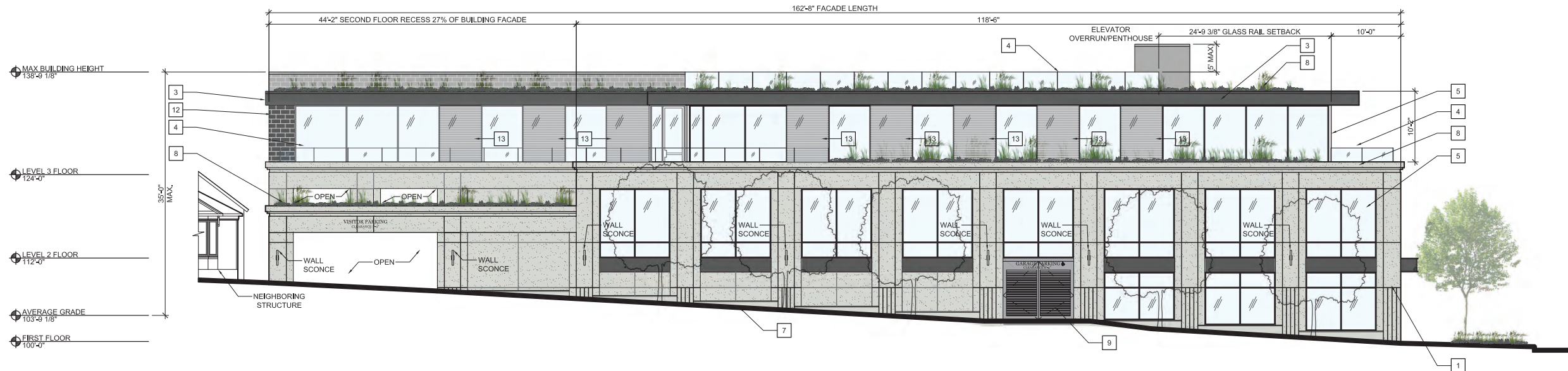
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PARKING STUDY	05.02.19
CLIENT MEETING	05.19.19
CLIENT MEETING	07.10.19
SD PRICING SET	07.11.19
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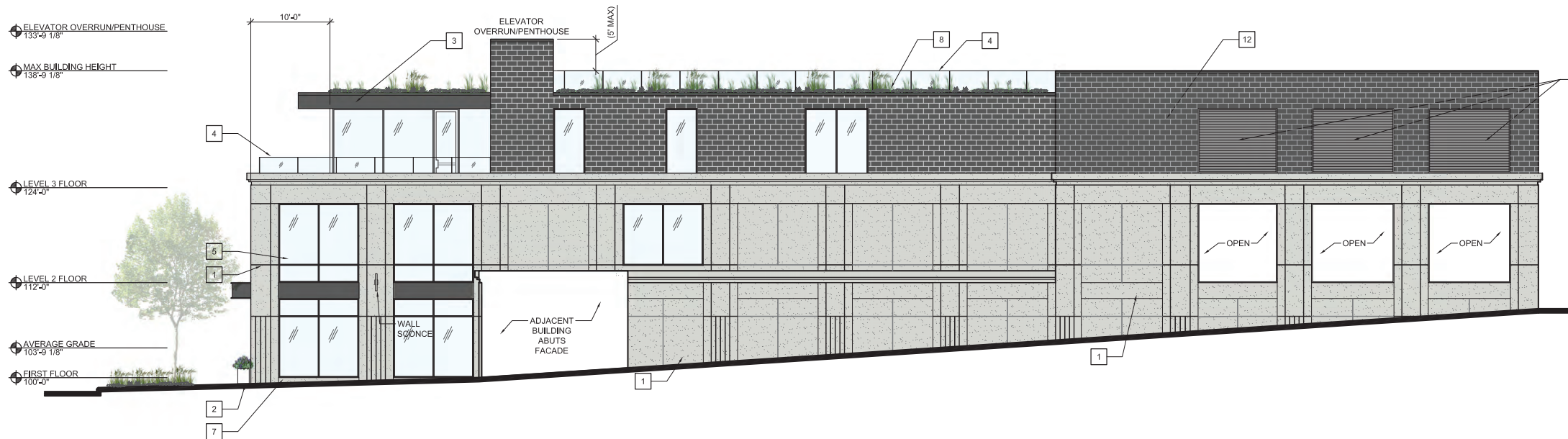
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



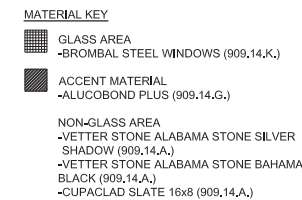
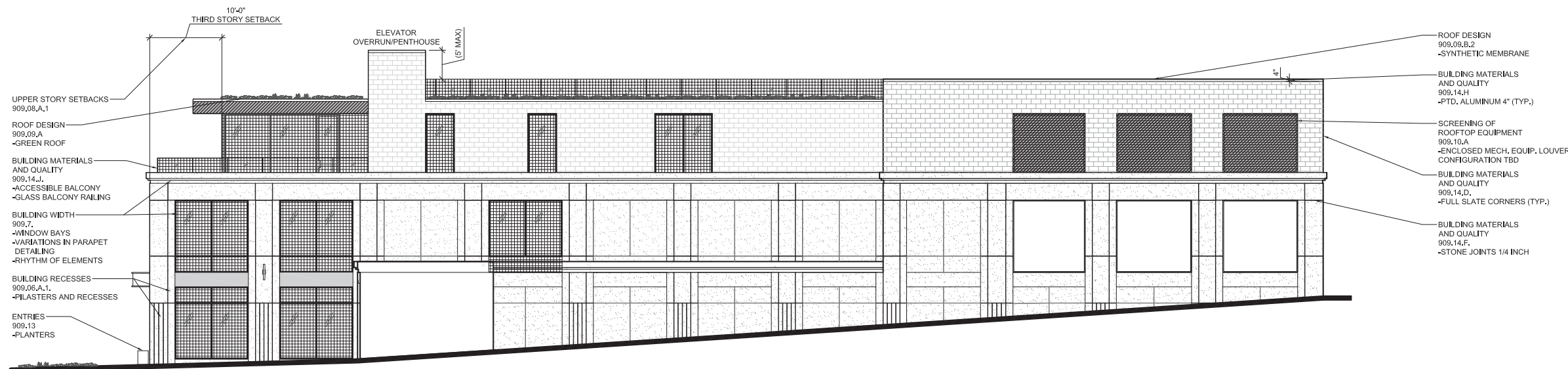
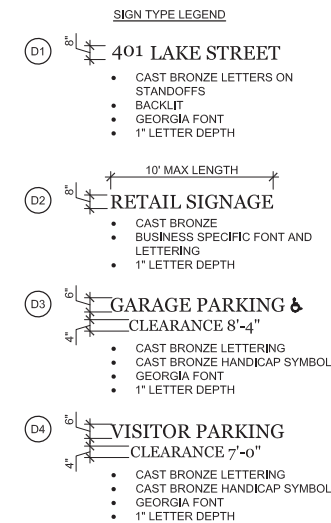
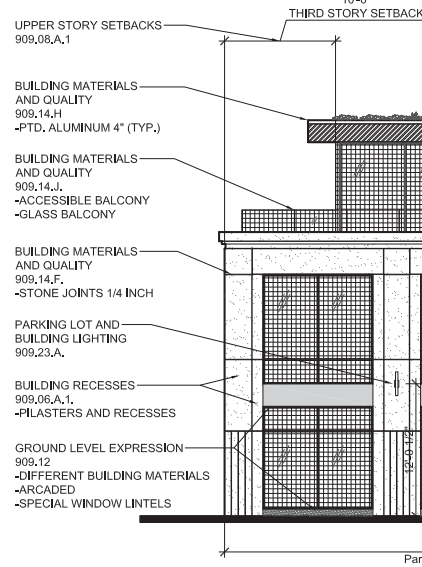
3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

- MATERIAL KEY**
- 1 STONE PANELS, BASE LAYER FEATURES STRIATIONS
 - 2 SEASONAL PLANTERS
 - 3 BLACK COMPOSITE FASCIA PANEL
 - 4 CLEAR GLASS GUARDRAIL
 - 5 DARK BRONZE STEEL CURTAINWALL SYSTEM
 - 6 SLIDING GLASS WALL SYSTEM
 - 7 STONE BUILDING CURB
 - 8 GREEN ROOF BEYOND
 - 9 LOUVERED SWINGING GARAGE DOOR
 - 10 POSSIBLE BLACK METAL LOUVERED MECHANICAL SCREEN - CONFIG. T.B.D.
 - 11 CANOPY AND BUILDING SIGNAGE (REMOVABLE AS REQUIRED)
 - 12 STONE RAIN SCREEN CLADDING
 - 13 SUN SHADE(GLASS BEHIND)

DESCRIPTION	DATE
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MATERIAL CALCULATIONS

NORTH ELEVATION
TOTAL FACADE AREA = 1,458 SF
GLASS AREA = 130 SF
NON-GLASS AREA = 1,270 SF (909.14.B.)
ACCENT MATERIAL = 58 SF | 4.6% (909.14.G.)

EAST ELEVATION
TOTAL FACADE AREA = 5,089 SF
GLASS AREA = 1,038 SF
NON-GLASS AREA = 3,759 SF (909.14.B.)
ACCENT MATERIAL = 292 SF | 7.8% (909.14.G.)

SOUTH ELEVATION
TOTAL FACADE AREA = 2,411 SF
GLASS AREA = 1,251 SF | 51.9% (909.11.B.)
NON-GLASS AREA = 1060 SF (909.14.B.)
ACCENT MATERIAL = 100 SF | 9.4% (909.14.G.)

WEST ELEVATION
TOTAL FAÇADE AREA = 5,334 SF
GLASS AREA = 2,474 SF | 47% (909.11.B.)
NON-GLASS AREA = 2,860 SF (909.14.B.)
ACCENT MATERIAL = 262 SF | 9.2% (909.14.G.)



DESCRIPTION	DATE
PARKING STUDY	05.02.11
CLIENT MEETING	05.19.11
CLIENT MEETING	07.10.11
SD PRICING SET	07.11.11
CLIENT MEETING	07.30.11
PUD CONCEPT REVIEW	07.31.11
DD PRICING MEETING	08.26.11
PUD RESUBMITTAL	08.29.11
ENGINEERING MTG	11.19.11
VARIANCE SUBMITTAL	12.5.11

- ELECTRICAL NOTES:
1. PROVIDE OUTLETS AS INDICATED & AS REQUIRED BY CODE. PROVIDE GFCI OUTLETS AS REQUIRED BY CODE.
 2. VERIFY & LOCATE ALL SWITCHES & FIXTURES IN FIELD w/ DESIGNER PRIOR TO INSTALLATION.
 3. **ALL SWITCHES TO BE ON DIMMERS** UNLESS OTHERWISE INDICATED OR REQUESTED.
 4. PROVIDE COLOR BALANCED FLUORESCENT BULBS w/ INSTANT-ON.
 5. CONTRACTOR TO VERIFY POWER REQUIRED FOR RANGE & HOOD (110 OR 220).
 6. PROVIDE ELECTRICAL SERVICE TO ALL APPLIANCES, HVAC, EQUIPMENT, ETC. AS REQUIRED.
 7. PROVIDE WHITE PLUG STRIP @ ALL UNDERCABINET LOCATIONS. VERIFY SELECTION w/ DESIGNER BEFORE ORDERING.
 8. PROVIDE COUNTERTOP AIR SWITCH FOR DISPOSAL (SEE PRODUCT SPECIFICATION). FINISH TO MATCH FAUCET.
 9. PROVIDE ADEQUATE ELECTRICAL SERVICE & CIRCUITS FOR THE PROPOSED WORK. MODIFY AS REQ.
 10. PROVIDE SMOKE & CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
 11. PROVIDE ALL LIFE SAFETY EQUIPMENT AS REQUIRED BY CODE.
 12. **DIMENSIONED ELECTRICAL LAYOUT TO BE ISSUED PRIOR TO ELECTRICAL INSTALLATION OF LIGHTING & WALKTHROUGH.**
 13. VERIFY WALL ART LIGHTING. PROVIDE OUTLET/POWER AT WALL. HEIGHT TO BE DETERMINED DURING ELECTRICAL WALKTHROUGH.
 14. FORCED AIR & HYDRONIC THERMOSTAT CONTROLS TO BE LOCATED DURING ELECTRICAL WALKTHROUGH.

	HYDRONIC THERMOSTAT LOCATION		RECESSED LIGHT - ROUND TRIM - FIXED
	FORCED AIR THERMOSTAT LOCATION		RECESSED LIGHT - ROUND TRIM - ADJUSTABLE
	WALL MOUNT FIXTURE		RECESSED LIGHT - ROUND TRIM - WALL WASH
	ART LIGHT FIXTURE- WALL MOUNT		RECESSED LIGHT - SQUARE TRIM - FIXED
	LINEAR LED FIXTURE		RECESSED LIGHT - SQUARE TRIM - ADJUSTABLE
	SPECIALTY LINEAR LIGHTING		RECESSED LIGHT - SQUARE TRIM - WALL WASH
	UNDERCABINET PLUGMOLD		SURFACE MOUNT FIXTURE
	PUSH BUTTON/ DOOR BELL LOCATION		PENDANT FIXTURE
	WALL SWITCH		IN-CABINET PUCK LIGHT
	WALL SWITCH - MULTI WAY		SMOKE DETECTOR
	WALL SWITCH CIRCUIT DIMMER LOCATION		COMBINATION SMOKE/ CO DETECTOR
	SINGLE OUTLET		MOTION DETECTOR
	SINGLE OUTLET, SWITCHED		CARBON MONOXIDE DETECTOR
	DUPLEX OUTLET		CEILING MOUNT SPEAKER
	DUPLEX OUTLET, BOTTOM HALF SWITCHED		BATH FAN
	DUPLEX OUTLET, FULLY SWITCHED		CIRCUIT NUMBER
	DUPLEX OUTLET, USB PORT, SINGLE OUTLET		KEYPAD LOCATION
	DUPLEX FLOOR OUTLET		4' FLUORESCENT SURFACE MOUNT FIXTURE
	DUPLEX FLOOR OUTLET, HALF SWITCHED		2'x2' RECESSED FLUORESCENT FIXTURE
	DUPLEX FLOOR OUTLET, FULLY SWITCHED		
	QUAD OUTLET		
	208/240V 3 WIRE OUTLET		
	SPECIAL ELECTRICAL OUTLET		CEILING FAN
	SINGLE LOW VOLTAGE OUTLET		
	DOUBLE LOW VOLTAGE OUTLET		
	TELEPHONE JACK		INFATECH - FLUSH MOUNT W-30 w/ TRIM

FIXTURE KEY	
W.01	TROY SCONCE BY ECLIPSE LIGHTING - DOWNLIGHT
R.01	4" LINE VOLTAGE RECESSED CAN - DOWNLIGHT - INSULATED CEILING
R.02	4" LINE VOLTAGE - DIRECTIONAL CAN - INSULATED CEILING
R.03	WET LOCATION RECESSED
R.04	4" LINE VOLTAGE RECESSED CAN - DOWNLIGHT - UNINSULATED CEILING
R.05	4" LINE VOLTAGE - DIRECTIONAL CAN - UNINSULATED CEILING
R.06	RECESSED STEP LIGHT
R.07	COVELINE WET LED LINEAR LIGHTING

UNDERCABINET LIGHTING:

- WAC - INVISIBLE TAPE LIGHTS

IN-CABINET PUCK LIGHTING:

- WAC - LED PUCK LIGHT

SWITCHES: (VERIFY EXISTING SWITCHES)

- LUTRON - DIVA DIMMER & SWITCH

PLUG MOLD:

- WIREMOLD BY LEGRAND
- CATALOG #2000

RECESSED CANS:

- R1, R4 - GENERAL DOWNLIGHT
 - JUNO - IC1, TC1 - 17HZ-WH (HAZE CONE, WHITE TRIM RING)
 - PROVIDE (1) PHILLIPS 50W PAR20 LAMP FOR EACH FIXTURE
- R2, R5 - DIRECTIONAL - WALL WASH (35 DEG. ADJ.)
 - JUNO - IC1, TC1 - 17HZ-WH (HAZE CONE, WHITE TRIM RING)
 - USE GU10 WHIP, PROVIDE (1) PHILLIPS 50W IR MR16 LAMP FOR EACH FIXTURE.
- R3 - WET LOCATION
 - JUNO - IC1 - 12W-WH (PERIMETER FROSTED LENS, WHITE TRIM TRIM)
 - PROVIDE (1) 50W PAR20 LAMP FOR EACH FIXTURE

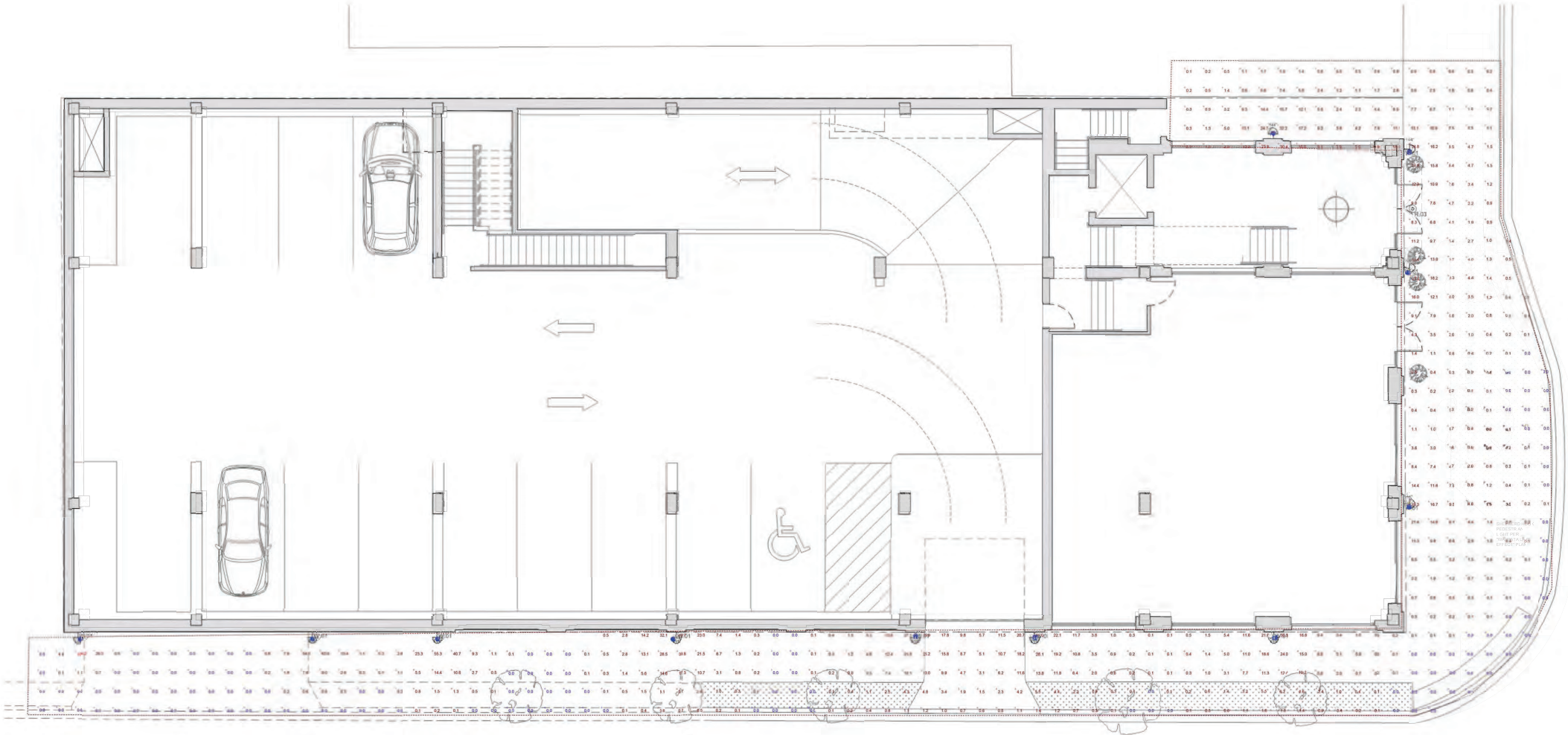
BATH FANS:

- PANASONIC - WHISPER GREEN - SENSOR & HUMIDISTAT

CEILING FANS:

- ALL FANS TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	C	11	ECLIPSE LIGHTING	TY-20-WM-LED20-3K-UP/DN-120-BZ	20-1/2"L X 7-1/4"W X 7-1/4"H. Mod for 1500lm dn		1	TY-20-WM-LED20-3K-120-BZ_L041489 04.IES	1770	1.8	31.11



 1 LEVEL 1 LIGHTING PLAN
SCALE: 1/2"=1'-0"

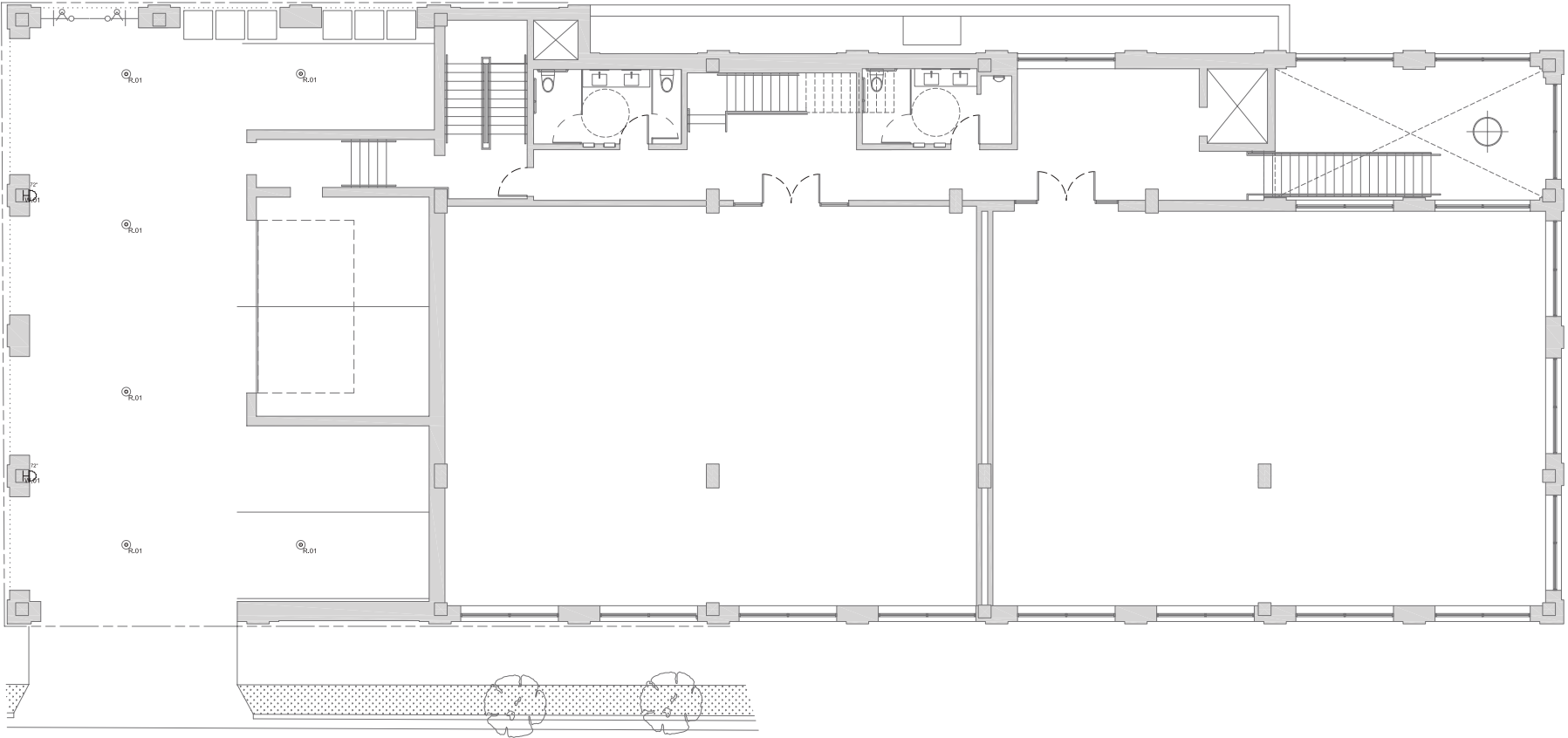
DESCRIPTION	DATE
PARKING STUDY	05.02.19
CLIENT MEETING	05.19.19
CLIENT MEETING	07.10.19
SD PRICING SET	07.11.19
CLIENT MEETING	07.30.19
PUD CONCEPT REVIEW	07.31.19
DD PRICING MEETING	08.26.19
PUD RESUBMITTAL	08.29.19
ENGINEERING MTO	11.19.19
VARIANCE SUBMITTAL	12.5.19

- ELECTRICAL NOTES:
1. PROVIDE OUTLETS AS INDICATED & AS REQUIRED BY CODE. PROVIDE GFCI OUTLETS AS REQUIRED BY CODE.
 2. VERIFY & LOCATE ALL SWITCHES & FIXTURES IN FIELD w/ DESIGNER PRIOR TO INSTALLATION.
 3. **ALL SWITCHES TO BE ON DIMMERS** UNLESS OTHERWISE INDICATED OR REQUESTED.
 4. PROVIDE COLOR BALANCED FLUORESCENT BULBS w/ INSTANT-ON. CONTRACTOR TO VERIFY POWER REQUIRED FOR RANGE & HOOD (110 OR 220).
 6. PROVIDE ELECTRICAL SERVICE TO ALL APPLIANCES, HVAC, EQUIPMENT, ETC. AS REQUIRED.
 7. PROVIDE WHITE PLUG STRIP @ ALL UNDERCABINET LOCATIONS. VERIFY SELECTION w/ DESIGNER BEFORE ORDERING.
 8. PROVIDE COUNTERTOP AIR SWITCH FOR DISPOSAL (SEE PRODUCT SPECIFICATION). FINISH TO MATCH FAUCET.
 9. PROVIDE ADEQUATE ELECTRICAL SERVICE & CIRCUITS FOR THE PROPOSED WORK. MODIFY AS REQ.
 10. PROVIDE SMOKE & CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
 11. PROVIDE ALL LIFE SAFETY EQUIPMENT AS REQUIRED BY CODE.
 12. **DIMENSIONED ELECTRICAL LAYOUT TO BE ISSUED PRIOR TO ELECTRICAL INSTALLATION OF LIGHTING & WALKTHROUGH.**
 13. VERIFY WALL ART LIGHTING. PROVIDE OUTLET/POWER AT WALL HEIGHT TO BE DETERMINED DURING ELECTRICAL WALKTHROUGH.
 14. FORCED AIR & HYDRONIC THERMOSTAT CONTROLS TO BE LOCATED DURING ELECTRICAL WALKTHROUGH.

	HYDRONIC THERMOSTAT LOCATION		RECESSED LIGHT - ROUND TRIM - FIXED
	FORCED AIR THERMOSTAT LOCATION		RECESSED LIGHT - ROUND TRIM - ADJUSTABLE
	WALL MOUNT FIXTURE		RECESSED LIGHT - ROUND TRIM - WALL WASH
	ART LIGHT FIXTURE- WALL MOUNT		RECESSED LIGHT - SQUARE TRIM - FIXED
	LINEAR LED FIXTURE		RECESSED LIGHT - SQUARE TRIM - ADJUSTABLE
	SPECIALTY LINEAR LIGHTING		RECESSED LIGHT - SQUARE TRIM - WALL WASH
	UNDERCABINET PLUGMOLD		SURFACE MOUNT FIXTURE
	PUSH BUTTON/ DOOR BELL LOCATION		PENDANT FIXTURE
	WALL SWITCH		IN-CABINET PUCK LIGHT
	WALL SWITCH - MULTI WAY		SMOKE DETECTOR
	WALL SWITCH CIRCUIT DIMMER LOCATION		COMBINATION SMOKE/ CO DETECTOR
	SINGLE OUTLET		MOTION DETECTOR
	SINGLE OUTLET, SWITCHED		CARBON MONOXIDE DETECTOR
	DUPLEX OUTLET		CEILING MOUNT SPEAKER
	DUPLEX OUTLET, BOTTOM HALF SWITCHED		BATH FAN
	DUPLEX OUTLET, FULLY SWITCHED		CIRCUIT NUMBER
	DUPLEX OUTLET, USB PORT, SINGLE OUTLET		KEYPAD LOCATION
	DUPLEX FLOOR OUTLET		4' FLUORESCENT SURFACE MOUNT FIXTURE
	DUPLEX FLOOR OUTLET, HALF SWITCHED		2'x2' RECESSED FLUORESCENT FIXTURE
	DUPLEX FLOOR OUTLET, FULLY SWITCHED		CEILING FAN
	QUAD OUTLET		
	208/240V 3 WIRE OUTLET		
	SPECIAL ELECTRICAL OUTLET		
	SINGLE LOW VOLTAGE OUTLET		INFRATECH - FLUSH MOUNT W-30 w/ TRIM
	DOUBLE LOW VOLTAGE OUTLET		
	TELEPHONE JACK		

FIXTURE KEY	
W.01	TROY SCONCE BY ECLIPSE LIGHTING - DOWNLIGHT
R.01	4" LINE VOLTAGE RECESSED CAN - DOWNLIGHT - INSULATED CEILING
R.02	4" LINE VOLTAGE - DIRECTIONAL CAN - INSULATED CEILING
R.03	WET LOCATION RECESSED
R.04	4" LINE VOLTAGE RECESSED CAN - DOWNLIGHT - UNINSULATED CEILING
R.05	4" LINE VOLTAGE - DIRECTIONAL CAN - UNINSULATED CEILING
R.06	RECESSED STEP LIGHT
R.07	COVELINE WET LED LINEAR LIGHTING

- UNDERCABINET LIGHTING:**
- WAC - INVISIBLE TAPE LIGHTS
- IN-CABINET PUCK LIGHTING:**
- WAC - LED PUCK LIGHT
- SWITCHES:** (VERIFY EXISTING SWITCHES)
- LUTRON - DIVA DIMMER & SWITCH
- PLUG MOLD:**
- WIREMOLD BY LEGRAND
 - CATALOG #2000
- RECESSED CANS:**
- R1, R4 - GENERAL DOWNLIGHT
 - JUNO - IC1, TC1 - 17HZ-WH (HAZE CONE, WHITE TRIM RING)
 - PROVIDE (1) PHILLIPS 50W PAR20 LAMP FOR EACH FIXTURE
 - R2, R5 - DIRECTIONAL - WALL WASH (35 DEG. ADJ.)
 - JUNO - IC1, TC1 - 17HZ-WH (HAZE CONE, WHITE TRIM RING)
 - USE GU10 WHIP, PROVIDE (1) PHILLIPS 50W IR MR16 LAMP FOR EACH FIXTURE.
 - R3 - WET LOCATION
 - JUNO - IC1 - 12W-WH (PERIMETER FROSTED LENS, WHITE TRIM TRIM)
 - PROVIDE (1) 50W PAR20 LAMP FOR EACH FIXTURE
- BATH FANS:**
- PANASONIC - WHISPER GREEN - SENSOR & HUMIDISTAT
- CEILING FANS:**
- ALL FANS TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.



 1 LEVEL 2 LIGHTING PLAN
SCALE: 1/2"=1'-0"

DESCRIPTION	DATE
PARKING STUDY	05.02.19
CLIENT MEETING	05.19.19
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 4. PROVIDE COLOR BALANCED FLUORESCENT BULBS w/ INSTANT-ON.
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	UNDERCABINET PLUGMOLD		SURFACE MOUNT FIXTURE
	PUSH BUTTON/ DOOR BELL LOCATION		PENDANT FIXTURE
	WALL SWITCH		IN-CABINET PUCK LIGHT
	WALL SWITCH - MULTI WAY		SMOKE DETECTOR
	WALL SWITCH CIRCUIT DIMMER LOCATION		COMBINATION SMOKE/ CO DETECTOR
	SINGLE OUTLET		MOTION DETECTOR
	SINGLE OUTLET, SWITCHED		CARBON MONOXIDE DETECTOR
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	DUPLEX OUTLET, BOTTOM HALF SWITCHED		BATH FAN
	DUPLEX OUTLET, FULLY SWITCHED		CIRCUIT NUMBER
	DUPLEX OUTLET, USB PORT, SINGLE OUTLET		KEYPAD LOCATION
	DUPLEX FLOOR OUTLET		4' FLUORESCENT SURFACE MOUNT FIXTURE
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R.07	COVELINE WET LED LINEAR LIGHTING

- UNDERCABINET LIGHTING:**
- WAC - INVISIBLE TAPE LIGHTS

- IN-CABINET PUCK LIGHTING:**
- WAC - LED PUCK LIGHT

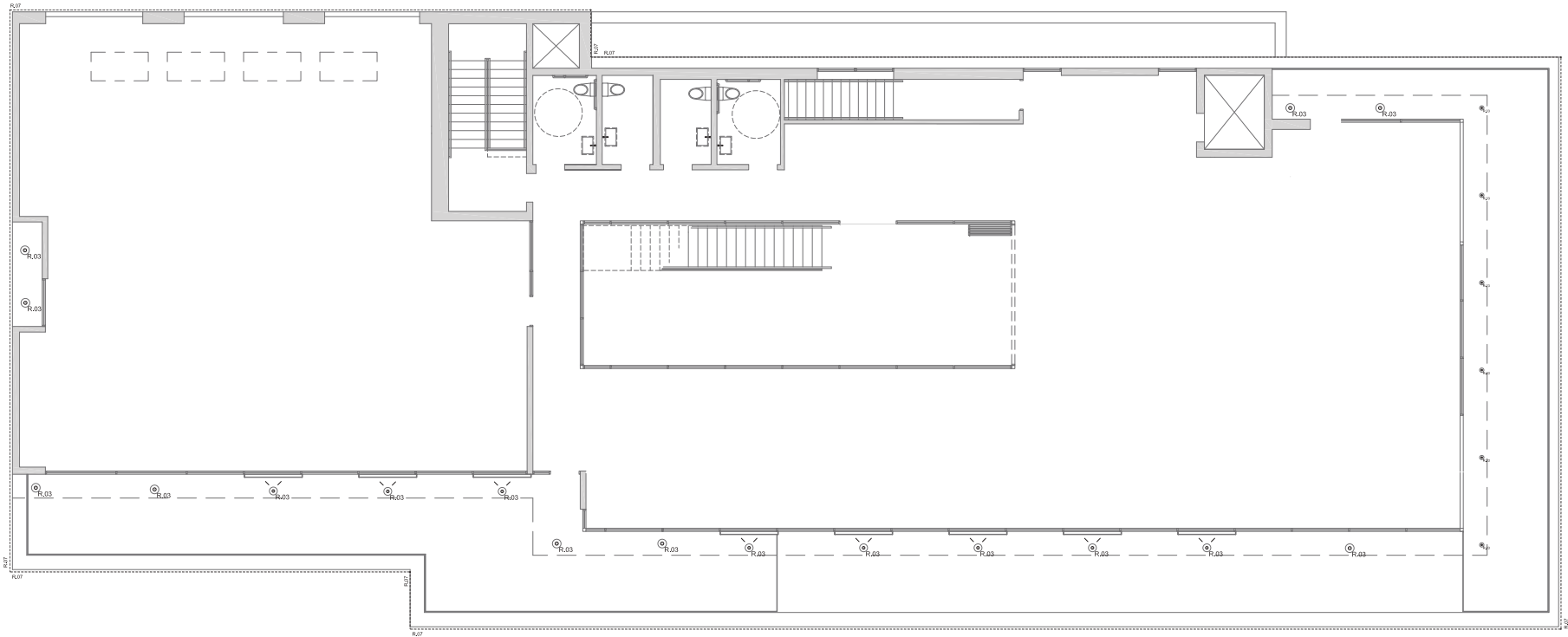
- SWITCHES:** (VERIFY EXISTING SWITCHES)
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- PLUG MOLD:**
- WIREMOLD BY LEGRAND
 - CATALOG #2000

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- BATH FANS:**
- PANASONIC - WHISPER GREEN - SENSOR & HUMIDISTAT

- CEILING FANS:**
- ALL FANS TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.



 **1** LEVEL 3 LIGHTING PLAN
SCALE: 1/2"=1'-0"

DESCRIPTION	DATE
PARKING STUDY	05.02.19
CLIENT MEETING	05.19.19
CLIENT MEETING	07.10.19
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VARIANCE SUBMITTAL	12.5.19



PETERSSEN/KELLER
architecture

2019 JAMES AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55408
(612) 355-4000



LOTENBACH FAMILY OFFICE
WAYZATA, MINNESOTA 55391

DESCRIPTION	DATE
PARKING STUDY	05.02.19
CLIENT MEETING	05.19.19
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VARIANCE SUBMITTAL	12.5.19

NOT FOR CONSTRUCTION

R-001



PETERSSSEN/KELLER
architecture

2019 JAMES AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55408
(612) 355-4000

LOTENBACH FAMILY OFFICE
WAYZATA, MINNESOTA 55391

DESCRIPTION	DATE
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NOT FOR CONSTRUCTION



PETERSSEN/KELLER
architecture

2019 JAMES AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55408
(612) 355-4100



LOTENBACH FAMILY OFFICE
WAYZATA, MINNESOTA 55391

DESCRIPTION	DATE
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ENGINEERING MTG	11.19.19
VARIANCE SUBMITTAL	12.5.19

R-003

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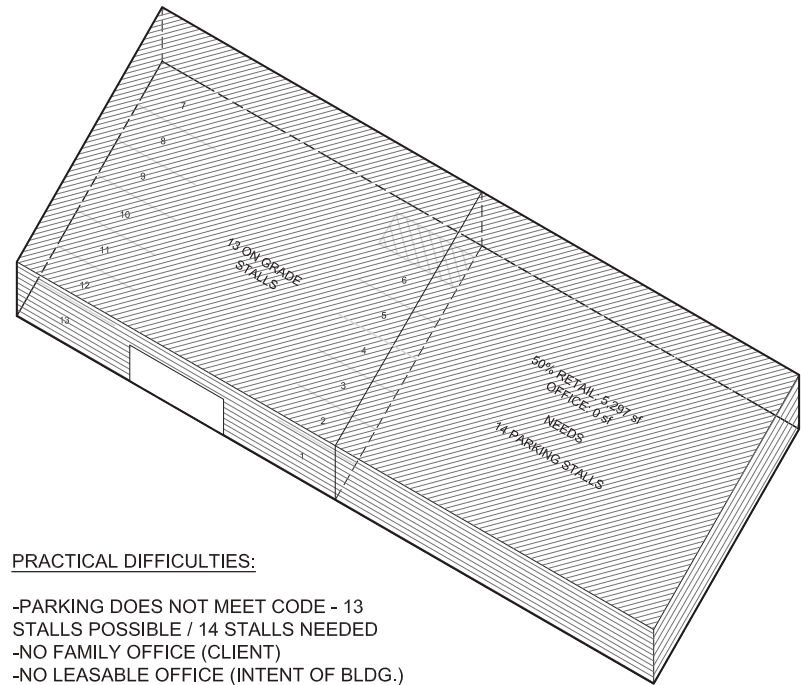


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WAYZATA, MINNESOTA 55391

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NOT FOR CONSTRUCTION

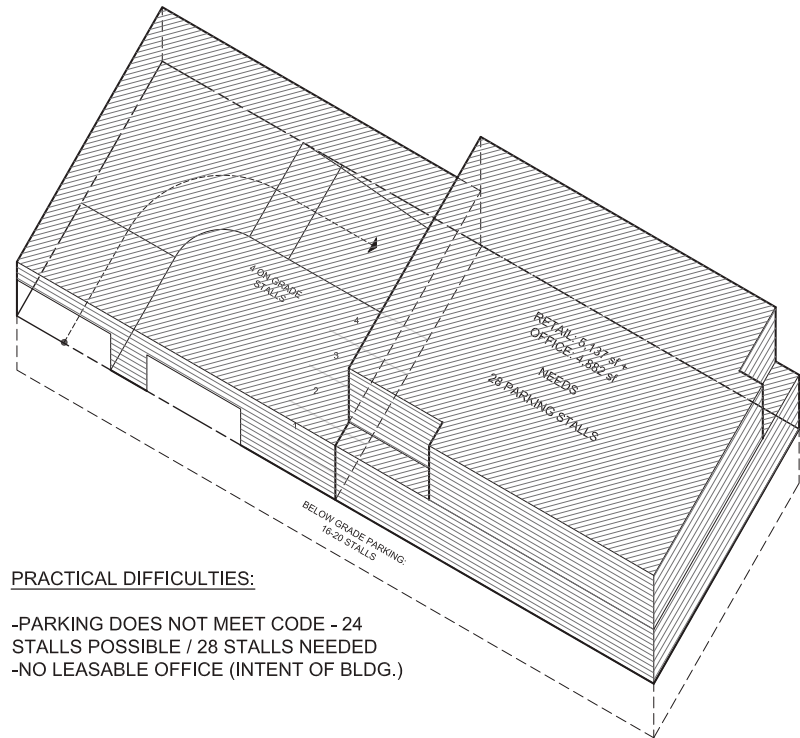
R-004



PRACTICAL DIFFICULTIES:

- PARKING DOES NOT MEET CODE - 13 STALLS POSSIBLE / 14 STALLS NEEDED
- NO FAMILY OFFICE (CLIENT)
- NO LEASABLE OFFICE (INTENT OF BLDG.)

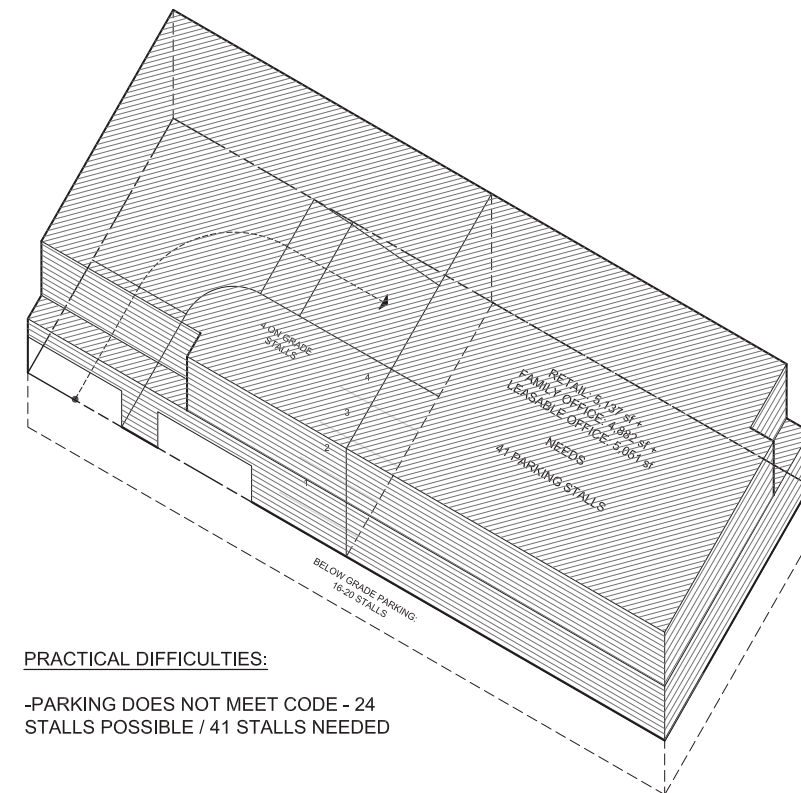
1 DIAGRAM - ONE STORY
SCALE: NTS



PRACTICAL DIFFICULTIES:

- PARKING DOES NOT MEET CODE - 24 STALLS POSSIBLE / 28 STALLS NEEDED
- NO LEASABLE OFFICE (INTENT OF BLDG.)

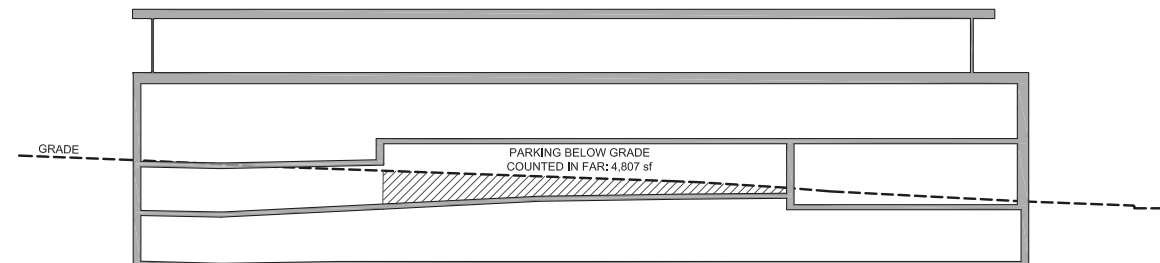
2 DIAGRAM - ADD 2ND STORY FAMILY OFFICE
SCALE: NTS



PRACTICAL DIFFICULTIES:

- PARKING DOES NOT MEET CODE - 24 STALLS POSSIBLE / 41 STALLS NEEDED

3 DIAGRAM - ADD 2ND STORY LEASABLE OFFICE
SCALE: NTS



4 PARKING FAR DIAGRAM
SCALE: NTS

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LOTHENBACH HOLDINGS, LLC

401 LAKE STREET - WAYZATA, MINNESOTA

SITE CONSTRUCTION PLANS

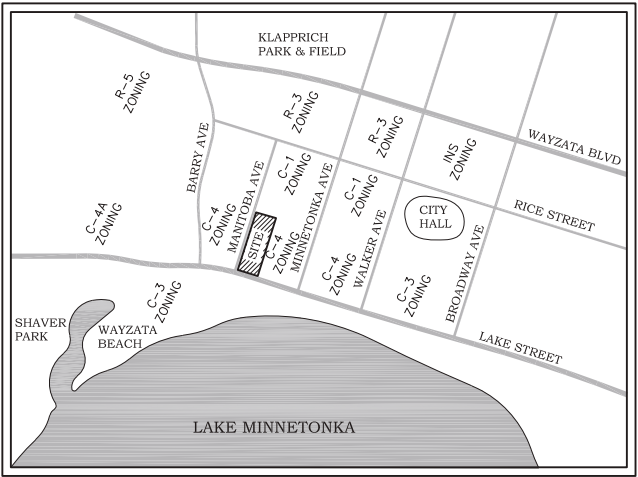
GENERAL NOTES

- ALL EXISTING INFORMATION TAKEN FROM SURVEY BY GRONBERG & ASSOCIATES, DATED SEPTEMBER 7, 2018.
- A SUBSURFACE GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED BY BRAUN INTERTEC, PROJECT NO. B1901917, DATED APRIL 26, 2019.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM ENTERING STORM SEWER OR BEING TRANSPORTED OFF-SITE IN AN UNCONTROLLED MANNER. SEDIMENT DISCOVERED IN EXISTING STORM SEWER OR CULVERT PIPES SHALL BE REMOVED BY CONTRACTOR WITHIN 7 DAYS OF DISCOVERY. CONTRACTOR TO VERIFY AT PROJECT CLOSEOUT THAT STORM SEWER SYSTEM IS CLEAR OF SEDIMENT AND/OR DEBRIS AND IS FULLY FUNCTIONAL.
- ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF WAYZATA AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATER MAIN. CONTRACTOR TO CONTACT THE GOPHER STATE ONE CALL BEFORE EXCAVATING.
- ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO STORE AND PROTECT EXISTING SITE FEATURES WHICH NEED TO BE REMOVED AND REPLACED. CONTRACTOR TO PREVENT DAMAGE OR THEFT OF THESE ITEMS AND TO REPAIR AND REPLACE AT OWN EXPENSE.
- PROVIDE THE FOLLOWING MINIMUM COVER OVER THE TOP OF PIPE AS FOLLOWS:
 - 8" OVER WATER MAIN
 - 5" OVER SANITARY SEWER
 - 2" OVER STORM SEWER
- ALL WORK TO CONFORM WITH CITY OF WAYZATA, MINNEHAHA CREEK WATERSHED DISTRICT AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
- ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- SITE UTILITY CONTRACTOR TO FURNISH AND INSTALL ALL SANITARY SEWER, WATERMAIN AND STORM SEWER FACILITIES AND APPURTENANCES TO WITHIN FIVE FEET OUTSIDE THE BUILDING. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION AND DEPTH OF CONNECTIONS TO AREA WITHIN FIVE FEET OUTSIDE OF BUILDING.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S DRAWINGS TO VERIFY LOCATION, SIZE AND QUANTITY OF ALL ROOF DRAINS AND UTILITY CONNECTIONS.
- PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS", CURRENT EDITION.
- MAINTAIN 2 FEET VERTICAL AND 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPES.
- ALL PAVEMENT MARKINGS WITHIN ADJACENT STREETS TO BE RESTORED TO MATCH EXISTING CONDITIONS. COORDINATE WITH CITY OF WAYZATA.
- DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND WILL HAVE TOTAL CONTROL OVER THE TYPES AND DESIGN OF ALL SHORING, SHEETING, BRACING, ANCHORAGES, EXCAVATION SUPPORT WALLS, DIRECTIONAL BORING, AUGER JACKING, SOIL STABILIZATION AND OTHER METHODS OF PROTECTING EXISTING IMPROVEMENTS. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
- CONTRACTOR TO RECORD EXISTING CONDITIONS AS NEEDED (PHOTOGRAPHS, VIDEO PHOTOGRAPHY, FIELD SURVEYING, ETC.) TO ENABLE RECONSTRUCTION TO MATCH EXISTING CONDITIONS. CONTRACTOR TO DOCUMENT EXISTING CONDITIONS SO THAT RECONSTRUCTED AREAS WILL HAVE POSITIVE DRAINAGE SIMILAR TO EXISTING OR AS REQUIRED BY THESE DOCUMENTS. SEE SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
- ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
- WHEN WORKING AROUND EXISTING UTILITIES, LIGHT POLES, TRAFFIC SIGNALS, TELEPHONE OR POWER POLES, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT OR BRACING TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
- CADD FILES OF THE SITE LAYOUT PLAN WILL BE PROVIDED TO THE CONTRACTOR AT THE TIME OF CONSTRUCTION FOR STAKING PURPOSES. DIMENSIONS SHOWN HEREIN ARE FOR GENERAL REFERENCES TO TYPICAL LAYOUT OF THE SITE. NOT ALL SITE ELEMENTS ARE DIMENSIONED.
- CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS. MONUMENTS DAMAGED OR DISPLACED DUE TO CONTRACTOR NEGLIGENCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL STUMPS FROM TREES REMOVED WITHIN PROJECT LIMITS SHALL BE GROUND AND REMOVED IN THEIR ENTIRETY.
- WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
- MAXIMUM CROSS-SLOPES FOR SIDEWALKS AND ADA ACCESS ROUTES SHALL NOT EXCEED 2.00%. ADA SIDEWALKS SHALL NOT EXCEED 5.00% SLOPE ALONG THE PATH OF TRAVEL.
- CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
- THE FOLLOWING ASTM STANDARDS SHALL BE MET FOR SITE UTILITY CONSTRUCTION PER MINNESOTA PLUMBING CODE:

PVC SANITARY SEWER:	D3034, F789, D2665 OR F891
PVC STORM SEWER:	D3034, F789, D2665, F891 OR P949
RCP STORM SEWER:	C76
- ALL PLUMBING SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH MINNESOTA RULES 4715.2820 INCLUDING ALL PORTIONS OF THE STORM SEWER, SANITARY SEWER AND WATERMAIN LOCATED WITHIN 10 FEET OF THE BUILDING.
- AS A CONDITION OF THE APPROVED SITE PLAN, THE APPLICANT MUST PROVIDE AS-BUILT DRAWINGS (PAPER OR PDF) OF ALL WATERMAIN, SANITARY AND STORM SEWER LINES AND ALL APPURTENANCES WHICH WERE INSTALLED ON A SITE FOR WHICH A FINAL SITE PLAN WAS APPROVED. AS-BUILT CHANGES TO TEXT INCLUDING: INVERT ELEVATIONS, DIMENSIONS, NOTES, ETC. SHALL BE LINED OUT WITH THE RECORD DRAWING TEXT PLACED NEAR IT. DO NOT ALTER, MODIFY OR ERASE ORIGINAL APPROVED CONSTRUCTION DRAWING TEXT. THE CONSTRUCTION AS-BUILT DRAWINGS SHALL SHOW, BUT ARE NOT LIMITED TO, SUCH INFORMATION AS THE EXACT SIZE, LENGTH, TYPE AND LOCATION OF PIPES; LOCATION AND SIZE OF MANHOLES AND CATCH BASINS; DEPTH AND SLOPES OF RETENTION SYSTEMS. THE CONSTRUCTION AS-BUILT DRAWINGS SHALL SHOW ALL WORK AS ACTUALLY INSTALLED AND AS FIELD VERIFIED BY GENERAL CONTRACTOR. A SIGNED LETTER ON COMPANY LETTERHEAD ATTESTING TO ACCURACY OF THE AS-BUILTS SHALL BE SUBMITTED TO THE CIVIL ENGINEER WITHIN 30 DAYS OF COMPLETING ALL UTILITY SYSTEMS.
- ALL CONSTRUCTION WORK SHALL BE COMPLETED WITHIN CITY OF WAYZATA APPROVED WORKING HOURS.
- A GOPHER STATE ONE CALL IS REQUIRED BEFORE ANY EXCAVATION WORK CAN COMMENCE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING, BUT NOT LIMITED TO, MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY PLUMBING PERMIT AND RIGHT-OF-WAY PERMITS. ALL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

EROSION CONTROL NOTES

- BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 12 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEOTEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
- REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY CITY INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
- CATCH BASIN INSERTS OR OTHER APPROVED PRODUCTS ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
- LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
- MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
- DISTURBED SOIL STABILIZATION SHALL USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. SEED WITH ANNUAL RYE SEED AT 60 LBS PER ACRE AND WOOD MULCH FIBER AT 45 LBS PER 1,000 SF. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED IS RECOMMENDED TO MINIMIZE EROSION POTENTIAL.
- READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS.
- CHANGES TO EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
- ALL EROSION CONTROL ELEMENTS ARE TEMPORARY. CONTRACTOR TO INSTALL EROSION CONTROL ELEMENTS PRIOR TO START OF LAND DISTURBING ACTIVITIES. MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AND REMOVE FROM THE SITE UPON COMPLETION OF FINAL PAVING AND TURF ESTABLISHMENT.
- EROSION CONTROL SHALL BE PLACED SO IT DOES NOT DISTURB THE EXISTING PAVEMENT OR DRIVE LANES THAT ARE TO REMAIN. MANY METHODS OF EROSION CONTROL WILL WORK AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MEASURE MOST APPROPRIATE TO THE SITE CONDITIONS AND THAT WHICH MEETS THE CITY OF MAPLEWOOD STANDARDS. EROSION CONTROL IS GRAPHICALLY SHOWN ON THE PLANS FOR CLARITY BUT SHALL BE PLACED IN THE MOST APPROPRIATE LOCATIONS IN THE FIELD AND BEHIND THE BACK OF CURB. EXISTING CURB AND GUTTER AND BITUMINOUS ROAD IS TO REMAIN AND SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGED CURB AND GUTTER OR ROADWAY WILL BE REPAIRED BY THE CONTRACTOR AND PAID FOR SOLELY BY THE CONTRACTOR. SEE DETAILS AND SPECIFICATIONS.



LOCATION MAP

DRAWING INDEX

C000 - COVER SHEET
XXXX - SITE SURVEY
C100 - SITE DEMOLITION PLAN
C200 - STORMWATER POLLUTION PREVENTION PLAN
C300 - EROSION CONTROL DETAILS
C400 - GRADING, DRAINAGE AND EROSION CONTROL PLAN
C500 - UTILITY PLAN
C600 - SANITARY SEWER PLAN AND PROFILE
C700 - PAVING PLAN
C800 - CIVIL DETAILS

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SURVEYOR
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ARCHITECT
PETERSSEN KELLER ARCHITECTURE
2919 JAMES AVENUE S
MINNEAPOLIS, MN 55408
CONTACT: Ryan Fish
TEL: 612-353-4920

PROPERTY MANAGER
LOTHENBACH HOLDINGS, LLC
328 BARRY AVENUE S, SUITE 100
WAYZATA, MN 55391
CONTACT: Greg Keup
TEL: 952-476-0345

PROPERTY INFORMATION

PARCEL IDENTIFICATION: 0611722310103
LOT AREA: 10,594 SQ. FT. (0.24 ACRES)
LEGAL DESCRIPTION: LOT 5, BLOCK 3, STEPHENS REARRANGEMENT OF BLOCKS 3 AND 4 TOWNSITE OF WAYZATA
ZONING: C-4 CENTRAL BUSINESS DISTRICT

DRAWING LEGEND

----	PROPOSED PROPERTY LINE
954	PROPOSED CONTOUR
+ 54.5	PROPOSED SPOT ELEVATION
←	DENOTES SURFACE DRAINAGE
◀	PROPOSED EGRESS
-----	PROPOSED SAWCUT LINE
=====	PROPOSED STORM SEWER
=====	PROPOSED SANITARY SEWER
=====	PROPOSED WATERMAIN
-----DT-----	PROPOSED DRAINTILE
⊗	PROPOSED CATCH BASIN
○	PROPOSED MANHOLE
	SILT FENCE
⊗	EROSION CONTROL AT CB/MH
⊗	EXISTING TREE TO BE REMOVED
=====	PROPOSED BITUMINOUS PAVING
=====	PROPOSED CONCRETE PAVING
=====	PROPOSED CONCRETE SIDEWALK

PIERCE PINI &
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LOTHENBACH HOLDINGS, LLC

401 LAKE STREET
WAYZATA, MINNESOTA

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 11/26/2019

Reg. No: 45815

Issued for

Date

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Comm. No.

19-020

Drawn

JH

Checked

KG

Date

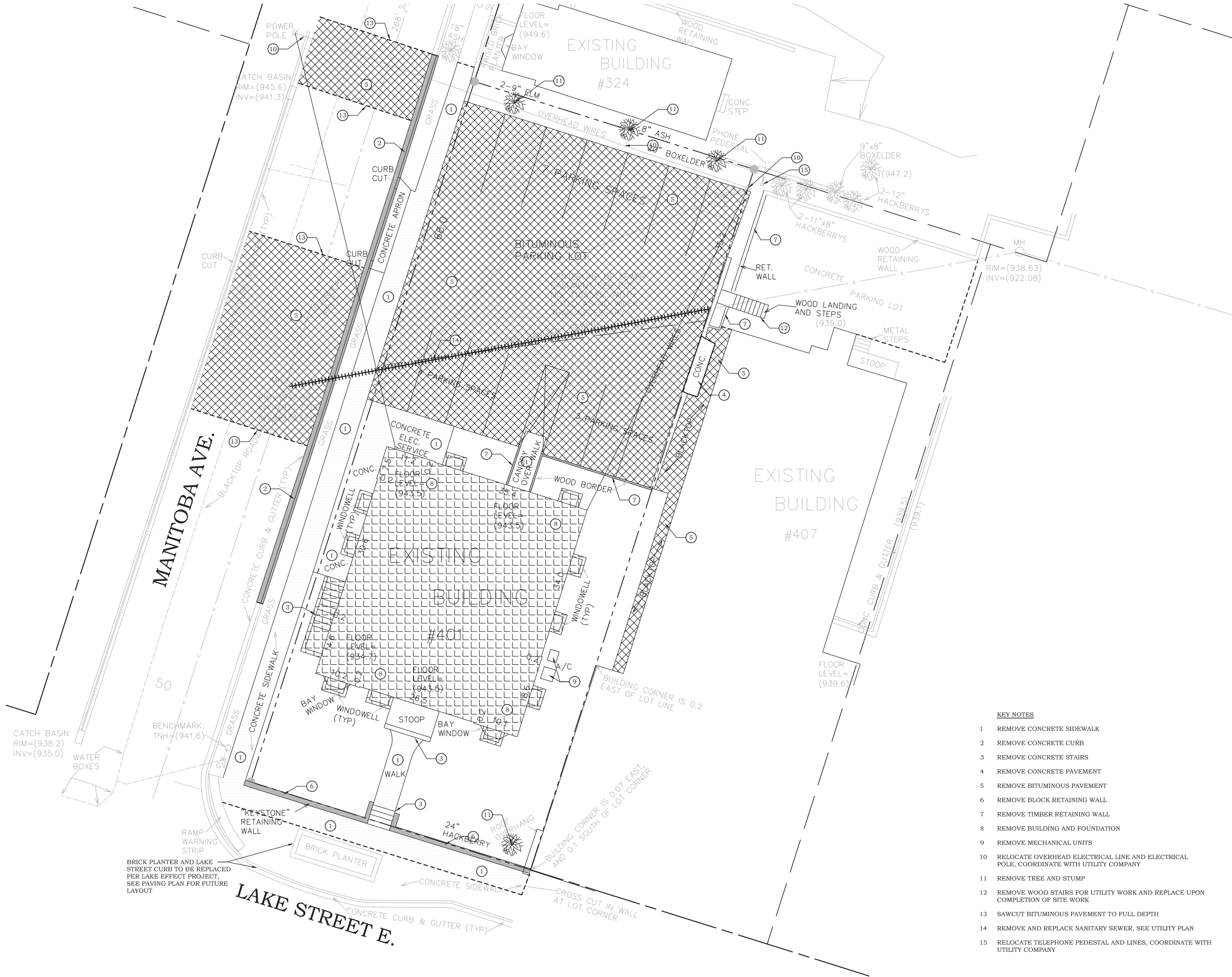
11/26/2019

Variance Application

Drawing Title

COVER SHEET

C000



1
C100

SITE DEMOLITION PLAN

0 10' 20' 30'

1"=10'

PIERCE PINI &
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LOTENBACH HOLDINGS, LLC
401 LAKE STREET
WAYZATA, MINNESOTA

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

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Name: Kevin Gardner

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Checked KG

Date 11/26/2019

Variance Application

Drawing Title

SITE DEMOLITION PLAN

C100

PROJECT DESCRIPTION:
A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS NOT REQUIRED AS PART OF THE GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)/STATE DISPOSAL SYSTEM (SDS) CONSTRUCTION STORMWATER PERMIT FOR THE PROJECT, HOWEVER ALL SITE WORK SHALL FOLLOW THE PERMIT GUIDELINES AND RULES.

THE GOAL OF POLLUTION PREVENTION EFFORTS DURING PROJECT CONSTRUCTION IS TO CONTROL SOIL AND POLLUTANTS ON THE SITE AND PREVENT THEM FROM LEAVING THE PROJECT SITE AND FLOWING TO SURFACE WATERS. THE PURPOSE OF THIS SWPPP IS TO PROVIDE GUIDELINES FOR ACHIEVING THAT GOAL. THE SWPPP MUST BE KEPT ONSITE AND UPDATED AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO KEEP IT CURRENT WITH ANY MODIFICATIONS TO THE POLLUTION CONTROL MEASURES BEING UTILIZED.

THIS PROJECT CONSISTS OF REMOVAL OF THE EXISTING COMMERCIAL BUILDING AND CONSTRUCTION OF A NEW COMMERCIAL BUILDING WITH UNDERGROUND PARKING.

THE PROPOSED STORMWATER MANAGEMENT DESIGN WILL MEET THE REQUIREMENTS OF THE CITY OF WAYZATA AND THE MINNEHAHA CREEK WATERSHED DISTRICT. THIS PROJECT IS NOT REQUIRED TO MEET THE MPCA PERMANENT STORMWATER MANAGEMENT REQUIREMENTS BECAUSE THE DISTURBED AREA IS LESS THAN ONE ACRE AND THE INCREASE IN IMPERVIOUS AREA IS LESS THAN ONE ACRE.

REGULATORY CONTEXT:
DISCHARGE TO SPECIAL OR IMPAIRED WATERS WITHIN ONE MILE OF SITE:
-THIS PROJECT DISCHARGES TO LAKE MINNETONKA - THIS LAKE IS IDENTIFIED AS AN IMPAIRED WATER ON THE MPCA'S 303(D) IMPAIRED WATERS LIST FOR MERCURY IN FISH TISSUE.

PLACEMENT OF FILL IN WATERS OF THE STATE:
-N/A
DRINKING WATER SUPPLY MANAGEMENT AREA:
-N/A

THE PROJECT STORMWATER DISCHARGE IS NOT ANTICIPATED TO IMPACT ANY OF THE FOLLOWING:
-OUTSTANDING RESOURCE VALUE WATERS, TROUT WATERS, WETLANDS, CALCAREOUS PENS, PROPERTIES LISTED BY THE NATIONAL REGISTER OF HISTORIC PLACES OR ARCHAEOLOGICAL SITES

THE PROJECT STORMWATER DISCHARGE IS NOT SUBJECT TO ADDITIONAL REGULATION DUE TO ANY OF THE FOLLOWING:
-OTHER FORMAL ENVIRONMENTAL REVIEWS, ENDANGERED OR THREATENED SPECIES

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IMPLEMENTATION RESPONSIBILITIES:
1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT (IF REQUIRED).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPs AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER PART III.F.1 OF THE PERMIT.
4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

STORMWATER DISCHARGE DESIGN REQUIREMENTS:
THE FOLLOWING SIZING CRITERIA APPLY TO THE DESIGN OF STORMWATER TREATMENT FACILITIES. N/A INDICATES NOT APPLICABLE OR NOT CONSTRUCTED AS PART OF THIS PROJECT.
1. TEMPORARY SEDIMENTATION BASINS: N/A
2. PERMANENT WET SEDIMENTATION BASINS: N/A
3. PERMANENT INFILTRATION/FILTRATION : SEE GRADING PLAN AND STORMWATER MANAGEMENT PLAN
4. PERMANENT REGIONAL PONDS: N/A
5. ALTERNATIVE METHODS: N/A

SEQUENCE OF CONSTRUCTION:
THE FOLLOWING SEQUENCE DESCRIBES, IN GENERAL, THE WORK ON THE SITE:
1. CONTRACTOR SHALL VERIFY THAT ALL PERMITS HAVE BEEN OBTAINED AND/OR OBTAIN THE NECESSARY PERMITS.
2. CONTRACTOR SHALL PERFORM SITE INSPECTIONS, RECORD KEEPING AND RECORD RETENTION IN ACCORDANCE WITH ALL PERMITS
3. CONTRACTOR SHALL INSTALL ALL PERIMETER AND DOWN-GRADIENT EROSION CONTROL AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs), CONSTRUCTION ENTRANCES AND INLET PROTECTION DEVICES PRIOR TO SITE GRADING, EXCAVATION, STOCKPILING OR DISTURBING EXISTING VEGETATIVE COVER.
4. CONTRACTOR SHALL PERFORM SITE GRADING, EXCAVATION, STOCKPILING WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
5. CONTRACTOR SHALL INSTALL, INSPECT, MONITOR AND MAINTAIN TEMPORARY AND PERMANENT EROSION CONTROL BMPs AS SHOWN ON PLANS & IN CONFORMANCE WITH NPDES PERMIT, CONTINUOUSLY DURING THE WORK. CONTRACTOR SHALL STABILIZE ALL EXPOSED SOILS NO LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
6. CONTRACTOR SHALL REPLACE OR REPAIR EROSION CONTROL AND SEDIMENT CONTROL BMPs THAT ARE NOT FUNCTIONING PROPERLY.
7. CONTRACTOR SHALL PERFORM SITE RESTORATION ACTIVITIES FOR PERMANENT VEGETATIVE ESTABLISHMENT.
8. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL DEVICES PRIOR TO SUBMITTING NOTICE OF TERMINATION (NOT).
9. SUBMIT NOTICE OF TERMINATION TO MPCA WITHIN 30 DAYS OF FINAL STABILIZATION.

1. CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:
ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
A. THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMPs IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTIONAL MANNER.
B. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORM WATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.

2. EROSION PREVENTION PRACTICES
CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING EROSION PREVENTION PRACTICES:
A. THE CONTRACTOR SHALL ATTEMPT TO PHASE ALL WORK TO MINIMIZE EROSION AND MAINTAIN VEGETATIVE COVER TO THE EXTENT POSSIBLE. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED ON THE SITE BEFORE CONSTRUCTION BEGINS.
B. STABILIZATION ON ALL EXPOSED SOILS MUST BE INITIATED IMMEDIATELY WHENEVER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS, INCLUDING STOCKPILES WITH SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS. STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS.
C. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM A CONSTRUCTION SITE OR DIVERTS WATER AROUND A SITE MUST BE STABILIZED BY CONTRACTOR WITHIN 200 FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. TEMPORARY OR PERMANENT DITCH SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED UNTIL THEY ARE NO LONGER USED AS A SEDIMENT CONTAINMENT SYSTEM, AFTER WHICH THEY MUST BE STABILIZED WITHIN 24 HOURS.
D. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE OUTLETS MUST BE PROVIDED WITHIN 24

HOURS OF CONNECTING TO A SURFACE WATER.

E. THE CONTRACTOR MUST DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS OF THE SITE IN ORDER TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE INFILTRATION UNLESS INFEASIBLE. THE CONTRACTOR MUST UTILIZE VELOCITY DISSIPATION DEVICES IF NECESSARY TO PREVENT EROSION WHEN DIRECTING STORMWATER TO VEGETATED AREAS.

3. SEDIMENT CONTROL PRACTICES
CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING SEDIMENT CONTROL PRACTICES:
A. CONTRACTOR MUST INSTALL ALL DOWN GRADIENT PERIMETER CONTROLS BEFORE ANY UP GRADIENT DISTURBANCE BEGINS. CONTRACTOR SHALL MAINTAIN PERIMETER CONTROLS UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
B. CONTRACTOR SHALL PROVIDE GRADING AND BMP INSTALLATION TO LIMIT ALL SLOPES OF 3H:1V OR STEEPER TO AN UNBROKEN LENGTH OF 75 FEET OR LESS.
C. IF DOWN GRADIENT SEDIMENT CONTROLS ARE OVERLOADED, THE CONTRACTOR MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPs TO ELIMINATE OVERLOADING. THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.
D. TIMING AND INSTALLATION OF SEDIMENT CONTROL DEVICES CAN BE ADJUSTED BY CONTRACTOR TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING OR VEHICLE PASSAGE. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED AND IN ALL CASES PRIOR TO THE NEXT PRECIPITATION EVENT.
E. ALL PUBLIC AND PRIVATE STORM SEWER INLETS AND OUTLETS SHALL BE PROTECTED BY CONTRACTOR WITH APPROPRIATE BMPs DURING THE WORK. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL THE POTENTIAL SOURCES FOR DISCHARGING SEDIMENT TO INLETS HAVE BEEN STABILIZED BY CONTRACTOR.
F. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN SURFACE WATERS OR STORMWATER CONVEYANCES. ACCEPTABLE PROTECTION INCLUDES COVER OF MULCH, EROSION CONTROL MATS, OR PLASTIC SHEETING.
G. ROCK CONSTRUCTION ENTRANCES OR EQUIVALENT SYSTEM MUST BE INSTALLED BY CONTRACTOR TO MINIMIZE TRACKING FROM SITE. CONTRACTOR SHALL PROVIDE STREET SWEEPING AS NECESSARY IF BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.
H. CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED BY THE PERMIT.
I. CONTRACTOR MUST MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL, UNLESS INFEASIBLE. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED.
J. THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER OR PROVIDE REDUNDANT SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT DISTURBANCE LIMITS AND STORMWATER FLOWS TO THE SURFACE WATER.
K. IF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE USED ON SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.
a. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR THE SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
b. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATION AND SEDIMENT REMOVAL DESIGN SPECIFICATION PROVIDED BY THE MANUFACTURER.

4. DEWATERING AND BASIN DRAINING
CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING DEWATERING REQUIREMENTS:
A. CONTRACTOR'S DEWATERING ACTIVITIES THAT HAVE SEDIMENT-LADEN DISCHARGE WATER MUST BE DISCHARGED INTO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN WHENEVER POSSIBLE, OTHERWISE IT MUST BE DISCHARGED THROUGH SOME FORM OF BEST MANAGEMENT PRACTICE (BMP) BY CONTRACTOR TO LIMIT SEDIMENT FROM LEAVING THE SITE. PRIOR TO DISCHARGE, THE CONTRACTOR SHALL PERFORM A VISUAL TEST TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN OR BMP AND APPLY ADDITIONAL TREATMENT AS REQUIRED TO ENSURE ADEQUATE TREATMENT.
B. THE CONTRACTOR SHALL DISCHARGE WATER FROM DEWATERING IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS. THE DISCHARGE WATER SHALL BE DISPERSED OVER AN ACCEPTED ENERGY DISSIPATION MEASURE AND NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS OR WETLANDS.
C. IF CONTRACTOR IS USING FILTERS WITH BACKWASH WATER, THE CONTRACTOR SHALL Haul THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

5. INSPECTIONS AND MAINTENANCE
CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THE FOLLOWING INSPECTIONS AND MAINTENANCE:
A. WHEN INSPECTIONS FIND EROSION PREVENTION AND SEDIMENT CONTROL BMPs THAT ARE NONFUNCTIONAL, ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs WITHIN 24 HOURS AFTER DISCOVERY OR OTHERWISE IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS. THE CONTRACTOR SHALL ALSO PLACE ANY ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY MPCA WITHIN 24 HOURS OF NOTICE FROM MPCA.
B. THE CONTRACTOR MUST ROUTINELY INSPECT THE SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
C. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING BY CONTRACTOR AND RETAINED WITH THE SWPPP BY CONTRACTOR. MAINTENANCE MUST BE COMPLETED BY CONTRACTOR IN CONFORMANCE WITH NPDES PERMIT. CONTRACTOR'S RECORDS MUST INCLUDE:
a. DATE AND TIME OF INSPECTION.
b. NAME OF PERSON CONDUCTING INSPECTION.
c. FINDING OF INSPECTION INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTION.
d. DETAILS OF CORRECTIVE ACTION TAKEN (DATE, TIME, PARTY COMPLETING MAINTENANCE ACTIVITIES).
e. DATE AND AMOUNT OF RAINFALL GREATER THAN 0.5 INCHES IN 24 HOURS.
f. IF ANY DISCHARGE IS OBSERVED TO BE OCCURRING DURING THE INSPECTION, A RECORD OF ALL POINTS OF DISCHARGE MUST BE PROVIDED IN THE CONSTRUCTION DOCUMENTS AND THE DISCHARGE SHALL BE DESCRIBED (COLOR, ODOR, FLOATING, SETTLED, OR SUSPENDED SOLIDS, FOAM, OIL SHEEN, AND OTHER INDICATORS) AND PHOTOGRAPHED.
g. DOCUMENTATION OF CHANGES MADE TO SWPPP.
D. IN AREAS OF PROJECT WHERE FINAL STABILIZATION IS COMPLETE INSPECTIONS CAN BE REDUCED TO ONCE A MONTH. THESE AREAS SHALL BE INSPECTED BY CONTRACTOR FOR MINIMUM PERIOD OF 12 NON-WINTER MONTHS AND WITHIN 24 HOURS OF FIRST SPRING RUNOFF OR PRIOR TO RESUMING CONSTRUCTION FOLLOWING ANY WINTER STOPPAGE, WHICHEVER COMES FIRST.
E. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF BMPs UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE, OR THE PROJECT HAS UNDERGONE FINAL STABILIZATION AND AN NOT HAS BEEN SUBMITTED TO THE MPCA.
F. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED BY CONTRACTOR ACCORDING TO THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S RECOMMENDATIONS.
G. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED BY THE CONTRACTOR WHEN THEY BECOME NON-FUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE. CONTRACTOR SHALL REPAIR OR REPLACE DEVICE THAT IS NONFUNCTIONAL BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW.
H. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND SEDIMENT REMOVED BY CONTRACTOR ONCE THE SEDIMENT COLLECTED REACHES ONE HALF THE STORAGE VOLUME WITH 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
I. ALL SEDIMENT DEPOSITS WITHIN SURFACE WATERS OR STORMWATER CONVEYANCES MUST BE REMOVED AND RESTORED BY CONTRACTOR WITHIN 7 DAYS OF DISCOVERY OR SOONER IF IT PRESENTS A FLOOD RISK, INCLUDING DELTAS AND STORM SEWER SEDIMENT DEPOSITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED, IF NECESSARY, FOR SUCH SEDIMENT REMOVAL.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EXISTING PAVED SURFACES CLEAN OF SEDIMENT. CONSTRUCTION ENTRANCES SHALL BE CHECKED DAILY BY CONTRACTOR. IF THE ENTRANCE BECOMES INUNDATED WITH SEDIMENT, THE ENTRANCE WILL BE CLEANED OR REPLACED AS APPROPRIATE BY CONTRACTOR. STREETS LEADING TO AND FROM THE CONSTRUCTION ENTRANCE SHALL BE CHECKED DAILY BY CONTRACTOR FOR OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. THESE AREAS WILL BE SWEEP CLEAN OF ANY TRACKED MATERIALS BY CONTRACTOR AS SOON AS POSSIBLE AND WITHIN 24 HOURS OF DISCOVERY AND AS DIRECTED BY THE CITY. CONTRACTOR SHALL EXTEND SWEEPING TO THE EXTREMITY OF ANY SEDIMENT TRACKING THAT OCCURS OFF-SITE.
K. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY OFF-SITE SEDIMENT ACCUMULATIONS IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

L. ALL INFILTRATION/FILTRATION AREAS MUST BE INSPECTED BY CONTRACTOR TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION IS ACCUMULATING OVER THE INFILTRATION/FILTRATION AREA. SEDIMENT ACCUMULATED OVER INFILTRATION /FILTRATION MUST BE REMOVED BY CONTRACTOR.

M. CONTRACTOR SHALL PROTECT INFILTRATION/FILTRATION AREAS FROM SEDIMENTATION AND OVER-COMPACTION. DURING EXCAVATION, SEDIMENT AND EROSION CONTROL DEVICES MUST BE UTILIZED BY CONTRACTOR TO PREVENT SEDIMENTATION AND THE AREA MUST BE STAKED OFF AND MARKED SO THAT HEAVY CONSTRUCTION EQUIPMENT WILL NOT COMPACT THE SOIL.

N. INSPECTIONS CAN BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL FIRST RUNOFF OCCURS OR CONSTRUCTION ACTIVITIES RESUME.

6. POLLUTION PREVENTION MEASURES
CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:
A. THE CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF ALL PRODUCTS, MATERIALS, AND WASTES FROM STORMWATER WHICH MAY BE A SOURCE OF CONTAMINATION TO STORMWATER OR ARE NOT DESIGNED TO BE EXPOSED TO STORMWATER.
B. BUILDING PRODUCTS THAT MAY LEACH POLLUTANTS MUST BE UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS, ETC.) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
C. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS, ETC.) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
D. HAZARDOUS MATERIALS, TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS MUST COMPLY WITH ALL STATE REQUIREMENTS.
E. SOLID WASTE MUST BE STORED, COLLECTED, AND DISPOSED IN COMPLIANCE WITH ALL STATE REQUIREMENTS.
F. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OVER. SANITARY WASTE MUST BE DISPOSED OF IN ACCORDANCE WITH ALL STATE REQUIREMENTS.
G. THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ALL AREAS WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED. THE CONTRACTOR MUST CONDUCT FUELING IN A CONTAINED AREA UNLESS INFEASIBLE. THE CONTRACTOR MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. ALL SPILLS MUST BE CLEANED UP AND REPORTED IN ACCORDANCE WITH STATE REQUIREMENTS. DRY CLEAN UP MEASURES SHALL BE USED WHERE POSSIBLE.
H. THE CONTRACTOR MUST LIMIT VEHICLE AND EQUIPMENT WASHING TO A DEFINED AREA WHEN COMPLETED ON THE PROJECT SITE. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. THE CONTRACTOR MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS. NO ENGINE DEGREASING IS ALLOWED ONSITE.
I. THE CONTRACTOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE PROJECT CONSTRUCTION ACTIVITY. NO WASHOUT WASTES MAY CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR ARE LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH ALL MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.

7. FINAL STABILIZATION
THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION REQUIRES THE FOLLOWING:
A. ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PervIOUS SURFACE HAS BEEN ACHIEVED, INCLUDING STABILIZATION OF ALL DITCHES AND SWALES.
B. CONTRACTOR SHALL ENSURE THAT ALL PERMANENT STORMWATER TREATMENT SYSTEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT.
C. CONTRACTOR SHALL REMOVE ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMPs.

RECORD AVAILABILITY AND RETENTION:
-THE CONTRACTOR SHALL MAKE THE SWPPP, INCLUDING ALL CERTIFICATES, REPORTS, RECORDS, OR OTHER INFORMATION OF THE PERMIT, AVAILABLE TO FEDERAL, STATE, OR LOCAL OFFICIALS WITHIN 72 HOURS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE YEARS FOLLOWING THE SUBMITTAL OF THE NOTICE OF TERMINATION.

-THE CONTRACTOR SHALL MAKE THE RESPONSIBLE PERSON, TRAINED AS REQUIRED BY THIS PERMIT, AVAILABLE ON SITE WITHIN 72 HOURS WHEN REQUESTED BY THE MPCA FOR AN ONSITE INSPECTION.

INSPECTION AND ENTRY:
-THE CONTRACTOR MUST ALLOW ACCESS AS REQUIRED BY STATE REGULATIONS FOR REPRESENTATIVES OF THE MPCA OR ANY MEMBER THEREOF WHEN AUTHORIZED BY IT, TO ENTER UPON THE PROJECT SITE FOR THE PURPOSE OF OBTAINING INFORMATION, EXAMINATION OF RECORDS, OR CONDUCTING SURVEYS OR INVESTIGATIONS.

NOTICE OF TERMINATION:
-PERMITTEE MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS IF ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
1. FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH PERMITTEE IS RESPONSIBLE INCLUDING THE REMOVAL OF ALL TEMPORARY MEASURES SUCH AS SILT FENCE.
2. ANOTHER OWNER HAS ASSUMED CONTROL OVER ALL PORTIONS OF THE SITE THAT HAVE NOT ACHIEVED FINAL STABILIZATION.

8. CHANGES TO SWPPP
-THE PERMITTEE MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:
1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAVE SIGNIFICANT EFFECT ON DISCHARGE. INSPECTION IS REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN ONE-HALF INCH.
2. INSPECTION OR INVESTIGATION BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE.
3. THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THIS PERMIT.
4. THE MPCA DETERMINES THAT DISCHARGE MAY CAUSE OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER QUALITY STANDARDS OR THE SWPPP DOES NOT INCORPORATE THE REQUIREMENTS RELATED TO AN APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL).

9. SWPPP CERTIFICATION:
- THIS STORMWATER POLLUTION PREVENTION PLAN WAS PREPARED BY INDIVIDUAL(S) TRAINED IN ACCORDANCE WITH THE PERMIT'S TRAINING REQUIREMENTS FOR PREPARATION OF SWPPPS. INDIVIDUAL(S) PREPARING THIS SWPPP:

PREPARED BY:
KEVIN GARDNER, P.E.
PIERCE PINI AND ASSOCIATES
KEVIN@PIERCEPINI.COM
763-537-1311

TRAINING/CERTIFICATION:
DATE OF TRAINING/CERTIFICATION: 2017
CERTIFICATION PROGRAM: UNIVERSITY OF MINNESOTA - DESIGN OF CONSTRUCTION SWPPP
ARDEN HILLS, MN
INSTRUCTOR(S): DWAYNE STENLUND
CERTIFICATION EXPIRATION: 2020

PIERCE PINI &
ASSOCIATES, INC.
Consulting Civil Engineers

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

LOTENBACH HOLDINGS, LLC
401 LAKE STREET
WAYZATA, MINNESOTA

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.	
Company: PIERCE PINI & ASSOCIATES	
Signed: _____	
Name: Kevin Gardner	
Date: 11/26/2019	Reg. No: 45815
Issued for	
Date	

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Comm. No.	19-020
Drawn	JH
Checked	KG
Date	11/26/2019

Variance Application

Drawing Title

STORMWATER
POLLUTION
PREVENTION PLAN

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Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 11/26/2019

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Date 11/26/2019

Variance Application

Drawing Title

EROSION CONTROL
DETAILS

C300

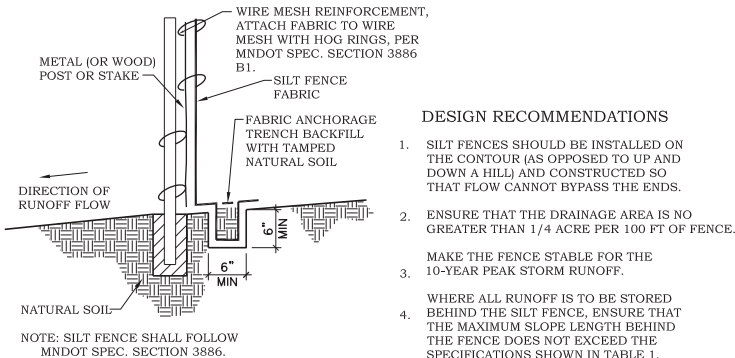


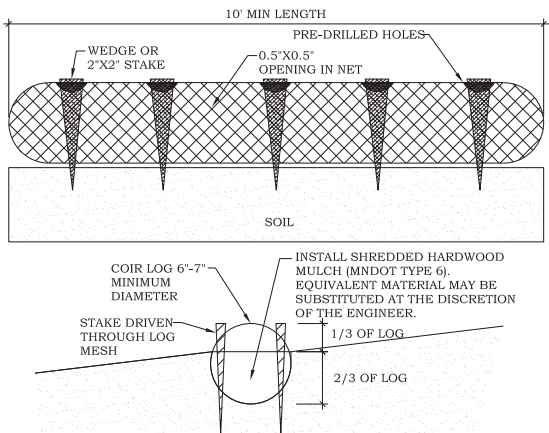
FIGURE 1 TYPICAL INSTALLATION FOR SILT FENCE

TABLE 1 MAXIMUM SLOPE LENGTH AND SLOPE FOR WHICH SILT FENCE IS APPLICABLE

SLOPE H:V	PERCENT	BY CALCULATION	BY CALCULATION	BY ACCEPTED DESIGN PRACTICES
		SILT FENCE STORAGE EQUALS 2 FT FOR A 100-YEAR EVENT	SILT FENCE STORAGE EQUALS 2 FT FOR A 2-YEAR EVENT OR 3 FT FOR A 100-YEAR EVENT	MAXIMUM SLOPE LENGTH
100:1	1%	400 FT	900 FT	100 FT
50:1	2%	200 FT	450 FT	75 FT
25:1	4%	100 FT	225 FT	75 FT
20:1	5%	80 FT	180 FT	75-50 FT
17:1	6%	67 FT	150 FT	50 FT
12.5:1	8%	50 FT	112 FT	50 FT
10:1	10%	40 FT	90 FT	50-25 FT
5:1	20%	20 FT	45 FT	25-15 FT
4:1	25%	16 FT	36 FT	15 FT
3:1	33%	12 FT	27 FT	15 FT
2:1	50%	8 FT	18 FT	15 FT

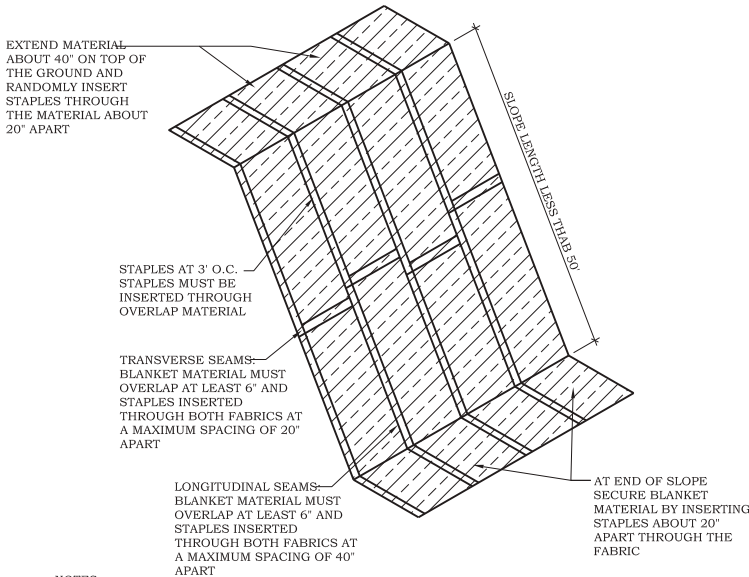
1 HEAVY DUTY SILT FENCE

NO SCALE



5 COIR LOG

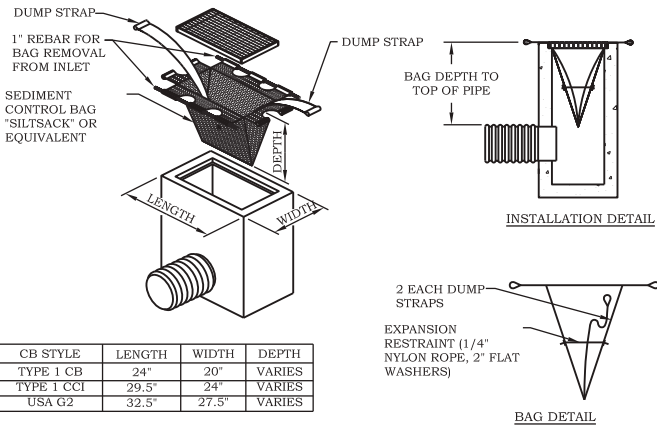
NO SCALE



NOTES:
1. EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
2. INSTALL PER MNDOT SPEC. SECTION 2575

2 EROSION CONTROL BLANKET

NO SCALE



NOTES:

THE DIMENSION CHART IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.

FOR NON-STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).

THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL/MIN/FT), AS PER THE MANUFACTURER'S SPECS.

THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT. FILTER SHALL BE CLEANED IN A MANNER WHICH ENSURES THAT ALL SEDIMENT REMAINS ON SITE.

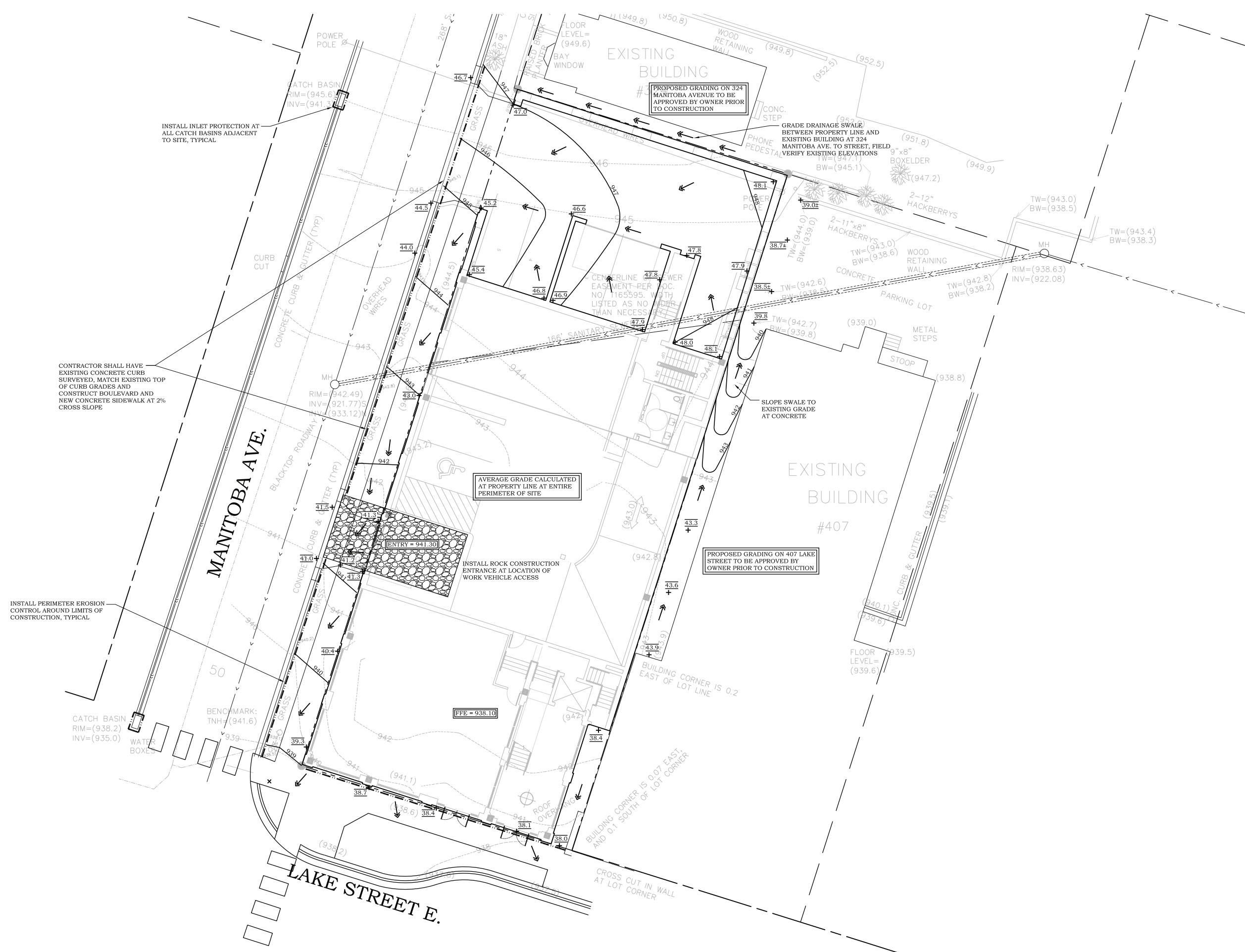
SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.

RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS, SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.

THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL.

6 SILT SACK

NO SCALE



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401 LAKE STREET
WAYZATA, MINNESOTA

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Name: Kevin Gardner	
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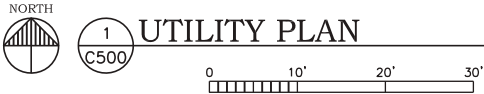
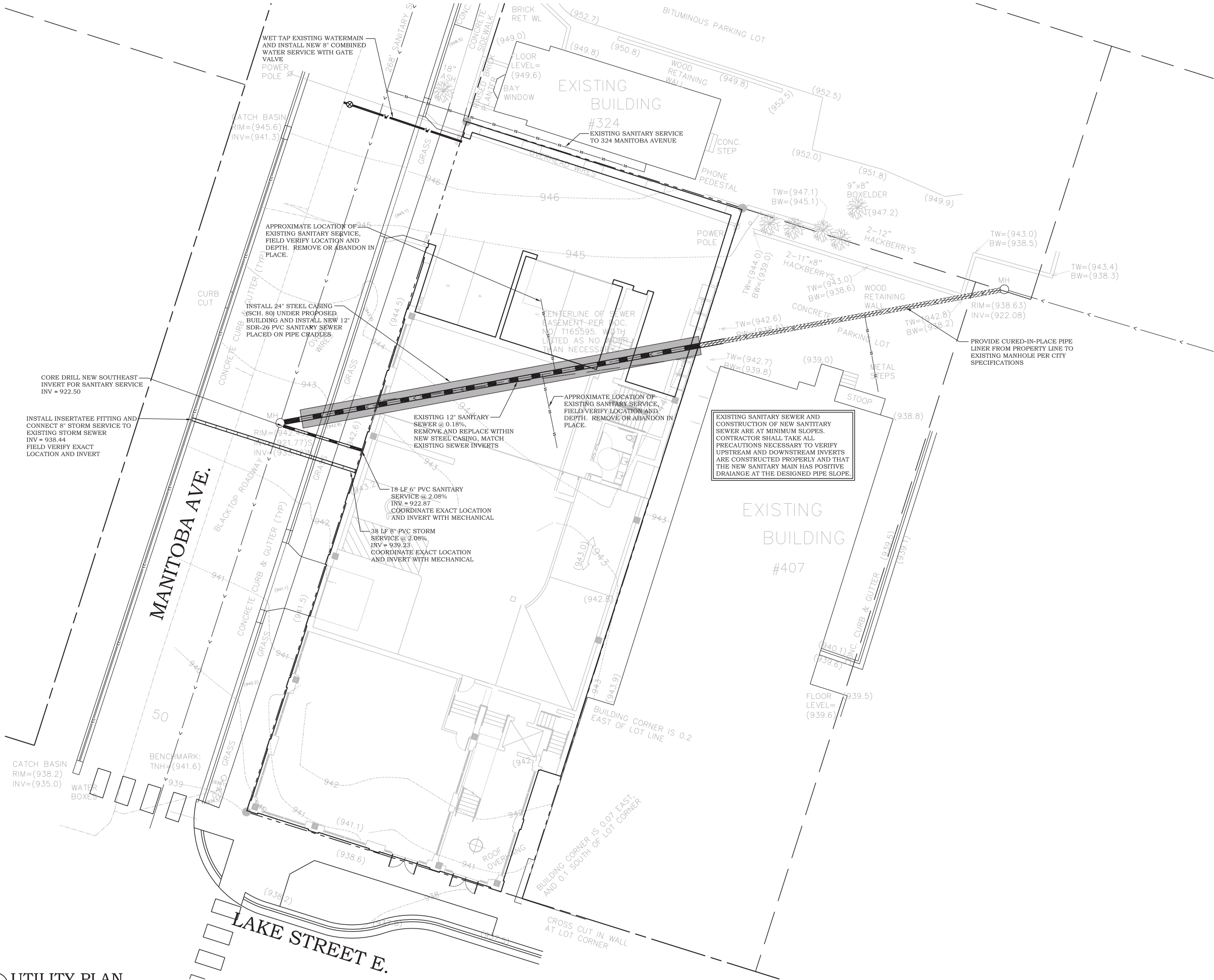
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Variance Application

Drawing Title

GRADING, DRAINAGE AND EROSION CONTROL PLAN



1 UTILITY PLAN
C500

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Consulting Civil Engineers

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TEL 763-537-1311

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UTILITY PLAN

LOTHENBACH HOLDINGS, LLC
401 LAKE STREET
WAYZATA, MINNESOTA

Company: PIERCE PINI & ASSOCIATES

Date: 11/26/2019 Reg. No: 45815

Date _____

Comm. No. 19-020

JH

KG

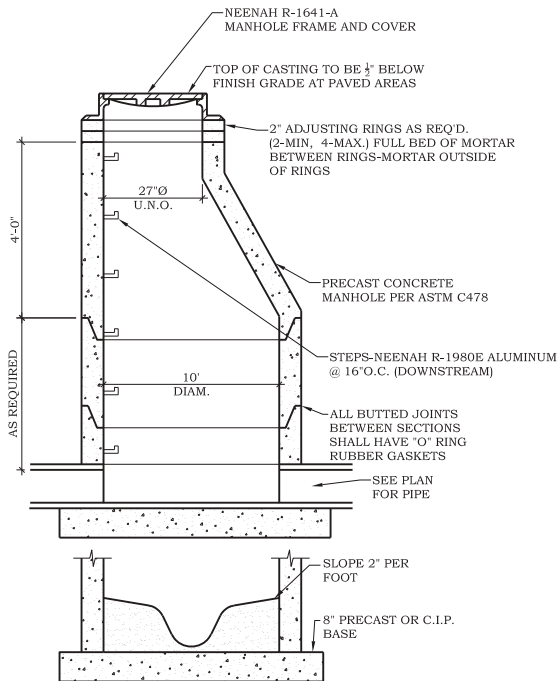
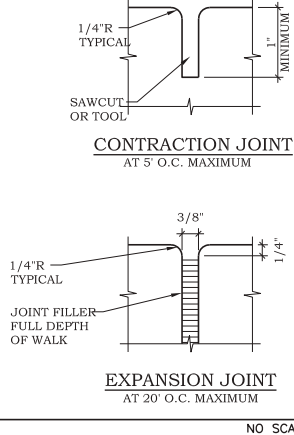
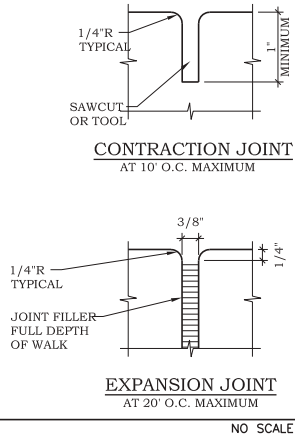
11/26/2019

Drawing Title

CIVIL DETAILS

C800

Page 86 of 243



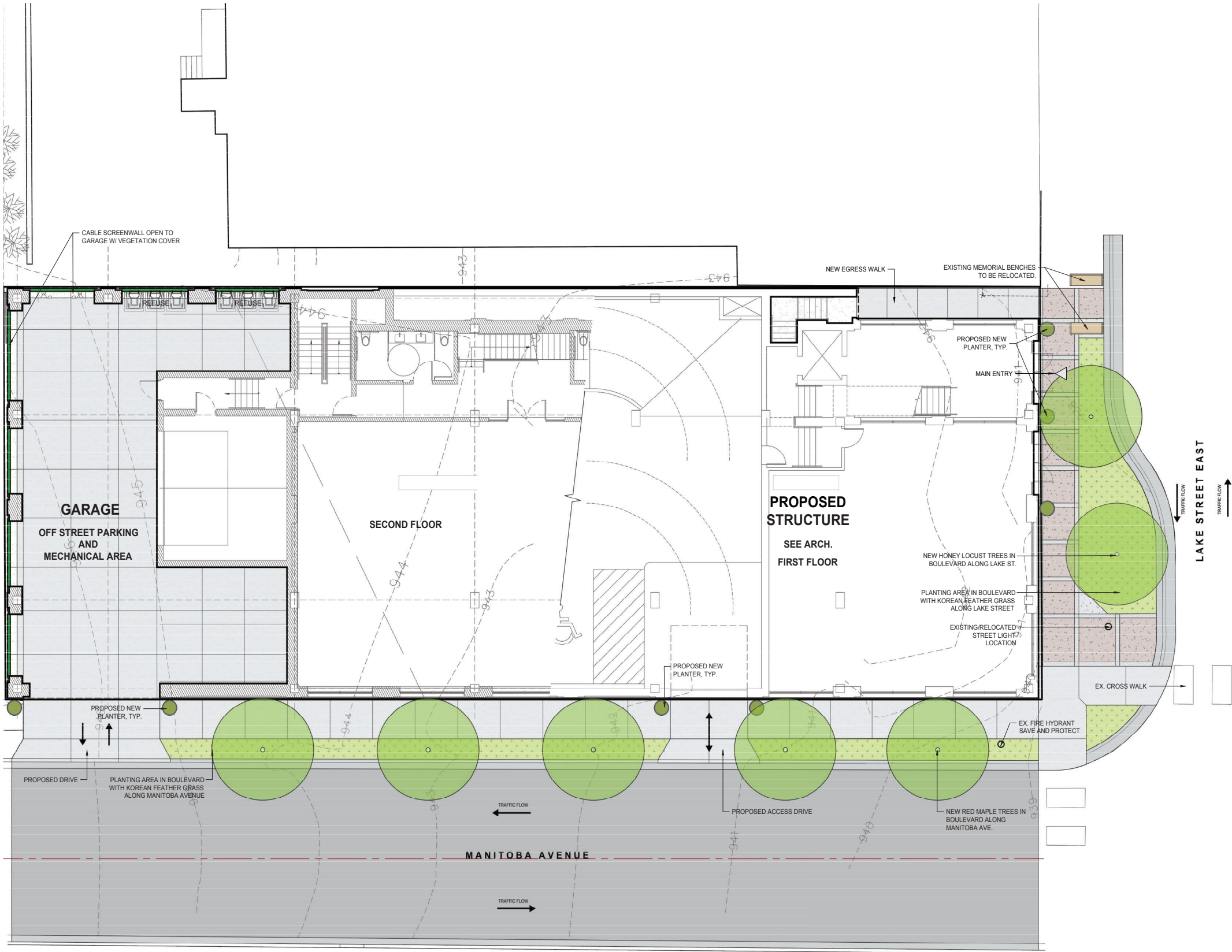
1. MANHOLES 8' OR DEEPER - THE PRECAST SECTION IMMEDIATELY BELOW THE CONCRETE SECTION SHALL BE 1'-0" HIGH.
2. PROVIDE STEPS IN MANHOLES OVER 4'-0" IN DEPTH.
3. REINFORCING SHALL BE A MINIMUM OF A SINGLE LINE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.
4. PROVIDE SNAP-IN BOOT AT ALL SANITARY SEWER CONNECTIONS TO MANHOLES.
5. ALL SEWER PIPING RUNS SHALL USE RESILIENT RUBBER JOINTS AT PIPE CONNECTIONS TO CATCH BASINS FOR WATERTIGHT CONNECTION PER PLUMBING CODE.

6
C800

SANITARY SEWER MANHOLE

NO SCALE

creation date: 12/5/2019
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last saved: 12/5/2019 1:49 PM



GENERAL NOTES

- SEE SHEET L001 FOR GENERAL NOTES.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFO.
- ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE WITH PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER DRIVEWAYS, WALKS, AND WALLS.
- REFER TO SHEET L010 FOR EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
- ALL SITE ELEMENTS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

LEGEND:

	EXISTING TREE TO BE SAVED		PROPOSED NEW TREE
	PROPOSED NEW SHRUB		PROPOSED NEW PERENNIAL
	EXISTING CONTOUR		PROPOSED CONTOUR
	EXISTING SPOT ELEVATION		PROPOSED SPOT ELEVATION
	DRAINAGE FLOW		PROPOSED CATCH BASIN
	PROPOSED DRAIN TILE		PROPOSED POP-UP EMITTER
	PROPOSED LIGHT FIXTURE		PROPOSED BUILDING ENTRY

TREE INVENTORY

TREES			
SPECIES	DBH	CLASS	STATUS
1 BOXELDER	20	SIGNIFICANT	TO BE REMOVED
2 ASH	8	NON-SIGNIFICANT	TO BE REMOVED
3 ELM	9	NON-SIGNIFICANT	TO BE REMOVED
4 ELM	9	NON-SIGNIFICANT	TO BE REMOVED
5 HACKBERRY	24	SIGNIFICANT	TO BE REMOVED
TOTAL SIGNIFICANT TREE DBH BEING REMOVED			44
ALLOWABLE REMOVAL (25% TOTAL DBH)			11
REQUIRED TREE REPLACEMENT			33.00 caliper inches
TOTAL PROPOSED TREE REPLACEMENT			35.00 caliper inches

STREET LEVEL PLANT SCHEDULE

TREES			
KEY	NAME	QTY	SIZE
AR	Acer rubrum RED MAPLE (Boulevard along Manitoba Ave.)	5 EA.	5 CAL. B B
GT	Gleditsia triacanthos var. inermis 'Syclo' SKYLINE HONEYLOCUST (Boulevard along Lake St.)	2 EA.	5 CAL. B B
PERENNIALS			
KEY	NAME	QTY	SIZE
PT	Parthenocissus tricuspidata 'Robusta' BOSTON IVY (Cable screen-wall parking)	20 EA.	1 POT

401 LAKE STREET EAST
OFFICE DEVELOPMENT
401 LAKE STREET EAST, WYATKA, MN 55391

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TRAVIS VAN LIERE
license no: 43728
date: 1/23/2018

NOTE:

NOT FOR CONSTRUCTION

Rev #	Description	Date
	VARIANCE SUBMITTAL	12.5.19

Drawing:
LANDSCAPE PLAN - STREET
LEVEL

Drawn By:
Date:
Scale:

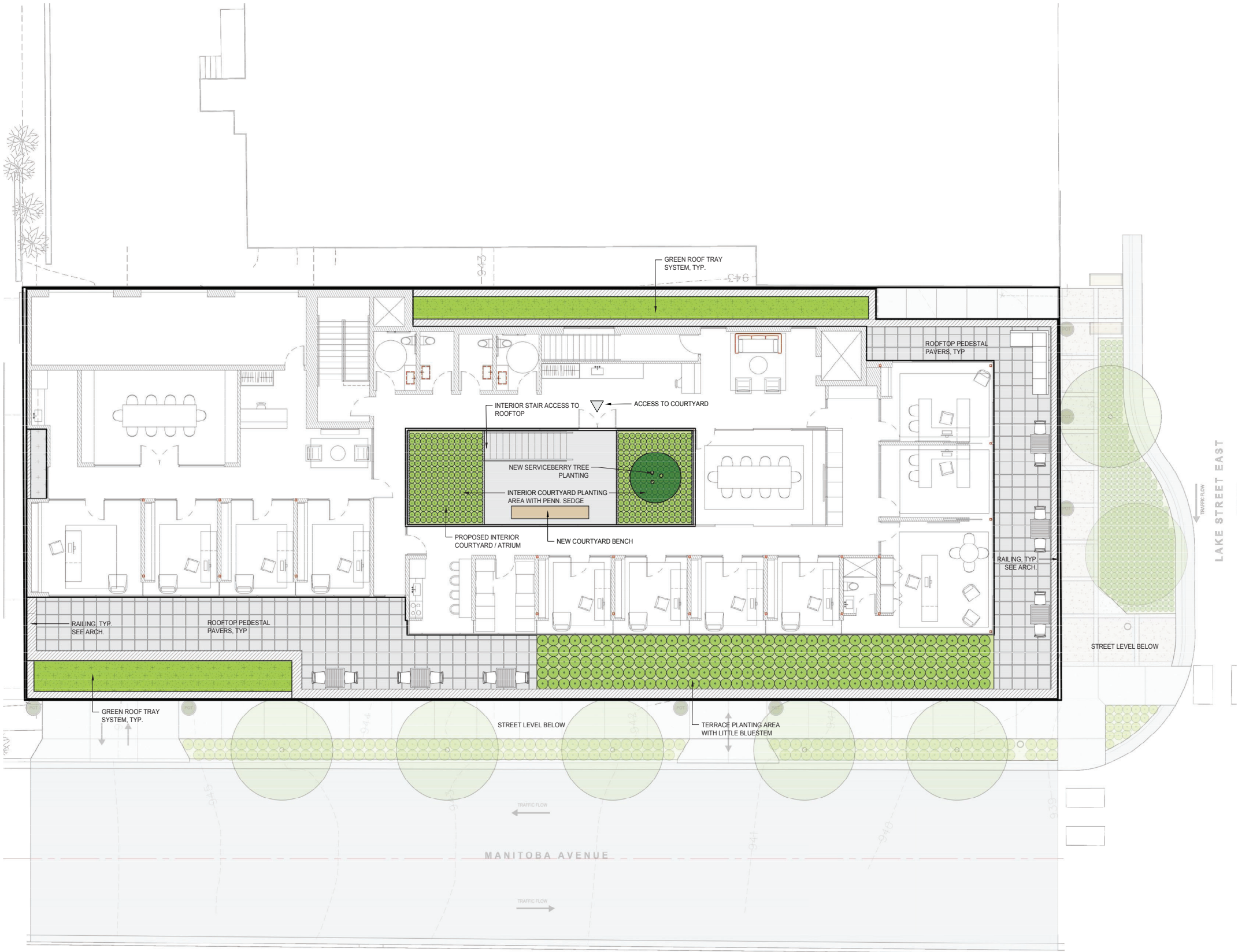
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travis van liere



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LEGEND:

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	PROPOSED NEW SHRUB		PROPOSED NEW PERENNIAL
	EXISTING CONTOUR		PROPOSED CONTOUR
	EXISTING SPOT ELEVATION		PROPOSED SPOT ELEVATION
	DRAINAGE FLOW		PROPOSED CATCH BASIN
	PROPOSED DRAIN TILE		PROPOSED POP-UP EMITTER
	PROPOSED LIGHT FIXTURE		PROPOSED BUILDING ENTRY

THIRD FLOOR PLANT SCHEDULE

TREES			
KEY	NAME	QTY	SIZE
AG	Amelanchier x grandiflora 'Autumn Brilliance' AUTUMN BRILLIANCE SERVICEBERRY (Atrium planter)	1 EA.	5 CAL. B. B.
PERENNIALS			
KEY	NAME	QTY	SIZE
CA	Carex pensylvanica PENNSYLVANIA SEDGE (Atrium planters)	416 EA.	1 POT
LR	SEDUM LIVE-ROOF TRAY SYSTEM (Green roof)	480 S.F.	TRAY
SS	Schi schyrium scoparium LITTLE BLUESTEM (Roof dec. along Manitoba Ave.)	268 EA.	1 POT
GREEN ROOF			
KEY	NAME	QTY	SIZE
LR	SEDUM LIVE-ROOF TRAY SYSTEM (Green roof)	480 S.F.	TRAY

TRAVIS VAN LIERE STUDIO LANDSCAPE ARCHITECTURE

211 1ST STREET NORTH, SUITE 350
MINNEAPOLIS, MN 55401
t 612 345 4275

401 LAKE STREET EAST OFFICE DEVELOPMENT 401 LAKE STREET EAST, WAYZATA, MN 55391

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NOTE:

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Rev #	Description	Date
1	Description	Date

Drawing:
LANDSCAPE PLAN - THIRD FLOOR

Drawn By:
Date:
Scale:

Sheet:

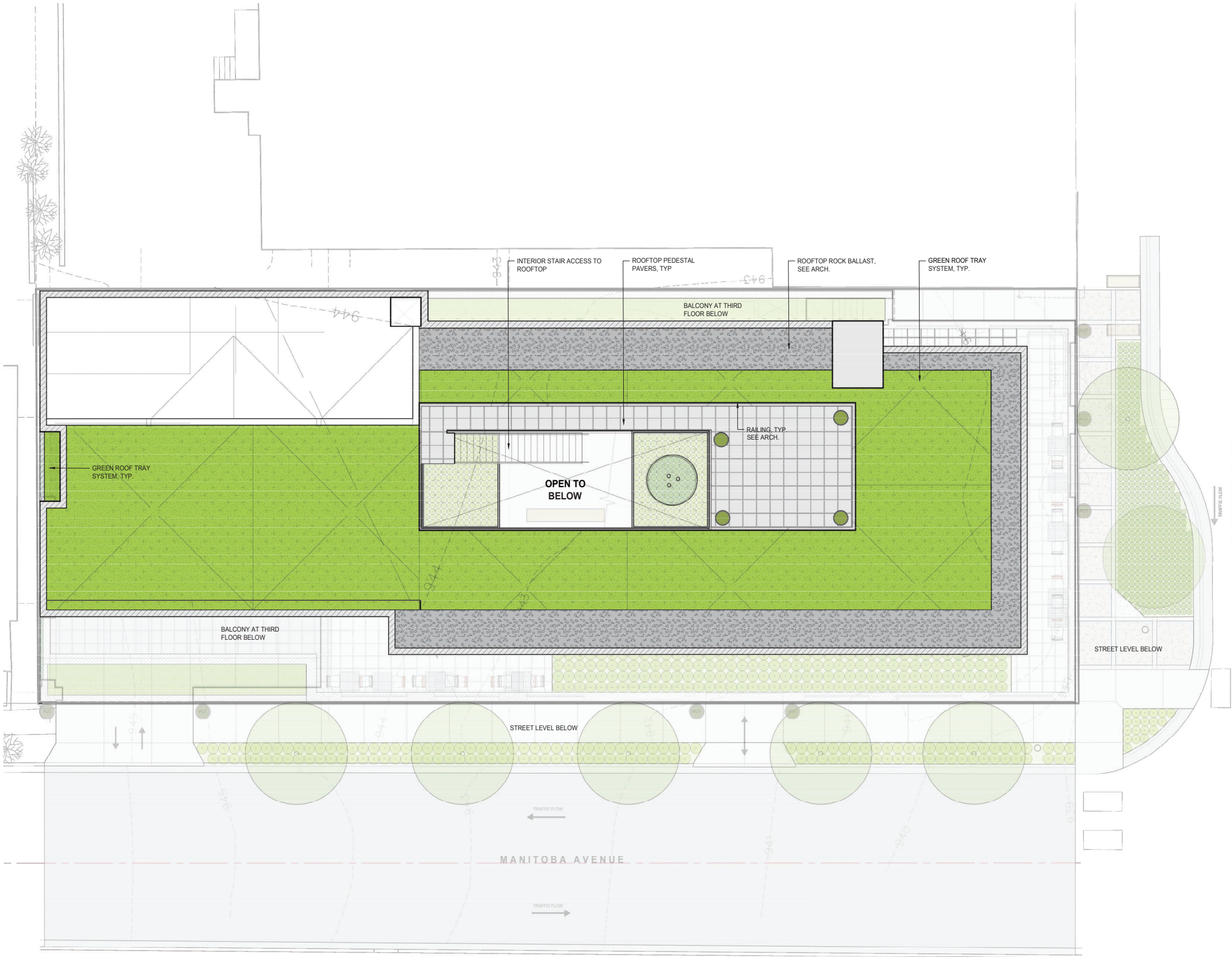
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12/5/2019
1" = 8'

L102
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creation date: 12/5/2019
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last saved: 12/5/2019 1:45 PM
travis van liere



1 LANDSCAPE PLAN - ROOFTOP

GENERAL NOTES

- SEE SHEET L001 FOR GENERAL NOTES.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFO.
- ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE WITH PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER DRIVEWAYS, WALKS, AND WALLS.
- REFER TO SHEET L010 FOR EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
- ALL SITE ELEMENTS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

LEGEND:

	EXISTING TREE TO BE SAVED		PROPOSED NEW TREE
	PROPOSED NEW SHRUB		PROPOSED NEW PERENNIAL
	EXISTING CONTOUR		PROPOSED CONTOUR
	EXISTING SPOT ELEVATION		PROPOSED SPOT ELEVATION
	DRAINAGE FLOW		PROPOSED CATCH BASIN
	PROPOSED DRAIN TILE		PROPOSED POP-UP EMITTER
	PROPOSED LIGHT FIXTURE		PROPOSED BUILDING ENTRY

ROOFTOP PLANT SCHEDULE

KEY	NAME	QTY	SIZE
LR	SEDUM LIVE-ROOF TRAY SYSTEM (Green roof)	3,629 S.F.	TRAY

TRAVIS VAN LIERE STUDIO
LANDSCAPE ARCHITECTURE

211 1ST STREET NORTH, SUITE 350
MINNEAPOLIS, MN 55401

T 612 345 4275

401 LAKE STREET EAST
OFFICE DEVELOPMENT

401 LAKE STREET EAST, WAYZATA, MN 55391

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

TRAVIS VAN LIERE
license no: 43728
date: 1/23/2018

NOTE:

NOT FOR CONSTRUCTION

Rev #	Description	Date
	VARIANCE SUBMITTAL	12.5.19

Drawing:
LANDSCAPE PLAN - ROOFTOP

Drawn By:
Date:
Scale:

BW
12/5/2019
1" = 8'

Sheet:

0 4' 8' 16'
SCALE: 1 inch = 8 feet



PROPOSED PLANT SPECIES

RED MAPLE	HONEY LOCUST	SERVICEBERRY	PENNSYLVANIA SEDGE	LITTLE BLUESTEM	KOREAN FEATHER GRASS
					
					
					
Acer rubrum 40'-70' ht - 30'-50' w Form: Round, Pyramidal Fall Color: Yellow-orange with Red Highlights Feature: Deep Scarlet Foliage in autumn Full Sun to Part Shade	Gleditsia triacanthos 30'-70' ft. ht - 30'-70' w Form: Broad, Round Foliage: Green, Yellow Fall Foliage Full Sun Tolerates Salt	Amelanchier x grandiflora 'Autumn Brilliance' 10'-12' ht - 10'-12' w Form: Deciduous tree, small fruit. Fall Color: Brilliant Red to Orange- red Feature: White Flowers in Spring Full Sun to Part Shade	Carex pensylvanica 6"-12" ht - 6"-12" w Flower: Non-flowering Foliage: Green Part Shade to Full Shade	Schizachyrium scoparium 2-4' ht - 1.5'-2' w Form: Clump Bloom time: August to February Foliage: Blue Green to Gold Full Sun	Calamagrostis brachytricha 2'-3' ht - 2'-3' w Form: Mounding Foliage: Green Bloom time: September-November Foliage: Green Partial shade full sun

Lothenbach Office Building - Wayzata, MN

DECEMBER 5, 2019

TRAVIS VAN LIERE STUDIO
LANDSCAPE ARCHITECTURE

TVL_Studio\PROJECTS\LOTHENBACH OFFICE BUILDING\3. GRAPHICS\20191204_VARIANCE DOCUMENTS\20191204_TREE SPECIES SELECTION

TVL_Studio;PROJECTS;LOTHENBACH OFFICE BUILDING;3. GRAPHICS;20191204_VARIANCE DOCUMENTS;20191204_TREE SPECIES SELECTION

PROPOSED PLANT SPECIES

SEDUM EXTENSIVE ROOF



Sedum mix
6" ht - 14" w
Flower: yellow
Bloom time: June-August
Foliage: Green
Full Shade

INTENSIVE LIVE ROOF



Native rooftop plantings
6" -3' ht'
Species varies
Bloom time: Summer-Fall
Winter Interest
Full Sun

VINE WALLS



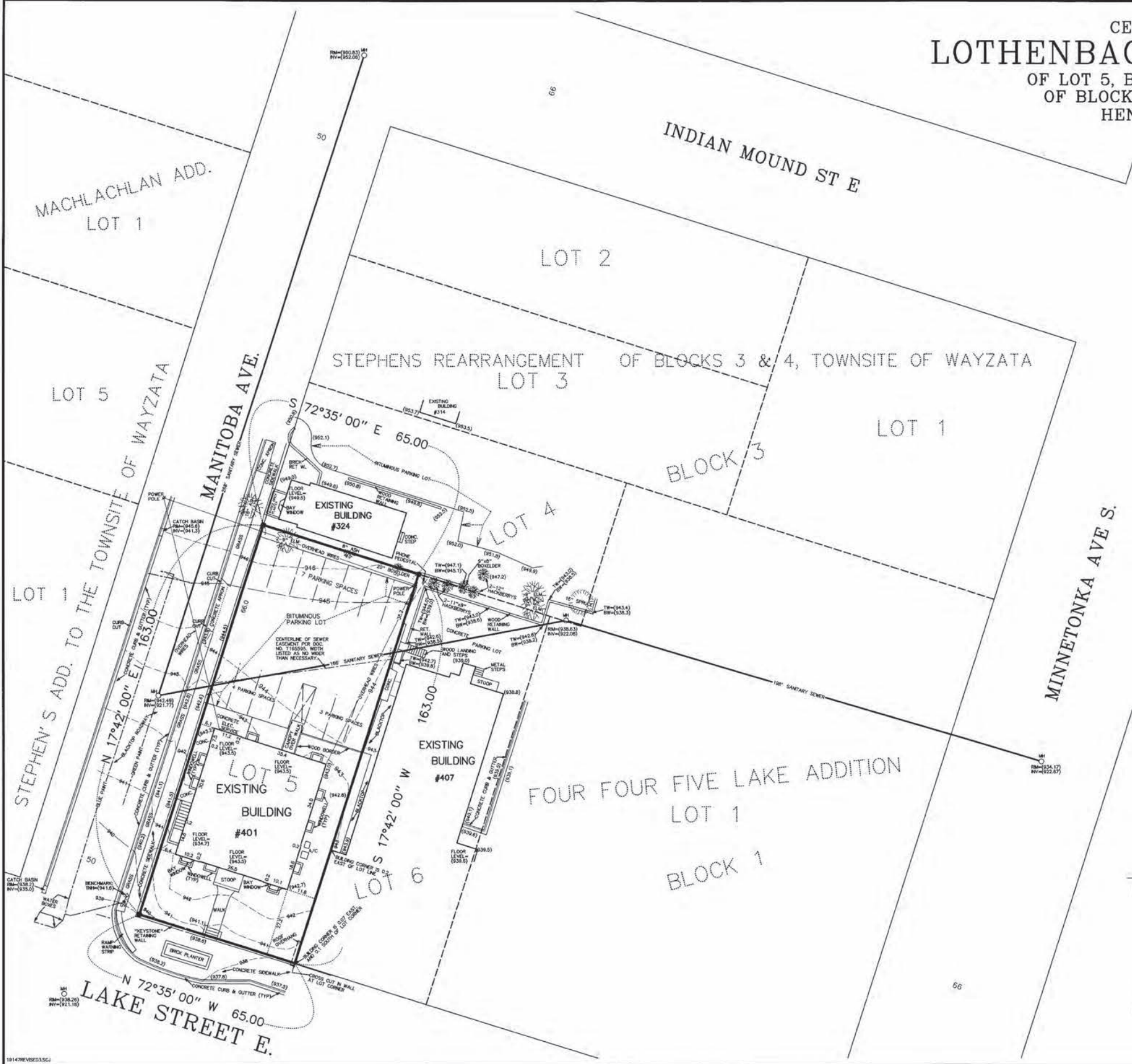
Ivy or similar
50' ht'
Foliage: Airy and light green
Shade, Part Sun, Full Sun

Lothenbach Office Building - Wayzata, MN

DECEMBER 5, 2019

TRAVIS VAN LIERE STUDIO
LANDSCAPE ARCHITECTURE

CERTIFICATE OF SURVEY FOR
LOTHENBACH PROPERTIES VI, LLC
OF LOT 5, BLOCK 3, STEPHENS REARRANGMENT
OF BLOCKS 3 & 4, TOWNSITE OF WAYZATA
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION OF PREMISES: (per Certificate of Title No. 1209491)
Lot 5, Block 3, "Stephens' Rearrangement Of Blocks 3 And 4 Townsite of Wayzata".

- : denotes iron marker found
- (908.3): denotes existing spot elevation, mean sea level datum
- 917 —: denotes existing contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and the location of an existing building, adjacent buildings, trees, and parking areas, spot elevations, topography, and all visible "hardcover" thereon. It does not purport to show any other improvements or encroachments.

GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356 952-473-4141	
DATE 7-13-19	REMARKS TWO IN LAKE ST. AND CATCH BASIN IN MANITOBA
PROJECT STEPHENS REARRANGEMENT OF BLOCKS 3 & 4, TOWNSITE OF WAYZATA	
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. <i>Mark S. Gronberg</i> Mark S. Gronberg Minnesota License Number 12755	

REPORT AND RECOMMENDATION OF APPROVAL OF PARKING LAYOUT AND DESIGN FOR 401 LAKE STREET EAST

SUMMARY OF RECOMMENDATION

Approval of Parking Lot Design and Layout

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

Emily,

I have reviewed the plans for the 401 Lake Street East property, proposed to be redeveloped by the Lothenbach family.

Specifically, I have reviewed their parking layout and design, dated to determine conformance with City Code Section 920.05.E.2. The Code provision reads as follows:

920.05.E.2. Parking Stalls.

- a) All parking spaces, except for parallel spaces and compact car stalls, shall be a minimum of nine feet in width and 20 feet in length, except a parking stall 18 feet in length with a two-foot overhang beyond the parking surface may be allowed upon approval of the City Engineer.*
- b) Up to 20 percent of the parking spaces in a parking lot of 40 spaces or more may be permanently marked for compact cars only. A compact space shall be a minimum of eight feet in width and 16 feet in length.*
- c) In areas such as parking ramps or similar facilities size requirements may be determined by the City Engineer.*
- d) Parallel parking spaces shall be 23 feet in length.*

The parking layout and design primarily conforms to the provisions of the code, with the exception of the parking stall length. The majority of the parking stalls are designed as 18-feet long, but appear to be closer to 19-feet in length. The parking aisle width does, however, meet the standard of 24-feet.

The current parking garage design does not take into account the allowance of compact parking stalls. It would be my recommendation to designate stalls numbered 9, 13, 16, and 17 as compact parking. These stalls may be 8-feet in width and 16-feet in length. Designating these stalls as compact parking would allow for additional clearance for turning movements from these slightly challenging areas.

Therefore, I believe the plan meets the intent of the code and I approve the parking layout and design, with the compact parking modifications discussed above.

The parking garage design is quite unique, as it only provides a one-lane wide access between levels. This can be challenging if the general public is allowed to use the facility. The developer is proposing to advise users of the garage via detectors and lights or lighted signs. I recommend that, at a minimum, the lowest level of the garage should be designated for office users only, to minimize

confusion. Additionally, the stalls on the north side of the building should be designated for public users/visitors to the building.

Please let me know if you have any questions. Thanks.

A handwritten signature in black ink, appearing to read "Mike Kelly".

Mike Kelly
Director of Public Works

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
October 7, 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: Parkhill, Plantan, Flannigan, Douglas, Iverson and Bashioum. Absent: Merriam. Community Development Director Emily Goellner, Assistant Planner Nick Kieser, Planning Consultant PeggySue Imihy, 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 Plantan made a motion, seconded by Commissioner Douglas to approve the September 16, 2019 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of September 16, 2019 Meeting Minutes
- b.) Report and Recommendation of Approval for Zoning Ordinance Text Amendment and Conditional Use Permit for an Animal Clinic at 1125 Wayzata Blvd E
- c.) Report and Recommendation of Approval for Variances for a New Single-Family Home at 639 Bushaway Rd "Skyfall"

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

Commissioner Douglas asked for clarification on Saturday's hours of business for the Animal Clinic.

Community Development Director Emily Goellner responded that the majority of business in the area were open until 8:00 p.m. on Saturdays.

Chair Flannigan asked if anyone wished to pull an item from the Consent Agenda. Hearing no such request, he asked for a motion to approve the Consent Agenda as presented.

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

AGENDA ITEM 5. Public Hearing Items:

a.) Consider Development Application for Planned Unit Development Concept Plan for Office-Retail Building at 401 Lake Street East

Consultant Planner PeggySue Imihy stated that the applicant, Peterssen/Keller Architecture, and the property owner, Lothenbach Props VI LLC, have submitted a development application to redevelop the property at 401 Lake Street E. The applicant is proposing to demolish the existing building on the site and construct a three-story, 25,890 square foot office-retail building. The building would have 2,500 square feet of retail on the ground floor and 14,578 square feet of office space on the second and third floors. The building would also have 4,000 square feet of green roof area, 450 of which would be rooftop patio space, accessible from a single staircase to the roof. The current zoning is C-4 Central Business District and is located within the shoreland overlay district. The 2030 and 2040 comprehensive plan land use designation for the property is Central Business District. The applicant is requesting the review of a concept plan for a Planned Unit Development (PUD). She explained that the concept plan is the first step in the process, and entails the Commission determining if they like the use, the overall look, and if it makes sense. If the Concept Plan is approved, the applicant will return with an application for a General Plan of Development and a rezoning of the Parcel to Planned Unit Development. As part of the request, the applicant is asking for a deviation from the allowable floor area ratio (FAR) of 2.0, development of a lot less than 12,000 square feet, and the required first floor retail percentage of 50% which would be requirements if the property remained in the C-4 Central Business zoning district. The application also requests a variance from the maximum building height of 35 feet which is a requirement of the PUD zoning district.

The maximum building height in the C-4 District and the PUD district is 35 feet and three stories, whichever is lesser. The proposed building is shown at three stories and would be 35 feet at the top of the building roof and shows a safety guard rail around the greenspace on the roof deck which places the total building height at 38.5 feet. The applicant labeled the guard rail as a parapet, but the Design Standards describes a parapet wall as a structure that screens mechanical equipment and the "Sign Related" definition of a "Parapet" is a low wall which is located on a roof of a building. There is no mechanical equipment being screened by the guard rail and the applicant is not requesting to install a sign on the guard rail. The applicant has stated in their narrative that there would not be any furnishings or structural features on the roof other than the parapet/guardrail. The City Code does not provide clear direction on what is a parapet and therefore staff has directed the applicant to request a variance to allow the Planning Commission to provide a determination about allowing a guard rail to be defined as a parapet. She asked the Commission to consider if granting a variance would be in harmony with the general intent of the ordinance, if the applicant has demonstrated sufficient practical difficulty, and if conditions should be attached if the variance is granted.

1 The City Code 902.02 defines Floor Area Ratio (FAR) as the floor area of a building or buildings
2 on any lot divided by the area of such lot, or in the case of planned developments by the net site
3 area. The floor area ratio requirements as set forth under each zoning district shall determine the
4 maximum floor area allowable for a building or buildings (total floor area of both principal and
5 accessory building) in direct ratio to the gross area of the zoning lot. FAR is used to indicate the
6 desired density of parcel in comparison to the size of the parcel. In the C-4 District, the required
7 minimum lot area is 12,000 feet, and the desired FAR is 2.0. The subject property is slightly
8 smaller than the required minimum lot area at 10,595 square feet. The applicant has requested that
9 they be allowed to deviate from the maximum FAR of 2.0 to 2.44 as part of the Planned Unit
10 Development request.

11
12 Commissioner Parkhill stated that the Floor Area Ratio could be met if the proposed building was
13 designed to be smaller.

14
15 Planner Imihy agreed that the FAR could be met if the proposed building was smaller. She
16 reminded the Commission that the lot is non-conforming at 10,594 square feet. She explained that
17 if the lot was conforming (12,000 sq. ft) the FAR of the proposed building would be 2.15. She
18 added that the required FAR varies by district.

19
20 The City Code 902.02 requires a minimum total lot area of 12,000 square feet. The property is
21 10,545 square feet, which makes the lot a legal non-conforming use subject to the standard of City
22 Code 915.02 B.6 b) which stats that an existing conforming use on a developed lot of substandard
23 size may be expanded or enlarged if such expansion or enlargement meets all other provisions in
24 this ordinance.

25
26 The proposed plans indicate that only 17% of the ground floor would have retail space, for a total
27 of 2,500 square feet of retail usage. The footprint of the ground floor is 10,210 square feet. The
28 C-4 District has a requirement that 50% of the ground floor be retail, which would require 5, 105
29 square feet of retail usage. The proposed plans have asked for a deviation to allow for parking to
30 be provided in the northern part of the structure.

31
32 She described the next steps for the project which would include: General Plan for a PUD,
33 rezoning to PUD, Shoreland Impact Plan/Conditional Use Permit, Design Review, and Fee in Lieu
34 of Parking (FILOP) agreement. She explained that the current application has not proposed
35 enough on-site parking. The applicant has proposed 19 spaces and provided a parking study stating
36 that 35 parking spaces would be sufficient for the proposed uses. The ordinance requires 47
37 parking spaces for the proposed uses. The applicant would like to enter a FILOP agreement for the
38 16 parking spaces that their data has determined to be sufficient. Planner Imihy had a traffic
39 engineer from her firm review the traffic study submitted by the applicant and provided the
40 following conclusions: parking spaces needed could range from 33 to 47 and would depend on
41 the final uses of the office building, the 2-7 spaces of parking required for the retail component
42 could likely be accommodated with the current on-street parking, the spaces provided through
43 FILOP are 845 and 1478 feet away and wouldn't be considered walkable, the on-site ramp would
44 only allow one vehicle to enter/exit at a time, the on-site ramp provided for very tight parking with
45 multiple stalls having difficult access issues.

1 Planner Imihy stated that the applicant held a public meeting with residents on September 24,
2 2019. The residents identified several concerns regarding the project which included: parking,
3 land-locking of the Masonic Temple, materials used, lack of setback of the second floor, and roof
4 access and height variance.

5
6 Chair Flannigan asked if the Commission had any questions for Staff.

7
8 Commissioner Bashioum asked how many parking spots the City had to sell in total for FILOP
9

10 Planner Imihy stated that she does not have the exact number available, but she felt comfortable
11 stating that the City could likely cover the needed spots.

12
13 Commissioner Bashioum stated that the Commission would like to know the amount available.
14 She added that a parking problem could occur if no number granted exceeded the spots available.

15
16 City Attorney David Schelzel stated that approval for a FILOP would entail additional approvals
17 and applications that would take place at a future meeting.

18
19 Commissioner Parkhill asked for clarification regarding the PUD and the amount of details
20 provided.

21
22 Planner Imihy stated that the current Concept Plan is quite detailed, and the Commission should
23 provide comments regarding their overall opinions on the project. This step allows the applicant
24 to respond to concerns.

25
26 Commissioner Parkhill asked if there would still be a height issue if the applicant chose to construct
27 an actual parapet wall rather than the intended glass structure on the roof.

28
29 Community Development Director Emily Goellner stated that the glass has been chosen to
30 minimize the visual impact to the surrounding areas. She added that the choice is whether to allow
31 access to the roof top because allowing access would require a guard rail or parapet which would
32 be added to the height requirement.

33
34 Chair Flannigan asked if there were other buildings Lake street with roof top access.

35
36 Planner Imihy stated that there are other buildings that exceed the height requirement.

37
38 Commissioner Iverson asked where the mechanicals were going to be located.

39
40 Planner Imihy stated that the mechanicals would be located on the second floor inside the building.

41
42 Commissioner Parkhill asked if the FAR isn't approved would the mechanicals be moved to the
43 roof.

44
45 Planner Imihy responded that Lake Street District does not allow for mechanicals to be placed on
46 a roof.

1
2 Commissioner Bashiousm asked for clarification regarding the old bank building on Lake Street.
3 She stated that the roof top access was denied due to height requirements.
4

5 Planner Imihy stated that the project was on Swans corner and their project would have reached
6 48 feet in height. They also proposed a different configuration which contained an additional
7 structure that would be present on the roof. The current applicant has indicated that will not have
8 a physical structure on the roof.
9

10 Commissioner Douglas asked how close the structure would be to structure at 407.
11

12 Planner Imihy responded that the structure would be built on the property line but would have a
13 cutout on the first floor to allow access to 407.
14

15 Commissioner Douglas asked for the purpose of the roof top access.
16

17 Planner Imihy stated that the applicants have expressed wanting to add the amenity for their tenants
18 due to the beautiful view of Lake Minnetonka. She added that the applicant has indicated that no
19 long-term furniture would be allowed on the roof.
20

21 Commissioner Iverson stated that the plans show three floors of mechanical equipment. She stated
22 that the type of equipment used could be very noisy and she expressed concerns regarding that.
23

24 Planner Imihy responded that the applicant could respond to the concern.
25

26 Commissioner Plantan asked for clarification regarding the retail square footage.
27

28 Planner Imihy stated that the applicants plan shows 2500 in retail square footage. She added that
29 the applicant could provide further information.
30

31 Planner Imihy provided a list of other buildings on Lake Street that have been approved for height
32 above 35 feet, but none of these buildings have had a roof top patio.
33

34 Chair Flannigan stated that frequently when buildings exceed the height requirement it is due to
35 an elevator. He asked if the structure will have an elevator.
36

37 Planner Imihy stated that the applicant has chosen not to have an elevator. They will have to look
38 into ADA requirements.
39

40 Commissioner Iverson stated a reminder for the Commission that many of the variances for
41 building height were due to parking and due to the water table.
42

43 Chair Flannigan asked about the plan for stormwater runoff.
44

45 Planner Imihy stated that future plans would include mitigation plans for stormwater runoff.
46

1 There being no further questions from the Commission for Staff, Chair Flannigan asked the
2 applicant to speak to the Planning Commission about the application.

3
4 Property owner, Lothenbach Props VI LLC, Greg Kype, CFO, provided the names of the builder
5 and architectural firm that they have hired to work on the property.

6
7 Applicant's architect, Gabriel Keller, 1526 W 25th Street, Minneapolis, stated that they are in the
8 design phase of the project and are interested in feedback which is why they met with the
9 neighbors. He added that they are working on responded to all of the concerns brought to their
10 attention. The goal of the project is to create a classic building with a sense of scale to its
11 surroundings and will stand the test of time. He added that the green roof will help with some of
12 the stormwater management, but they will have to provide additional management underground.
13 The building will have an elevator that doesn't require overrun on the rooftop. He added that an
14 elevator is an ADA requirement. They have chosen to apply for a PUD so that they can use more
15 creativity in their design process and use the site in the best way. The parking continues to be a
16 complicated issue to address with the water table having an expensive impact. They are dedicated
17 to providing appropriate parking for their tenants.

18
19 There being no further questions from the Commission for the applicant, Chair Flannigan opened
20 the public hearing on the application at 7:30 p.m.

21
22 Resident, Charles Nolen, owner of 315 Manitoba and property manager of 440 Lake Street stated
23 that he is very knowledgeable regarding development and the economic factors that drive it. He
24 stated that the views are precious and drive the quality of the space and the value of the buildings.
25 He was concerned with the rooftop glass railing and how many penetrations will be allowed. He
26 also raised concerns regarding parking and the extreme lack of it. He shared that the proposed
27 project will have two and a half times more square footage and provide one less parking stall than
28 his building does. He added that every single parking stall in his building is rented and occupied.
29 He shared that the third floor alone is designed for at least 25 employees. His calculations for
30 parking would equal far more than 47 necessary parking spots. He does not like the idea that the
31 public parking would need to absorb all of the remaining parking needs. He believes that the PUD
32 is being used to disregard the underlying zoning. He does not believe the project is a PUD and the
33 variances being requested are self-created hardships. He stated that the size of the site does not
34 impact the FAR. The application is to create a 26,000 square foot building that could easily comply
35 with the FAR. The second-floor setback requirement is being ignored because of the applicants
36 want to have more square footage. He ended by stating that he wasn't against the project and
37 believes the materials and the building is attractive, but their parking problem shouldn't be pushed
38 on the community. He would like to see the ordinances followed for the protection of the people
39 behind them.

40
41 Resident, Darin Schmidt, owner of 320 Manitoba, and representing Manitoba South Properties,
42 stated that he owns four lots located to the north of the project. He stated that less than a year ago
43 the City Council added a condition for the property at 305 Lake that prohibits having many of the
44 items being discussed for the roof top of the current property such as railings or furniture. Parking
45 continues to be an issue for everyone in the neighborhood. He added that due to increase business
46 it is often difficult to travel in the neighborhood. He questioned the date chosen for the parking

1 study that was completed and said it may have been one of the least busy days possible. He agreed
2 with others that raised concerns regarding the potential noise and the view of the roof.

3
4 Resident, Lowell Zitzloff, 319 Barry Ave, stated that he had sent a letter to the Commission
5 explaining his concerns regarding the project. He has developed buildings in the area and
6 recognized the difficulty to follow the ordinances while trying to be financially sound. Parking is
7 very precious in Wayzata due to the cost of land, but if they can build a highway under the English
8 Channel than Wayzata can find a solution to the parking concerns. He stated that each developer
9 has been made to comply with the ordinances and so should the current projects developers.

10
11 Resident, Andrew Brennen, 407 East Lake Street, President of the Masonic Temple, stated that
12 they are located next door to the project and he agreed with the other concerns raised. He
13 appreciates that communication that has occurred between the project developers and the projects
14 neighbors. He agreed with the others that expressed concerns regarding parking. He stated that
15 his building is utilized during the day and evening, and he isn't as concerned with the evening
16 parking availability. His building tenants like to utilize concrete slab located at the back of the
17 property for outdoor picnic and gathering space but was concerned with the view and sound from
18 the closely located mechanical equipment. He ended by raising concerns regarding the potential
19 structural impact of underground parking on his property due to it having been constructed in 1920.

20
21 There being no one else wishing to comment on the application, Chair Flannigan closed the public
22 hearing at 7:51 p.m.

23
24 Chair Flannigan asked the Commission to provide feedback and comments on the application.

25
26 Chair Flannigan asked Staff for the potential next steps.

27
28 Commissioner Plantan stated that the number of deviations concerned her. She appreciates the
29 design of the building and thinks it is beautiful. She ended by stating that there is already a lot of
30 traffic congestion in the area and lack of parking is her biggest concern.

31
32 Commissioner Iverson stated agreement with Commissioner Plantan's statements. She
33 appreciates the comments from the neighbors. She also does not like the idea that the use of a
34 PUD is a way of getting around the necessary variances.

35
36 Commissioner Douglas stated that she also likes the look of the building. She added her concerns
37 regarding parking and traffic congestion. She also stated concern with the FILOP system and how
38 it doesn't appear to alleviate any of the parking concerns.

39
40 Commissioner Parkhill stated appreciation for the look of the building. He doesn't agree with the
41 use of a PUD for the project. He would rather address each deviation separately. He likes the idea
42 of the landscaped roof but would need more information so as to remain consistent within the City.
43 He would also like to see each landowner solve their own parking problems because it may be too
44 much expectation on the City to solve it.

Commissioner Bashioum also agreed with her fellow Commissioners. She would like to see a focus on if a terrace should be allowed if it has been denied to others. She added that it is important to be consistent. She stated that covering 100% of the lot is also concerning, especially without the second-floor setbacks.

Chair Flannigan stated the building is attractive but too big for the lot and what is required. The idea for the rooftop greenery is interesting environmentally friendly and shouldn't be overlooked. He agreed that parking is a large concern in Wayzata, and he would like to see the applicant look at addressing the concern.

Chair Flannigan asked for a motion on the application.

Commissioner Bashioum stated that she is not against having the green roof but would want it to fit within the allowed 35 feet.

Director Goellner stated that the Commission has a few options regarding the application. One option would be to deny the application based on the number of comments that were made and changes that would be needed. A new concept plan would be requested. Another option would be to table the application to allow the applicant to provide further information that would clarify items or questions that had been raised.

Commissioner Iverson made a motion, seconded by Commissioner Plantan, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of denial of the Concept Plan for a Planned Unit Development, denial of the deviation of FAR to 2.44, denial of the deviation to allow the ground floor retail at 17%, and denial for the deviation for the minimum lot size, and denial for the variance of the building height at 38.6 feet for the application for 401 Lake Street East, for review and adoption at the next Planning Commission meeting. The motion carried unanimously.

b.) Consider Development Application for Variances and Conditional Use Permit for a Detached Parking Structure at 214/216 Minnetonka Ave S

Assistant Planner, Nick Kieser, stated that the applicants and property owners, Peter Slocum, 214 Minnetonka Ave S., and Dr. Bruce Merry, 216 Minnetonka Ave S, have submitted a development application for side and rear yard setback variances along with a Conditional Use Permit (CUP)/Shoreland Impact Plan to construct a new garage. The proposed project will construct a new four-car garage over four existing paved parking spaces in the rear of the property. The proposed garage encroaches into the 10' side and rear yard setback requirements and requires a CUP for the proposed 92.10% of hardcover, which is a decrease from the existing 92.56% hardcover. The application requests approval of a Side yard setback of 7.2' from the north (side yard) property line which is 2.8' less than the required 10' setback, a Rear yard setback of 5' from the East (rear yard) property line which is 5' less than the required 10' setback, and a Conditional Use Permit/Shoreland Impact Plan to allow for 92.10% impervious surface which is a decrease from the current 92.56% hardcover. He explained that this application is for the location of the proposed garage and the applicant would have to return for a design review as part of a future application. The applicant is not planning on removing any of the current landscaping and is

1 proposing to add a gutter system that would move the rainwater into the existing vegetation. The
2 applicants have proposed the location of the garage with the intent of not blocking necessary turn
3 around space for their shared parking spots.

4
5 Chair Flannigan asked if the Commission had any questions for Staff.

6
7 Commissioner Bashioum asked for clarification for the proposed garage and an identified utility
8 pole.

9
10 Planner Kieser explained that the structure would be set back approximately four feet from the
11 pole.

12
13 Commissioner Plantan asked for clarification regarding the reason for positioning the proposed
14 garage next to the retaining wall on the North and if it is due to having ample space to back out
15 and therefore avoid having to back out onto Minnetonka Blvd.

16
17 Planner Kieser stated that the parking spots are angled to accommodate the turnaround.

18
19 Commissioner Douglas asked about the drainage pipes in the retaining wall and their purpose.

20
21 Planner Kieser stated that the applicant could address that.

22
23 There being no further questions from the Commission for Staff, Chair Flannigan asked the
24 applicant to speak to the Planning Commission about the application.

25
26 Applicants and property owners, Peter Slocum, 214 Minnetonka Ave S., and Dr. Bruce Merry, 216
27 Minnetonka Ave S, made themselves available for questions.

28
29 Dr. Merry stated that there is an existing easement with the neighbor to the south for back parking
30 lot access. He stated that the parking spots are at an angle because 90-degree turns would be
31 impossible. The retaining wall is rotted and needs to be replaced. Their hope is to replace the
32 retaining wall and add a garage as far back that will make access to the parking stalls convenient
33 for themselves as well as their neighbors.

34
35 Mr. Slocum stated that the retaining wall is dated back at least 20 years and seeps soils onto the
36 parking lot. The retaining wall is built with stacked ties and will need to be replaced soon.

37
38 There being no further questions from the Commission for the applicant, Chair Flannigan opened
39 the public hearing on the application at 8:21 p.m.

40
41 There being no one wishing to comment on the application, Chair Flannigan closed the public
42 hearing at 8:22 p.m.

43
44 Chair Flannigan asked the Commission to provide feedback and comments on the application.

1 Commissioner Douglas stated that she had looked at purchasing the townhouse in the past and
 2 decided not to purchase due to it not having a garage. She added that a garage would be a nice
 3 improvement to the property.

4
 5 Commissioner Iverson stated that she is concerned with the long-term impact of deviating from
 6 the setback ordinances. She added that the setbacks are present for a reason.

7
 8 Commissioner Bashioum asked for clarification regarding Commissioner Iverson stating that they
 9 would be having a setback against a structure.

10
 11 Commissioner Iverson responded that her statement was in regard to the unknown of the future
 12 development of the site. She reiterated that granting variances for setbacks between buildings can
 13 create an unwanted precedence and structures built closer together than what the ordinance intends.

14
 15 Commissioner Plantan asked for clarification regarding the reduction of the impervious surface
 16 coverage.

17
 18 Planner Kieser stated that the applicant is reducing the impervious surface by approximately half
 19 a percent.

20
 21 Chari Flannigan stated that he understands the difficulty with the project and the intentions of the
 22 applicants. He also stated understanding for Commissioner Iverson's concerns regarding the
 23 future of the property with the decreased setbacks.

24
 25 Chair Flannigan asked for a motion on the application.

26
 27 Commissioner Bashioum stated that the practical hardship and reason for the decreased setbacks
 28 is because of the parking situation and the need to have space to turn around.

29
 30 Commissioner Parkhill made a motion, seconded by Commissioner Douglas, to direct staff to
 31 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
 32 reflecting a recommendation of approval of the development application for 7.2' side yard setback,
 33 a 5' rear yard setback, and a Conditional Use Permit/Shoreland Impact Plan to have 92.10%
 34 impervious surface for the properties at 214 and 216 Minnetonka Ave S for review and adoption
 35 at the next Planning Commission meeting. The motion carried 5 ayes and 1 nay (Iverson).

36
 37 **c.) Consider Development Application for a Conditional Use Permit for Fence**
 38 **Height at 663 Bushaway Road**
 39

40 Assistant Planner, Nick Kieser stated that the applicant, Elevation Homes, and property owners,
 41 Jon and Kristine Sabes, have submitted a development application requesting approval of a
 42 Conditional Use Permit (CUP) to allow installation of a fence that ranges from 6' to 8' in height
 43 along Bushaway Road. The fence will be constructed of solid cedar material. The Wayzata Zoning
 44 Ordinance allows fences in the front yard of a property, provided that they are no more than 42"
 45 in height and no more than 50% solid material. The proposed fence is made of 100% solid material
 46 and is a maximum of 8' in height in some locations, which is allowed with CUP approval. The

1 fence is located partially on the property and partially in the right of way of Bushaway Road, which
2 also requires approval by Hennepin County. There is also a 6' tall motorized gate that is proposed
3 to be at the driveway entrance, which is setback further from the fence line. The proposed plans
4 show a fence that is an average of 6' in height to the south of the gate. Then the fence starts at 6'
5 in height to the north of the gate which gradually increases to an 8' in height at the most northern
6 end of the property along Bushaway Road. The applicant had a plan to replace a 6' tall fence that
7 was existing but found it necessary to improve the screening to their house from the headlights
8 and vehicle noise from Bushaway Road with a taller fence. The 6' tall fence that was existing was
9 taken down before this development application. The applicant placed new posts that can be seen
10 in the attached pictures of the property that show where the proposed fence will be located. The
11 applicant is still allowed to replace the fence up to 6' in that location without any development
12 application approvals. There are two properties that have received a CUP for additional fence
13 height along Bushaway road, with approval of 8' and 7' fence height. There are additional houses
14 along Bushaway Road that have fences that exceed 42" in height but were constructed before the
15 fence ordinance was put in place. The property is zoned R-1A Low Density Single-Family
16 Residential. The 2030 and 2040 Comprehensive Plan designation is Estate Single-Family
17 Residential. The applicant has stated that they have received preliminary approval to place the
18 fence in the Hennepin County right of way.

19
20 Chair Flannigan asked if the Commission had any questions for Staff.

21
22 Commissioner Douglas asked if the existing fence was a solid material and since they removed it
23 does the applicant need to get approval to replace it with a solid material.

24
25 Planner Kieser responded that the existing fence was a solid material and the applicant is allowed
26 to replace the fence with comparable material.

27
28 Commissioner Bashioum asked if there were any restriction on gates.

29
30 Planner Kieser responded that the code restrictions for gates are the same for the fence
31 requirements. The gate would have to be 50% opaque and it would need to meet the height
32 requirement.

33
34 Commissioner Plantan asked if the fence height total includes the retaining wall height.

35
36 Planner Kieser stated the retaining wall is not included in the total height. He added that the height
37 is an average.

38
39 There being no further questions from the Commission for Staff, Chair Flannigan asked the
40 applicant to speak to the Planning Commission about the application.

41
42 Applicant's Representative, Bill Costello, 18312 Wayzata Blvd. stated that the gate and adjacent
43 fencing is being proposed at 6' in height and will be made of the same material as the rest of the
44 fence.

45
46 Commissioner Parkhill asked if the Hennepin County approval addressed the height of the fence.

1
2 Mr. Costello responded that Hennepin County did not address height.

3
4 Chair Flannigan asked for the reasons behind the request.

5
6 Mr. Costello responded that the noise and lights from the road are affecting the homeowners and
7 are specifically bothersome in the bedroom. There have been many attempts to mitigate the effects
8 of the road noise and headlights which have included removal of windows and increased
9 landscaping. There continues to be places where the noise and lights are not able to be blocked.
10 He added that there has been quite a bit of landscaping on both side of the fence to soften the look.

11
12 Commissioner Bashioum asked if the home owners have considered planting tall evergreens.

13
14 Mr. Costello responded that they have planted evergreen trees, but it will take some time for the
15 trees to fill in and they are looking for a more immediate solution.

16
17 There being no further questions from the Commission for the applicant, Chair Flannigan opened
18 the public hearing on the application at 8:44 p.m.

19
20 There being no one wishing to comment on the application, Chair Flannigan closed the public
21 hearing at 8:44 p.m.

22
23 Chair Flannigan asked if there was a mechanism that the City can use to enforce the upkeep of the
24 fencing and its landscaping.

25
26 City Attorney Schelzel stated that the Commission could attach a maintenance condition to the
27 CUP. Enforcement is difficult. He stated that the City does not have fence maintenance ordinances
28 other than addressing safety hazards or nuisance conditions.

29
30 Chair Flannigan asked the Commission to provide feedback and comments on the application.

31
32 Commissioner Douglas stated that she does not like 8' solid fences.

33
34 Commissioner Iverson stated that the home is beautiful. She stated that any landscaping added to
35 the outside of the fence will not survive the salt and sand that will be used on the roadway. She
36 thinks that the fence height is too tall. She stated that there are some things that the homeowner
37 can do on the inside of the home to mitigate the lights from the road, but unfortunately the sound
38 is a byproduct of living so close to the road. She thought that maybe adding additional evergreens
39 closer to the house may help. She would find 6' acceptable.

40
41 Chair Flannigan stated that the homeowners purchased the property and designed a home with
42 knowledge that noise, and light may be an issue. He agreed with allowing a 6' fence height.

43
44 Commissioner Parkhill stated that he believes that the property needs the 8' fence and he would
45 be comfortable allowing it.

1 Commissioner Bashioum stated that the increased fence height had already been allowed on other
2 properties.

3
4 Commissioner Plantan asked if the other properties where the additional fence height was allowed
5 were on grade or with a retaining wall.

6
7 Planner Kieser stated that one of the properties was on grade and he was unsure about the other.

8
9 Commissioner Parkhill stated that because the house was on a hill it would make sense to him that
10 additional screening would be necessary.

11
12 Chair Flannigan stated that he would think the opposite would be true.

13
14 Commissioner Iverson stated that she frequently bikes on the sidewalk past the property and she
15 has noticed a clear view of the homeowner sitting in his living room due to the grade of the house.
16 She stated that with or without the fence the line of sight would exist.

17
18 Commissioner Bashioum stated that it doesn't seem fair to grant a variance for some and not for
19 all on the same street. She would like to direct staff to review the ordinance.

20
21 Planner Kieser stated that he identified two properties that have been granted the fence height. He
22 added that there are many other properties that constructed their fences prior to the ordinance being
23 established. Therefore, there are likely a large number of fences above the fence requirement.

24
25 City Attorney Schelzel clarified that the Commission is considering a request for a Conditional
26 Use Permit and not a variance. He referred the Commission to the standards for considering a
27 CUP. He advised the Commission to determine if the standards have or have not been met and
28 then vote accordingly.

29
30 Commissioner Iverson stated that a comment that has stayed with her for many years is the idea
31 that Wayzata should not want to be known as the City of fences. When considering the character
32 of the Wayzata community it is important to consider the amount of fencing present.

33
34 Commissioner Bashioum stated that she would like to see constancy in the decision making.

35
36 Commissioner Plantan reminded the Commission about a recent application for a solid fence with
37 a height increase that was ultimately denied. She stated that consistency is not a large concern for
38 her because the focus should continue to remain on the impact the fence would have on the
39 surrounding areas and those areas are very inconsistent.

40
41 Chair Flannigan asked for a motion on the application.

42
43
44 Commissioner Parkhill made a motion, seconded by Commissioner Bashioum, to direct staff to
45 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
46 reflecting a recommendation of approval of a Conditional Use Permit for a fence consisting of

greater than 50% solid matter, up to eight feet in height, and are setback a minimum of ten feet from the street or roadway are allowed in the front yard for this CUP, in accordance with the plan submitted with the clarification of the 6' height at the gate and its adjacent fencing for the property located at 663 Bushaway Road for review and adoption at the next Planning Commission meeting. The motion failed with 3 ayes and 3 nays (Douglas, Iverson, Plantan).

Commissioner Iverson stated that she would be willing to change her vote to allow the application to move to the City Council.

Chair Flannigan stated that he would encourage the applicant to minimize the amount of fencing that is at eight foot tall.

Chair Flannigan asked for another motion.

Commissioner Parkhill made a motion, seconded by Commissioner Bashioum, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of approval of a Conditional Use Permit for a fence consisting of greater than 50% solid matter, up to eight feet in height, and are setback a minimum of ten feet from the street or roadway are allowed in the front yard for this CUP, in accordance with the plan submitted with the clarification of the 6' height at the gate and its adjacent fencing for the property located at 663 Bushaway Road for review and adoption at the next Planning Commission meeting. The motion carried with 4 ayes and 2 nays (Douglas, Plantan).

Commissioner Douglas stated that it isn't the height that concerns her as much as the solid material.

AGENDA ITEM 6. Other Items:

a.) Review of Development Activities

Assistant Planner, Nick Kieser stated that the Boatworks application public hearing is scheduled for the October 21 meeting.

b.) September 17 City Council Meeting Report

Assistant Planner Kieser stated that the 2019 Wayzata High School football team captains shared their activities in the community and at school. The police activity report and building activity report were reviewed and approved. The second reading of the ordinance that was vacating the right of way at 275 Lake Street, which is the Wayzata Blue property. There was a 3-2 vote of approval of the 153 Peavey Lane subdivision application.

c.) October 1 City Council Meeting Report

Commissioner Iverson stated that the City Council did not spend any time on Lake Effect and focused on reviewing the Wayzata Bar and Grill expansion. Due to the expense of the options

1 they determined to go back to the drawing board. Everything has been removed from the water
2 tower. Energy and Environment committee was approved.

3
4 **d.) Planning Commissioner Liaison for the October 15 City Council Meeting**

5
6 Commissioner Parkhill will attend this meeting and report back to the Planning Commission.

7
8
9 **AGENDA ITEM 8. Adjournment.**

10
11 There being no further business on the agenda, Chair Flannigan asked for a motion to adjourn.

12
13 Commissioner Bashioum made a motion, seconded by Commissioner Plantan to adjourn the
14 Planning Commission meeting. The motion carried unanimously.

15
16 The Planning Commission meeting was adjourned at 9:13 p.m.

17
18 Respectfully submitted,

19 Jenny Groess

20 *TimeSaver Off Site Secretarial, Inc.*

WAYZATA LAKE EFFECT
100% ISSUED FOR CONSTRUCTION

Wayzata, MN

Consultants:

Architect
Snow Kreich Architects
219 North Second St., Suite 120
Minneapolis, MN 55401
(612) 752-0292
Civil Engineer
Solution Blue
444 Cedar Street Suite 1005
Saint Paul, MN 55101
(651) 288-5534
Ecologist
Applied Ecological Services, Inc.
21938 Moshannon Road
Prior Lake, Minnesota 55372
(952) 447-1919
Traffic Engineer
SRF Consulting Group, Inc.
One Carlson Parkway North Suite 150
Minneapolis, MN 55447
(763) 249-6726
Irrigation
Water In Motion
175 James Ave. North
Minneapolis, MN 55405
(763) 559-1010
Structural Engineer
Erikson Road & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-6165
MEP / Electrical Engineer
IMEG
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
(612) 540-5033

Stamp:
I hereby certify that this plan, specification or
report was prepared by me or under my direct
supervision and that I am a duly Licensed
Landscape Architect under the laws of the State of
Minnesota

Signature Mark Johnson
53189

Registration Number 7/22/2019

Date

Issue Record:

7/22/2019 100% Issued for Construction

Revisions:

CVT Proj. #: 2-15-0032
Drawn:
Checked:

CVT Proj. #: 2-15-0032
Drawn:
Checked:

Checked:

Checked:

LANDSCAPE PLANTING

SHEET 254 OF 307

LP-14

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KEYNOTES

DTL./SHT.#

0.0	EXISTING CONDITIONS	
0.1	EXISTING UTILITY UNDERGROUND	-
0.2	EXISTING MANHOLE	-
0.3	EXISTING UTILITY POLE	-
0.4	EXISTING LIGHT POLE	-
0.5	EXISTING CONCRETE PAVING	-
0.6	EXISTING ASPHALT PAVING	-
0.7	EXISTING LAWN	-
0.8	EXISTING SHRUB(S)	-
0.9	EXISTING TREE(S)	-
0.10	EXISTING IRRIGATION	-
0.11	EXISTING FENCE	-
0.12	EXISTING UTILITY	-
0.13	EXISTING CURB	-
0.14	EXISTING WALL	-
0.15	EXISTING LAWN/PLANTING TO REMAIN	RE: DEMO/SALVAGE
8.0	PLANTING	
8.1	DECIDUOUS TREE PLANTING	2 / LD-09
8.2	SHRUB PLANTING	4 / LD-09
8.3	PERENNIAL/GROUND COVER PLANTING	-
8.4	PLANT SPACING DETAIL	3 / LD-09
8.5	SOD	-
8.6	NOT USED	-
8.7	DECIDUOUS TREE PLANTING IN GRATE	1 / LD-09

8.1 DECIDUOUS & EVERGREEN TREE PLANTING

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
⊙	ACR	<i>Acer x freemanii</i> 'Jeffersred' AUTUMN BLAZE	Freeman Maple	2" Cal	As Shown
⊙	BTP	<i>Betula papyrifera</i>	Paper Birch	2" Cal	As Shown
⊙	RPR	<i>Robinia x 'Purple Robe'</i>	Purple Robe Locust	2" Cal	As Shown
⊙	UPV	<i>Ulmus parvifolia</i>	Chinese elm	2" Cal	As Shown

8.2 SHRUB, GRASS AND PERENNIAL PLANTING

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
⊙	COR	<i>Cornus stolonifera</i> 'Farrow' - ARCTIC FIRE	Arctic Fire dogwood	2 GAL	18" OC
⊙	EQS	<i>Equisetum hyemale</i>	Horsetail	2 GAL	2' OC
⊙	EOU	<i>Euonymus fortunei</i> 'Coloratus'	Purple Leaf Wintercreeper	2 GAL	As Shown
⊙	HRM	<i>Hemerocallis</i> 'Siloam Double Classic'	Daylily	1 GAL	As Shown
⊙	PAN	<i>Panicum virgatum</i> 'Cheyenne Sky' PRAIRIE WINDS CHEYENNE SKY (Prairie Winds)	Prairie Winds Cheyenne Sky Red Switch Grass	2 GAL	18" OC
⊙	RMB	<i>Rosa 'Meinlieb'</i> RED MEIDLAND	Red Meidiland Shrub Rose	5 GAL	As Shown
⊙	SNM	<i>Salvia nemorosa</i> 'Burgundy Candles'	Burgundy Candles Woodland Sage	2 GAL	As Shown
⊙	ANU	ANNUALS BY CITY	-	5 gal	As Shown
⊙	GDN	GARDEN ROOM PERENNIAL MIX <i>Heuchera</i> 'Ballerina' HARVEST BURGUNDY <i>Hosta</i> 'Blue Angel' <i>Hosta</i> 'Cathedral Windows' <i>Hosta</i> 'Fried Green Tomatoes' <i>Hydrangea paniculata</i> 'LYOBOL BOBO' <i>Liriodendron muscari</i> 'Bigum' CLEOPATRA	Harvest Burgundy Coral Bells Hosta Hosta Hosta Bobo Hardy Hydrangea Big Blue Lilyturf	5 gal	As Shown

8.5 GRASSES AND SODDED TURF

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
⊙	TRF	TURF GRASS	-	SOD	see specs

GENERAL NOTE:

- STREET TREES ARE TO BE CENTERED IN TREE LAWN UNLESS OTHERWISE NOTED.
- CONTRACTOR TO FIELD LOCATE CONTAINER STOCK AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO POT HOLE TREE LOCATIONS PRIOR TO DIGGING TO AVOID UTILITIES.
- BLEND EDGE OF EXISTING TURF & NEW AT LAWN NORTH OF R.R. TRACKS.
- 18" AMENDED TOP SOIL IN ALL PLANTING BEDS

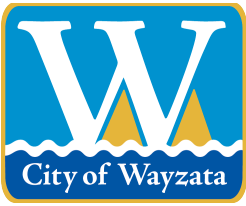
ALIGNMENT NOTES

- ALIGN TREES PERPENDICULAR TO STREET



Scale: 1" = 10'

0 5 10 20



City of Wayzata Planning Commission Agenda Report

MEETING DATE: January 6, 2020	AGENDA ITEM: 5.b.
TITLE: Consider Development Application for Planned Unit Development General Plan, Design Review, Preliminary Plat, Zoning Map Amendment, and Shoreland Impact Plan/Conditional Use Permit for North Lake Townhomes at 215 Walker Ave S and 545 Indian Mound E	
PREPARED BY: PeggySue Imihy, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: February 15, 2020	

BACKGROUND:

The applicant, Walker Partners Limited Partnership, and the property owner, RE Clark Land Invest, LLC, have submitted a development application to redevelop the properties at 545 Indian Mound E and 215 Walker Ave S. The applicant is proposing to demolish the existing building on the site and construct seven two-story townhomes, split between three buildings (for a total of seven units). The application includes several requests, which are detailed in the attached staff report.

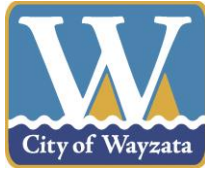
This application is the next step following the approval of a PUD Concept Plan on August 7, 2019 by the Wayzata City Council.

ACTION REQUESTED:

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:

1. Staff Report, Design Review and Plans - 215 Walker Ave S



**Staff Report
January 6, 2020**

Project Name: North Lake Townhomes
Applicant: Walker Partners Limited Partnership
Addresses of Request: 215 Walker Ave S and 545 Indian Mound E
Prepared by: PeggySue Imihy, Planning Consultant
“60 Day” Deadline: February 15, 2020

Development Application

Introduction

The applicant, Walker Partners Limited Partnership, and the property owner, RE Clark Land Invest, LLC, have submitted a development application to redevelop the properties at 545 Indian Mound E and 215 Walker Ave S. The applicant is proposing to demolish the existing building on the site and construct seven , two-story townhomes, split between three buildings. The application requests review of a General Plan for a Planned Unit Development (PUD) in addition to other applications listed below.

This application is the next step following the approval of a PUD Concept Plan on August 7, 2019 by the Wayzata City Council.

Property Information

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

Address	PID	Owner
215 Walker Ave S	06-117-22-24-0105	Walker Partners Ltd. Partnership
545 Indian Mound E	06-117-22-24-0067	RE Clark Land Invest, LLC

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

Zoning District:	C-1 Office and Limited Commercial District
2030 Comp Plan Designation:	Mixed Use Business District
2040 Comp Plan Designation:	Mixed Use Commercial / Residential
Overlay Districts:	S/Shoreland Overlay District Bluff District Design District

Project Location

The property is located on the northwest corner of Indian Mound E and Walker Ave S:

Map 1: Aerial Photograph of Area, 2019



Map 2: Aerial Photograph of Site, 2019



Application Requests

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

1. Planned Unit Development General Plan: If a request for concept approval of a PUD project has been approved by the City Council, as the next step in the application procedure, an applicant shall submit to the City a General Plan of Development for the proposed project per City Code § 933.06.A.

As part of the request, the applicant is asking for a deviation from the requirement that the buildings be located no closer than one-half the sum of the building heights of the two buildings. The buildings have a distance of 17' 10 ³/₄" between each building. Per City Code § 933.02.13, the most southernly building on the site should be located approximately 32.5 feet from the middle building. The most northernly building and the middle building should be approximately 30 feet apart.

The applicant is also asking for a deviation from the setback requirements. The PUD Ordinance requires that the setbacks for new structures be the same as the underlying district and that buildings be set back no less than 15 feet from the back of the curb line along roadways which are part of the internal street pattern.

The PUD Ordinance also states in § 933.03.A.6 that for multiple-family residential PUD District projects, the normal standards of either the R-4 or R-5 Zoning Districts shall apply to each project, excepting usage standards, as determined by the City Council and as provided above in § 933.02.A. The setback standards for underlying Zoning District (C-1), the R-4 District, PUD District, and the proposed project, are outlined in the table below.

C-1 District	R-4 District	PUD	Proposed PUD
All Yards: 10 feet	Front Yard: 35 feet Side Yard: 20 feet Rear Yard: 40 feet	All Yards: Same as underlying district, but no less than 15 feet from the back of curb line. If residential PUD, the normal standards of the R-4 or R-5 District shall apply.	Front Yard: 5-28 feet Side Yard: 10 feet Rear Yard: 25-59 feet

The applicant has provided their justification for these deviations in the narrative attached to this staff report. When evaluating the request, the relevant City Code Sections to consider are § 933.01 PUD Purposes, § 933.02 PUD General Standards, and § 933.03 PUD Residential Area Standards. These standards are included at the end of this staff report.

2. Rezoning: The applicant is requesting a rezoning from C-1: Office and Limited Commercial to PUD – Planned Unit Development. When evaluating the request, the relevant City Code Section to consider is § 903.02.F: Procedures for Amendments (Text and Map). These standards are included at the end of this staff report.
3. Design Review: The subject property lies within the Bluff District and is subject to the Design Standards as outlined in City Code § 909.

The applicant is requesting four deviations from the Design Standards:

1. A deviation from the requirement in City Code § 909.14.F that the stone joints in the building materials be no larger than one-fourth of an inch. The applicant has provided a sample of the material to be used, which is included in the packet.
2. A deviation to allow for mechanical equipment such as the air conditional units to be located on the exterior of the building. The applicant indicates that these would be screened and located either between units or on the side of the unit.
3. A deviation to omit several features along the streetscape; the requirement of any building with a façade length greater than 50 feet to

provide a bench, the requirement for the sidewalk along Walker Ave S to have exposed aggregate, and to not provide additional streetlighting.

4. A deviation to allow for six-foot arborvitae between the driveway and the adjacent property to the west, where a solid wall or dense hedge of no less than three feet and no more than four feet in height is allowed.

The applicant has provided their justification for these deviations in the narrative attached to this staff report. When evaluating the request, the relevant City Code Section to consider is § 909.29.A: Deviations from the Design Standards. These standards are included at the end of this staff report.

4. Preliminary Plat: The applicant has provided a preliminary plat to combine the two parcels in to seven lots with one outlot pursuant to City Code § 1003.02. Following the review and approval of the Preliminary Plat, the applicant will be required to submit a Final Plat to the City in accordance with provisions of Minnesota State Statutes and Hennepin County regulations, no later than 100 days from approval of the Preliminary Plat. The Final Plat will be reviewed by City staff and approved by City Council.
5. Shoreland Impact Plan/Conditional Use Permit (CUP): Per City Code § 991.19.A, an applicant desiring to develop land or construct any dwelling or any other artificial obstruction on land located within any Shoreland Overlay District within the City of Wayzata shall first submit a Conditional Use Permit application.

The applicant's proposed plans for the amount of impervious surface is 39%, which exceeds the allowable impervious surface limit of 25%. The applicant has prepared plans to mitigate stormwater runoff using a combination of pervious pavers and a graywater system.

Comprehensive Plan

The Draft 2040 Comprehensive Plan is currently under review by the Metropolitan Council. Until its official adoption, the City is will continue to be guided by the 2030 Comprehensive Plan. The land use designation in the 2030 Comprehensive Plan is Mixed Use Business District. The intent of the Mixed Use Business District is to "Maintain and enhance these areas for primarily residential uses, while allowing the integration of limited retail, commercial, and office uses."

The Draft 2040 Comprehensive Plan land use designation for the subject property is Mixed Use Commercial/Residential, which allows for a single land use on an individual project provided that the intent is to have a mixed of uses on the block level basis.

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	Residential Townhouses at 544-530 Rice St E	PUD / Planned Unit Development	2030: High Density Multiple Family 2040: High Density Residential
East	Wayzata City Hall at 600 Rice St E	INS / Institutional	2030: Institutional / Public 2040: Institutional / Public
South	Multi-Family Residential at 520 Indian Mound E	C-4 / Central Business District	2030: High Density Multiple Family 2040: Central Business District
West	Multi-Family Residential /Commercial at 240 Minnetonka Ave S	PUD / Planned Unit Development	2030: Mixed Use Commercial 2040: Mixed-Use Commercial/Residential

Public Hearing Notice

The public hearing notice was published in the Wayzata *Lakeshore Weekly* on December 26, 2019. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on December 26, 2019.

Analysis of Application

City staff has reviewed the pertinent information and City Code requirements for the proposed project and provides the following analysis and information.

Project Overview

The proposed project includes demolition of the existing commercial building on the property, and construction of three two-story, attached townhome buildings with seven townhome units. Two of the homes would face Indian Mound E, while the other five would face Walker Ave S. The development would have a private driveway to access the garages, which are located to the rear of the homes.

The Planning Commission reviewed a PUD Concept Plan for this proposed development at their meeting on June 1, 2019. The Plan showed eight townhomes split between two buildings. After receiving feedback from the Planning Commission and City Council about the massing and bulk of the two buildings, the applicant has modified their PUD General Plan to remove one unit and break up the development into three buildings. This General Plan lowered impervious surface coverage, increased the green space, and lowered the density of the site. A comparison of the changes is included in the Applicant's narrative.

Zoning

The property is currently zoned C-1 and is located within the Shoreland Overlay District. The following table outlines the standards for the C-1, R-4, and Shoreland Overlay Districts in comparison to the proposed PUD General Plan:

	C-1 Zoning	Shoreland Overlay District	R- 4 Zoning	Proposed PUD General Plan
Height (max.)	3 stories and 35 feet, whichever is less	35 feet	3 stories and 35 feet, whichever is less	North Building: 29' 6 1/4" – 31' 11 5/8" Middle Building: 29' 1 5/8" – 31' 11 5/8" South Building: 34' 7 5/8" – 34' 3"
Floor Area Ratio (max.)	2.0	None	2.0	1.02
Impervious Surface (max.)	None	25% or 75% with stormwater management or 100% with shoreland impact plan/CUP	35%	39%
Property Line Setbacks (min.)	All directions: 10ft.	None	Front Yard: 20 feet Side Yard: 10 feet Rear Yard: 20 feet	Front Yard: 5-28 feet Side Yard: 10 feet Rear Yard: 25-59 feet
Lot Area (min.)	9,000 sq. ft.	Same as underlying zoning district	27,000 sq. ft.	32,702 sq. ft.
Required Open Space	None	30% of the area shall be preserved for open space in a PUD	None	32.5%

The following table outlines the differences between the previously proposed PUD Concept plan and the Proposed General Plan:

	PUD Concept Plan	Proposed PUD General Plan
Height (max.)	35 feet	North Building: 29' 6 1/4" – 31' 11 5/8" Middle Building: 29' 1 5/8" – 31' 11 5/8" South Building: 34' 7 5/8" – 34' 3"

Floor Area Ratio (max.)	1.13	1.02
Impervious Surface (max.)	52%	39%
Property Line Setbacks (min.)	Not calculated	Front Yard: 5-28 feet Side Yard: 10 feet Rear Yard: 25-59 feet
Lot Area (min.)	32, 702 sq. ft.	32,702 sq. ft.
Required Open Space	Not calculated	32.5%

Density and Use

With the change from eight townhomes to seven , the proposed density for the project is 9.3 units per acre instead of the 10.3 units per acre, which was proposed at the concept stage of the PUD. While the 2030 Comprehensive Plan does not specify density for the subject property, the 2040 Comprehensive Plan proposes a minimum of 10 units per acre. The applicant is not required to propose 10 units per acre, as the 2040 Comprehensive Plan has not been formally adopted. Additionally, the General Plan was revised to seven units rather than eight to address the City Council's concerns of bulk, scale, and massing.

During the concept stage, approval for the buildings as a single use with only residential was approved by the City Council.

Setbacks

The proposed development does not meet any of the setback standards in the C-1, R-4 or PUD districts, but the proposed plan is consistent with the design of the PUD Concept Plan, which was approved by the City Council on August 7, 2019. Staff finds that City Code § 933 offers multiple setback standards and that the proposed buildings meet the intent of the PUD Ordinance to encourage “a more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.” It is also reasonable that the development provides adequate room for the townhomes to each have a front yard. Given the proximity to Lake Minnetonka, it is also appropriate that the townhomes are pushed back along Walker Ave S so that views of the lake are not hidden. Staff finds that a deviation to this section of code is consistent with the intent of the Zoning Ordinance.

Building Proximity

The proposed development does not meet the requirement that the buildings be spaced apart in a distance equal to one-half the sum of the heights of the two buildings (which

would equal 32.5 feet between the most southernly building and the middle building, and 30 feet between the middle building and most northernly building), however the proposed plan is consistent with the design of the PUD Concept Plan, which was approved by the City Council on August 7, 2019. Given the size of the site, and the general massing of the building, staff finds that the buildings are appropriately sited and that more space between the buildings would not make appropriate use of the site. Additionally, more space between the building would require that the density of the site be lowered further, which would continue to be inconsistent with the desired 2040 Comprehensive Plan density of 10 units per acre.

Tree Preservation

Per City Code § 936.04.A, the applicant is allowed to remove 25% of the trees on-site without required replacement. The applicant has proposed to remove 140 inches of trees on the subject property to accommodate development. Of the 140 inches removed, 81 inches are required to be replaced. The applicant has provided a landscape plan, which proposes 48 new trees on the site, totaling 129 replaced inches of trees. An additional 80 inches of trees were deemed diseased, dying, or hazardous by a consultant hired by the applicant. The City Forester has verified that due to their condition, these trees may be removed without replacement. The report with these findings is included in the packet.

Parking

The City's Parking Ordinance establishes the minimum number of parking stalls that must be provided in a development based on the uses in the building. For townhomes, the developer must provide two spaces for every one unit. The application currently shows that these parking spaces will be adequately supplied with the garages and driveways located behind the homes.

Signage

The applicant has also proposed a sign for the project, which would be located in the southeast corner of the property and would be 31.67 square feet. Exterior signage within a PUD is not regulated by the PUD Ordinance, however the R-4 and R-5 Zoning Districts limit ground/monument signage to 35 or 40 feet. The proposed sign fits within this standard.

Preliminary Plat

The Applicant is proposing to reconfigure the two existing lots on the subject properties into seven new lots with an outlot to accommodate a shared driveway. The Preliminary Plat has been reviewed against the criteria outlined in City Code § 1005.02 and staff finds that the proposed subdivision is consistent with the Draft 2040 Comprehensive Plan in that the property is guided for residential and would allow for a single use on a parcel. Staff also finds that the creating of the new lots are in a similar scale to adjacent properties and can be adequately accommodated by the City's infrastructure.

If approval of the Preliminary Plat is granted, the applicant must submit a Final Plat within 100 days to be reviewed by the City Council.

Design Review

The proposed project is located within the Bluff District and is subject to the design standards as outlined in City Code § 909.

The applicant is requesting deviations from the design standards for the following items:

1. A deviation from the requirement in City Code § 909.14.F that the stone joints in the building materials be no larger than one-fourth of an inch.

The applicant has proposed to use a natural stone as the finish on the buildings. Because this stone is natural and not manufactured it is difficult to have a consistent one-fourth of an inch sized joint. Staff believes that a natural stone would be a preferable material to a manufactured stone, and that the deviation would result in a more positive effect if allowed.

2. A deviation to allow for mechanical equipment such as the air conditional units to be located on the exterior of the building. The applicant indicates that these would be screened and located either between units or on the side of the unit.

Due to the residential nature of the project, it is reasonable that mechanical equipment such as air conditioning units are not located within the interior of the structure. The applicant has indicated that units will have appropriate screening as to not be unattractive. Staff finds that this deviation will prevent the applicant from having an undue burden given the housing type.

3. A deviation to omit several features along the streetscape; the requirement of any building with a façade length greater than 50 feet to provide a bench, the requirement for the sidewalk along Walker Ave S to have exposed aggregate, and to not provide additional streetlighting.

Staff has determined that adequate street lighting is currently provided on Walker Ave S and that a bench is not needed given the residential nature of the property. While the design standards require exposed aggregate, this type of sidewalk is not common in the Bluff District and staff believes this to be an error in the City's Code.

4. A deviation to allow for six foot arborvitae between the driveway and the adjacent property to the west, where a solid wall or dense hedge of no less than three feet and no more than four feet in height is allowed.

The addition of this height of arborvitae is a direct response to concerns from both the adjacent neighbors at 520 Indian Mound E and the City Council that the driveway between the properties would be adequately screened. These hedges will provide privacy for both residences, while also adding attractive landscaping to the property. Staff finds this deviation ultimately results in a more positive effect than what would be provided by the strict application of the Code.

A full review of the Design Standards in City Code § 909 has been analyzed by staff and it is attached to this report.

Shoreland Impact Plan CUP

The applicant has proposed to mitigate the effects of stormwater runoff through pervious pavers and a graywater system. Pervious pavers and a porous rock base material would be used for the rear driveways and front sidewalks, which would allow water to pass through to the ground instead of running off of the site. The graywater system collects the roof runoff that discharges to the east side of the site in a series of underground cisterns. This runoff would then be pumped back up through an irrigation system to water the front lawns with an overflow outlet to the city storm sewer. This graywater re-use system helps control volume and reduce peak discharge rates leaving the site.

The applicant's proposed plans to mitigate the stormwater runoff have been reviewed by the City Engineer/Public Works Director and have been found to appropriately provide for the abstraction of the first inch of rainfall per the requirements of the Minnehaha Creek Watershed District. Approval by the Minnehaha Creek Watershed District will be required before a building permit is issued. Staff recommends approving the Shoreland Impact Plan CUP with the standard conditions as required by City Code § 991.19.C.

Grading and Utilities

The proposed plans for grading and utilities were reviewed and approved by the City Engineer/Public Works Director. The City is interested in partnering in the construction of the watermain, north of proposed development up to Rice St to create a loop. If the plans are approved, the applicant and the City Engineer/Public Works Director can work together on this request.

Primary Issues to Consider

1. PUD General Plan:

- a. Does the Planning Commission find the request for a PUD General Plan consistent with the standards outlined in City Code § 933.02?
 - i. If the PUD is allowed, would it provide 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?
 - ii. Does the project provide higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers?
 - iii. Is a more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City created with the PUD?
- b. Does the request for a deviation from the setback standards further the above policy goals?
- c. Does the request for a deviation to the building proximity further the above policy goals?

2. Rezoning:

- a. Does the rezoning of the subject property and its proposed use conform with present and future land uses of the area?
- b. Would the rezoning of the property and its proposed use conform with all performance standards contained herein (i.e., parking, loading, noise, etc.)?

3. Design Review:

- a. Would the proposed deviations have a positive effect on the area in which the project is proposed?
- b. Does allowing the deviations alleviate an undue burden, taking into account current leasing, housing, and commercial conditions?

4. Preliminary Plat

- a. Is the proposed subdivision consistent with the Wayzata Comprehensive Plan?
- b. Would the creation of the lots adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas?
- c. Is the proposed subdivision properly accommodated with existing public services, primarily related to transportation and utility systems, and does not overburden the City's service capacity?

5. Shoreland Impact Plan CUP

- a. Have the adverse impacts of additional impervious surface been mitigated through approved means to the extent possible?

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

Design Review, dated December 31, 2019
Applicant's Narrative, dated December 10, 2019
Proposed Plans, dated December 10, 2019
2030 Land Use Map
Draft 2040 Land Use Map

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. While several criteria appear to be met, staff has highlighted in **bold** criteria that may require additional discussion with the Planning Commission.

Purpose of PUDs: § 933.01 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

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

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

1. Review. In its review of any application under this Section, the City Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations of the Design Review Board 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 this Section. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the

community and the surrounding area and that the project does conform with the overall intent and purpose of this Section, it may approve a PUD permit, although it shall not be required to do so.

2. 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. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple ownership, the approved Final Plan shall be binding on all owners.
3. **Comprehensive Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Plan.**
4. Sanitary Sewer Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Sewer Plan and shall not create a discharge which is in excess of the City's assigned regional limitations.
5. Common Open Space. 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 shall be provided within the area of the PUD development.
6. Operating and Maintenance Requirements for PUD Common Open Space Facilities. Whenever common private or public open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to ensure 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 may be placed under the ownership of one or more of the following, as approved by the City Council.
 - a) Dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication.
 - b) Landlord control, where only use by tenants is anticipated.
 - c) Property Owners Association, provided all of the following conditions are met:
 - 1) Prior to the use or occupancy or sale or the execution of contracts for sale of an individual building unit, parcel, tracts, townhouse, apartment, or common area, a declaration of covenants, conditions and restrictions or an equivalent document or a document such as specified by Laws 1963, Chapter 457, Section 11 and a set of floor plans such as specified by Laws 1963, Chapter 457, Section 13 shall be filed with the City of Wayzata, said filing with the City to be made prior to the filings of said declaration or document or floor plans with the recording officers of the County.
 - 2) The declaration of covenants, conditions and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance

affecting buildings, units, parcels, tracts, townhouses, or apartments shall subject said properties to the terms of said declaration.

- 3) The declaration of covenants, conditions and restrictions shall provide that an owner's association or corporation shall be formed and that all owners shall be members of said association or corporation which shall maintain all properties and common areas in good repair and which shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be subject to the review and approval of the City Attorney. The intent of this requirement is to protect the property values of the individual owner through establishing private control.
 - 4) The declaration shall additionally amongst other things, provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the City of Wayzata or fails to pay taxes or assessments on properties as they become due and in the event the said City of Wayzata incurs any expenses in enforcing its rules and regulations, which said expenses are not immediately reimbursed by the association or corporation, then the City of Wayzata shall have the right to assess each property its prorated share of said expenses. Such assessments, together with interest thereon and costs of collection, shall be a lien on each property against which each such assessment is made.
 - 5) Membership must be mandatory for each owner, and any successive buyer.
 - 6) The open space restrictions must be permanent and not for a given period of years.
 - 7) The association must be responsible for liability insurance, local taxes, and the maintenance of the open space facilities deeded to it.
 - 8) Property owner must pay their prorated share of the cost of the association by means of an assessment to be levied by the association which meets the requirements for becoming a lien on the property in accordance with Minnesota Statutes.
 - 9) The association must be able to adjust the assessment to meet changed needs.
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.

- a) The maximum allowable density in a PUD District shall be determined by standards negotiated and agreed upon between the applicant and the City. In all cases, the negotiated standards shall be consistent with the development policies as contained in the Wayzata Comprehensive Plan. Whenever any PUD is to be developed in stages, no such stage shall, when averaged with all previously completed stages, have a residential density that exceeds 125 percent of the proposed residential density of the entire PUD.
 - b) There shall be no density variation from the standards applied in an applicable zoning district for PUD conditional use permits.
9. Utilities. In any PUD, all utilities, including telephone, electricity, gas and telecable shall be installed underground.
10. Utility Connections.
- a) Water Connections. Where more than one property is served from the same service line, individual unit shut off valves shall be provided as required by the City Engineer.
 - b) Sewer Connections. Where more than one unit is served by a sanitary sewer lateral which exceeds 300 feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.
11. Roadways. All streets shall conform to the design standards contained in the Wayzata Subdivision Regulations unless otherwise approved by the City Council.
12. Landscaping. In any PUD, landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the Final Plan. In assessing the landscaping 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.**
- a) **The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD condition use permit, or the previous zoning district, if a PUD District.**
 - b) **No building shall be located less than 15 feet from the back of the curb line along those roadways which are part of the internal street pattern.**
 - c) **No building within the project shall be nearer to another building than one-half the sum of the building heights of the two buildings.**
 - d) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.

14. Height.

- a) The maximum building height within a PUD District shall be 35 feet and three stories, whichever is lesser.
- b) There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits.
- c) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the maximum allowable height shall be as negotiated and agreed upon between the applicant and the City.

Residential Area Standards § 933.03

A. Purpose. The purpose of this Section is to establish standards for single family, multiple family, institutional and other residential PUD District and conditional use permit projects, in addition to those standards contained elsewhere in this Ordinance for all PUD projects. All residential PUD projects shall be developed in accordance with the following residential area standards.

1. Minimum Lot Area. There shall be no minimum lot or area size required for a tract of land for which a PUD District project is proposed. There shall be no minimum lot or area size imposed for a PUD conditional project except for standards applicable within the zoning district in which it is utilized.
2. Minimum Frontage. There shall be no minimum frontage on a public street required for a tract of land for which a PUD project is proposed.
3. The tract of land for which a PUD project is proposed shall have municipal water and sewer available to it.
4. It is the City's policy to discourage private roadways within a residential PUD project. Regardless if roads are private or dedicated to the public, they shall be designed to right-of-way widths and constructed to standards imposed by the Wayzata Subdivision Regulations.
5. For single family residential PUD District projects, the normal standards of either the R-1A, R-1, R-2, or R-3 zoning districts shall apply to each project, excepting usage standards, as determined by the City Council and as provided above in Section 933.02.
6. For multiple family residential PUD District projects, the normal standards of either the R-4 or R-5 Zoning Districts shall apply to each project, excepting usage standards, as determined by the City Council and as provided above in Section 933.02.A.
7. In addition to the above standards, the City Council may impose such other standards for a residential 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.

Procedures for Amendments (Text and Map) § 903.02.F

The Planning Commission shall consider possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

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

Deviations from the Design Standards – All Districts § 909.29.A

With the exception of Section 909.10 of the Design Standards, a deviation from any section of the Design Standards shall require a finding by the City Council (after considering the Planning Commission's recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:

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

Procedures for Filing and Review – Preliminary Plat § 1003.02.E

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 filling or grading.
4. Existing stands of significant trees shall be retained where possible.
5. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
6. **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.**
7. 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.
8. 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.
9. 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.
10. 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.
11. The proposed lot layout and building pads shall conform with all performance standards contained herein.
12. 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.
13. **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.**

Shoreland Impact Plan / Conditional Use Permit § 991.19.C

Conditions. All conditional use permits for consideration under this Section shall be subject to the following stipulations.

1. **The projects shall be analyzed to determine the impact of impervious surfaces, stormwater runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible.**
2. Stormwater treatment measures including, but not limited to, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsilts basins on stormwater inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and the Minnehaha Creek Watershed District on projects where applicable.
3. Projects shall be analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes. The vegetative planting plan shall

contain trees, when fully mature, that will exceed the building height. The plan shall also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting of trees which are proposed to be removed.

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

Design Review
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North Lake Townhomes, 215 Walker Ave S and 545 Indian Mound E
January 6, 2020

The Design Review is based on the plans submitted on December 11, 2019 by the applicant, Walker Partners Limited Partnership, and their architect, Whitten Associates.

	Comments	Compliance
Building Recesses		
<u>909.06.A.1. – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The proposed design shows recesses and pilasters as part of the entrances and facades along the street levels.	Yes
<u>909.06.A.2</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The proposed design shows each townhome having either an outdoor patio or a landscaped courtyard.	Yes
Building Width		
<u>909.07. All Districts – New Buildings</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The following designs have been incorporated to reduce the scale of longer facades: • Special treatment at entrances • Variations in roof lines or parapet detailing • Building setbacks or articulation of the façade • Rhythm of elements are incorporated into the design	Yes

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	Comments	Compliance
Upper Story Setbacks		
<u>909.08.A.1. – All Districts – New Buildings</u> Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 rd story height from the second (2 nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 rd story structure shall be closer than six (6) feet to the 2 nd story façade. The 3 rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 rd story façade.	The proposed buildings are two (2) stories in height.	Yes
<u>909.08.A.2 – All Districts – New Buildings</u> The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.	There are two facades that are greater than 60 feet. The applicant has recessed at least 25% of the second story on these facades.	Yes
<u>909.08.A.3. – All Districts – New Buildings</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.	The building is within the required 35 foot height restriction.	Yes

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	Comments	Compliance
Roof Design		
<u>909.09.A. – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	These structures are not provided in the proposed project, but they are not required as there is low feasibility that this could work on a pitched roof style building. The project includes balconies and future owners could choose to add green elements such as arbors or plantings on these structures.	Yes
<u>909.09.B.1. – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>909.09.B.2. – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The applicant has indicated that the roofs would be dark gray,56 asphalt shingle.	Yes
Screening of Rooftop Equipment		
<u>909.10.A. – Lake Street and Bluff Districts</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.	Mechanical equipment for the building would be located between or next to townhome units. The applicant has requested a deviation to allow for these units to be located on the exterior of the structure. Screening of the units would be provided. This is consistent with the PUD Concept Plans.	The Planning Commission should determine if a deviation should be granted.

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	Comments	Compliance
Facade Transparency		
<u>909.11.A. Glass Calculations – All Districts</u> Applications for design approval must include facade diagrams that contain calculations of glass and solid surfaces. Calculations of facade areas for multiple story building shall be measured from grade to the floor above. Calculations of facade areas for one story buildings shall be measured from grade to the roof deck.	The proposed buildings will be customized by each new owner. Exact calculations will be reviewed at building permit to ensure compliance with the Design Standards.	Yes, subject to City staff review of a final building permit.
<u>909.11.C. – Bluff District</u> No less than 35 percent of ground level public facades for buildings containing commercial or office uses shall be transparent glass.	The building does not have office or commercial uses.	N/A
Ground Level Expression		
<u>909.12 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: A. An intermediate cornice line B. A difference in building materials or detailing C. An offset in the façade D. An awning, trellis, or loggia E. Arcade F. Special window lintels G. Brick/stone corbels	The proposed buildings are two stories. The ground floor is distinguished from the floors above by the use of: A. Intermediate cornice lines B. Different building materials and detailing C. Arcade D. Special window lintels	Yes

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Entries			
<u>909.13. – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.		The applicant has indicated that planters with seasonally appropriate plantings would be provided by the Homeowners Association.	Yes
		Comments	Compliance
Building Materials and Quality			
<u>909.14.A. – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 909.14.G., ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco		The applicant has indicated that 90% of the materials will be either cast stone, stone or factory finished and certified wood, which adheres to the requirements of the design district. The applicant has indicated that the future owner will have some ability to customize each townhome façade, so exact percentages have not been specified.	Yes, subject to City staff review of a final building permit.
<u>909.14.B. – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.		The applicant has indicated that the primary opaque surface will be the same on all facades.	Yes
<u>909.14.C. – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.		The applicant has proposed not to use any brick within the project.	N/A

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<u>909.14.D. – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	The exterior stone is a blend of cut stone and jagged edges to give a look fitting to the ‘Shingle’ style Architecture but with a more finished detail. The stone will also be capped with precast stone for a finished ledge. The stone pieces will be hand selected to insure larger pieces to avoid fractional cuts and odd pieces. The real stone corner pieces are to be ‘back cut’ to wrap the outside corners by a minimum of 2 inches, this avoids thin butt joints. In all cases the stone will return to the inside corners of the exterior walls.	Yes
<u>909.14.E. – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or ‘v’ joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	The applicant has indicated that they will not be using brick for the project.	N/A
<u>909.14.F. – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	The applicant has indicated they are not able to comply with this standard. A deviation has been requested from this standard.	The Planning Commission should determine if a deviation should be allowed.

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<u>909.14.G. – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The applicant has identified that the following materials will make up no more than 10% of the non-glass surfaces: • Cast Stone • Rockface block • Fiber cement board	Yes, subject to City staff review of a final building permit.
<u>909.14.H. - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The roof style is a gable style and does not have a parapet, flashing, or coping.	N/A

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<u>909.14.I. – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The proposed project does not have awnings.	N/A
<u>909.14.J. – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	Balconies are located on the second story of the buildings and are fully accessible and usable. The applicant has stated that metal railings will be black, or glass panels.	Yes
<u>909.14.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 909.11 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The applicant has indicated that the proposed glass on the homes would be low-emissivity glass and would not be mirrored, reflective or darkened.	Yes

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<u>909.14.L. – Door Systems – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The townhome development would not have a main entry door; therefore, this standard is not applicable.	N/A
	Comments	Compliance
Franchise Architecture		
<u>909.15. – All Districts</u> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 909.22 by the Planning Commission at the time of Design Standards Review application	This project is not a franchise.	Yes

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	Comments	Compliance
Walkways		
<u>909.16.B. – Bluff District</u>		
1. Continuous sidewalks at least five feet in width shall be provided along all public street frontages. The sidewalk street grid shall be maintained and extended wherever possible. 2. Where the sidewalk street grid is interrupted by steep slopes or other topographic variations, walkways or stairways shall be built to maintain pedestrian continuity.	Sidewalks at least five feet in width have been provided and the sidewalk street grid has been maintained along both Indian Mound E and Walker Ave S.	Yes

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	Comments	Compliance
Landscaping		
<u>909.17 – All Districts</u>		
1. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.	The Applicant indicates that seasonal landscaping and planters will be provided and maintained by the Homeowners Association.	Yes
2. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.		N/A
3. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.	There are no areas along the building facades that exceed 100 square feet.	
4. Streetscaping shall include all of the following: a) Boulevard species trees, with at least three (3) caliper inches. b) Exposed aggregate sidewalks with brick accents c) Street lights d) Benches (if building length is 50 feet or greater), which utilize existing city bench designs. e) Flowers	The applicant, along with City staff has asked for a deviation to only provide: a) Boulevard species trees, with at least three (3) caliper inches. The City Engineer/Public Works Director has determined that existing street lights along Walker Ave S are sufficient, that exposed aggregate along Walker Ave S would not be consistent with sidewalks in this area and that a bench is not needed for residential development.	The Planning Commission should determine if a deviation should be allowed.

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<u>909.17.C. – Bluff District</u> Trees with a minimum of three caliper inches shall be planted no more than 26 feet apart within a landscaped boulevard.	The proposed landscaping plans show fourteen (14) trees with a minimum of three caliper inches would be planted closer than 26 feet apart along the public sidewalk.	Yes
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Design Review
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	Comments	Compliance
Parking Lot Landscaping		
<u>909.18 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	A deviation is requested to allow for dense hedges of six-foot arborvitae between the property to the west and the drive aisle to the garages. This request is in response to the desire from the Planning Commission and the City Council to ensure that an adequate buffer exists between the property to the west and the subject property.	The Planning Commission should determine if a deviation should be allowed.
Surface Parking		
<u>909.19 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	The proposed project does not have surface parking. Parking is limited to the tuck under garages which are built into the proposed townhomes. There is no parking shown in the front yards or corners.	Yes

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	Comments	Compliance
<u>909.20 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.	The project is residential in nature, so bicycle parking is not required.	N/A
Parking Structures		
<u>909.21.A. – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards: 1. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. 2. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. 3. Windows or openings shall be similar to those of surrounding buildings. 4. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.	The project does not have a parking structure attached.	N/A

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	Comments	Compliance
Signs		
<u>909.22 – All Districts</u>		
A. Compatibility		
1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.	The proposed monument sign is compatible with the development as it was designed with rock face block and stone, in a similar style as the proposed townhomes.	Yes, subject to City staff review of a final Sign Permit.
2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.		
3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties.		
4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Chapter 927 of the Wayzata Zoning Ordinance.		

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<u>909.23.C. – Permitted Signs – Bluff District</u> Only the following types of signs are permitted in the Bluff Street District: 1.Wall or awning signs. 2.Free-standing signs. 3.Monument or ground signs. Low-profile ground signs or monument signs are required for highway-oriented commercial uses such as restaurants and gas stations. Sign materials, colors and architectural detailing shall be similar to those of the principal building. External illumination of signs is permitted.	The proposed monument sign materials, colors, and architectural detailing is similar to the buildings.	Yes, subject to City staff review of a final Sign Permit.
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	Comments	Compliance
Parking Lot and Building Lighting		
<u>909.24 – All Districts</u>		
A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution. C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. D. Light posts shall be of a dark color. E. Lighting fixtures shall be compatible with the architecture of the building. F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards. G. All lighting fixtures shall comply with City Code Section 916.06 as it relates to glare.	The proposed lighting for the attached garages are attached to the building's architectural features and are projected downwards. A lighting plan was submitted as part of the Planned Unit Development application showing that the spread of lumens will not create glare onto adjacent properties.	Yes, subject to a final review of the lighting plan with the Building Permit Application.

The following items are items are subject to additional approvals:

1. Final materials types (primary and accent) are subject to a final review and approval with the Building Permit Application.
2. Final material percentages (primary, accent and glass) are subject to a final review and approval with the Building Permit Application.
3. Building Lighting is subject to a final review and approval with the Building Permit Application
4. Final signage is subject to review and approval Sign Permit.

North Lake - 215 Walker Townhome General Plan narrative

Updated 12/10/19

Introduction:

We are pleased to submit an application for General Plan approval. Based on the comments from City Council members at the 8/20/19 Council meeting where the Concept Plan approval was approved, and feedback from several community members regarding the massing of one continuous building and the ordinance provision for a townhome building not to exceed five units, we did refine the General Plan to break up the building into three buildings. The resulting plan did reduce the density of the number of units from eight to seven and separated the seven units into one three-unit building and two – two-unit buildings. We believe this change not only addresses some of the comments regarding massing we heard from Council members, but also addressed what we heard from the potential new home owners of the project. The information in our below narrative will identify the specific resulting changes/improvements between the Concept Plan and the revised General Plan.

General Description of project:

As we evaluated the best use for our initial site (545 Indian Mound East), we recognized several challenges to re-developing the site including that the site was “L” shaped and had a north-south elevation change along Walker Ave. of 14 ft. We evaluated numerous layouts for the “L” shaped site, and none of them fit the goal we were trying to achieve. To overcome the challenge of an “L” shaped lot, we decided to negotiate the purchase of Lot 6, Block 5, Wayzata Revised (529 Indian Mound East), that is owned by Ron Clark and had received approval for 5 condominium units and to combine both parcels into one lot. To address the 14 ft north-south elevation change, we were able to adjust the lower floor elevation of each townhome building by approximately 2 feet to allow each unit to have an entry sidewalk generally level with Walker Ave.

Below is a table that compares the 8/20/19 concept plan with the current General Plan submission:

Comparison category:	Initial Concept Plan	General Development Plan
Number of townhome units	8	7
Max. number of units in a building	8	3
Total area of site (SF)	32,702	32,702
Total gross building area (SF)	36,944	33,383
Floor Area Ratio (FAR)	1.13	1.02
Building footprint (SF)	16,821	12,639
Impervious surface area	17,025 SF (52%)	12,878 SF (39%)
Green space	7,761 SF	11,527 SF

Approvals requested:

The property is currently zoned C1 (Office-Limited Commercial) and Guided Mixed-Use Commercial.

We are requesting a new Preliminary Plat that combines Lot 1, Block 1 Walker 215 Addition and Lot 6, Block 5 Wayzata Revised into one lot, a Planned Unit Development to allow the commercial component to be waived, a Shoreland CUP and Design Review, with three deviations from the design standards (outlined below). This would be consistent with the current direction that the 2040 Comprehensive plan is taking to allow mixed uses as being single uses within a mixed-use zone vs every single parcel needing more than one use.

The approved Concept Plan included some deviation to the building setbacks to accommodate the staggering of the townhome units with the south units setback farther with each unit shifted closer to Walker Ave. as you went north. The new seven-unit three building General Plan incorporates this same setback concept along Walker Ave, but has space between the buildings. The setbacks along Walker Ave. from the edge of the on-grade porch/patio vary from 26.1 ft for the vary south building to 4 ft for the vary north building. The average setback for all units is 14.5 ft which exceeds the normal underlying zoning setback of 10 ft. It is important to note that in addition to this setback, there is over 13 feet of street boulevard to the back of curb.

The requested deviations from the literal interpretation of the design standards are:

1. Deviation from the requirement that stone masonry joints not exceed $\frac{1}{4}$ ". Our design objective for a good part of the base of the townhomes is to have a "Natural Stone" look. To achieve this look, the stone being used needs to have some variation of the perimeter of the stone rather than being cut to mimic uniform masonry units. We are attaching a photo of the stone look that we want for the project that illustrates how the stones fit together that shows a joint line between $\frac{1}{4}$ " and $\frac{1}{2}$ " in some areas between the stones.
2. Deviation from the standard of providing one bench if a building is longer than 50 ft. (909.17) Due to the fact that each townhome is on its own lot and that the design integrates a fairly large "front porch" seating area we believe that locating an additional bench on one of the lots would be redundant.
3. Deviation for the street light standard and exposed aggregate sidewalk with brick trim (909.17). The City Public Works Director indicated these standards have only been used for properties fronting on Lake Street and not for properties in the Bluff District plus there is already a street light in the NE corner of Walker Ave. and Indian Mound that adequately illuminates the intersection.

Architecture:

The proposed seven townhomes are two stories of living space over a rear tuck under garage and basement/lookout level. In lieu of the initial “single building staggered concept” we are proposing splitting the single building into three buildings. The far south building would have three townhome units and the northerly buildings would both be two-unit townhomes. The building would still step up the hill of Walker Ave. similar to the single building and have similar setbacks as the approved single building concept plan. This change creates an east elevation that is more typical of a single family neighborhood than an urban townhome feel and end wall conditions with more windows and natural interior light in addition to reducing the impervious surface area of the site. One of the townhomes in the south building will have garage access from Indian Mound and the rest of the units would have garage access from the private drive along the west side of the property. All garages are oversized with a minimum of 2 car plus parking, most garages allow for parking for 3 or 4 cars. The main level entry of each townhome has a front door with direct access to a sidewalk along either Walker Ave. or Indian Mound East.

The two-story townhomes roof structures are mainly ‘gable’ elements with some flat roof sections to be determined by buyer choices. The building height complies with the ordinance defined 35 ft maximum height.

Exterior materials:

The base of the foundation is rock faced block. The upper levels of each building are designed to be compatible but unique in design with a combination ‘board and batten’ panels, ‘lap’ siding, stone and shakes (see attached building elevation exhibit of anticipated material types/locations. The roof shingles are Architectural black asphalt shingles. The signage for the project would be limited to townhome address numbers.

It is anticipated that each townhome’s exterior will include unique detail as the floor plans will have some opportunity for customization.

Buyer Options:

Buyer will have a choice of a variety of floor plans including Owner’s Suites on the main level. The upper levels can include options for a porch and a covered or open deck. The buyer may also choose an individual roof deck.

Tree inventory, removal/replacement:

We are attaching a graphic of the existing tree inventory on the property, and a spreadsheet that identifies the tree type, caliper inch size and the tree classification (non-significant, significant, heritage), and which trees are anticipated to be saved and those that are proposed to be removed. Based on all trees qualifying as healthy the tree caliper inch replacement would be 81 inches. The landscape plan indicates we will be adding 129 caliper inches of new trees.

Parking and traffic flow:

Each town home would have inside parking space for either three or four cars, which could include guest parking. General parking is also available along the west side of Walker Ave.

The traffic flow from the existing office building with approximately 70 real-estate agents and their clients would generate about 100 trips per day. The traffic flow for seven townhome units at about 5.8 trips per day or approximately 41 trips per day.

Solid waste disposal:

Each townhome unit would keep their solid waste containers in the garage area, and move them out to the drive way area during trash collection day.

Phase One environmental review:

As part of re-platting the two lots into seven townhome lots and one Outlot, we need to confirm that the two lots do not have any environmental hazardous materials on them. The SW lot (Lot 6, Block 5 Wayzata Blvd. does have a Phase One report that was done with the initial 5-unit condominium project was approved for Ron Clark. Lot 1, Block 1, Walker 215 Addition owned by Walker Partners Limited Partnership has not required a Phase One by it lenders due to being in control of the owners since the early 70's. They were satisfied with a general inspection of the building. We, however, will need one for the construction financing for the townhome project and have authorized Braun Intertec (the company that did Ron Clark's Phase One) to prepare an update of Ron Clark's Phase One and combine it with a new Phase One for Lot 1, Block 1. We are attaching a memo from Braun Intertec confirming that Lot 6 is clean and they are working on Lot 1, but it will take until the first week or two in January to complete it. We are asking that we proceed with the General Plan approval process with the condition that we need to provide city staff with the new Phase One that covers the entire property.

Shoreland CUP, Storm Water Treatment and Site Drainage:

The existing site has no existing stormwater treatment, has significant grade change, and poor soils not suitable for infiltration and volume control of site runoff. The goal is to provide stormwater treatment for as much of the impervious surface that is feasible given the site layout of the buildings and the topography of the site, including the Minnehaha Watershed District standard of holding back on the site at least the first inch of a rain event.

We have identified two methods of treatment to maximize stormwater management given these site constraints. The first is to utilize porous pavers and a granular/rock base material for the rear driveways and front sidewalks. The second would be to collect the roof runoff that discharges to the front of the units in a series of underground cisterns. This runoff would then be pumped back up thru an irrigation system to water the front lawns with an overflow outlet to the city storm sewer. This

greywater re-use system would help control volume and reduce peak discharge rates leaving the site.

The only untreated stormwater from an impervious surface would be the runoff coming off of the backside roofs. This would be challenging to collect and treat. It accounts for only approximately 32% of the total proposed impervious or 21% of the total site area.

We also considered grassy depressions around the buildings to treat and infiltrate runoff, but given poor soils on the site, we believe this would not be effective.

The following is a summary of the stormwater management for the various stages of the project, from the site as is currently is up to the current general plan proposal:

- Current Conditions: Lot 1, Blk 1, Walker 215 Addition with existing office building and Lot 6, Blk 5 Wayzata Revised (Ron Clarks project) combined are approximately 32,702 square feet in size and has a total of 15,643 SF of impervious surface or 48% of site area and has no stormwater management treatment. Ron Clarks lot has an approved condominium building that has not yet been constructed.
- Current Lot 1, Blk 1 building plus previously approved Ron Clark development on Lot 6, Blk 5: This option has approximately 22,922 SF of impervious surface. Just the newly created impervious surface from the Ron Clark development, approximately 7,279 square feet or 67% of the Lot 6 Blk 5 parcel is directed to a small on-site filtration basin on Lot 6 Blk 5 for stormwater management. The current Lot 1, Blk 1 impervious surface remains as-is, untreated in this option.
- Initial 8-unit plan that was approved in concept: approximately 17,025 SF of impervious surface (rooftops) or 51% of site area with no stormwater management and 7,915 SF or 24% of site area with porous pavers for stormwater treatment.
- Current Proposal: approximately 12,878 SF of total impervious surface with 5,960 SF of that area (east side of rooftop) or 18% of site area mitigated by grey water irrigation re-use for treatment, and approximately 6,918 SF of the impervious surface (west side of roof) or 21% of site area with untreated impervious surface runoff; and 8,769 SF of impervious surface (driveway and sidewalk) or 27% of site area with porous pavers for treatment.

Bluff District Design Review:

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

		Comments	Compliance
Building Recesses			
<u>909.06.A.1. – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level		There are numerous recesses and pilasters as part of the Townhome entrances and facades along the street level.	Yes
<u>909.06.A.2</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.		All townhomes have either outdoor patios or landscape courtyards.	Yes
Building Width			
<u>909.07. All Districts – New Buildings</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements		2. Special treatment at entrances, 3. Variations in roof lines or parapet detailing, 5. Building setbacks or articulation of the façade, 6. Rhythm of elements are incorporated into the design.	Yes

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

		Comments	Compliance
Roof Design			
<u>909.09.A. – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.		N/A: all roofs will be pitched.	Yes
<u>909.09.B.1. – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors.		Roofs will be Architectural asphalt singles of dark color.	Yes
<u>909.09.B.2. – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.		N/A	

Screening of Rooftop Equipment			
<u>909.10.A. – Lake Street and Bluff Districts</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.		No mechanical equipment for the Townhomes will be located on a roof. Air conditioning condensers will be placed on grade. Most of the condensers will be between the townhomes and screened with landscaping. Two condensers in the far south building will be beside the unit or in front of the unit but also screened from view with landscaping.	Yes

	Comments	Compliance
Facade Transparency		
<u>909.11.A. Glass Calculations – All Districts</u> Applications for design approval must include facade diagrams that contain calculations of glass and solid surfaces. Calculations of facade areas for multiple story building shall be measured from grade to the floor above. Calculations of facade areas for one story buildings shall be measured from grade to the roof deck.	Informational only.	Informational only.
<u>909.11.C. – Bluff District</u> No less than 35 percent of ground level public facades for buildings containing commercial or office uses shall be transparent glass.	N/A	
Ground Level Expression		
<u>909.12 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: A. An intermediate cornice line B. A difference in building materials or detailing C. An offset in the façade D. An awning, trellis, or loggia E. Arcade F. Special window lintels G. Brick/stone corbels	The ground floor is distinguished from the floors above by the use: A. Intermediate cornice lines B. Different building materials and detailing C. Arcade D. Special window lintels	Yes

Entries		
<u>909.13. – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	The HOA will be responsible for planters with seasonally appropriate plantings. All but one main entry faces the primary street at sidewalk grade.	Yes

	Comments	Compliance
Building Materials and Quality		
<u>909.14.A. – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 909.14.G., ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco	At least 90% of the non-glass surfaces of each elevation of the exterior building façade will be composed of: 1. Stone 3. Cast stone 4. Factory finished and certified wood cedar shingles six (6) inch maximum exposure and lap-siding (six (6) inch maximum width. 5. Rock-faced block	Yes
<u>909.14.B. – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	The primary opaque surface materials will be the same on all facades of all Townhomes.	Yes
<u>909.14.C. – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	N/A	N/A
<u>909.14.D. – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	Stone façades will be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. The narrow face of all exposed stone butt joint, at corners will be a minimum dimension of two (2) inches.	Yes

<u>909.14.E. – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or ‘v’ joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	N/A	N/A
<u>909.14.F. – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	Stone joints may be larger than one-fourth (1/4) inch.	No (see narrative)
<u>909.14.G. – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8.EIFS	Accent Materials will be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: Cast stone, rockface block, or fiber cement board.	Yes
<u>909.14.H. - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	N/A N/A	

<u>909.14.I. – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	N/A	N/A
<u>909.14.J. – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	Balconies will be accessible and useable by persons. All balconies will remain within the property line. Metal railings will be black or glass panels.	Yes
<u>909.14.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 909.11 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	Glass will not be mirrored, reflective or darkened. Low-emissivity glass, shall be used.	Yes
<u>909.14.L. – Door Systems – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The proposed entry doors will be well detailed appropriately designed wood doors, some will have glass panels.	Yes

Franchise Architecture	Comments	Compliance
<u>909.15. – All Districts</u> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 909.22 by the Planning Commission at the time of Design Standards Review application	N/A N/A	N/A N/A
	Comments	Compliance
Walkways		
<u>909.16.B. – Bluff District</u> 1. Continuous sidewalks at least five feet in width shall be provided along all public street frontages. The sidewalk street grid shall be maintained and extended wherever possible. 2. Where the sidewalk street grid is interrupted by steep slopes or other topographic variations, walkways or stairways shall be built to maintain pedestrian continuity.	Continuous sidewalks at least five feet in width will be provided along all public street frontages. N/A	Yes N/A

	Comments	Compliance
Landscaping		
<u>909.17 – All Districts</u>		
1. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.	Seasonal landscaping will be maintained by the HOA. Ornamental trees will be used at the street level.	Yes
2. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.	Seasonal planters will be maintained by the HOA.	Yes
3. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.	N/A	
4. Streetscaping shall include all of the following: a) Boulevard species trees, with at least three (3) caliper inches. b) Exposed aggregate sidewalks with brick accents c) Street lights d) Benches (if building length is 50 feet or greater), which utilize existing city bench designs. e) Flowers	Streetscaping will include the following: boulevard species trees (with at least three (3) caliper inches), and flowers.	Yes, on some, requested deviation on others (see narrative)
<u>909.17.C. – Bluff District</u> Trees with a minimum of three caliper inches shall be planted no more than 26 feet apart within a landscaped boulevard.	A minimum of three caliper inches trees will be planted no more than 26 feet apart within a landscaped boulevard.	Yes

	Comments	Compliance
Parking Lot Landscaping		
<u>909.18 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	A landscaped buffer strip at least five (5) feet wide will be provided between a parking area with a dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	Yes
Surface Parking		
<u>909.19 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	Off-street parking will be located to the rear of buildings. N/A N/A N/A N/A N/A	Yes N/A N/A N/A N/A
	Comments	Compliance
<u>909.20 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.	N/A	N/A

Parking Structures		
<u>909.21.A. – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards: 1. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. 2. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. 3. Windows or openings shall be similar to those of surrounding buildings. 4. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.	N/A	N/A

		Comments	Compliance
Signs			
<u>909.22 – All Districts</u>			
A. Compatibility		Address numbers and development name will be architecturally compatible with the style, composition, materials, colors and details of the building and be an integral part of the building and site design.	Yes
1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.			
2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.		N/A	N/A
3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties.		N/A	N/A
4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Chapter 927 of the Wayzata Zoning Ordinance.			

909.23.C. – Permitted Sigs – Bluff District Only the following types of signs are permitted in the Bluff Street District: 1.Wall or awning signs. 2.Free-standing signs. 3.Monument or ground signs. Low-profile ground signs or monument signs are required for highway-oriented commercial uses such as restaurants and gas stations. Sign materials, colors and architectural detailing shall be similar to those of the principal building. External illumination of signs is permitted.	A monument may be included, see drawing for details.	Yes
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	Comments	Compliance
Parking Lot and Building Lighting		
909.24 – All Districts A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution. C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. D. Light posts shall be of a dark color. E. Lighting fixtures shall be compatible with the architecture of the building. F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards. G. All lighting fixtures shall comply with City Code Section 916.06 as it relates to glare.	Exterior building lighting will be shielded goose neck lights and landscape bollard lighting.	Yes

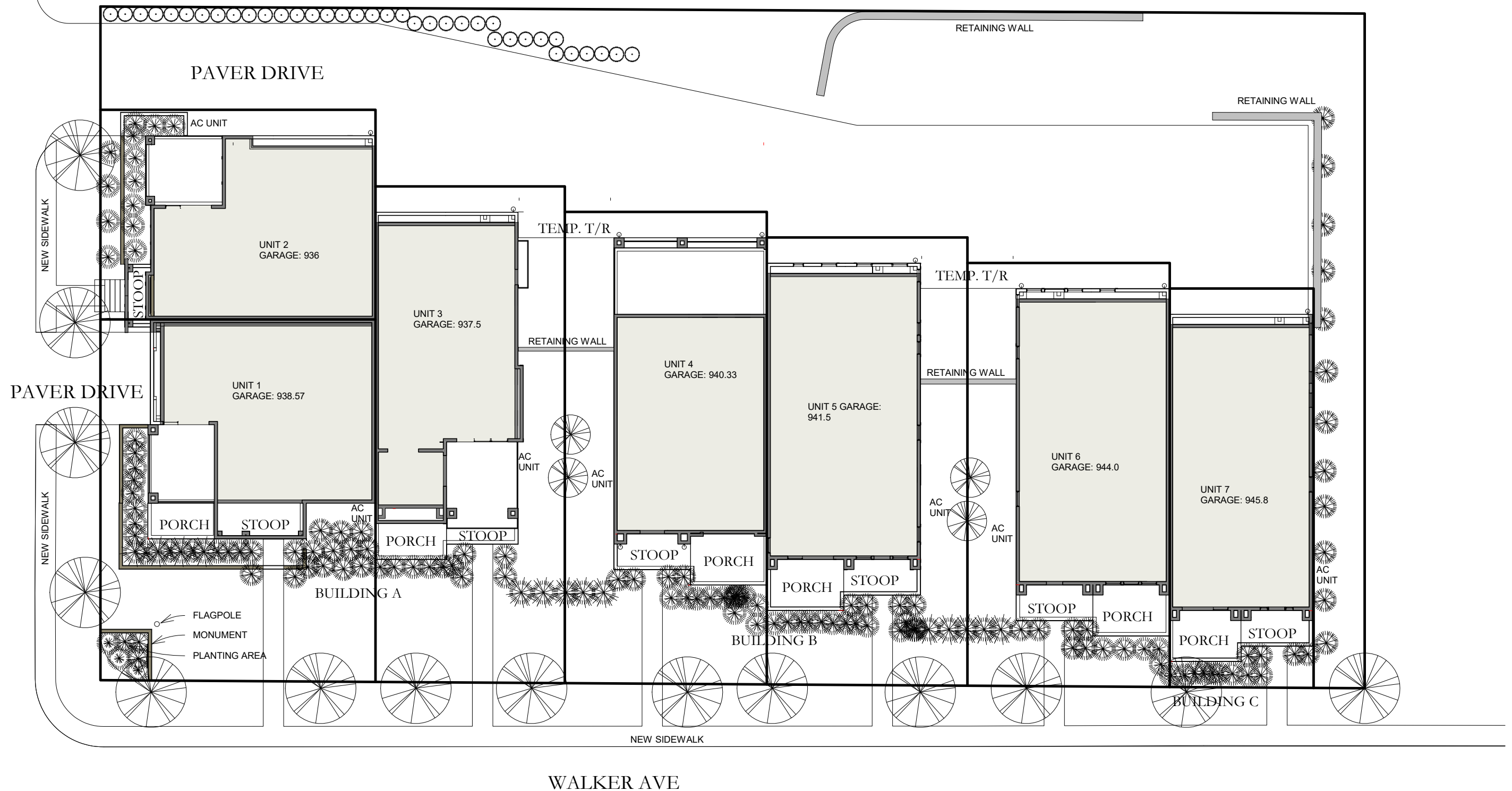
Public Benefits:

- Create an opportunity for seven new families to have a home within easy walking distance of the amenities and business along Lake Street.
- Provide a more attractive streetscape along the west side of Walker Ave between Rice Street and Indian Mound East.

Next Steps:

Once we receive General Plan approval we will start work on the detailed construction and engineering drawings for the project and submission of the Final Plat.

INDIAN MOUND EAST



SETBACK EXHIBIT SCALE: 1" = 20'-0"

N →

11.26.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM SOUTHEAST

11.11.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM EAST

11.11.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM NORTHEAST

11.11.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM SOUTHWEST

11.11.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.

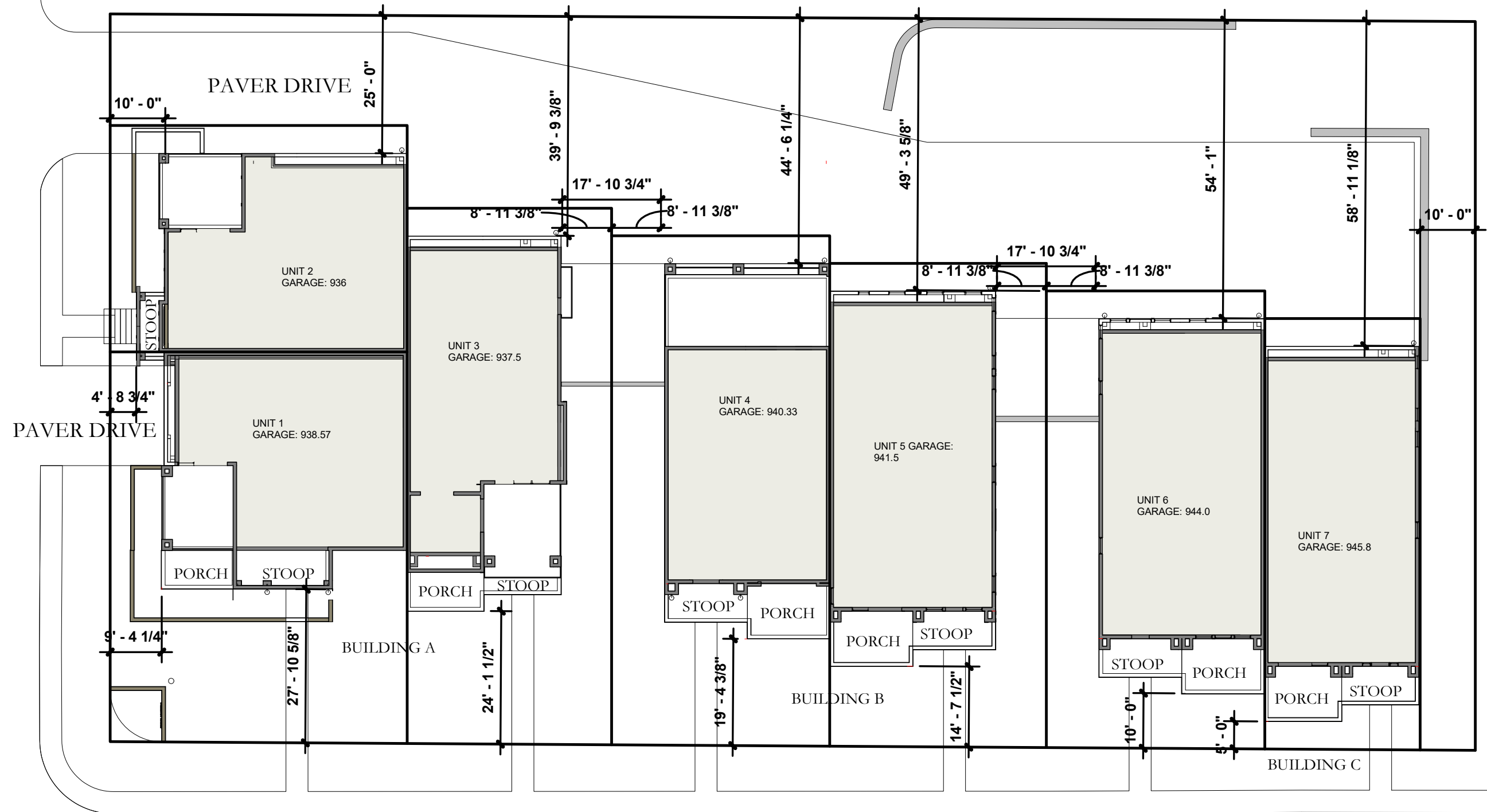


PERSPECTIVE VIEW FROM CITY HALL

11.11.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.

INDIAN MOUND EAST

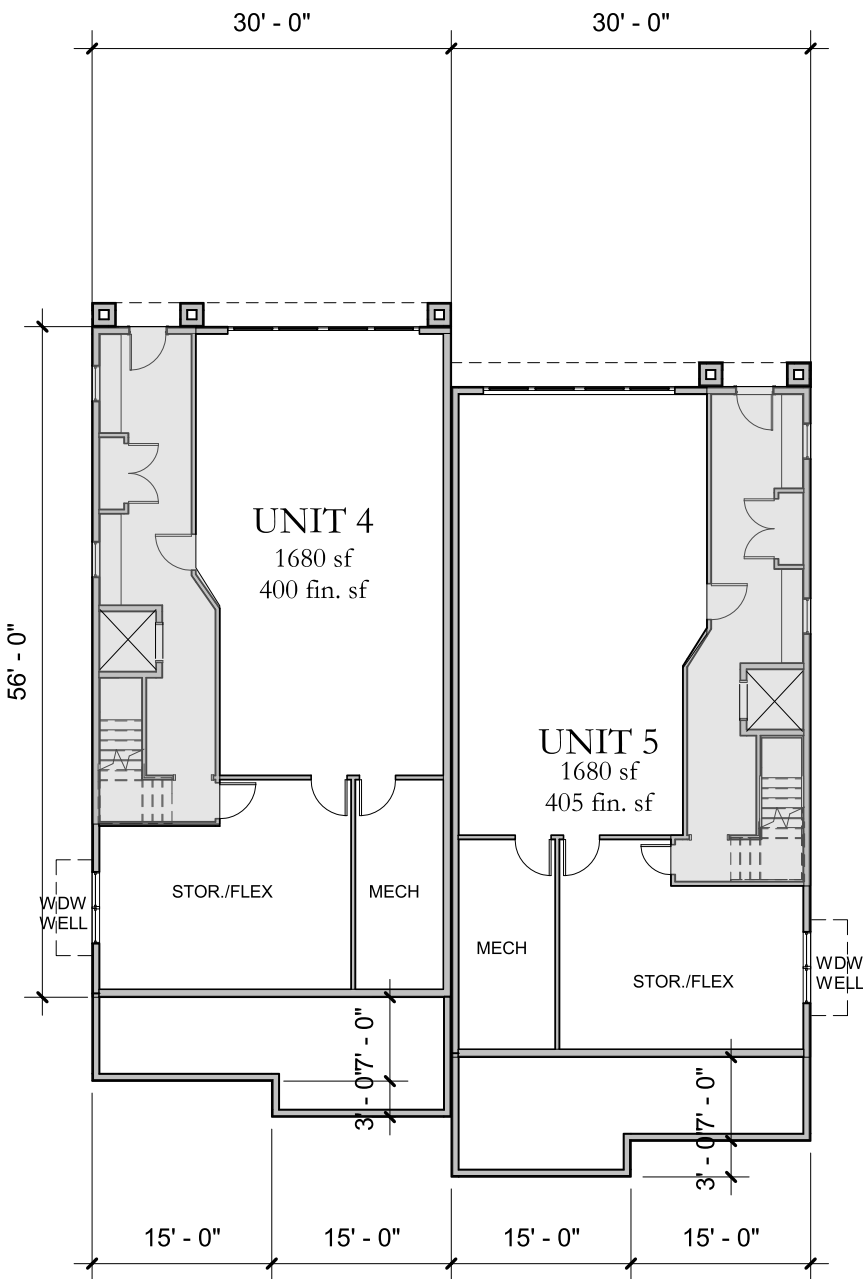
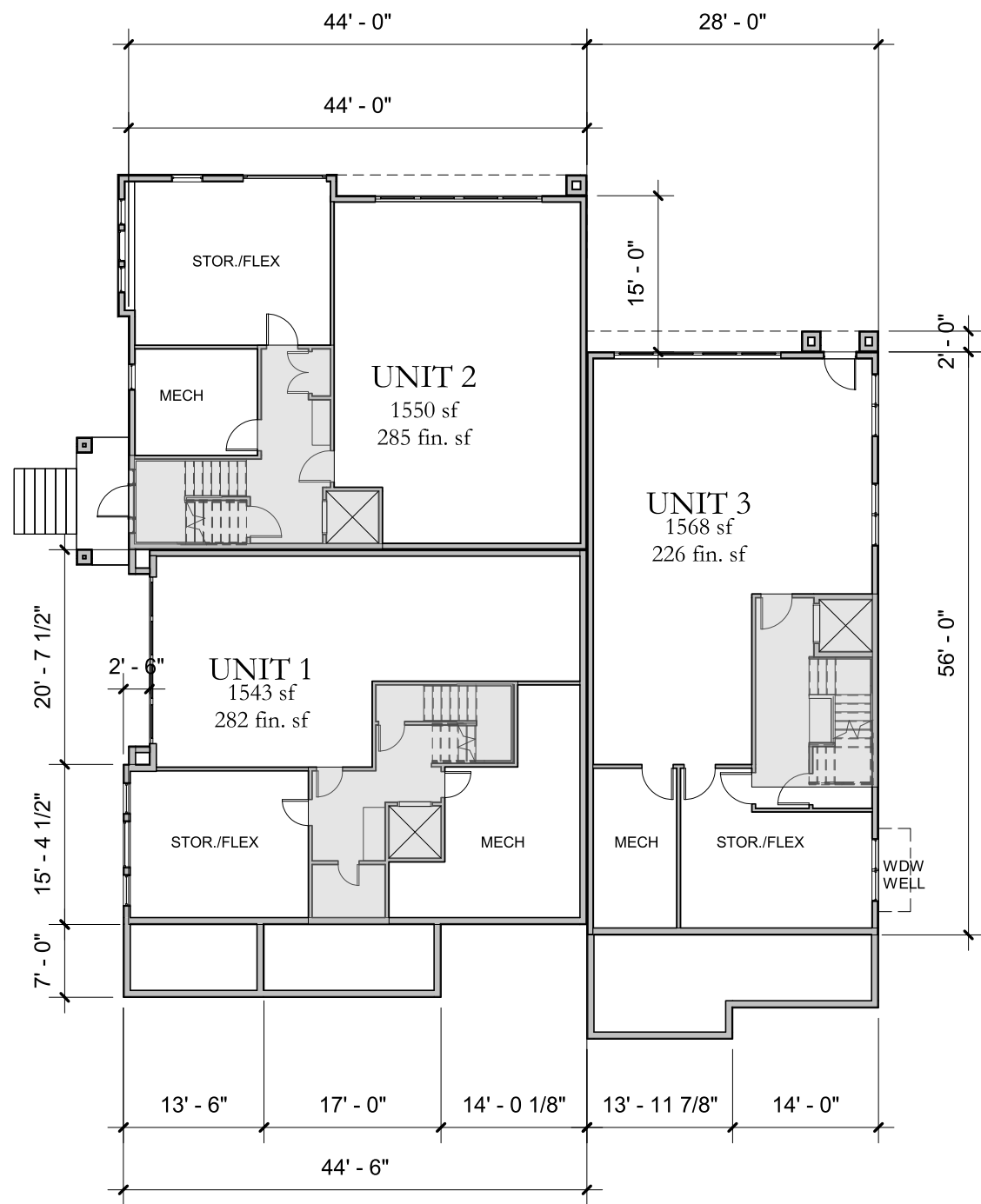


SETBACK EXHIBIT SCALE: 1" = 20'-0"

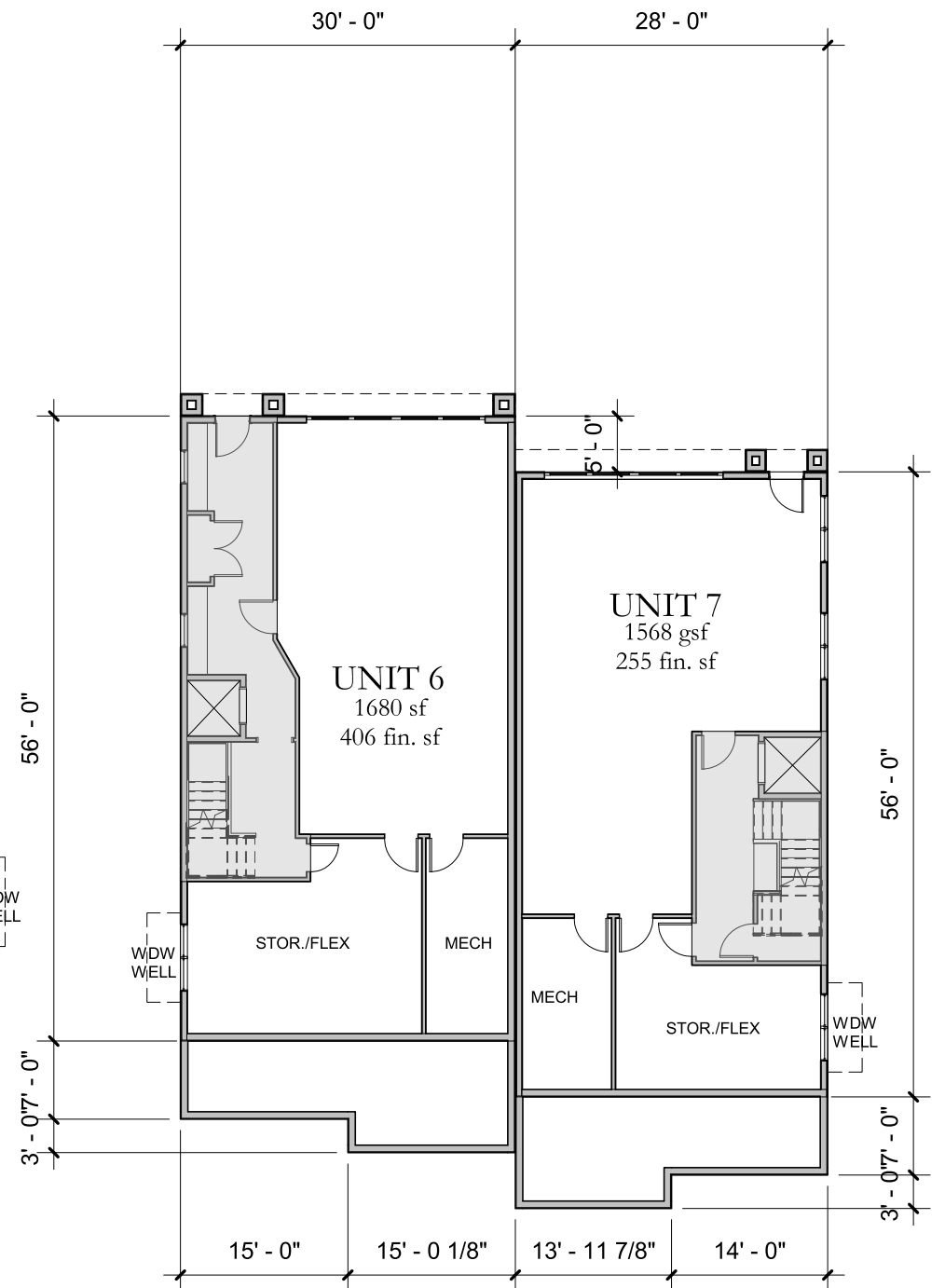
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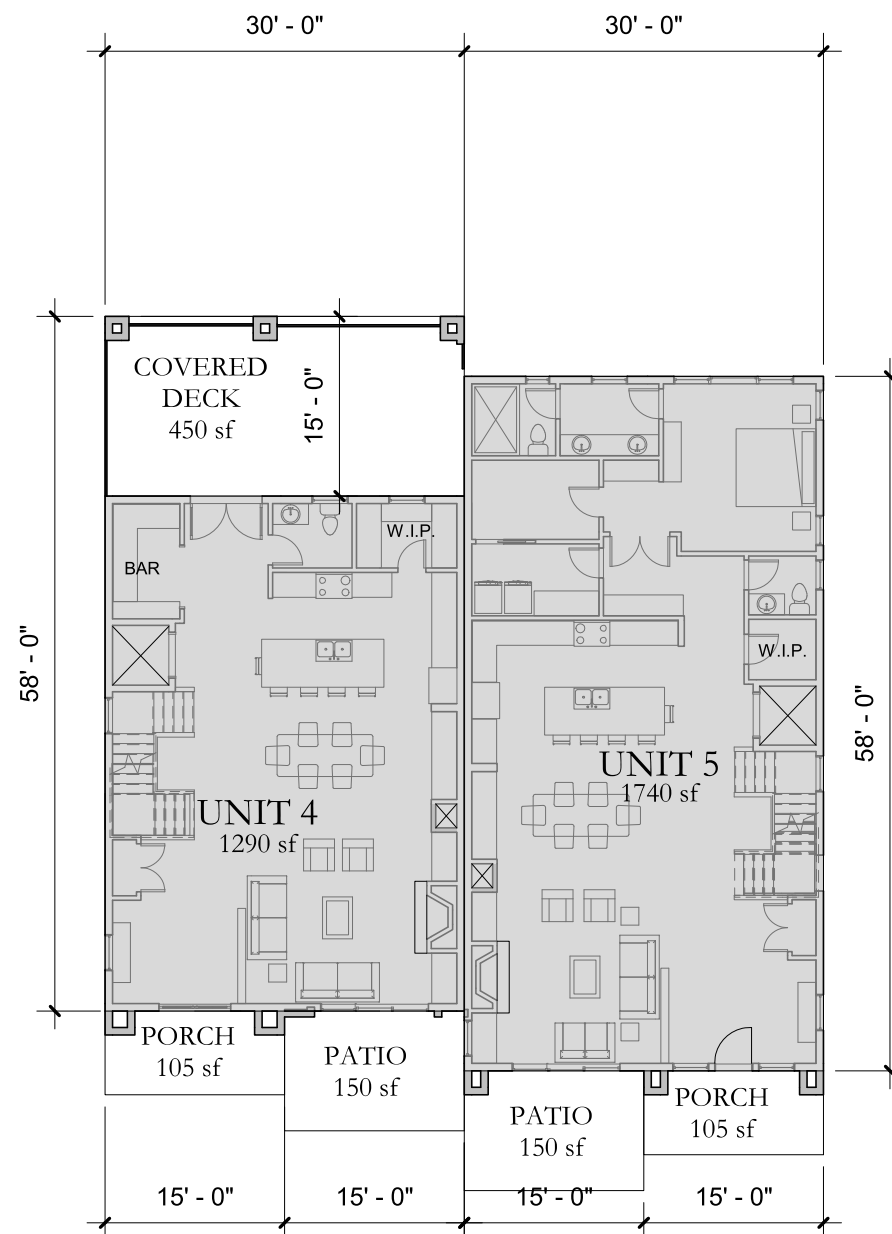
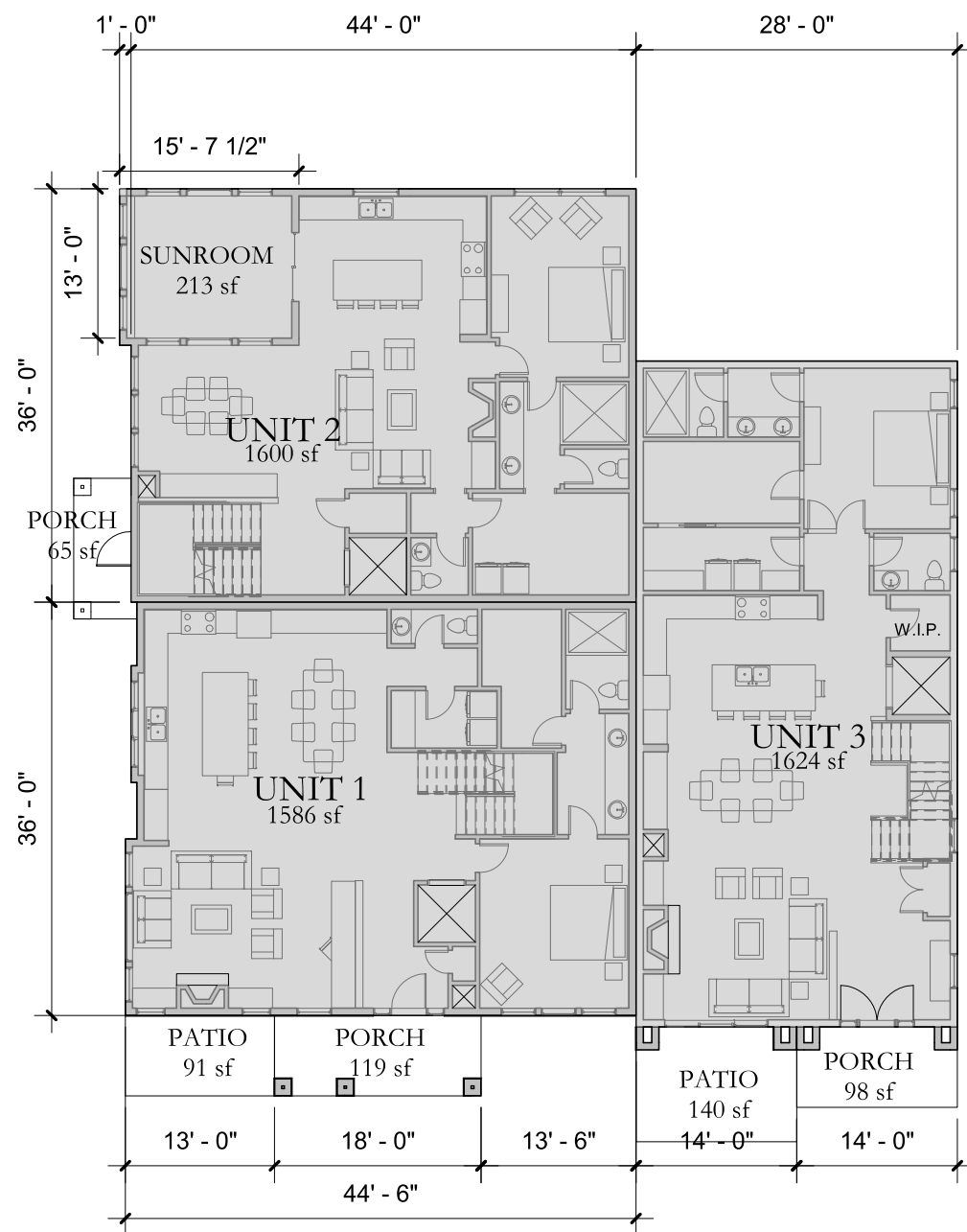
WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



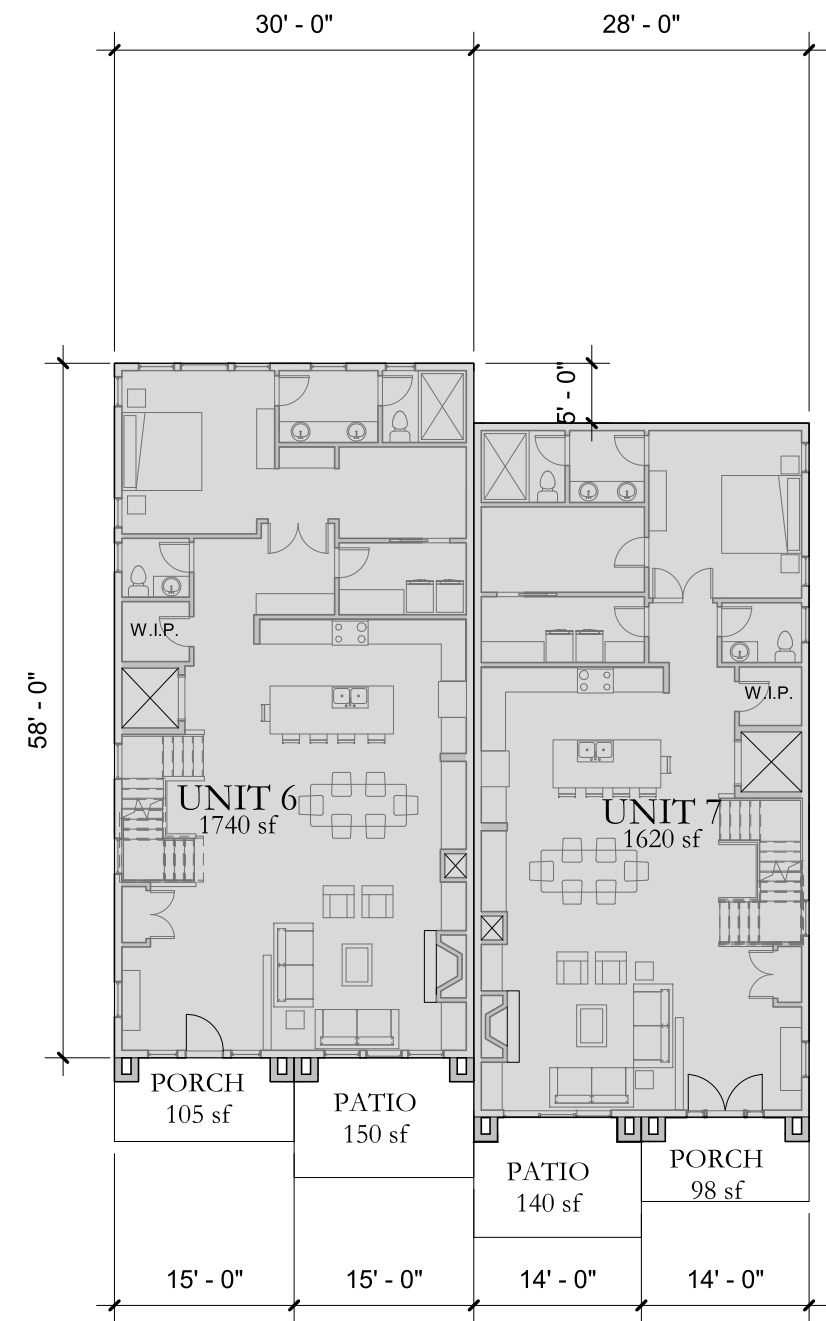
GARAGE LEVEL PLAN
SCALE: 1/16"=1'-0"



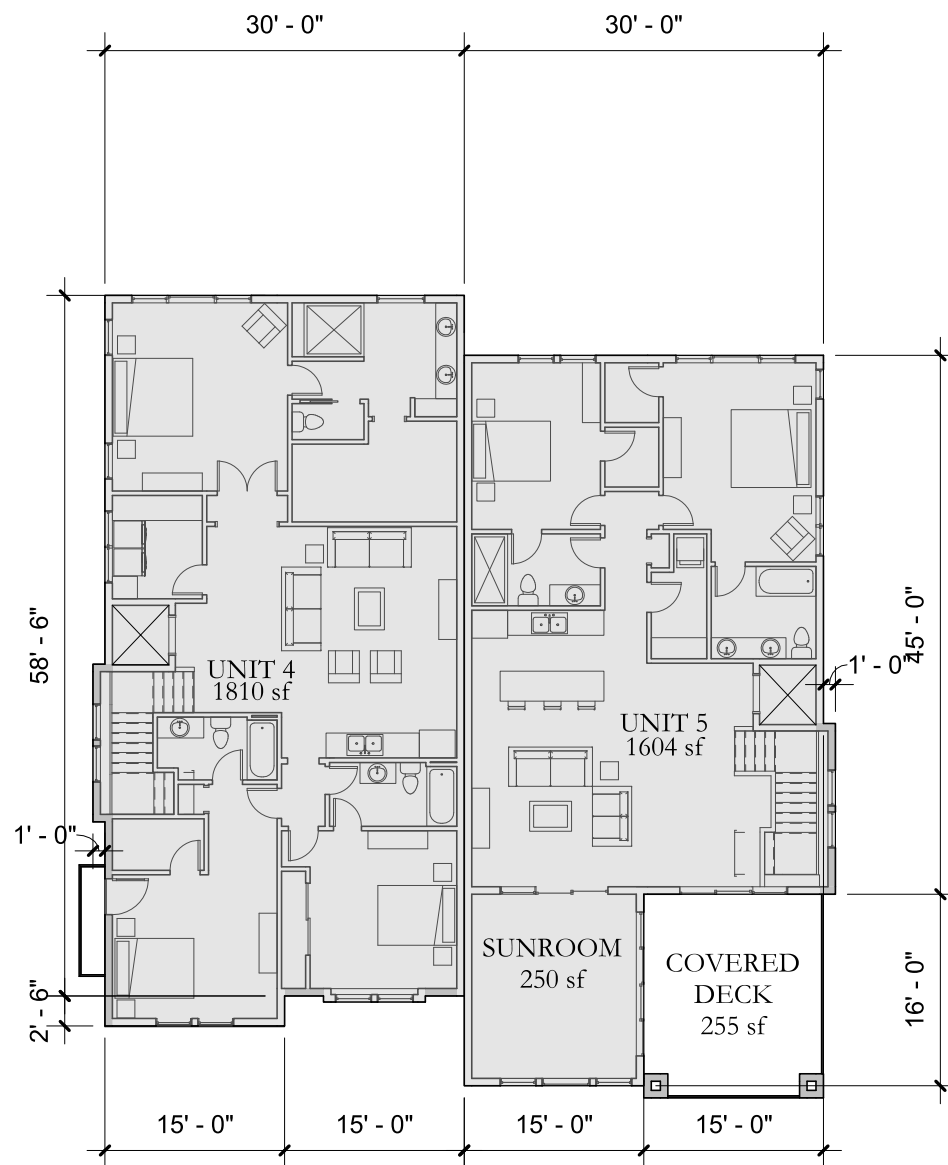
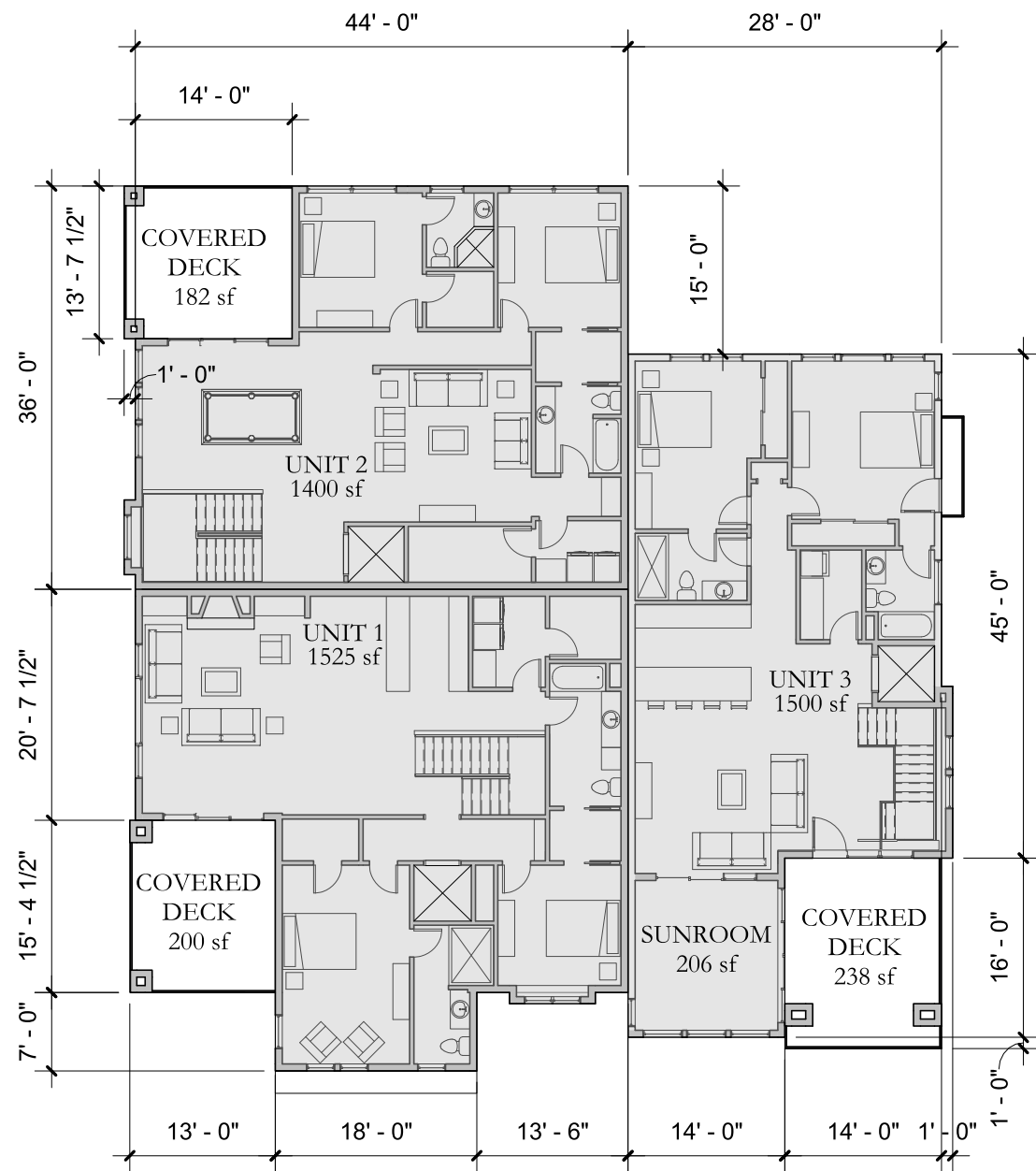
10.16.19



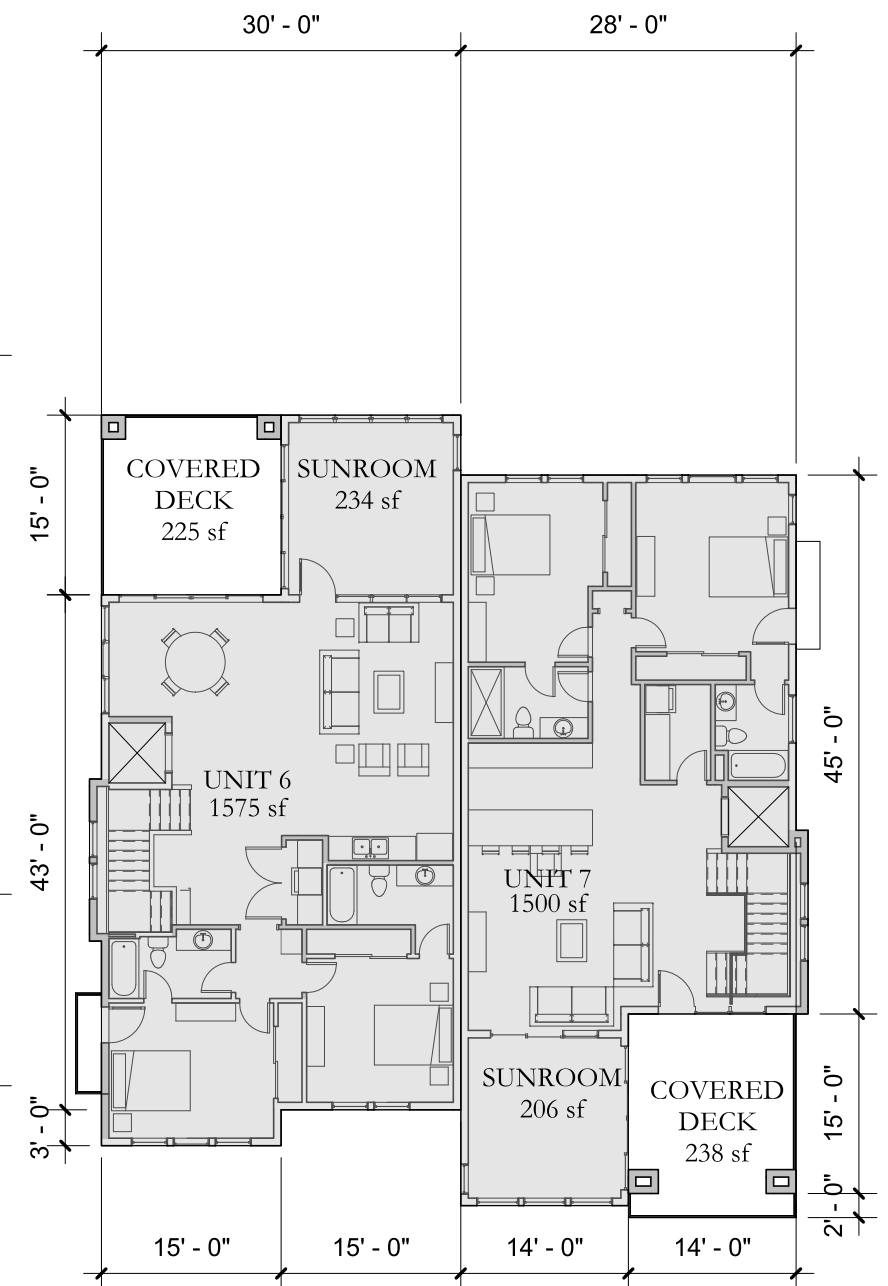
MAIN LEVEL PLAN
SCALE: 1/16"=1'-0"



10.16.19



SECOND LEVEL PLAN
SCALE: 1/16"=1'-0"



10.16.19



EAST ELEVATION BLDG. A
UNITS 1-3
SCALE: 3/32" = 1'-0"



NORTH ELEVATION BLDG. A
UNITS 1-3
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION BLDG. A
UNITS 1-3
SCALE: 3/32" = 1'-0"



WEST ELEVATION BLDG. A
UNITS 1-3
SCALE: 3/32" = 1'-0"

10.16.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



EAST ELEVATION BLDG. B
UNITS 4 & 5
SCALE: 3/32" = 1'-0"



NORTH ELEVATION BLDG. B
UNITS 4 & 5
SCALE: 3/32" = 1'-0"



WEST ELEVATION BLDG. B
UNITS 4 & 5
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION BLDG. B
UNITS 4 & 5
SCALE: 3/32" = 1'-0"

10.16.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



EAST ELEVATION BLDG.
 CUNITS 6 & 7
 SCALE: 3/32" = 1'-0"



NORTH ELEVATION BLDG. C
 UNITS 6 & 7
 SCALE: 3/32" = 1'-0"



WEST ELEVATION BLDG. C
 UNITS 6 & 7
 SCALE: 3/32" = 1'-0"



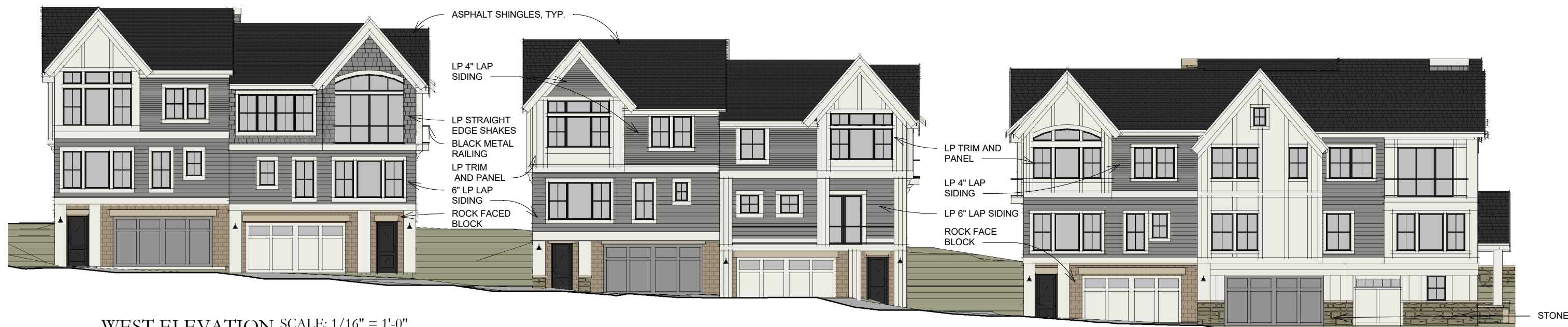
SOUTH ELEVATION BLDG. C
 UNITS 6 & 7
 SCALE: 3/32" = 1'-0"

10.16.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



EAST ELEVATION SCALE: 1/16" = 1'-0"



WEST ELEVATION SCALE: 1/16" = 1'-0"



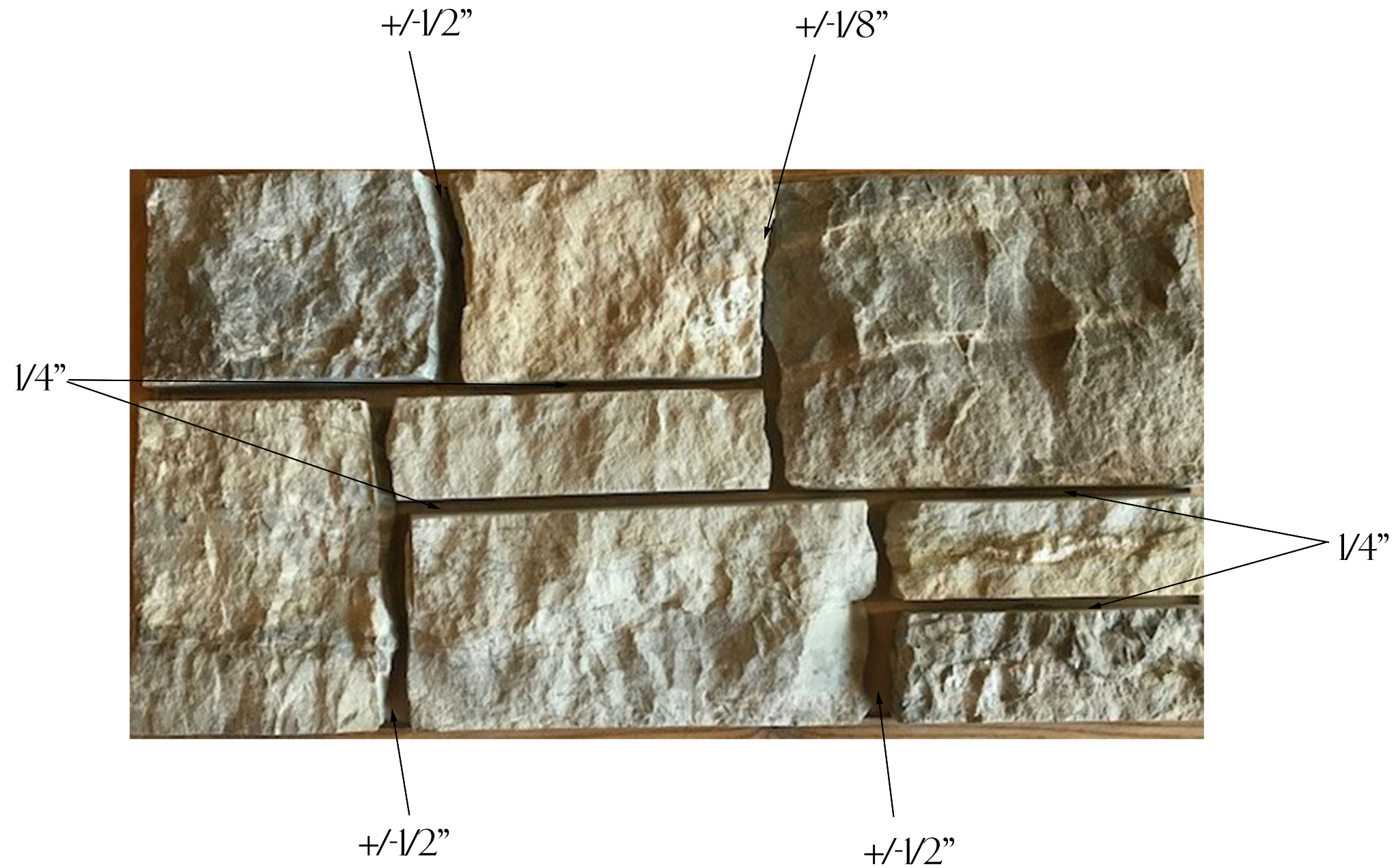
SOUTH ELEVATION SCALE: 1/16" = 1'-0"

NORTH ELEVATION

MONUMENT SCALE: 1/4" = 1'-0"

11.25.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



GROUT EXHIBIT

11.20.19



PERSPECTIVE VIEW FROM SOUTHEAST

11.11.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM SOUTHEAST

10.16.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM EAST

11.11.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM EAST

10.16.19

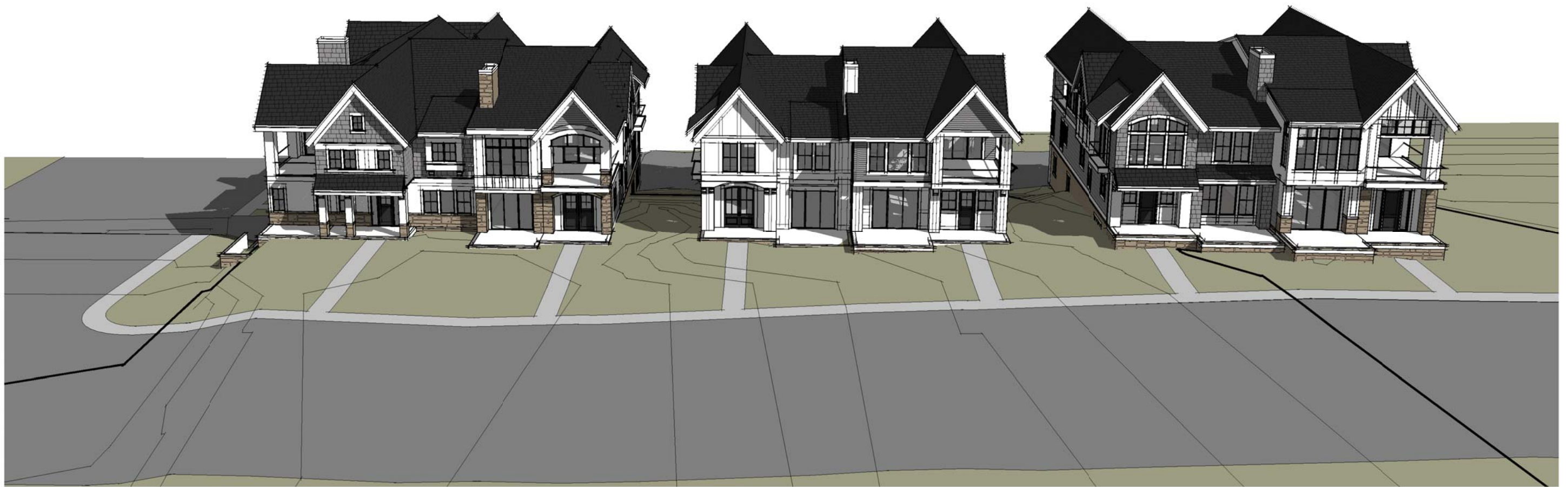
WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM CITY HALL

11.11.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM CITY HALL

10.16.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM NORTHEAST

11.11.19

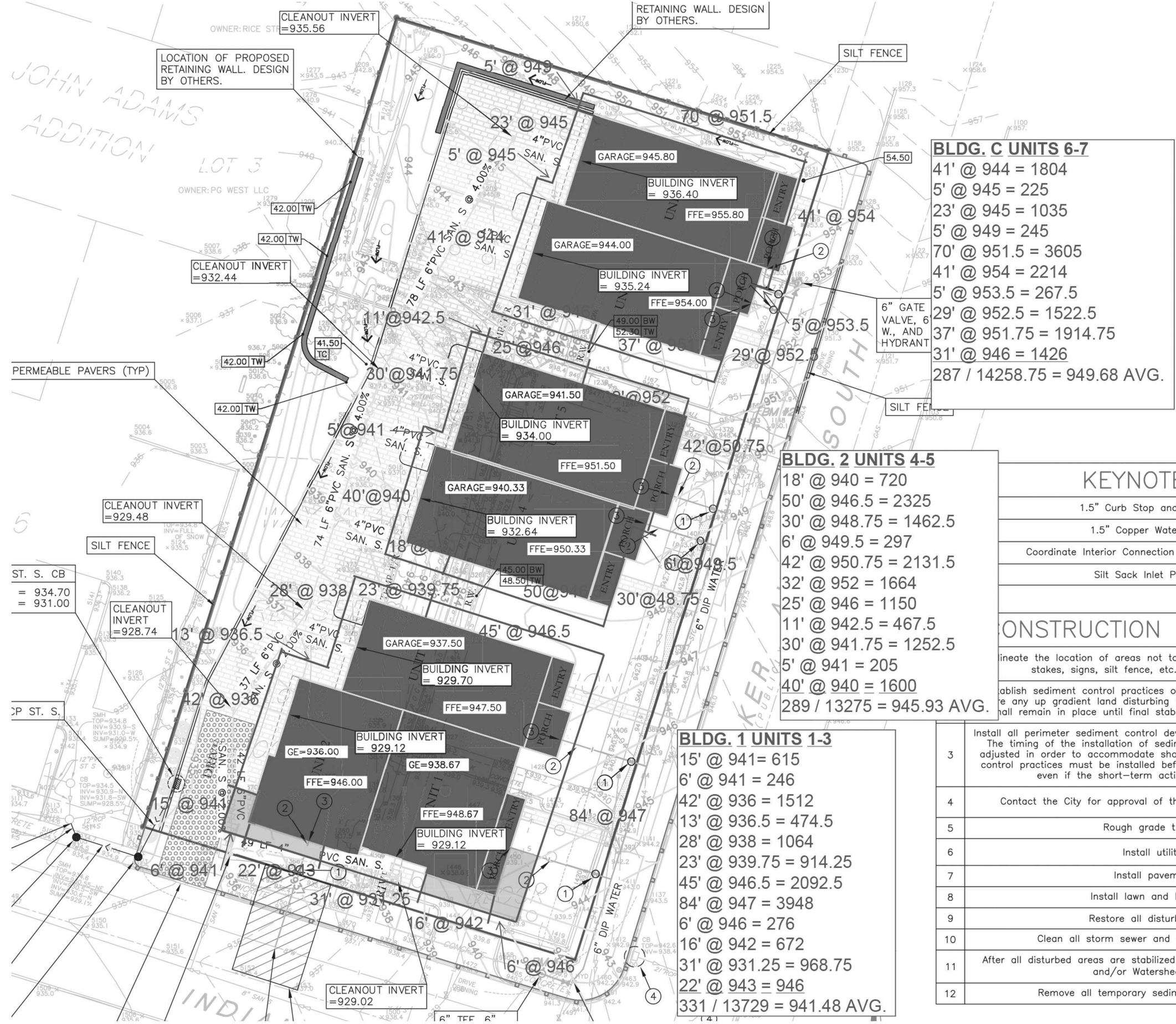
WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM NORTHEAST

10.16.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



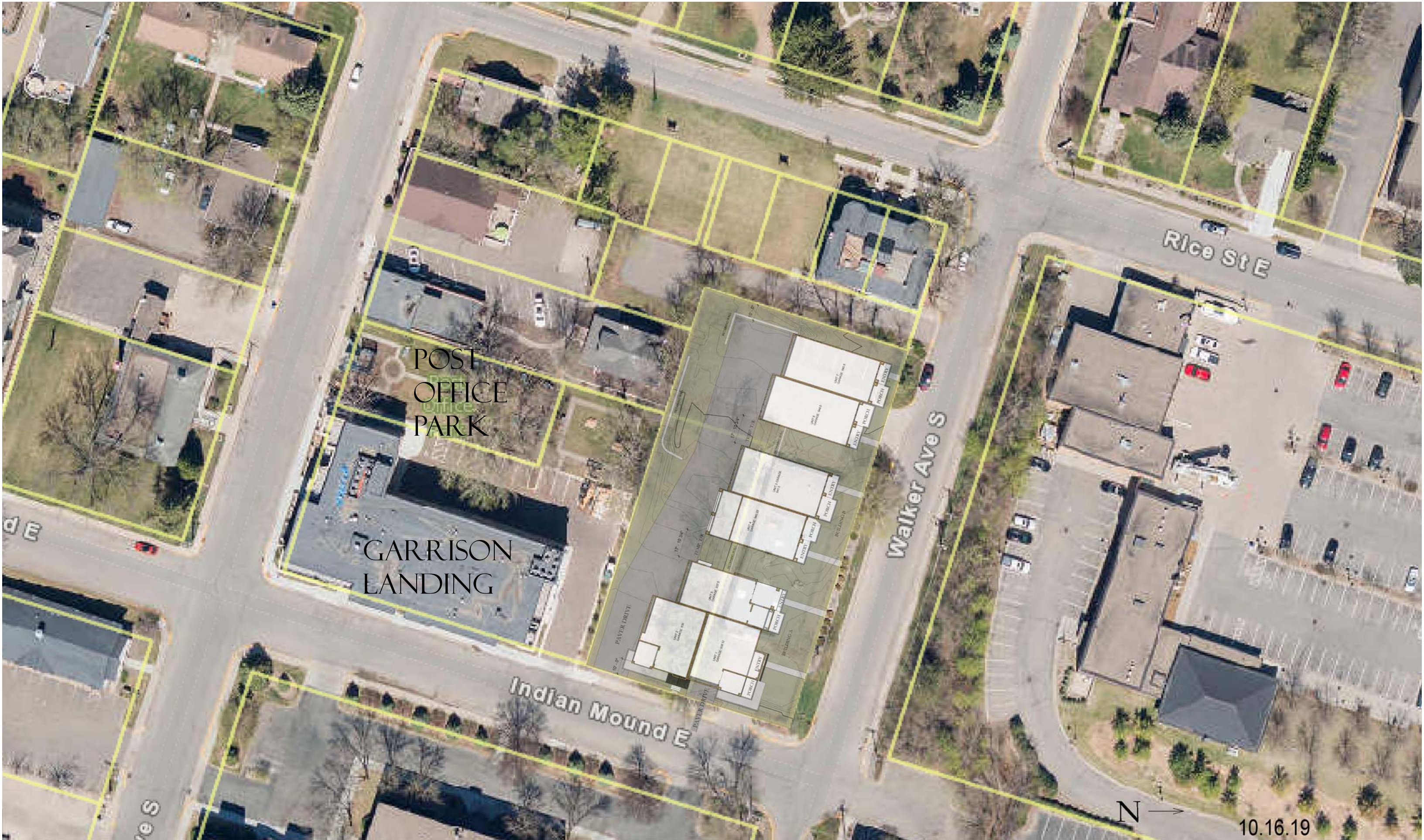
AVERAGE GRADE EXHIBIT SCALE: NO SCALE



BUILDING HEIGHT EXHIBIT

10.16.19

WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.

Hickok, Chris

From: Hoffman, Kevin <KHoffman@braunintertec.com>
Sent: Tuesday, December 10, 2019 9:28 AM
To: Hickok, Chris
Subject: [EXTERNAL] Phase I ESA - 529 Indian Mound and 215 Walker

Chris,

I just want to give you a summary of the two properties in Wayzata that we are working on. Braun Intertec did a previous Phase I on the 529 Indian Mound property in 2014 that did not identify any recognized environmental conditions. We are in the process of ordering information for a Phase I ESA that will include both the 529 Indian Mound Street East and 215 Walker Avenue South properties. I anticipate getting a draft to you to review the first full week of January. Let me know if you need anything else.

Thank you,



Kevin J. Hoffman

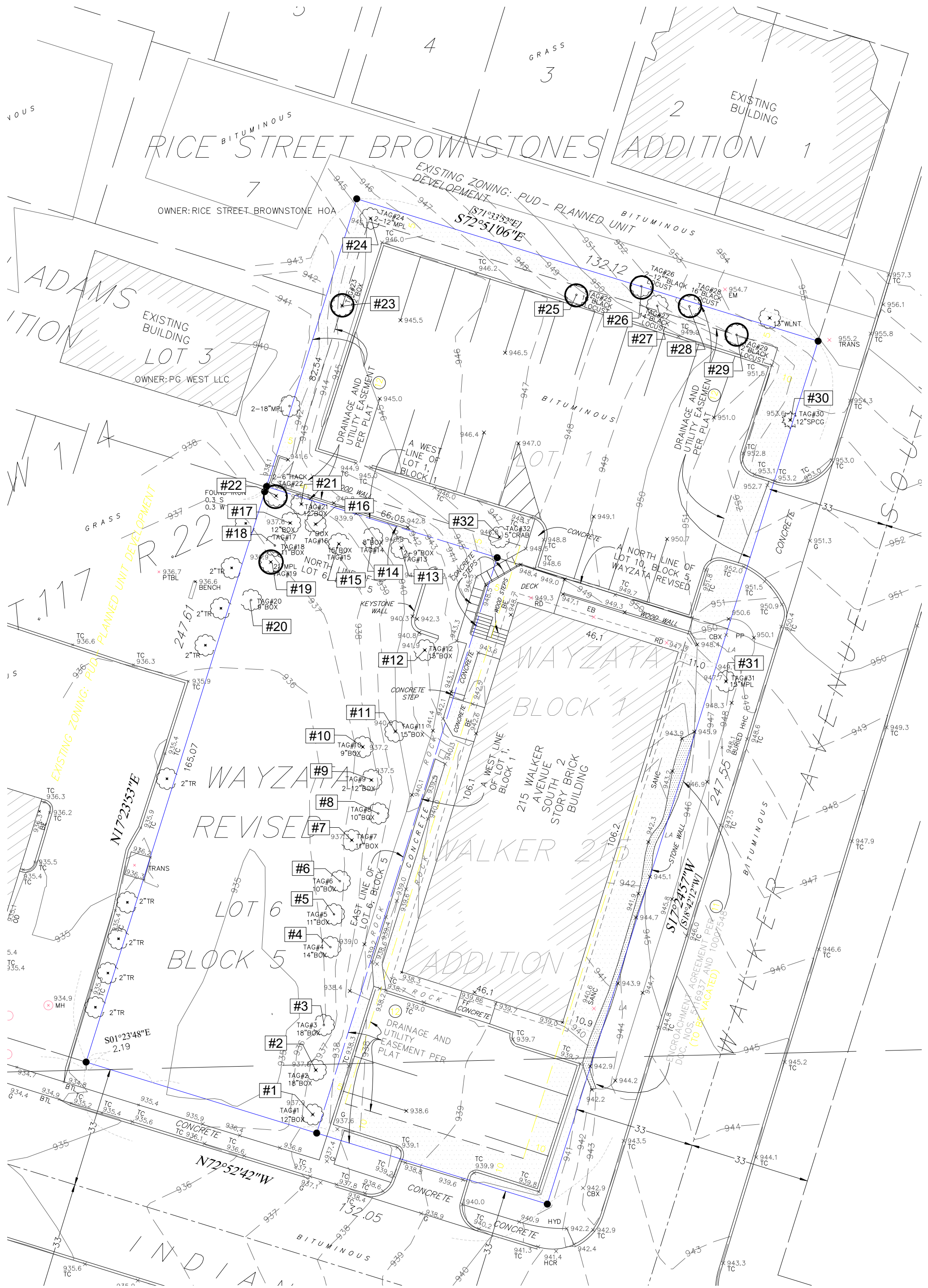
Senior Scientist

1826 Buerkle Road | Saint Paul, MN 55110

952.995.2458 direct | 612.360.0725 mobile

KHoffman@braunintertec.com

braunintertec.com | [Twitter](#) | [LinkedIn](#) | [Facebook](#)



North Landing tree removal and saved trees graphic
12/10/19 (Note saved trees shown with bold circle)

North Lake Townhomes									
Tree inventory - anticipated status				as of 12/10/19					
Tree #	Tree Type	Non-significant Cal. Inches	Significant Cal. Inches	Heritage Cal. Inches	Post const, status	Health status of tree		Cal. Inches of signif. trees removed	Cal. Inches of saved trees
1	Boxelder		12		Remove	OK		12	
2	Boxelder		18		Remove	OK		18	
3	Boxelder		18		Remove	Unhealthy	18		
4	Boxelder		14		Remove	OK		14	
5	Boxelder	11			Remove	OK			
6	Boxelder	10			Remove	OK			
7	Boxelder	11			Remove	OK			
8	Boxelder	10			Remove	OK			
9A	Boxelder (2-12")		12		Remove	OK		12	
9B	" "		12		Remove	OK		12	
10	Boxelder	9			Remove	OK			
11	Boxelder		15		Remove	OK		15	
12	Boxelder		15		Remove	OK		15	
13A	Boxelder (2-9")	9			Remove	OK			
13B	" "	9			Remove	OK			
14	Boxelder	8			Remove	OK			
15	Boxelder		15		Remove	OK		15	
16	Boxelder	6			Remove	OK			
17	Boxelder		12		Remove	OK		12	
18	Boxelder	11			Remove	OK			
19	Maple		21		Save	OK			21
20	Boxelder	9			Remove	OK			
21	Boxelder		12		Remove	Unhealthy	12		
22A	Hackberry (2-6")	6			Save	OK			6
22B	" "	6			Save	OK			6
23	Boxelder		12		Save	OK			12
24A	Maple (2-12")		12		Remove	Unhealthy	12		
24B	" "		12		Remove	Unhealthy	12		
25	Black Locust		12		Save	OK			12
26A	Black Locust (2-12")		12		Save	OK			12
26B	" "		12		Save	OK			12
27	Black Locust		14		Remove	Unhealthy	14		
28	Black Locust		16		Save	OK			16
29	Black Locust		12		Save	OK			12
30	Spruce		12		Remove	Unhealthy	12		
31	Maple		15		Remove	OK		15	
32	Crab	5			Remove	OK			
		120	317	0			80	140	109
Unhealthy Significant trees			80						
Total Significant trees			237						
Total caliper inches being removed			140						
25% of inches allowed to be removed			59						
Required replacement (caliper inches)			81						
Tree replacement schedule									
Tree code	Tree type	Equivalent caliper inches	Quantity	Total cal. Inches					
SWA	Swedish Aspen, Columnar	3	4	12					
AMB	Autom Blaze Maple	3	7	21					
BLD	Boulevard Linden	3	7	21					
TA	Technito Arborvite (6 ft = 2.5 cal.)	2.5	30	75					
Total caliper inches of replacement trees provided				129					



December 9, 2019

Chris Hickok
Managing Director
Industrial Market Lead
JLL
45 S. Seventh St., Suite 3051
Minneapolis, MN 55402

Re: Tree health survey for 215 Walker Avenue and 529 Indian Mound in Wayzata, MN

Mr. Hickock,

As you requested, I completed the survey of trees at the property to determine trees that, in my professional opinion, should not be preserved due to structural and health issues. None of the trees on the property appear to be excellent specimen trees. The majority of the trees on the property are ash and boxelder. There are a few maples, hackberry and black locust on the edges of the property.

The tree #'s provided were used to document the trees with issues. Notes and photos match with tree numbers.

I reserve the right to supplement or amend this report should additional or different information become known to me. I certify that neither the employment of this report, nor the compensation for it, is contingent upon the results of the report. I have no personal interest in or bias with respect to the subject matter of this report or the parties involved, and to my knowledge and belief, all statements and information in this report are true and correct.

Sincerely,

John E. Lloyd, Ph.D.
planthealthdoctor@gmail.com
(952) 529-5978

Starting on the southwest part of the property,

Tree #3 - 1 trunk 10" one stump 18" Boxelder (Photos #1, #2, #3). Remaining trunk has top damage. The entire tree needs to be removed.



Damaged trunks with obvious internal decay



Tree #21 - 12" Boxelder with main leader collapse and basal wounding leading to internal decay (Photos #4 & #5). The entire tree needs to be removed.



Tree #24 - 12" Silver Maple with multiple trunk sprouts (Photo #6). The sprouted limbs coming from the main trunk of the tree are prone to failure as they continue to grow and add weight to their attachment juncture. This tree should be slated for removal.



Tree #27 - 14" Walnut (Incorrect), Corrected to 14" Black Locust (Photos #7, #8 & #9). All trees in the engineering plan on the north side of the parking lot are misidentified. They are black locust. This specific tree has significant canopy dieback caused by trunk damage and decline of the impacted tree. This tree should be slated for removal.



Canopy dieback

Trunk damage and decay infection
causing decline and dieback



Tree #30 - 12" Spruce with limited growth, rhizosphaera needle cast and a profusion of cones, indicating it is under significant environmental stress and is likely suffering from root issues (Photos #10, 11 & 12). Removing and replacing the tree is the best option.



Rhizosphaera Needle Cast



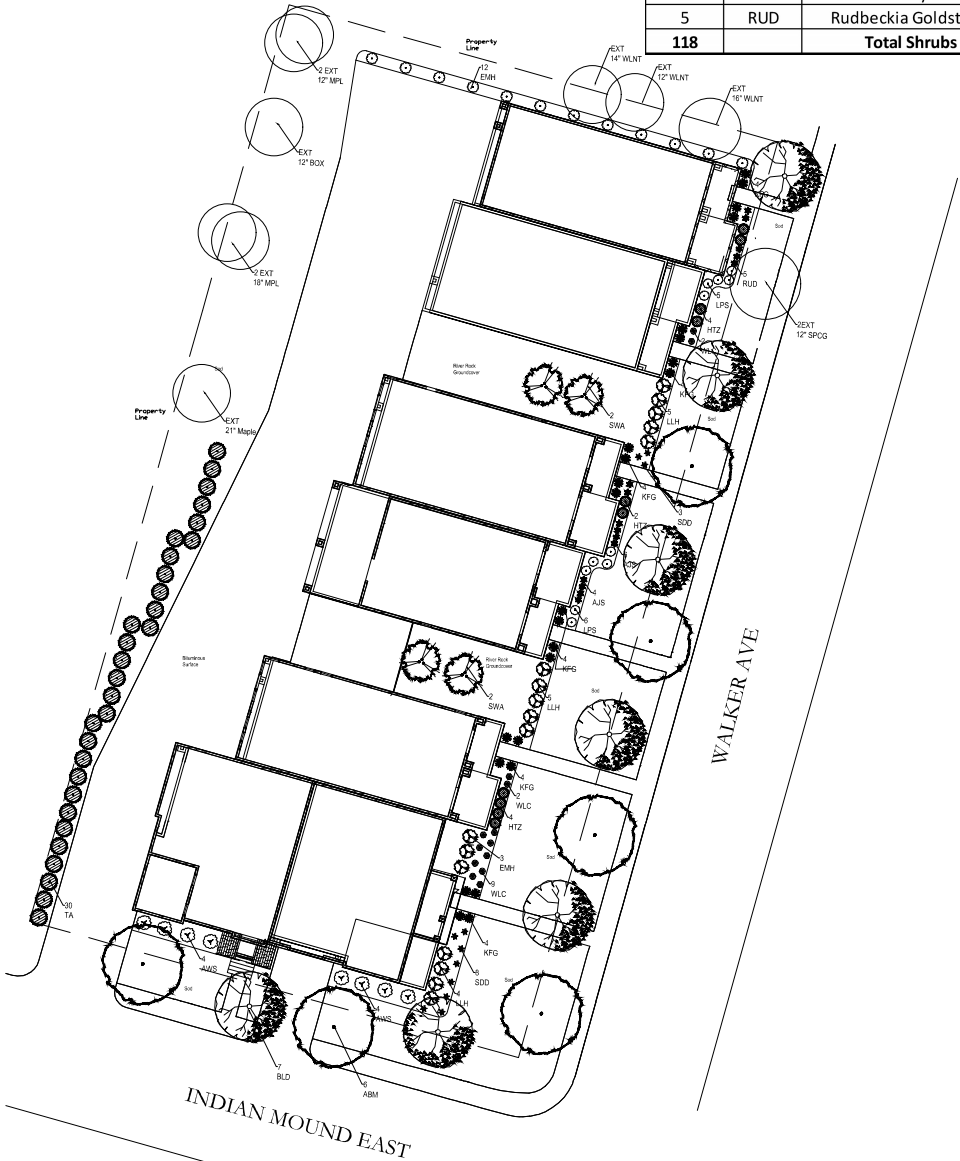
Profusion of cones indicating stress



Flat base of trunk Indicative of
root constriction



QTY.	CODE	Common Name	Size/Root	Notes
Trees				
1	BOX	BOX	12"	Existing
2	MPL	MPL	12"	Existing
2	MPL	MPL	18"	Existing
1	MPL	MPL	21"	Existing
1	WLNT	WLNT	16"	Existing
1	WLNT	WLNT	14"	Existing
1	WLNT	WLNT	12"	Existing
1	SPCG	SPCG	12"	Existing
4	SWA	Swedish Aspen, Columnar	3" BB	
6	ABM	Autumn Blaze Maple	3" BB	
7	BLD	Boulevard Linden	3" BB	
30	TA	Technito Arborvitae	6' BB	
57		Total Trees		
Shrubs				
10	HTZ	Hetz Arborvitae	#5	
12	EMH	Emerald Mound Honeysuckle	#5	
11	LPS	Little Princess Spirea	#3	
14	LLH	Limelight Hydrangea	#5	
8	AWS	Anthony Waterer Spirea	#5	
11	SDD	Stella D'oro Daylily	#1	
24	KFG	Karl Foerster Grass	#1	
13	WLC	Walkers Low Catmint	#1	
10	AJS	Autumn Joy Sedum	#1	
5	RUD	Rudbeckia Goldsturm	#1	
118		Total Shrubs		



Preliminary Plan-
Not For Construction



DATE: 10/16/19

CHECKED: LA

DRAWN: AJ

DESIGNED: AO

SHEET: 11

NO. 1

REF: NO. 1

DATE: 10/16/19

Prepared for
Written Associates

LANDSCAPE PLAN

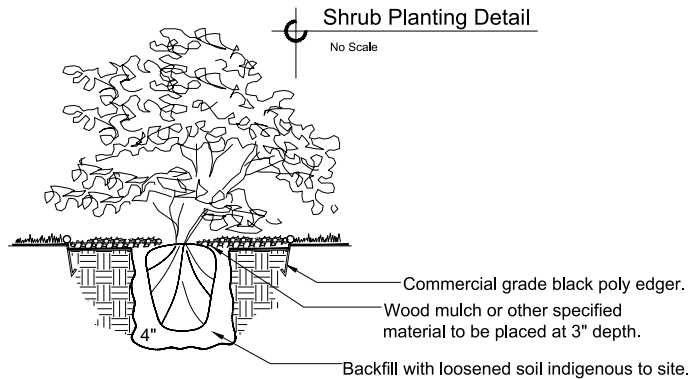
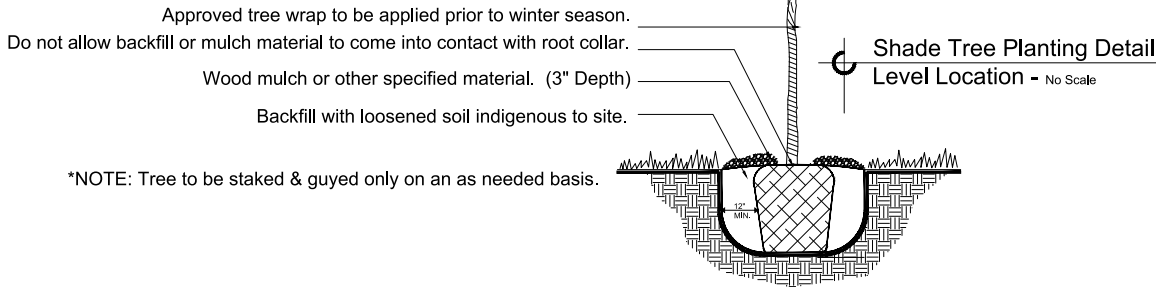
Landscape Plan
215 Walker Ave
Wayzata, MN

Lee Markell
Date: 10/16/19
License No. 19313

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered LANDSCAPE ARCHITECT under the laws of the State of Minnesota.
lee.markell@corporate.net
612-444-0714
612-444-0714

MARKELL ~
LABERRE DESIGN
GROUP

612-444-0714
lee.markell@corporate.net
612-444-0714



GENERAL NOTES PLAN SPECIFIC:

All plantings shall be true to name and size in accordance with American Nurseryman's Standards.

All plantings shall be guaranteed for one year (365 days) from date of acceptance. Landscape Contractor shall replace any dead or damaged plants at no additional cost to Owner during the guarantee period. Landscape Contractor shall make monthly site maintenance inspections and notify owner of maintenance deficiencies.

All trees shall be guyed at the discretion of the landscape contractor. Landscape contractor shall warrant plants to be plumb at the end of the warranty period. All trees shall be wrapped at the end of November of installation year.

All shrub beds and areas indicated as receiving rock mulch shall receive a 5" deep layer of 2-4" size Washed River Rock over 3 ounce landscape fabric. Landscape maintenance bed around the building is 3 feet wide with 1 1/2 inch river rock over 3 ounce landscape fabric. All single trees shall receive a 4" layer of shredded bark mulch free of leaves, twigs, and other extraneous debris over weed barrier fabric.

Sod shall be cultured Kentucky bluegrass, free of weeds and clumps. All area within the irrigations limits shall be sodded. Landscape Contractor will water at time of installation and roll all sod as needed to assure a smooth turf. All slopes greater than 3 to 1 shall be staked. Any sliding of sod shall be replaced by Landscape Contractor at no cost to the owner.

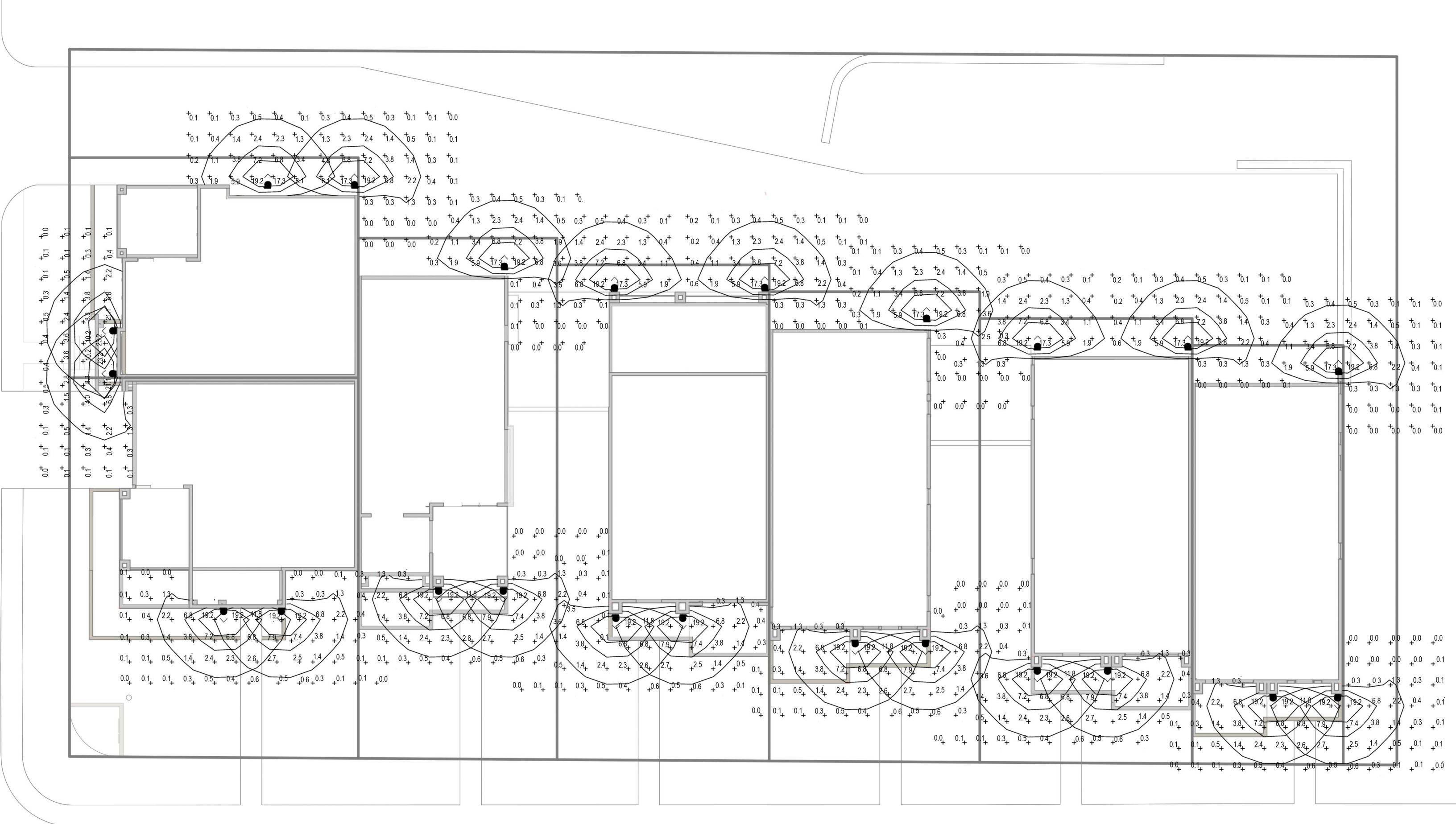
All areas outside the irrigation limits shall be seeded with MNDOT 25-131 and mulch with straw disc anchored. Any slopes greater than 3:1 shall be blanketed with 2 side straw blanket.

A performance base irrigation system shall be installed by the Landscape Contractor including sleeve as needed. RPZ shall be supplied to the general contractor for installation. Coordinate with the general contractor for the size of the irrigation stub. IRRIGATION INSTALLED ONLY IN THE SODDED TURF AREAS.

Landscape Contractor shall be responsible for locating all utilities by actual location in the field prior to any planting operation.

Preliminary Plan-
Not For Construction

DATE 06/19/19	CHECKED LM	DRAWN AS	DESIGNED AO	SHEET L2	NO. REVISION / ISSUE DATE	PREPARED FOR Written Associates	Landscape Plan 215 Walker Ave Wayzata, MN	Len Markell Date: 10/16/19 License No. 19313	MARKELL ~ LABEREE DESIGN GROUP 6805 Pine Wood Drive, Eden MN 55123 651-444-0714 lenmarkell@comcast.net
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LUMEN SPREAD EXHIBIT SCALE: 1/16" = 1'-0"

WALKER AVE

N →

12.09.19

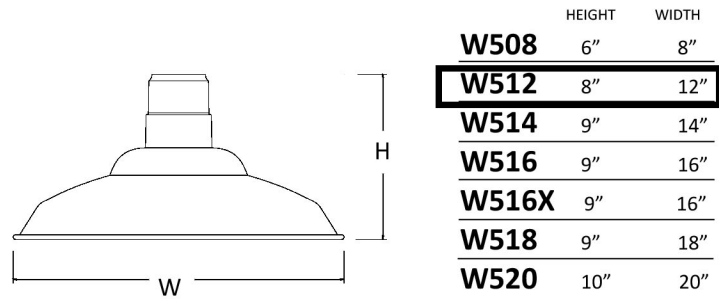
WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



A - SHADES

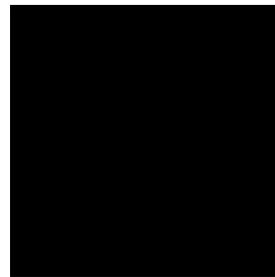
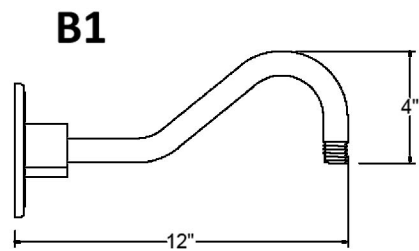
BASELITE’S SHADES ARE CONSTRUCTED FROM A HEAVY GAUGE 1100-0 ALUMINUM AND ARE HAND SPUN IN OUR OWN FACILITY HERE IN THE U.S.A. EACH SHADE IS SPUN ONE AT A TIME TO ENSHURE A QUALITY PRODUCT. THE ALUMINUM USED RANGES FROM .050” TO .125” IN THICKNESS DEPENDING ON THE SHADE.

WAREHOUSE SHADE SERIES

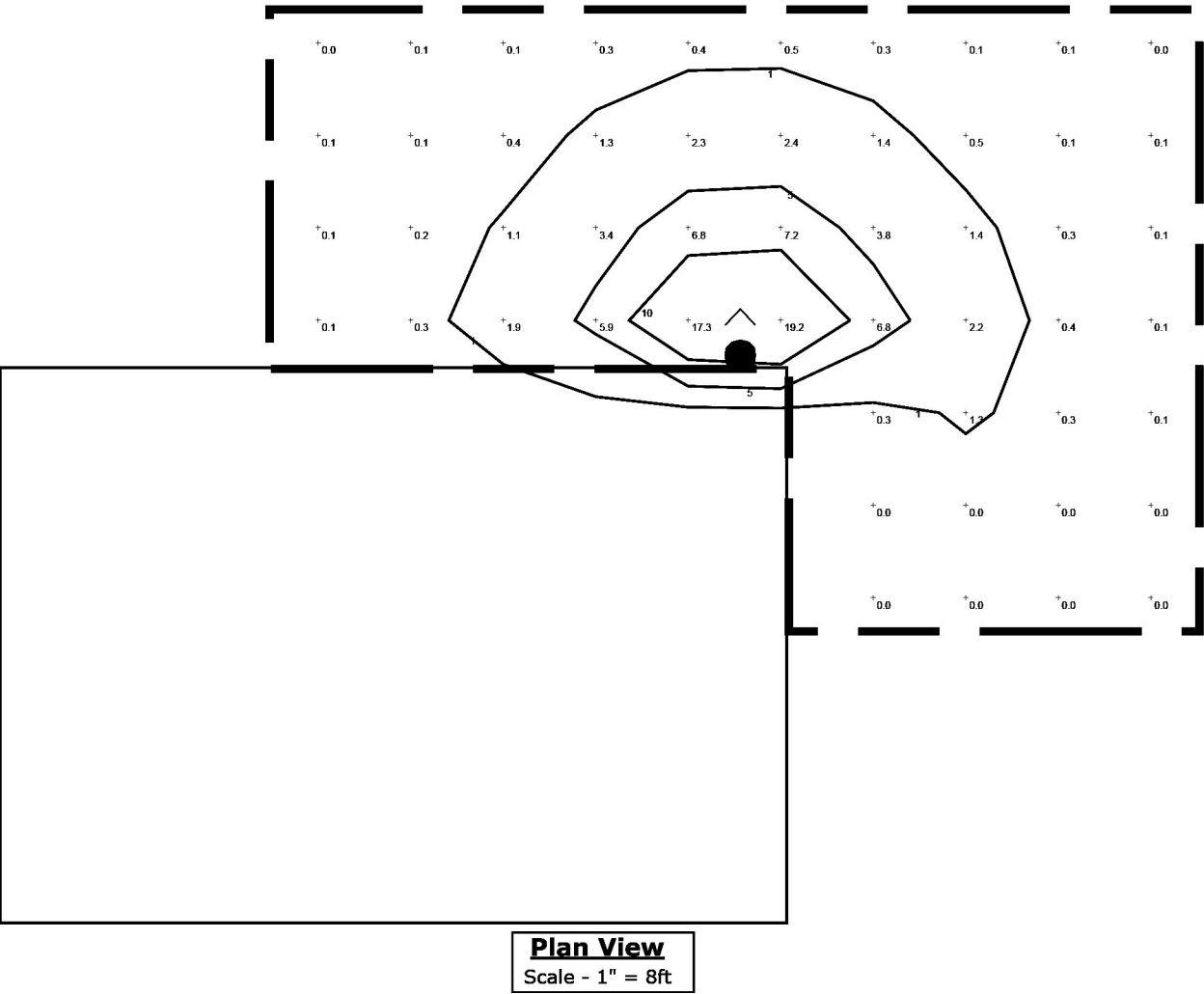


C - MOUNTING OPTIONS

1/2" ARM EXTENSIONS



41-GLOSS BLACK



EXISTING CONDITIONS SURVEY

LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44890
●	Denotes found open 1/2" iron monument, unless otherwise noted
AC	Denotes air conditioner
BE	Denotes building entrance
BH	Denotes beehive catch basin
BTL	Denotes beaver tail curb
CB	Denotes catch basin
CBX	Denotes communication box
EB	Denotes electric box
EM	Denotes electric meter
FF	Denotes finished floor
G	Denotes gutter
GDCR	Denotes garage door card reader
GM	Denotes gas meter
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HHC	Denotes communication hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LA	Denotes landscaped area
MH	Denotes manhole
OD	Denotes overhead door
OHE	Denotes overhead electric line
PP	Denotes power pole
PKS	Denotes parking sign
PBL	Denotes picnic table
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SANC	Denotes sanitary cleanout
SAN S	Denotes sanitary sewer line
SMH	Denotes storm manhole
ST S	Denotes storm sewer line
TC	Denotes top of curb
TCS	Denotes traffic control sign
TRANS	Denotes electric transformer box
UGC	Denotes underground communication line
UGE	Denotes underground electric line
W	Denotes water line
WV	Denotes water valve
BOX	Denotes Boxelder tree
CRAB	Denotes Crabapple tree
HACK	Denotes Hackberry tree
MPL	Denotes Maple tree
SPCG	Denotes Colorado Green Spruce tree
TR	Denotes deciduous tree
WLNT	Denotes Walnut tree
TAG/25	Denotes tree tag number
16"BOX	Denotes tree diameter and species

WEST 1/4 CORNER
SEC. 6, R.117, T.22,
FOUND CAST IRON
MONUMENT

MULTIPLE OWNERS:
UNITS 101-102-GARRISON LANDING, LLC
UNIT 103-W. STANLEY WALSH REV. TRUST
UNIT 201-CRAIG LAU & MICHELE LAU
UNIT 202-GARY JOHN KRAMER
UNIT 203-JOHN F. ADAMS & RONDA L. ADAMS
UNIT 301-LINDER FAMILY TRUST
UNIT 302-DOUGLAS COOLEY & ANN COOLEY
UNIT 304-RICHARD D. BERG REV. TR ET AL
UNIT 401-E. N. DAYTON REV. TRUST ET AL
UNIT 402-CHERYL L. COMMER

CIC NUMBER 2061

R.L.S. NO. 1846

SEC. 6

WAYZATA
REVISED

EXISTING ZONING: PUD- PLANNED UNIT DEVELOPMENT
N17°23'43"E
247.61'

RICE STREET BROWNSTONES ADDITION

OWNER: RICE STREET BROWNSTONE HOA

OWNER: PG WEST LLC

FOUND IRON

12" BOX

12" BOX

12" BOX

12" BOX

12" BOX

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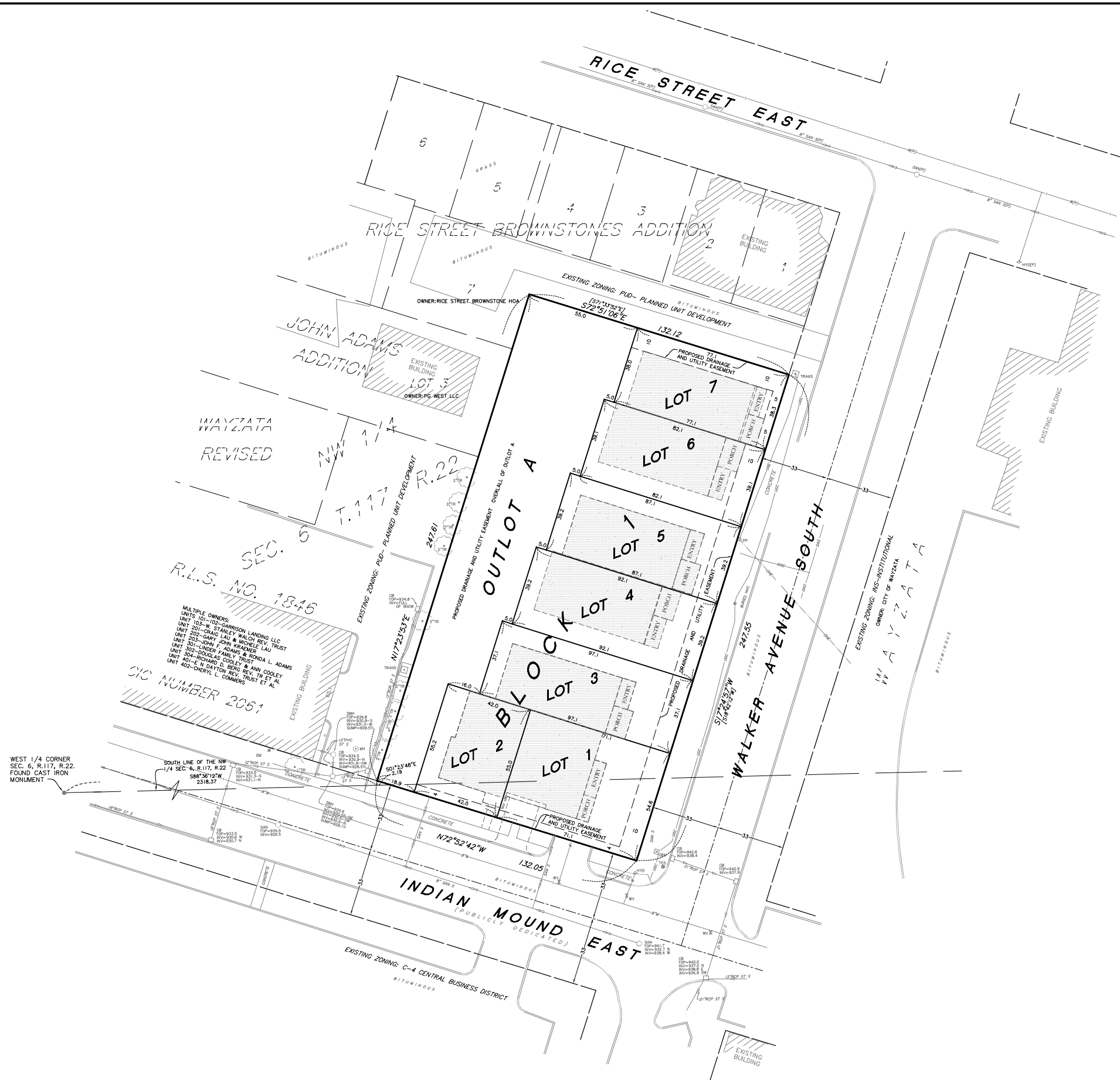
12" BOX

12" BOX

12" BOX

12" BOX

12" BOX



DESCRIPTION OF PROPERTY SURVEYED
(Per Old Republic National Title Insurance Company, Issuing Agent: Custom Home Builders Title, LLC Commitment for Title Insurance, File No. HB-38875, commitment date January 10, 2019)
Lot 6, Block 5, Wayzata Revised, Hennepin County, Minnesota.
Abstract Property.
AND
(Per Old Republic National Title Insurance Company, Issuing Agent: Custom Home Builders Title, LLC Commitment for Title Insurance, File No. HB-39135, commitment date February 6, 2019)
Lot 1, Block 1, Walker 215 Addition, except that part embraced within Lot 10, Block 5, Wayzata, Hennepin County, Minnesota.
Abstract Property.
That part of Lot 1, Block 1, Walker 215 Addition, embraced within Lot 10, Block 5, Wayzata, Hennepin County, Minnesota.
Torrens Property.
Torrens Certificate No. 1213385.

- GENERAL NOTES**
- 1.) Survey coordinate basis: Hennepin County coordinate system.
 - 2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.
 - 3.) Part of the property to be platted is torrens property and part is abstract property.
 - 4.) Proposed buildings shown are based on a site plan prepared by Whitten Associates, dated October 20, 2019.
 - 5.) The Encroachment Agreement as created by Document No. 10007548 and the drainage and utility easements as created by the record plat of 215 WALKER ADDITION will be vacated and new drainage and utility easement will be dedicated in the proposed plat of NORTH LAKE ADDITION, new easement locations and sizes to be determined by the regulating authority.
- ZONING NOTES**
- 1.) Zoning information as shown on a map labeled "Wayzata Zoning Designations 8/24/2018", obtained from the City of Wayzata web site on October 10, 2019.
The subject property is currently zoned: C-1- Office and Limited Commercial District
 - 2.) Proposed Zoning: PUD-Planned Unit Development
 - 3.) Minimum setback requirements are established by current ordinances. The location of setback lines is subject to legal interpretation; therefore setback lines are not shown.
Specific questions regarding setback requirements should be directed to the regulating authority.

AREAS

Lot 1 = 3,895 square feet
Lot 2 = 2,313 square feet
Lot 3 = 3,605 square feet
Lot 4 = 3,610 square feet
Lot 5 = 3,414 square feet
Lot 6 = 3,213 square feet
Lot 7 = 2,942 square feet
Lots Total = 22,992 square feet
Outlet A = 9,709 square feet
Overall Total to be platted=32,701 square feet

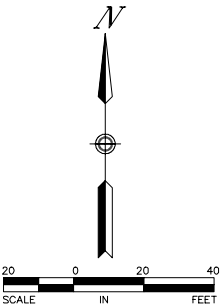
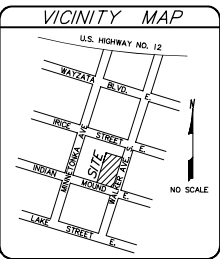
OWNER/DEVELOPER:
Walker Partners L.P.
45 S. Seventh Street,
Suite 3051
Minneapolis, MN, 55402
Contact person: Chris Hickok
Phone: (612)-217-5121
(Owner of Lot 1, Block 1, 215 Walker Addition)

ARCHITECT/DESIGNER:
Whitten Associates, Inc.
4159 Heatherlon Place
Minnetonka, MN 55345
Contact person: Heather Maanum, AIA, LEED
AP
Phone: (952)-201-5030

OWNER
RE Clark Land Investments, LLC
7500 78th Street W.
Edina, MN, 55439
Contact person: Ron Clark
Phone: (952)-947-3000
(Owner of Lot 6, Block 5, Wayzata Revised)

CIVIL ENGINEER:
Sunde Engineering, PLLC
10830 Nesbitt Ave. No.
Bloomington, MN 55437
Contact person: Mike Kettler P.E.
Phone: (952)-881-3344

SURVEYOR:
Sunde Land Surveying, LLC
9001 E. Bloomington Freeway
Suite 118
Bloomington, MN 55420
Contact person: Lenny Carlson
Phone: (952)-881-2455



I hereby certify that this sketch, 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 21st day of November, 2019
SUNDE LAND SURVEYING, LLC
By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revision	By	Date
1	JAD	

Drawing Title:
**PRELIMINARY PLAT OF:
NORTH LAKE ADDITION**
529 INDIAN MOUND E. & 215 WALKER AVE., WAYZATA, MN

SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde-land.com

Project: 2006-126-B Blk/Pg: 1049/05 Date: 11/21/2019
Township: 117 Range: 22 Section: 06
File: 20061268-PREPLAT-R1.dwg Sheet: 2 of 2

EXISTING CONDITIONS SURVEY

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found open 1/2" iron monument, unless otherwise noted
- AC Denotes air conditioner
- BE Denotes building entrance
- BH Denotes beehive catch basin
- BTL Denotes beaver tail curb
- CB Denotes catch basin
- CBX Denotes communication box
- EB Denotes electric box
- EM Denotes electric meter
- FF Denotes finished floor
- G Denotes gutter
- GDOR Denotes garage door card reader
- GM Denotes gas meter
- HCR Denotes handicap ramp
- HCS Denotes handicap sign
- HHC Denotes communication hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LA Denotes landscaped area
- MH Denotes manhole
- OD Denotes overhead door
- OHE Denotes overhead electric line
- PP Denotes power pole
- PKS Denotes parking sign
- PTBL Denotes picnic table
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SANC Denotes sanitary cleanout
- SAN S Denotes sanitary sewer line
- SMH Denotes storm manhole
- ST S Denotes storm sewer line
- TC Denotes top of curb
- TCS Denotes traffic control sign
- TRANS Denotes electric transformer box
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line
- WV Denotes water valve
- BOX Denotes Boxelder tree
- CRAB Denotes Crabapple tree
- HACK Denotes Hackberry tree
- MFL Denotes Maple tree
- SPCG Denotes Colorado Green Spruce tree
- TR Denotes deciduous tree
- WLNT Denotes Walnut tree

WEST 1/4 CORNER
SEC. 6, R.117, R.22.
FOUND CAST IRON
MONUMENT

MULTIPLE OWNERS:
UNITS 101-102-GARRISON LANDING, LLC
UNIT 103-W. STANLEY WALSH REV. TRUST
UNIT 201-CRAIG LAU & MICHELE LAU
UNIT 202-GARY JOHN KRAMER
UNIT 203-JOHN F. ADAMS & RONDA L. ADAMS
UNIT 301-LINDER FAMILY TRUST
UNIT 302-DOUGLAS COOLEY & ANN COOLEY
UNIT 304-RICHARD D. BERG REV. TR ET AL
UNIT 401-E. N. DAYTON REV. TRUST ET AL
UNIT 402-CHERYL L. COMMERS

CIC NUMBER 2061

R.L.S. NO. 1846

SEC. 6

WAYZATA
REVISED

RICE STREET BROWNSTONES ADDITION

OWNER: RICE STREET BROWNSTONE HOA

OWNER: PG WEST LLC

LOT 6

BLOCK 5

INDIAN MOUND EAST
(PUBLICLY DEDICATED)

RICE STREET EAST

WALKER AVENUE SOUTH

EXISTING ZONING: RUD- PLANNED UNIT DEVELOPMENT

EXISTING ZONING: MS-INSTITUTIONAL

EXISTING ZONING: C-4 CENTRAL BUSINESS DISTRICT

EXISTING ZONING: MS-INSTITUTIONAL

EXISTING ZONING: MS-INSTITUTIONAL

EXISTING ZONING: MS-INSTITUTIONAL

EXISTING ZONING: MS-INSTITUTIONAL

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DESCRIPTION OF PROPERTY SURVEYED

(Per Old Republic National Title Insurance Company, Issuing Agent: Custom Home Builders Title, LLC Commitment for Title Insurance, File No. HB-38875, commitment date January 10, 2019)

Lot 6, Block 5, Wayzata Revised, Hennepin County, Minnesota.

Abstract Property.

AND

(Per Old Republic National Title Insurance Company, Issuing Agent: Custom Home Builders Title, LLC Commitment for Title Insurance, File No. HB-39135, commitment date February 6, 2019)

Lot 1, Block 1, Walker 215 Addition, except that part embraced within Lot 10, Block 5, Wayzata, Hennepin County, Minnesota.

Abstract Property.

That part of Lot 1, Block 1, Walker 215 Addition, embraced within Lot 10, Block 5, Wayzata, Hennepin County, Minnesota.

Torrens Property.

Torrens Certificate No. 1213385.

PLAT RECORDING INFORMATION

The plat of WAYZATA REVISED was filed of record IN 1890.

The plat of WALKER 215 ADDITION was filed of record on October 18, 2007, as Document No. 4437814 in the Office of Registrar of Titles and as Document No. 9054401 in the office of the County Recorder, both of Hennepin County, Minnesota.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENTS

Old Republic National Title Insurance Company, Issuing Agent: Custom Home Builders Title, LLC Commitment for Title Insurance, File No. HB-38875, commitment date January 10, 2019;

And

Old Republic National Title Insurance Company, Issuing Agent: Custom Home Builders Title, LLC Commitment for Title Insurance, File No. HB-39135, commitment date February 6, 2019, were relied upon as to matters of record.

Schedule B Exceptions:

① Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

(Per Old Republic National Title Insurance Company, Issuing Agent: Custom Home Builders Title, LLC Commitment for Title Insurance, File No. HB-38875, commitment date January 10, 2019)

There are no easements listed in Schedule B - Section 2 of the title commitment to be shown.

(Per Old Republic National Title Insurance Company, Issuing Agent: Custom Home Builders Title, LLC Commitment for Title Insurance, File No. HB-39135, commitment date February 6, 2019)

10.) Terms and conditions of Resolution No. 2104 Resolution Approving a Parking Variance, filed April 22, 1983, as Torrens Document No. 1510252 and Abstract Document No. 4787409. [not survey related]

11.) Terms and conditions of Encroachment Agreement by and between the City of Wayzata and Walker Partners Limited Partnership, dated September 12, 2013, filed September 18, 2013, as Torrens Document No. 5116337 and Abstract Document No. 10007548. [shown on survey]

12.) Easements for utilities and drainage as shown on the recorded plat. [shown on survey]

GENERAL NOTES

- 1.) Survey coordinate basis: Hennepin County coordinate system.
- 2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax information web site.
- 3.) Part of the property to be platted is torrens property and part is abstract property.
- 4.) The Encroachment Agreement as created by Document No. 10007548 and the drainage and utility easements as created by the recorded plat of 215 WALKER ADDITION will be vacated and new drainage and utility easement will be dedicated in the proposed plat of NORTH LAKE ADDITION, new easement locations and sizes to be determined by the regulating authority.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locator's responded to our Gopher State One Call, ticket number 190350817.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2701880307F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

ZONING NOTES

- 1.) Zoning information as shown on a map labeled "Wayzata Zoning Designations 8/24/2018", obtained from the City of Wayzata web site on October 10, 2019.

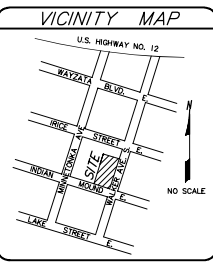
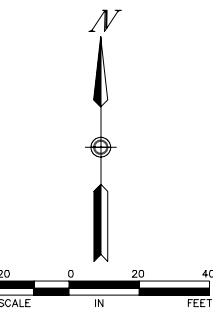
The subject property is zoned C-1- Office and Limited Commercial District
- 2.) Minimum setback requirements are established by current ordinances. The location of setback lines is subject to legal interpretation and planning considerations, therefore setback lines are not shown. Specific questions regarding setback requirements should be directed to the regulating authority.

AREA

Total Area to be platted = 32,701 square feet or 0.751 acres

BENCHMARKS (BM)

- (NGVD 29)
- 1.) Top of top nut of fire hydrant in the northwest quadrant of Indian Mound E. and Walker Ave. S.
Elevation = 943.67 feet
 - 2.) Nail in east face of power pole near the northeast corner of subject building.
Elevation = 951.39 feet
 - 3.) Top of top nut of the first fire hydrant south of Indian Mound E. on the east side Walker Ave. S.
Elevation = 941.61 feet [not shown on survey]



SEE SHEET 2 OF 2 SHEETS FOR PRELIMINARY PLAT

I hereby certify that this sketch, 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 21st day of November, 2019

SUNDE LAND SURVEYING, LLC
By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revision	By	Date
	JAD	

Drawing Title:
DRAINAGE & UTILITY EASEMENTS TO BE VACATED
FOR THE PRELIMINARY PLAT OF:
NORTH LAKE ADDITION
529 INDIAN MOUND E. & 215 WALKER AVE., WAYZATA, MN

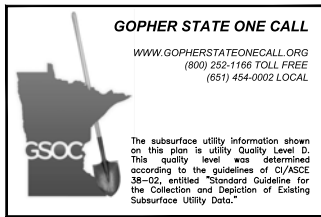
SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55425-3435
952-881-2455 (Fax: 952-888-9526)
www.sunderland.com

Project: 2006-126-B Blk/Plt: 1049/05 Date: 11/21/2019
Township: 117 Range: 22 Section: 06 Sheet: 1 of 2
File: 20061268-EXISTING COND.dwg

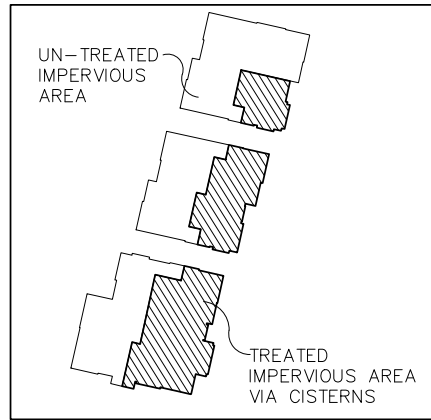
TOTAL SITE AREA	=	32,702	sq-ft
Existing Impervious Area	=	15,643	sq-ft
Existing Pervious Area	=	17,059	sq-ft

Proposed Impervious Area treated with Cisterns for GreyWater
Irrigation = 5,960 sq-ft

Percentage of Site with Untreated Impervious Surface = 21%



Volume required (cf) = $1''/12 * 15,242 \text{ sf} = 1,269 \text{ cf}$
 Volume Provided = $53*20'*3'*0.40 \text{ voidspace} = 1,272 \text{ cf} > 1,269 \text{ cf} ; \text{ok}$



CISTERNS WILL HOLD ROOF TOP WATER TO BE USED IN IRRIGATION. A MAKEUP WATER CONNECTION WILL BE NEEDED TO FILL CISTERN UP IF DRY WHEN IRRIGATION IS NEEDED AFTER PERIOD OF NO RAIN. EACH CISTERN WILL SEPARATELY OVERFLOW TO STORM SEWER CONNECTED TO CITY CATCH BASIN.

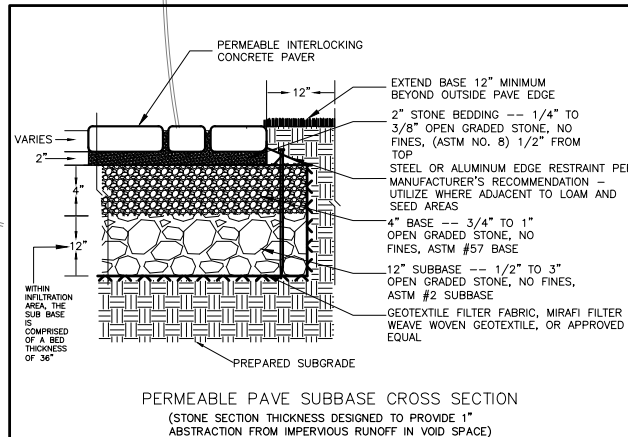
MAKE-UP WATER FOR IRRIGATION TO BE PROVIDED SEPERATELY (MANUALLY). NO CONTAMINATION OF POTABLE CITY WATER WITH GREY WATER. PUMP SYSTEM DESIGN PER MECHANICAL ENGINEER.

CISTERN #1 959 sf. TRIB AREA * 1" = 80 cubic feet USE 600 GALLON CISTERN

CISTERN #2 1,896 sf TRIB AREA * 1" = 158 cubic feet USE 1200 GALLON CISTERN

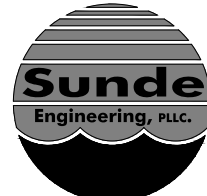
CISTERN #3 3,105 sf TRIB AREA * 1" = 259 cubic feet USE 2000 GALLON CISTERN

1	Delineate the location of areas not to be disturbed (e.g. with flags, stakes, signs, silt fence, etc.) before work begins.
2	Establish sediment control practices on all down gradient perimeters before any up gradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3	Install all perimeter sediment control devices and construction entrances. The timing of the installation of sediment control practices may be adjusted in order to accommodate short-term activities, but sediment control practices must be installed before the next precipitation event even if the short-term activity is not complete.
4	Contact the City for approval of the sediment control devices.
5	Rough grade the site.
6	Install utilities.
7	Install pavements.
8	Install lawn and landscape.
9	Restore all disturbed areas.
10	Clean all storm sewer and conveyance systems.
11	After all disturbed areas are stabilized, obtain approval from the City and/or Watershed District.
12	Remove all temporary sediment control devices.



1. Implement sediment control practices in order to minimize sediment from entering surface waters, including curb and gutter systems and storm drain inlets.
2. Install all temporary or permanent sediment control measures including silt fence at perimeter of construction, bio-logs at driveway, sediment filters, silt socks, and sedimentation basins prior to beginning site clearing, grading, or other land-disturbing activity. Protect all storm sewer inlets that receive runoff from disturbed areas.
3. Establish sediment control practices on all down gradient perimeters before any up gradient land disturbing activities begin. These practices must remain in place until final stabilization has been established.
4. The timing of the installation of sediment control practices may be adjusted in order to accommodate short-term activities, but sediment control practices must be installed before the next precipitation event even if the short-term activity is not complete.
5. If the down gradient treatment system becomes overloaded, install additional up gradient sediment control practices or redundant BMPs in order to eliminate the overloading.
6. Before beginning construction, install a **TEMPORARY ROCK CONSTRUCTION ENTRANCE** at each point where vehicles exit the construction site. Use 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, CA-3, or equal Coarse Aggregate. Place the aggregate in a layer at least 152 mm (6 inches) thick across the entire width of the entrance. Extend the rock entrance at least 15 m (50 feet) into the construction zone. Use a MNDOT Standard Specification 3733 Type V permeable geotextile fabric material beneath the aggregate in order to prevent migration of soil into the rock from below. Maintain the entrance in a condition that will prevent tracking or flowing of sediment onto paved roadways. Provide periodic top dressing with additional stone as required. Close entrances not protected by temporary rock construction entrances to all construction traffic.
7. If necessary, clean the wheels of construction vehicles in order to remove soils before the vehicles leave the construction site. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device.
8. Remove all soils and sediments tracked or otherwise deposited onto adjacent property, pavement areas, sidewalks, streets, and alleys. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling, wet-sweeping, or dry sweeping. If necessary, scrape paved surfaces in order to loosen compacted sediment material prior to sweeping. Haul sediment material to a suitable disposal area. Street washing is allowed only after sediment has been removed by shoveling or sweeping.
9. **Soil Stockpiles:** Install siltfence or other effective sediment controls around all temporary soil stockpiles. Locate soil or dirt stockpiles such that the downslope drainage length is no less than 8 m (25 feet) from the toe of the pile to a surface water, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater. If remaining for more than 7 days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. During street repair, cover construction soil or dirt stockpiles located closer than 8 m (25 feet) to a roadway or drainage channel with tarps, and protect storm sewer inlets with silt socks or staked siltfence.
10. **Silt Fence:** Install silt fence along the contour (on a level horizontal plane) with the ends turned up (J-hooks) in order to help pond water behind the fence. Install the silt fence on the uphill side of the support posts. Provide a post spacing of 1.2 m (4 feet) or less. Drive posts at least 0.6 m (2 feet) into the ground. Anchor the silt fence fabric in a trench at least 152 mm (6 inches) deep and 152 mm (6 inches) wide dug on the upslope side of the support posts. Lay the fabric in the trench and then backfill and compact with a vibratory plate compactor. Make any splices in the fabric at a fence post. At splices, overlap the fabric at least 152 mm (6 inches), fold it over, and securely fasten it to the fence post. Silt fence supporting posts shall be 51 mm (2 inch) square or larger hardwood, pine, or standard T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1.8602 kg per meter (1.25 lb per lineal foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent slippage. Geotextile fabric shall meet the requirements of MNDOT Standard Specification 3886 for preassembled silt fence, furnished in a continuous roll in order to avoid splices. Geotextile fabric shall be uniform in texture and appearance and have no defects, flaws, or tears. The fabric shall contain sufficient ultraviolet (UV) ray inhibitor and stabilizers to provide a minimum two-year service life outdoors. Fabric color shall be international orange.
11. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized (hard-surfaced areas paved and vegetation established in greenspace). Repair any rilling, gully formation, or washouts. After final establishment of permanent stabilization, remove all temporary synthetic, structural, and nonbiodegradable erosion and sediment control devices and any accumulated sediments. Dispose-of off site. Restore permanent sedimentation basins to their design condition immediately following stabilization of the site.
12. If dewatering is required and sump pumps are used, all pumped water must be discharged through a sediment control device such as a dewatering bag or other appropriate facility prior to leaving the construction site. Proper energy dissipation must be provided at the outlet of the pump system.

1. Delineate the location of areas not to be disturbed (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins.
2. Avoid removal of trees and surface vegetation wherever possible. Schedule construction in order to expose the smallest practical area of soil at any given time. Implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion.
3. Following initial soil disturbance or redistribution, complete permanent or temporary stabilization against erosion due to rain, wind, and running water as soon as possible, but in no case later than 14 calendar days, on all disturbed or graded areas including stormwater management pond sideslopes. This requirement does not apply to those areas that are currently being used for material storage or for those areas on which grading, site building, or other construction activities are actively underway.
4. Provide temporary grass seed cover on all topsoil stockpiles and other areas of stockpiled excavated material in order to prevent soil erosion and rapid runoff during the construction period. Prolonged periods of open, bare earth without grass cover will not be permitted. Stabilize all disturbed greenspace areas with a minimum of 4" topsoil immediately after final subgrade completion. Seed and mulch, or sod and stake these areas within 48 hours after completion of final grading work (weather permitting).
5. Stabilize all disturbed areas to be paved using early application of gravel base.
6. Apply necessary moisture to the construction area in order to prevent the spread of dust.
7. In areas to be permanently stabilized, landscape with decorative rock, plantings, and sod. Refer to the approved Landscape Plan for design and details.



**CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES**
10830 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundecivil.com

WAYZATA, MN

[illegible]

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

Mike R. Kettler
DATE: 7/1/19 REG. NO.: 40425

PROJECT NO.: #19-518

DRAWN BY: kd

CHECKED BY: SS

APPROVED BY: bhm

SCALE: graphic

DATE: 7/1/19

GRADING AND DRAINAGE PLAN

SHEET NO:

C1

1 of 4



CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES
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www.sundecivil.com

215 WALKER AVE

WAYZATA, MN

DATE	REVISION
7/11/19	ORIGINAL PLAN DATE
10/11/19	UPDATED SITE LAYOUT
11/07/19	STORMWATER MANAGEMENT
11/12/19	CITY SUBMISSION
11/15/19	CITY RE-SUBMIT
11/20/19	LOT 6 AND 7 SETBACKS
12/11/19	CITY RE-SUBMITTAL

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

Mike R. Kettler
DATE: 7/11/19 REG. NO.: 40425

INFORMATION:

PROJECT NO.: #19-518

DRAWN BY: kd

CHECKED BY: ss

APPROVED BY: bhm

SCALE: graphic

DATE: 7/11/19

DESCRIPTION:

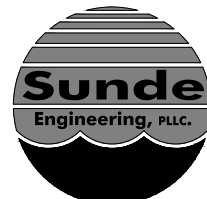
SITE UTILITIES

SHEET NO:

C2

2 of 4





CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES
10830 NESBITT AVENUE SOUTH
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(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundecivil.com

215 WALKER AVE

WAYZATA, MN

DATE	REVISION
7/11/19	ORIGINAL PLAN DATE
10/11/19	UPDATED SITE LAYOUT
11/07/19	STORMWATER MANAGEMENT
11/12/19	CITY SUBMISSION
11/15/19	CITY RE-SUBMIT
11/20/19	LOT 6 AND 7 SETBACKS
12/11/19	CITY RE-SUBMITTAL

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS PREPARED
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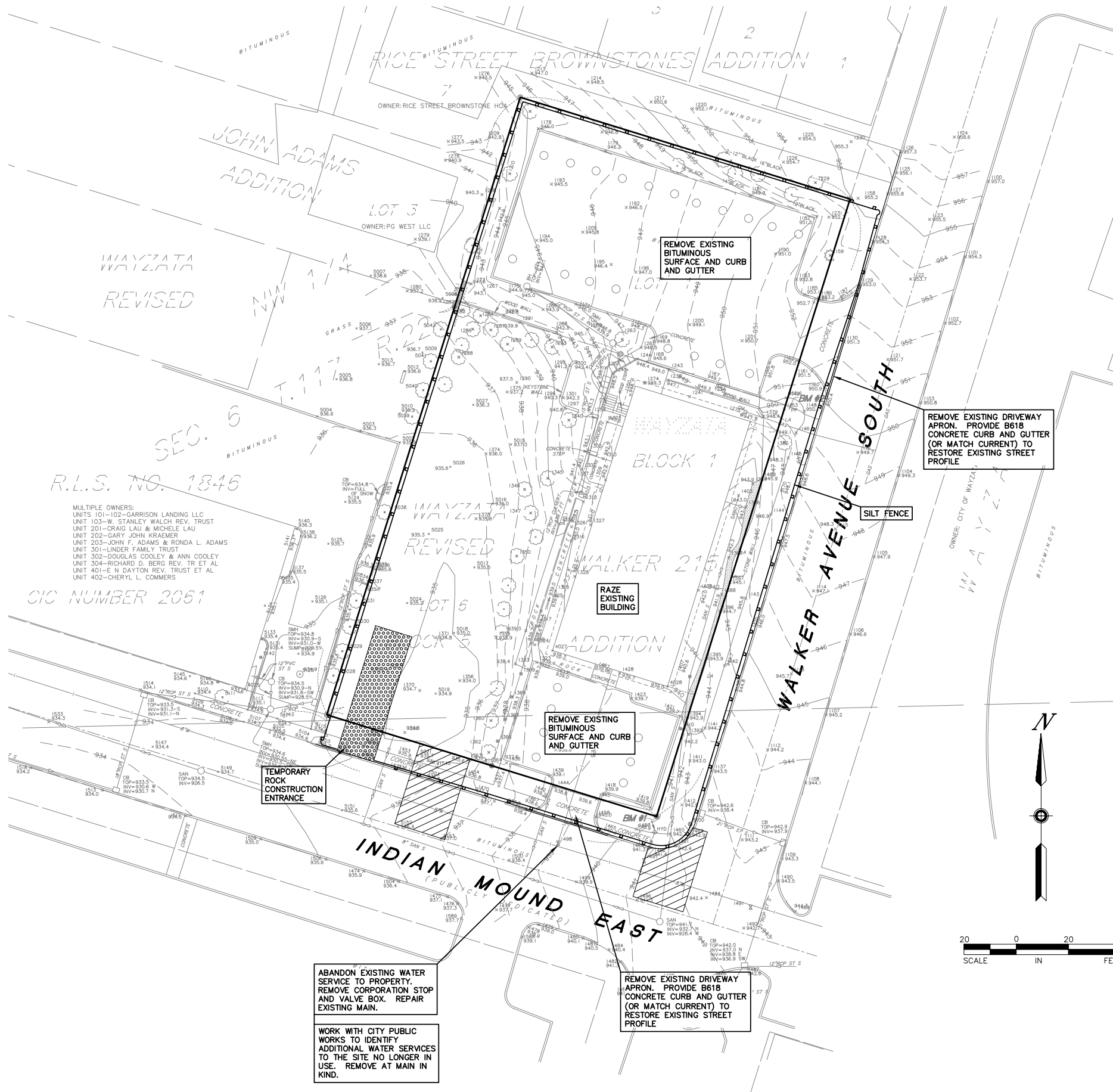
DESCRIPTION:

SITE DEMOLITION
AND EROSION
CONTROL PLAN

SHEET NO:

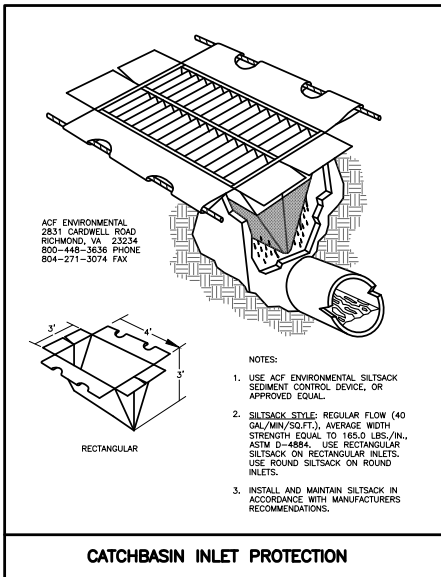
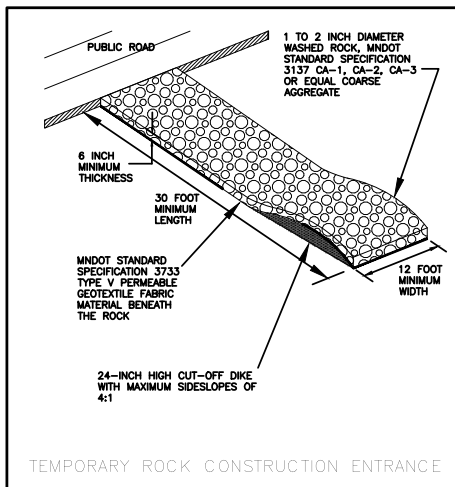
C3

3 of 4



M A T E R I A L S :

- a. Storm Sewer Inlet Protection (areas with pedestrian or vehicle traffic): Emergency overflow is required. Take care to protect the catch basin curb-box from additional sediment escaping over the top of these devices while still allowing for emergency overflow.
- a. Road Drain Curb & Gutter: With replaceable filter sock. Manufactured by WIMCO, 799 Theis Drive, Shakopee, MN 55379, Phone (952) 233-3055, (www.roadrain.com).
- b. Silt Sack: Type B, regular flow (50 gpm/ft²), with curb deflector as required. Rectangular silt sack on rectangular inlets. Round silt sack on round inlets. Manufactured by ACF ENVIRONMENTAL, 2831 Cardwell Road, Richmond, VA 23234, Phone (800) 448-3636, (www.acfenvironmental.com).
- c. Dandy Sack: With curb filter as required. Manufactured by DANDY PRODUCTS, 1095 Harcourt Road, Mount Vernon, OH 43050, Phone (800) 591-2284, (www.dandyproducts.com).
- d. Dandy Bag: With curb filter as required. Manufactured by DANDY PRODUCTS, 1095 Harcourt Road, Mount Vernon, OH 43050, Phone (800) 591-2284, (www.dandyproducts.com).
- e. Sediguard Filter: With Sediguard curbguard as required. Available from ERO-TEX, N94 W14330 Garwin Mace Drive, Menomonee Falls, WI 53051, Phone (866) 437-6839, (www.ero-tex.net).
2. Storm Sewer Inlet Protection (areas with no pedestrian or vehicle traffic): Emergency overflow is required. Take care to protect the catch basin curb-box from additional sediment escaping over the top of these devices while still allowing for emergency overflow.
- a. Road Drain Top Slab: Model RD 23 (fits rough opening for 2'x3' inlet), Model RD 27 (fits rough opening for 27" inlet), or Model CG 3067 (fits Neenah Casting with 35-1/4"x17-3/4" dimensions). Manufactured by WIMCO, 799 Theis Drive, Shakopee, MN, 55379, Phone (952) 233-3055, (www.roadrain.com). Do not use in public right-of-way.
- b. InfraSafe Sediment Control Barrier: Install geotextile sock on the outside of the barrier in order to trap additional fines. Standard fabrics are available to fit 24" to 30" diameter and 2'x3' openings. Distributed by ROYAL ENTERPRISES AMERICA, 30622 Forest Boulevard, Stacy, MN, 55079, Phone (651) 462-1766, (www.royalenterprises.com). Do not use in public right-of-way.
- c. Rock Snake/Rock Sock/Rock Log/Rock Tube: Use only for inlets after pavement is in place. Silt Sifter Tubes distributed by WESTERN FIBER COMPANY, P.O. Box 22665, Bakersfield, CA 93390, Phone (661) 854-5556, (www.westernfiber.com). Do not use in public right-of-way.
3. Topsoil: Topsoil used for finish grading of areas to be turfed or planted shall meet the requirements of MNDOT Standard Specification 3877 for topsoil borrow modified to contain no more than 35% sand. Topsoil shall be reasonably free of subsoil, heavy clay, coarse sand, stones, and other objects over 51 mm (2 inches) in diameter; and without plants, roots, sticks, and other objectionable material.
4. Geotextile Fabric for Surface Grade Stabilization (if required): MNDOT Standard Specification 3733 Type V permeable geotextile material.
5. Supporting Posts for Siltfence: 51 mm (2 inch) square or larger hardwood, pine, or standard T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1.8602 kg per meter (1.25 lb per linear foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent slippage.
6. Siltfence Fabric: MNDOT Standard Specification 3886 self supporting silt fence. Furnish in a continuous roll in order to avoid splices. Geotextile fabric shall be uniform in texture and appearance and have no defects, flaws, or tears. The fabric shall contain sufficient ultraviolet (UV) ray inhibitor and stabilizers to provide a minimum two-year service life outdoors. Fabric color shall be international orange.
7. Aggregate for Temporary Rock Construction Entrance: 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, or CA-3 Coarse Aggregate, or equal.
8. Geotextile Fabric for Temporary Rock Construction Entrance: MNDOT Standard Specification 3733 Type V permeable geotextile fabric material.
9. Aggregate for Block and Rock Sediment Filter: 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, or CA-3 Coarse Aggregate, or equal.
10. Block and Rock Inlet Filters: Block and Rock Inlet Filters consist of open-core concrete masonry blocks, wire screen with 12 mm (0.5 inch) openings, and washed rock. Place open-core concrete masonry blocks lengthwise on their sides around the catchbasin inlet. Place wire screen around the perimeter to the top of the block barrier before the rock is placed. The screen acts to prevent the rocks from being washed through the blocks. Place rock against the wire mesh to the top of the blocks. Use 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, CA-3, or equal Coarse Aggregate. Install two courses of 8" blocks in order to form a barrier height of 16".
11. Concrete Block for Block and Rock Inlet Filter: Standard units with nominal face dimensions of 16 x 8 inches. Minimum 8 inches nominal depth.
12. Wire Screen for Block and Rock Inlet Filter: 12 mm (0.5 inch) openings
13. Bales: Tightly bound bales of unrotted hay, straw, or other grass locally available from recent cuttings.
14. Biodegradable Erosion Control Blankets: In accordance with MNDOT Standard Specification 3885.
15. Erosion Control Matting: LandLok TRM 450 Turf Reinforcement Mat manufactured by Propex, Inc. (www.geotextile.com), or approved equal soil erosion control matting.
16. Staples: Staples used to anchor erosion control blankets shall be U-shaped, 3 mm diameter or heavier steel wire. The span width at the crown shall be a minimum of 25 mm (1 inch). Staples shall have a length of 250 mm (10 inches) or more from top to bottom after bending.
17. Bio-Logs: Curlex Sediment Log, as manufactured by American Excelsior Company (www.curlex.com), or approved equal. Excelsior fibers shall be weed seed free, TYPE III 9-inch (23-cm) diameter. Excelsior color shall be standard (natural). Netting at each end of the log shall be secured to assure fiber containment.

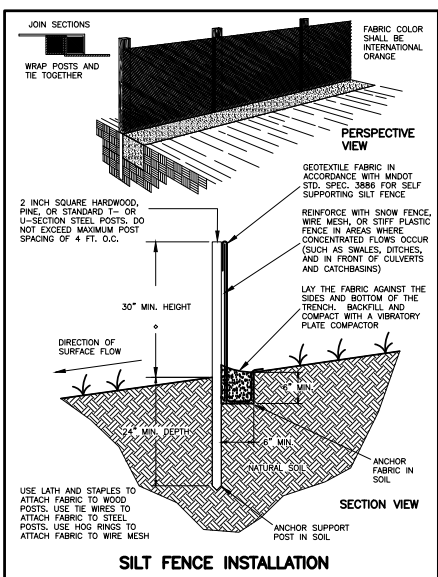


POLLUTION PREVENTION MEASURES:

2. **Solid Waste:** Dispose of collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris, and other wastes properly off-site in compliance with Minnesota Pollution Control Agency requirements.
2. **Hazardous Materials:** Properly store oil, gasoline, paint and any hazardous substances in order to prevent spills, leaks or other discharge. Include secondary containment. Restrict access to storage areas in order to prevent vandalism. Storage and disposal of hazardous materials must be in compliance with MPCA regulations.
3. **Other Materials:** Dispose of unused building materials, garbage, trash, cleaning wastes, toxic materials, and wastewater properly off-site and in compliance with Minnesota Pollution Control Agency disposal requirements.
4. Furnish suitable trash containers and regularly remove the accumulated trash from the premises.
5. Do not allow solid waste, hazardous materials, and other materials shall to be carried by runoff into a receiving water or storm sewer system.
6. Limit external washing of trucks and other construction vehicles to a defined area of the site. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device. Contain runoff and properly dispose of waste. Engine degreasing is prohibited.
7. **Concrete Washout Operations:** Contain all liquid and solid wastes generated by concrete washout operations in a leak-proof containment facility or impermeable liner. Do not allow the liquid and solid wastes to contact the ground. Prevent runoff from the concrete washout operations or areas. Dispose of liquid and solid wastes properly in compliance with Minnesota Pollution Control Agency regulations. Install a sign adjacent to each washout facility in order to inform concrete equipment operators to utilize the proper facilities.
8. **Sanitary and Septic Waste:** Furnish and install detached portable toilet facilities at the construction site. The portable toilets shall be conveniently located for the use of all workers on the project. Maintain the facilities in a clean, dry, sanitary condition in accordance with Minnesota Department of Health requirements.

INSPECTIONS AND MAINTENANCE:

3. Inspect the entire construction site at least once every 7 days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in a 24-hour period. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days after that rainfall event.
2. Inspect all erosion prevention and sediment control BMPs, infiltration areas, and stabilized areas.
3. Record all inspections and maintenance conducted during construction in writing and keep these records. The inspections and maintenance records must include date and time of inspections, date and amount of all rainfall events greater than 0.5 inches in a 24-hour period, name of persons(s) conducting inspections, findings of inspections, recommendations for corrective actions, and any corrective actions taken.
4. Inspect all erosion prevention and sediment control BMPs in order to ensure integrity and effectiveness. Repair, replace, or supplement any nonfunctional BMPs with functional BMPs within 24 hours after discovery, or as soon as field conditions allow access unless another time frame is specified.
5. Remove accumulated sediment deposits from behind erosion and sediment control devices as needed. Do not allow sediment to accumulate to a depth of more than one-third of the height of the erosion and sediment control devices. Repair, replace, or supplement deteriorated, damaged, rotted, or missing erosion control devices within 24 hours of discovery, or as soon as field conditions allow access.
6. Repair, replace, or supplement all silt fences when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
7. Clean sedimentation basins, storm sewer catch basins, ditches, and other drainage facilities as required in order to maintain their effectiveness. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches 1/2 of the storage volume. Drainage and removal must be completed within 72 hours, or as soon as field conditions allow access.
8. Inspect surface waters (including drainage ditches and conveyance systems) for evidence of erosion and sediment deposition. Remove all debris and sediment deposited. Stabilize areas where sediment removal results in exposed soil. Removal and stabilization must be completed within 7 days of discovery unless precluded by legal, regulatory, or physical access constraints. If precluded, removal and stabilization must take place within 7 days of obtaining access.
9. Inspect construction site vehicle exit locations for evidence of off-site sediment tracking onto paved surfaces. Remove all soils and sediments tracked or otherwise deposited onto adjacent property, pavement areas, sidewalks, streets, and alleys. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling or wet-sweeping. Do not dry sweep. If necessary, scrape paved surfaces in order to loosen compacted sediment material prior to sweeping. Haul sediment material to a suitable disposal area. Street washing is allowed only after sediment has been removed by shoveling or sweeping.
10. Perform any corrective measures ordered by the City or Watershed District within 24 hours of notification. Install any additional erosion protection or sediment control measures deemed necessary by the City or Watershed District within 24 hours of notification.



WATER DISTRIBUTION SYSTEM:

3. **Separation of Water and Sewer:** Construct sewer and water services in accordance with Minnesota Rules, part 4714.0721 and Uniform Plumbing Code (UPC) parts 720.0 and 721.0. Provide a minimum horizontal separation of 10 feet between all water and sewer lines, including manholes, catch basins, storm sewer, sanitary sewer, draintile, or other potential sources for contamination. Measure the separation distance from the outer edge of the pipe to the outer edge of the contamination source (outer edge of structures, piping, etc.). At water and sewer crossings, the bottom of the water pipe located within ten feet of the point of crossing must be at least 12-inches above the top of the sewer. When this is not feasible, the sewer pipe material must be approved for use inside of or within a building in accordance with the requirements of Minnesota Rules part 4714.0701 and UPC part 701.0. No joints or connections are allowed on the water line within 10-feet of the crossing.
2. **Watermain Depth:** Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.
3. **Disinfection:** Disinfect all completed watermains in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect using with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules, part 4714.0609 and UPC part 609.9. Do not use the tablet method on solvent-welded plastic or on screwed-joint steel pipe because of the danger of fire or explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.
4. **Testing:** Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with the UPC part 609.4. Pressurize the waterline to a water pressure of 1034-kPa (150-psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactory manner. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. The test section of pipe shall withstand the test without leaking for a period of not less than 15 minutes.
5. All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.
6. Use Mueller H 10300 or Ford EM 2 7057, or approved equal, at all curb stop locations. Stationary rod is required on all curb stops.
7. Do not connect new watermain to existing until the new water main is pressure tested and disinfected.
8. Watermains and hydrants must be installed and operable before construction of the building starts.
9. Bring all site utilities to 2' outside of the building line with the exception of the water service. Extend water service into the building and up to the flange for the water meter.

SANITARY SEWER:

3. All joints and connections in the sewer system shall be gasketed or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber joints or waterstop gaskets must be used in order to make watertight connections to manholes and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
2. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
3. The exterior sanitary sewer piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5), because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
4. Pipe: Use solid-core, SDR 35, Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services outside of the building. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
5. Cleanouts: Install cleanouts on all sanitary sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 10 feet for pipe 4-in. and in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Nenah R-1914-A, or approved equal) over all cleanouts.
6. Testing: Pressure test all sanitary sewer lines in accordance with the Minnesota Rules parts 4714.0712 and 4714.0723 and UPC parts 712.0 and 723.0. Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
7. Install a meter box and cover (Nenah R-1914-A, or approved equal) over all PVC cleanouts.
8. Install detectable underground marking tape directly above all pvc, polyethylene, and other nonconductive underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Bring the tape to the surface at various locations in order to provide connection points for locating underground utilities. Install green Rhino TrView Flex Test Stations, or approved equal, with black caps at each surface location.
9. The minimum depth of cover for sanitary sewer without insulation is 6 feet. Insulate sanitary sewer services at locations where the depth of cover is less than 6 feet. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
10. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.



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215 WALKER AVE

WAYZATA, MN

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DATE:	7/1/19

DESCRIPTION:

NOTES AND DETAILS

SHEET NO:

C4

4 of 4

Stormwater Management Calculations

215 Walker Avenue

Wayzata, MN

10/7/2019



SUNDE ENGINEERING, PLLC.
10830 Nesbitt Avenue South
Bloomington, MN 55437-3100
Phone: (952) 881-3344
Fax: (952) 881-1913

Introduction

The 215 Walker Avenue Apartments Project is proposed to be a demo/rebuild while reducing the impervious area through the use of porous pavers. The use of the porous pavers helps reduce the impervious area on the site from existing to proposed by 2,763 square feet. This helps reduce the site's peak runoff flow for stormwater management.

The site's hydrology was modeled using HydroCAD software, which utilizes the TR-55 methodology.

Existing Conditions

Area	Impervious (sf)	Pervious (sf)	Total (sf)
EX1	9756	9434	19190
EX2	5887	7625	13512
Total	15643	17059	32702

**See Attached Drainage Area Map for More Details

Proposed Conditions

Area	Impervious (sf)	Pervious (sf)	Porous Paver (sf)	Total (sf)
1	6597	5781	664	13042
2	6172	3798	7631	17601
3	111	1948	0	2059
Total	12880	11527	8295	32702

**See Attached Drainage Area Map for More Details

HydroCAD Results

24-HR, Event	Existing Runoff (cfs)	≥	Proposed Runoff (cfs)
2-YR	0.47	>	0.28
10-YR	1.48	>	1.10
100-YR	4.04	>	3.40

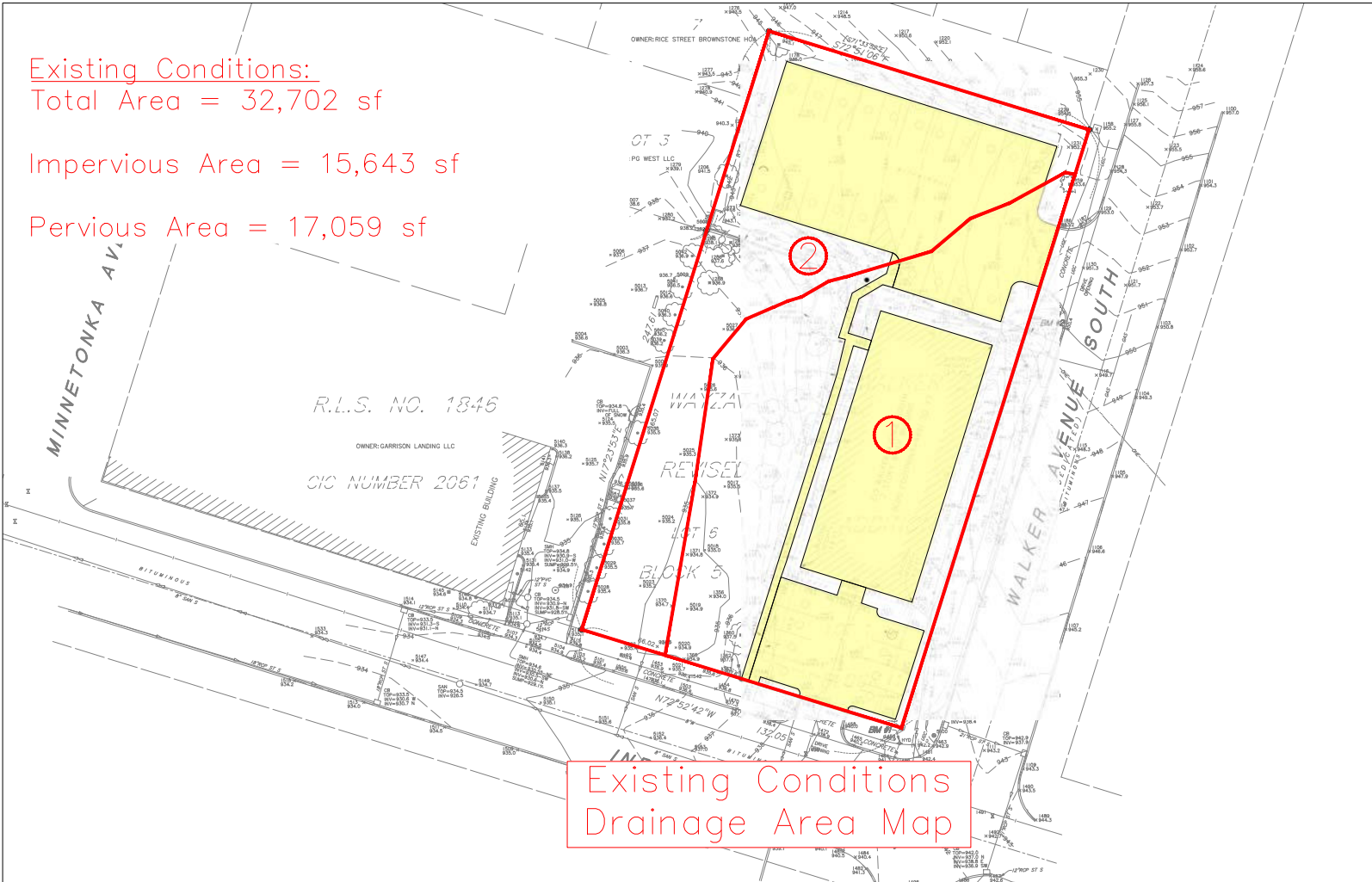
**See Attached HydroCAD Output for Details

Existing Conditions:

Total Area = 32,702 sf

Impervious Area = 15,643 sf

Pervious Area = 17,059 sf



Existing Conditions
Drainage Area Map

Proposed Conditions:

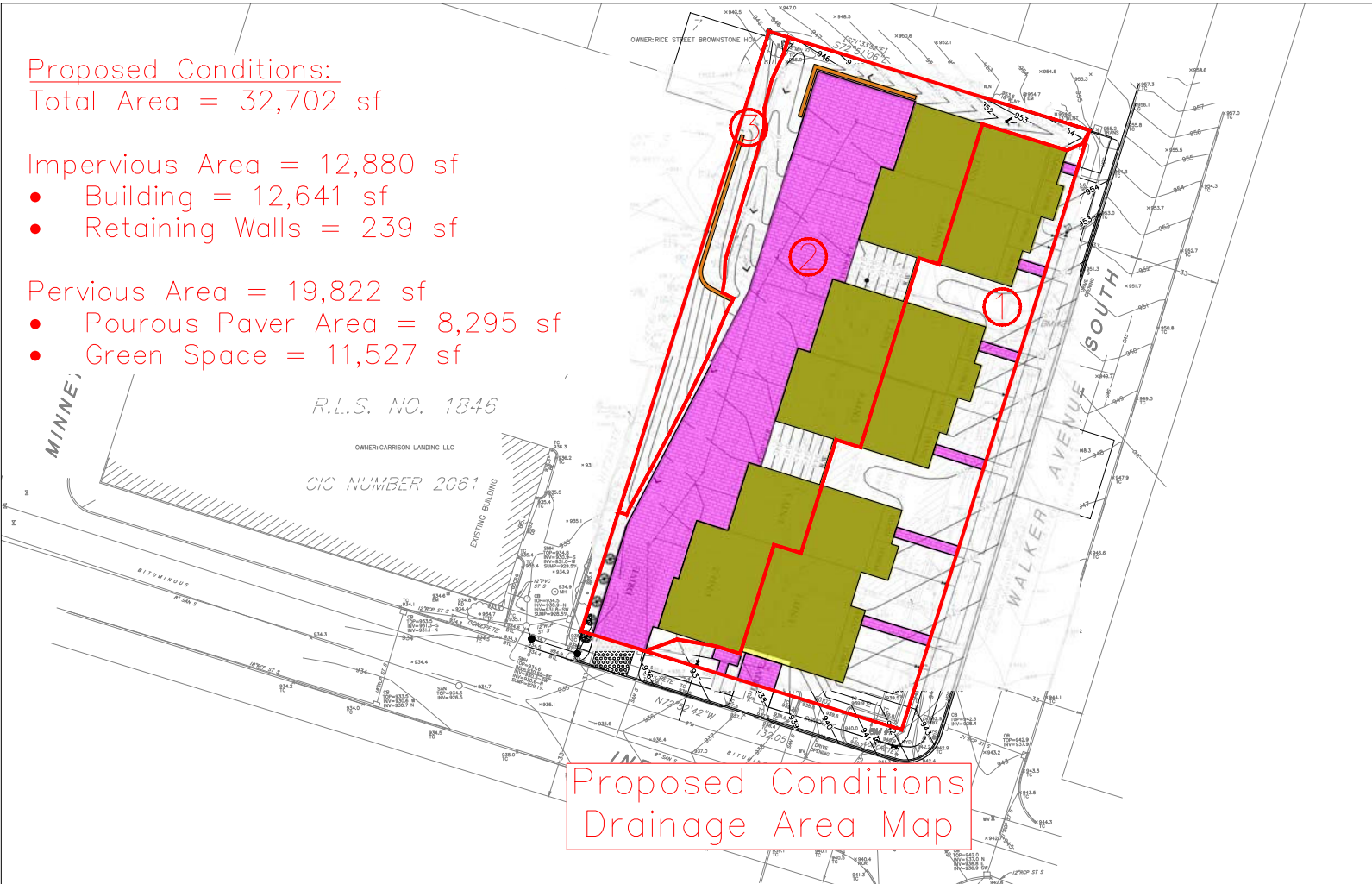
Total Area = 32,702 sf

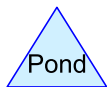
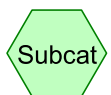
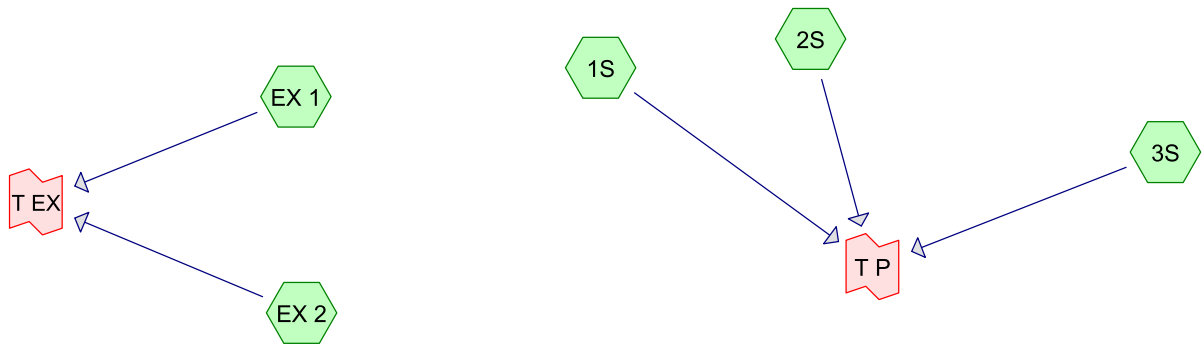
Impervious Area = 12,880 sf

- Building = 12,641 sf
- Retaining Walls = 239 sf

Pervious Area = 19,822 sf

- Pourous Paver Area = 8,295 sf
- Green Space = 11,527 sf





Routing Diagram for 19-518 Hydro
Prepared by Sunde Engineering, Printed 10/4/2019
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19-518 Hydro*MN - Wayzata 24-hr S1 2-yr Rainfall=2.86"*

Prepared by Sunde Engineering

Printed 10/4/2019

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Page 2

Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Runoff Area=13,042 sf 50.58% Impervious Runoff Depth=0.60"
Tc=6.0 min CN=69 Runoff=0.22 cfs 648 cf

Subcatchment 2S: Runoff Area=17,601 sf 35.07% Impervious Runoff Depth=0.28"
Tc=6.0 min CN=60 Runoff=0.07 cfs 417 cf

Subcatchment 3S: Runoff Area=2,059 sf 5.39% Impervious Runoff Depth=0.00"
Tc=6.0 min CN=42 Runoff=0.00 cfs 0 cf

Subcatchment EX 1: Runoff Area=19,190 sf 50.84% Impervious Runoff Depth=0.60"
Tc=6.0 min CN=69 Runoff=0.33 cfs 953 cf

Subcatchment EX 2: Runoff Area=13,512 sf 43.57% Impervious Runoff Depth=0.44"
Tc=6.0 min CN=65 Runoff=0.14 cfs 499 cf

Link T EX: Inflow=0.47 cfs 1,453 cf
Primary=0.47 cfs 1,453 cf

Link T P: Inflow=0.28 cfs 1,065 cf
Primary=0.28 cfs 1,065 cf

Total Runoff Area = 65,404 sf Runoff Volume = 2,518 cf Average Runoff Depth = 0.46"
56.39% Pervious = 36,881 sf 43.61% Impervious = 28,523 sf

19-518 Hydro*MN - Wayzata 24-hr S1 2-yr Rainfall=2.86"*

Prepared by Sunde Engineering

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Page 3

Summary for Subcatchment 1S:

Runoff = 0.22 cfs @ 12.06 hrs, Volume= 648 cf, Depth= 0.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 2-yr Rainfall=2.86"

Area (sf)	CN	Description
5,781	39	>75% Grass cover, Good, HSG A
6,597	98	Paved parking, HSG A
* 664	39	Porous Pavers
13,042	69	Weighted Average
6,445		49.42% Pervious Area
6,597		50.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment 2S:

Runoff = 0.07 cfs @ 12.15 hrs, Volume= 417 cf, Depth= 0.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 2-yr Rainfall=2.86"

Area (sf)	CN	Description
3,798	39	>75% Grass cover, Good, HSG A
6,172	98	Paved parking, HSG A
* 7,631	39	Porous Pavers
17,601	60	Weighted Average
11,429		64.93% Pervious Area
6,172		35.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment 3S:

Runoff = 0.00 cfs @ 24.00 hrs, Volume= 0 cf, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 2-yr Rainfall=2.86"

19-518 Hydro

MN - Wayzata 24-hr S1 2-yr Rainfall=2.86"

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Area (sf)	CN	Description
1,948	39	>75% Grass cover, Good, HSG A
111	98	Paved parking, HSG A
* 0	39	Porous Pavers
2,059	42	Weighted Average
1,948		94.61% Pervious Area
111		5.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment EX 1:

Runoff = 0.33 cfs @ 12.06 hrs, Volume= 953 cf, Depth= 0.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 2-yr Rainfall=2.86"

Area (sf)	CN	Description
9,756	98	Paved parking, HSG A
9,434	39	>75% Grass cover, Good, HSG A
19,190	69	Weighted Average
9,434		49.16% Pervious Area
9,756		50.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment EX 2:

Runoff = 0.14 cfs @ 12.07 hrs, Volume= 499 cf, Depth= 0.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 2-yr Rainfall=2.86"

Area (sf)	CN	Description
5,887	98	Paved parking, HSG A
7,625	39	>75% Grass cover, Good, HSG A
13,512	65	Weighted Average
7,625		56.43% Pervious Area
5,887		43.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Link T EX:

Inflow Area = 32,702 sf, 47.83% Impervious, Inflow Depth = 0.53" for 2-yr event
Inflow = 0.47 cfs @ 12.06 hrs, Volume= 1,453 cf
Primary = 0.47 cfs @ 12.06 hrs, Volume= 1,453 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

Summary for Link T P:

Inflow Area = 32,702 sf, 39.39% Impervious, Inflow Depth = 0.39" for 2-yr event
Inflow = 0.28 cfs @ 12.07 hrs, Volume= 1,065 cf
Primary = 0.28 cfs @ 12.07 hrs, Volume= 1,065 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

19-518 Hydro*MN - Wayzata 24-hr S1 10-yr Rainfall=4.25"*

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Runoff Area=13,042 sf 50.58% Impervious Runoff Depth=1.43"
Tc=6.0 min CN=69 Runoff=0.65 cfs 1,556 cf

Subcatchment 2S: Runoff Area=17,601 sf 35.07% Impervious Runoff Depth=0.89"
Tc=6.0 min CN=60 Runoff=0.46 cfs 1,302 cf

Subcatchment 3S: Runoff Area=2,059 sf 5.39% Impervious Runoff Depth=0.14"
Tc=6.0 min CN=42 Runoff=0.00 cfs 25 cf

Subcatchment EX 1: Runoff Area=19,190 sf 50.84% Impervious Runoff Depth=1.43"
Tc=6.0 min CN=69 Runoff=0.95 cfs 2,290 cf

Subcatchment EX 2: Runoff Area=13,512 sf 43.57% Impervious Runoff Depth=1.18"
Tc=6.0 min CN=65 Runoff=0.52 cfs 1,325 cf

Link T EX: Inflow=1.48 cfs 3,615 cf
Primary=1.48 cfs 3,615 cf

Link T P: Inflow=1.10 cfs 2,883 cf
Primary=1.10 cfs 2,883 cf

Total Runoff Area = 65,404 sf Runoff Volume = 6,498 cf Average Runoff Depth = 1.19"
56.39% Pervious = 36,881 sf 43.61% Impervious = 28,523 sf

19-518 Hydro

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MN - Wayzata 24-hr S1 10-yr Rainfall=4.25"

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Summary for Subcatchment 1S:

Runoff = 0.65 cfs @ 12.05 hrs, Volume= 1,556 cf, Depth= 1.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 10-yr Rainfall=4.25"

Area (sf)	CN	Description
5,781	39	>75% Grass cover, Good, HSG A
6,597	98	Paved parking, HSG A
* 664	39	Porous Pavers
13,042	69	Weighted Average
6,445		49.42% Pervious Area
6,597		50.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment 2S:

Runoff = 0.46 cfs @ 12.06 hrs, Volume= 1,302 cf, Depth= 0.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 10-yr Rainfall=4.25"

Area (sf)	CN	Description
3,798	39	>75% Grass cover, Good, HSG A
6,172	98	Paved parking, HSG A
* 7,631	39	Porous Pavers
17,601	60	Weighted Average
11,429		64.93% Pervious Area
6,172		35.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment 3S:

Runoff = 0.00 cfs @ 12.52 hrs, Volume= 25 cf, Depth= 0.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 10-yr Rainfall=4.25"

19-518 Hydro

MN - Wayzata 24-hr S1 10-yr Rainfall=4.25"

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Area (sf)	CN	Description
1,948	39	>75% Grass cover, Good, HSG A
111	98	Paved parking, HSG A
* 0	39	Porous Pavers
2,059	42	Weighted Average
1,948		94.61% Pervious Area
111		5.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment EX 1:

Runoff = 0.95 cfs @ 12.05 hrs, Volume= 2,290 cf, Depth= 1.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

MN - Wayzata 24-hr S1 10-yr Rainfall=4.25"

Area (sf)	CN	Description
9,756	98	Paved parking, HSG A
9,434	39	>75% Grass cover, Good, HSG A
19,190	69	Weighted Average
9,434		49.16% Pervious Area
9,756		50.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment EX 2:

Runoff = 0.52 cfs @ 12.05 hrs, Volume= 1,325 cf, Depth= 1.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

MN - Wayzata 24-hr S1 10-yr Rainfall=4.25"

Area (sf)	CN	Description
5,887	98	Paved parking, HSG A
7,625	39	>75% Grass cover, Good, HSG A
13,512	65	Weighted Average
7,625		56.43% Pervious Area
5,887		43.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Link T EX:

Inflow Area = 32,702 sf, 47.83% Impervious, Inflow Depth = 1.33" for 10-yr event
Inflow = 1.48 cfs @ 12.05 hrs, Volume= 3,615 cf
Primary = 1.48 cfs @ 12.05 hrs, Volume= 3,615 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

Summary for Link T P:

Inflow Area = 32,702 sf, 39.39% Impervious, Inflow Depth = 1.06" for 10-yr event
Inflow = 1.10 cfs @ 12.06 hrs, Volume= 2,883 cf
Primary = 1.10 cfs @ 12.06 hrs, Volume= 2,883 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

19-518 Hydro*MN - Wayzata 24-hr S1 100-yr Rainfall=7.30"*

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Runoff Area=13,042 sf 50.58% Impervious Runoff Depth=3.76"
Tc=6.0 min CN=69 Runoff=1.70 cfs 4,088 cf

Subcatchment 2S: Runoff Area=17,601 sf 35.07% Impervious Runoff Depth=2.82"
Tc=6.0 min CN=60 Runoff=1.66 cfs 4,133 cf

Subcatchment 3S: Runoff Area=2,059 sf 5.39% Impervious Runoff Depth=1.12"
Tc=6.0 min CN=42 Runoff=0.05 cfs 193 cf

Subcatchment EX 1: Runoff Area=19,190 sf 50.84% Impervious Runoff Depth=3.76"
Tc=6.0 min CN=69 Runoff=2.50 cfs 6,015 cf

Subcatchment EX 2: Runoff Area=13,512 sf 43.57% Impervious Runoff Depth=3.34"
Tc=6.0 min CN=65 Runoff=1.54 cfs 3,757 cf

Link T EX: Inflow=4.04 cfs 9,772 cf
Primary=4.04 cfs 9,772 cf

Link T P: Inflow=3.40 cfs 8,414 cf
Primary=3.40 cfs 8,414 cf

Total Runoff Area = 65,404 sf Runoff Volume = 18,186 cf Average Runoff Depth = 3.34"
56.39% Pervious = 36,881 sf 43.61% Impervious = 28,523 sf

19-518 Hydro

MN - Wayzata 24-hr S1 100-yr Rainfall=7.30"

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Summary for Subcatchment 1S:

Runoff = 1.70 cfs @ 12.05 hrs, Volume= 4,088 cf, Depth= 3.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 100-yr Rainfall=7.30"

Area (sf)	CN	Description
5,781	39	>75% Grass cover, Good, HSG A
6,597	98	Paved parking, HSG A
* 664	39	Porous Pavers
13,042	69	Weighted Average
6,445		49.42% Pervious Area
6,597		50.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment 2S:

Runoff = 1.66 cfs @ 12.05 hrs, Volume= 4,133 cf, Depth= 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 100-yr Rainfall=7.30"

Area (sf)	CN	Description
3,798	39	>75% Grass cover, Good, HSG A
6,172	98	Paved parking, HSG A
* 7,631	39	Porous Pavers
17,601	60	Weighted Average
11,429		64.93% Pervious Area
6,172		35.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment 3S:

Runoff = 0.05 cfs @ 12.07 hrs, Volume= 193 cf, Depth= 1.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MN - Wayzata 24-hr S1 100-yr Rainfall=7.30"

19-518 Hydro

MN - Wayzata 24-hr S1 100-yr Rainfall=7.30"

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Area (sf)	CN	Description
1,948	39	>75% Grass cover, Good, HSG A
111	98	Paved parking, HSG A
* 0	39	Porous Pavers
2,059	42	Weighted Average
1,948		94.61% Pervious Area
111		5.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment EX 1:

Runoff = 2.50 cfs @ 12.05 hrs, Volume= 6,015 cf, Depth= 3.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

MN - Wayzata 24-hr S1 100-yr Rainfall=7.30"

Area (sf)	CN	Description
9,756	98	Paved parking, HSG A
9,434	39	>75% Grass cover, Good, HSG A
19,190	69	Weighted Average
9,434		49.16% Pervious Area
9,756		50.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Subcatchment EX 2:

Runoff = 1.54 cfs @ 12.05 hrs, Volume= 3,757 cf, Depth= 3.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

MN - Wayzata 24-hr S1 100-yr Rainfall=7.30"

Area (sf)	CN	Description
5,887	98	Paved parking, HSG A
7,625	39	>75% Grass cover, Good, HSG A
13,512	65	Weighted Average
7,625		56.43% Pervious Area
5,887		43.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Summary for Link T EX:

Inflow Area = 32,702 sf, 47.83% Impervious, Inflow Depth = 3.59" for 100-yr event
Inflow = 4.04 cfs @ 12.05 hrs, Volume= 9,772 cf
Primary = 4.04 cfs @ 12.05 hrs, Volume= 9,772 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

Summary for Link T P:

Inflow Area = 32,702 sf, 39.39% Impervious, Inflow Depth = 3.09" for 100-yr event
Inflow = 3.40 cfs @ 12.05 hrs, Volume= 8,414 cf
Primary = 3.40 cfs @ 12.05 hrs, Volume= 8,414 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs



NOAA Atlas 14, Volume 8, Version 2
Location name: Wayzata, Minnesota, USA*
Latitude: 44.9711°, Longitude: -93.5133°
Elevation: 940.92 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

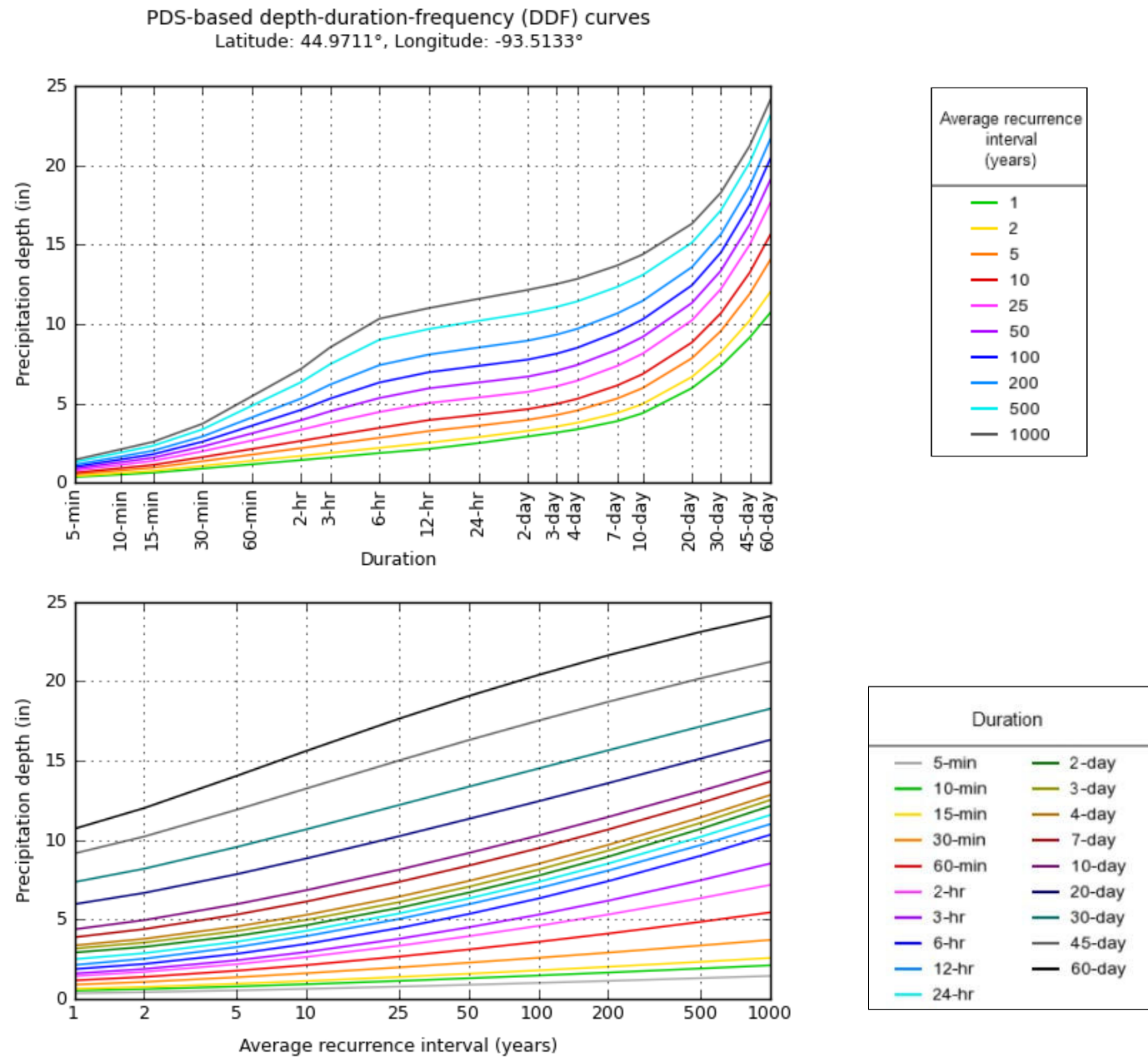
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.355 (0.281-0.454)	0.420 (0.332-0.538)	0.532 (0.419-0.682)	0.630 (0.493-0.810)	0.771 (0.587-1.02)	0.885 (0.658-1.18)	1.00 (0.722-1.36)	1.13 (0.779-1.56)	1.30 (0.865-1.84)	1.44 (0.930-2.04)
10-min	0.519 (0.411-0.664)	0.615 (0.486-0.787)	0.779 (0.614-0.999)	0.922 (0.723-1.19)	1.13 (0.860-1.50)	1.30 (0.963-1.73)	1.47 (1.06-2.00)	1.66 (1.14-2.29)	1.91 (1.27-2.69)	2.11 (1.36-2.99)
15-min	0.633 (0.501-0.810)	0.750 (0.593-0.960)	0.950 (0.749-1.22)	1.12 (0.881-1.45)	1.38 (1.05-1.82)	1.58 (1.18-2.11)	1.79 (1.29-2.43)	2.02 (1.39-2.79)	2.33 (1.55-3.28)	2.58 (1.66-3.65)
30-min	0.894 (0.708-1.14)	1.07 (0.842-1.36)	1.36 (1.07-1.74)	1.61 (1.26-2.07)	1.98 (1.51-2.62)	2.28 (1.69-3.04)	2.59 (1.86-3.51)	2.91 (2.01-4.02)	3.36 (2.23-4.73)	3.71 (2.40-5.26)
60-min	1.16 (0.920-1.49)	1.38 (1.09-1.77)	1.77 (1.40-2.27)	2.13 (1.67-2.73)	2.66 (2.04-3.55)	3.11 (2.32-4.17)	3.59 (2.59-4.90)	4.11 (2.84-5.71)	4.85 (3.22-6.85)	5.44 (3.51-7.72)
2-hr	1.43 (1.14-1.81)	1.70 (1.35-2.15)	2.18 (1.74-2.77)	2.64 (2.09-3.36)	3.34 (2.59-4.44)	3.94 (2.97-5.26)	4.59 (3.35-6.23)	5.31 (3.71-7.33)	6.34 (4.26-8.90)	7.18 (4.67-10.1)
3-hr	1.59 (1.28-2.01)	1.88 (1.51-2.37)	2.42 (1.94-3.06)	2.95 (2.34-3.74)	3.78 (2.96-5.02)	4.50 (3.42-6.00)	5.30 (3.89-7.17)	6.18 (4.35-8.51)	7.47 (5.05-10.5)	8.52 (5.58-11.9)
6-hr	1.87 (1.52-2.33)	2.20 (1.78-2.74)	2.83 (2.29-3.54)	3.46 (2.77-4.34)	4.46 (3.53-5.89)	5.34 (4.10-7.07)	6.32 (4.68-8.49)	7.41 (5.27-10.1)	9.01 (6.16-12.5)	10.3 (6.83-14.3)
12-hr	2.13 (1.74-2.63)	2.53 (2.06-3.12)	3.26 (2.65-4.03)	3.95 (3.19-4.90)	5.02 (3.99-6.53)	5.95 (4.60-7.77)	6.96 (5.20-9.24)	8.08 (5.78-10.9)	9.68 (6.67-13.3)	11.0 (7.34-15.1)
24-hr	2.50 (2.06-3.05)	2.88 (2.37-3.52)	3.59 (2.95-4.40)	4.28 (3.50-5.26)	5.37 (4.31-6.92)	6.32 (4.93-8.17)	7.36 (5.55-9.69)	8.52 (6.16-11.4)	10.2 (7.09-13.9)	11.6 (7.80-15.8)
2-day	2.92 (2.43-3.53)	3.27 (2.72-3.96)	3.96 (3.28-4.80)	4.64 (3.82-5.64)	5.73 (4.65-7.31)	6.69 (5.27-8.57)	7.76 (5.91-10.1)	8.95 (6.54-11.9)	10.7 (7.52-14.5)	12.1 (8.25-16.5)
3-day	3.17 (2.65-3.81)	3.54 (2.96-4.26)	4.27 (3.56-5.14)	4.97 (4.12-6.01)	6.08 (4.96-7.70)	7.06 (5.59-8.98)	8.13 (6.22-10.5)	9.33 (6.85-12.3)	11.1 (7.82-14.9)	12.5 (8.56-16.9)
4-day	3.36 (2.83-4.03)	3.78 (3.17-4.53)	4.55 (3.81-5.46)	5.28 (4.39-6.36)	6.43 (5.25-8.08)	7.42 (5.89-9.38)	8.50 (6.52-10.9)	9.69 (7.14-12.7)	11.4 (8.09-15.3)	12.8 (8.81-17.2)
7-day	3.88 (3.28-4.60)	4.39 (3.71-5.22)	5.30 (4.47-6.31)	6.13 (5.13-7.31)	7.36 (6.02-9.11)	8.39 (6.69-10.5)	9.48 (7.31-12.1)	10.7 (7.89-13.8)	12.3 (8.79-16.4)	13.7 (9.46-18.3)
10-day	4.38 (3.72-5.17)	4.96 (4.21-5.86)	5.96 (5.05-7.05)	6.84 (5.76-8.12)	8.13 (6.66-9.97)	9.18 (7.34-11.4)	10.3 (7.95-13.0)	11.5 (8.51-14.8)	13.1 (9.35-17.2)	14.4 (9.99-19.1)
20-day	5.96 (5.12-6.96)	6.67 (5.72-7.79)	7.85 (6.71-9.19)	8.84 (7.52-10.4)	10.2 (8.43-12.3)	11.3 (9.13-13.8)	12.4 (9.69-15.5)	13.6 (10.2-17.3)	15.1 (10.9-19.7)	16.3 (11.5-21.5)
30-day	7.35 (6.35-8.53)	8.19 (7.07-9.52)	9.56 (8.22-11.1)	10.7 (9.13-12.5)	12.2 (10.1-14.6)	13.4 (10.8-16.1)	14.5 (11.3-17.9)	15.7 (11.8-19.7)	17.2 (12.4-22.1)	18.3 (12.9-23.9)
45-day	9.15 (7.95-10.6)	10.2 (8.87-11.8)	11.9 (10.3-13.8)	13.2 (11.4-15.4)	15.0 (12.4-17.7)	16.3 (13.2-19.5)	17.5 (13.8-21.4)	18.7 (14.1-23.4)	20.2 (14.7-25.8)	21.2 (15.1-27.7)
60-day	10.7 (9.34-12.3)	12.0 (10.5-13.8)	14.0 (12.2-16.2)	15.6 (13.5-18.0)	17.6 (14.6-20.7)	19.1 (15.5-22.7)	20.4 (16.1-24.7)	21.6 (16.4-26.9)	23.1 (16.8-29.4)	24.1 (17.2-31.3)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

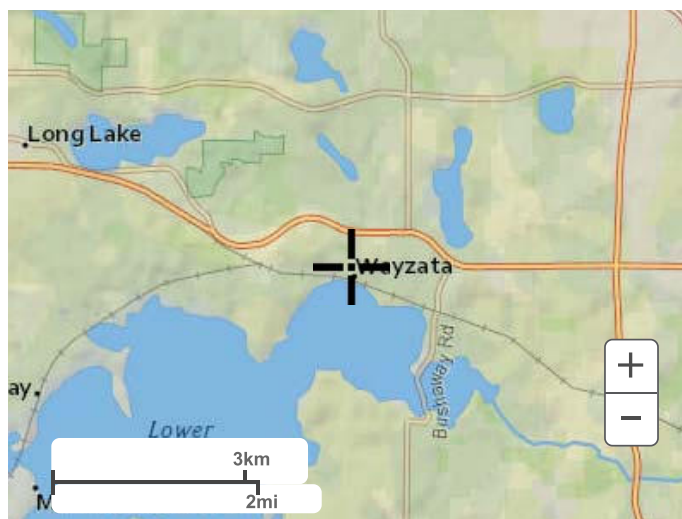
[Back to Top](#)

PF graphical



Maps & aerals

Small scale terrain



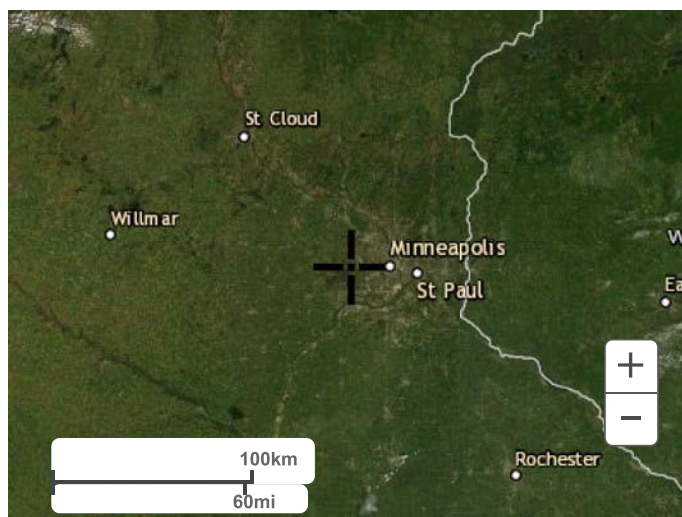
Large scale terrain



Large scale map



Large scale aerial

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[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

Hydrologic Soil Group—Hennepin County, Minnesota



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hennepin County, Minnesota
 Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 26, 2014—Sep 7, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
L2B	Malardi-Hawick complex, 1 to 6 percent slopes	A	3.2	51.5%
L2C	Malardi-Hawick complex, 6 to 12 percent slopes	A	1.9	29.9%
L2E	Malardi-Hawick complex, 18 to 35 percent slopes	A	1.2	18.6%
Totals for Area of Interest			6.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

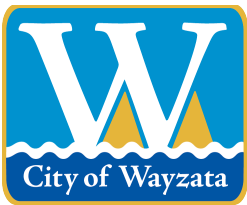
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



City of Wayzata Planning Commission Agenda Report

MEETING DATE: January 6, 2020	AGENDA ITEM: 6.a.
TITLE: Review of Development Activities	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

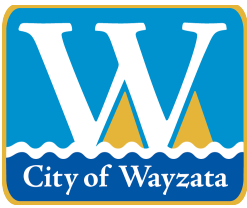
Staff will provide a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: January 6, 2020	AGENDA ITEM: 6.b.
TITLE: December 17 City Council Report	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

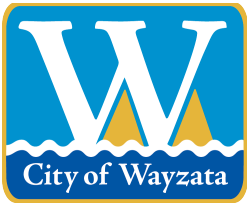
Staff will give a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: January 6, 2020	AGENDA ITEM: 6.c.
TITLE: Planning Commissioner Liaison for the January 7 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Plantan is scheduled to be the Planning Commission Liaison for the January 7 City Council Meeting. The 2020 Liaison Schedule is attached.

ACTION REQUESTED:

N/A

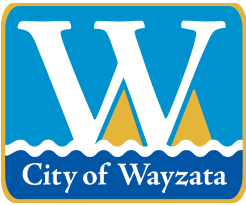
ATTACHMENTS:

1. Planning Commission Liaison at Council Meetings - 2020 Schedule

2020
Planning Commission assignments at Council meetings

<u>Meeting Date</u>		<u>Commission Representative</u>
Tuesday	January 7, 2020	Christine Plantan
Tuesday	January 21, 2020	Jeff Parkhill
Tuesday	February 4, 2020	Peggy Douglas
Tuesday	February 18, 2020	Gregory Flannigan
Tuesday	March 10, 2020	Cathy Iverson
Tuesday	March 24, 2020	Jeff Parkhill
Tuesday	April 7, 2020	Lindsay Bashioum
Tuesday	April 21, 2020	Lindsay Bashioum
Tuesday	May 5, 2020	Laura Merriam
Tuesday	May 19, 2020	Peggy Douglas
Tuesday	June 2, 2020	Gregory Flannigan
Tuesday	June 16, 2020	Cathy Iverson
Tuesday	July 7, 2020	Jeff Parkhill
Tuesday	July 21, 2020	Christine Plantan
WEDNESDAY	August 5, 2020	Lindsay Bashioum
Tuesday	August 18, 2020	Laura Merriam
Tuesday	September 1, 2020	Peggy Douglas
Tuesday	September 15, 2020	Gregory Flannigan
Tuesday	October 6, 2020	Cathy Iverson
Tuesday	October 20, 2020	Laura Merriam
Tuesday	November 10, 2020	Christine Plantan
Tuesday	November 24, 2020	Lindsay Bashioum
Tuesday	December 1, 2020	Laura Merriam
Tuesday	December 15, 2020	Peggy Douglas

Last Updated: January 1, 2020



City of Wayzata Planning Commission Agenda Report

MEETING DATE: January 6, 2020	AGENDA ITEM: 6.d.
TITLE: Election of Officers of Planning Commission for 2020 Calendar Year	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE:	

BACKGROUND:

The Chair and Vice Chair are the elected officers of the Planning Commission. Article V of the Planning Commission Bylaws requires that officers will be elected by Planning Commission members at the first regular meeting in January of each year. The terms of office for the Chair and Vice Chair will be for one (1) year and no member will hold an office for more than three (3) consecutive years. Candidates for office receiving a majority vote of the entire membership of the Planning Commission will be declared duly elected.

ACTION REQUESTED:

Each candidate will provide a brief description of their interest in the role of Chair or Vice Chair. After any discussion, a Commissioner may make a motion to elect a member to a position.

ATTACHMENTS:

None