

WAYZATA CITY COUNCIL

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street
Tuesday, February 4, 2020

7:00 PM - CITY COUNCIL MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approve Agenda**
5. **Public Forum (3min/person)**
 - a. Presentation of Hennepin County Sheriff's Office Annual Update by Sheriff David Hutchinson
 - b. Introduction of Police Records Technician Jacalyn Norbury
 - c. Swearing In of Police Officer Josh Vogel
6. **New Agenda Items**
7. **Consent Agenda**
 - a. Approval of City Council Workshop and Regular Meeting Minutes of January 7, 2020
 - b. Approval of Check Register
 - c. Approval of Municipal Licenses
 - d. Adoption of Second Reading of Ordinance 795 Amending Chapter 512 for Tobacco Products
 - e. Adoption of Resolution 04-2020 Appointing a Housing & Redevelopment Authority Commissioner
 - g. Adoption of Resolution 05-2020 Establishing an Absentee Ballot Board
 - f. Adoption of Resolution 06-2020 Appointing Election Judges for the 2020 Elections
 - h. Approval of Professional Services Agreement with Goff Public, Inc. for Panoway on Wayzata Bay Communication Services
8. **New Business**
 - a. Consider Authorization for Submittal of Partners in Energy Application to Xcel Energy
 - b. Consider Adoption of Resolution 07-2020 Approving Variances, Design Review, and Shoreland Impact Plan/Conditional Use Permit for Lothenbach Family Offices at 401 Lake Street East
 - c. Consider Adoption of Resolution 08-2020 Approving Planned Unit Development General Plan, Rezoning, Design Review, Preliminary Plat, and Shoreland Impact Plan/Conditional Use Permit and Approval of First Reading of Ordinance 796 for North Lake Townhomes at 215 Walker Avenue S and 529 Indian Mound East
9. **City Manager's Report and Discussion Items**
10. **Public Forum (as necessary)**
11. **Adjournment**

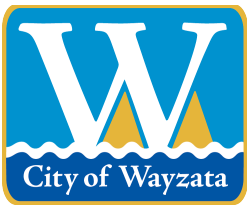
Meeting Rules of Conduct:

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

Upcoming Meetings:

City Council - February 18, 2020
Planning Commission - February 3 & 19, 2020

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



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020	AGENDA ITEM: 7.a.
TITLE: Approval of City Council Workshop and Regular Meeting Minutes of January 7, 2020	
PROPOSED MOTION: Approval of City Council Workshop and Regular Meeting Minutes of January 21, 2020	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of the attached draft minutes.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. January 21, 2020 Workshop Minutes (Draft)
2. January 21, 2020 CC Minutes (Draft)

**WAYZATA CITY COUNCIL
DRAFT - WORKSHOP MEETING MINUTES
January 21, 2020**

5:00 p.m. Interview for Boards and Commission Candidate Terri Huml

Mayor Willcox called the meeting to order at 5:00 p.m. in the Community Room at Wayzata City Hall. Council Members present: Buchanan, Koch, McCarthy and Plechash. Also present: City Manager Jeff Dahl, Community Development Director Emily Goellner, Public Works Director/City Engineer Mike Kelly, Scott Jordan, and Jessie Houlihan from Stahl Construction.

This fall, the City solicited applications for vacancies on all commissions including the Housing and Redevelopment Authority. Currently, an open seat is still vacant. An application was received from community member Terri Huml. The City Council interviewed the candidate and consensus was to recommend appointment at the regular meeting on February 4, 2020.

5:10 p.m. Update of Panoway on Wayzata Bay Phasing & Logistics Plan

Mr. Dahl provided an update on the phasing and logistics plan for the first phase of the Panoway Construction Project (Lake Street, Lake Street Plaza, and Dakota Rail Trail Regional Extension) and construction impact mitigation tactics, prior to soliciting bids.

Ms. Houlihan from Stahl Construction summarized the feedback received and provided the preferred phasing and logistics plan which address the main objectives of the construction project which were to mitigate negative impacts to community stakeholders as well as property and business owners adjacent to or near Lake Street; and to complete the construction as quick and financially efficient as possible. Ms. Houlihan discussed the pros and cons of two different phasing options and ultimately recommended the phasing option that would start the earliest and span only one construction season. The Council concurred.

Ms. Houlihan and Mr. Dahl also discussed potential tools that could help reduce the impact on businesses such as valet parking (public), allowing construction work during off hours to allow for the potential to complete construction at an earlier date, a robust communication plan, increased signage for wayfinding and on site, builders risk insurance, taking a pre-construction inventory, and waiving of fees.

6:00 p.m. Discussion of Long Term Options for Gianni's Patio

Mr. Dahl provided background on the CUP for a temporary outside patio extender on City Right-of-way approved in 2012 for Gianni's Restaurant. The owner of the restaurant, Terri Huml, discussed the various options for the covered patio that affected the footprint size of the patio, the amount of potential seating, the sidewalk size and placement, and amount of off-street parking. Mr. Jordan provided input on the options from a design perspective. The Mayor and Council Members asked questions regarding the impacts of each option and decided that the current plan for that patio, as shown in the current design documents for the construction of Lake Street, was the best option at this point in the process. It was not noted that there could be the potential for other options at a later date, but that the design documents would not be altered at this point in the bid preparation process.

6:20 p.m. Review of Panoway on Wayzata Bay Marketing and Communications Launch Plan

Ms. Goellner discussed the Launch Plan and walked through the budget. Overall, the City's portion would be \$70,000 and the Conservancy's portion would be \$30,000. The Council asked for ways to reduce the total budget from \$100,000. Goellner suggested that instead of budgeting for communication work through December 2020 that the scope be adjusted to include work through the month of June. This

1 would reduce the total budget by \$30,000. The 70/30 cost split between the City and Conservancy would
2 remain. The Council agreed to this revision. They also agreed to revisit this again in June to decide
3 whether additional services and funding are necessary from July through December 2020. Goellner stated
4 that the Launch Plan and contract with consultants would be brought forward to the Council for
5 consideration at the regular meeting on February 4, 2020.
6

7 **6:50 p.m. Update of City Hall Remodel Costs**
8

9 Mr. Dahl provided an update on the City Hall Remodel Costs and how the funding in the General Fund
10 could be adjusted to absorb the costs of the remodel. Discussions included options to scale back the
11 project or generally approve as originally proposed with some modifications in furniture and materials.
12 Council directed staff to move forward with the project with minor modifications to the furniture in areas
13 that could be omitted.
14
15
16

17 The workshop meeting was adjourned at 06:55 pm.
18

19 Respectfully submitted,
20

21 Kathy Leervig
22 City Clerk

WAYZATA CITY COUNCIL
DRAFT - MEETING MINUTES
January 21, 2020

AGENDA ITEM 1. Call to Order.

Mayor Willcox called the meeting to order at 7:00 p.m.

AGENDA ITEM 2. Pledge of Allegiance.

AGENDA ITEM 3. Roll Call.

Council Members present: Buchanan, Koch, McCarthy, and Plechash. Also present: City Manager Dahl, Community Development Director Goellner, Assistant Planner Kieser, and City Attorney Schelzel.

AGENDA ITEM 4. Approve Agenda.

Mr. Plechash made a motion, seconded by Mr. Koch, to approve the agenda, as presented. The motion carried 5/0.

AGENDA ITEM 5. Public Forum.

a. Overview and Kickoff of Diamond Lake Regional Trail Master Plan by Three Rivers Park District

Danny McCullough, Three Rivers Park District Regional Trail System Manager, presented an outline, Master Plan, and map for the newest Diamond Lake Regional Trail. He explained the vision for the twenty-one-mile corridor was to be a ten-foot wide paved multi-use trail. The Three Rivers Park District would be the primary party responsible for development, Master Plan, land acquisition, etc. The Park District would work with Wayzata's Park Department on route alignment and options. They would also be at events in communities this summer engaging the public and collecting feedback.

Mayor Willcox asked if this was designed to mesh with Dakota Trail. Mr. McCullough answered yes, it would originate off the Lake Effect Project in downtown Wayzata and head north. The goal was to connect all of the regional trails. Mayor Willcox asked about the construction timeframe. Mr. McCullough explained it would take a while, possibly ten years total. The plan was to construct it in logical segments connecting regional trails together. Mayor Willcox asked if there was a natural corridor. Mr. McCullough said they wanted it to be a natural trail, but it would run along the road in some places. The Diamond Lake Regional Trail was meant to connect public parks and points of interest.

b. Plastic Policy

Morgan Truscott, 16400 Holdridge Road W, had attended the British Arrows awards and was moved by an advertisement by Green Peace. He asked the City Council if it had considered a ban on plastics similar to what some other cities had done.

Mayor Willcox asked Mr. Buchanan to respond as a member of the Energy and Environment Committee. Mr. Buchanan said the Committee's focus was primarily on renewable energy, but suggested a Council workshop to consider what the Council might

do. Mayor Willcox said the Council had not engaged on plastics, but thought it was a worthy cause. He suggested it be discussed at the next agenda item.

AGENDA ITEM 6. New Agenda Items.

Mayor Willcox explained this item provided the opportunity for Council Members to recommend new items or issues for the Council to consider. He asked for the Council's thoughts on considering a City plastic policy.

Mr. Koch supported having a workshop on the topic.

The rest of the Council agreed.

Mayor Willcox recommended the Energy and Environment Commission to put together information and a recommendation for the Council to consider if appropriate. Mr. Buchanan agreed the Commission would be happy to work on that.

AGENDA ITEM 7. Consent Agenda.

Mayor Willcox read the items on the consent agenda and asked if any Council member wished to pull an item for further discussion.

Mr. Dahl, referencing Item 7.f., recognized Nate Leding and his work for the City. He suggested inviting Mr. Leding back so he could be officially recognized.

Mayor Willcox, referencing Item 7.h., asked the City Manager to comment on the Ordinance changes. Mr. Dahl noted the Federal law that went into effect recently and explained the changes made the Ordinance consistent with Federal law. Mr. Koch asked if removing the criminal penalties for a person under twenty-one was in line with the Federal law. Mr. Schelzel explained the criminal penalties were in State law. The best practice was to rely on the state statute.

Mayor Willcox asked for a motion to approve the Consent Agenda as presented. Mr. Buchanan made a motion, seconded by Mrs. McCarthy, to approve the consent agenda:

- a. Approval of City Council Workshop and Regular Meeting Minutes of January 7, 2020
- b. Approval of Check Register
- c. Approval of Municipal Licenses
- d. Receipt of Police Activity Report
- e. Receipt of Building Activity Report
- f. Acceptance of Nate Leding's Resignation from the Heritage Preservation Board
- g. Acceptance of Gary Orris' Resignation from the Charter Commission
- h. Approval of First Reading of Ordinance 795 Amending Chapter 512 for Tobacco Products

The motion carried 5/0.

AGENDA ITEM 8. New Business.

- a. **Consider Accepting Section Foreman House Preservation Reports from New History**

Mr. Dahl stated the City Council contracted with New History in the Spring of 2019 to create a preservation and re-use plan for the Section Foreman House.

Andrew Mullin, Wayzata Lake Effect Conservancy, reiterated the connection the work had to do with the Conservancy's fundraising. He said the Council's perspective and guidance on the use of the property was helpful so the Conservancy could do its work.

1 Peter Brown, New History, said the mission of their firm was to help property
2 owners put significant historical properties back into service. He stated they had been
3 working with Wayzata City staff and other representatives of the community. The work
4 on the home had two basic goals. One was stabilization of the exterior prior to the current
5 winter weather and to develop a long-term plan for the future reuse of the building.

6 Quentin Collette, New History, discussed the four deliverables including conditions
7 assessment update, construction documents for stabilization, design framework for reuse,
8 and plan for reuse.

9 Mr. Plechash asked about project costs. Mr. Collette explained that in order to
10 answer that question additional work was needed because it depended on the level of
11 intervention and reuse. Mr. Mullin added that the plug number in the construction budget
12 of phase two was slightly less than \$1 million. However, the Council's guidance was
13 needed.

14 Mrs. McCarthy asked how many people the classroom would accommodate. Mr.
15 Collette said the architect would be able to refine the numbers, but they could assume the
16 capacity would be approximately fifteen to twenty people. Mrs. McCarthy asked if that
17 was sufficient space. Mr. Mullin said the plan was to create a cost saving outdoor
18 classroom to accommodate larger groups.

19 Mr. Buchanan asked how much of the stabilization work was completed. Mr. Dahl
20 replied approximately 90%. Mr. Buchanan asked if the planned use was finalized. Mr.
21 Dahl said there was an idea, but the next step would be to move forward with all the groups
22 that were involved. Mr. Mullin added the intent was around history and environment. Mr.
23 Buchanan asked if the public would have a chance to weigh in on the use. Mr. Dahl said
24 that was the next step

25 Mr. Koch thought the stabilization was most important. He liked the idea of
26 moving forward with an educational center and thought it was an important asset for the
27 City for historical purposes. He was opposed to including an elevator.

28 Mayor Willcox asked if the second floor was original. Sue Sorrentino, Wayzata
29 Historical Society, shared the two stories were original from 1902. In 1940 the part facing
30 the lake was added while it was still used as the Section Foreman house. The porch was
31 added during the 1960s under private ownership.

32 Mayor Willcox said the question was how much preservation verses adapting the
33 building to be able to accommodate a larger classroom. Mr. Brown said the building could
34 be restored using the ground floor and still be historic. If you use the second floor and add
35 an elevator, it would become less historic. The firm's recommendation was to put the
36 ground floor back into use. Mayor Willcox asked if the restroom would be accessible. Mr.
37 Brown recommended having one accessible unisex toilet. There was already plumbing
38 and he believed one unisex toilet would fit on the ground floor.

39 Mayor Willcox asked the City Manager what action was needed from the Council.
40 Mr. Dahl said the Council should consider whether to accept the report. The next step
41 would be to move forward with the engagement process. Mr. Mullin added it would helpful
42 to engage New History to start the national registry process as it would open more funding
43 sources.

44 Mayor Willcox asked for a motion. Mrs. McCarthy made a motion, seconded by
45 Mr. Buchanan, to Accept the Conditions Assessment Update, Construction Documents for

1 Stabilization, Design Framework for Reuse, and Plan for Reuse from New History. The
2 motion carried 5/0.

3
4 **b. Consider Adoption of Resolution 03-2020 Approving a Heritage Preservation**
5 **Site Designation for the Section Foreman House at 738 Lake Street East**

6 Mr. Kieser presented the outline and the effect of a Heritage Preservation Site Designation.
7 He shared the Planning Commission's discussion, Public Hearing, and report and
8 recommendation.

9 Dan Gustafson, Heritage Preservation Board Chair, said the Board was excited to
10 see the application before the Council. He thanked everyone involved for the work that
11 had already been done. The Board was open to partnering with the Conservancy and New
12 History on the national application.

13 Mayor Willcox asked what a national designation meant to the City. Meghan
14 Elliott, New History Founder and Principal, said the local designation was a city process
15 and would aid in decision making for reuse of the building. The national registration was
16 a federal designation that was honorary only. There was not any federal oversight through
17 the registration process. There would be oversight if the City applied for federal money
18 through grants.

19 Mayor Willcox asked staff about the federal designation of the Depot. Mr. Dahl
20 said there could have been an issue if the City wanted to add bathrooms. Ms. Elliott added
21 the main reasons to apply for the national registration were funding and the honor.

22 Mr. Koch asked about the cost in applying for the national registration. Ms. Elliott
23 said the typical benchmark was \$10,000; however, the City had already completed a lot of
24 the work.

25 Mayor Willcox asked if there was any further discussion or comments. Hearing
26 none, he asked for a motion on the draft Resolution. Mr. Buchanan made a motion,
27 seconded by Mr. Plechash, to Adopt Resolution No. 03-2020, Designating the Section
28 Foreman House at 738 Lake Street East a Heritage Preservation Site. The motion carried
29 5/0.

30
31 **c. Presentation of 2019 Annual Report**

32 Mr. Dahl presented the 2019 Annual Report for the City of Wayzata. He talked about the
33 Administration including City Manager's Office, Lake Effect/Panoway on Wayzata Bay
34 Initiative, Licensing, Communications, Finance, Human Resources, and Motor Vehicle;
35 Community Development including Planning and Building Inspections; Fire Department;
36 Police Department; and, Public Works Department. The Strategic Plan Priorities were to
37 maintain and enhance community amenities, maintain and enhance infrastructure, increase
38 operational effectiveness, and manage thoughtful development.

39 Mrs. McCarthy thanked Mr. Dahl for the report and commented on the amount of
40 work done in a year. She noted the water usage increased by 9%, but thought the usage
41 had been going down over time. Mr. Dahl said the per capita usage was going down, but
42 the overall use was increasing due to more businesses/residents and the rehab of the water
43 tower. He said he would get more detail from City Engineer/Public Works Director Kelly.

44 Mayor Willcox added his thanks. He said the staff accomplished a lot and did it
45 with a smile.

1 **AGENDA ITEM 9. City Manager's Report and Discussion Items.**

2 **a. Upcoming Events/Announcements**

3 None.

4
5 **b. Council Member Updates/Announcements**

6 Mrs. McCarthy asked a follow-up question on the pedestrian/vehicle accident on Wayzata
7 Boulevard. She had not heard an update, but wanted to respond to residents with questions.
8 Mr. Dahl said he had spoken with the Police and Fire Departments. The crash was a result
9 of a vehicle heading westbound that did not stop at the stop light. He said he would provide
10 more information to the Council.

11
12 **AGENDA ITEM 10. Public Forum Continued (if necessary).**

13 There were no comments.

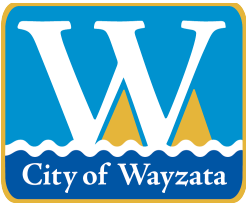
14
15 **AGENDA ITEM 11. Adjournment.**

16 There being no further business, Mayor Willcox asked for a motion to adjourn. Mrs.
17 McCarthy made a motion, seconded by Mr. Plechash to adjourn. Mayor Willcox adjourned
18 the meeting at 8:32 p.m.

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20 Respectfully submitted,

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24 Kathy Leervig
25 City Clerk

26
27 Drafted by Sarah Peterson
28 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020	AGENDA ITEM: 7.b.
TITLE: Approval of Check Register	
PROPOSED MOTION: To Approve the Payment of Checks for December 2019 and January 2020	
PREPARED BY: Kathy Ovshak, Senior Accountant	
REVIEWED BY: Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of the payment of checks.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. Detail Check Register - December 2019 & January 2020

CITY OF WAYZATA

01/29/20 12:25 PM

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***Check Detail Register©**

Batch: 012120PAY,012420PAY,012720PAY,012820PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 Old National					
115468	01/24/20	CASH - OLD NATIONAL			
G 640-10150		ATM	\$9,000.00	ATM1/24/20	ATM FILL
		Total	\$9,000.00		
115469 01/28/20 ARTISAN BEER COMPANY					
E 640-47000-253		Beer For Resale	\$35.60	3398162	BEER RESALE
E 640-47000-253		Beer For Resale	\$228.30	3398163	BEER RESALE
E 640-47000-253		Beer For Resale	\$529.15	3400915	BEER RESALE
		Total	\$793.05		
115470 01/28/20 BELLBOY BAR SUPPLY CORP.					
E 640-47000-251		Liquor For Resale	\$714.98	0082390100	LIQ RESALE
E 640-47000-259		Freight	\$9.41	0082390100	FREIGHT
E 640-47000-251		Liquor For Resale	\$150.98	0082482800	LIQUOR
E 640-47000-259		Freight	\$1.79	0082482800	FREIGHT
E 640-47000-254		Soft Drinks/Mix For Resal	\$108.64	0100788400	MISC.MIX
		Total	\$985.80		
115471 01/28/20 BOURGET IMPORTS					
E 640-47000-252		Wine For Resale	\$120.00	168138	WINE
E 640-47000-259		Freight	\$1.75	168138	FREIGHT
		Total	\$121.75		
115472 01/28/20 BRASS FOUNDRY BREWING CO.					
E 640-48000-253		Beer For Resale	\$190.00	E-3111	BEER
		Total	\$190.00		
115473 01/28/20 BREAKTHRU BEVERAGE MN					
E 640-47000-251		Liquor For Resale	\$4,148.65	1081086625	LIQUOR
E 640-47000-259		Freight	\$114.02	1081086625	FREIGHT
E 640-47000-252		Wine For Resale	\$1,122.66	1081086626	WINE
E 640-47000-259		Freight	\$16.91	1081086626	FREIGHT
E 640-48000-251		Liquor For Resale	\$228.00	1081086763	LIQUOR
E 640-48000-252		Wine For Resale	\$82.47	1081086763	WINE
E 640-47000-251		Liquor For Resale	\$3,154.85	1081089578	LIQUOR
E 640-47000-259		Freight	\$26.10	1081089578	FREIGHT
E 640-47000-252		Wine For Resale	\$1,307.99	1081089579	WINE
E 640-47000-259		Freight	\$19.09	1081089579	FREIGHT
E 640-47000-251		Liquor For Resale	(\$45.24)	2080263658	LIQUOR
E 640-47000-251		Liquor For Resale	(\$676.45)	2080264063	LIQUOR
E 640-47000-252		Wine For Resale	(\$97.45)	2080264077	WINE
E 640-47000-251		Liquor For Resale	(\$1,525.55)	2080265990	LIQUOR
		Total	\$7,876.05		
115474 01/28/20 BREAKTHRU BEVERAGE					
E 640-48000-253		Beer For Resale	\$132.50	1091101788	BEER
E 640-48000-253		Beer For Resale	\$536.00	1091101789	BEER
E 640-47000-253		Beer For Resale	\$2,979.55	1091103725	BEER
E 640-48000-253		Beer For Resale	\$265.00	1091103906	BEER

CITY OF WAYZATA

01/29/20 12:25 PM

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***Check Detail Register©**

Batch: 012120PAY,012420PAY,012720PAY,012820PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 640-48000-253		Beer For Resale	\$343.00	1091103907	BEER
E 640-47000-253		Beer For Resale	\$2,292.45	1091106434	BEER
E 640-48000-253		Beer For Resale	\$205.00	1091106466	BEER
		Total	\$6,753.50		
115475	01/28/20	CAPITOL BEVERAGE SALES			
E 640-48000-253		Beer For Resale	\$994.00	4111348	BEER
E 640-48000-253		Beer For Resale	\$709.00	4111417	BEER
E 640-47000-253		Beer For Resale	\$748.21	6994939	BEER
E 640-47000-253		Beer For Resale	\$3,051.99	6994969	BEER
		Total	\$5,503.20		
115476	01/28/20	CINTAS CORPORATION			
E 640-48500-210		Operating Supplies (GEN	\$113.07	4039908546	KITCHEN SUPPLIES
E 640-48500-217		Uniforms	\$25.92	4039908546	KITCHEN UNIFORMS
E 640-48000-210		Operating Supplies (GEN	\$30.07	4039908546	BAR SUPPLIES
E 630-40000-499		Miscellaneous	\$55.40	4040496061	MV SUPPLIES
E 640-48500-210		Operating Supplies (GEN	\$106.07	4040593576	KITCHEN SUPPLIES
E 640-48500-217		Uniforms	\$25.92	4040593576	KITCHEN UNIFORMS
E 640-48000-210		Operating Supplies (GEN	\$30.07	4040593576	BAR SUPPLIES
E 640-48500-210		Operating Supplies (GEN	\$114.66	5015700081	KITCHEN SUPPLIES
		Total	\$501.18		
115477	01/28/20	CLEAR RIVER BEVERAGE CO.			
E 640-47000-253		Beer For Resale	\$405.50	522000	BEER
		Total	\$405.50		
115478	01/28/20	COZZINI BROS., INC.			
E 640-48500-415		Other Equipment Rentals	\$45.59	C7547211	KNIFE EXCHANGE
		Total	\$45.59		
115479	01/28/20	DAHLHEIMER DISTRIBUTING CO.			
E 640-48000-253		Beer For Resale	\$409.00	107-01888	BEER
E 640-48000-253		Beer For Resale	\$190.00	107-01935	BEER
E 640-47000-253		Beer For Resale	\$500.00	113-02521	BEER
E 640-47000-253		Beer For Resale	\$462.40	113-02600	BEER
E 640-47000-253		Beer For Resale	\$799.78	116-01026	BEER
E 640-48000-253		Beer For Resale	\$180.00	1180403	BEER
		Total	\$2,541.18		
115480	01/28/20	FOREMOST BUSINESS SYSTEMS INC.			
E 640-48000-404		Repairs/Maint - Machin/Eq	\$37.50	76855	SOFTWARE SUPPORT
		Total	\$37.50		
115481	01/28/20	HOHENSTEINS INC.			
E 640-47000-253		Beer For Resale	\$743.70	185477	BEER RESALE
E 640-47000-253		Beer For Resale	\$120.00	187987	BEER RESALE
		Total	\$863.70		
115482	01/28/20	INBOUND BREWCO			
E 640-47000-253		Beer For Resale	\$100.00	6043	BEER

CITY OF WAYZATA

01/29/20 12:25 PM

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***Check Detail Register©**

Batch: 012120PAY,012420PAY,012720PAY,012820PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$100.00		
115483	01/28/20	JJ TAYLOR DISTRIBUTING OF MN_			
E 640-47000-253		Beer For Resale	\$5,457.55	3043580	BEER
E 640-47000-253		Beer For Resale	\$1,005.95	3059411	BEER
E 640-47000-253		Beer For Resale	\$3,889.90	3059438	BEER
E 640-48000-253		Beer For Resale	\$760.00	3061581	BEER
E 640-48000-253		Beer For Resale	\$929.30	3068241	BEER
Total			\$12,042.70		
115484	01/28/20	JOHNSON BROS.-ST.PAUL			
E 640-47000-251		Liquor For Resale	\$1,033.70	1471652	LIQUOR
E 640-47000-259		Freight	\$8.82	1471652	FREIGHT
E 640-47000-251		Liquor For Resale	\$1,216.60	1476365	LIQUOR
E 640-47000-259		Freight	\$13.86	1476365	FREIGHT
E 640-47000-252		Wine For Resale	\$2,418.00	1476366	WINE
E 640-47000-259		Freight	\$20.16	1476366	FREIGHT
E 640-47000-252		Wine For Resale	\$600.00	1481345	WINE
E 640-47000-259		Freight	\$6.30	1481345	FREIGHT
E 640-47000-251		Liquor For Resale	\$244.00	1481346	LIQUOR
E 640-47000-259		Freight	\$2.52	1481346	FREIGHT
E 640-47000-252		Wine For Resale	\$2,811.54	1481347	WINE
E 640-47000-259		Freight	\$36.23	1481347	FREIGHT
E 640-47000-251		Liquor For Resale	\$2,474.76	1482502	LIQUOR
E 640-47000-259		Freight	\$22.30	1482502	FREIGHT
E 640-47000-252		Wine For Resale	\$448.15	1482503	WINE
E 640-47000-259		Freight	\$8.82	1482503	FREIGHT
E 640-47000-251		Liquor For Resale	\$1,320.90	1485197	LIQUOR
E 640-47000-259		Freight	\$16.38	1485197	FREIGHT
E 640-47000-252		Wine For Resale	\$2,011.30	1485198	WINE
E 640-47000-259		Freight	\$39.06	1485198	FREIGHT
E 640-47000-251		Liquor For Resale	\$3,601.00	1487255	LIQUOR
E 640-47000-259		Freight	\$42.84	1487255	FREIGHT
E 640-47000-252		Wine For Resale	\$513.50	1487256	WINE
E 640-47000-259		Freight	\$7.56	1487256	FREIGHT
E 640-47000-251		Liquor For Resale	(\$205.76)	587566	LIQUOR
Total			\$18,712.54		
115485	01/28/20	KARLSBURGER FOODS, INC.			
E 640-48500-255		FOODIngredients For Res	\$256.90	000516864	FOOD
Total			\$256.90		
115486	01/28/20	LIBATION PROJECT			
E 640-47000-252		Wine For Resale	\$440.00	27275	WINE RESALE
E 640-47000-259		Freight	\$6.00	27275	FREIGHT
Total			\$446.00		
115487	01/28/20	M.AMUNDSON LLP			
E 640-47000-256		MISC.MDSE.RESALE	\$1,322.68	294067	CIGARETTES
E 640-47000-256		MISC.MDSE.RESALE	\$1,277.46	294695	CIGARETTES

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Batch: 012120PAY,012420PAY,012720PAY,012820PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$2,600.14		
115488	01/28/20	MAIN STREET BAKERY			
E 640-48500-255		FOODIngredients For Res	\$127.50	371472	FOOD RESALE
E 640-48500-255		FOODIngredients For Res	\$168.80	371611	FOOD RESALE
E 640-48500-255		FOODIngredients For Res	\$137.30	371781	FOOD RESALE
E 640-48500-255		FOODIngredients For Res	\$208.00	371923	FOOD RESALE
E 640-48500-255		FOODIngredients For Res	\$75.00	372002	FOOD RESALE
Total			\$716.60		
115489	01/28/20	MAVERICK WINE CO.			
E 640-47000-252		Wine For Resale	\$434.56	402035	WINE
E 640-47000-259		Freight	\$3.00	402035	FREIGHT
E 640-47000-252		Wine For Resale	\$267.84	404620	WINE
E 640-47000-259		Freight	\$3.00	404620	FREIGHT
Total			\$708.40		
115490	01/28/20	MODIST BREWING CO. LLC			
E 640-47000-253		Beer For Resale	\$410.50	10758	BEER
E 640-48000-253		Beer For Resale	\$195.00	10965	BEER
E 640-47000-253		Beer For Resale	\$88.50	11149	BEER
Total			\$694.00		
115491	01/28/20	NEW FRANCE WINE COMPANY			
E 640-47000-252		Wine For Resale	\$128.00	153203	WINE RESALE
E 640-47000-259		Freight	\$2.00	153203	FREIGHT
E 640-47000-252		Wine For Resale	\$422.00	153453	WINE RESALE
E 640-47000-259		Freight	\$4.00	153453	FREIGHT
E 640-47000-252		Wine For Resale	\$180.00	153639	WINE RESALE
E 640-47000-259		Freight	\$2.00	153639	FREIGHT
Total			\$738.00		
115492	01/28/20	NORTHWESTERN FRUIT COMPANY			
E 640-48500-255		FOODIngredients For Res	(\$26.85)	919098	FOOD
E 640-48500-255		FOODIngredients For Res	\$418.80	919141	FOOD
E 640-48500-255		FOODIngredients For Res	\$500.00	919290	FOOD
E 640-48000-251		Liquor For Resale	\$171.40	919290	LIQUOR
E 640-48500-255		FOODIngredients For Res	\$474.90	919573	FOOD
E 640-48500-255		FOODIngredients For Res	\$920.90	919691	FOOD
Total			\$2,459.15		
115493	01/28/20	PAUSTIS & SONS			
E 640-47000-252		Wine For Resale	\$551.00	77895	WINE RESALE
E 640-47000-259		Freight	\$7.00	77895	FREIGHT
E 640-47000-252		Wine For Resale	\$1,054.00	78550	WINE RESALE
E 640-47000-259		Freight	\$11.25	78550	FREIGHT
Total			\$1,623.25		
115494	01/28/20	PEPSI COLA			
E 640-47000-254		Soft Drinks/Mix For Resal	\$151.90	48760064	MISC.BEV

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$151.90		
115495	01/28/20	PHILLIPS WINES & SPIRITS			
E 640-48000-251		Liquor For Resale	\$499.63	2683326	LIQUOR
E 640-48000-251		Liquor For Resale	\$571.47	2687082	LIQUOR
E 640-47000-251		Liquor For Resale	\$427.50	2689222	LIQUOR
E 640-47000-259		Freight	\$3.78	2689222	FREIGHT
E 640-47000-252		Wine For Resale	\$199.00	2689223	WINE
E 640-47000-259		Freight	\$3.78	2689223	FREIGHT
E 640-47000-252		Wine For Resale	\$805.00	2691907	WINE RESALE
E 640-47000-259		Freight	\$16.38	2691907	FREIGHT
Total			\$2,526.54		
115496	01/28/20	PLUNKETT'S PEST CONTROL			
E 640-48000-409		Maint services & Improv	\$82.66	6525883	SERVICE
Total			\$82.66		
115497	01/28/20	RANCHERS LEGACY MEAT CO.			
E 640-48500-255		FOODIngredients For Res	\$443.60	45555	FOOD
Total			\$443.60		
115498	01/28/20	REINHART FOODSERVICE			
E 640-48500-210		Operating Supplies (GEN	\$0.00		KITCHEN SUPPLIES
E 640-48000-210		Operating Supplies (GEN	\$0.00		BAR SUPPLIES
E 640-48000-210		Operating Supplies (GEN	\$0.00		BAR SUPPLIES
E 640-48500-210		Operating Supplies (GEN	\$0.00		KITCHEN SUPPLIES
E 640-48000-342		Promotions - Food/Drinks	\$0.00		PROMO FOOD
E 640-48000-210		Operating Supplies (GEN	\$0.00		BAR SUPPLIES
E 640-48000-210		Operating Supplies (GEN	\$0.00		BAR SUPPLIES
E 640-48000-342		Promotions - Food/Drinks	\$0.00		PROMO FOOD
E 640-48000-254		Soft Drinks/Mix For Resal	\$0.00		MISC.BEV.
E 640-48000-210		Operating Supplies (GEN	\$0.00		BAR SUPPLIES
E 640-48500-255		FOODIngredients For Res	\$4,259.96	117891	FOOD
E 640-48000-342		Promotions - Food/Drinks	\$39.24	117891	PROMO FOOD
E 640-48000-254		Soft Drinks/Mix For Resal	\$83.81	117891	MISC.BEV.
E 640-48000-251		Liquor For Resale	\$70.82	117891	LIQUOR
E 640-48500-255		FOODIngredients For Res	\$3,073.84	121446	FOOD
E 640-48500-210		Operating Supplies (GEN	\$25.11	121446	KITCHEN SUPPLIES
E 640-48000-342		Promotions - Food/Drinks	\$20.34	121446	PROMO FOOD
E 640-48000-254		Soft Drinks/Mix For Resal	\$85.81	121446	MISC.BEV.
E 640-48000-251		Liquor For Resale	\$14.68	121446	LIQUOR
E 640-48500-255		FOODIngredients For Res	\$2,863.97	123615	FOOD
E 640-48000-210		Operating Supplies (GEN	\$111.75	123615	BAR SUPPLIES
E 640-48000-254		Soft Drinks/Mix For Resal	\$85.80	123615	MISC.BEV.
E 640-48000-251		Liquor For Resale	\$23.92	123615	LIQUOR
E 640-48500-255		FOODIngredients For Res	\$3,958.78	125755	FOOD
E 640-48500-210		Operating Supplies (GEN	\$156.83	125755	KITCHEN SUPPLIES
E 640-48000-342		Promotions - Food/Drinks	\$98.82	125755	PROMO FOOD
E 640-48000-254		Soft Drinks/Mix For Resal	\$131.89	125755	MISC.BEV.
E 640-48000-251		Liquor For Resale	\$63.21	125755	LIQUOR

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 640-48500-255		FOODIngredients For Res	\$4,091.32	129234	FOOD
E 640-48500-210		Operating Supplies (GEN	\$91.57	129234	KITCHEN SUPPLIES
E 640-48000-342		Promotions - Food/Drinks	\$59.58	129234	PROMO FOOD
E 640-48000-254		Soft Drinks/Mix For Resal	\$261.81	129234	MISC.BEV.
E 640-48000-251		Liquor For Resale	\$162.79	129234	LIQUOR
E 640-48500-255		FOODIngredients For Res	\$3,006.83	129235	FOOD
E 640-48500-210		Operating Supplies (GEN	\$8.99	129235	KITCHEN SUPPLIES
E 640-48000-210		Operating Supplies (GEN	\$135.33	129235	BAR SUPPLIES
E 640-48000-251		Liquor For Resale	\$50.42	129235	LIQUOR
E 640-48500-255		FOODIngredients For Res	\$3,897.20	133969	FOOD
E 640-48500-210		Operating Supplies (GEN	\$62.32	133969	KITCHEN SUPPLIES
E 640-48000-342		Promotions - Food/Drinks	\$20.34	133969	PROMO FOOD
E 640-48000-254		Soft Drinks/Mix For Resal	\$215.70	133969	MISC.BEV.
E 640-48000-251		Liquor For Resale	\$33.73	133969	LIQUOR
		Total	\$27,266.51		
115499	01/28/20	SAVEON			
E 640-47000-340		Advertising	\$4,129.34	202CI-49852	STORE ADVERTISING
		Total	\$4,129.34		
115500	01/28/20	SMALL LOT MN			
E 640-47000-252		Wine For Resale	\$164.04	34484	WINE
E 640-47000-259		Freight	\$5.00	34484	FREIGHT
		Total	\$169.04		
115501	01/28/20	SOUTHERN GLAZER'S OF MN			
E 640-47000-251		Liquor For Resale	\$7,020.84	1911196	LIQUOR
E 640-47000-259		Freight	\$45.01	1911196	FREIGHT
E 640-47000-259		Freight	\$1.28	1913694	FREIGHT
E 640-47000-251		Liquor For Resale	\$2,591.35	1913695	LIQUOR
E 640-47000-259		Freight	\$18.96	1913695	FREIGHT
E 640-47000-251		Liquor For Resale	\$70.68	1913696	LIQUOR
E 640-47000-259		Freight	\$0.21	1913696	FREIGHT
E 640-47000-252		Wine For Resale	\$1,614.00	1913697	WINE RESALE
E 640-47000-259		Freight	\$30.72	1913697	FREIGHT
E 640-47000-251		Liquor For Resale	\$1,032.00	1913698	LIQUOR
E 640-47000-259		Freight	\$11.52	1913698	FREIGHT
E 640-47000-251		Liquor For Resale	\$124.33	1916232	LIQUOR
E 640-47000-259		Freight	\$0.43	1916232	FREIGHT
E 640-47000-251		Liquor For Resale	\$3,339.13	1916233	LIQUOR
E 640-47000-259		Freight	\$23.26	1916233	FREIGHT
E 640-47000-252		Wine For Resale	\$1,020.00	1916234	WINE RESALE
E 640-47000-259		Freight	\$23.04	1916234	FREIGHT
E 640-47000-251		Liquor For Resale	\$288.00	1916235	LIQUOR
E 640-47000-259		Freight	\$3.84	1916235	FREIGHT
E 640-47000-252		Wine For Resale	\$2,400.00	5054148	WINE RESALE
E 640-47000-259		Freight	\$64.00	5054148	FREIGHT
E 640-47000-251		Liquor For Resale	(\$536.00)	CM1898184	LIQUOR
E 640-47000-252		Wine For Resale	(\$1,200.00)	CM9198365	WINE

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$17,986.60		
115502	01/28/20	STEEL TOE BREWING			
E 640-47000-253		Beer For Resale	\$100.00	32136	BEER
E 640-48000-253		Beer For Resale	\$150.00	32148	BEER
E 640-47000-253		Beer For Resale	\$183.00	32275	BEER
E 640-48000-253		Beer For Resale	\$200.00	32289	BEER
Total			\$633.00		
115503	01/28/20	SUNBURST CHEMICALS, INC.			
E 640-48500-210		Operating Supplies (GEN	\$0.00		KITCHEN SUPPLIES
E 640-48500-415		Other Equipment Rentals	\$92.58	0013116	DISHWASHER LEASE
Total			\$92.58		
115504	01/28/20	T.D. ANDERSON INC.			
E 640-48000-409		Maint services & Improv	\$110.00	471713	BEER LINE SERVICE
Total			\$110.00		
115505	01/28/20	TOLL GAS & WELDING SUPPLY			
E 640-48000-210		Operating Supplies (GEN	\$60.87	10334294	SUPPLIES
Total			\$60.87		
115506	01/28/20	TRADITION WINE & SPIRITS			
E 640-47000-252		Wine For Resale	\$320.00	21428	WINE RESALE
E 640-47000-259		Freight	\$15.00	21428	FREIGHT
Total			\$335.00		
115507	01/28/20	TRIMARK			
E 640-48500-210		Operating Supplies (GEN	\$100.86	99Z03M	KITCHEN SUPPLIES
E 640-48000-210		Operating Supplies (GEN	\$183.00	99Z03N	BAR SUPPLIES
E 640-48500-210		Operating Supplies (GEN	\$372.05	99Z03N	KITCHEN SUPPLIES
E 640-48000-210		Operating Supplies (GEN	\$130.77	99Z2X0	BAR SUPPLIES
E 640-48500-210		Operating Supplies (GEN	\$124.98	99Z2X0	KITCHEN SUPPLIES
E 640-48000-210		Operating Supplies (GEN	\$17.82	99Z5BY	BAR SUPPLIES
E 640-48500-210		Operating Supplies (GEN	\$231.87	99Z5BZ	KITCHEN SUPPLIES
E 640-48500-210		Operating Supplies (GEN	\$312.72	99Z5C0	KITCHEN SUPPLIES
E 640-48000-210		Operating Supplies (GEN	\$176.47	99Z5C0	BAR SUPPLIES
Total			\$1,650.54		
115508	01/28/20	TRIO SUPPLY COMPANY			
E 640-48000-210		Operating Supplies (GEN	\$79.54	584873	BAR SUPPLIES
E 640-48500-210		Operating Supplies (GEN	\$676.42	584873	KITCHEN SUPPLIES
E 640-48000-342		Promotions - Food/Drinks	\$68.38	584873	PROMO FOOD
E 640-48000-251		Liquor For Resale	\$73.70	584873	LIQUOR
E 640-48000-342		Promotions - Food/Drinks	\$34.19	586643	PROMO FOOD
E 640-48500-210		Operating Supplies (GEN	\$702.57	586643	KITCHEN SUPPLIES
E 640-48000-210		Operating Supplies (GEN	\$41.54	587458	BAR SUPPLIES
E 640-48500-210		Operating Supplies (GEN	\$650.08	587891	KITCHEN SUPPLIES
E 640-48000-342		Promotions - Food/Drinks	\$68.38	587891	PROMO FOOD
E 640-48000-251		Liquor For Resale	\$32.88	587891	LIQUOR

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$2,427.68		
115509	01/28/20	TRUE BRANDS			
E 640-47000-210		Operating Supplies (GEN	\$0.00		SUPPLIES
E 640-47000-254		Soft Drinks/Mix For Resal	\$392.14	593559	MISC MDSE
Total			\$392.14		
115510	01/28/20	UNMAPPED BREWING COMPANY			
E 640-47000-253		Beer For Resale	\$216.00	897	BEER
Total			\$216.00		
115511	01/28/20	VAN PAPER COMPANY			
E 640-47000-210		Operating Supplies (GEN	\$182.62	527517	STORE SUPPLIES
Total			\$182.62		
115512	01/28/20	VINOCOPIA			
E 640-47000-251		Liquor For Resale	\$120.00	0250458	LIQUOR
E 640-47000-252		Wine For Resale	\$504.00	0250458	WINE
E 640-47000-259		Freight	\$12.50	0250458	FREIGHT
Total			\$636.50		
115513	01/28/20	WINE COMPANY			
E 640-47000-252		Wine For Resale	\$866.00	132346	WINE RESALE
E 640-47000-259		Freight	\$9.90	132346	FREIGHT
E 640-47000-252		Wine For Resale	(\$53.33)	132786	WINE
E 640-47000-252		Wine For Resale	\$1,576.00	133061	WINE RESALE
E 640-47000-259		Freight	\$16.50	133061	FREIGHT
Total			\$2,415.07		
115514	01/28/20	WINE MERCHANT			
E 640-48000-252		Wine For Resale	\$1,076.42	7270255	WINE
E 640-47000-252		Wine For Resale	\$1,062.00	7270289	WINE
E 640-47000-259		Freight	\$21.42	7270289	FREIGHT
E 640-47000-252		Wine For Resale	\$1,152.00	7270290	WINE
E 640-47000-254		Soft Drinks/Mix For Resal	\$24.00	7270290	MISC.MIX
E 640-47000-259		Freight	\$11.34	7270290	FREIGHT
E 640-48000-252		Wine For Resale	\$792.00	7270667	WINE
E 640-47000-252		Wine For Resale	\$1,124.00	7270807	WINE
E 640-47000-259		Freight	\$7.56	7270807	FREIGHT
E 640-47000-252		Wine For Resale	(\$361.26)	731029	WINE
Total			\$4,909.48		
115515	01/28/20	WINEBOW			
E 640-47000-252		Wine For Resale	\$351.79	MN00073421	WINE RESALE
E 640-47000-259		Freight	\$3.50	MN00073421	FREIGHT
Total			\$355.29		
115516	01/28/20	WOODEN HILL BREWING COMPANY			
E 640-47000-253		Beer For Resale	\$314.10	2037	BEER
Total			\$314.10		

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
115517	01/28/20	WRS IMPORTS LLC			
E 640-47000-252		Wine For Resale	\$138.00	2454	WINE
E 640-47000-259		Freight	\$2.50	2454	FREIGHT
		Total	\$140.50		
115518	01/29/20	ACME TOOLS			
E 101-43100-240		Small Tools and Minor Eq	\$181.49	7252472	TOOLS
E 101-45200-240		Small Tools and Minor Eq	\$181.49	7252472	TOOLS
E 610-40000-240		Small Tools and Minor Eq	\$181.51	7252472	TOOLS
E 620-40000-240		Small Tools and Minor Eq	\$181.50	7252472	TOOLS
		Total	\$725.99		
115519	01/29/20	BANK OF AMERICA			
E 101-42200-323		Radio Units	\$463.23		FD RADIO SERVICE
		Total	\$463.23		
115520	01/29/20	CMT JANITORIAL SERVICES			
E 101-41940-409		Maint services & Improv	\$2,595.00	2316	MONTHLY CLEANING
		Total	\$2,595.00		
115521	01/29/20	CONCENTRA			
E 101-42100-306		Personnel Expense	\$666.50	103113892	PRE EMPLOYMENT PHYSICAL - PD
		Total	\$666.50		
115522	01/29/20	COUSIN, SAM			
E 101-45200-217		Uniforms	\$190.00	2020	UNIFORMS - BOOTS
		Total	\$190.00		
115523	01/29/20	DELTA DENTAL OF MINNESOTA			
G 101-21717		Dental Insurance	\$2,487.60	RIS00026221	DENTAL INS. - FEB.2020
G 101-21717		Dental Insurance	\$660.15	RIS00026221	DENTAL INS. - FEB.2020
		Total	\$3,147.75		
115524	01/29/20	DEPUTY REGISTRAR 126			
E 640-48000-404		Repairs/Maint - Machin/Eq	\$19.25	BAR	2020 FLEET TABS
E 101-43300-404		Repairs/Maint - Machin/Eq	\$38.50	ENGINEERI	2020 FLEET TABS
E 101-42200-404		Repairs/Maint - Machin/Eq	\$19.25	FD	2020 FLEET TABS
E 101-42400-404		Repairs/Maint - Machin/Eq	\$19.25	INSPECTION	2020 FLEET TABS
E 101-45200-404		Repairs/Maint - Machin/Eq	\$134.75	PARKS	2020 FLEET TABS
E 620-40000-404		Repairs/Maint - Machin/Eq	\$86.62	SEWER	2020 FLEET TABS
E 640-47000-404		Repairs/Maint - Machin/Eq	\$19.25	STORE	2020 FLEET TABS
E 101-43100-404		Repairs/Maint - Machin/Eq	\$192.50	STREETS	2020 FLEET TABS
E 610-40000-404		Repairs/Maint - Machin/Eq	\$86.63	WATER	2020 FLEET TABS
		Total	\$616.00		
115525	01/29/20	EHLERS			
E 305-40000-304		Legal Fees	\$580.00	82646	TIF CONSULTING
E 314-40000-304		Legal Fees	\$580.00	82646	TIF CONSULTING
E 316-40000-304		Legal Fees	\$580.00	82646	TIF CONSULTING
E 305-40000-304		Legal Fees	\$1,629.17	82647	TIF CONSULTING
E 314-40000-304		Legal Fees	\$1,629.17	82647	TIF CONSULTING

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 316-40000-304		Legal Fees	\$1,629.16	82647	TIF CONSULTING
		Total	\$6,627.50		
115526	01/29/20	ELAN-CARDMEMBER SERVICES			
E 409-40000-540		Equipment	\$8,162.00		I-PADS FOR PLANNING COMMISSION
		Total	\$8,162.00		
115527	01/29/20	EMERGENCY AUTOMOTIVE			
E 101-42100-404		Repairs/Maint - Machin/Eq	\$45.00	SVC27798	SQUAD MAINT.
		Total	\$45.00		
115528	01/29/20	ESG COMPANY, INC.			
E 101-45200-404		Repairs/Maint - Machin/Eq	\$645.00	817805	EQUIPMENT REPAIRS
		Total	\$645.00		
115529	01/29/20	EXCEL DOCUMENT MGMT.			
E 630-40000-200		Office Supplies (GENERA	\$92.04	44856	MV BUS.CARDS
		Total	\$92.04		
115530	01/29/20	FERGUSON ENTERPRISES, INC.			
E 101-41940-210		Operating Supplies (GEN	\$95.94	7230331	SUPPLIES
		Total	\$95.94		
115531	01/29/20	FIDELITY SECURITY LIFE			
G 101-21722		Vision Insurance	\$105.11	2470202	VISION INS.
		Total	\$105.11		
115532	01/29/20	GALLS			
E 101-42100-217		Uniforms	\$3.99	14940807	PD UNIFORMS
		Total	\$3.99		
115533	01/29/20	GOPHER STATE ONE CALL			
E 610-40000-313		Permit Fees/Gopher State	\$25.00	0000824	MONTHLY LOCATES
E 620-40000-313		Permit Fees/Gopher State	\$25.00	0000824	MONTHLY LOCATES
		Total	\$50.00		
115534	01/29/20	GRAINGER, INC.			
E 101-42100-210		Operating Supplies (GEN	\$119.89	9419426599	SUPPLIES
		Total	\$119.89		
115535	01/29/20	HACH COMPANY			
E 610-40000-309		Contractual Services	\$132.28	11784117	WATER ANALYSIS
		Total	\$132.28		
115536	01/29/20	HOEFKER, TROY			
E 101-45200-499		Miscellaneous	\$69.87		PHONE CASE & SCREEN PROTECTOR
E 101-45200-217		Uniforms	\$46.98		UNIFORM ALLOWANCE
E 101-45200-433		Dues, Licensing & Semina	\$57.00		PARKS SEMINAR
		Total	\$173.85		
115537	01/29/20	HOME DEPOT			
E 101-41940-210		Operating Supplies (GEN	\$49.66		BLDG.MAINT.SUPPLIES

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Batch: 012120PAY,012420PAY,012720PAY,012820PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$49.66		
115538	01/29/20	INGERSOLL RAND INDUSTRIAL TECH			
E 610-40000-242		Well & F.P. Equipment	\$1,458.83	25109412	WTP#3 PARTS
Total			\$1,458.83		
115539	01/29/20	ITRON, INC.			
E 610-40000-433		Dues, Licensing & Semina	\$2,509.42	543913	MOBILE WATER METER READING COLLECTOR MAINT.AGREEMENT
Total			\$2,509.42		
115540	01/29/20	KELLY, MICHAEL JR.			
E 101-43100-499		Miscellaneous	\$17.97		SUPPLIES
Total			\$17.97		
115541	01/29/20	KIRVIDA FIRE, INC.			
E 101-42200-404		Repairs/Maint - Machin/Eq	\$336.23	8508	FD TRUCK REPAIRS
Total			\$336.23		
115542	01/29/20	KLAPPRICH, KURT			
E 101-45200-433		Dues, Licensing & Semina	\$45.00		SEMINAR
E 101-45200-331		Mileage & Expense Accou	\$40.00		SEMINAR
Total			\$85.00		
115543	01/29/20	JEFFREY W. LAMBERT, P.A.			
E 101-42120-304		Legal Fees	\$2,846.25	JAN.2020	LEGAL SERVICES
Total			\$2,846.25		
115544	01/29/20	LAW ENFORCEMENT LABOR SERVICES			
G 101-21707		Police union dues	\$589.00	JAN.2020	PD UNION DUES
Total			\$589.00		
115545	01/29/20	LAW ENFORCEMENT TECHNOLOGY			
E 101-42100-309		Contractual Services	\$8,076.19	258963	SOFTWARE MAINT.
Total			\$8,076.19		
115546	01/29/20	LMCD			
E 404-40000-437		Payments to Organization	\$11,550.25	1-2020 LEVY	1ST QTR.2020 LEVY PAYMENT
Total			\$11,550.25		
115547	01/29/20	MACQUEEN EQUIPMENT, INC.			
E 101-43100-220		Repair/Maint Supply (GEN	\$102.18	P24608	PARTS
E 101-43100-220		Repair/Maint Supply (GEN	\$91.84	P24702	PARTS
Total			\$194.02		
115548	01/29/20	MAPLE GROVE, CITY OF			
E 101-42100-434		Training and schools	\$390.00	2020-01	GUN RANGE RENTAL
Total			\$390.00		
115549	01/29/20	MARCO			
E 101-41500-404		Repairs/Maint - Machin/Eq	\$655.83	INV7229856	MAINT.CONTRACT
Total			\$655.83		

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Batch: 012120PAY,012420PAY,012720PAY,012820PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
115550	01/29/20	MEDIACOM			
E 101-41940-321		Telephone	\$47.98		SERVICE
		Total	\$47.98		
115551	01/29/20	MEDIACOM			
E 101-41940-321		Telephone	\$327.80		SERVICE
		Total	\$327.80		
115552	01/29/20	METRO WATERSHED PARTNERS			
E 670-40000-499		Miscellaneous	\$350.00	WAYZATA-M	2020 MEMBERSHIP DUES
		Total	\$350.00		
115553	01/29/20	METROPOLITAN COUNCIL			
E 620-40000-386		Other Utilities	\$40,966.40	0001104969	SEWER SERVICE
		Total	\$40,966.40		
115554	01/29/20	MILLER, FRED			
E 235-40000-302		Consultants	\$1,800.00	0200262	WCTV
		Total	\$1,800.00		
115555	01/29/20	MN AWWA			
E 610-40000-433		Dues, Licensing & Semina	\$580.00	200004891	LICENSE RENEWAL - SCHRUPP & MONTAGUE
		Total	\$580.00		
115556	01/29/20	MN NCPERS LIFE INSURANCE			
G 101-21715		PERA Term Life	\$32.00	83080002202	LIFE INS.
		Total	\$32.00		
115557	01/29/20	MN POLLUTION CONTROL AGENCY			
E 620-40000-433		Dues, Licensing & Semina	\$390.00	POIRIER	SEMINAR REGISTRATION-POIRIER
		Total	\$390.00		
115558	01/29/20	MN RURAL WATER ASSOCIATION			
E 610-40000-433		Dues, Licensing & Semina	\$125.00	RADERMAC	SEMINAR REGISTRATION-RADERMACHER
E 620-40000-433		Dues, Licensing & Semina	\$125.00	RADERMAC	SEMINAR REGISTRATION-RADERMACHER
		Total	\$250.00		
115559	01/29/20	MN STATE FIRE CHIEFS ASSOC.			
E 101-42200-433		Dues, Licensing & Semina	\$400.00	1142	2020 DUES
		Total	\$400.00		
115560	01/29/20	MORRIE'S MINNETONKA FORD			
E 101-42100-404		Repairs/Maint - Machin/Eq	\$1,049.83	F6CS420688	SQUAD REPAIRS
		Total	\$1,049.83		
115561	01/29/20	MYHRAN, BENNETT			
E 101-45200-331		Mileage & Expense Accou	\$37.95		CONF.MILEAGE
		Total	\$37.95		
115562	01/29/20	NAPA AUTO PARTS-LONG LAKE			
E 101-43100-240		Small Tools and Minor Eq	\$42.30	3270-464666	TOOLS

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$42.30		
115563	01/29/20	NORTHERN TOOL & EQUIPMENT			
E 232-40000-210		Operating Supplies (GEN	\$26.87	4061134357	SUPPLIES
E 232-40000-210		Operating Supplies (GEN	\$5.38	4061134368	SUPPLIES
Total			\$32.25		
115564	01/29/20	OFFICE DEPOT			
E 101-41500-200		Office Supplies (GENERA	\$159.77	42340997500	SUPPLIES
E 101-42200-200		Office Supplies (GENERA	\$15.75	42342167600	SUPPLIES
E 630-40000-200		Office Supplies (GENERA	\$51.91	42342167600	SUPPLIES
E 640-47000-200		Office Supplies (GENERA	\$83.97	42342167700	SUPPLIES
E 101-41500-200		Office Supplies (GENERA	\$27.29	42342167800	SUPPLIES
E 101-41940-210		Operating Supplies (GEN	\$761.76	42724406200	SUPPLIES
E 101-42100-200		Office Supplies (GENERA	\$88.89	42975276700	SUPPLIES
Total			\$1,189.34		
115565	01/29/20	OLD REPUBLIC			
E 670-40000-302		Consultants	\$2,377.75	71178267	WETLAND BANK
Total			\$2,377.75		
115566	01/29/20	POPP TELECOM			
E 640-47000-321		Telephone	\$100.00		SERVICE
E 640-48000-321		Telephone	\$100.00		SERVICE
E 101-41940-321		Telephone	\$285.88		SERVICE
E 610-40000-323		Radio Units	\$89.77		SERVICE
E 620-40000-323		Radio Units	\$33.64		SERVICE
E 101-42100-309		Contractual Services	\$32.19		SERVICE
Total			\$641.48		
115567	01/29/20	RANDY'S SANITATION			
E 650-47500-384		Refuse/Garbage	\$9,138.89		LABOR
E 650-47500-384		Refuse/Garbage	\$30.55		STICKERS
E 650-47500-384		Refuse/Garbage	\$1,292.36		KARTS
E 650-47500-384		Refuse/Garbage	\$1,084.45		DRIVEUP
E 650-47500-386		Other Utilities	\$4,691.62		DISPOSAL
E 101-41940-386		Other Utilities	\$498.54		CH/PW
E 650-47600-309		Contractual Services	\$4,008.79		RECYCLING
E 650-47800-384		Refuse/Garbage	\$6,689.91		ORGANICS
E 650-47800-386		Other Utilities	\$85.50		ORGANICS DISPOSAL
E 640-47000-384		Refuse/Garbage	\$150.00		STORE
E 640-48000-384		Refuse/Garbage	\$877.01		BAR
Total			\$28,547.62		
115568	01/29/20	RISVOLD, MICHAEL			
E 101-42100-331		Mileage & Expense Accou	\$149.51		DEPT.MTG.SUPPLIES
E 101-42100-433		Dues, Licensing & Semina	\$92.24		POST LICENSE - VOGEL
E 101-42100-331		Mileage & Expense Accou	\$5.00		PARKING
Total			\$246.75		
115569	01/29/20	SOUTHWEST ASSESSING			

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-41550-302		Consultants	\$4,436.00		MONTHLY ASSESSING
E 101-41550-210		Operating Supplies (GEN	\$867.42		SUPPLIES
		Total	\$5,303.42		
115570	01/29/20	SPRINT			
E 101-42200-323		Radio Units	\$26.00	523093316-2	FD SERVICE
		Total	\$26.00		
115571	01/29/20	STREICHER'S			
E 101-42100-210		Operating Supplies (GEN	\$49.98	I1405886	PD SUPPLIES
E 101-42100-217		Uniforms	\$24.98	I1406403	PD UNIFORM
E 101-42100-217		Uniforms	\$34.99	I1406962	PD UNIFORM
E 101-42100-217		Uniforms	\$58.97	I1407155	PD UNIFORM
E 101-42100-217		Uniforms	\$111.99	I1407193	PD UNIFORM
E 101-42100-217		Uniforms	\$23.96	I1408428	PD UNIFORM
E 101-42100-217		Uniforms	\$37.99	I1409314	PD UNIFORM
		Total	\$342.86		
115572	01/29/20	STRYKER SALES CORP			
E 101-42200-210		Operating Supplies (GEN	\$1,162.80	2859620M	FD SUPPLIES
		Total	\$1,162.80		
115573	01/29/20	SUPPLY SOLUTIONS LLC			
E 101-41940-210		Operating Supplies (GEN	\$89.04	26309	BLDG.SUPPLIES
		Total	\$89.04		
115574	01/29/20	THE GROCER'S TABLE LLC			
G 802-20862		326 BROADWAY-GROCE	\$1,600.00	ESCROW R	ESCROW REFUND
		Total	\$1,600.00		
115575	01/29/20	TIME SAVER			
E 101-41100-302		Consultants	\$573.43	M25394	MTG.MINUTES
		Total	\$573.43		
115576	01/29/20	USA BLUE BOOK			
E 101-43100-241		Safety equip/testings	\$12.75	117768	SAFETY SUPPLIES
E 101-45200-241		Safety equip/testings	\$12.75	117768	SAFETY SUPPLIES
E 610-40000-241		Safety equip/testings	\$12.75	117768	SAFETY SUPPLIES
E 620-40000-241		Safety equip/testings	\$12.75	117768	SAFETY SUPPLIES
E 101-43100-241		Safety equip/testings	\$56.19	117808	SAFETY SUPPLIES
E 101-45200-241		Safety equip/testings	\$56.19	117808	SAFETY SUPPLIES
E 610-40000-241		Safety equip/testings	\$56.19	117808	SAFETY SUPPLIES
E 620-40000-241		Safety equip/testings	\$56.19	117808	SAFETY SUPPLIES
E 101-43100-241		Safety equip/testings	\$40.08	118108	SAFETY SUPPLIES
E 101-45200-241		Safety equip/testings	\$40.08	118108	SAFETY SUPPLIES
E 610-40000-241		Safety equip/testings	\$40.08	118108	SAFETY SUPPLIES
E 620-40000-241		Safety equip/testings	\$40.08	118108	SAFETY SUPPLIES
		Total	\$436.08		
115577	01/29/20	VIKING TROPIES, INC.			
E 101-42200-210		Operating Supplies (GEN	\$231.00	2616	FD RETIREMENT CLOCK

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$231.00		
115578	01/29/20	VISU-SEWER CLEAN & SEAL, INC.			
E 620-40000-405		Maint/Replac - System	\$2,870.00	30997	PEAVEY LANE
Total			\$2,870.00		
115579	01/29/20	WILLIAMS, TRAVIS			
E 101-45200-331		Mileage & Expense Accou	\$85.98		MILEAGE & SEMINAR
E 101-45200-433		Dues, Licensing & Semina	\$51.77		MILEAGE & SEMINAR
Total			\$137.75		
115580	01/29/20	WSB & ASSOCIATES			
G 802-20847		250 Superior-CommonWe	\$30.00	R-013318-00	250 SUPERIOR/COMMONWELL ESCROW PROJECT
Total			\$30.00		
115581	01/29/20	XCEL ENERGY			
E 101-45203-381		Electric Utilities	\$4,859.67		SERVICE
E 101-41940-381		Electric Utilities	\$18.56		SERVICE
E 101-42200-381		Electric Utilities	\$705.43		SERVICE
E 610-40000-381		Electric Utilities	\$0.00		SERVICE
E 640-47000-381		Electric Utilities	\$1,348.53		SERVICE
E 640-48000-381		Electric Utilities	\$3,146.56		SERVICE
E 620-40000-381		Electric Utilities	\$979.77		SERVICE
E 101-41940-381		Electric Utilities	\$38.86		SERVICE
Total			\$11,097.38		
10100 Old National			\$300,968.17		
20100 Accounts Payable					
115417	01/21/20	ABSOLUTE MECHANICAL			
E 101-41940-404		Repairs/Maint - Machin/Eq	\$260.00	12528	BOILER REPAIRS
E 101-41940-404		Repairs/Maint - Machin/Eq	\$375.00	12529	BOILER REPAIRS
Total			\$635.00		
115418	01/21/20	ANCOM			
E 101-42200-323		Radio Units	\$2,228.00	39955	FD RADIOS
Total			\$2,228.00		
115419	01/21/20	ASPEN MILLS			
E 101-42200-217		Uniforms	\$835.00	249836	FD UNIFORMS
E 101-42200-210		Operating Supplies (GEN	\$2,055.00	249837	FD SUPPLIES
E 101-42200-217		Uniforms	\$484.55	249838	FD UNIFORMS
Total			\$3,374.55		
115420	01/21/20	AT&T MOBILITY			
E 101-42200-323		Radio Units	\$203.78		SERVICE
Total			\$203.78		
115421	01/21/20	AT&T MOBILITY			
E 101-42200-323		Radio Units	\$424.00		SERVICE
E 101-41940-321		Telephone	\$424.00		SERVICE

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$848.00		
115422	01/21/20	BCA			
E 101-42100-323		Radio Units	\$270.00	00000584569	RADIO CONNECTION
Total			\$270.00		
115423	01/21/20	CONSORT			
E 101-45200-409		Maint services & Improv	\$1,016.49	INV0068635	DORI POLES & PENNANTS
Total			\$1,016.49		
115424	01/21/20	CULLIGAN-BOTTLED WATER			
E 101-41940-499		Miscellaneous	\$111.35	2442957	SUPPLIES
Total			\$111.35		
115425	01/21/20	CULLIGAN-METRO			
E 640-48500-210		Operating Supplies (GEN	\$113.98	1356015	SUPPLIES
Total			\$113.98		
115426	01/21/20	DAYSPRING WINDOW CLEANING			
E 101-41940-401		Repairs/Maint Buildings	\$1,765.00	12-142271-1	WINDOW WASHING
Total			\$1,765.00		
115427	01/21/20	FIRE EQUIPMENT SPECIALTIES, IN			
E 237-40000-240		Small Tools and Minor Eq	\$2,767.00	10490	FD TOOLS
E 101-42200-217		Uniforms	\$6,009.00	10498	FD TOOLS
Total			\$8,776.00		
115428	01/21/20	GENERAL PARTS LLC			
E 640-48000-404		Repairs/Maint - Machin/Eq	\$959.04	6140196	PARTS
Total			\$959.04		
115429	01/21/20	GOFF PUBLIC			
E 233-40000-302		Consultants	\$3,182.05	16206	LAKE EFFECT COMMUNICATIONS
Total			\$3,182.05		
115430	01/21/20	GOPHER STATE ONE CALL			
E 610-40000-313		Permit Fees/Gopher State	\$21.60	9120824	MONTHLY LOCATES
E 620-40000-313		Permit Fees/Gopher State	\$21.60	9120824	MONTHLY LOCATES
Total			\$43.20		
115431	01/21/20	HENN.CNTY.ACCTG.SERVICES			
E 101-42120-308		Prisoner Care	\$345.00	1000141862	PRISONER PROCESSING
Total			\$345.00		
115432	01/21/20	HENN.CNTY.INFO.TECH.DEPT.			
E 101-42100-323		Radio Units	\$986.07	1000141537	PD RADIO LEASE
E 409-42100-540		Equipment	\$1,048.79	1000141537	PD RADIOS
E 101-43100-323		Radio Units	\$222.50	1000141593	RADIO LEASE
E 101-45200-323		Radio Units	\$222.50	1000141593	RADIO LEASE
E 610-40000-323		Radio Units	\$125.16	1000141593	RADIO LEASE
E 620-40000-323		Radio Units	\$125.20	1000141593	RADIO LEASE
E 409-40000-540		Equipment	\$786.89	1000141593	PW RADIOS

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-42200-323		Radio Units	\$765.99	1000141601	FD RADIO LEASE
E 409-42200-540		Equipment	\$1,331.02	1000141601	FD RADIOS
		Total	\$5,614.12		
115433	01/21/20	HENNEPIN COUNTY TREASURER			
G 650-20818		Garbage Tax - Cnty 15.5	\$2,798.22	DEC.2019	COUNTY REFUSE TAX
		Total	\$2,798.22		
115434	01/21/20	HTG ARCHITECTS			
E 408-40000-302		Consultants	\$432.40	18788	CITY HALL REMODEL
		Total	\$432.40		
115435	01/21/20	JEFFERSON FIRE & SAFETY INC.			
E 101-42200-240		Small Tools and Minor Eq	\$2,068.00	PB000255	FD TOOLS
		Total	\$2,068.00		
115436	01/21/20	JIMMY'S JOHNNYS			
E 101-45200-415		Other Equipment Rentals	\$254.64	159485	PARKS SERVICE
		Total	\$254.64		
115437	01/21/20	KIRVIDA FIRE, INC.			
E 101-42200-404		Repairs/Maint - Machin/Eq	\$1,271.98	8438	FIRE TRUCK REPAIRS
		Total	\$1,271.98		
115438	01/21/20	LEXISNEXIS RISK DATA			
E 101-42100-309		Contractual Services	\$33.00	12145502019	PD SERVICE
		Total	\$33.00		
115439	01/21/20	LIFE SUPPORT INNOVATIONS LLC			
E 101-41940-401		Repairs/Maint Buildings	\$1,634.00	1775	AED'S
E 101-42100-404		Repairs/Maint - Machin/Eq	\$817.00	1775	AED'S
E 640-47000-401		Repairs/Maint Buildings	\$408.50	1775	AED'S
E 640-48000-401		Repairs/Maint Buildings	\$408.50	1775	AED'S
		Total	\$3,268.00		
115440	01/21/20	LITTLE FALLS MACHINE, INC.			
E 101-43100-220		Repair/Maint Supply (GEN	\$582.60	356996	PARTS
		Total	\$582.60		
115441	01/21/20	LOCKRIDGE GRINDAL NAUEN PLLP			
E 233-40000-302		Consultants	\$3,333.33	DEC.2019	LAKE EFFECT LOBBYIST
		Total	\$3,333.33		
115442	01/21/20	MEDEXPRESS URGENT CARE MN			
E 101-45200-306		Personnel Expense	\$192.00	1437150C39	PRE EMPLOYMENT PHYSICAL
		Total	\$192.00		
115443	01/21/20	METRO WEST INSPECTION SERVICES			
E 101-42400-309		Contractual Services	\$5,581.25	2239	BLDG.INSPECTION SERVICES
		Total	\$5,581.25		
115444	01/21/20	METROPOLITAN COUNCIL			

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Batch: 012120PAY,012420PAY,012720PAY,012820PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
G 101-20831		MWCC (SAC)	\$2,485.00	DEC.2019	DEC.2019 SAC FEES
R 101-00000-34190		Charges for Services/Gen	(\$24.85)	DEC.2019	ADMIN FEE FOR SAC FEES
		Total	\$2,460.15		
115445	01/21/20	MIDWEST GREASE			
E 640-48000-401		Repairs/Maint Buildings	\$200.00	PI.253437	MAINT.
		Total	\$200.00		
115446	01/21/20	MINNEHAHA BLDG.MAINT.INC.			
E 640-48000-409		Maint services & Improv	\$68.82	180148833	BLDG.MAINT.
E 640-47000-409		Maint services & Improv	\$47.31	180148834	BLDG.MAINT.
		Total	\$116.13		
115447	01/21/20	MN DEPT.OF LABOR & INDUSTRY			
G 101-20813		Surcharge Payable	\$5,815.27		BLDG.SURCHARGE 4TH QTR.2019
R 101-00000-34190		Charges for Services/Gen	(\$232.61)		BLDG.SURCHARGE 4TH QTR.2019
		Total	\$5,582.66		
115448	01/21/20	MN DNR WATERS			
E 610-40000-310		Plan Review	\$4,089.65	2019	DNR ANNUAL FEE
		Total	\$4,089.65		
115449	01/21/20	MORRELL & MORRELL, LP			
E 101-43100-229		Dirt, Sand and gravel	\$124.87	16005	DELIVERY OF WINTER SAND/SALT MIX
		Total	\$124.87		
115450	01/21/20	NAPA AUTO PARTS-LONG LAKE			
E 101-45200-210		Operating Supplies (GEN	\$7.71	3270-463120	PARTS
		Total	\$7.71		
115451	01/21/20	NORTH MEMORIAL			
E 101-42100-434		Training and schools	\$280.00		PD TRAINING
		Total	\$280.00		
115452	01/21/20	SOUTHERN GLAZER'S OF MN			
E 640-47000-251		Liquor For Resale	\$202.46	1901115	LIQUOR
E 640-47000-259		Freight	\$1.28	1901115	FREIGHT
E 640-47000-252		Wine For Resale	\$360.00	5050903	WINE RESALE
E 640-47000-259		Freight	\$1.28	5050903	FREIGHT
		Total	\$565.02		
115453	01/21/20	SRF CONSULTING GROUP, INC.			
E 239-40000-302		Consultants	\$1,102.20	11484.00-18	COMP.PLAN
		Total	\$1,102.20		
115454	01/21/20	STREICHER'S			
E 101-42100-217		Uniforms	\$115.98	I1401295	PD UNIFORMS
E 101-42100-217		Uniforms	\$5.99	I1404916	PD UNIFORM
E 101-42100-217		Uniforms	\$56.97	I1405737	PD UNIFORM
		Total	\$178.94		
115455	01/21/20	SW NEWS MEDIA			

CITY OF WAYZATA

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***Check Detail Register©**

Batch: 012120PAY,012420PAY,012720PAY,012820PAY

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-41500-350		Printing & Publishing	\$54.45	2083997	SECTION FOREMAN HOUSE LEGAL NOTICE
E 101-41500-350		Printing & Publishing	\$59.40	2086292	2020 BUDGET LEGAL NOTICE
G 802-20848		545 INDIAN MOUND	\$69.30	2086293	215 WALKER / 545 INDIAN MOUND ESCROW
G 802-20855		401 LAKE ST.-LOTHENB	\$59.40	2086294	401 LAKE ESCROW
		Total	\$242.55		
115456	01/21/20	TESSMAN SEED CO.			
E 101-45200-216		Chemicals and Chem Pro	\$567.50	S305271	ICE MELT
		Total	\$567.50		
115457	01/21/20	TRI-CITY			
E 610-40000-309		Contractual Services	\$63.00	1900383	WATER ANALYSIS
		Total	\$63.00		
115458	01/21/20	TRUSTED EMPLOYEES			
E 640-48000-306		Personnel Expense	\$0.00		BACKGROUND CHECK SERVICE
E 640-47000-306		Personnel Expense	\$40.00	SRNI100151	BACKGROUND CHECK SERVICE
		Total	\$40.00		
115459	01/21/20	VALLEY-RICH CO., INC.			
E 610-40000-405		Maint/Replac - System	\$5,282.08	27883	WATER MAIN BREAKS
E 610-40000-405		Maint/Replac - System	\$4,186.79	27900	WATER MAIN BREAKS
		Total	\$9,468.87		
115460	01/21/20	VERIZON WIRELESS			
E 101-42100-323		Radio Units	\$200.05	9846146266	PD SERVICE
		Total	\$200.05		
115461	01/21/20	VILLAGE CHEVROLET			
E 101-43100-210		Operating Supplies (GEN	\$4.24	326414	SUPPLIES
		Total	\$4.24		
115462	01/21/20	WAYZATA BAY CAR WASH			
E 101-42100-404		Repairs/Maint - Machin/Eq	\$256.40	DEC.2019	SQUAD MAINT.
		Total	\$256.40		
115463	01/21/20	WAYZATA BAY SENIOR HOUSING,INC			
G 316-20200		Note Payable	\$958,687.72	2019	TIF PAYMENT
		Total	\$958,687.72		
115464	01/21/20	WAYZATA CHAMBER OF COMMERCE			
E 101-49200-496		Contingencies	\$3,957.00	9864	LIGHT UP THE LAKE FESTIVAL
		Total	\$3,957.00		
115465	01/21/20	WAYZATA ROTARY CLUB			
E 101-41500-433		Dues, Licensing & Semina	\$368.00	1245	DAHL DUES & MEALS
		Total	\$368.00		
115466	01/21/20	WIN-911			
E 610-40000-242		Well & F.P. Equipment	\$1,030.00	63206	WTP MODEM UPDATES
		Total	\$1,030.00		

CITY OF WAYZATA

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***Check Detail Register©**

Batch: 012120PAY,012420PAY,012720PAY,012820PAY

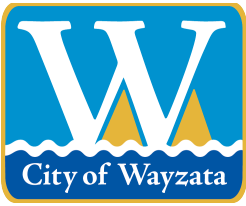
Check #	Check Date	Vendor Name	Amount	Invoice	Comment
115467	01/21/20	WSB & ASSOCIATES			
E 430-40000-309		Contractual Services	\$1,220.00	R-010640-00	SUPERIOR/WAYZ.BLVD
E 430-40000-309		Contractual Services	\$3,329.75	R-013587-00	2019 STREETS
		Total	\$4,549.75		
20100 Accounts Payable			\$1,043,443.39		

Fund Summary**10100 Old National**

101 GENERAL FUND	\$40,020.18
232 CEMETARY	\$32.25
235 CABLE TV	\$1,800.00
305 DOWNTOWN TIF DISTRICT 6	\$2,209.17
314 WIDSTEN	\$2,209.17
316 BAY CENTER	\$2,209.16
404 PARK AND TRAIL CIP	\$11,550.25
409 EQUIP REVOLVING	\$8,162.00
610 WATER FUND	\$5,297.46
620 SEWER FUND	\$45,766.95
630 MOTOR VEHICLE	\$199.35
640 LIQUOR	\$150,132.41
650 SOLID WASTE	\$27,022.07
670 STORMWATER	\$2,727.75
802 ESCROW PROJECTS	\$1,630.00
	\$300,968.17

20100 Accounts Payable

101 GENERAL FUND	\$45,539.07
233 LAKFRONT IMPROVE	\$6,515.38
237 FIRE DEPT PULL TABS	\$2,767.00
239 COMP PLAN - LAND USE	\$1,102.20
316 BAY CENTER	\$958,687.72
408 GENERAL CIP	\$432.40
409 EQUIP REVOLVING	\$3,166.70
430 STREET CIP	\$4,549.75
610 WATER FUND	\$14,798.28
620 SEWER FUND	\$146.80
640 LIQUOR	\$2,811.17
650 SOLID WASTE	\$2,798.22
802 ESCROW PROJECTS	\$128.70
	\$1,043,443.39



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020	AGENDA ITEM: 7.c.
TITLE: Approval of Municipal Licenses	
PROPOSED MOTION: To Approve the Municipal Licenses as Attached	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of Municipal Licenses.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. List of Municipal Licenses for City Council Approval and Municipal Licenses which received Administrative Approval (informational only).

02/04/2020

LIST OF MUNICIPAL LICENSES FOR CITY COUNCIL APPROVAL

Recommended for approval, pending staff review for completeness of application materials

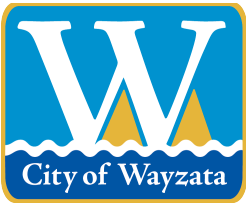
2020 Massage Business License	
Dea Mar Salon & Day Spa	Wayzata, MN
2020 Massage Provider License	
Keri Fullerton - Dea Mar Salon & Day Spa	Wayzata, MN

WERE APPROVED ADMINISTRATIVELY

2020 Gas Fitter's License Renewals

2020 Tree Removal and Treatment License Renewals	
Midwest Tree Experts MN, Inc.	Maple Grove, MN

2019 Temporary Food License for the Wayzata Chilly Open on 2/8/2020	
Hopper's Mini Donuts	Minneapolis, MN



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020	AGENDA ITEM: 7.d.
TITLE: Adoption of Second Reading of Ordinance 795 Amending Chapter 512 for Tobacco Products	
PROPOSED MOTION: To Adopt the Second Reading of Ordinance 795 Amending Chapter 512 for Tobacco Products	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff recommends adoption of the second reading.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

A new federal law makes it illegal to sell tobacco products to anyone under the age of 21. This includes e-cigarettes and vaping products. The change was included in H.R. 1865, Further Consolidated Appropriations Act of 2020, which President Trump signed into law on December 20 (see 21 U.S.C. 387f(d)(3)(A)(ii)).

The law is effective now. The U.S. Food and Drug Administration (FDA) has the power to enforce the Federal Food, Drug, and Cosmetic Act that was amended to increase the minimum age for sales of tobacco products to 21. The FDA has stated that the implementation date of the age increase was December 21, 2019.

In addition to amending the ordinance to reflect the legal age to 21, the text was amended to include tobacco products related to vaping.

The City Attorney reviewed the ordinance and recommended the following changes:

- Change in the Administrative Penalties to increase the fee and/or suspension/revocation; and
- Remove language pertaining to criminal penalties for someone under 21 possessing tobacco products.

Law enforcement efforts are focused on retailers that sale products to under age rather than those under age possessing tobacco products.

The first reading of the ordinance was approved by the Council on January 21st.

ATTACHMENTS:

1. Ordinance 795

CITY OF WAYZATA
HENNEPIN COUNTY, MINNESOTA
ORDINANCE NO. 795
AN ORDINANCE AMENDING CHAPTER 512 (TOBACCO PRODUCTS) OF THE
WAYZATA CITY CODE

THE CITY OF WAYZATA ORDAINS:

Section 1. Amendment. Chapter 512 of the Wayzata City Code (FOOD ESTABLISHMENTS) is hereby amended to read in its entirety as follows (~~struck text deleted~~; underlined text added):

CHAPTER 512 – TOBACCO PRODUCTS

512.01 - Definitions.

The following words and terms when used in this Chapter shall have the following meanings:

- A. "Person" means one or more natural persons; a partnership, including a limited partnership; a corporation; a trust; a political subdivision of the State; or any other type of business organization.
- B. "Self-Service Merchandising" means a method of displaying tobacco-related products so that they are accessible to the public without the intervention of an employee.
- C. "Tobacco Product" means any product containing, made, or derived from tobacco, including, but not limited to cigarettes, cheroots, oil cartages perique, granulated, plug cut, crimp cut, ready, rubbed and other smoking tobacco; snuff, snuff flower, Cavendish, plug and twist tobacco; fine cut and other chewing tobaccos; shorts, refuse scripts, clippings, cuttings, and sweepings of tobacco; and other kinds and forms of tobacco, prepared in such a manner as to be suitable for chewing, sniffing, or smoking in a pipe or other device.
- D. "Tobacco-Related Device" means any device intentionally designed or intended to be used in a manner to smoke, chew, inhale, sniff, or otherwise consume tobacco or tobacco products, including, but not limited to cigarette papers, pipes, e-cigarettes, and vaping kits. Tobacco-related devices include components of tobacco-related devices that are marketed or sold separately.

~~"Cigar-Only Tobacco Products" means cigars only and no other tobacco products.~~

(Ord. 590 [2-27-1997])

512.02 - License Required.

No person shall directly, indirectly or by means of any mechanical device keep for sale or retail, sell at retail or otherwise dispose of any ~~tobacco products~~ Tobacco Product or Tobacco-Related Device within the City without first having been issued a license therefor.

(Ord. 590 [2-27-1997])

512.03 - Responsibility of Licensee.

Every licensee is responsible for the conduct of its employees while on the licensed premises. Any sale or transfer of ~~tobacco products~~ a Tobacco Product or Tobacco-Related Device by an employee to a person under ~~18-21~~ years of age shall be considered an act of the licensee for the purpose of imposing an administrative fine or license suspension or revocation.

512.04 - License Fee.

No license shall be issued under this Chapter until the appropriate license fee shall be paid in full. The fee for a license under this Chapter shall be established in the City's schedule of fees.

(Ord. 590 [2-27-1997]; 2008 Recodification)

512.05 - Licensing Procedures.

All licenses issued under this Chapter shall be issued in conformance with the provisions of Chapter 501 of this Code. In addition, no license shall be issued:

- A. To any person who has been the subject of a revocation of a previous license for the retail sale of ~~tobacco products~~ Tobacco Products or Tobacco-Related Devices.
- B. To any person for the sale of Tobacco Products or Tobacco-Related Devices ~~tobacco products~~ at any place other than his established place of business.
- C. For the sale of ~~tobacco products~~ Tobacco Products or Tobacco-Related Devices at a movable place of business.
- D. At more than one location. If any person maintains more than one location for the retail sale of Tobacco Products or Tobacco-Related Devices ~~tobacco products~~, then each location must be separately licensed.

(Ord. 590 [2-27-1997])

512.06 - Prohibited Acts.

It shall be a violation of this Chapter for any person to do the following:

- A. Sell, give or furnish any tobacco products to any person under the age of ~~18~~ 21 years.
- B. Sell, give, furnish or dispense tobacco products by vending machine, unless the vending machine is electronically activated for each transaction by the licensee or a person in their employ, and the machine is in direct view of the person activating it.
- C. Sell or offer for sale Tobacco Products or Tobacco-Related Devices ~~tobacco products~~ by means of self-service merchandising.

(Ord. 590 [2-27-1997])

512.07 - Administrative Penalties.

Each license issued hereunder shall be subject to administrative fines, suspension or revocation for violation of any provisions of this Chapter or the laws of the State of Minnesota. The City Manager or his designee shall proceed in the manner as prescribed herein and is authorized to take the following action:

First (1st) Offense Within Two Years: ~~\$100.00~~ 200.00 ~~and/or one day license suspension.~~

Second (2nd) Offense Within Two Years: ~~\$250~~ 500.00 ~~and/or two day license suspension.~~

Third (3rd) Offense Within Two Years: ~~\$500~~ 750.00 and ~~or thirty~~ thirty ~~three~~ day license suspension.

Four or More Offenses: ~~\$1,000.00 and/or~~ L license revocation.

(Ord. 590 [2-27-1997])

512.08 - Notice and Hearing.

The licensee shall be notified in writing of the proposed action to be taken and the reasons therefor and shall be given ten days to request a hearing before the City Council for a determination of the action to be taken. If the licensee does not request a hearing within the ten days, then the City Manager shall make such order as he deems proper. If the licensee makes a request for a hearing then one shall be held before the City Council in accordance with the provisions of Section 501.09 of this Code. After considering all the evidence, the City Council shall make a determination concerning the action to be taken against the licensee.

(Ord. 590 [2-27-1997])

~~512.09—Criminal Penalties.~~

- ~~A.—It shall be a gross misdemeanor for anyone to sell tobacco products to a person under the age of 18 years.~~
- ~~B.—It shall be a misdemeanor for anyone to furnish tobacco products to a person under the age of 18 years.~~
- ~~C.—It shall be a petty misdemeanor for anyone under the age of 18 years to use, purchase, attempt to purchase or possess tobacco products. This provision shall not apply to a person under the age of 18 years who is employed in an establishment licensed to sell tobacco products who is selling or stocking them.~~
- ~~D.—All other violations of this Chapter shall be a misdemeanor.~~

Section 3. Effective Date.

3.1 This Ordinance will become effective upon passage and publication.

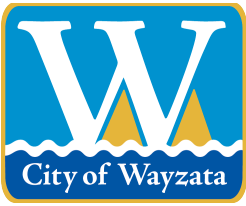
Adopted by the City Council this 4TH day of February 4, 2020.

Ken Willcox
Mayor

ATTEST:

Jeffrey Dahl
City Manager

First Reading: January 21, 2020
Second Reading: February 4, 2020
Publication: February 13, 2020



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020	AGENDA ITEM: 7.e.
TITLE: Adoption of Resolution 04-2020 Appointing a Housing & Redevelopment Authority Commissioner	
PROPOSED MOTION: To Adopt Resolution 04-2020 Appointing a Housing & Redevelopment Authority Commissioner	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff recommends adoption of the attached Resolution.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

Each year, the Council makes appointments to the various commissions and committees at the City. Following interviews and appointments in December, the City received an application from community member Terri Huml for an open vacancy on the Housing and Redevelopment Authority (HRA). Ms. Huml was interviewed by the Council at the January 21 workshop.

ATTACHMENTS:

1. Resolution 04-2020

CITY OF WAYZATA

RESOLUTION NO. 04-2020

RESOLUTION APPOINTING A HOUSING & REDEVELOPMENT AUTHORITY COMMISSIONER

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

Section 1. BACKGROUND

- 1.1 Vacancy. Earlier in 2019, one (1) commissioner resigned his seat on the Wayzata Housing & Redevelopment Authority Board (the "HRA"), leaving an open seat vacant until December 31, 2023.
- 1.2 Applicants. In October of 2019, the City Council solicited applications from those who wished to be considered by the Council to fill the vacancy on the HRA. One (1) application was received in January 2020.

Section 2. STANDARDS

- 2.1 City Council Appointment. Section 18 of the Revised Charter of the City of Wayzata empowers the City Council to create and appoint a HRA.

Section 3. CITY COUNCIL ACTION

- 3.1 The City Council of Wayzata hereby finds the following person eligible to serve as a commissioner on the Wayzata Housing & Redevelopment Authority Board and appoints her as a member of the HRA as follows:
 1. Terri Huml shall serve a four-year term to expire on December 31, 2023.

Adopted by the Wayzata City Council this 4th day of February, 2020.

Mayor Kenneth Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

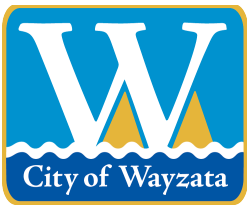
Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of Resolution No. 04-2020 adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 4, 2020.

City Clerk Kathy Leervig

SEAL



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020	AGENDA ITEM: 7.g.
TITLE: Adoption of Resolution 05-2020 Establishing an Absentee Ballot Board	
PROPOSED MOTION: To Approve Resolution 05-2020 Establishing an Absentee Ballot Board	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff recommends adoption of the Resolution appointing Absentee Ballot Board Election Judges.

FINANCIAL OR BUDGET CONSIDERATION:

The City has budgeted for the compensation of Election Judges in 2020 for the primary and general elections. Election judge pay for the Presidential Nomination Primary (PNP) election is a reimbursable expense from the State.

BACKGROUND:

State law provides that voters can vote early by absentee ballot at any election. For all county/state/federal elections, absentee voting takes place in the office of the county auditor, or if the municipal clerk has been designated to administer absentees – in the office of the municipal clerk. Ballots are provided to voters beginning at least 46 days before each election.

The absentee ballot board is a special board of election judges or election administrators (deputy clerks) that process and count returned absentee ballots, and assist with voting activities. After receiving the envelopes, two or more members of the board must examine each return envelope and mark it as accepted or rejected. The law specifies the conditions for accepting or rejecting an envelope.

ATTACHMENTS:

1. Resolution 05-2020

RESOLUTION NO. 05-2020
ESTABLISHING AN ABSENTEE BALLOT BOARD

WHEREAS, the City of Wayzata is required by Minnesota Statutes 203B.121, subd. 1 to establish an Absentee Ballot Board effective February 4, 2020; and

WHEREAS, this board will bring uniformity in the processing of accepting or rejecting returned absentee ballots in the City of Wayzata; and

WHEREAS, the Absentee Ballot Board would consist of a sufficient number of election judges as provided in Sections 204B.19 to 204B.22 or deputy clerks trained in the processing and counting of absentee ballots.

NOW, THEREFORE, BE IT RESOLVED that the Wayzata City Council hereby establishes an Absentee Ballot Board consisting of a sufficient number of election judges as provided in sections 205B.19 to 204B.22 or deputy clerks to perform the task; and

BE IT FURTHER RESOLVED by the Wayzata City Council that the absentee ballot board judges for the March 3, 2020 Presidential Nomination Primary (PNP), August 11, 2020 Primary and November 3, 2020 General Election be appointed as presented by the City Clerk, per Exhibit A attached hereto and made a part hereof, and further authorizing the City Clerk to appoint additional judges as needed; and

BE IT FURTHER RESOLVED by the Wayzata City Council that all members appointed to the Hennepin County Absentee Ballot Board as authorized under Minn. Statute 204B.21, subd. 2, under the direction of the Hennepin County Election Manager, to act as the City of Wayzata Absentee Ballot Board when reviewing absentee ballots received at the Hennepin County Government Center.

Passed and adopted by the Wayzata City Council this 4th day of February, 2020.

Kenneth Willcox, Mayor

Attest: _____
Jeffrey Dahl, City Manager

CERTIFICATION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution:

I hereby certify that the attached and foregoing Resolution is a true and correct copy of the Resolution duly adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 4, 2020.

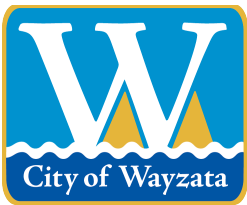
Kathy Leervig, City Clerk

SEAL

Exhibit A

City of Wayzata Absentee Ballot Board Election Judges for the March 3, 2020
Presidential Nomination Primary, August 11, 2020 Primary Election and the
November 3, 2020 General Election:

Lori Krismer
Kathy Leervig
Sharon McGowan
Kay Midura
Susan Ankeny
David Bergerson
Mary Coleman
Paul Gardner
Kim Gharrity
Kent Howe
Jim Richter
Bonnie Schwalbe
Brad Sleeper
Lynda Sleeper
Judy Starkey
Joy Truax



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020	AGENDA ITEM: 7.f.
TITLE: Adoption of Resolution 06-2020 Appointing Election Judges for the 2020 Elections	
PROPOSED MOTION: To Adopt Resolution 06-2020 Appointing Election Judges for the 2020 Elections	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff recommends adoption of the Resolution appointing Election Judges for the 2020 Elections.

FINANCIAL OR BUDGET CONSIDERATION:

The City has budgeted for the compensation of Election Judges in 2020.

BACKGROUND:

The City Clerk recommends election judges to be appointed for the upcoming elections, and then in accordance with Minnesota Statutes 204B.21, the City Council makes the appointments at least 25 days before the election.

ATTACHMENTS:

1. Resolution 06-2020

RESOLUTION NO. 06-2020
RESOLUTION APPOINTING ELECTION JUDGES FOR THE 2020 ELECTIONS

WHEREAS, in accordance with Minnesota Statutes 204B.21, the governing body of the municipality shall appoint election judges for precincts in that municipality.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota, that the City Council of Wayzata approves the appointment of the following election judges who are eligible to serve as election judges for the voting precinct in the City of Wayzata for the 2020 elections (presidential nomination primary, primary and general), and authorizes the City Clerk to make any substitutions or additions of election judges as necessary.

Susan	Ankeny
Elaine	Ambrose
Robert	Ambrose
Merrily	Babcock
Lindsay	Bashioum
David	Bergerson
Sarah Jane	Cole
Mary	Coleman
Anne	Creed
Paul	Gardner
Kim	Gharrity
Donna	Hanson
Kent	Howe
Pete	Ice (Head Judge)

Lisa	Jarosh
Susan	Johnson
Sandra	Kako
Lori	Krismer
Emily	McGrath
Sharon	McGowan
Jim	Richter
Barbara (Tudie)	Ross
Bonita	Schwalbe
Brad	Sleeper
Lynda	Sleeper
Judith	Starkey
Joy	Truax

Adopted by the Wayzata City Council this 4th day of February, 2020.

Kenneth Willcox, Mayor

Attest: _____
Jeffrey Dahl, City Manager

CERTIFICATION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

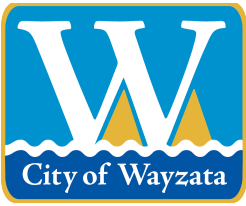
Absent:

Resolution:

I hereby certify that the attached and foregoing resolution is a true and correct copy of the Resolution Appointing Election Judges for the 2020 Elections duly adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 4, 2020.

Kathy Leervig, City Clerk

SEAL



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020	AGENDA ITEM: 7.h.
TITLE: Approval of Professional Services Agreement with Goff Public, Inc. for Panoway on Wayzata Bay Communication Services	
PROPOSED MOTION: To Approve the Professional Services Agreement with Goff Public, Inc. for Panoway on Wayzata Bay Communication Services	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY: Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of the attached agreement.

FINANCIAL OR BUDGET CONSIDERATION:

The proposed cost for these services is estimated at \$49,000 through June 2020, which represents two-thirds of the total budget of \$70,000. The "two thirds portion" represents City-related services. The remaining one-third of work, totaling \$21,000, would be funded by the Wayzata Conservancy. These services are geared more towards Conservancy-specific activities.

Upon completion of the work in June, the City will determine whether to move forward with additional communications support. These costs would be funded out of the Lakefront Improvement Capital Improvement Fund.

BACKGROUND:

Late in 2019, the City and the Wayzata Conservancy approved a new marketing launch that provides a name to the Lake Effect Initiative now that the City is moving forward with construction. After several meetings and engagement led by the Conservancy, Panoway on Wayzata Bay was selected and the Council directed staff to move forward with a Launch Plan to help communicate the new identity and advocate for the project.

Goff Public, Inc. prepared a proposal for the Launch Plan in partnership with True Voice Communications and Fuzzy Duck that was discussed at the January 21 City Council Workshop. The Council requested that, instead of committing to ongoing communications work through December of 2020, services be committed through the month of June. The amended proposal is attached and will be presented at the meeting.

The Council directed staff to return to a City Council Workshop in May or June to discuss a communications plan for the remainder of 2020.

Please note that this communications plan for "Panoway" will be integrated with the construction-related communications that Navigate Wayzata and Stahl Construction are leading.

ATTACHMENTS:

1. Professional Services Agreement with Goff Public, Inc. & Panoway on Wayzata Bay Communications Proposal

CITY OF WAYZATA PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (the “Agreement”) is made effective _____, 2020 (“Effective Date”) by and between the City of Wayzata, Minnesota (the “City”) and Goff Public, Inc., a Minnesota corporation with an address of 444 Cedar Street, Suite 910, Saint Paul, MN 55101 (“Contractor”) for the professional services and related deliverables described herein, and contains the terms and conditions applicable to all of Contractor’s services and associated deliverables for the City.

In consideration of the mutual promises and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

I. SCOPE OF SERVICES AND DELIVERABLES

Contractor will provide the public relations, communications, and project management services and deliverables (collectively, the “Services”) that are described in the PANOWAY ON WAYZATA BAY COMMUNICATIONS PROPOSAL, dated January 22, 2020, attached hereto as **Attachment A** (the “Statement of Work”), according to the project team (which will include Contractor’s subcontractors Fuzzy Duck and True Voice for creative work), project scope, services descriptions, deliverables, and timeline described therein, and in accordance with best practices and industry standards.

II. PROJECT REPRESENTATIVES

- A.** City’s main point of contact shall be the City Manager.
- B.** Contractor’s main point of contact for the Services shall be Sara Swenson and Ashley Aram.

III. COMPENSATION AND BILLING

As consideration for the provision of the Services and all costs associated therewith, the City agrees to pay the Contractor at the hourly rate one hundred ninety-five dollars (\$195) an hour for services rendered, not to exceed the sum of seventy thousand dollars (\$70,000) in year 2020, unless otherwise increased by the City Manager, which Contractor agrees shall be adequate to provide the Services contemplated in the Statement of Work.

Contractor will invoice the City monthly for Services provided in accordance with Agreement, and include with such invoices detailed descriptions of the Services provided by the Contractor to the City. City shall pay Contractor for all undisputed invoices within thirty (30) days of receipt of such invoices.

IV. CHANGE OF SCOPE OF SERVICES

City may request, and Contractor may suggest, changes or additions to the Services. In such event, City and Contractor will work together on the details of such changes (including any adjustments to Contractor's compensation and the specifications, timeline and deliverables described in **Attachment A**), and if agreed upon in writing by both City and Contractor, such changes shall be an amendment to this Agreement.

V. INSURANCE

Contractor, at its expense, shall procure and maintain in force for the duration of this Agreement the following minimum insurance coverages:

A. General Liability. Contractor agrees to maintain commercial general liability insurance in a minimum amount of \$1,000,000 per occurrence; \$2,000,000 annual aggregate. The policy shall cover liability arising from premises, operations, products completed operations, personal injury, advertising injury, and contractually assumed liability. City shall be endorsed as additional insured.

B. Automobile Liability. If Contractor operates a motor vehicle in performing the Services under this Agreement, Contractor shall maintain commercial automobile liability insurance, including owned, hired, and non-owned automobiles, with a minimum liability limit of \$1,000,000 combined single limit.

C. Professional (Errors and Omissions) Liability Insurance. Contractor will maintain professional liability insurance for all claims Contractor may become legally obligated to pay resulting from any actual or alleged negligent act, error, or omission related to Contractor's professional services required under this Agreement. Contractor is required to carry the following minimum limits: \$1,000,000 per occurrence; \$2,000,000 annual aggregate. The retroactive or prior acts date of such coverage shall not be after the Effective Date, and Contractor shall maintain such insurance for a period of at least three (3) years following completion of the Services. If such insurance is discontinued, extended reporting period coverage must be obtained by Contractor to fulfill this requirement.

D. Workers' Compensation. Contractor agrees to provide workers' compensation insurance for all its employees in accordance with the statutory requirements of the State of Minnesota. Contractor shall also carry employers' liability coverage with minimum limits as follows: (i) \$500,000 – Bodily Injury by Disease per employee; (ii) \$500,000 – Bodily Injury by Disease aggregate; and (iii) \$500,000 – Bodily Injury by Accident.

Contractor shall, prior to commencing the Services, deliver to the City a Certificate of Insurance as evidence that the above coverages are in full force and effect. The insurance requirements may be met through any combination of primary and umbrella/excess insurance. Contractor's policies shall be the primary insurance to any other valid and collectible insurance available to City with respect to any claim arising out of Contractor's performance under this Agreement. Contractor's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days advanced written notice to the City.

VI. INDEPENDENT CONTRACTOR RELATIONSHIP

City and Contractor agree that Contractor is an “independent contractor” and not an employee of City. Contractor shall be solely and entirely responsible for its acts and for the acts of its employees, agents, and subcontractors in connection with the Services. Contractor shall be responsible for the compensation and benefits of Contractor’s employees and for payment of all federal, state and local taxes payable with respect to any amounts paid to Contractor under this Agreement. No payroll or employment taxes of any kind shall be withheld or paid by City with respect to payments to Contractor, including but not limited to, FICA, FUTA, federal and state personal income tax, state disability insurance tax and state unemployment tax. Contractor shall not be entitled to any benefits from City, including, without limitation, insurance benefits, sick and vacation leave, workers’ compensation benefits, unemployment compensation, disability, severance pay, or retirement benefits.

VII. TERMINATION

This Agreement shall continue in effect until terminated by either party upon such party giving the other no less than 30 days prior written notice of termination. Termination of this Agreement for any reason shall not affect any provision of this Agreement that by its nature is intended to survive termination.

VIII. OTHER TERMS

A. Entire Agreement; Amendments. This Agreement and the attachments referenced herein represent the entire agreement between Contractor and City. Any terms in attachments which conflict with the main body of this Agreement shall be limited, controlled and superseded by the terms in the main body of this Agreement. This Agreement supersedes any prior or contemporaneous representations or agreements, either written or oral. No amendment or modification of the terms of this Agreement, except as may be expressly authorized herein, may be made and will not be effective unless agreed upon in writing by City and Contractor.

B. Assignability. The rights and obligations of Contractor under this Agreement shall not be assignable or transferable without the prior written approval of the City.

C. Compliance of all Laws; Ability to Perform; Representations. Contractor shall comply with all applicable federal, state, and local laws, rules, regulations, codes, ordinances and orders. Contractor has in effect and will maintain in effect all permits, licenses, and other authorizations necessary for the performance of the Services. Contractor is not aware of any fact or circumstance which would prevent Contractor from performing in accordance with this Agreement. Contractor represents and warrants that Contractor has the requisite training, skills, and experience necessary to provide the Services contemplated by this Agreement, and that the Services will be performed using personnel, equipment, and material qualified and suitable to perform the Services requested. Contractor shall be solely responsible for its negligent acts, errors and omissions while performing Services under this Agreement. Contractor will perform the Services with reasonable care and skill, in a diligent and professional manner and in accordance with accepted professional practices and industry standards.

D. Assurances and Indemnification. Contractor assures the City, and represents and warrants, that the information it has provided in its Statement of Work is accurate and not misleading in any material respect. Contractor shall defend and indemnify City, its employees, officials, and agents, against all claims, demands and actions, and all related costs and expenses (including reasonable attorneys' fees) for injury, death, disability or illness of any person, or damage to property, arising out of the Services or any breach of any representation or term of this Agreement by Contractor.

E. Payment of Others. Contractor shall pay all of Contractor's employees, agents, and subcontractors furnishing services, labor, equipment, or materials incidental to the performance of Contractor's obligations under this Agreement.

F. Rights in Deliverables. All deliverables associated with the Services, and all data, information, ideas, designs, plans, trademarks, branding elements, and creative works associated therewith, shall be the exclusive property of City, including all intellectual property rights therein. City and Contractor agree that such are works made for hire for City, and to the extent they do not qualify as such, Contractor hereby assigns all rights therein to City.

G. Contractor's Obligations Upon Termination. Upon the expiration or termination of this Agreement, Contractor shall furnish City with all deliverables and work in progress associated with the Services as of the effective date of termination. City shall have the unfettered right and freedom to use all such deliverables and work in progress as it sees fit, and to hire third parties to complete all outstanding Services as of the effective date of termination.

H. Headings. The headings in this Agreement are intended solely for convenience of reference and shall be given no effect in the construction or interpretation of this Agreement.

I. Notices. All notices or communications relating to this Agreement shall be in writing and shall be deemed given upon hand delivery or deposit in the United States mail, return receipt requested, and addressed as follows:

To the City:
Wayzata City Hall
600 East Rice Street
Wayzata, MN 55391
Attention: City Manager

To Contractor:
Goff Public, Inc.
444 Cedar Street, Suite 910, Saint
Paul, MN 55101
Attention: Sara Swenson

J. Governing Law; Jurisdiction; Data Practices Act. This Agreement shall be construed in accordance with governed by the laws of the State of Minnesota. The parties agree to submit to the jurisdiction of the courts of the State of Minnesota, and that any litigation regarding this Agreement will be brought in the state or federal courts that lie in Hennepin County, Minnesota. Contractor agrees to abide by the applicable provisions of the Minnesota Government Data Practice Act, Minnesota Statutes, Chapter 13. Contractor understands that all of the data created, collected, received, stored, used, maintained, or

disseminated by Contractor in performing those functions that the City would perform is subject to the requirements of Chapter 13, and Contractor must comply with those requirements as if it were a government entity. This does not create a duty on the part of Contractor to provide the public with access to public data if the public data is available from the City, except as required by the terms of this Agreement.

K. Waiver. The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other party shall not be construed as or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

L. Savings Clause. If any court finds any portion of this Agreement to be contrary to law, invalid, or unenforceable, the remainder of this Agreement will remain in full force and effect.

M. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

CITY:

City of Wayzata, a Minnesota Municipal corporation

By: _____
Kenneth Willcox, Mayor

By: _____
Jeffrey Dahl, City Manager

CONTRACTOR:

Goff Public, Inc., a Minnesota corporation

By: _____
Heidi Larson, Chief Financial Officer

**ATTACHMENT A
STATEMENT OF WORK**

PANOWAY ON WAYZATA BAY COMMUNICATIONS PROPOSAL
January 22, 2020



FUZZY DUCK®
CREATIVE MARKETING & DIGITAL SOLUTIONS

TO: JEFF DAHL, CITY OF WAYZATA
ANDREW MULLIN, LAKE EFFECT CONSERVANCY

FROM: SARA SWENSON, GOFF PUBLIC
ASHLEY ARAM, GOFF PUBLIC
BRIAN LUCAS, TRUE VOICE COMMUNICATIONS
EDDIE ULRICH, FUZZY DUCK

DATE: JANUARY 22, 2020

RE: PANOWAY ON WAYZATA BAY COMMUNICATIONS PROPOSAL

Thank you for the opportunity to submit our ideas to drive interest, understanding and enthusiasm for Panoway on Wayzata Bay in 2020. Through the soft launch and groundbreaking and as the project moves forward over the coming years, we have an opportunity to educate people about this regional asset. Our efforts will help generate excitement and support, embrace change, encourage fundraising, and foster anticipation for a brighter future for the city and the lakefront. Goff Public, True Voice Communications and Fuzzy Duck have valued our professional relationship with the City of Wayzata and the Lake Effect Conservancy. We look forward to the opportunity to build on the work we have already accomplished together.

SCOPE OF WORK

January-March 2020

- **Messaging and training** **\$5,000**
Timing: Key messages and Q&A developed; develop tagline and “re” statements in January; messaging session in January/February
 - Develop key messages to communicate the current status of the Wayzata waterfront improvements; specifically, the transition from the project envisioning process, called the Lake Effect, to the project implementation, called Panoway on Wayzata Bay.
 - Develop internal reactive Q&A document to prepare spokespeople for common and/or tough questions.
 - Develop tagline to help communicate key brand elements.
 - Develop “re” statements (e.g., “reconnect with nature”) for the six key pillars.

- Hold messaging training session to ensure project spokespeople feel comfortable using the messaging.
- **Philanthropy fact sheets** **\$3,500**
Timing: January/February
 - Redesign existing fact sheets with Panoway branding.
 - Generate support and excitement by highlighting former, current and future project philanthropy efforts through storytelling and fact sheets.
 - Refine fact sheet content so that it will cover both phase one (The Lake Effect) and phase two (Panoway on Wayzata Bay) of the project.
 - Create designs/iconography and content focused on the six key pillars of Panoway including new branding.
- **Website** **\$4,500**
Timing: January-March
 - In January, update the language on conservancy and city websites (including Lake Effect, Navigate Wayzata) to match the new language, branding and messaging of Panoway on Wayzata Bay.
 - Keeping the original website's template and HTML intact, update the following features of the project's website for full clarity and ease beginning in February and fully implemented in advance of the launch event in March:
 - Update the copy and logo to remove Lake Effect mentions.
 - Update all URLs to match the new project information and branding.
- **Social media (Conservancy, City and Chamber channels)** **\$5,500**
Timing: January-March
 - Create a content calendar using the newly developed messaging that addresses the six project pillars:
 - Improved lake access and community space
 - Environmental sustainability
 - STEM-based waterfront "living classroom"
 - Historic preservation
 - Supporting art and urban greenspace
 - Bolstering Wayzata's business community
 - Create up to six custom-created visual content pieces to complement primary written content.

- **Owned channels** **\$4,000**
Timing: January-March
 - Write a message for the City, Chamber and Conservancy e-newsletter channels that highlights the status of the project, next steps and teases the new name.
 - Customize regular messages addressing the six project pillars and include inspiring renderings and/or Panoway graphics to generate buzz about the next phase through:
 - Portal (monthly newsletter from the City of Wayzata)
 - Wayzata Weekly (weekly newsletter from the City of Wayzata)
 - E-GATEWAY (weekly newsletter from the Greater Wayzata Area Chamber of Commerce)
 - Email blast (Wayzata Lake Effect Conservancy)

- **Media relations** **\$4,000**
Timing: January-March
 - Media relations activities during the soft launch phase should be reactive with the exception of pitching stories with longer lead times.
 - Pitch proactive, long-form stories in January 2020 to provide reporters enough time to cover the Panoway on Wayzata Bay in advance of the spring launch. Publications to pitch should include:
 - Artful Living
 - Mpls/St. Paul Magazine

- **Stakeholder/donor meetings** **\$1,000**
Timing: January-March
 - Identify key stakeholders, community influencers and current/future donors (e.g., Historical Society, Preservation Board, etc.).
 - Assist as needed with meetings to help these stakeholders understand the new name, identify joint communications opportunities and pitch fundraising opportunities so they can serve as champions of the new name and project identity.

- **Brand ambassador training** **\$7,500**
Timing: February/March
 - Using the developed key messages, conduct media training sessions with key spokespeople, board members and fundraising ambassadors to help them develop their skills in telling the Panoway story.
 - Incorporate basic coaching on interview/presentation skills and assist in the development and honing of each spokesperson's "elevator speech."

March 2020

- **Groundbreaking event**

\$21,000

Timing: March

- The primary goal with the event(s) related to the Panoway hard launch is to portray an overall feeling of celebration, community and inclusion while officially launching the Panoway brand. The more traditional groundbreaking image of well-dressed business people with shovels and hard hats will be replaced with a gathering involving community members of all ages sharing stories from the past and celebrating the future memories that will be made there. The event would coincide with the launch of communications platforms, like the website, e-newsletter and social media.

Additional information from event organizer Twirl Events is attached to the proposal. The budget includes event organizing costs, tent, table and bonfire rentals, as well as a branded giveaway. Fuzzy Duck would provide graphic design services.

March-June 2020

- **Ongoing communications and strategy**

\$14,000

Timing: March-June

- The ongoing communications and strategy budget would include approximately 18 hours per month of consultant time for biweekly strategy calls and ongoing communications efforts to keep the momentum going for future Panoway fundraising. These communications would coordinate with the city's Navigate Wayzata efforts, but would go beyond construction-related updates.
- Ongoing efforts would include media relations, social media content calendar, owned content and graphic design.

ABOUT THE TEAM

Goff Public

Goff Public is an independent communications agency based in Minnesota. We are skilled, experienced problem solvers who tell our clients' stories, advocate for their interests and protect their reputations. We deliver results and have the track record to prove it.

As a Goff Public client, you would have access to the collective knowledge and passion of our entire firm. We assign a multiple-person team to each client so that someone is always available to assist you. Goff Public's core team for this project would include Sara Swenson and Ashley Aram, who together have nearly two decades of experience building and implementing communications strategies for governments that successfully engage and inform key audiences.

- **Sara Swenson, Director**

Sara is a persuasive, sophisticated communicator. She combines her deep knowledge of traditional media strategies with emerging and new techniques to help clients build

comprehensive communications plans. Sara is also a key member of Goff Public's media training and crisis communications teams.

A passionate advocate for her community, Sara has worked with local governments and on economic development and construction projects across the Twin Cities for a decade – including CHS Field, the Ford Site, Palace Theater, Rice Creek Commons and Dorothy Day Place. Her experience also includes extensive work with local and tribal governments, philanthropy, health care, and higher education institutions. The common thread through all of Sara's work is a particular focus on helping citizens better understand and engage with their community and their government.

- **Ashley Aram, Senior Account Manager**

Rely on Ashley for sound strategy and flawless execution. Trained as a professional journalist and with experience ranging from Fortune 200 companies to local government, Ashley's passion for and expertise in strategic communications never quits. She is an expert at crafting strong messages for multiple audiences and platforms, and she helps clients break into the toughest news cycles. Ashley has extensive experience working with local governments to develop and implement communications and engagement campaigns surrounding everything from major developments to local construction projects. She also excels at helping clients navigate crisis situations with sound advice and thoughtful strategy.

Ashley spent years in the office of former Saint Paul Mayor Chris Coleman, serving as press secretary and then as senior communications advisor. She started her career in corporate communications at Land O'Lakes, Inc., where she worked on everything from social media to public relations and internal communications.

True Voice Communications

Brian Lucas founded True Voice Communications in 2018 to focus on helping organizations and individuals showcase their best selves through strategic and authentic storytelling. Brian comes from a journalism background, working as a reporter for Minnesota Public Radio and later as a television reporter in Wisconsin.

Brian's strategic communications career started at Fleishman Hillard, an international public relations agency, where he worked on clients including the Avenue of the Arts, the Blandin Foundation and the Student Pledge Against Gun Violence. Brian left the agency world to work at Best Buy, Children's Hospitals and Clinics of Minnesota, and then the University of Minnesota, where he led communications for all of the University's health sciences schools.

Brian is the author of *Here Comes the Sun: A Young Family's Journey Through Cancer*, the 2014 Midwest Book Award winner for best memoir. He served as the board chair for the Leukemia and Lymphoma Society. In 2006, Brian was named to the Twin Cities Business Journal's annual "40 under 40" list of influential members of the local business community. He is a graduate of the Leadership Twin Cities program and completed the Policy Fellows program at the University of Minnesota Humphrey School of public affairs.

Fuzzy Duck

Fuzzy Duck was founded over 25 years ago and has provided design, development and marketing services to a variety of individuals, businesses, municipalities, organizations and educational institutions. Our communication and audience-driven approach allows us to listen to our clients' needs, think about the underlying challenges, and create distinctive and effective visual solutions that meet and exceed our client's goals.

Experience:

- Team of professionals with multiple areas of skills and experience
- Located in Wayzata – familiar with the area, its residents and its businesses
- Creative marketing and visual communication strategy
- Visual branding, graphic design and motion graphics
- Web design, development and digital marketing
- Content strategy and creation

At Fuzzy Duck, our internal philosophy follows a “Listen. Think. Create” process and we continually apply this approach to all our projects. Simply put, we “Listen.” to our clients in order to discover their specific needs and goals, “Think.” through strategies to meet their needs and accomplish their goals, and then “Create.” and implement unique and effective communications and solutions.

When the project requires, Fuzzy Duck has extensive experience in web and digital marketing. We were an early adopter of mobile responsive sites, and have been creating engaging online experiences for well over 15 years.

Our clients range from small business start ups to global companies such as Pentair and General Mills. Our experience in the commercial and corporate markets allows us to bring a fresh perspective to every project we are involved in.

- **Eddie Ulrich, Founder & President**

A long-time community resident and Wayzata business owner, Eddie has contributed as both a volunteer and a business partner to the city and surrounding businesses and organizations. His local client relationships are both numerous and long-lived.

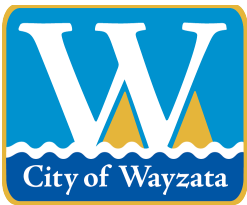
With awards for entrepreneurship and over 26 years of personal experience, Eddie's business background, combined with his talent for brand positioning and messaging, has resulted in repeated success stories for Fuzzy Duck's clients.

Beyond overseeing Fuzzy Duck's daily operations, Eddie's roles include marketing strategist, working directly with clients to help establish their branding and messaging strategies, as well as creative director, ensuring that the creativity and quality level remain high on all projects.

Creatively, he has worked on everything from children's books to independent feature films. These experiences have strengthened his role at Fuzzy Duck by honing his abilities to simplify and convey concise, purposeful messages through visual and written communications.

BUDGET

SCOPE OF WORK	BUDGET
Soft launch/preparations for hard launch <i>January-March 2020</i>	\$35,000
• Messaging and training	• \$5,000
• Philanthropy fact sheets	• \$3,500
• Website	• \$4,500
• Social media	• \$5,500
• Owned channels	• \$4,000
• Media relations	• \$4,000
• Stakeholder/donor meetings	• \$1,000
• Brand ambassador training	• \$7,500
Groundbreaking event <i>March 2020</i>	\$21,000
Ongoing communications <i>March-June 2020</i>	\$14,000
TOTAL	\$70,000



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020	AGENDA ITEM: 8.a.
TITLE: Consider Authorization for Submittal of Partners in Energy Application to Xcel Energy	
PROPOSED MOTION: To Authorize Staff to Submit Partners in Energy Application to Xcel Energy.	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director, Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff and the Energy and Environment Committee recommend approval of the Partners in Energy application.

FINANCIAL OR BUDGET CONSIDERATION:

There is no direct impact on the General Fund Budget besides staff time. It is hoped that as a result of the program, the City will ultimately save significant dollars by utilizing energy more efficiently.

BACKGROUND:

The Energy and Environment Committee was created to recommend cost saving opportunities that the City could utilize along with the following four pertinent focus items:

Renewable energy options for the City and community.

City purchasing practices and operations to best conserve energy and save money.

Ways the City and community can reduce greenhouse gas emissions.

Ways to educate the public on energy conservation and renewable energy.

To accomplish these goals and objectives, at a recent meeting the Energy and Environment Committee recommended to the City Council that the City apply for the Partners in Energy (PiE) Program. PiE is a free program working alongside Xcel Energy and the Center for Energy and Environment (CEE) to help communities create and reach their energy goals. This is a two-year collaboration with Xcel to develop an energy plan. The first 4-6 months will be used for stakeholder engagement to create the plan and the remaining months to implement the plan with Xcel and CEE. The program will involve collaboration between City Staff, the Energy and Environment Committee, Xcel Energy and CEE. Xcel estimates that the program will require staff time of 10-16 hours per month during the first 6 months and 5-10 hours a month during implementation of the plan.

The Energy and Environment Committee finds that this program will help them significantly to reach the goals of the Committee set for them by the City Council and to provide a framework for the next two years. Xcel Energy and CEE have worked with many different communities in Minnesota to create plans that adhere to the different goals of each community. Throughout the program, Xcel provides resources and expertise to help Wayzata determine and reach the goals of the community. If the City Council approves the PiE application and Wayzata is selected to participate within the program, the Energy and Environment Committee's work plan will be revised to fit the framework of the PiE program.

Xcel Energy will be present at the Council meeting to provide more insight on the PiE program. The applications for PiE are due in January and July of each year, but Xcel has given the City the opportunity to extend the application deadline in order for the City Council to consider approval of an application on February 4, 2020.

In addition to information about PiE, attached is the Draft Work Plan of the Energy and Environment Committee which will be presented at a future Council Meeting once the City's status of the PiE Program is

confirmed.

ATTACHMENTS:

1. Partners in Energy Information, Presentation, Memorandum of Understanding, Application, and Energy and Environment Committee Work Plan

Your plan. Your goals. Powered by Partners in Energy.

Each community we serve has its own unique priorities and vision for energy. Energy is a dynamic topic, and it's changing rapidly with new ways to save, the growth of renewables, electric vehicles and changing regulations. With these competing priorities and stretched resources, creating and maintaining an energy-conscious culture within your community can be a missed opportunity in meeting energy and sustainability goals.

Partners in Energy is here to help.

We understand how important your community energy initiatives are. That's why we offer Partners in Energy as a collaborative solution to reach your goals. We can jump-start your energy planning, help your team develop goals that match your priorities and provide support putting plans into action.

Support where you need it

Partners in Energy includes free services to empower communities. We match our support to fit your needs — whether it is to develop a comprehensive energy action plan or a plan to support a goal or vision already in place. Our energy planning resources will drive informed decisions on behalf of your community and incorporate input from everyone involved — residents, local businesses, staff and stakeholders. Once your plan is in place, we provide resources to help make it come to life. These resources can include marketing, project management, and tracking and reporting progress.

Your commitment can either be a two-year initiative or a shorter, accelerated timeline for a more laser-focused approach. Our solutions are scalable to fit the unique possibilities within your community. Regardless of where you start, you will have access to our energy advisory staff to take your planning to the next level.



Partners in Energy deliverables

1	Facilitation of interactive planning workshops.
2	Energy usage and program participation data reports to inform plan development and implementation tracking.
3	Development of energy action plan documents.
4	Outreach support and development of marketing materials to help implement your plan.
5	Energy expertise and guidance throughout the process.

Additional resources to boost results

In addition to our team, tools and resources, we provide opportunities for you to interact and network with other communities participating in Partners in Energy.

Community Summits 	Office Hours 	Online Portal 
Your team can attend in-person events with like-minded communities to share best practices. We provide educational opportunities that feature experts on current energy topics or opportunities to learn from each other.	Office Hours is a monthly webinar packed with useful information. Experts present on trending topics — ranging from energy efficiency, renewables or outreach — in an environment that offers an opportunity to ask questions and share experiences.	Our portal is designed to provide storage and access to documents related to your community's work. It connects you to a variety of community program materials, a collateral library, toolkits for outreach and education, as well as collaboration forums.

Commonly Asked Questions about Partners in Energy

Q. How can Partners in Energy benefit our community?

A. Partners in Energy provides your community with supplemental resources to drive energy planning and implementation. Your community can reach a common vision for your energy future, which can serve as a north star in making energy related decisions. Or, it may provide a path forward to meet environmental commitments. Your community is positioned as an environmental leader — and your businesses and residents are provided the tools to help them reduce greenhouse gas emissions and save energy and money. Recognition as a participating community and the resulting impacts can position your community as a desirable location for new businesses and motivate local businesses and residents to save energy and money and meet environmental commitments.

Q. What resources will the community need to provide?

- A.** Partners in Energy is designed to support your community in an initiative you ultimately own. Your community is responsible for providing:
- A single point of contact to support planning, lead implementation and recruit other community participants.
 - Meeting space for any workshops for community-based work to develop an energy action plan.
 - A timely review of documents developed through this process.
 - Any historical documents related to energy planning that are relevant to our current work.
 - Good faith evaluation of any recommendations that result from the collaboration.
 - A commitment to keeping our work moving forward in a timely fashion.

Q. What will Partners in Energy cost our community?

A. The services Xcel Energy provides are free for participating communities within our service territories in Colorado and Minnesota. Your community may identify implementation projects and outreach activities that may require budget dollars. If you are in a community served by Xcel Energy outside those states and interested in energy planning, please contact us to discuss options.



Ready to participate?

We accept applications biannually. Download an application to find out timing by visiting xcelenergy.com/PartnersInEnergy or contact us for questions at PartnersinEnergy@xcelenergy.com or 800.369.4362.



Partners in Energy Overview

City of Wayzata
February 4, 2020

Partners in Energy Scope

- Partners in Energy is a **two-year** collaboration with Xcel Energy to develop and implement your individual community energy plan goals.
- Opportunity to engage stakeholders, create goals and strategies, and develop a work plan to be successful.



How it Works

1. Communities apply to participate
 - a) Applications accepted two times a year (January & July)
 - b) xcelenergy.com/PartnersinEnergy
 - c) 1-800-369-4362
2. Includes all of Xcel Energy's programs and services
 - a) Education on energy information and billing options
 - b) Rebates & programs to save energy
 - c) Renewable energy programs
3. Planning phase with facilitated workshops and resources
 - a) Opportunity to leverage work you're already doing
 - b) Energy Action Team recruitment
4. Implementation phase with co-branding and strategy support from Xcel Energy
 - a) Energy Action Team support
5. Memorandum of Understanding for planning and implementation phases

Energy Action Team

- **Community lead:** serves as liaison and coordinator
 - Approx. 60-100 hours over 6 months of planning, 5-10 hours a month during implementation
- **Energy Action Team:** stakeholder group to develop goals and strategies
 - Approx. 15-20 hours over 6 months of planning, implementation support as needed
- **Partners in Energy:** facilitate workshops and provide direct implementation support
 - Primary point of contact throughout process

Energy Action Team Participants

- Homeowners
- Renters
- City staff
- Small and large business
- Chamber or Rotary leaders
- K-12 schools
- Faith-based leaders
- Civic leaders
- Commission/committee representatives
- Energy utilities

Minnesota & Wisconsin Communities

Developing their Plans

- City of Eau Claire, WI
- City of Minnetonka
- Saint Paul Public Schools

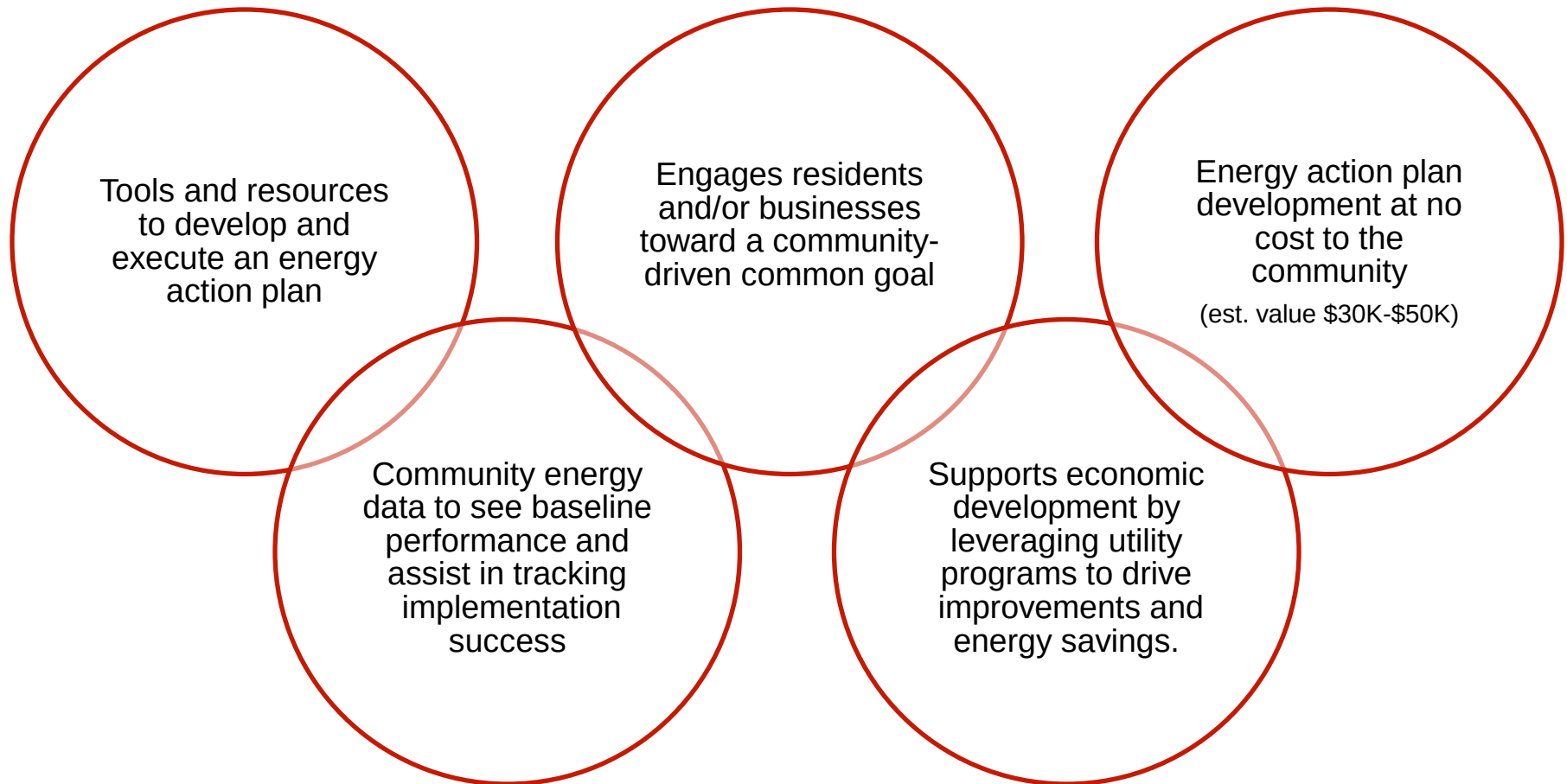
Implementing their Plans with Partners in Energy

- City of Bloomington
- City of Faribault
- City of Fridley
- City of Hastings
- City of Northfield
- City of Saint Paul

Continued implementation

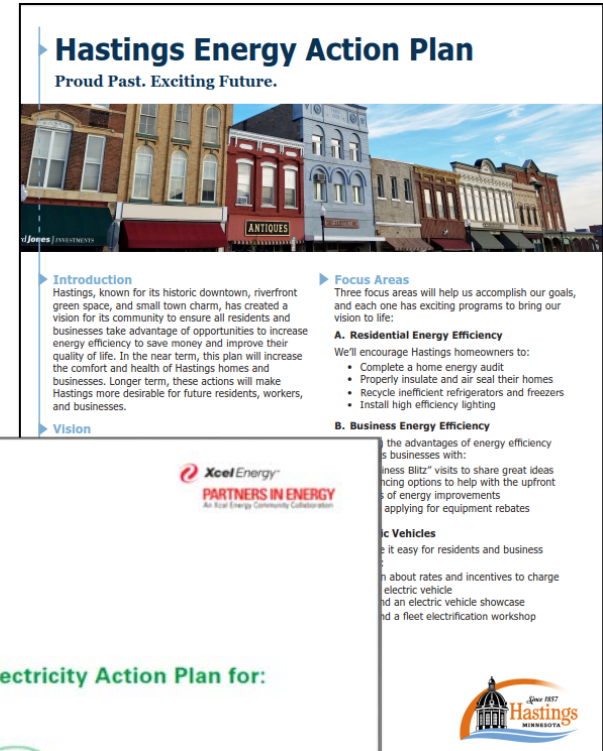
- City of Eden Prairie
- City of Edina
- City of Mahtomedi
- City of Maplewood
- City of Oak Park Heights
- City of Red Wing
- City of Rosemount
- City of St. Cloud
- City of St. Louis Park
- City of Shorewood
- City of Winona
- Lake Street Corridor in Minneapolis
- Ramsey Co. Parks and Recreation Dept.

Community Benefits



Energy Action Plan

- Ultimate planning phase outcome
- Plan for pursuing the Community's Energy Vision
- Guides implementation



Resources

A variety of resources are available to support the planning and implementation phase.



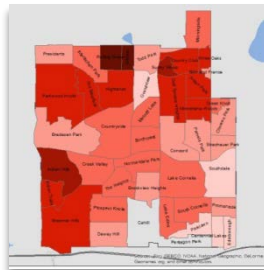
**Facilitation
& Guidance**



**Project
Management**



**Program
Expertise**



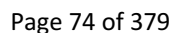
**Data &
Measurement**



**Marketing &
Communications**

- Webinars and Office Hours
- In-person events to inform and provide networking opportunities

- xcelenergycommunities.com



Xcel Energy's Benefits

- Develop a better understanding of the energy needs of communities we serve
- Better align the services and programs we offer with customer needs to save energy and advance clean energy goals
- Strengthen relationships with the community and support the Xcel Energy philosophy of community engagement



[Photo](#) by Meet Minneapolis / [CC BY](#)



[Photo](#) by Tina Chen / [CC BY](#)



[Photo](#) by Tanner Ford / [CC BY](#)

Example: City of Eden Prairie

- **Goal:**
 - Reduce GHGs 30% by 2025, 80% by 2050
- **Focus areas:**
 - Residential Energy
 - Large Commercial & Industrial Energy Users
 - Public, Nonprofit, and Service Organizations
- **Implementation highlights:**
 - New website resource guide with business and residential financing and rebate information
 - Home Energy Squad® buy-down
 - Leveraging City channels for social media, newsletters, and event tabling
 - Renewable energy challenge
 - Presentations to Rotary, trade partners, and congregations



Example: City of Shorewood

- **Goal:**

- Engage Shorewood businesses and residents in 500 energy saving programs annually
- Engage 300 or more subscribers in Xcel Energy's Windsource® and/or Renewable Connect® by 2020

- **Focus areas:**

- Residential
- Non-residential
- Renewable Energy

- **Implementation highlights:**

- Renewable energy program campaign, including guide on how to install solar panels on your home
- Home Energy Squad® buy-down
- Leveraging City channels for social media, newsletters, and event tabling
- 1:1 engagement with businesses through “blitz”



CITY OF SHOREWOOD

RENOVATING YOUR HOME?

Maximize your investment with energy-saving opportunities and rebates!

Remodeling your home requires lots of research and planning, and all of the decisions can seem overwhelming. Let us take the guesswork out of identifying which energy-saving opportunities are available so that your improvements not only enhance the appearance of your home, but also its comfort and performance.

Explore Opportunities
The best place to start is with a Home Energy Squad® visit. They'll help you discover energy saving opportunities throughout your home! Visit HomeEnergySquad.net or call (651) 328-6220.

Build Energy Efficiency Into Your Project
Whatever size your project, there are opportunities to integrate energy efficiency. A few ideas are provided on the reverse side.





PARTNERS IN ENERGY
An Xcel Energy Community Collaboration



City of Shorewood
4 hrs

Does your household have \$6 per month of disposable income? That's what the average Shorewood Minnesota home pays to buy 100% wind energy through Xcel Energy Minnesota's Windsource program. Find out what your house would pay, 1-800-895-4999. You can also just have a portion of your energy be from wind. #cleanenergy



1 Comment

Like Comment Share

POWER YOUR HOME WITH SOLAR ENERGY

Residential Solar Checklist

BEFORE YOU BEGIN

Reduce the amount of energy your homes uses by increasing your home's energy efficiency. Signing up for a Home Energy Squad® visit is a great way to identify energy-saving improvements. During your visit you will receive free energy-saving installations such as: LED light bulbs, a programmable thermostat, door weather stripping, and more. Visits also include a blower door test to measure for air leaks, an insulation inspection, a safety check on your heating system, and help with next steps.

Visit HomeEnergySquad.net or call 612-328-6220.

START PLANNING

- Determine your home's solar potential:** It's important to consider your home's solar potential before deciding if installing solar panels is right for you. You can get a sense of your solar potential by using the Minnesota Solar Suitability App. Visit mn.gov/SolarApp.
- Talk to the City:** It's important to talk to the City's Building Inspector about your project so you know if a variance or special use permit is required. Contact the building inspector at 612-328-7888 or building@ci.shorewood.mn.us.
- Talk to your HOA:** If you live in a residence that has a Homeowners Association (HOA), it's important to know if there are restrictions to installing rooftop or ground mount solar. Contact your HOA directly to learn more.
- Identify financing opportunities:** Low-interest loans are available to help homeowners add rooftop or ground mount solar at their home. Contact the Center for Energy and Environment at 612-325-5884 or renewable@center.org.

Take advantage of the Renewable Energy Tax Credit before time runs out!

2019 is the final year for the full 30% Residential Renewable Energy Tax Credit, which applies to solar energy projects. The incentive allows you claim a 30% credit on your federal tax return for the costs of the system. Projects must be installed by December 31, 2019 – don't miss your opportunity to take advantage of the tax credit!



PARTNERS IN ENERGY

An Xcel Energy Community Collaboration

Memorandum of Understanding Phase 1 – Plan Development

Community Contact Name
Community Name
Community Address

Congratulations on being selected to participate in Xcel Energy's Partners in Energy. This offering is designed to provide your community with the tools and resources necessary to develop and implement an energy action plan that reflects the vision your community has for shaping energy use and supply in its future. Participation is intended to span 24 months with the initial 6-8 months dedicated to developing a strategic energy action plan and the remaining time focused on implementing that plan.

The intent of this Memorandum of Understanding is to confirm Community Name's intent to participate in the initial plan development phase of Partners in Energy and outline the commitment that your community and Xcel Energy are making to this collaborative initiative. The primary objective of this phase of Partners in Energy is to develop your energy action plan.

In order to achieve this Xcel Energy will provide:

- Consulting support to assist in identifying potential community stakeholders and constructing or delivering an invitation or informational announcement regarding the planning process.
- Data analysis of community energy use and Xcel Energy program participation to the extent that it is legally and technically prudent and feasible. The results can be used to identify potential opportunities to implement plan strategies. Xcel Energy will attempt to integrate data provided by Community Name into the analysis if feasible.
- Professional facilitation of 3-5 plan development work sessions with the community stakeholder group to develop the energy action plan's vision, focus areas, goals and implementation strategies.
- Assistance as needed in synthesizing the community and program data collected with the vision of the community to identify attainable goals that align with suitable strategies and tactics.
- Development of the documented energy action plan that will incorporate inputs from the stakeholder planning team and will be accessible to the community.
- Commitment to delivering an actionable and complete energy action plan within 8 months of Community Name and Xcel Energy signing this Memorandum of Understanding.

Although participation in the Plan Development phase of Partners in Energy requires no monetary contribution, **Community Name** does agree to provide:

- A single contact point to recruit active and engaged stakeholders, coordinate planning meeting logistics and distribute deliverables, and lead participation of the community in the planning process.
- Community staff engagement in developing workshop agendas, participating in regular check-in meetings, and supporting follow-up work between workshops.
- Commitment to ensuring community stakeholder engagement throughout the planning workshops. This could include consultation with key community stakeholders who may be relevant to the plan but not present on the energy action planning team to gain input on proposed goals and strategies.
- Timely review of the energy action plan document, as well as shepherding the completed plan through stakeholder review process.
- Good-faith evaluation of the recommendations and analysis provided, as well as fair consideration of the potential strategies and tactics identified to ensure alignment with the City's goals and priorities.
- Meeting facilities to host the stakeholder group during the development of the plan.
- Identification of existing community energy plans, programs, or initiatives that could be leveraged in successful development and delivery of this plan.
- Commitment to delivering an actionable and complete energy action plan within a 9-month timeframe of **Community Name's** and Xcel Energy signing this Memorandum of Understanding. Within this period, **Community Name** is committed to completing the formation of the energy action planning team and the development and approval of the energy action plan.
- Public distribution of the work products developed with the support of Xcel Energy's Partners in Energy.

**Resource Commitment Summary
Plan Development Phase**

Community Name	Xcel Energy
• Single point of contact • Support in maintaining community stakeholder engagement throughout the planning process. • Involvement in development and review of energy action plan content. • Meeting facilities • Access to existing energy-related plans and programs • Commitment to completing the plan development and approval • Agreement that the energy action plan resulting from this work will be available to the public	• Assistance identifying and recruiting stakeholders • Analysis of community energy use and program participation • Facilitation of planning sessions • Training and guidance developing goals and strategies • Documentation and delivery of the energy action plan • Commitment to completing energy action plan development

The Memorandum of Understanding for the Implementation Phase of Partners in Energy will be developed upon completion of the energy action plan and will outline **Community Name's** goals and the resource commitment from Xcel Energy and **Community Name**.

Legal Applicability and Waiver

This is a voluntary agreement and not intended to be legally binding for either party. This Memorandum of Understanding has no impact, nor does it alter or modify any existing Franchise Agreement or other existing agreements between Xcel Energy and **Community Name**. Parties agree that this Memorandum of Understanding is to memorialize the intent of the Parties regarding Partners in Energy but does not create a legal agreement between the Parties. It is agreed by the Parties that nothing in this Memorandum of Understanding will be deemed or construed as creating a joint venture, trust, partnership, or any other legal relationship among the Parties. This Memorandum of Understanding is for the benefit of the Parties and does not create third party rights. Nothing in this Memorandum of Understanding constitutes a waiver of **Community Name** ordinances, **Community Name** regulatory jurisdiction, or Minnesota's utility regulatory jurisdiction.

Single Points of Contact

All communications pertaining to this agreement shall be directed to **community contact name** on behalf of **Community Name** and Tami Gunderzik on behalf of Xcel Energy.

Xcel Energy is excited about this opportunity to support **Community Name** in advancing its goals. The resources outlined above and provided through Partners in Energy are provided as a part of our commitment to the communities we serve and Xcel Energy's support of energy efficiency and renewable energy as important resources to meet your future energy needs.

Thank you again for your continued interest in Xcel Energy's Partner in Energy. We look forward to assisting **Community Name** in developing its energy action plan.

For **Community Name**:

Signature:

Name:

Title:

Date:

For Xcel Energy:

Signature:

Name:

Title:

Date:



Partners in Energy

More communities are realizing energy planning plays a critical role in helping them reach their energy goals. The benefits of wise energy choices are diverse. Through collaborative work with citizens, businesses, and governments, a community can shave dollars off utility bills, promote renewable energy, drive resource conservation, and contribute to greenhouse gas reduction goals. Since 2014, Partners in Energy has been helping communities gather these stakeholders to develop and implement energy action plans that address the challenges of local energy priorities with actionable strategies and resources. In addition to offering support for community-based energy action plan development and implementation, Partners in Energy is evolving to include a broader spectrum of community engagement that includes supporting returning Partners in Energy communities as they define new goals and strategies, working with communities that have existing energy goals and strategies but need help implementing them, supporting smaller communities or geographic areas (i.e., districts or neighborhoods) that may benefit from a more tailored approach, or even convening collaborations that don't fit the traditional definition of a community but are focused on increased efficiency and renewable energy opportunities in unusual settings.

Partners in Energy continues to offer tools, data, and expertise to help communities analyze their energy trends, establish energy goals, identify energy strategies, and implement their energy priorities. Through the Partners in Energy process, Xcel Energy supports communities in convening stakeholders to develop custom roadmaps to achieve their energy goals. Xcel Energy also helps communities implement their energy strategies. The planning and implementation process is tailored to the unique needs and priorities of each community. Accepted communities will participate in a scoping meeting to determine the pathway that best aligns with your community's interests and capabilities.

Partners in Energy is offered at no cost to participating communities in Colorado and Minnesota, with the expectation that both Xcel Energy and the community will invest in the process. This investment includes staff and financial resources from Xcel Energy during both the planning and implementation phases. It also includes community staff time during both the planning and implementation phases and your community's plan may require financial support to implement strategies.

[Clear](#)

Xcel Energy wants to work with motivated, engaged, and action-oriented communities and champions who are willing to commit to the process and the outcomes. This application will help us better determine good community alignment for our limited, but valuable, resources. While completing the application does not guarantee acceptance as a participant, your application will be evaluated against other applicants using criteria that include, but may not be limited to, community size and structure, planning experience, stakeholder capacity, available resources (staff and otherwise), and willingness to share results publicly.

If you have questions about the application or the opportunity, please visit xcelenergy.com/PartnersInEnergy, email us at PartnersInEnergy@xcelenergy.com or call 800.369.4362.

Applications will be accepted two times per year—January and July. Return this application by 5:00 p.m. CST on the **15th of the month** in January or July. We reserve the right to cancel any or all application cycles at the sole discretion of Xcel Energy.

Qualifying customers

Communities in Colorado and Minnesota with retail energy services from Xcel Energy qualify to participate in Partners in Energy.

Community customer information

Company name _____

Community jurisdiction (e.g., city, association, partnerships, county): _____

Contact name _____

Title _____ Phone _____

Address _____

City _____ Email _____

Community profile

Approximate business count _____ Approximate household count _____

Approximate population _____

Approximate area in square miles _____

Would you be able to provide a GIS a shapefile of your community that would define the geographic boundaries of the area?

☐ Yes ☐ No

Current community energy-related utility providers (e.g. gas service providers)

1) Name of company _____

Fuel type _____ Area served _____

2) Name of company _____

Fuel type _____ Area served _____

3) Name of company _____

Fuel type _____ Area served _____

Interest in Partners in Energy

Describe your interest in Partners in Energy and how you think Partners in Energy could provide value.

What is/are the most pressing energy-related issue(s) facing your community today?

If you're accepted as a participant in Partners in Energy, what additional approvals within your community would you need to obtain prior to starting? (examples: City Council, City Manager, Sustainability Commission, etc.)

Planning and energy management experience

Does your community currently have any sustainability or energy plans, policies, codes, regulations or initiatives? If yes, please identify them and indicate the date(s) they were last revised. (Describe your interest in Partners in Energy and how you think Partners in Energy could provide value.)

Describe any energy programs or energy management activities your community has participated in over the past two years. Please include goals/targets and results if applicable. This can include initiatives to track energy use in any part of your community (e.g., public buildings), a neighborhood energy challenge, etc. If you have participated in Partners in Energy before, what strategies would you like to pursue with additional support from Partners in Energy, and why? Additionally, please explain if your community is already engaged with Xcel Energy in other ways.

Community resources and commitment

Please indicate who in your community would be the point person (or people) to manage your Partners in Energy participation and describe his/her/their applicable experience and background relative to planning, energy and /or sustainability. Describe his/her/their availability to support this initiative through both strategy development and implementation (include multiple people as applicable for each stage). Describe whether they are paid staff or volunteers and the extent to which managing and/or implementing energy or sustainability initiatives is a component of their job duties.

While Partners in Energy is offered to communities at no cost, communities are responsible for expenses associated with implementation. Does your community have staff, volunteer, budget or other funding resources to implement the energy initiatives that will be identified in the Partners in Energy process?

☐ Yes ☐ No If yes, please describe.

Community involvement

One of the keys of Partners in Energy is engaging representatives from your community to participate in developing and implementing strategies to meet your community goals. These representatives should be varied and willing to commit their time to the process. They may include city or town staff members, business association representatives, large local business representatives, local nonprofit staff members, school district staff members, county government officials, etc. Please describe who from the community you would anticipate engaging in developing your energy strategies. (Please list six to eight possible representatives.)

Partners in Energy is designed to promote communities learning from each other and sharing best practices. Are you willing to share your community work through Partners in Energy with community members and other participating communities? Will you allow your final work products to be shared publicly?

☐ Yes ☐ No If no, please explain.

Is there anything else you would like us to consider when evaluating your application?

Customer declaration

I certify that the information in this application is accurate and complete and I am authorized to make this application on behalf of my community. Your signature confirms your community is interested in participating in Partners in Energy and is willing to enter into a Memorandum of Understanding with Xcel Energy that will define responsibilities and expectations of both parties.

Community name _____

Contact name _____

Title _____

☐ By checking the box and indicating my name below, I am signing this application in declaration of its accuracy.

Name _____ Title _____

Draft 2020 Energy & Environment Committee Work Plan

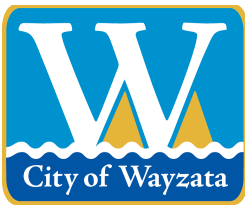
2020 Focus Items:

- Start Tracking Energy and Water Consumption
- Propose Partners in Energy Program to Council
- Research/Propose GreenStep Cities Program
- Create Website Page with Information about the Committee
- Research Programs/Initiatives/Grants for City Implementation
- Research Renewable Energy Options for City Facilities
- Create Annual Report and Future Work Plan

2020 Timeline:

January	Create Energy and Environment Committee/Introductions Approve Recommendation to City Council to Apply for the Partners in Energy Program
February	Research Benchmarking Opportunities for Energy and Water Consumption in City Owned Facilities Review Partners in Energy Council Decision Research GreenStep Cities Program
March	Implement Benchmarking Strategy Research Grants/Programs/Initiatives Residents and the City can utilize for Cost Saving Opportunities
April	Review Benchmarking Strategy Continue Research Grants/Programs/Initiatives Residents and the City can utilize for Cost Saving Opportunities
May	Discuss Grants/Programs/Initiatives Residents and the City can utilize for Cost Saving Opportunities Discuss Information/Materials that can be added to the City Website Page
June	Present Information to the City Council EV Event
July	Discuss Council Feedback/Direction Research any Specific Grants/Programs/Initiatives More in Depth
August	Tour an Existing Efficient City Facility
September	Discuss Work Plan/Agenda for 2021
October	Follow-up on Work Plan/Agenda for 2021

	Discuss Information for the Annual Report
November	Review Draft Annual Report and Agenda
December	No Meeting
January	Review Committee Processes and Make up Report to the City Council



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020	AGENDA ITEM: 8.b.
TITLE: Consider Adoption of Resolution 07-2020 Approving Variances, Design Review, and Shoreland Impact Plan/Conditional Use Permit for Lothenbach Family Offices at 401 Lake Street East	
PROPOSED MOTION: To Adopt Resolution 07-2020 Approving Variances, Design Review and a Shoreland Impact Plan/Conditional Use Permit to allow the construction of a mixed use, office and retail building at 401 Lake Street East	
PREPARED BY: PeggySue Imihy, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director, Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff and the Planning Commission recommend adoption of the attached Resolution approving the Variances, Design Review, and a Shoreland Impact Plan/Conditional Use Permit to allow the construction of a mixed use, office, and retail building at 401 Lake Street East.

FINANCIAL OR BUDGET CONSIDERATION:

The applicant will be charged the appropriate building permit fees. There is no park dedication because there is no subdivision/combination of properties.

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 Street East. 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 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.

A public hearing for the applications was held at the January 6, 2020 Planning Commission meeting. The Planning Commission voted 5-1 to direct staff to prepare a draft Report and Recommendation for approval of the requested applications.

ATTACHMENTS:

1. Resolution, PC Report, Staff Report and All Attachments

RESOLUTION NO. 07-2020**RESOLUTION APPROVING F.A.R. AND RETAIL VARIANCES,
PROJECT DESIGN, AND SIP/CUP FOR 401 LAKE ST E**

WHEREAS, Peterssen / Keller Architecture, and the property owner, Lothenbach Props VI, LLC, (collectively, the “Applicant”) have submitted a development application (the “Application”) requesting approval of (i) F.A.R. Variance; (ii) Retail Percentage Variance; (iii) Design of the project, including Deviations; and (iv) Impervious Surface CUP in connection with the construction of a new 3 story, 19,910 square-foot mixed use office and street level retail building (the “Project”) on the property located at 401 Lake St E (the “Property” and legally described on Attachment A); and

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, held a public hearing on the Application on January 6, 2020, and adopted a Report and Recommendation to the City Council to approve the Application on January 23, 2020, a copy of which is attached to this Resolution as Attachment B (“PC Report and Recommendation”).

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

A. Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearings, the standards of the Wayzata Zoning Ordinance, and the findings and recommendations of the PC Report and Recommendation, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby finds, confirms and memorializes that the Application meets the applicable requirements of Wayzata's Zoning Ordinance.

B. Based on the foregoing, the (i) F.A.R. Variance; (ii) Retail Percentage Variance; (iii) Design of the Project, including Deviations; and (iv) Impervious Surface CUP, all as defined in the PC Report and Recommendation, are hereby **APPROVED**, subject to satisfaction of the following:

1. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes and land use regulations.
2. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application.

3. Final Grading, Drainage, and Erosion Plans for the Project the must be approved by the City Engineer prior to the issuance of building permits and submitted to the City for review.
4. The Applicant must install (a) safety mechanisms at the entrances of the ramps, (b) a mechanism that limits the lowest level parking to office users, and (c) signage for designated parking for public/retail users.
5. The Applicant must incorporate natural and lattice screening along areas of the parking structure which were originally shown as open in the plans submitted with the Application to enhance screening and separation between the Project and neighboring property.
6. The Applicant must enter into a Development Agreement with the City, with terms and in a form acceptable to the City Attorney, that incorporates, among other things, the approvals and conditions of this City Council approval resolution, addresses all public improvements associated with the Project, and in which the Applicant and any future Property owners agree to fully defend and indemnify the City for anything related to the Project, the Property and property-related rights.
7. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata City Council this 4th day of February, 2020.

Ken Willcox, Mayor

ATTEST:

Jeffrey Dahl, City Manager

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 4, 2020.

Kathy Leervig, City Clerk
SEAL

Attachment A
Legal Description of Property

Attachment B
PC Report and Recommendation

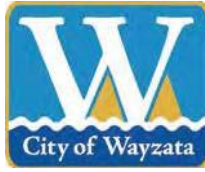
Attachment A

Legal Description and Information of Property

Address	401 Lake Street E
PID	06-117-22-31-0103
Legal Description	Stephens' Rearrangement of Blocks 3 and 4 Townsite of Wayzata
Abstract or	Torrens
Certification NO.	1471810

Attachment B

PC Report and Recommendation



WAYZATA PLANNING COMMISSION

January 23, 2020

REPORT AND RECOMMENDATION OF APPROVAL OF F.A.R. VARIANCE, RETAIL PERCENTAGE VARIANCE, PROJECT DESIGN, AND SHORELAND IMPACT PLAN/CONDITIONAL USE PERMIT AT 401 LAKE STREET ST E

SUMMARY OF RECOMMENDATION

1. **Approval*** of F.A.R. Variance
2. **Approval*** of Retail Percentage Variance
3. **Approval*** of Design of Project
4. **Approval*** of Shoreland Impact Plan/CUP for Impervious Surface

* with certain conditions listed at the end of this Report

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposed Development. Peterssen / Keller Architecture, and the property owner, Lothenbach Props VI, LLC, (collectively, the "Applicant") have submitted a development application (the "Application") to redevelop the property at 401 Lake Street E (the "Property"). The proposed redevelopment involves the demolition of the existing building on the site, and construction of a new 3 story, 19,910 square-foot mixed use office and street level retail building (the "Project").
- 1.2 Approvals Requested. The Application includes requests for approval of the following:
 - A. Variance from Floor Area Ratio (F.A.R.) Standard: A variance from the C-4 Central Business District maximum floor area ratio (F.A.R.) of 2.0 to allow for the Project's proposed F.A.R. of 2.33 (the "F.A.R. Variance").

- B. Variance from Retail Percentage Standard: A variance from the C-4 Zoning District requirement that at least 50 percent of the building frontage on the ground floor along Lake Street be used for retail or service commercial use, and comprise at least 50 percent of the ground floor building footprint, to allow for the Project's proposed 22 percent ground floor retail use (the "Retail Percentage Variance").
- C. Design: The design elements of the Project (the "Design") as further detailed in the Design Critique attached to this Report as Exhibit B, including three deviations from the Design Standards detailed therein related to (i) percentage of retail use space on ground floor; (ii) street level landscaping; and (iii) sidewalk design (collectively, the "Deviations").
- D. Shoreland Impact Plan/Conditional Use Permit for Impervious Surface: A shoreland impact plan/conditional use permit for an impervious surface coverage that exceeds 75% of the lot coverages to allow for the Project's proposed 100 percent impervious surface coverage (the "Impervious Surface CUP").
- 1.3 Property. The legal description of the Property is attached to this Report, as Exhibit A, and the address, property identification numbers and owner of the Property are:

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

- 1.4 Land Use Designations. The Property is zoned and guided as follows:

Zoning:	C-4/Central Business District
Comp Plan designation:	Central Business District
Overlay districts:	S/Shoreland Overlay District Lake Street Design District

- 1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Wayzata Lakeshore Weekly* on December 26, 2019 and mailed to all property owners located within 350 feet of the Property on December 26, 2019. The public hearing on the Application was held at the January 6, 2020 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 F.A.R.; Variances. The maximum Floor Area Ratio (F.A.R.) (floor area of a building, divided by the area of the lot on which it sits) in the C-4 Central Business District is 2.0. Sec. 978.07.C. Criteria in Sec. 905.01 C. for granting a variance from such F.A.R. are:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
 - B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
 - C. “Practical difficulties,” as used in connection with the granting of a variance, means that:
 - (i) the property owner’s proposal for the property is reasonable but not permitted by Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
 - D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
 - E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
 - F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person’s land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
 - G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
 - H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.
- 2.2 Ground Level Retail; Variances. In the C-4 Zoning District, 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. Sec. 978.06.C. Criteria for granting a variance are noted above.

2.3 Design Standards; Deviations. All new non-residential building construction in the City must comply with the Design Standards found in Chapter 909 of the Zoning Ordinance. The Project falls within the “Lake Street Design District”, and the relevant design standards applicable to the Project are outlined in the attached “Design Critique” (Attachment A). Deviations from the Design Standards may be permitted under Sec. 909.29 (with the exception of Section 7 of the Design Standards) if City Council (after considering the Planning Commission’s recommendation) makes a finding that the negative impact of such deviation is outweighed by one or more of the following factors:

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

2.4 Shoreland Impact Plan/Conditional Use Permit for Impervious Surface.

- A. Impervious Surface. The Shoreland Overlay District establishes a maximum impervious surface of 25% of the lot area. Impervious surface coverage may be allowed to exceed 75% of the total lot area when the following stipulations are met:
 - 1. All structures and practices are in place for the treatment of stormwater runoff.
 - 2. A shoreland impact plan/conditional use permit is submitted and approved as provided for in Section 991.19.A of the Zoning Ordinance, subject to the conditions listed in Section 991.19.C of the Zoning Ordinance.

- B. Shoreland Impact Plan. Except for situations listed in Sec. 991.19.B., landowners or developers desiring to develop land or construct any dwelling or any other artificial obstruction on land located within any Shoreland District within the City of Wayzata shall first submit a conditional use permit application as regulated by Chapter 904 of this Ordinance and a plan of development, hereinafter referred to as "Shoreland Impact Plan," which shall set forth proposed provisions for sediment control, water management, maintenance of landscaped features, and any additional matters intended to set forth proposed changes requested by the applicant and affirmatively disclose what, if any, change will be made in the natural condition of the earth, including loss of change of earth ground cover, destruction of trees, grade courses and marshes. The plan shall minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible, and shall affirmatively provide for the relocation or replanting of as many trees as possible which are proposed to be removed. The purpose of the shoreland impact plan shall be to eliminate and minimize as much as possible potential pollution, erosion and siltation.
- C. General CUP Criteria. Section 904.02.F states that the Planning Commission and City Council shall consider possible adverse effects of a proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:
- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 - B. The proposed use's compatibility with present and future uses of the area.
 - C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
 - D. The proposed use's effect on the area in which it is proposed.
 - E. The proposed use's impact upon property values in the area in which it is developed.
 - F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
 - G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

- D. SIP/CUP Conditions. All conditional use permits for consideration under Section 991 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.

Section 3. FINDINGS OF FACT

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

- 3.1 F.A.R. Variance. The F.A.R. Variance meets the standards for granting a variance under the Zoning Ordinance:
 - A. The F.A.R. Variance is in harmony with the general purposes and intent of the Zoning Ordinance and is consistent with the Comprehensive Plan in that the Project allows for a mix of uses which strengthen the Central Business District as the shopping, employment, and entertainment destination of Wayzata.
 - B. The Applicant has established that there are practical difficulties in complying with the F.A.R. requirement..
 - C. Practical difficulties include the fact that:
 - (i) the Applicant's proposal for the Property is reasonable but not permitted by Zoning Ordinance;

- (ii) the plight of the Applicant is due to circumstances unique to the Property's size and location on Lake Street, and not created by the landowner, and driven in large part by the high water table in the area and a desire to provide all parking on site; and
- (iii) the F.A.R. Variance, if granted, will not alter the essential character of the locality which consists of buildings which are a similar size and scale to the Project.

- D. Economic considerations alone are not the reason for the F.A.R. Variance.
- E. The Applicant has explained the reasons that the F.A.R. Variance is justified under the criteria for granting variances in order to make reasonable use of the land, structure or building.

3.2 Retail Percentage Variance. The Retail Percentage Variance meets the standards for granting a variance under the Zoning Ordinance:

- A. The Retail Percentage Variance is in harmony with the general purposes and intent of the Zoning Ordinance and is consistent with the Comprehensive Plan in that it would allow for and include ground floor retail consistent with the area and goals of the Comprehensive Plan in that the Project would add retail on Lake Street where there is not currently retail, increasing retail vitality on the main thoroughfare of the Central Business District.
- B. The Applicant has established that there are practical difficulties in complying with the requirement for the amount of retail use on the ground floor.
- C. Practical difficulties include the fact that :
 - (iv) the Applicant's proposal for the Property is reasonable but not permitted by Zoning Ordinance;
 - (v) the plight of the Applicant is due to circumstances unique to the Property, and not created by the landowner, and driven in large part by a desire to meet the parking requirements for the Project on the Property while still providing retail on the ground floor along Lake Street; and
 - (vi) the Retail Percentage Variance, if granted, will not alter the essential character of the locality, which is a mix of office and retail similar to the Project.
- D. Economic considerations alone are not the reason for the Retail Percentage Variance.

- E. The Applicant has explained the reasons that the Retail Percentage Variance is justified under the criteria for granting variances in order to make reasonable use of the land, structure or building.

- 3.3 Project Design and Deviations. The Project meets the applicable provisions of the Design Standards as reflected in the Design Critique attached to this Report as Exhibit B except for the Deviations, which relate to (i) percentage of retail use space on ground floor; (ii) street level landscaping; (iii) sidewalk design and (iiii) percentage of accent materials to allow for screening in open parking areas.

The Commission finds that there would be a positive effect on the area where the building is proposed by allowing these Deviations, and that the reasons supporting (i) the Retail Percentage Variance also support the Deviation related to retail use space on the ground floor, and (ii) the other Deviations are at the request of the City and relate to the City's pending projects and plans for the Lake Street streetscape and improvements. To the extent there are any negative impacts of the Deviations, those impacts are outweighed by one or more of the following factors:

- A. The extent to which the Project advances specific policies and provisions of the City's Comprehensive Plan, as noted in the record.
- B. The extent to which the Deviation related to retail use space on the ground floor would alleviate an undue burden, taking into account current leasing, housing, and commercial conditions.
- C. The positive effect of the Project on the area in which the Project is proposed, including renovation of an important section of Lake Street.

- 3.4 Shoreland Impact Plan/Conditional Use Permit for Impervious Surface. The provisions of Section 991.19 and 904.02.F of the Zoning Ordinance have been considered and are satisfactorily met.

A. Shoreland Impact Plan.

- 1. All structures and practices are or will be in place for the treatment of storm water runoff for the Project as reviewed and approved by the City Engineer.
- 2. A Shoreland Impact Plan has been approved by the City Engineer.

B. General CUP Criteria.

- 1. The Project and associated use is compatible with the specific policies and provisions of the official City Comprehensive Plan.

2. The Project and associated use is compatible with present and future uses of the area.
3. The Project and associated use conforms with all performance standards contained in the Zoning Ordinance, except those for which a CUP and variance is requested.
4. The Project and associated use will not have a negative effect upon the surrounding area.
5. The Project and associated use will not have a negative impact upon surrounding property values.
6. The Project and associated use will not increase traffic above capacity.
7. The Project and associated use will not negatively impact existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

C. SIP/CUP Conditions.

1. The Project has been analyzed and the impact of impervious surfaces, stormwater runoff, floodplain, and water quality implications have been mitigated through approved means to the extent possible.
2. Stormwater treatment measures used for the Project are subject to the review of the City Engineer and the Minnehaha Creek Watershed District where applicable.
3. The Project has been 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. The Project has been analyzed in terms of the appearance of the structures and will not generally be visible when viewed from the lake's surface.
5. Building heights have been analyzed to determine the impact on surrounding structures and views from the lake surface or other shores. Structures will not 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 of the Project will not exceed the maximum allowed density of the base zoning district for which the Project is proposed. The density of the Project will not exceed the density standards as specified in the R-5 District of this Ordinance.
7. Lot coverage of the Project will be restricted to the provisions for maximum impervious surface coverage provided for in the Zoning Ordinance.
8. The Project will not cause the overall residential densities in the shoreland area to 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.
9. The Project will not cause the overall lot coverage in the shoreland area to 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.
10. The Project is 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. The Project is in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan.
12. The Project will be subject to the review of the Minnehaha Creek Watershed District.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the (i) F.A.R. Variance; (ii) Retail Percentage Variance; (iii) Design of the Project, including Deviations; and (iv) Impervious Surface CUP requested in the Application, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes and land use regulations.

- B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application.
- C. Final Grading, Drainage, and Erosion Plans for the Project the must be approved by the City Engineer prior to the issuance of building permits and submitted to the City for review.
- D. The Applicant must install safety mechanisms at the entrances of the ramps, a mechanism that limits the lowest level parking to office users, and signage for parking for public/retail users.
- E. The Applicant must incorporate natural and lattice screening along areas of the parking structure which were originally shown as open to enhance screening and separation between the Project and neighbors.
- F. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 23rd day of January 2020.

Christine Plantan
Chair, Planning Commission

Voting For Approval Recommendation: Douglas, Parkhill, Flannigan, Plantan, Merriam

Voting Against Approval Recommendation: Iverson

Abstaining: none

Absent: Bashioum

Attachments:

Exhibit A: Legal Description of Property

Exhibit B: Design Critique

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
January 6, 2020**

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: Flannigan, Plantan, Douglas, Merriam, Parkhill, and Iverson. Absent: Bashioum. Community Development Director Emily Goellner, Assistant Planner Nick Kieser, Planning Consultant Peggy Sue 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 January 6, 2020 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the December 16, 2019 Meeting Minutes

b.) Report and Recommendation of Approval for a Heritage Preservation Site Designation for the Section Foreman House at 738 Lake Street East

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

Hearing no such request, he asked for a motion to approve the Consent Agenda as presented.

Commissioner Iverson 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 Variances, Design Review, and Shoreland Impact Plan/Conditional Use Permit for Lothenbach Family Offices at 401 Lake St E

1
2 Planning Consultant, PeggySue Imihy, stated that the applicant, Peterssen/Keller Architecture, and
3 the property owner, Lothenbach Props VI, LLC, have submitted a development application to
4 redevelop the property at 401 Lake Street E. The applicant is proposing to demolish the existing
5 building on the site and construct a three-story, 19,910 square-foot office-retail building. The
6 building would have 2,250 square feet of retail on the ground floor and 11,815 square feet of office
7 space on the second and third floors. The building would also have 4,150 square feet of green roof
8 area, with a 450 square-foot rooftop patio space, accessible from staircase or elevator to the roof.
9 The remaining square footage of the building would be used for parking.

10
11 The application requests variances for the maximum allowable floor area ratio (FAR) of 2.0 and
12 the required first floor retail percentage of at least 50% in the C-4 Central Business Zoning District.
13 The application also requests review and approval of the project design under the applicable
14 Design Standards for the Lake Street District, and approval of a Shoreland Impact
15 Plan/Conditional Use Permit (CUP) for impervious surface coverage greater than the allowed 25%
16 in the Shoreland Overlay District.

17
18 The applicant previously appeared with another application for the property at the October 7, 2019
19 Planning Commission meeting, requesting approval of a Concept Plan for a Planned Unit
20 Development and a variance from the maximum allowable building height. The Planning
21 Commission recommended denial of that application due to concerns regarding building height,
22 the lack of sufficient parking, and the scale and massing of the proposed building. Following that
23 meeting with the Planning Commission, the applicant withdrew their application to consider ways
24 to address the Planning Commission's concerns. The new application no longer requests approval
25 of a Planned Unit Development and is in compliance with the height requirements and
26 accommodates all required parking on-site. The applicant was also able to reduce the FAR from
27 2.44 to 2.33.

28
29 The property lies within the C-4 Central Business District, Shoreland Overlay District, and Lake
30 Street Design District. The 2030 and 2040 Comprehensive Plan Designation for the property is
31 Central Business District.

32
33 As part of the current application, the applicant is requesting a variance for the proposed FAR from
34 the maximum of 2.0 to 2.33. The applicant identified the parking requirement, the size of the
35 parcel, and the high-water table as reasons for the increased FAR. The proposed building meets
36 the requirement of City Code §978.06.C that at least 50% of the building frontage on the ground
37 floor along Lake Street be used for retail or service commercial use, but does not comprise at least
38 50% of the ground floor building footprint. The applicant has asked for a variance to reduce the
39 required minimum amount of retail on the ground floor building footprint from 50% to 22% and
40 has identified the need to accommodate parking, the size of the site, and the high-water table as
41 practical difficulties faced in meeting this standard.

42 The applicant is also requesting three deviations from the Design Standards. The first is consistent
43 with the requested variance regarding retail percentage on the ground floor. The second and third
44 design deviation were requested by City Staff and pertain to outdoor landscaping, sidewalk, and
45 lighting requirements that will be impacted by the Lake Effect plans that will be incorporated along
46 Lake St E.

1
2 A Shoreland Impact Plan/Conditional Use Permit is required under City Code §991.19.A. The
3 proposed project would cover the entire site, creating 100% impervious coverage. Stormwater
4 treatment measures include the installation of a green roof system.

5
6 The proposed plan for parking would locate 13 parking spaces on the ground floor, 22 spaces on
7 the underground floor of an enclosed ramp, and an additional 5 spaces located on the northern part
8 of the site. In total, the site would have 40 spaces for parking. The City Engineer/Public Works
9 Director has reviewed the parking structure and his recommendation of approval includes
10 conditions. These conditions include the installation of safety mechanisms at the entrances of the
11 ramps, installation of a mechanism that limits the lowest level parking to office users, and signage
12 for parking for public/retail users.

13
14 The applicant has provided a landscape plan, which includes replacing 35 inches of the 40 inches
15 of tree caliper inches required to be replaced. The five inches which cannot be accommodated in
16 the right-of-way will need to be paid for with the Tree Ordinance's Fee in Lieu of planting, at a
17 cost of \$160 per caliper inch, for a total of \$800.

18
19 The site currently has 83% impervious surface between the parking lot and the existing building.
20 The proposed plan would increase the impervious coverage to 100%, which is allowed within the
21 Shoreland Overlay District so long as the applicant receives approval of a CUP/Shoreland Impact
22 Plan. The applicant has proposed a green roof system, where vegetation and soil act as a sponge,
23 absorbing and filtering water that would normally run off the site. The proposed roof would
24 decrease runoff from the site, and the existing runoff patterns would remain unchanged. The City
25 Engineer/Public Works Director has found the mitigation of stormwater runoff to be a suitable
26 best management practice. A building permit cannot be issued until approval from the Minnehaha
27 Creek Watershed District is received.

28
29 The construction of the proposed building will create a landlocking of 407 Lake St E on the east
30 side since there is not an alley behind the building. The Applicant has reached an agreement with
31 407 Lake St. E to continue to allow their trash to be picked up at 401 Lake St. E. The Fire Marshal
32 was contacted, and it was determined that the landlocking of 407 Lake St. E would not impede
33 their ability to adequately address a fire on the property.

34
35 Chair Flannigan asked if the current property was retail. He also asked for clarification of other
36 retail uses in the vicinity of the property.

37
38 Planner Imihy stated that the properties next to the parcel are not currently retail.

39
40 Chair Flannigan asked for information regarding rooftop systems, their longevity, and potential
41 maintenance issues.

42
43 Planner Imihy replied that the applicant can likely speak to the longevity and maintenance of such
44 technologies. She added that many cities award bonuses for green rooftop systems being
45 incorporated into buildings.

1 Commissioner Merriam stated that there is a retail business directly across from the subject
 2 property, as well as an increase of retail properties as one moves along Lake St. She also asked
 3 if the FAR would be affected if all of the parking were located at the north side of the building and
 4 in a three-story parking ramp.

5
 6 Planner Imihy responded that FAR includes everything that is seen above grade. The sub terrain
 7 parking on this property is not included in the FAR calculation. She explained that FAR is intended
 8 to offer a correlation of density or of appearance, in essence a measure of scale.

9
 10 Commissioner Douglas asked if there was a difference between the 2030 and 2040 Comprehensive
 11 Plan Designation for the property, what was the required retail percentage for two identified
 12 properties, and how is the water table impact determined.

13
 14 Planner Imihy stated that the 2030 and 2040 Comp Plan have the same designation for the property.
 15 She did not know the retail percentage required for the two identified business but stated that they
 16 could look up the answer. She stated that most properties in close proximity to Lake Minnetonka
 17 are going to have a high-water table. She does not believe that the discussed property was required
 18 to produce soil borings.

19
 20 Commissioner Parkhill asked for clarification regarding required parking being determined by the
 21 size of offices and their square footage. He further asked if the Code allowed rooftop seating.

22
 23 Planner Imihy stated that square footage drives the determination of required parking. She also
 24 stated that the City doesn't have a Code section that expressly prohibits rooftop patios.

25
 26 There being no further question from the Commission for Staff, Chair Flannigan invited the
 27 Applicants to address the Commission regarding the application.

28
 29 Applicant's representative, Greg Keup, 420 Kimberly Ln N Plymouth, stated that the Lothenbach
 30 Family offices are currently located in Wayzata and they look forward to that becoming permanent.
 31 He stated that the team joining him to speak included their Architect and General Contractor. He
 32 added that their team has worked hard to listen to the feedback given from the previous Planning
 33 Commission meeting as well as the numerous meetings held with neighbors to the property.

34
 35 Applicant's Attorney, Carol Lansing, Faegre Baker Daniels, Minneapolis, stated that she wanted
 36 to provide a little more framework around the standards for the FAR variance as the Commission
 37 considers the presentation the team will provide. She provided a clarification regarding the term
 38 "reasonable" as it applies to the practical difficulties aspect of the variance standard.

39
 40 Applicant's Architect, Gabriel Keller, 1526 West 25th St. Minneapolis, stated that the Planned Unit
 41 Development that the Planning Commission considered in the previous application was the path
 42 recommended to the team. They have changed their direction to requesting a variance request due
 43 to the feedback received. He stated that they are making three requests in their application. He
 44 added that the other requests in the application were accommodations to Staff's requests due to
 45 the anticipated Lake Effect plans. He stated that because of the unique size of the property, it is
 46 impossible to meet the parking requirements and the retail percentage requirements. He discussed

1 other similar properties with similar practical difficulties that were granted variances. He added
2 that soil borings were completed to determine the height of the water table. He provided visuals
3 of different configurations of the property and stated that there wasn't a way to meet both the
4 parking and the retail percentage requirements of the Code. He shared information regarding green
5 roofs. He stated that they require minimal maintenance, are more visually appealing, and help
6 extend the longevity of the roof by 3-5 times longer than a typical roof.

7
8 Applicant's Architect, Ryan Fish, 4329 29th Ave S Minneapolis, stated that the FAR would be
9 below 2.0 if the partially underground parking was removed from the equation.

10
11 Chair Flannigan asked the Commission for questions for the applicant.

12
13 Commissioner Parkhill asked for the percentage of parking that is below grade.

14
15 Mr. Fish stated that approximately 45% of the volume is underground, but difficult to determine
16 due to the slope. He identified a space on a diagram that is both above and below grade.

17
18 Commissioner Parkhill asked if the identified space was removed from the FAR calculation would
19 the design be at 2.0 FAR.

20
21 Mr. Fish stated that the identified area as well as an outside covered area would account for the
22 difference in the achieved and required FAR.

23
24 Commissioner Douglas asked for clarification regarding an elevation diagram on page 69 of the
25 Commissioner's packet. She asked if the area was open to the parking area.

26
27 Mr. Keller stated that the area can be accessed by walking or driving and is part of the retail use
28 space that the City had requested. They had thought to propose a screen of vines at the location
29 but discovered that wouldn't meet City Code requirements.

30
31 Commissioner Iverson asked for clarification regarding a rooftop job drawing that states "recessed
32 plumbing vent area, screen from bluff and neighboring properties". She asked for the height and
33 a description of the item.

34
35 Mr. Fish stated that the description is an attempt to creatively hide pipes.

36
37 Commissioner Merriam asked about a statement indicating that an ornamental 12-foot-tall tree
38 would be part of the rooftop terrace landscape.

39
40 Mr. Keller responded that the third floor will have a center section that is open to the sky and
41 surrounded in glass for the connected offices to view. A tree will be planted in this section and
42 would not project above the building roof plane.

43
44 Commissioner Iverson asked about the mechanical screens and potentially how much noise would
45 be expected in that area. She further asked if the adjacent area was residential or commercial.

1 Community Development Director, Emily Goellner stated that the adjacent property to the
2 mechanical screening area would be commercial.

3
4 Mr. Keller stated that they are not at the construction phase of having specifics. He added that the
5 HVAC subcontractor indicated that there would be no difficulty meeting code regarding noise
6 levels.

7
8 Commissioner Iverson asked Staff how noise levels are measured. She indicated that she has
9 gotten noise complaints from residents at another location near a commercial building. She added
10 that the City needs to do a better job at monitoring those noise level requirements.

11
12 Mr. Keller stated that noise levels will be a factor of the equipment chosen for the project. He
13 clarified that the screening is pointed towards the back space of the Masonic temple.

14
15 Commissioner Plantan asked Staff as well as the applicant if additional screening could be added
16 to the parking garage with the understanding that the City Code contained restrictions regarding
17 screening specifics.

18
19 Commissioner Parkhill asked how much parking is required for the retail and office space.

20
21 Mr. Fish stated that the zoning code is three parking spaces for every thousand feet. The retail
22 would require approximately 7-8 spaces.

23
24 There being no further questions from the Commission for the applicant, Chair Flannigan opened
25 the public hearing on the application at 7:24 p.m.

26
27 Property owner of 315 Manitoba Ave, and owner proxy for 445 Lake, Charles Nolan, stated that
28 many significant improvements have been made since the public hearing on the last application.
29 He continues to have two issues with the plan. He agreed that moving from a PUD to a variance
30 was appropriate. Unfortunately, he does not believe that the circumstances are even close to being
31 met to qualify for a variance. He stated that the test for being granted a variance includes that the
32 difficulty cannot be self-created, and that economics cannot play a part in the need for a variance.

33
34 Planner Imihy clarified that the standard is economics cannot be the only consideration for granting
35 a variance.

36
37 Mr. Nolan stated that the applicant wants everyone to believe that it is the properties uniqueness
38 that is creating a need for a variance. He added that the property is a complete rectangle with two
39 frontages and the dimensions perfectly maximize the ability to put parking on the site. He also
40 stated that the increasing grade does not create a hardship but instead allows for parking to be
41 hidden underground and benefits the FAR calculation. He believes the problem is self-created and
42 the building is too big for the site. He stated that his building will look down on this building, and
43 he is concerned with the terrace and the lack of control over the space and its use.

44
45 Representative for the properties of 306 through 324 Manitoba, Darren Schmidt, stated that his
46 properties are to the north of the project. He believed that the current proposal is much improved

1 over the previous one. He continued to have concerns regarding the rooftop and its use. He stated
2 that other properties have been imposed with limitations and that should be the same for the current
3 proposal. He stated that the parking stalls on the north side of the building should have screening.
4 He would also like to see trash screening. He stated that the north side of the buildings grading
5 will impact snow loading and he would like to see a formal agreement to address the issue.
6

7 There being no one else wishing to comment on the application, Chair Flannigan closed the public
8 hearing at 7:35 p.m.
9

10 Chair Flannigan asked for the Commission to provide feedback regarding the application.
11

12 Commissioner Merriam stated that the Swans building and another building at Broadway have
13 FAR's greater than 2.0. She asked for the City approvals that allowed for the increase in FAR to
14 be granted.
15

16 Planner Imihy stated that both of the identified projects were reviewed by the Planning
17 Commission and approved by City Council, and increased FARs as part of a Planned Unit
18 Development.
19

20 Director Goellner stated that she could look into past approval documents to provide more
21 information.
22

23 Chair Flannigan asked for the City Code regarding the rooftop and the potential uses allowed.
24

25 Director Goellner stated that the City Code does allow a rooftop terrace with parapet walls or
26 protective railing with a height on no more than 35 feet. The City Code does not regulate the
27 activity or use of a rooftop terrace.
28

29 Planner Imihy stated that there was another property that was given restrictions regarding the use
30 of a rooftop, but that was due to mechanicals being present on the roof.
31

32 Commissioner Parkhill asked if average grade is used to calculate FAR.
33

34 Planner Imihy stated that the average grade is used to determine building height. The FAR is
35 determined by visual impact and not by using the average grade calculation. It doesn't matter how
36 much of the parking is below grade as long as its visible it will be included in the FAR.
37

38 Director Goellner stated that the Zitzlof building at 305 and 309 Lake has 55% retail use. They
39 were granted a variance to FAR due to circumstances unique to the property, and in large part due
40 to the desire to maintain the historical aesthetic of the bank façade and the desire to provide
41 enclosed parking within the building. That was included in the floor area rather than as a surface
42 parking lot. The other property that Commissioner Douglas inquired about was Wayzata Blue.
43 She stated that the property is west of Berry Ave and is not required to have 50% retail.
44

45 Commissioner Merriam asked if Director Goellner asked if there was information regarding the
46 Broadway building.

1
2 Director Goellner stated that she believes that it was considered unique and that and FAR deviation
3 was granted, but she would look for more information.
4

5 Commissioner Merriam asked for the square footage of the retail space, and the type of retail that
6 would be pursued.
7

8 Mr. Keller stated that it is too early to determine what the retail space would be used for. He would
9 anticipate a clothing store, but they would have to meet the City requirements.
10

11 Commissioner Plantan asked if a setback to the second or third floor was considered to allow the
12 property to meet the 2.0 FAR.
13

14 Mr. Keller stated that they reduced the building a lot to accommodate the required parking space.
15 Further reductions in the building would create difficulty and limitations to balancing the necessary
16 elements of the building and its proposed uses.
17

18 Chair Flannigan stated that application is interesting, and he appreciates the applicant attempting
19 to address the concerns that were raised in the review of the previous application. He stated that
20 the building appears to be lighter and more airy than other buildings. He appreciates the comments
21 by Mr. Nolan and believes that there are practical difficulties in meeting the parking and the
22 required FAR. He stated that the building architecture overcomes the excess calculation of the
23 FAR. He thinks that the property is unique in the grading, the parking requirement, the retail
24 requirement, and he could agree with an approval of the FAR calculation.
25

26 Commissioner Douglas stated agreement with Chair Flannigan.
27

28 Commissioner Plantan stated her appreciation for the applicant's willingness to work with the
29 community and attempts to address the concerns raised with the previous application. She does
30 not believe the applicant has unique circumstances. She believes that there is likely a way to meet
31 the 2.0 FAR while still being economically responsible. She agreed with allowing the retail floor
32 percentage reduction, but not due to unique circumstances but rather to accommodate parking.
33 She stated that the property will contribute to the retail vibrancy on Lake Street. She would agree
34 with the Design review deviations that the City has requested and in regard to the Shoreland
35 Impact. She would like to add a couple of requirements or conditions that would include an
36 agreement with the City for the snow loading of the adjacent buildings, open areas of north and
37 east side parking garage to add screening, adding hours of operation to the rooftop use, and
38 regulations limiting the height of objects on the rooftop to not extend above the five foot railings.
39

40 Commissioner Merriam agreed with much that has been said. She stated that there are many
41 balconies on buildings in town and they are not regulated. She is not certain how rooftop terraces
42 are different. She acknowledged that she is not knowledgeable of the issues, but she has listened
43 to the concerns.
44

45 Chair Flannigan stated that there are a number of cities that love the rooftop use, but he
46 acknowledged that he does not live or work closely to one to have a different experience or opinion.

1
2 Commissioner Iverson stated that she agreed with most of what has been said. She would like to
3 see the FAR be brought down. She agreed with Mr. Nolans' comment regarding density and scale.
4 She would like the city to look at the Shoreland Impact Plan and the lack of green space in anything
5 other than sidewalks. She is concerned with the project utilizing 100% of the site and the lack of
6 greenspace. She is concerned the impact of the future. She would like to see greenspace on the
7 first level.
8

9 Commissioner Douglas stated that the rooftop will likely be utilized once a year for fireworks.
10 She stated that she lives in downtown Wayzata, and she doesn't see the terraces utilized very often.
11

12 Commissioner Parkhill appreciated the challenge of incorporating the required 40 parking spots
13 into the project. He stated that changes requested are reasonable. He stated that if the City Code
14 does not have regulations regarding the use of a roof top terrace, then it should likely not be an
15 important factor. He would like to have the FAR reduced.
16

17 Chair Flannigan would like to see screening for the parking stalls and the trash. He asked if there
18 were other remedies to consider regarding the stormwater handling.
19

20 Planner Imihy stated that the Shoreland Impact Plan conditional use permits is a conditional use
21 permit that can be issued as long as the applicant meets all of the conditions of the permit. City
22 Engineer Kelly did find that the plan for stormwater handling to be in line with best practices. The
23 City Code allows applicants to go up to 100% impervious surface so long as they can remediate
24 the effects of that impervious.
25

26 Commissioner Plantan asked about an application for a roof top terrace on Swans corner.
27

28 Planner Imihy stated that she believed that the issue with the referenced proposal was that it
29 included a cupola that was too large and too tall, and so the removal of that element removed the
30 rough elements for the proposal.
31

32 Director Goellner provided follow up information regarding the Broadway Place development at
33 326 Broadway Avenue. She stated that the property was in the planned unit development district
34 approved for the project, and there is no FAR standard for a PUD district.
35

36 Commissioner Iverson asked if they could make a condition that prohibits storing any items on the
37 rooftop.
38

39 Chair Flannigan added that a condition could be that nothing is allowed on the rooftop.
40

41 Commissioner Iverson stated that she would agree to Chair Flannigan's condition. She added that
42 she thinks that the green roof is brilliant, and she thinks the country should move that direction.
43 She questioned if there has been enough discussion regarding green roofs, and if the Planning
44 Commission should gather more information and present their findings to the City. She asked if
45 they could get additional time to gain more knowledge regarding the topic before making a
46 decision on the application.

1
2 Director Goellner stated that the City's concern for rooftops would mostly be related to nuisances
3 by human activity, which is not predictable, but the City can enforce nuisance ordinances if
4 necessary.

5
6 City Attorney, David Schelzel, stated that any conditions need to be reasonably related to a land
7 use request being made. City Code does not currently prohibit the use of the rooftop. If the
8 Commission would like to pursue the matter more, he believes more discussion is warranted to
9 determine how a proposed condition would relate to something the applicants are requesting.

10
11 Commissioner Iverson stated that City Code does not have a statement allowing rooftop terraces
12 activities.

13
14 Mr. Schelzel responded that there are limits to what the space can be used for due to it being in a
15 particular zoning district. The use would need to be something related to the proposed office or
16 retail uses in the building. There are also tools in the code that could be used to address nuisances,
17 noise and similar issues.

18
19 There being no further discussion among the Commissioners, Chair Flannigan asked for a motion
20 on the application.

21
22 Commissioner Parkhill made a motion, seconded by Commissioner Douglas, to direct staff to
23 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
24 reflecting a recommendation of approval of the FAR variance of 2.33, the variance for the ground
25 floor retail percentage of 22%, a deviation of the design standards for retail activity of 22% of the
26 total first floor footprint, a deviation from the design standards of City Code §909.06.A.2 and City
27 Code §909.16.A (so Lake Effect Plans can be incorporated), and the Shoreland Impact
28 Plan/Conditional Use Permit to allow 100% impervious coverage with the stormwater treatments
29 measures that include a green roof system with the recommendation of providing screening for the
30 northern side of the ramp for the property at 401 Lake St E, for review and adoption at the next
31 Planning Commission meeting.

32
33 Commissioner Douglas asked if the screening on the north side of the parking ramp could be
34 required.

35
36 Planner Imihy stated that the applicant removed screening from the identified area due to the
37 resulting need to obtain an additional design deviation for an increase of metal percentage. She
38 asked for clarification if the Commission would like the applicant to pursue the deviation.

39
40 Chair Flannigan stated that he would agree that something would need to be in that location. He
41 would like to see coverage.

42
43 Commissioner Parkhill amended the motion to include a Design Standards deviation for additional
44 metal or plantings to provide screening on the north side of the parking ramp.

45
46 Commissioner Douglas seconded the motion. The motion carried 5 ayes and 1 nay (Iverson).

Commissioner Iverson asked to express her reason for voting nay to be on the record. She stated that her vote is based on the Shoreland Impact Plan, and that she is not comfortable with allowing 100% of the site to be covered by impervious surfaces. She would like the City Council to have further discussion regarding the issue.

Chair Flannigan asked for a timeline for the application.

Director Goellner stated that the report and recommendation would come back to the Planning Commission at the January 23, 2020 meeting and then to the City Council in early February.

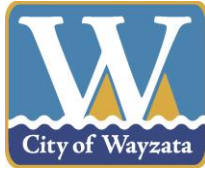
b.) Consider Development Application for Planned Unit Development General Plan, Design Review, Preliminary Plat, Zoning Map Amendment, and Shoreland Impact Plan/Conditional Use Permit for North Lake Townhomes at 215 Walker Ave S and 545 Indian Mound E

Planning Consultant Peggy Sue Imihy stated that 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 commercial building on the site and construct seven, two-story townhomes, split between three buildings. 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 application requests review and approval of a General Plan for a Planned Unit Development (PUD), 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, and a deviation from the setback requirements requiring new structures to be set back no less than 15 feet from the back of the curb line along roadways. The applicant is also requesting a rezoning from C-1: Office and Limited Commercial to PUD. The property is subject to the Design standards of the Bluff District and the applicant requests four deviations from these standards. They are requesting that the stone joints in the building materials be allowed to be larger than one-fourth of an inch, to allow for mechanical equipment to be located on the exterior of the building, to omit the streetscape features that require a bench, exposed aggregate, and additional streetlighting, and to allow for six-foot arborvitae between the driveway and the adjacent property to the west.

The property is currently zoned C-1 Office and Limited Commercial District. The 2030 Comprehensive Plan Designation is Mixed Use Business District. The 2040 Comprehensive Plan Designation is Mixed Use Commercial/Residential. The property is also in the Shoreland Overlay District and the Bluff District Design District.

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 the City Council about the massing and bulk of the two buildings, the applicant has modified the concept in their PUD General Plan to remove one unit and break up the development into three buildings. The General Plan lowered



**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.

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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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	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

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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

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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

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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

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	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

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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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<u>909.17.B. – Lake Street District</u> 1. Established Lake Street landscape treatments shall be followed in accordance with the specifications of the Wayzata Engineering Guidelines set forth in Wayzata City Code. Exposed aggregate with brick accent sidewalks shall be used. 2. Approved boulevard trees, planted in sidewalk areas, shall be planted no more than 26 feet on center from each other.	The sidewalk will have exposed aggregate with brick accents. Boulevard trees no less than 26 feet apart will be planted along sidewalk areas.	Yes 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

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

909.21.B. – Lake Street District		
1. If any part of a parking structure abuts Lake Street, that entire portion of the ground floor facade shall be occupied by at least 80 percent retail usage, extending to a depth of at least 30 feet.	The parking structure does not abut Lake St.	Yes
2. The ground floor level of a parking structure shall not come within 40 feet of Lake Street.	The ground floor of the parking structure is greater than 40 feet away from Lake St.	Yes
3. The top decks of parking structures visible from adjacent properties shall be designed with trellises and landscaping sufficient to screen at least 50 percent of the visible area.	There is not a top deck of a parking structure which is visible from adjacent properties.	Yes

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

	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.		

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

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

	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 setbacks 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 (3 rd 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 microsilt 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

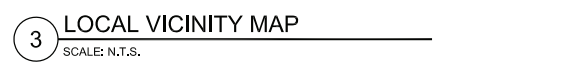
- P/K presented photos of the existing site and building before moving to 3D images of the proposed building and preliminary plans. We discussed how the new design reflected solutions to the concerns that were brought up at the last neighborhood meeting by going thru the previous concerns and presenting 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.

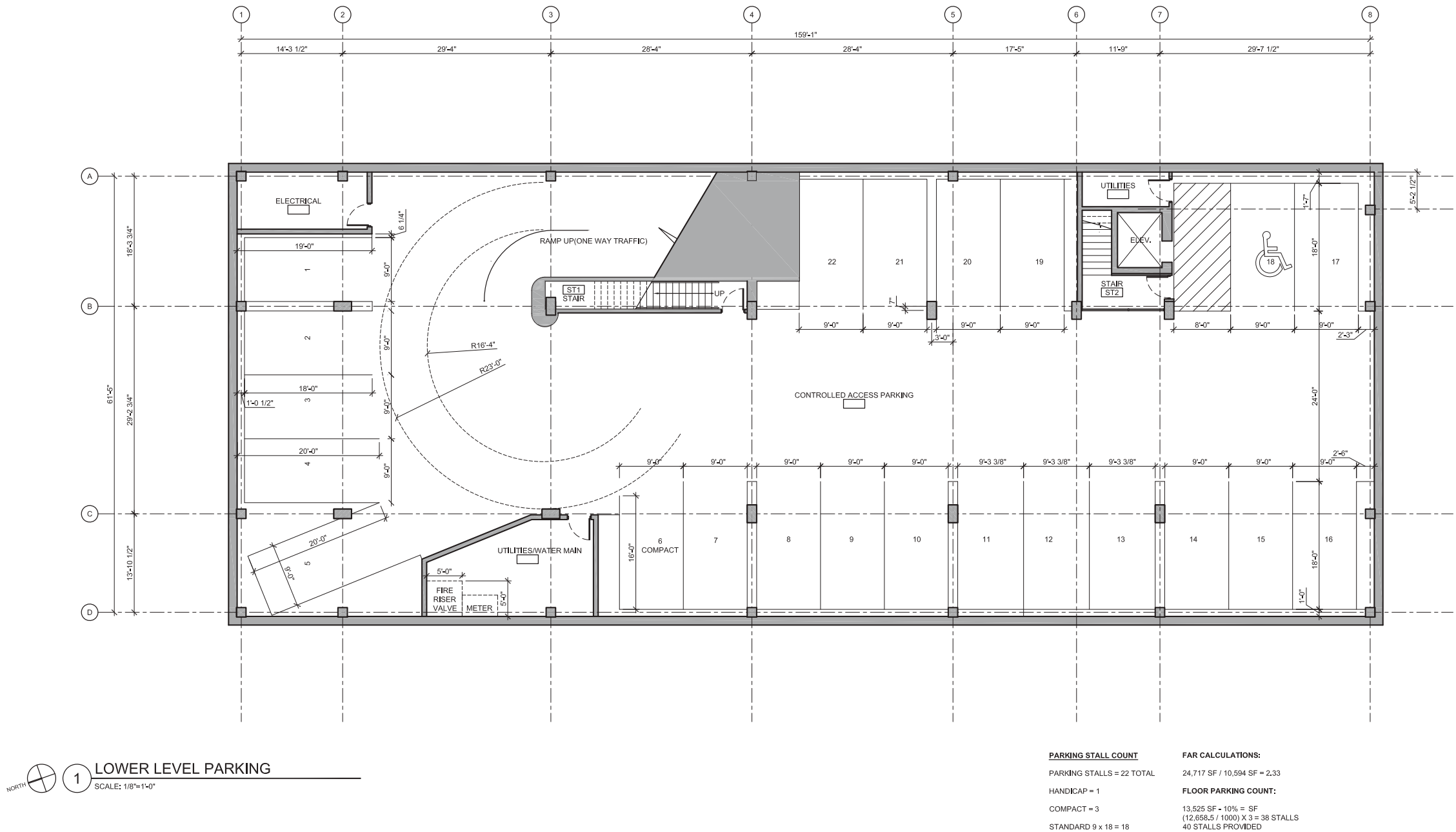


CODE & ZONING INFORMATION

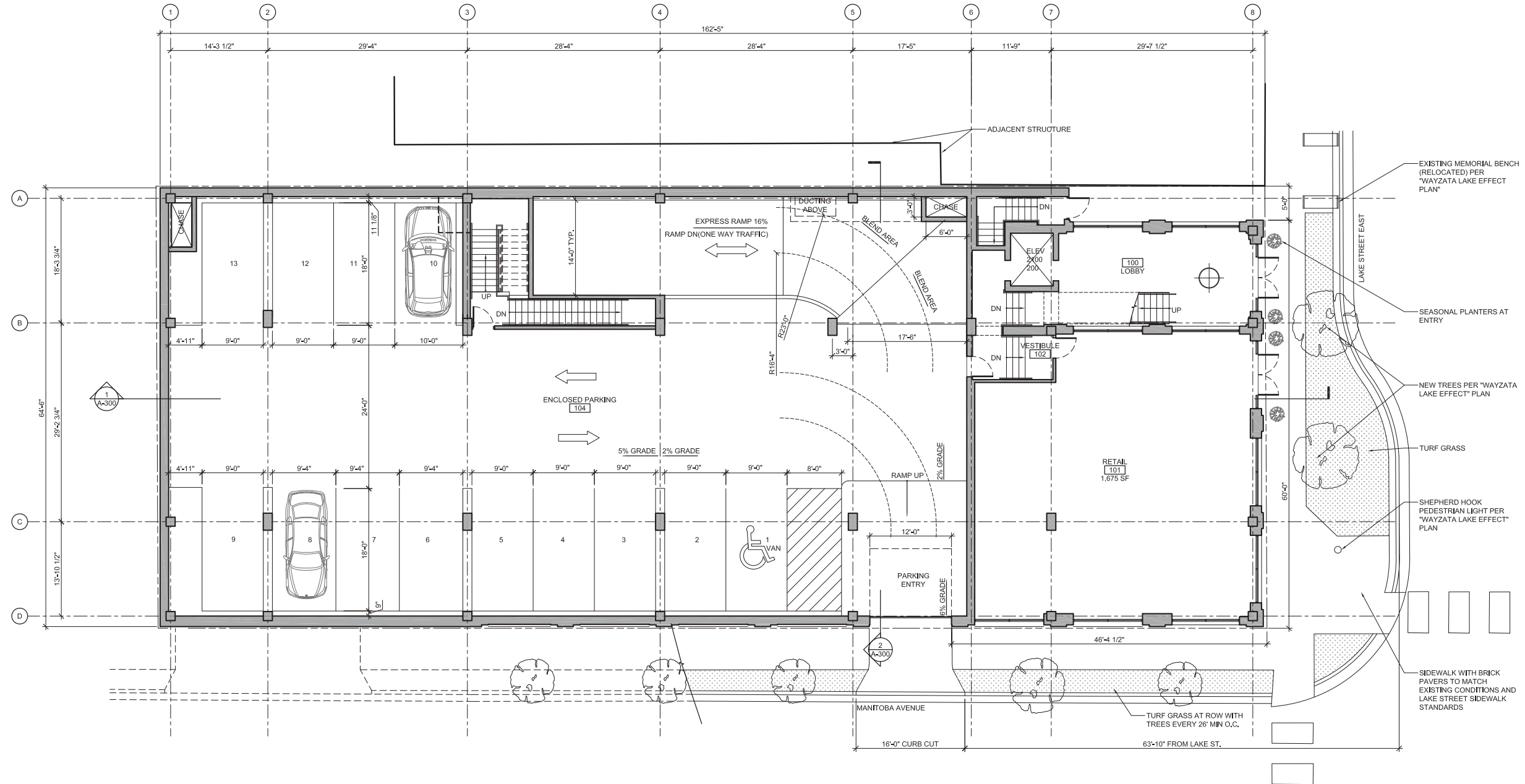
PIERCE PINI & ASSOCIATES
9298 CENTRAL AVENUE NE, SUITE 312
BLAINE, MN 55434
OFFICE: 763-537-1311
CONTACT: KEVIN GARDNER

GENERAL NOTES

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



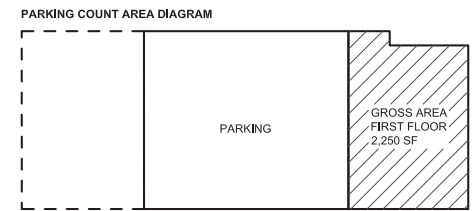
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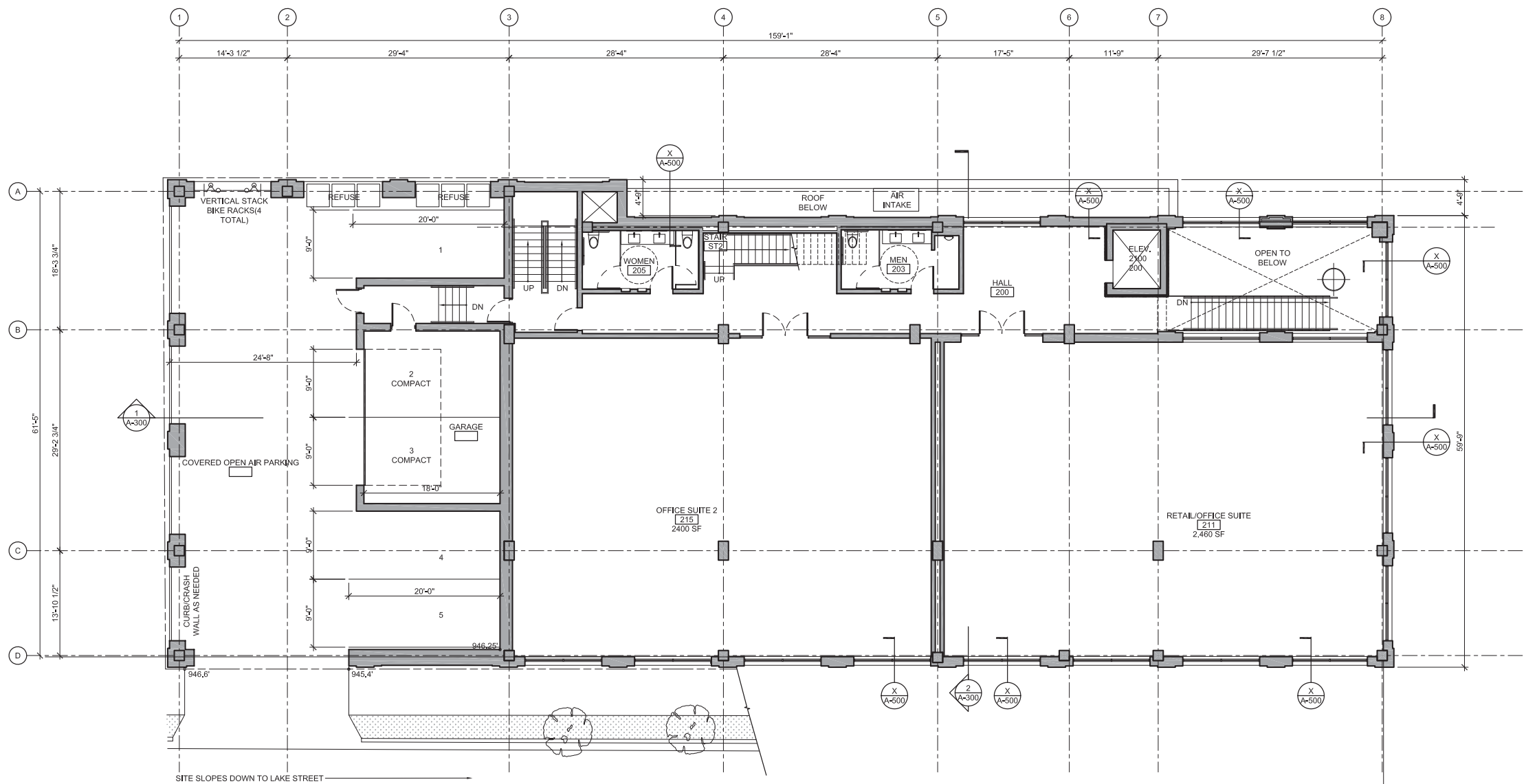
LEVEL 1 PARKING
SCALE: 1/8"=1'-0"

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



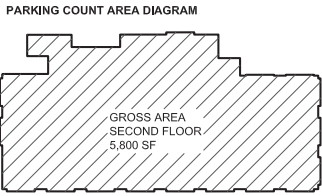
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1 LEVEL 2 FLOOR PLAN
SCALE: 1/8"=1'-0"

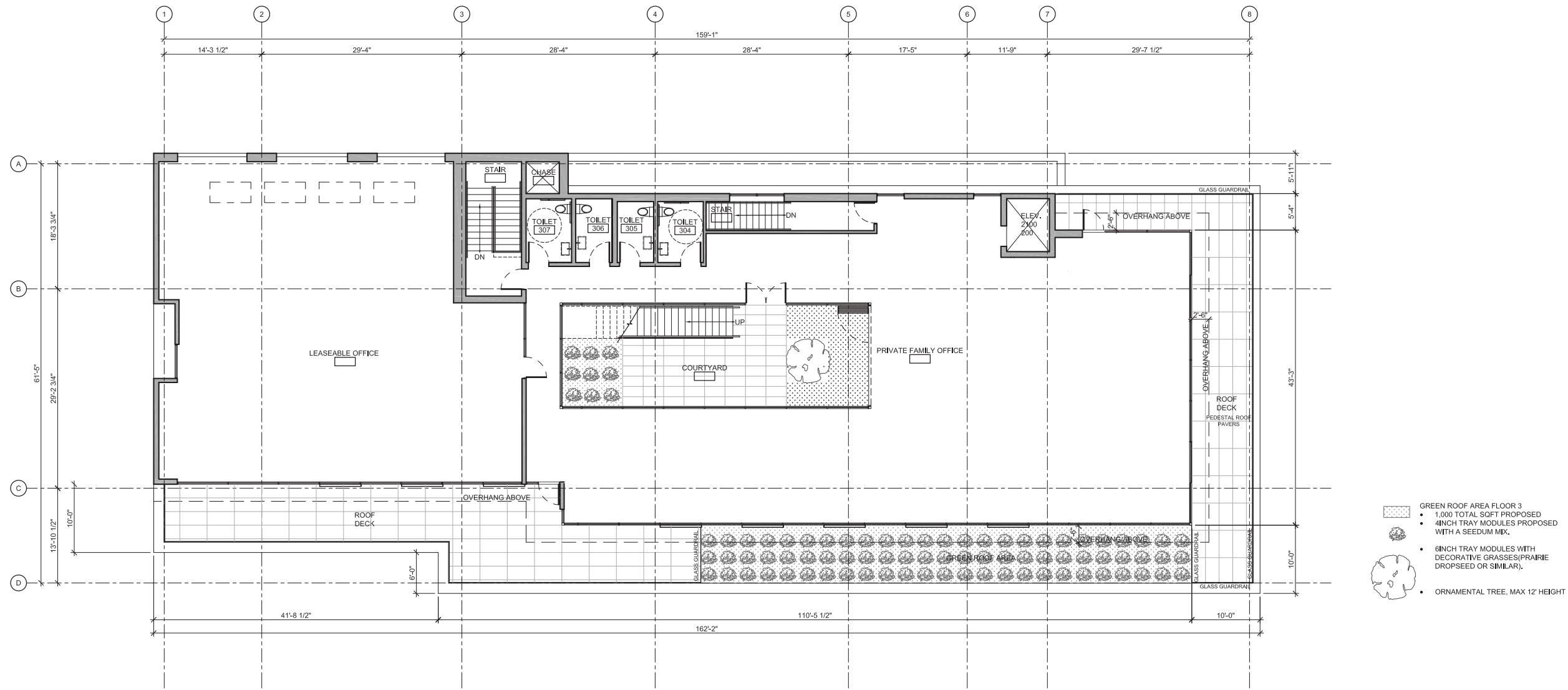
PARKING STALL COUNT
PARKING STALLS = 5 TOTAL
STANDARD = 5

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



LOTENBACH FAMILY OFFICE
WAYZATA, MINNESOTA 55391

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NORTH

1

LEVEL 3 FLOOR PLAN

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

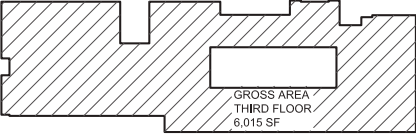
FAR CALCULATIONS:

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

PARKING COUNT AREA DIAGRAM



LOTENBACH FAMILY OFFICE
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NOT FOR CONSTRUCTION

A-104

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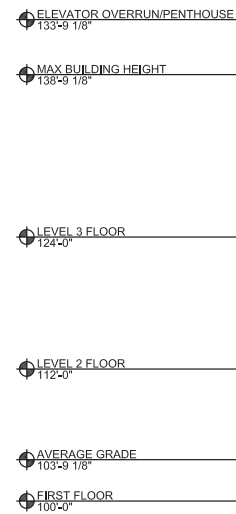
© 2015 HENNINGSEN & KELLER ARCHITECT



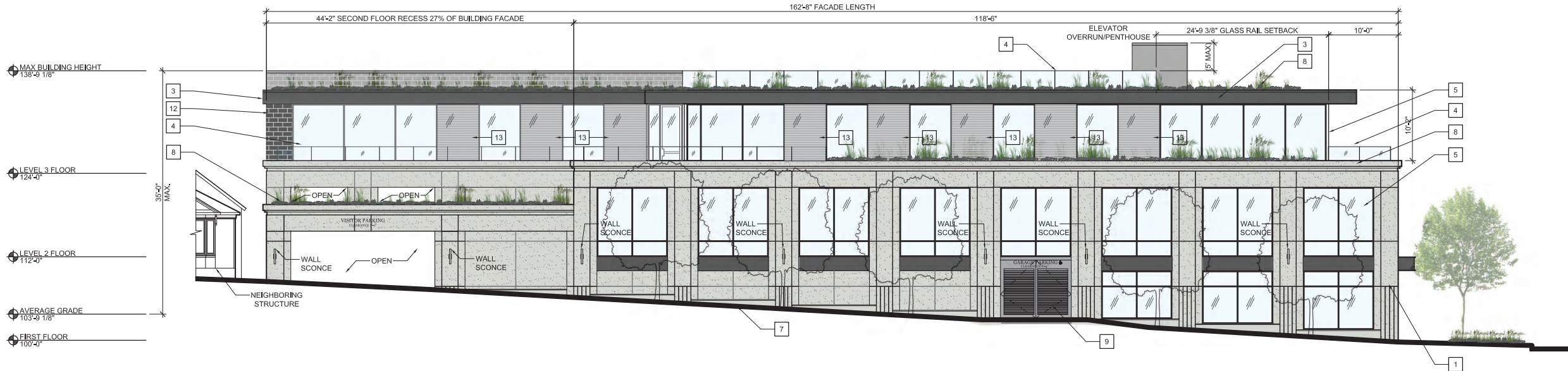
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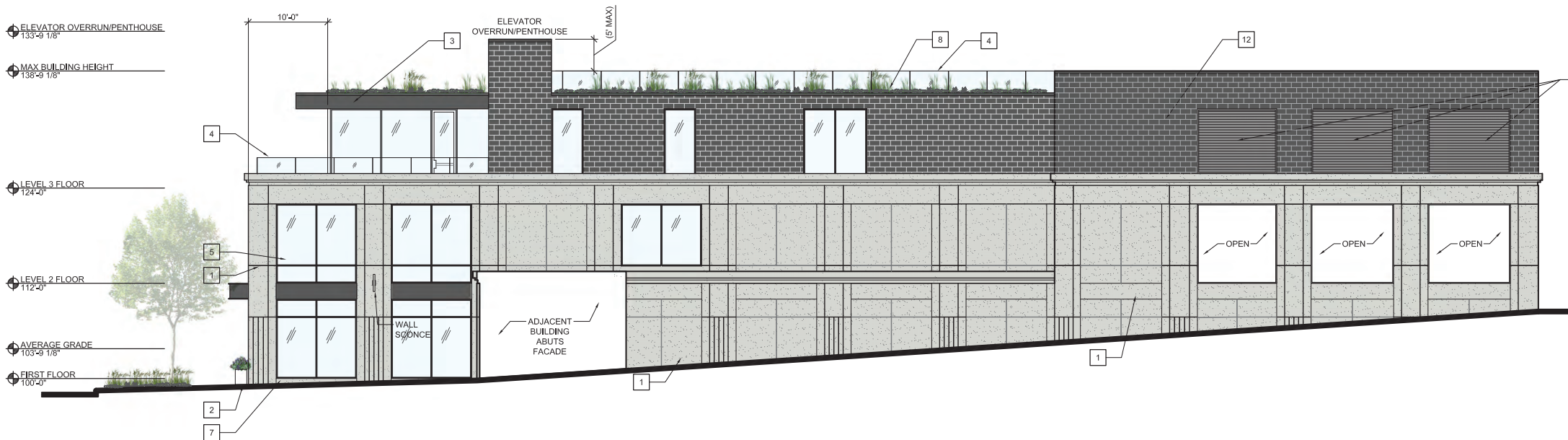
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



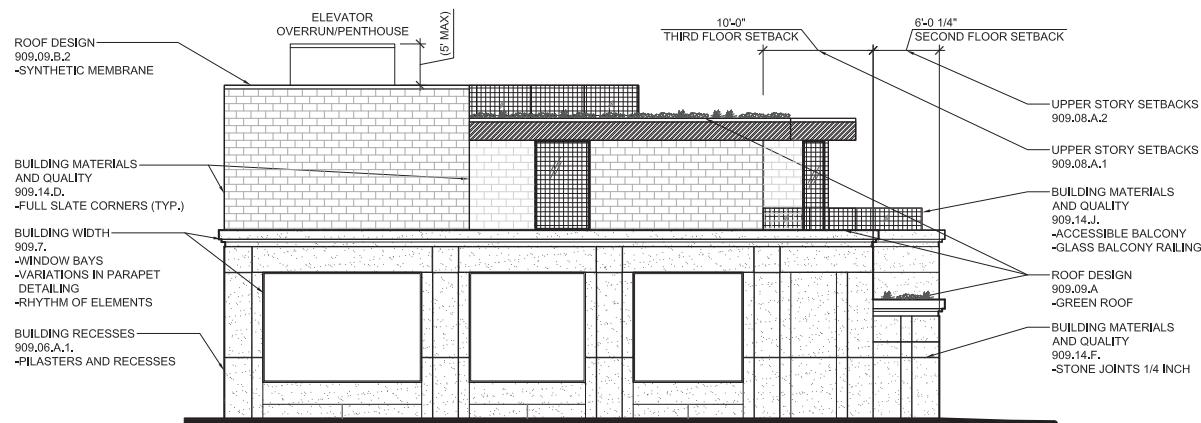
3 WEST ELEVATION
SCALE: 1/8"=1'-0"



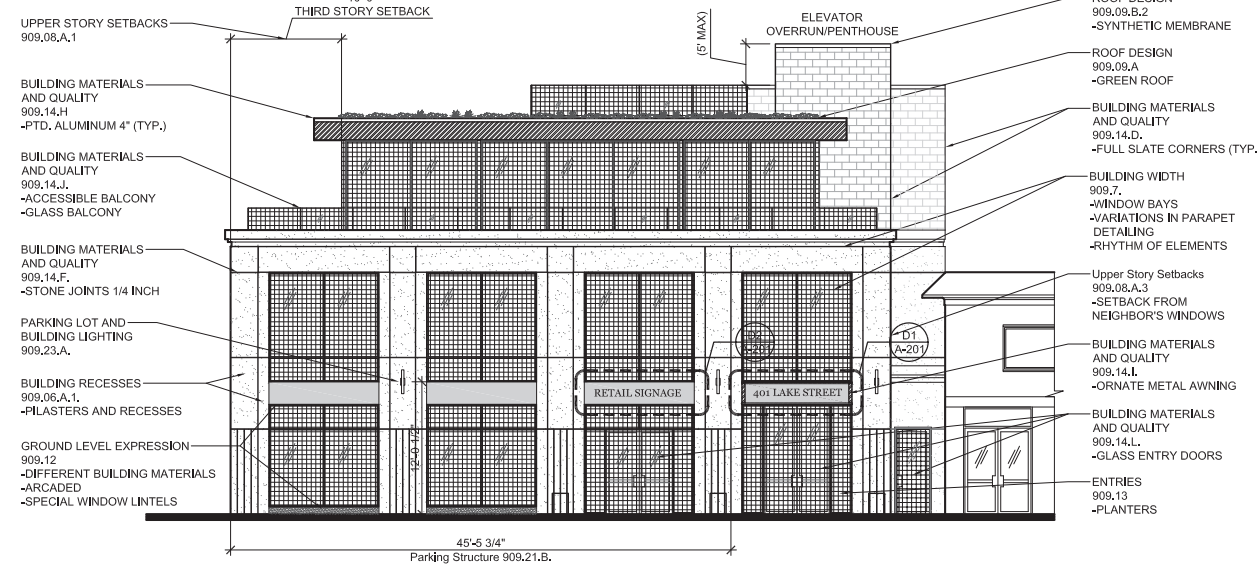
4 EAST ELEVATION
SCALE: 1/8"=1'-0"

- 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)

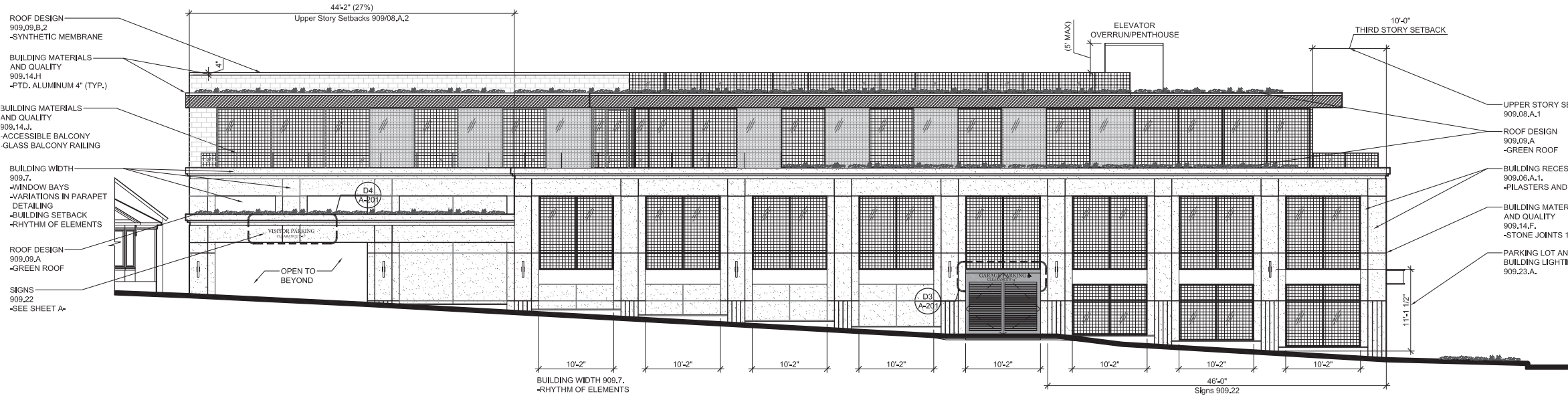
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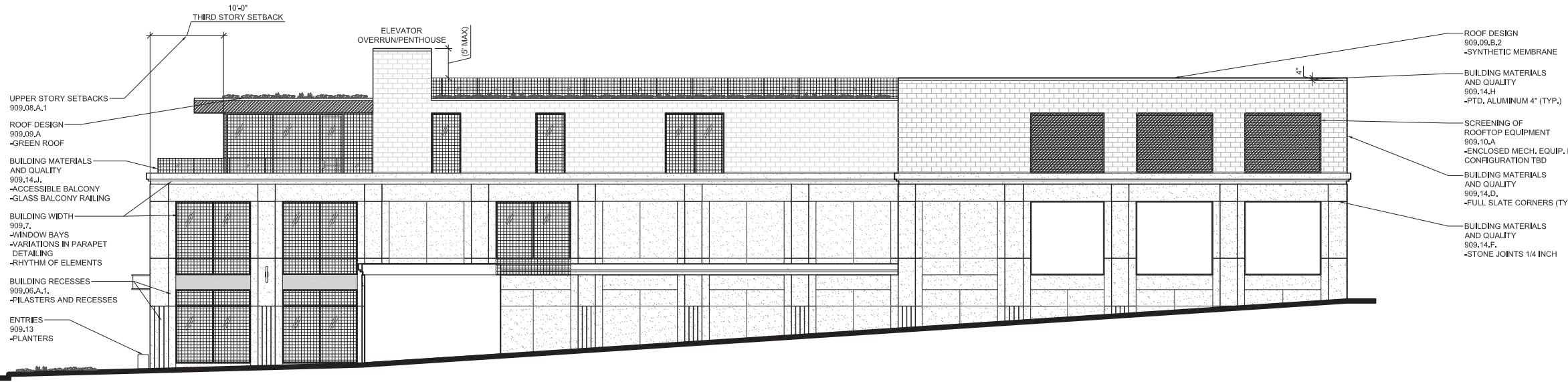
1 NORTH MATERIAL CALCULATION
SCALE: 1/8"=1'-0"



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



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



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

- SIGN TYPE LEGEND**
- D1 401 LAKE STREET
- CAST BRONZE LETTERS ON STANDOFFS
 - BACKLIT
 - GEORGIA FONT
 - 1" LETTER DEPTH
- D2 RETAIL SIGNAGE
- CAST BRONZE
 - BUSINESS SPECIFIC FONT AND LETTERING
 - 1" LETTER DEPTH
- D3 GARAGE PARKING & CLEARANCE 8'-4"
- CAST BRONZE LETTERING
 - CAST BRONZE HANDICAP SYMBOL
 - GEORGIA FONT
 - 1" LETTER DEPTH
- D4 VISITOR PARKING CLEARANCE 7'-0"
- CAST BRONZE LETTERING
 - CAST BRONZE HANDICAP SYMBOL
 - GEORGIA FONT
 - 1" LETTER DEPTH

- MATERIAL KEY**
- GLASS AREA
 - BROMBAL STEEL WINDOWS (909.14.K.)
 - ACCENT MATERIAL
 - ALUCOBOND PLUS (909.14.G.)
 - NON-GLASS AREA
 - VETTER STONE ALABAMA STONE SILVER SHADOW (909.14.A.)
 - VETTER STONE ALABAMA STONE BAHAMA BLACK (909.14.A.)
 - CUPACPLAD SLATE 16x8 (909.14.A.)

- 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 = 1,060 SF (909.14.B.)
- ACCENT MATERIAL = 100 SF | 9.4% (909.14.G.)
- WEST ELEVATION**
- TOTAL FACADE 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.)

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- 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		INFRATECH - 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

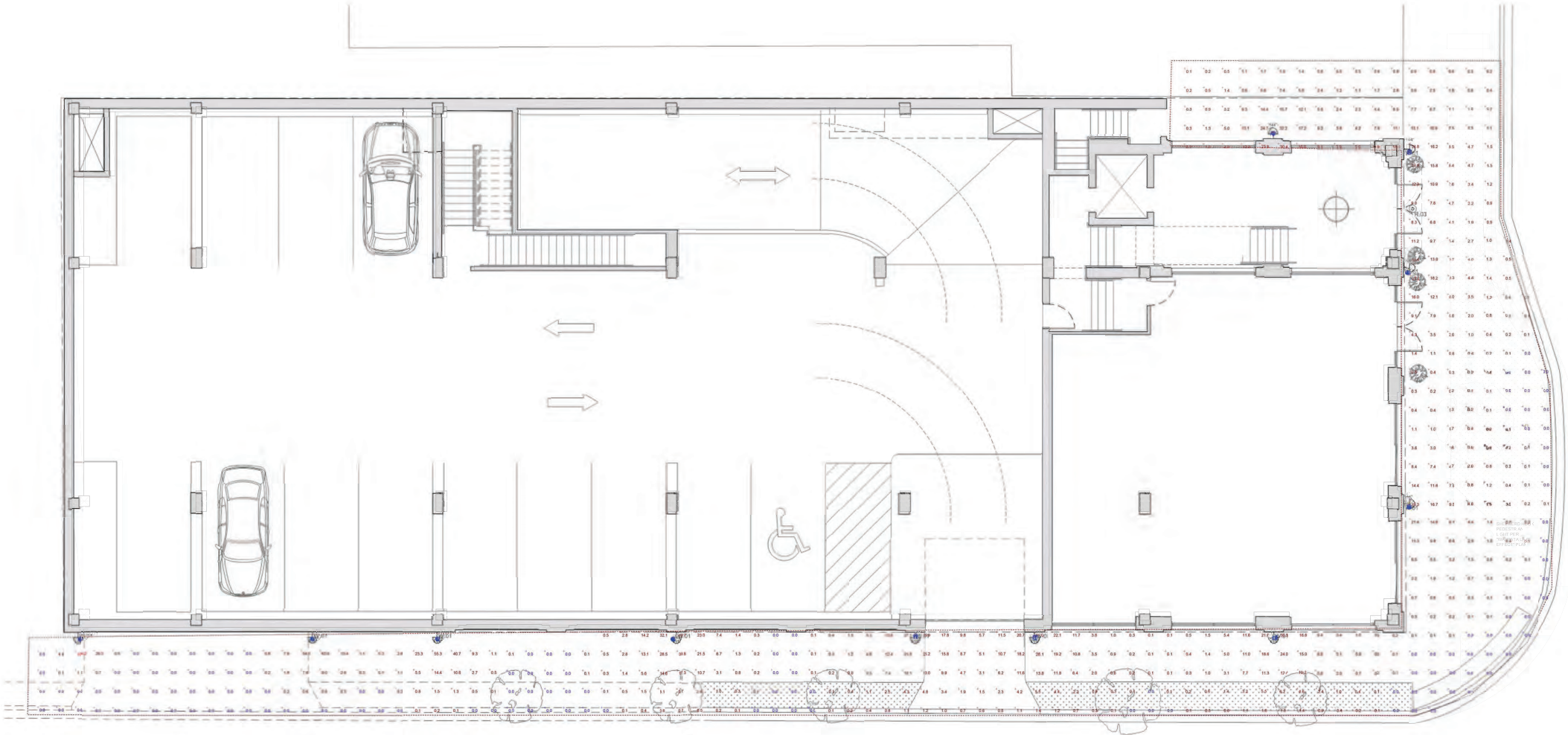
BATH FANS:

- 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	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_1041489 04.IES	31.11



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

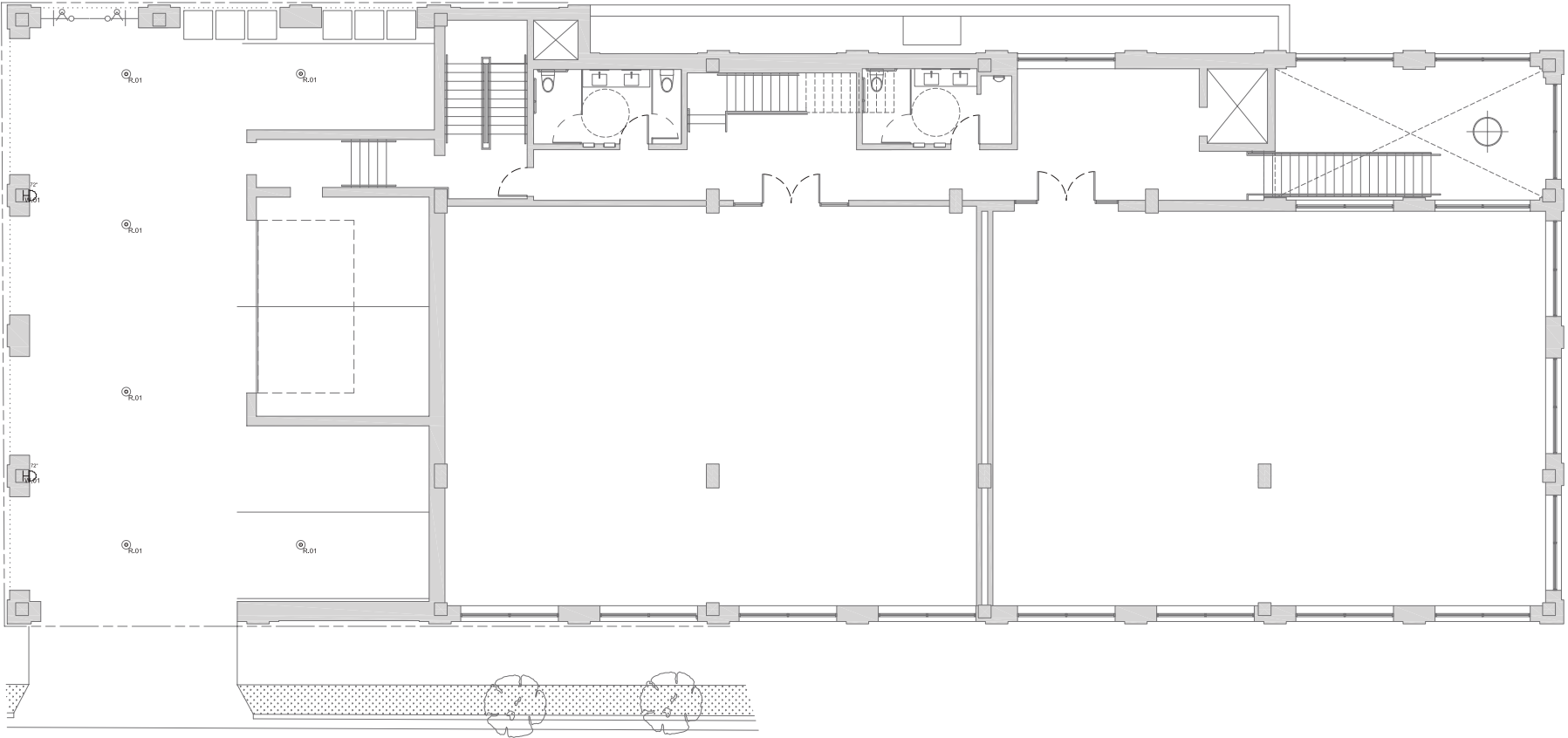
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 4. PROVIDE COLOR BALANCED FLUORESCENT BULBS w/ INSTANT-ON. CONTRACTOR TO VERIFY POWER REQUIRED FOR RANGE & HOOD (110 OR 220).
 6. PROVIDE ELECTRICAL SERVICE TO ALL APPLIANCES, HVAC, EQUIPMENT, ETC. AS REQUIRED.
 7. PROVIDE WHITE PLUG STRIP @ ALL UNDERCABINET LOCATIONS. VERIFY SELECTION w/ DESIGNER BEFORE ORDERING.
 8. PROVIDE COUNTERTOP AIR SWITCH FOR DISPOSAL (SEE PRODUCT SPECIFICATION). FINISH TO MATCH FAUCET.
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	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		INFATECH - FLUSH MOUNT W-30 w/ TRIM
	DOUBLE LOW VOLTAGE OUTLET		
	TELEPHONE JACK		

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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
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 - 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"

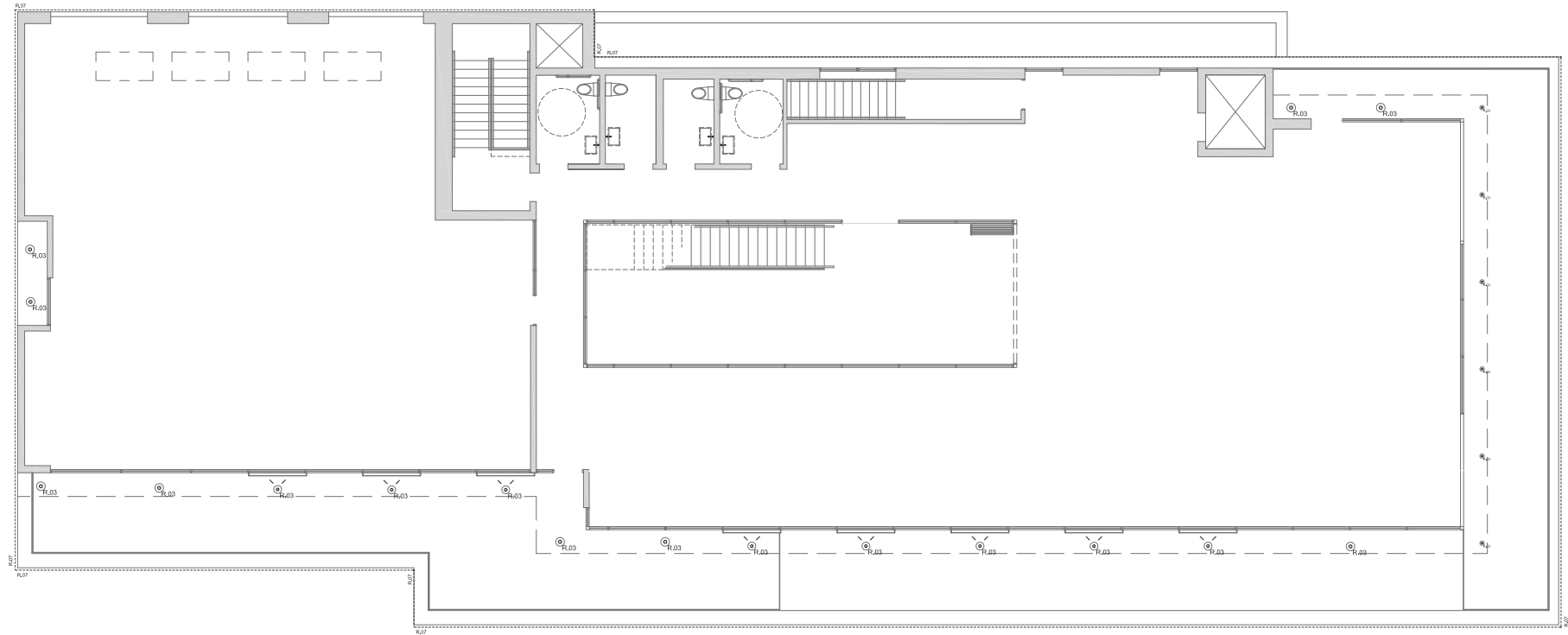
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 5. CONTRACTOR TO VERIFY POWER REQUIRED FOR RANGE & HOOD (110 OR 220).
 6. PROVIDE ELECTRICAL SERVICE TO ALL APPLIANCES, HVAC, EQUIPMENT, ETC. AS REQUIRED.
 7. PROVIDE WHITE PLUG STRIP @ ALL UNDERCABINET LOCATIONS. VERIFY SELECTION w/ DESIGNER BEFORE 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	 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.



NORTH

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
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



PETERSSEN/KELLER
architecture

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

LOTENBACH FAMILY OFFICE
WAYZATA, MINNESOTA 55391

DESCRIPTION	DATE
PARKING STUDY	05.02.19
CLIENT MEETING	05.19.19
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NOT FOR CONSTRUCTION



PETERSSEN/KELLER
architecture

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



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NOT FOR CONSTRUCTION



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architecture

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NOT FOR CONSTRUCTION



PETERSSEN/KELLER
architecture

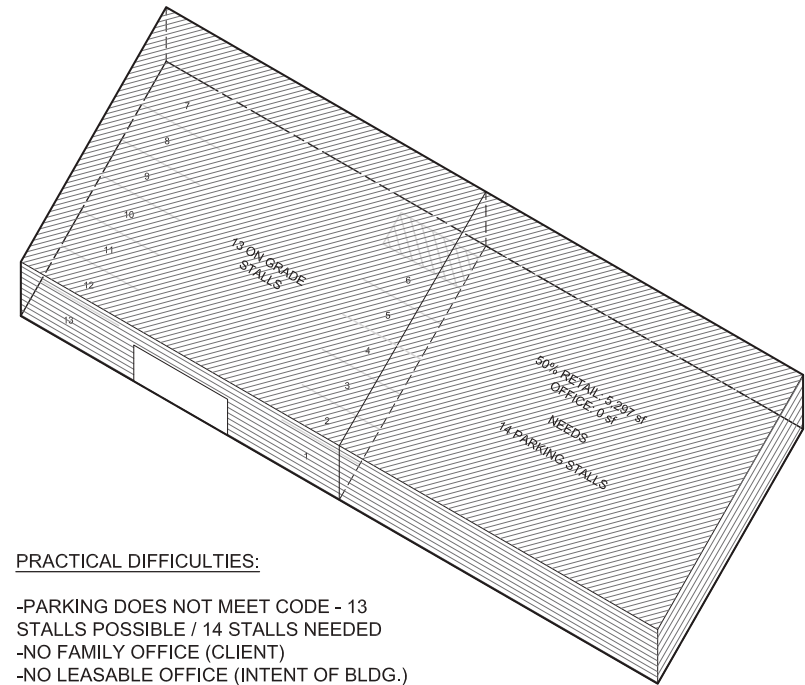
2019 JAMES AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55408
(612) 355-4000



LOTENBACH FAMILY OFFICE
WAYZATA, MINNESOTA 55391

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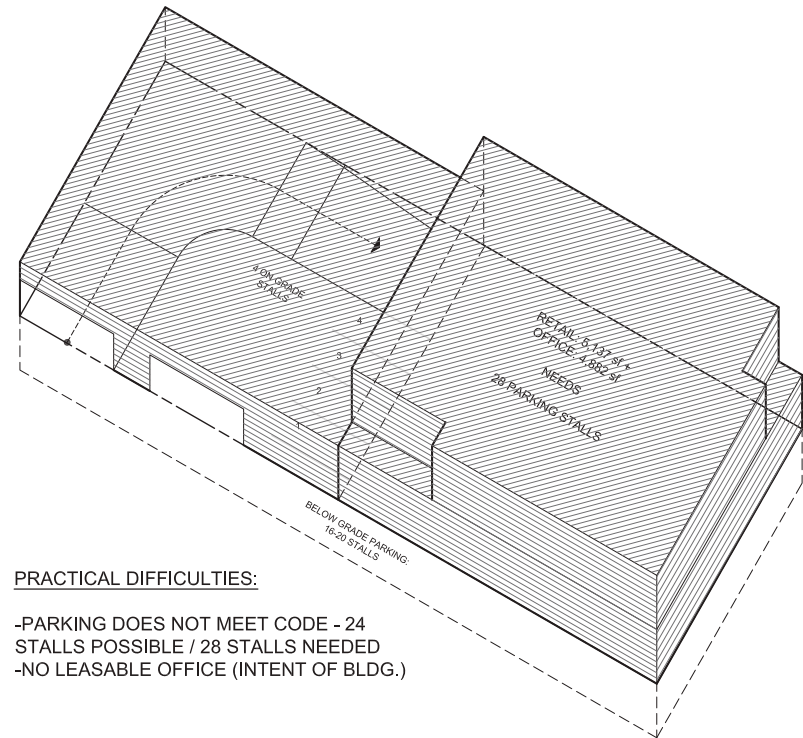
NOT FOR CONSTRUCTION



PRACTICAL DIFFICULTIES:

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

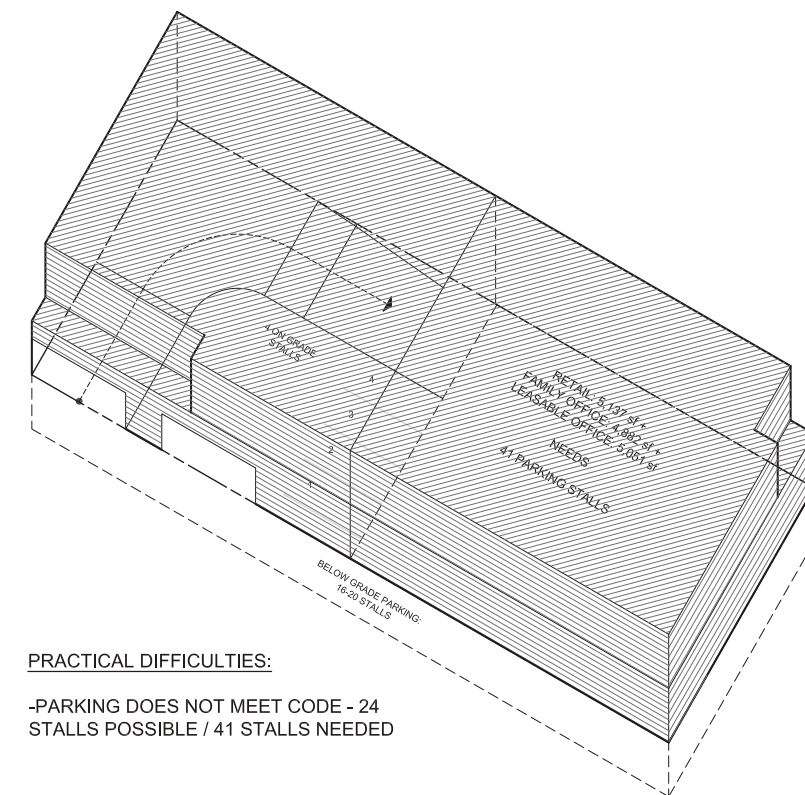
 1 DIAGRAM - ONE STORY
SCALE: NTS



PRACTICAL DIFFICULTIES:

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

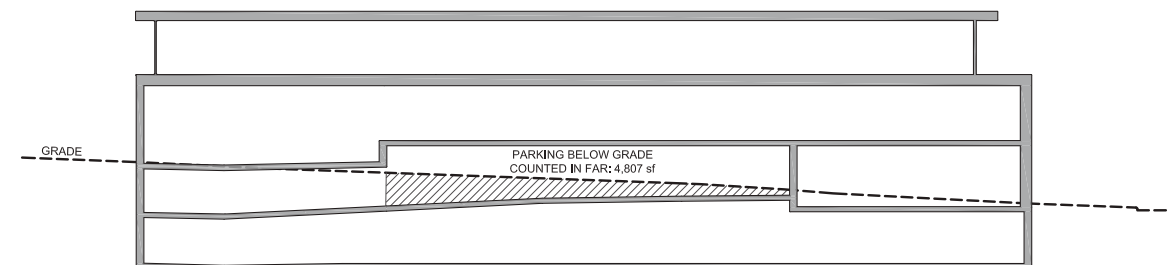
 2 DIAGRAM - ADD 2ND STORY FAMILY OFFICE
SCALE: NTS



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

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

LOTHENBACH HOLDINGS, LLC

401 LAKE STREET - WAYZATA, MINNESOTA

SITE CONSTRUCTION PLANS

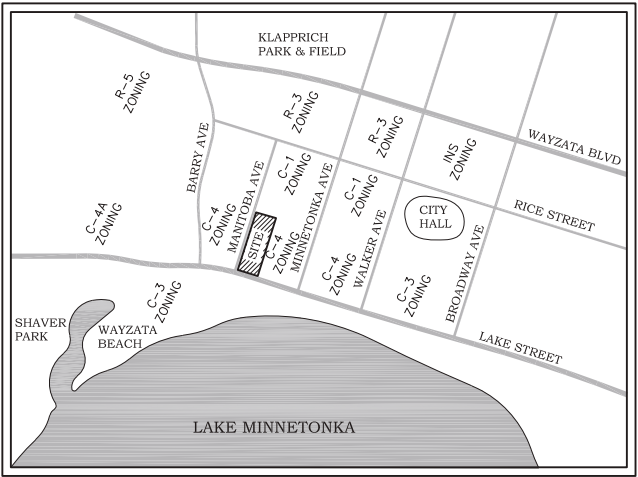
GENERAL NOTES

- 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

CONTACT INFORMATION

CIVIL ENGINEER
PIERCE PINI & ASSOCIATES, INC.
9298 CENTRAL AVENUE NE, SUITE 312
BLAINE, MN 55434
CONTACT: Kevin Gardner
TEL: 763.537.1311

SURVEYOR
GRONBERG & ASSOCIATES, INC.
445 NORTH WILLOW DRIVE
LONG LAKE, MN 55356
CONTACT: Mark Gronberg
TEL: 952-473-4141

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 &
ASSOCIATES, INC.
Consulting Civil Engineers

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

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

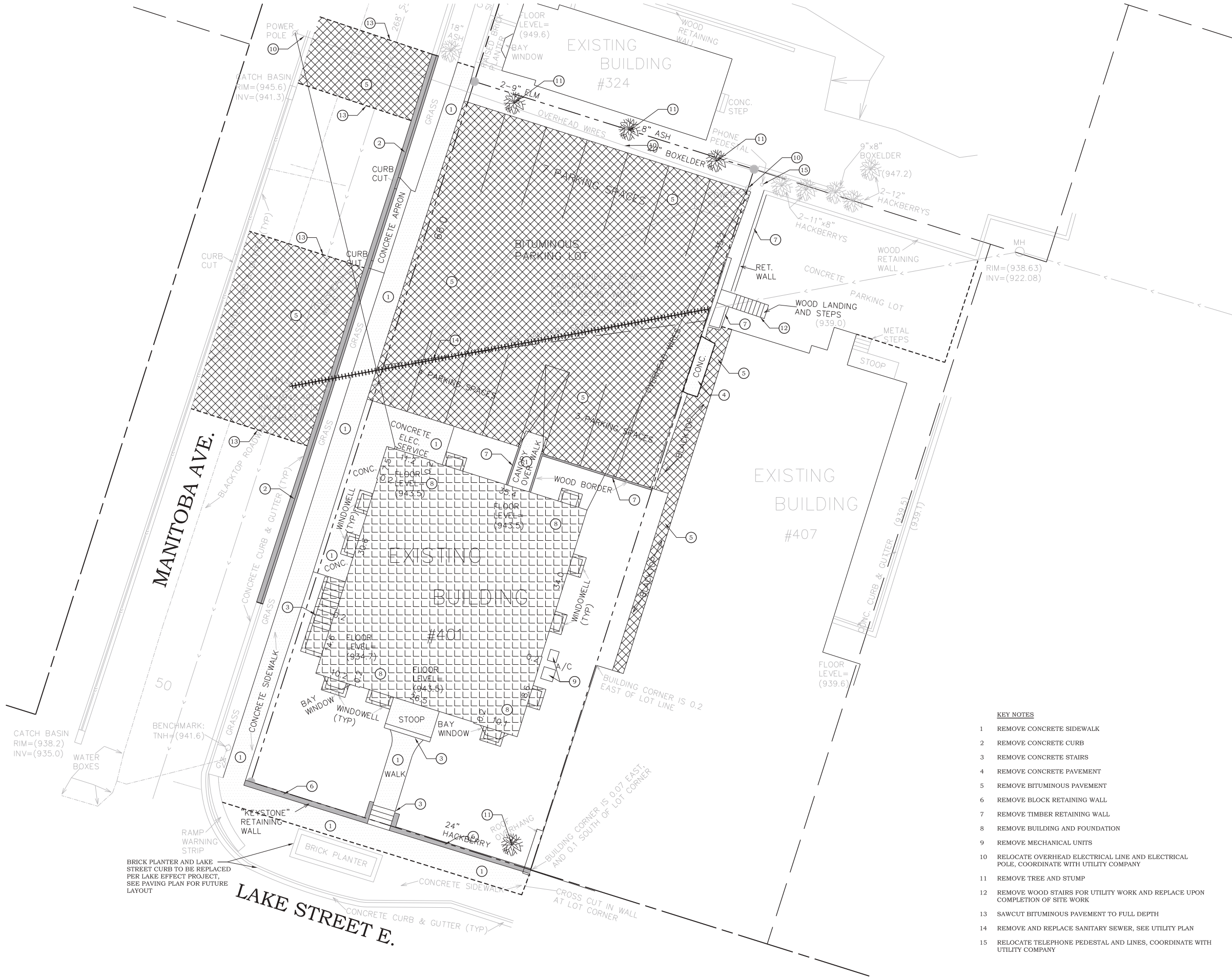
11/26/2019

Variance Application

Drawing Title

COVER SHEET

C000



PIERCE PINI &
ASSOCIATES, INC.
Consulting Civil Engineers

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SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

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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
SITE DEMOLITION PLAN

KEY NOTES

- 1 REMOVE CONCRETE SIDEWALK
- 2 REMOVE CONCRETE CURB
- 3 REMOVE CONCRETE STAIRS
- 4 REMOVE CONCRETE PAVEMENT
- 5 REMOVE BITUMINOUS PAVEMENT
- 6 REMOVE BLOCK RETAINING WALL
- 7 REMOVE TIMBER RETAINING WALL
- 8 REMOVE BUILDING AND FOUNDATION
- 9 REMOVE MECHANICAL UNITS
- 10 RELOCATE OVERHEAD ELECTRICAL LINE AND ELECTRICAL POLE, COORDINATE WITH UTILITY COMPANY
- 11 REMOVE TREE AND STUMP
- 12 REMOVE WOOD STAIRS FOR UTILITY WORK AND REPLACE UPON COMPLETION OF SITE WORK
- 13 SAWCUT BITUMINOUS PAVEMENT TO FULL DEPTH
- 14 REMOVE AND REPLACE SANITARY SEWER, SEE UTILITY PLAN
- 15 RELOCATE TELEPHONE PEDESTAL AND LINES, COORDINATE WITH UTILITY COMPANY

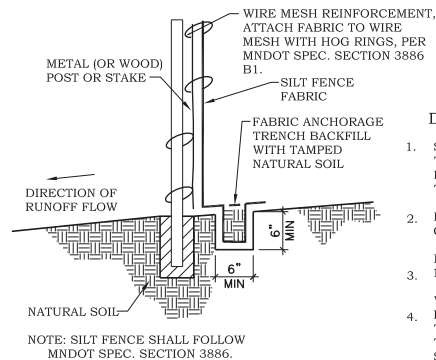


1
C100

SITE DEMOLITION PLAN

0 10' 20' 30'

1"=10'



DESIGN RECOMMENDATIONS

1. SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
2. ENSURE THAT THE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
3. MAKE THE FENCE STABLE FOR THE 10-YEAR PEAK STORM RUNOFF.
4. WHERE ALL RUNOFF IS TO BE STORED BEHIND THE SILT FENCE, ENSURE THAT THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE DOES NOT EXCEED THE SPECIFICATIONS SHOWN IN TABLE 1.

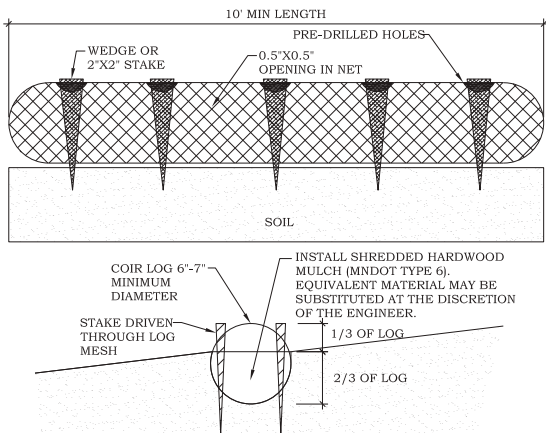
FIGURE 1 TYPICAL INSTALLATION FOR SILT FENCE

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

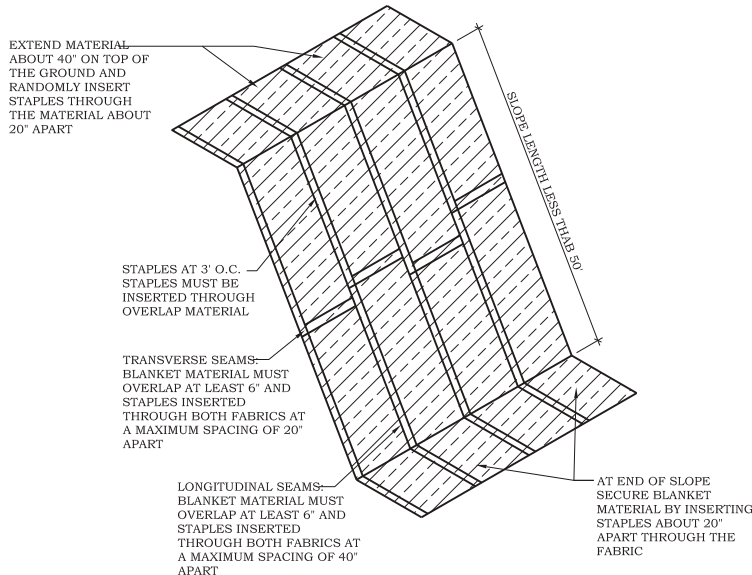
1 HEAVY DUTY SILT FENCE

NO SCALE



5 COIR LOG

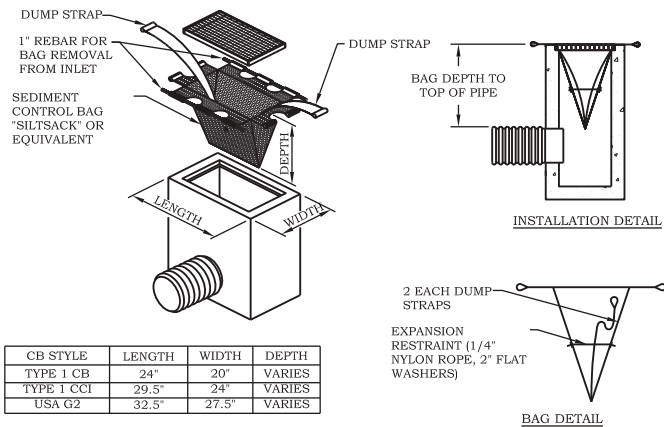
NO SCALE



- 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



CB STYLE	LENGTH	WIDTH	DEPTH
TYPE 1 CB	24"	20"	VARIES
TYPE 1 CCI	29.5"	24"	VARIES
USA G2	32.5"	27.5"	VARIES

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.

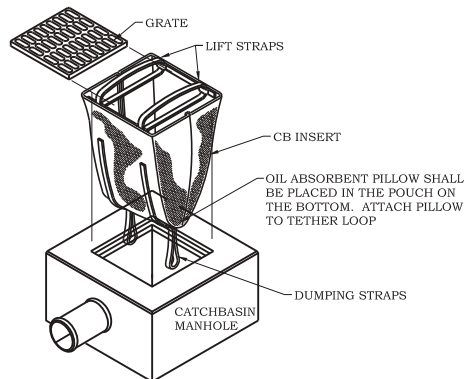
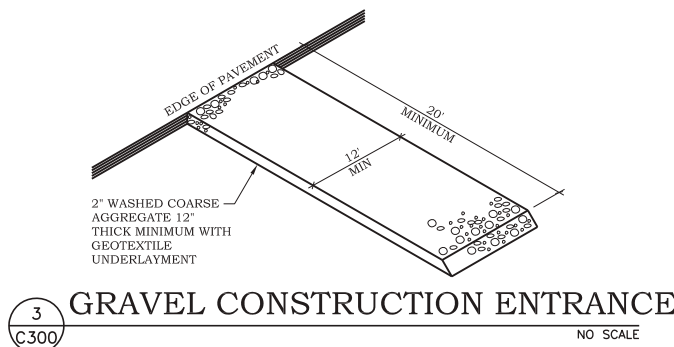
SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.

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



1. OIL ABSORBENT PILLOW SHALL BE REMOVED AND REPLACED WHEN NEAR SATURATION.
2. USE DANDY® BAG II AS MANUFACTURED BY DANDY® PRODUCTS, INC.
3. AN EQUIVALENT CATCHBASIN EROSION CONTROL INSERT METHOD OR PRODUCT MAY BE USED WITH PRIOR APPROVAL FROM ENGINEER.

4 CATCH BASIN INSERT

NO SCALE

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

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Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 11/26/2019

Reg. No: 45815

Issued for

Date

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Date 11/26/2019

Variance Application

Drawing Title

EROSION CONTROL
DETAILS

C300

LOTENBACH HOLDINGS, LLC
401 LAKE STREET
WAYZATA, MINNESOTA

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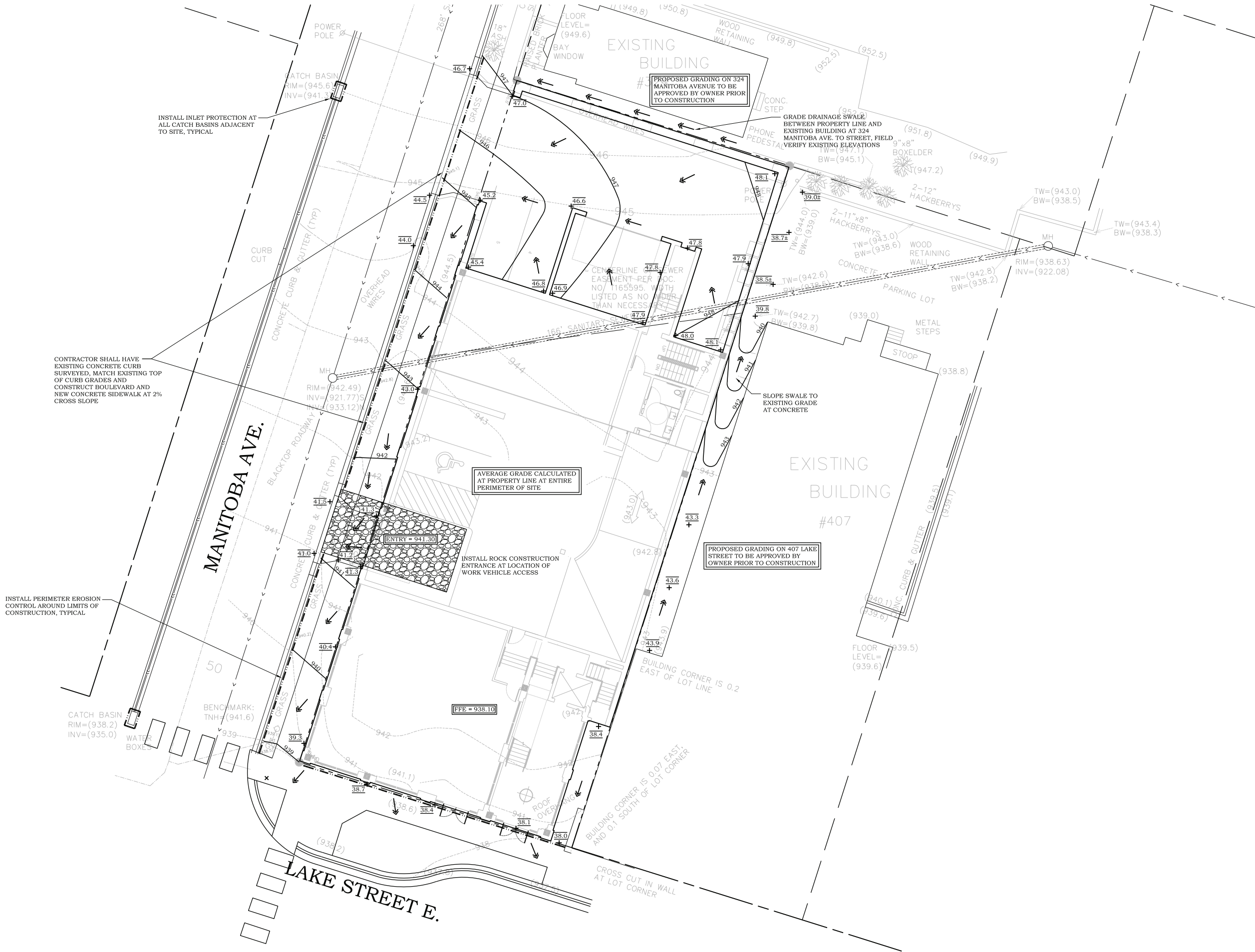
Variance Application

Drawing Title

GRADING, DRAINAGE
AND EROSION CONTROL
PLAN

C400

Page 188 of 379

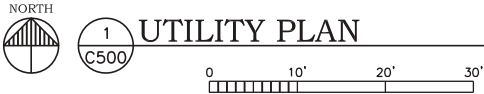
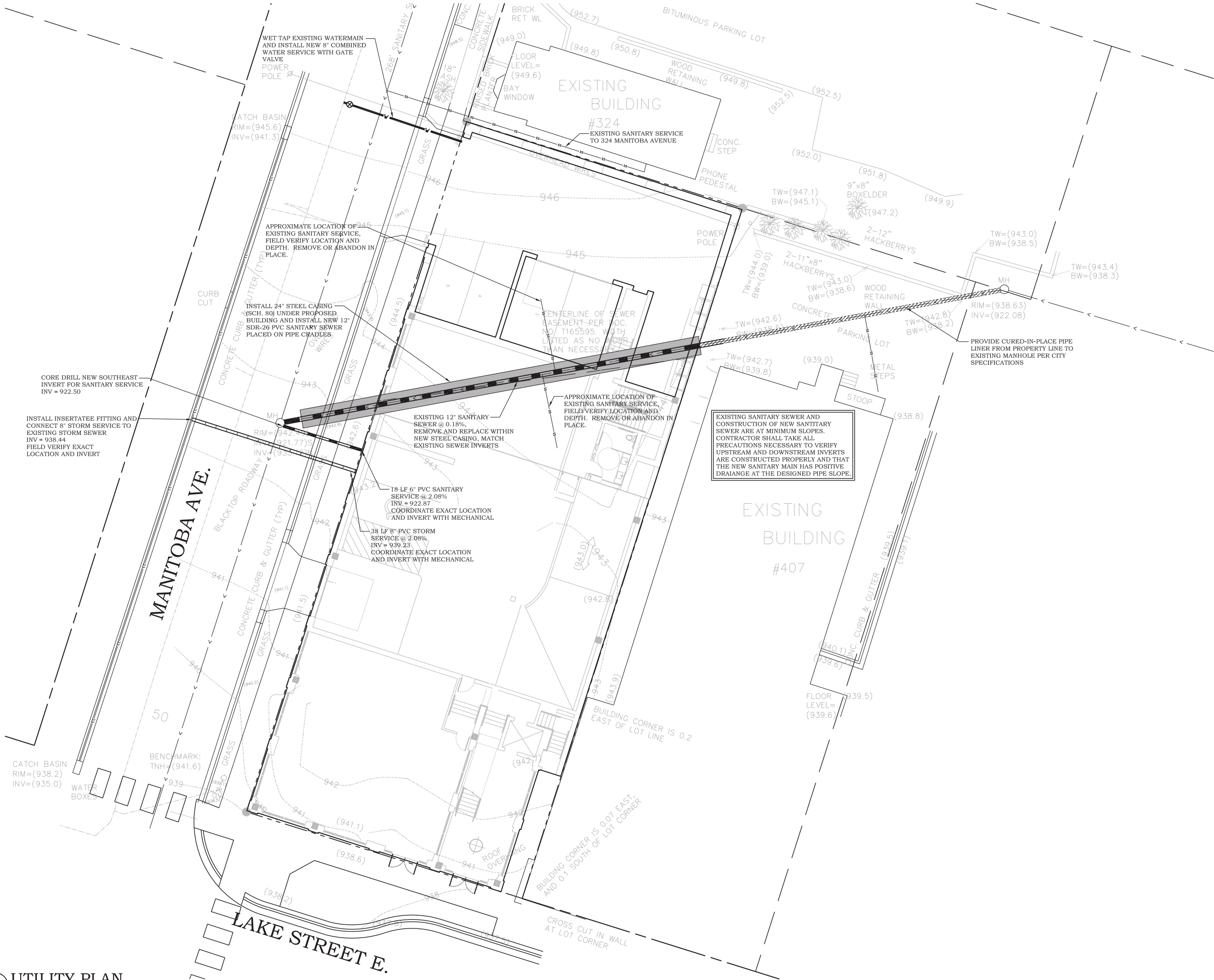


1
C400

GRADING, DRAINAGE AND EROSION CONTROL PLAN

0 10' 20' 30'

1"=10'



1 UTILITY PLAN
C500

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

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Signed:

Name: Kevin Gardner

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

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Date 11/26/2019

Variance Application

Drawing Title

UTILITY PLAN

C500

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Signed:

Name: Kevin Gardner

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

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Date _____

D

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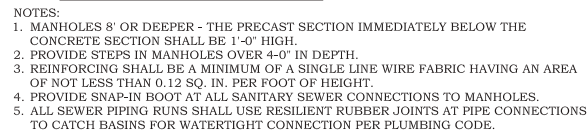
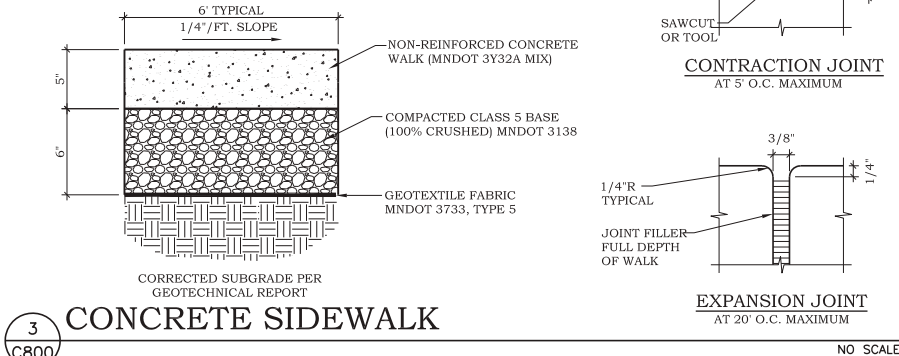
KG

Date _____

11/26/2019

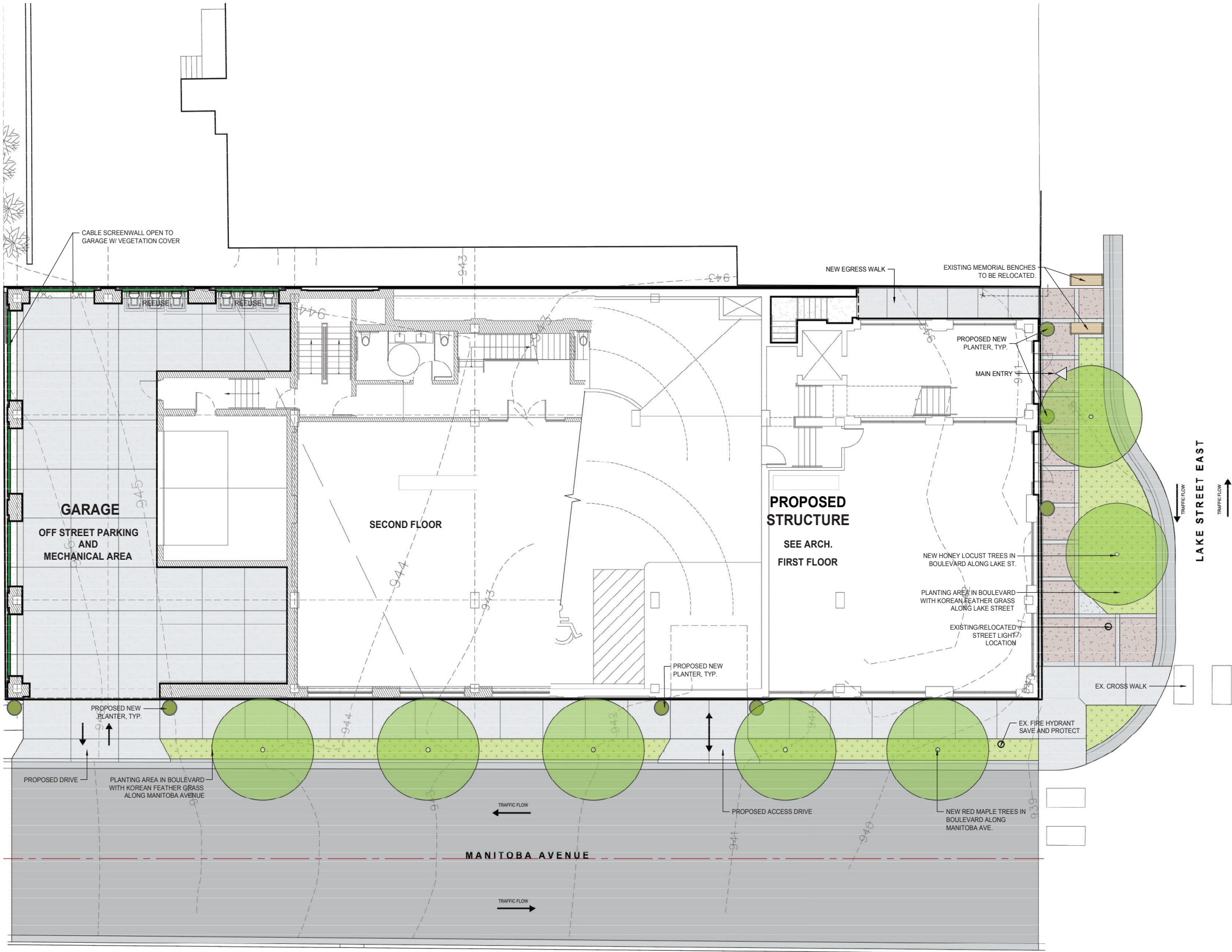
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CIVIL DETAILS



6 SANITARY SEWER MANHOLE
C800 NO SCALE

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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 planting)	20 EA.	1 POT

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

NOTE:

NOT FOR CONSTRUCTION

Rev #	Description	Date
	VARIANCE SUBMITTAL	12.5.19

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LANDSCAPE PLAN - STREET
LEVEL

Drawn By:
Date:
Scale:

Sheet:

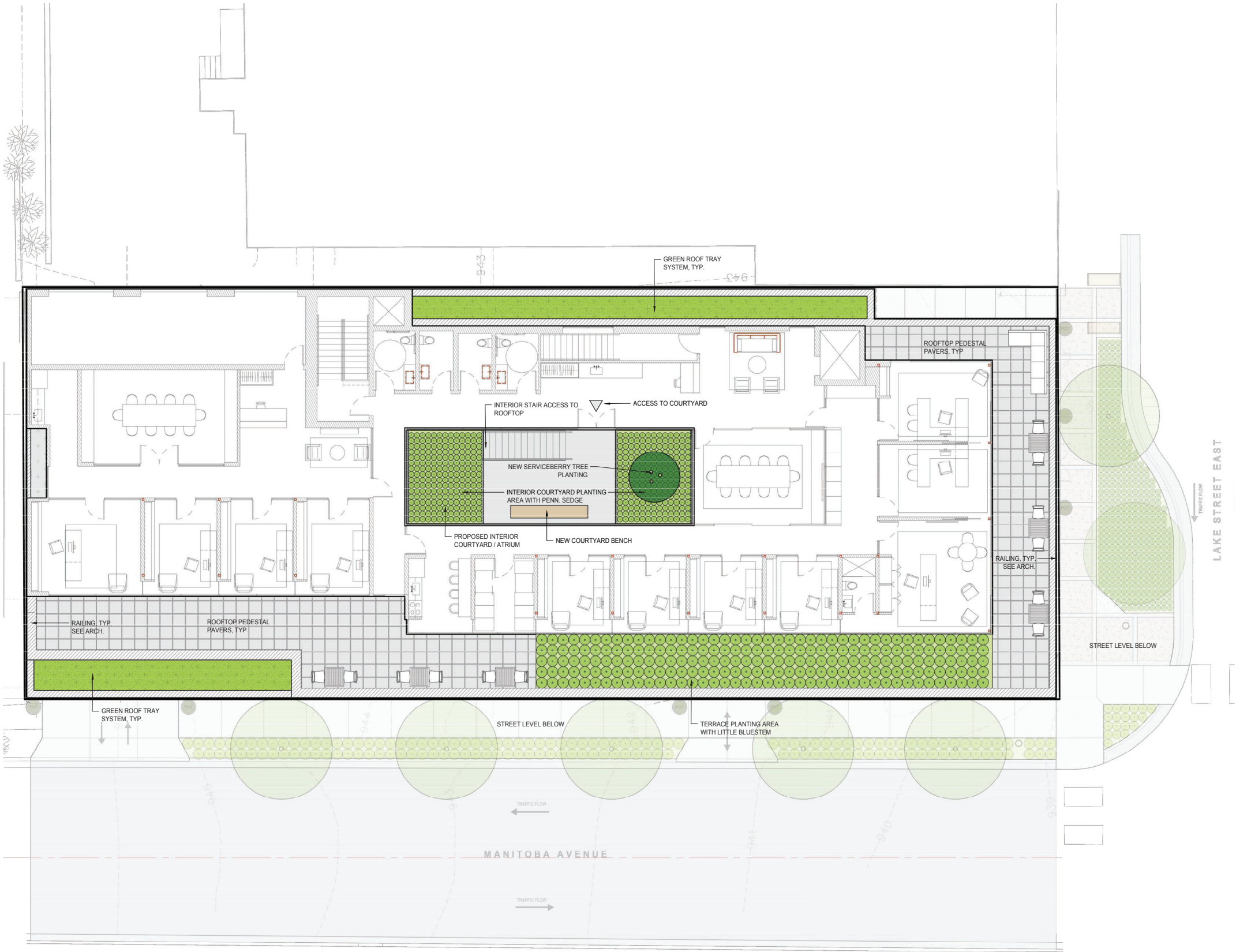
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BW
12/5/2019
1" = 8'

L101
Page 192 of 379

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GENERAL NOTES

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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 pennsylvanica PENNSYLVANIA SEDGE (Atrium planters)	416 EA.	1 POT
LR	SEDUM LIVE-ROOF TRAY SYSTEM (Green roof)	480 S.F.	TRAY
SS	Schizanthus scaberrimus 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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license no: 43728
date: 1/23/2018

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1	Description	Date

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LANDSCAPE PLAN - THIRD FLOOR

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Date:
Scale:

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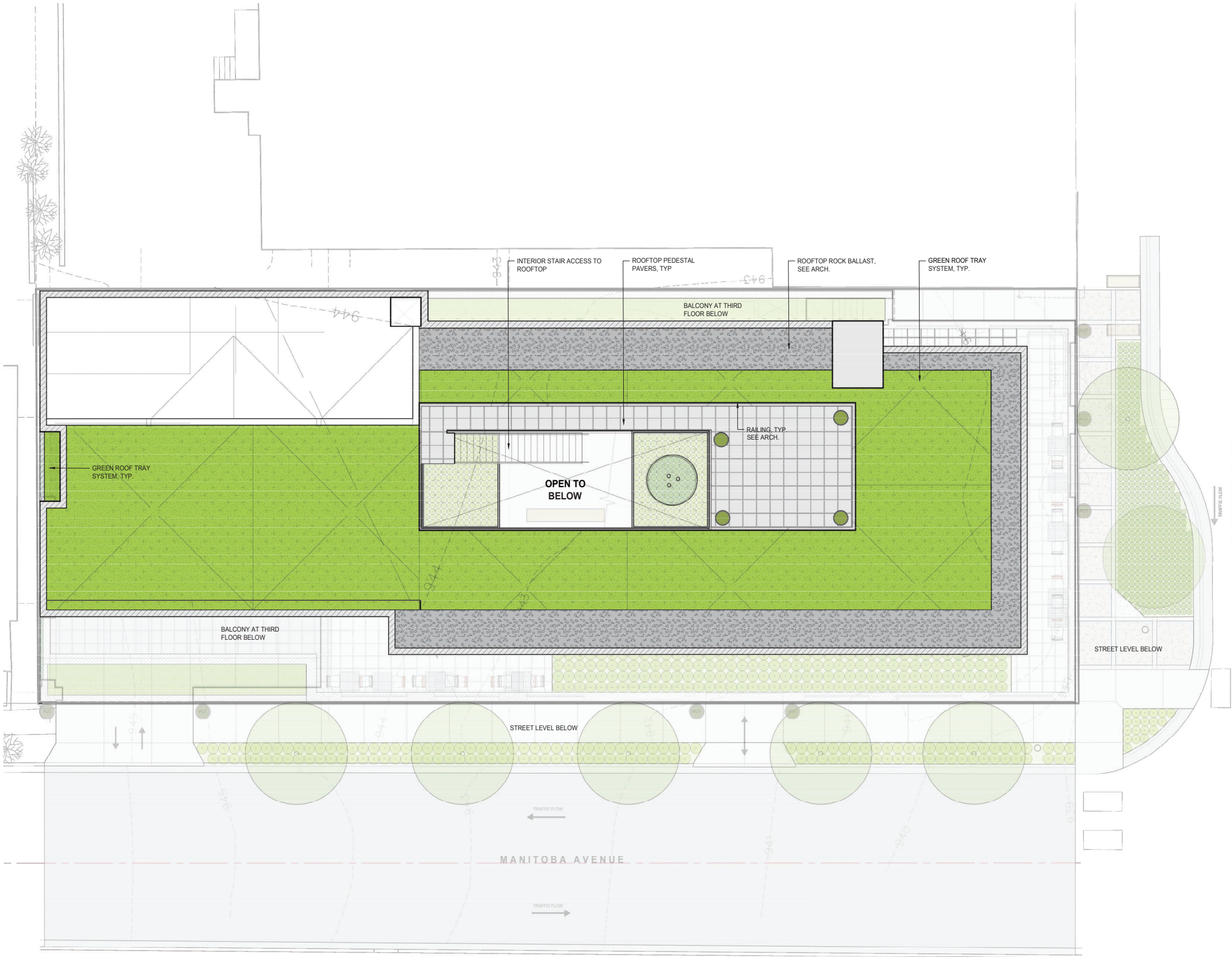
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12/5/2019
1" = 8'

L102
Page 193 of 379

creation date: 12/5/2019
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1 LANDSCAPE PLAN - ROOFTOP

GENERAL NOTES

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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

ROOFTOP PLANT SCHEDULE

GREEN ROOF			
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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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:

Sheet:

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



BW
12/5/2019
1" = 8'

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

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

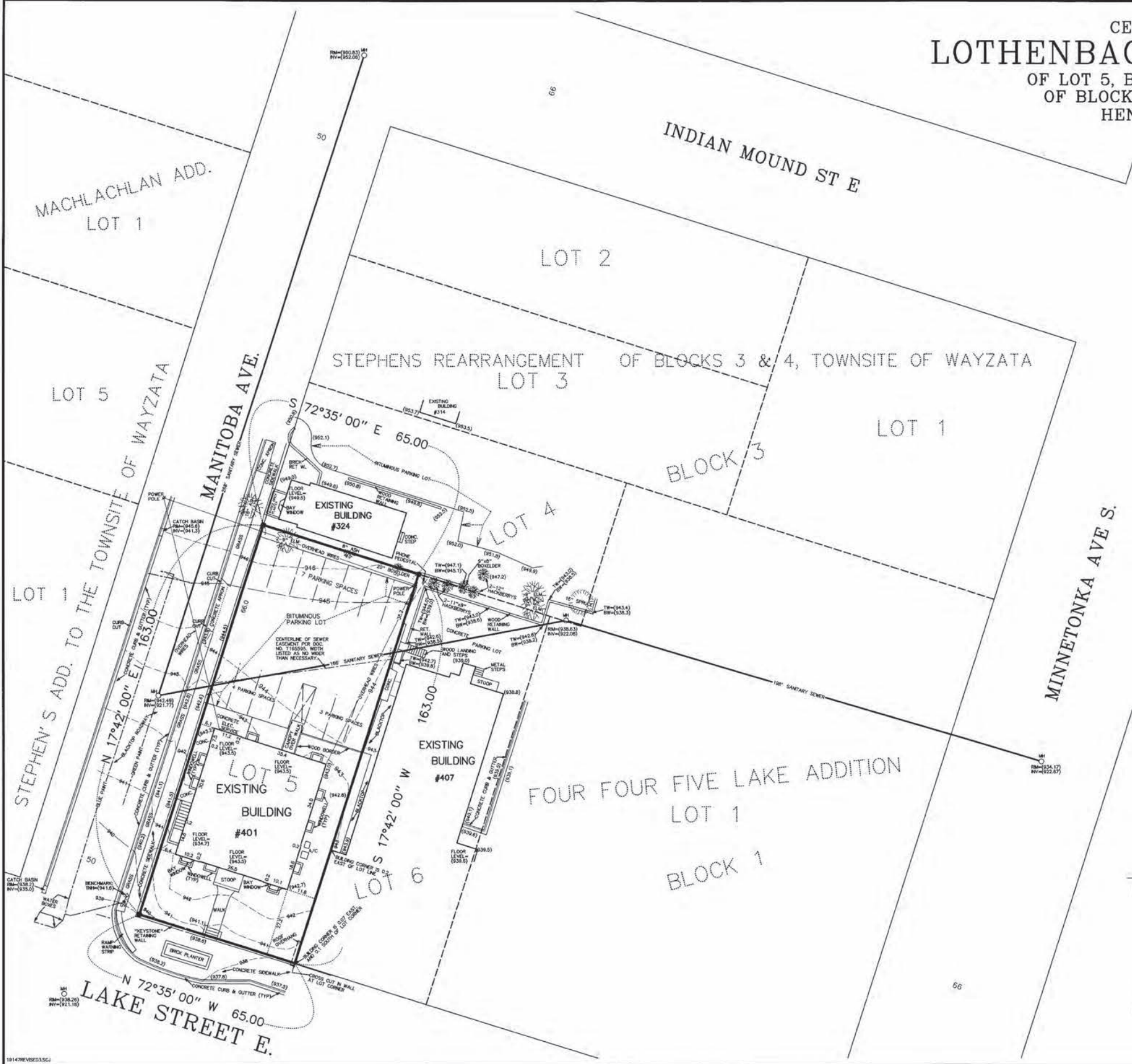
Lothenbach Office Building - Wayzata, MN

DECEMBER 5, 2019

TRAVIS VAN LIERE STUDIO
LANDSCAPE ARCHITECTURE

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

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 THREE 1/4" IN LANE 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". The signature is stylized with a large, sweeping "M" and a long, horizontal stroke extending to the right.

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 Bashioum 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.

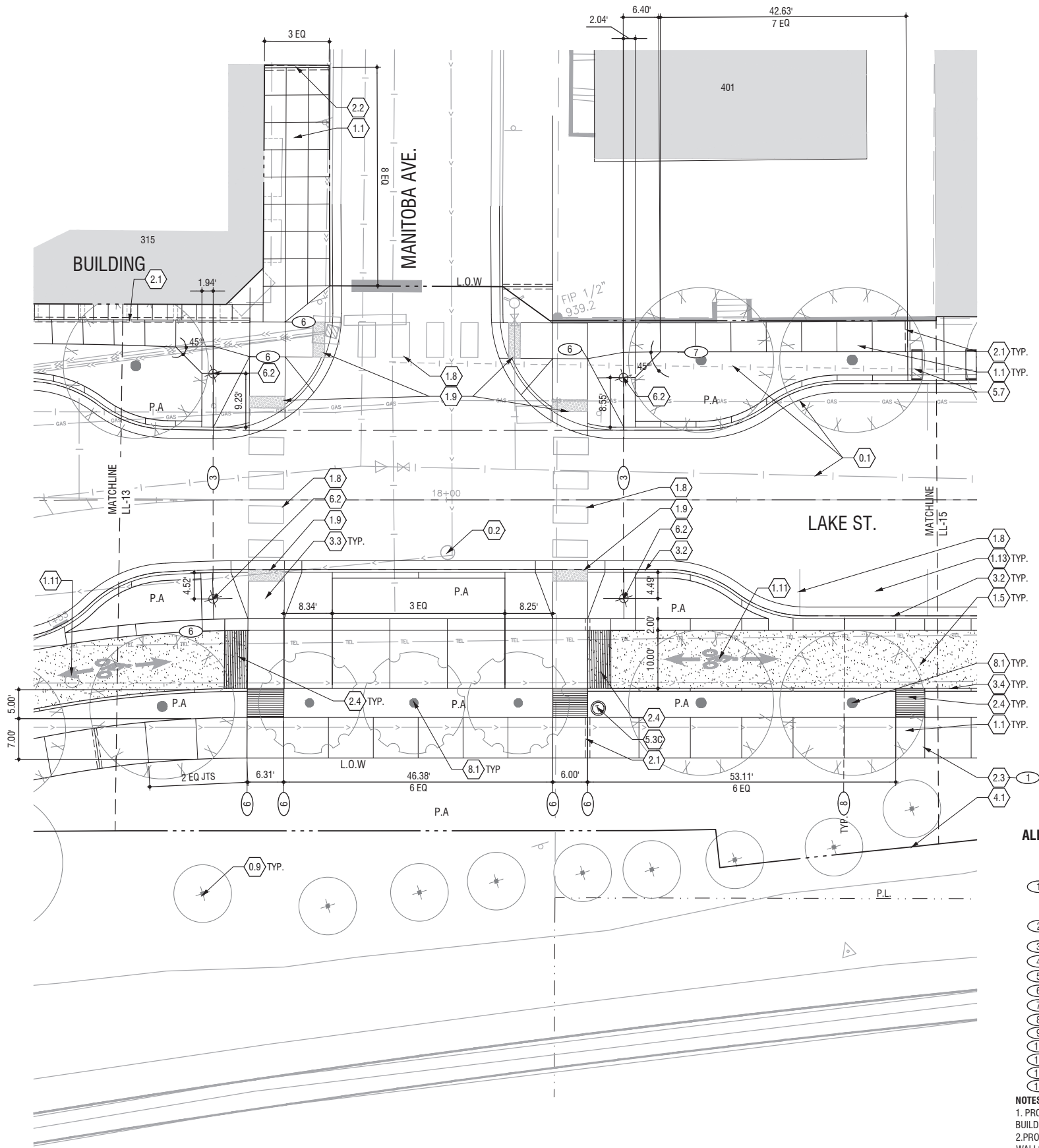
12
13 Commissioner Bashioum made a motion, seconded by Commissioner Plantan to adjourn the
14 Planning Commission meeting. The motion carried unanimously.

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

17
18 Respectfully submitted,

19 Jenny Groess

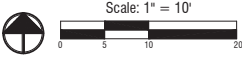
20 *TimeSaver Off Site Secretarial, Inc.*



ALIGNMENT NOTES

- 1 LAYOUT AND CONTROL JOINTS PER GRAPHIC & DIGITAL FILE. REVIEW ALL SCORING IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. RECOMMEND MARKING JOINTS ON FORMWORK PRIOR TO CONCRETE POUR.
- 2 CENTER LIGHT POST ON PLANTING AREA
- 3 ALIGN LIGHT POSTS
- 4 ALIGN LIGHT POSTS WITH TREES
- 5 ALIGN FACE OF PLANTERS
- 6 ALIGN PAVING JOINT WITH OUTSIDE EDGE OF CURB RAMP
- 7 ALIGN PAVING JOINT WITH EDGE OF PLANTER OR WALL
- 8 ALIGN PAVING JOINTS
- 9 ALIGN UPLIGHTS
- 10 ALIGN EDGE OF WALK
- 11 ALIGN PAVING JOINTS IN CONC BAND/BUFFER WITH JOINTS IN EXISTING WALK
- 12 NEW LIGHT TO MATCH EXISTING LIGHT LOCATION
- 13 ALIGN LIGHT WITH JOINT

- NOTES:
1. PROVIDE SEALED EXPANSION JOINTS WHERE NEW CONCRETE MEETS ALL EXISTING BUILDING FACES
2. PROVIDE SEALED EXPANSION JOINTS WHERE NEW CONCRETE MEETS EXISTING CURBS OR WALLS.
3. PROVIDE SEALED EXPANSION JOINTS AROUND OBJECTS WHEN LOCATED IN CONCRETE, INCLUDING LIGHT POLE FOOTINGS, BOLLARDS, AND SHADE STRUCTURE FOOTINGS.
4. PROVIDE DOWELED EXPANSION JOINTS WHERE NEW CONCRETE MEETS EXISTING CONCRETE, EXCLUDING BUILDING FACE, PED RAMPS & CURBS.
- NOTE:
L.O.W INTENDS TO MEET EXISTING CONDITION
UP TO EXPOSED AGGREGATE. LANDSCAPE ARCHITECT TO FIELD VERIFY



KEYNOTES

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	-
1.0	PAVING	
1.1	4" SAND FINISHED CONCRETE	1 / LD-01
1.2	4" LIGHT SAND BLAST FINISH CONCRETE	1 / LD-01
1.3	6" SAND FINISHED CONCRETE	1 / LD-01
1.4	6" INTEGRAL COLOR CONCRETE WITH MICA	1 / LD-01
1.5	ASPHALT BIKE PATH	3 / LD-04
1.6	4" EXPOSED AGGREGATE CONCRETE (MATCH EXISTING)	5 / LD-01
1.7	STABILIZED AGGREGATE	3 / LD-01
1.8	SIGNING AND STRIPING	RE: CIVIL
1.9	TRUNCATED DOME	RE: CIVIL
1.10	BIKEWAY MARKINGS SANDBLAST CONCRETE	5 / LD-02
1.11	BIKEWAY MARKINGS ON ASPHALT	5 / LD-02
1.12	NOT USED	-
1.13	ASPHALT ROADWAY	RE: CIVIL
2.0	JOINTING	
2.1	SEALED EXPANSION JOINT	4 / LD-01
2.2	DOWELED EJ.	2 / LD-01
2.3	SAW CUT CONTROL JOINT	4 / LD-01
2.4	TINNED CONCRETE	5 / LD-02
3.0	CURBS EDGERS & STEPS	
3.1	NOT USED	-
3.2	CONCRETE CURB AND GUTTER	RE: CIVIL
3.3	PED RAMP	RE: CIVIL
3.4	C.I.P FLUSH CONCRETE BAND	3 / LD-02
3.5	MOUNTABLE CURB	RE: CIVIL
4.0	WALLS RAILINGS & FENCING	
4.1	ORNAMENTAL STEEL FENCE	2 / LD-04
4.2	PRECAST CONCRETE CURB	3 / LD-03
4.3	PRECAST CONCRETE WALL	1 / LD-02
4.4	PED. RAILROAD CROSSING ARM BY OTHER	-
4.5	S.S HANDRAIL & STAIRS	1 / LD-04
4.6	EMERGENCY SWING GATE	1 / LD-08
5.0	SITE FURNISHINGS & SIGNAGE	
5.1	PRECAST SEATWALL WITH IPE	LD-06 A / LD-06 B
5.2	STEEL EDGE	3 / LD-01
5.3A	RECYCLING	3 / LD-07
5.3B	TRASH	3 / LD-07
5.3C	EXISTING TRASH (SALVAGE & RELOCATE)	-
5.4	TABLE AND CHAIRS	4 / LD-07
5.6	BIKE RACK	1 / LD-07
5.7	EXISTING MEMORIAL BENCH (RELOCATED)	-
5.9	STEEL BOLLARD, FIXED & MOUNTABLE	7 / LD-07
5.11	TREE FRAME & GRATE	10 / LD-07
5.12	WATER FEATURE ND FRAME	6 / LD-01
5.13	PRECAST CONCRETE SEATWALL	-
A/B	FLAG POLE (EXISTING / RELOCATED)	2,4/LD-02
5.14	HARVEST TABLE & BENCH	5 / LD-07
5.15	ADIRONDACK CHAIR	2 / LD-07
5.16	FIRE FEATURE	8 / LD-07
5.17	FIRE FEATURE	6 / LD-07
6.0	LIGHTING/ELECTRICAL	
6.1	LANTERN PEDESTRIAN LIGHT	1,2,3,4/LD-05
6.2	SHEPHERD HOOK PEDESTRIAN LIGHT	1 / LD-05
6.3	IN GROUND UP LIGHT	3 / LD-05
6.4	PEDESTRIAN POLE WITH CATENARY LIGHTING	-
7.0	DRAINAGE/STORM	
7.1	UNDERDRAIN	RE: CIVIL
7.2	INLET	RE: CIVIL
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

DTL./SHT.#

RE:
DEMO/SALVAGE

- Consultants:
- Architect
Snow Knecht 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 Maitland 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
612-540-3033

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

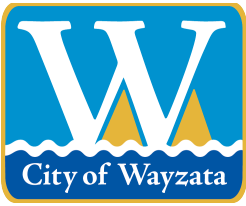
Issue Record:

7/22/2019 100% Issued for Construction

Revisions:

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

Checked:



City of Wayzata City Council Agenda Report

MEETING DATE: February 4, 2020

AGENDA ITEM: 8.c.

TITLE: Consider Adoption of Resolution 08-2020 Approving Planned Unit Development General Plan, Rezoning, Design Review, Preliminary Plat, and Shoreland Impact Plan/Conditional Use Permit and Approval of First Reading of Ordinance 796 for North Lake Townhomes at 215 Walker Avenue S and 529 Indian Mound East

PROPOSED MOTION: To Adopt Resolution 08-2020 Approving Planned Unit Development General Plan, Rezoning, Design Review, Preliminary Plat, and Shoreland Impact Plan/Conditional Use Permit and Approval of First Reading of Ordinance 796 for North Lake Townhomes at 215 Walker Avenue South and 529 Indian Mound East

PREPARED BY: PeggySue Imihy, Planning Consultant

REVIEWED BY: Emily Goellner, Community Development Director, Jeff Dahl, City Manager

ACTION REQUESTED:

Staff and the Planning Commission recommend adoption of the attached Resolution approving a Planned Unit Development General Plan, Rezoning, Design Review, Preliminary Plat, and Shoreland Impact Plan/Conditional Use Permit, and an Ordinance approving a Zoning Map Amendment to allow the construction of seven townhomes at 215 Walker Avenue South.

FINANCIAL OR BUDGET CONSIDERATION:

In addition to standard building permit fees, the applicant will be assessed the appropriate park dedication fees.

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 529 Indian Mound East and 215 Walker Avenue South. The applicant is proposing to demolish the existing building on the site and construct seven two-story townhomes, split between three buildings. 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.

A public hearing for this application was held at the January 6, 2020 Planning Commission meeting. The Planning Commission unanimously (6-0) voted to direct staff to prepare a draft Report and Recommendation for approval of the requested applications.

As a condition of approval, clarification around the locations of the air conditioning units was requested by the Planning Commission. The Applicant has submitted an amended plan set which is included as Exhibit C in the attached Report and Recommendation.

ATTACHMENTS:

1. Complete Packet 2-4-20

CITY OF WAYZATA
HENNEPIN COUNTY, MINNESOTA
ORDINANCE NO. 796

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY
TO REZONE PROPERTY AT 529 INDIAN MOUND E AND 215 WALKER AVE S
TO PUD PLANNED UNIT DEVELOPMENT DISTRICT**

THE CITY OF WAYZATA ORDAINS:

Section 1. Zoning Map Amendment

- 1.1. Rezoning. Based upon City Council Resolution 08-2020 (the “Resolution”), the Official Zoning Map of the City of Wayzata is hereby amended to change the Zoning District designation of the Property, as defined in the Resolutions, to PUD Planned Unit Development District.

Section 2. Effective Date

- 2.1 This Ordinance will become effective upon passage and publication.

Adopted by the City Council this 4th day of February, 2020.

Ken Willcox
Mayor

ATTEST:

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Wayzata, Minnesota, at duly authorized meetings held on February 4 and February 18, 2020.

Kathy Leervig, City Clerk

SEAL

First Reading: February 4, 2020
Second Reading: February 18, 2020
Publication:

RESOLUTION NO. 08-2020**RESOLUTION APPROVING PUD GENERAL PLAN,
PUD REZONING, PRELIMINARY PLAT, PROJECT DESIGN, AND
SHORELAND IMPACT PLAN/CONDITIONAL USE PERMIT (CUP) FOR
529 INDIAN MOUND E AND 215 WALKER AVE S**

WHEREAS, Walker Partners Limited Partnership and RE Clark Land Invest LLC (collectively, the “Applicant”) have submitted a development application (the “Application”) requesting approval of (i) PUD General Plan, with building separation and setback variances; (ii) Rezoning to Planned Unit Development (PUD) District; (iii) Preliminary Plat; (iv) Design of project, with deviations and a variance for location of mechanical equipment; and (v) Shoreland Impact Plan/CUP for Impervious Surface, all in connection with a residential PUD project consisting of seven, two-story townhomes, split between three buildings (the “Project”) on the combined properties at 529 Indian Mound E and 215 Walker Ave S (collectively, the “Property” and legally described on Attachment A); and

WHEREAS, on August 7, 2019, the City Council approved the PUD Concept Plan of Development for the Project, contingent upon approval of the PUD General Plan of Development; and

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, held a public hearing on the Application on January 6, 2020, and adopted a Report and Recommendation to the City Council to approve the Application on January 23, 2020, a copy of which is attached to this Resolution as Attachment B (“PC Report and Recommendation”).

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

A. Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearings, the standards of the Wayzata Zoning and Subdivision Ordinances, and the findings and recommendations of the PC Report and Recommendation, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby finds, confirms and memorializes that the Application meets the applicable requirements of Wayzata’s Zoning and Subdivision Ordinances.

B. Based on the foregoing, the (i) PUD General Plan, with building separation and setback variances; (ii) Rezoning to Planned Unit Development (PUD) District; (iii) Preliminary Plat; (iv) Design of project, with deviations and a variance for location of mechanical equipment; and (v) Shoreland Impact Plan/CUP for Impervious Surface, all as defined in the PC Report and Recommendation, are hereby **APPROVED**, subject

to satisfaction of the following:

1. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes and land use regulations.
2. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application, and as subsequently amended and shown in the Planning Report and Recommendation.
3. The Applicant must receive all future approvals necessary for the proposed PUD and Project, including final plat approval needed for the Property.
4. The Applicant must enter into a Development Agreement with the City, with terms and in a form acceptable to the City Attorney, that incorporates, among other things, the approvals and conditions of this City Council approval resolution, addresses all public improvements associated with the Project, sets forth the required amount and timing of the Park Dedication Fee, and in which the Applicant and any future Property owners agree to fully defend and indemnify the City for anything related to the Project, the Property and property-related rights.
5. All expenses of the City of Wayzata related to the review of the Application, including consultant, expert, legal, and planning fees incurred, be fully reimbursed by the Applicant.

Adopted by the Wayzata City Council this 4th day of February, 2020.

Ken Willcox, Mayor

ATTEST:

Jeffrey Dahl, City Manager

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 4, 2020.

Kathy Leervig, City Clerk
SEAL

Attachment A

Legal Description of Property

Attachment B

PC Report and Recommendation

Attachment A

Legal Description and Information of Property

Address	215 Walker Ave S
PID	06-117-22-24-0105
Legal Description	Walker 215 Addition Lot 1, Block 1
Abstract or	Abstract
Certification NO.	None

Address	529 Indian Mound E
PID	06-117-22-24-0067
Legal Description	Wayzata Revised, Lot 6, Block 1
Abstract or	Abstract
Certification NO.	None

Attachment B

PC Report and Recommendation



WAYZATA PLANNING COMMISSION

January 23, 2020

REPORT AND RECOMMENDATION OF APPROVAL OF PLANNED UNIT DEVELOPMENT (PUD) GENERAL PLAN, REZONING TO PUD, PRELIMINARY PLAT, PROJECT DESIGN, AND SHORELAND IMPACT PLAN/CONDITIONAL USE PERMIT (CUP) FOR 529 INDIAN MOUND E AND 215 WALKER AVE S

SUMMARY OF RECOMMENDATION

1. **Approval*** of PUD General Plan with building separation and setback variances
2. **Approval*** of Rezoning to Planned Unit Development (PUD) District
3. **Approval*** of Preliminary Plat
4. **Approval*** of Design of Project with deviations and a variance for location of mechanical equipment
5. **Approval*** of Shoreland Impact Plan/CUP for Impervious Surface

* with certain conditions listed at the end of this Report

REPORT

Section 1. BACKGROUND

- 1.1 Project. Walker Partners Limited Partnership and RE Clark Land Invest LLC (collectively, the "Applicant") have submitted a development application (the "Application") requesting approval of a Planned Unit Development (PUD) for a residential project that would demolish the existing building on the site and construct seven, two-story townhomes, split between three buildings (the "Project") on the combined properties at 529 Indian Mound E and 215 Walker Ave S (collectively, the "Property"). On August 7, 2019, the City Council approved the PUD Concept Plan of Development for the Project, contingent upon approval of the PUD General Plan of Development.

1.2 Approvals Requested. The Application includes requests for approval of the following:

- A. PUD General Plan: Planned Unit Development (PUD) General Plan for seven, two-story townhomes, split between three buildings on the Property, as depicted in the plans attached to this Report as Exhibit A (the “PUD General Plan”), which includes variances from the PUD District standards for building separation and setbacks.
- B. Rezoning: Rezoning the Property from C-1 Office and Limited Commercial District to Planned Unit Development (PUD) District (the “Rezoning” or “Zoning Amendment”).
- C. Preliminary Plat Approval: A preliminary plat to combine the two parcels that presently comprise the Property into seven lots with one outlot (the “Preliminary Plat”).
- D. Design: The design elements of the Project (the “Design”) as further detailed in the Design Critique attached to this Report as Exhibit B, including three deviations from the Design Standards detailed therein related to (i) size of stone joints in building materials; (ii) streetscape design; and (iii) arborvitae buffer between the driveway and adjacent property to the west (collectively, the “Deviations”). In addition, the Design includes location of mechanical equipment on the exterior of the building, which is a type of deviation that requires a variance.
- E. Shoreland Impact Plan/Conditional Use Permit for Impervious Surface: A shoreland impact plan/conditional use permit for an impervious surface coverage that exceeds 25% of the lot coverages to allow for the Project’s proposed 39% impervious surface coverage (the “Impervious Surface CUP”).

1.1 Property. The street addresses, property identification numbers, and owners of the parcels comprising the Property are:

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

1.2 Land Use. The Property falls within the following land use areas:

Zoning District:	C-1 Office and Limited Commercial District
Comp Plan Designation:	Mixed Use Commercial
Overlay Districts:	S/Shoreland Overlay District Bluff District (Design Standards)

- 1.3 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Wayzata Lakeshore Weekly* on December 26, 2019 and mailed to all property owners located within 350 feet of the Property on December 26, 2019. The public hearing on the Application was held at the January 6, 2020 Planning Commission meeting.

Section 2. STANDARDS

2.1 Planned Unit Development – General Plan (PUDs).

- A. 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 a General Plan of Development for the proposed project. The General Plan of Development stage submissions should depict and outline the proposed implementations of the General Concept Plan stage for the PUD and the information outlined in Section 933.06.C. The same review procedure by the Planning Commission shall be followed for a General Plan of Development as was followed with respect to the applicant's Concept Plan.
- B. Intent and Purpose of PUDs. Section 933 of the Zoning Ordinance provides for the establishment of PUDs to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
 2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 3. More convenience in location and design of development and service facilities.
 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.

5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
 8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- B. General Standards. Section 933.02.A of the Zoning Ordinance sets forth the general standards for review of any PUD application. These are:
1. Health Safety and Welfare; Intent and Purpose of PUDs. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
 2. Ownership. Applicant/s must own all of the property to be included in the PUD.
 3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
 4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
 5. Common Open Space. The PUD project must provide common private or public open space and facilities sufficient to meet the minimum requirements established in the Comprehensive Plan,

and contain provisions to assure the continued operation and maintenance of such.

6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 933.2.A.6.c are met.
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 933.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 933.2.A.10.
11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall

be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.

14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.
- C. Residential Area PUD Standards. Section 933.03 sets forth area standards for PUDs which have a residential component. 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.
- D. PUD Building Spacing and Setbacks. Buildings in a PUD District must be located no closer than one-half the sum of the building heights of the two buildings. Sec. 933.02.13. Setbacks in a multiple family PUD District are the same as the normal standards of either the R-4 or R-5 Zoning Districts. The setbacks in the R-4 District are: Front Yard: 35 feet; Side Yard: 20 feet; and Rear Yard: 40 feet. Sec. 958.06.B.
- E. Variances. Criteria for granting a variance from provisions of the Zoning Ordinance under Sec. 905.01 C. are:
 1. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.

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:
 - (i) the property owner’s proposal for the property is reasonable but not permitted by Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
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 Minnesota Statutes, section 216C.06, subdivision 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.

2.2 Zoning Ordinance Amendment / Rezoning. City Council has the discretion and authority under state law and City Code to amend the City’s Zoning Ordinance (Text or Map). In considering a proposed amendment to the Zoning Ordinance, the Planning Commission and City Council shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.

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

2.3 Preliminary Plat.

- A. Subdivision Standards. Review and approval of combinations and subdivisions of property, and preliminary/final plats, are governed by the City's Subdivision Ordinance, PT. X of City Code, and should be consistent with the purposes and goals outlined in Sec. 1001.02.
- B. Criteria for Preliminary Plats. The Planning Commission shall consider possible adverse effects of a proposed preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 1003.02.E:
 - 1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
 - 2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
 - 3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
 - 4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
 - 5. The creation of a lot or lots shall not adversely impact the scale,

pattern or character of the City, its neighborhoods, or its commercial areas.

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

- 2.4 Design Standards; Deviations. All new multifamily building construction in the City must comply with the Design Standards found in Chapter 909 of the Zoning Ordinance. The Project falls within the Bluff District, and the relevant design standards applicable to the Project are outlined in the attached "Design Critique" (Attachment A). Deviations from the Design Standards may be permitted under Sec. 909.29 (with the exception of Sec. 909.10 of the Design Standards) if City Council (after considering the Planning Commission's recommendation) makes a

finding that the negative impact of such deviation is outweighed by one or more of the following factors:

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

2.5 Shoreland Impact Plan/Conditional Use Permit for Impervious Surface.

- A. The Shoreland Overlay District establishes a maximum impervious surface of 25% of the lot area. Impervious surface coverage may be allowed to exceed 75% of the total lot area when the following stipulations are met:
 - 1. All structures and practices are in place for the treatment of stormwater runoff.
 - 2. A shoreland impact plan/conditional use permit is submitted and approved as provided for in Section 991.19.A of the Zoning Ordinance, subject to the conditions listed in Section 991.19.C of the Zoning Ordinance.
- B. Shoreland Impact Plan. Except for situations listed in Sec. 991.19.B., landowners or developers desiring to develop land or construct any dwelling or any other artificial obstruction on land located within any Shoreland District within the City of Wayzata shall first submit a conditional use permit application as regulated by Chapter 904 of this Ordinance and a plan of development, hereinafter referred to as

"Shoreland Impact Plan," which shall set forth proposed provisions for sediment control, water management, maintenance of landscaped features, and any additional matters intended to set forth proposed changes requested by the applicant and affirmatively disclose what, if any, change will be made in the natural condition of the earth, including loss of change of earth ground cover, destruction of trees, grade courses and marshes. The plan shall minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible, and shall affirmatively provide for the relocation or replanting of as many trees as possible which are proposed to be removed. The purpose of the shoreland impact plan shall be to eliminate and minimize as much as possible potential pollution, erosion and siltation.

- C. General CUP Criteria. Section 904.02.F states that the Planning Commission and City Council shall consider possible adverse effects of a proposed conditional use. Their 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 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.
- D. SIP/CUP Conditions. All conditional use permits for consideration under Section 991 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.

Section 3. FINDINGS

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

- 3.1 General. The PUD General Plan meets the purpose and intent of the PUD Ordinance in that the Project as proposed would allow for townhouses to be built in a scale and location which is compatible with the surroundings but is not allowed under strict application of the zoning code, the Project is consistent with the land use designation for the Property in that a residential use in this area is an allowed use and an appropriate size and scale for the neighborhood and the redevelopment of the Property would create a Project which reflects a high standard of site and building design: .
 - A. The PUD General Plan reflects higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 - B. The PUD General Plan meets the land use designation for the Property, and is consistent with the goals and objectives of the comprehensive plan that seek to create new and relatively more affordable housing options, and transitions between the residential and commercial areas of the City.
 - C. The PUD General Plan creates a more desirable and creative environment than would be possible under the existing zoning district.
 - D. In addition, the PUD General Plan meets all of the following PUD general standards listed in Section 933.03 of the Zoning Ordinance for residential

PUDs, and the variance standard for the proposed building separation and setbacks:

1. Health Safety and Welfare. The Project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area, and conforms with the overall intent and purpose of the PUD Ordinance as noted in this Report.
2. Ownership. The Applicant owns, or will own at the time of final approval, all of the property to be included in the PUD.
3. Comprehensive Plan Consistency. The Project is consistent with the City's Comprehensive Plan as noted in this Report.
4. Sanitary Sewer Plan Consistency. The Project is consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The Project will provide common private open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and the Development Agreement with the Applicant for the Project should contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. The Development Agreement for the Project and future Property Owners Association governing documents should contain provisions to assure the continued operation and maintenance of the common private and public open space and service facilities provided within the Project.
7. Staging of Common Open Space. When a PUD provides for common private open space, and is planned as a staged development over a period of time, the total area of common open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The Project density standards are acceptable to the City and consistent with the Comprehensive Plan.
9. Utilities. As provided in the PUD Ordinance, all utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 933.02.A.10.

10. Utility Connections. As provided in the PUD Ordinance, all utilities associated with proposed PUD must meet the utility connection requirements of Section 933.02.A.10.
 11. Roadways. The Project will not have roadways.
 12. Landscaping. As provided in the PUD Ordinance, at the time of PUD General Plan review, the Applicant must submit a detailed and acceptable landscaping plan that considers the natural features of the Property and surrounding area, the architectural characteristics of the proposed structure and the overall scheme of the Project.
 13. Setbacks. The Project does not meet all of the setback standards of the PUD District. However, the Planning Commission finds that (a) the proposed building separation and setbacks of the PUD General Plan are in harmony with the general purposes and intent of the Zoning Ordinance, and the PUD Ordinance in particular, and are consistent with the Comprehensive Plan; and (b) the Applicant has established that there are practical difficulties in complying with the requirements, including that the General Plan building and site layout is reasonable and due to circumstances unique to the Property's shape and location, and not created by the landowner; driven in large part by a desire to improve the site layout and massing of buildings on the Property; and the exceptions will not alter the essential character of the locality.
 14. Height. The maximum building height in the Project will not exceed thirty five (35) feet and three (3) stories.
- E. The Application contains the information and materials listed in Section 933.06.C.
- 3.2 Zoning Ordinance Amendment / Rezoning. The proposed use associated with the Project (the "Proposed Use") would not have an adverse effect on surrounding properties or the community, is consistent with future guidance for the Property have residential uses, the improvement of the Property can be adequately serviced by public services, and meets the standards for a zoning ordinance amendment:
- A. The Proposed Use is consistent with the Comprehensive Plan land use designation of the Property, and meets the policies of the Comp Plan in that the area has been guided for a variety of uses including residential uses, and such uses may exist singularly one parcel of land.
 - B. The Proposed Use is consistent with current and future land uses in the area.

- C. The Proposed Use would meet the performance standards outlined in the Zoning Ordinance.
- D. The Proposed Use would not adversely impact surrounding properties.
- E. The Proposed Use would not negatively impact property values in the area.
- F. The existing and improved facilities can meet the traffic demand of the Proposed Use.
- G. The Proposed Use would not exceed service capacity of public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

3.3 Preliminary Plat. The Proposed subdivision of land associated with the Project is consistent with the criteria outlined in Section 1003.02.E and conforms to all performance standards of the Wayzata Subdivision Ordinance. The Project is consistent with the Comprehensive Plan's intent to allow for residential uses, and the newly created lots are of not dissimilar from adjacent lots in the neighborhood. The Project has been designed to retain as many existing significant trees as possible and the Project can be adequately serviced by public systems such as utilities and the transportation network :

1. The proposed Subdivision is consistent with the Wayzata Comprehensive Plan.
2. The building pads that result from the Subdivision preserve the sensitive areas on the Property, including the topography, significant trees and vegetation, and scenic points.
3. The building pads that result from the Subdivision have been selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees have been retained where possible.
5. The Subdivision does not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of the lots, the building pads, and the site layout responds to and is reflective of the surrounding lots and neighborhood character.
7. The lot sizes resulting from the Subdivision are not dissimilar from

adjacent lots or lots found in the surrounding neighborhood.

8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the buildings proposed is similar to the characteristics and quality of existing development in the City and surrounding neighborhood.
9. The Application complies with the Wayzata Design Standards.
10. The proposed lot layouts and building pads conform with all performance standards contained in the Subdivision Ordinance with the exception of those for which a variance is being requested.
11. The Subdivision will not tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
12. The Subdivision will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

3.4 Project Design with Deviations and Variance. The Project meets the applicable provisions of the Design Standards as reflected in the Design Critique attached to this Report as Exhibit B, except for the Deviations, which relate to (i) size of stone joints in building materials; (ii) streetscape design; and (iii) arborvitae buffer between the driveway and adjacent property to the west, and the variance for the location of mechanical equipment on the exterior of the building.

The Commission finds that there would be a positive effect on the area where the buildings are proposed by allowing the Deviations. To the extent there are any negative impacts of the Deviations, those impacts are outweighed by one or more of the following factors:

- A. The extent to which the Project advances specific policies and provisions of the City's Comprehensive Plan, as noted in the record.
- B. The positive effect of the Project on the area in which the Project is proposed, including renovation of an important section of Lake Street.

The Commission finds that (a) the location of mechanical equipment on the exterior of the building as depicted in the amended plans submitted January 13, 2020 is in harmony with the general purposes and intent of the Zoning Ordinance and consistent with the Comprehensive Plan; and (b) the Applicant has established that there are practical difficulties in complying with the requirements,

including that the General Plan building and site layout is reasonable and due to circumstances unique to the Property's shape and location, and not created by the landowner; driven in large part by a desire to improve the site layout and massing of buildings on the Property; and the location of the mechanical equipment will not alter the essential character of the locality.

- 3.4 Shoreland Impact Plan/Conditional Use Permit for Impervious Surface. The provisions of Section 991.19 and 904.02.F of the Zoning Ordinance have been considered and are satisfactorily met.

A. Shoreland Impact Plan.

1. All structures and practices are or will be in place for the treatment of storm water runoff for the Project as reviewed and approved by the City Engineer.
2. A Shoreland Impact Plan has approved by the City Engineer.

B. General CUP Criteria.

1. The Project and associated use is compatible with the specific policies and provisions of the official City Comprehensive Plan.
2. The Project and associated use is compatible with present and future uses of the area.
3. The Project and associated use conforms with all performance standards contained in the Zoning Ordinance, except those for which a CUP and variance is requested.
4. The Project and associated use will not have a negative effect upon the surrounding area.
5. The Project and associated use will not have a negative impact upon surrounding property values.
6. The Project and associated use will not increase traffic above capacity.
7. The Project and associated use will not negatively impact existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

C. SIP/CUP Conditions.

1. The Project has been analyzed and the impact of impervious surfaces, stormwater runoff, floodplain, and water quality implications have been mitigated through approved means to the extent possible.
2. Stormwater treatment measures used for the Project are subject to the review of the City Engineer and the Minnehaha Creek Watershed District where applicable.
3. The Project has been 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. The Project has been analyzed in terms of the appearance of the structures and will not generally be visible when viewed from the lake's surface.
5. Building heights have been analyzed to determine the impact on surrounding structures and views from the lake surface or other shores. Structures will not 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 of the Project will not exceed the maximum allowed density of the base zoning district for which the Project is proposed. The density of the Project will not exceed the density standards as specified in the R-5 District of this Ordinance.
7. Lot coverage of the Project will be restricted to the provisions for maximum impervious surface coverage provided for in the Zoning Ordinance.
8. The Project will not cause the overall residential densities in the shoreland area to 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.
9. The Project will not cause the overall lot coverage in the shoreland area to 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.

10. The Project is 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. The Project is in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan.
12. The Project will be subject to the review of the Minnehaha Creek Watershed District.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the (i) PUD General Plan; (ii) PUD Rezoning; (iii) Preliminary Plat; (iv) Design of the Project, including Deviations; and (v) Shoreland CUP requested in the Application, subject to the following conditions:
- A. The General Plan is amended to remove the monument sign and to show the corrected location of the AC units, as clarified by the Applicant at the Public Hearing and depicted in the Exhibit C attached.
 - B. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes and land use regulations.
 - C. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application.
 - D. The Applicant must receive all future approvals necessary for the proposed PUD and Project, including final plat approval needed for the Property.
 - E. All expenses of the City of Wayzata related to the review of the Application, including consultant, expert, legal, and planning fees incurred, be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 23rd day of January 2020.

Christine Plantan
Chair, Planning Commission

Voting For Approval Recommendation: Douglas, Parkhill, Flannigan, Plantan, Merriam, Iverson

Voting Against Approval Recommendation:

Abstaining: none

Absent: Bashioum

Attachments:

Exhibit A: Legal Description of Properties

Exhibit B: Design Critique

Exhibit C: Amended Plans submitted January 13, 2020

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
January 6, 2020**

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: Flannigan, Plantan, Douglas, Merriam, Parkhill, and Iverson. Absent: Bashioum. Community Development Director Emily Goellner, Assistant Planner Nick Kieser, Planning Consultant Peggy Sue 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 January 6, 2020 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the December 16, 2019 Meeting Minutes

b.) Report and Recommendation of Approval for a Heritage Preservation Site Designation for the Section Foreman House at 738 Lake Street East

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

Hearing no such request, he asked for a motion to approve the Consent Agenda as presented.

Commissioner Iverson 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 Variances, Design Review, and Shoreland Impact Plan/Conditional Use Permit for Lothenbach Family Offices at 401 Lake St E

Commissioner Iverson asked to express her reason for voting nay to be on the record. She stated that her vote is based on the Shoreland Impact Plan, and that she is not comfortable with allowing 100% of the site to be covered by impervious surfaces. She would like the City Council to have further discussion regarding the issue.

Chair Flannigan asked for a timeline for the application.

Director Goellner stated that the report and recommendation would come back to the Planning Commission at the January 23, 2020 meeting and then to the City Council in early February.

b.) 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

Planning Consultant Peggy Sue Imihy stated that 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 commercial building on the site and construct seven, two-story townhomes, split between three buildings. 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 application requests review and approval of a General Plan for a Planned Unit Development (PUD), 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, and a deviation from the setback requirements requiring new structures to be set back no less than 15 feet from the back of the curb line along roadways. The applicant is also requesting a rezoning from C-1: Office and Limited Commercial to PUD. The property is subject to the Design standards of the Bluff District and the applicant requests four deviations from these standards. They are requesting that the stone joints in the building materials be allowed to be larger than one-fourth of an inch, to allow for mechanical equipment to be located on the exterior of the building, to omit the streetscape features that require a bench, exposed aggregate, and additional streetlighting, and to allow for six-foot arborvitae between the driveway and the adjacent property to the west.

The property is currently zoned C-1 Office and Limited Commercial District. The 2030 Comprehensive Plan Designation is Mixed Use Business District. The 2040 Comprehensive Plan Designation is Mixed Use Commercial/Residential. The property is also in the Shoreland Overlay District and the Bluff District Design District.

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 the City Council about the massing and bulk of the two buildings, the applicant has modified the concept in their PUD General Plan to remove one unit and break up the development into three buildings. The General Plan lowered

1 impervious surface coverage, increased the green space, and lowered the density of the site.
2 During the concept stage, approval of the buildings as a single use with only residential was
3 approved by the City Council. The proposed development does not meet any of the setback
4 standards in the C-1, R-4 or PUD districts, but the proposed plan is consistent with the design of
5 the PUD Concept Plan, which was approved by the City Council on August 7, 2019. The proposed
6 development does not meet the requirement that the buildings be spaced apart a distance equal to
7 one-half of the heights of the two buildings, however the proposed plan is consistent with the
8 design of the PUD Concept Plan that was approved by the City Council on August 7, 2019.

9
10 The applicant proposes to remove 140 inches of trees on the subject property and are required to
11 replace 81 inches. The applicant has provided a landscape plan, which proposes 48 new trees on
12 the site, totaling 129 replaced inches of trees.

13
14 The applicant is proposing to reconfigure the two existing lots on the subject properties in to seven
15 new lots with an outlot to accommodate a shared driveway. Staff found that the subdivision is
16 consistent with the Draft 2040 Comprehensive Plan, and that the creating of the new lots are in a
17 similar scale to adjacent properties which can be adequately accommodated by the City's
18 infrastructure. If the Preliminary Plat is approved, the applicant must submit a Final Plat within
19 100 days to be reviewed by the City Council.

20
21 Shoreland Impact Plan/Conditional Use Permit (CUP) is required when requesting to develop land
22 or construct any dwelling or any artificial obstruction on land located within any Shoreland
23 Overlay District in the City. The property currently has 52% impervious surface. The applicant's
24 proposed plans for the amount of impervious surface is 39%, which exceeds the allowable
25 impervious surface limit of 25% without a SIP/CUP. The applicant has prepared plans to mitigate
26 stormwater runoff using a combination of pervious pavers and a graywater system.

27
28 Chair Flannigan asked for clarification regarding the parking and staggering of the buildings. He
29 further asked if a person would be able to purchase two of the units and open it up to function as
30 one.

31
32 Planner Imihy stated that residents would enter the shared driveway from Indian Mound East, and
33 each would be able to access their tuck-under 2-4 car private garage. She further added that if the
34 residents wanted to combine two units into one, they would need to come to the Planning
35 Commission for replatting and an amendment of the approved PUD plan.

36
37 Commissioner Merriam stated that approval was granted for the Concept Plan, but the issue with
38 the setbacks appears to be new and she questioned the reason for that.

39
40 Planner Imihy stated that the Concept Plan didn't provide all of the specifics of the PUD, and
41 approval signified that the concept and general appearance of the units was acceptable. With the
42 current step of the PUD process, specific measurements are part of the plan, and two deviations to
43 applicable standards are being requested. She stated that it was important to make the Commission
44 aware of the standards and the requested deviations.

45
46 Chair Flannigan asked for the distance from Unit seven and the lot line.

1
2 Planner Imihy stated that the right-of-way is likely 12 to 15 feet.

3
4 There being no further question from the Commission for Staff, Chair Flannigan invited the
5 applicant to address the Commission.

6
7 Client's representative, Terry Schneider, 15333 Boulder Creek Dr, Minnetonka, , stated that the
8 property owners are looking to take their old and tired building and turn it in to a quality product
9 where new families can live. They used the information received from the Planning Commission,
10 the City Council, neighbors, and potential buyers and it was decided to break up the original
11 concept and create three separate buildings. The result is a project with less impervious surface,
12 better drainage, and a better overall look. He added that the deviations that are being requested
13 are due to some anomalies in how the ordinance is written and applies more to Lake Street and not
14 the Bluff District.

15
16 Chair Flannigan asked for the setback of the property line on the north side.

17
18 Mr. Schneider stated that each building increases or decreases by about two feet. The setbacks
19 vary from six to 10 feet.

20
21 Commissioner Plantan asked what the setback was on John Adams townhome.

22
23 Mr. Schneider stated that the property is located right up to the property line which exceeds the
24 setback on that side.

25
26 Commissioner Douglas asked for the reason for the staggered buildings.

27
28 Mr. Schneider responded that the staggering allows for each unit to have unobstructed patio views
29 to the lake.

30
31 Commissioner Iverson asked for the location of the air conditioning units.

32
33 Mr. Schneider stated that they will be placed by the garage doors and screened.

34
35 There being no further questions from the Commission for the applicant, Chair Flannigan opened
36 the public hearing on the application at 8:40 p.m.

37
38 Resident, Gary Kramer, 240 Minnetonka S, stated that he likes the projects and especially likes
39 the space in between the buildings. He added that Garrison Landing will be facing the garage side
40 of the buildings. He would also like to see the air conditioners relocated to the side of the buildings,
41 so as to not be visible to Garrison Landing. He also wanted information regarding the storage of
42 garbage cans. He shared the John Adams, resident of Garrison Landing, asked for Gary to express
43 his interest in seeing the buildings staggered the opposite direction. He explained that the location
44 of John's unit is directly facing and closest to one of the proposed townhomes. They believe that
45 the change would better fit the property and would allow more room and opportunity for screening
46 between the properties.

1
2 There being no one else wishing to comment on the application, Chair Flannigan closed the public
3 hearing at 8:43 p.m.

4
5 Chair Flannigan asked for the Commission to provide feedback regarding the application.

6
7 Commissioner Parkhill asked for clarification regarding the location of the air conditioners.

8
9 Chair Flannigan asked for clarification regarding garbage can storage.

10
11 Commissioner Douglas stated that the association can establish rules related to the garbage cans
12 and their storage.

13
14 Mr. Schneider highlighted the locations on a diagram for the Commission but was not at the
15 microphone to record additional responses.

16
17 Planner Imihy stated that Mr. Schneider explained that the air conditioners would only be about
18 two feet high and would be heavily screened by landscaping. She further added that the design
19 deviation for the six-foot Arborvitaes is to provide an adequate buffer between Garrison Landing
20 and the subjects property.

21
22 Commissioner Parkhill asked what was going to be done to mitigate the rainwater runoff.

23
24 Planner Imihy stated that the existing impervious surface is 52%, the proposal will decrease it to
25 39%. Despite the decrease the property will still be required to mitigate the difference between
26 25% which is what is allowed, and the proposed 39%. The plan is to use pervious pavers for the
27 shared driveway leading to the garages, and porous rock for the private sidewalks and stoops. The
28 rainwater will be collected in a gray water system utilizing large underground tanks, and then it
29 will be reused for irrigation.

30
31 Commissioner Iverson asked the applicant to consider that the six-foot Arborvitaes may not
32 provide adequate screening due to the height of the buildings and the impact growth and the
33 seasons have on foliage. She stated that her experience is that trees provide better screening in the
34 winter.

35
36 Planner Imihy stated that the Arborvitaes only make up halfway of the site. She added that there
37 would be six new additional trees planted on the northern side.

38
39 Commissioner Iverson stated that her largest concern is for a proper buffer between the Garrison
40 building and the property.

41
42 Mr. Schneider stated that both sides of the property line have plans to or have recently added
43 additional combinations of foliage for proper screening. He believes that the requested outcome
44 will be achieved due to both sides making efforts to properly screen their properties.

1 Commissioner Merriam stated that the design standards require three/four-foot hedges to screen
2 parking lots.

3
4 Director Goellner stated that the three/four-foot screening height is most appropriate for
5 commercial properties, and the six-foot screening height is better suited for residential properties.

6
7 Commissioner Merriam asked the Commission for concerns regarding the 15-foot setbacks on all
8 sides of the property.

9
10 Chair Flannigan asked for the setback for Garrison Landing. He added that the building is located
11 right next to the sidewalk.

12
13 Planner Imihy explained that many communities utilize a similar 15-foot setback requirement with
14 the intent of giving an activated looking street front.

15
16 Commissioner Merriam stated that she thought the requirement was to have at least a 15-foot
17 setback.

18
19 Director Goellner stated that the opposite is required. The requirement was to have no less than
20 15-foot setback.

21
22 Commissioner Iverson stated that she would like to see more green space. She stated that
23 eliminating one more of the units may provide more light and additional landscaping between the
24 buildings. She expressed concern with the precedence of homes being built closer together. She
25 added that bump outs for things like a fireplace, are not calculated in the space required between
26 buildings.

27
28 Commissioner Merriam stated that her comment regarding the setbacks was not incorrect. She
29 referred to page 3 of 19 and read “that the setback is to be no less than 15 feet from the back of the
30 curb line and all yards”.

31
32
33 Director Goellner read the Code language “no building shall be located less than 15 feet from the
34 back of the curb line along roadways which are part of the internal street pattern”. She stated that
35 staff made an error and Commissioner Merriam’s understanding was correct

36
37 Chair Flannigan stated that from the curb line to the property it may be 15 feet.

38
39 Commissioner Merriam stated that she believes the topic is worthy of discussion because it would
40 require a variance or deviation.

41
42 Chair Flannigan stated that the type of development being proposed would warrant the building
43 being located closer to the street. He further added that the setbacks appear to be very consistent
44 with Garrison Landings setbacks.

45
46 Planner Imihy explained that the property does meet the setback requirement from the curb line.

1
2 Commissioner Merriam asked for clarification regarding the required 10-feet between buildings
3 on the north side.

4
5 Planner Imihy stated that the 10-feet only meets the C-1 standard. It does not meet the PUD
6 standard of applying similar residential zone districts.

7
8 Commissioner Merriam stated that she feels that townhomes are very appropriate for the setting.
9

10 Commissioner Plantan believes that the project aligns very well with the 2040 Comprehensive
11 Plan. She does not understand the need for a sign on the corner when each unit will have a separate
12 address. She added that it takes away from the residential feel. She stated that she is comfortable
13 with the Shoreland Impact as long as they have the water mitigation plan.

14
15 Commissioner Iverson asked what the price point would be for the townhomes.

16
17 Mr. Schneider stated that the customization options would likely place the price point at 1.2 million
18 and up.

19
20 Chair Flannigan agreed that a sign for the townhouse complex is not necessary.

21
22 Commissioner Douglas really likes the project.

23
24 Commissioner Parkhill stated that he also likes everything about the project except for the sign.

25
26 Director Goellner asked for the Commission to provide clarification regarding the location of the
27 air conditioner units. She noted that the plan included in the application places the air conditioner
28 units between the buildings and not near the garages as the applicant had stated. She asked the
29 Commission if they would like to ask the applicant for a revised plan.

30
31 Mr. Schneider stated that the plan is to have the air conditioner units located at the back of the
32 buildings. He added that the sign is not a necessary item.

33
34 There being no further discussion, Chair Flannigan asked for a motion on the application with a
35 potential condition regarding clarification of the air conditioner locations.

36
37 Commissioner Plantan made a motion, seconded by Commissioner Douglas, to direct staff to
38 prepare a draft Planning Commission Report and Recommendation, with appropriate findings and
39 plan references, including the correct locations of the air conditioner units, reflecting a
40 recommendation of approval of the PUD general plan, the rezoning from C-1 office limited
41 commercial to a PUD, the deviations requested by the applicant as outlined in the packet, for the
42 design review, the approval of the Shoreland Impact Plan/Conditional Use permit, and the
43 preliminary plat of seven new lots and one out lot, for review and adoption at the next Planning
44 Commission meeting. The motion carried unanimously.

45
46 **AGENDA ITEM 6. Other Items:**

1
2 **a.) Review of Development Activities**
3

4 Assistant Planner, Nick Kieser stated the next meeting will have the return of the application for a
5 detached garage at 908 Shady Ln.
6

7 **b.) December 17 City Council Meeting Report**
8

9 Commissioner Douglas presented a report on the December 17 City Council Meeting. She stated
10 that the new Administrative Service Director was introduced. An Exceptional service award was
11 presented. There was a lot of discussion regarding the Lake Street project. New positions were
12 appointed to a number of committees.
13

14 **c.) Planning Commissioner Liaison for the January 7 City Council Meeting**
15

16 Commissioner Plantan will provide a report at the next Planning Commission meeting.
17

18 **d.) Election of Officers of Planning Commission for 2020 Calendar Year**
19

20 Director Goellner stated that Staff solicited nominations for the Chair and Vice Chair roles from
21 the Commissioners. Nominations were received for Commissioner Plantan for Chair and
22 Commissioner Parkhill for Vice Chair, who have each accepted the nominations. She stated that
23 additional nominations could be made at this time. She recommended that each of the nominees
24 make a brief statement and then a motion could be entertained.
25

26 Commissioner Plantan stated that she has learned a lot in her three years on the Commission and
27 would be happy to give Commissioner Flannigan a reprieve from the Chair duty.
28

29 Commissioner Parkhill stated that he was just happy to serve.
30

31 Chair Flannigan asked for a motion to elect Commissioner Plantan as Chair of the Planning
32 Commission for 2020. The motion carried 5 ayes and 0 nays.
33

34 Chair Flannigan asked for a motion to elect Commissioner Parkhill as the Vice Chair of the
35 Planning Commission for 2020. The motion carried 5 ayes and 0 nays.
36

37 **AGENDA ITEM 8. Adjournment.**
38

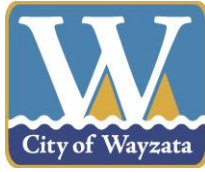
39 There being no further business on the agenda, Chair Flannigan asked for a motion to adjourn.
40

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

44 The Planning Commission meeting was adjourned at 9:18 p.m.
45

46 Respectfully submitted,

- 1 Jenny Groess
- 2 *TimeSaver Off Site Secretarial, Inc.*



**Staff Report
January 6, 2020**

Project Name: North Lake Townhomes
Applicant: Walker Partners Limited Partnership
Addresses of Request: 215 Walker Ave S and 529 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 529 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
529 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
City of Wayzata Zoning Ordinance, Section 909, Design Standards
North Lake Townhomes, 215 Walker Ave S and 529 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

Design Review
City of Wayzata Zoning Ordinance, Section 909, Design Standards
North Lake Townhomes, 215 Walker Ave S and 529 Indian Mound
E January 6, 2020

	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

Design Review
City of Wayzata Zoning Ordinance, Section 909, Design Standards
North Lake Townhomes, 215 Walker Ave S and 529 Indian Mound
E January 6, 2020

	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.

Design Review
City of Wayzata Zoning Ordinance, Section 909, Design Standards
North Lake Townhomes, 215 Walker Ave S and 529 Indian Mound
E January 6, 2020

	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

Design Review
City of Wayzata Zoning Ordinance, Section 909, Design Standards
North Lake Townhomes, 215 Walker Ave S and 529 Indian Mound
E January 6, 2020

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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	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 (529 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	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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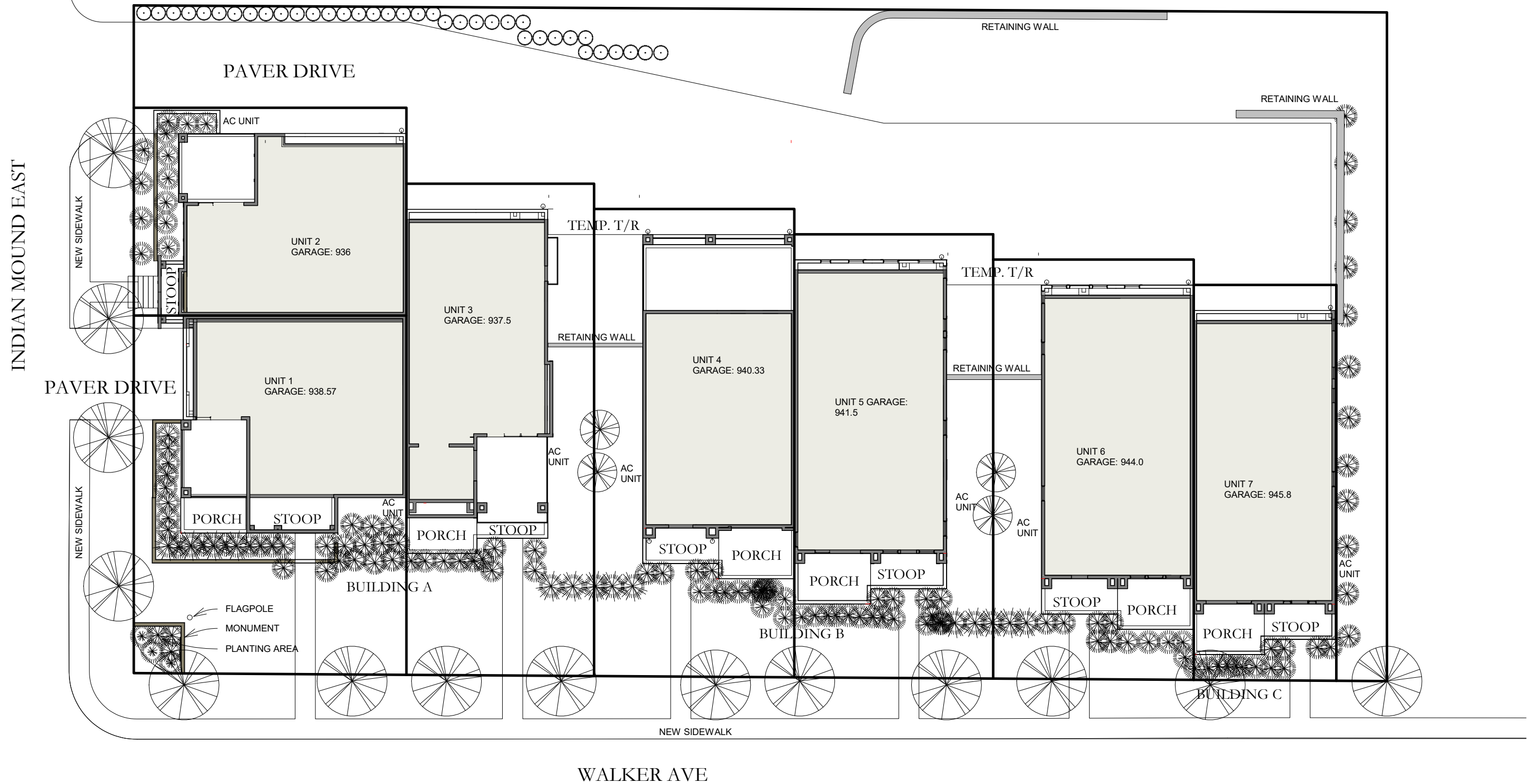
	Comments	Compliance
Parking Lot and Building Lighting		
909.24 – All Districts A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to 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.



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

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PERSPECTIVE VIEW FROM EAST

11.11.19

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PERSPECTIVE VIEW FROM NORTHEAST

11.11.19

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PERSPECTIVE VIEW FROM SOUTHWEST

11.11.19

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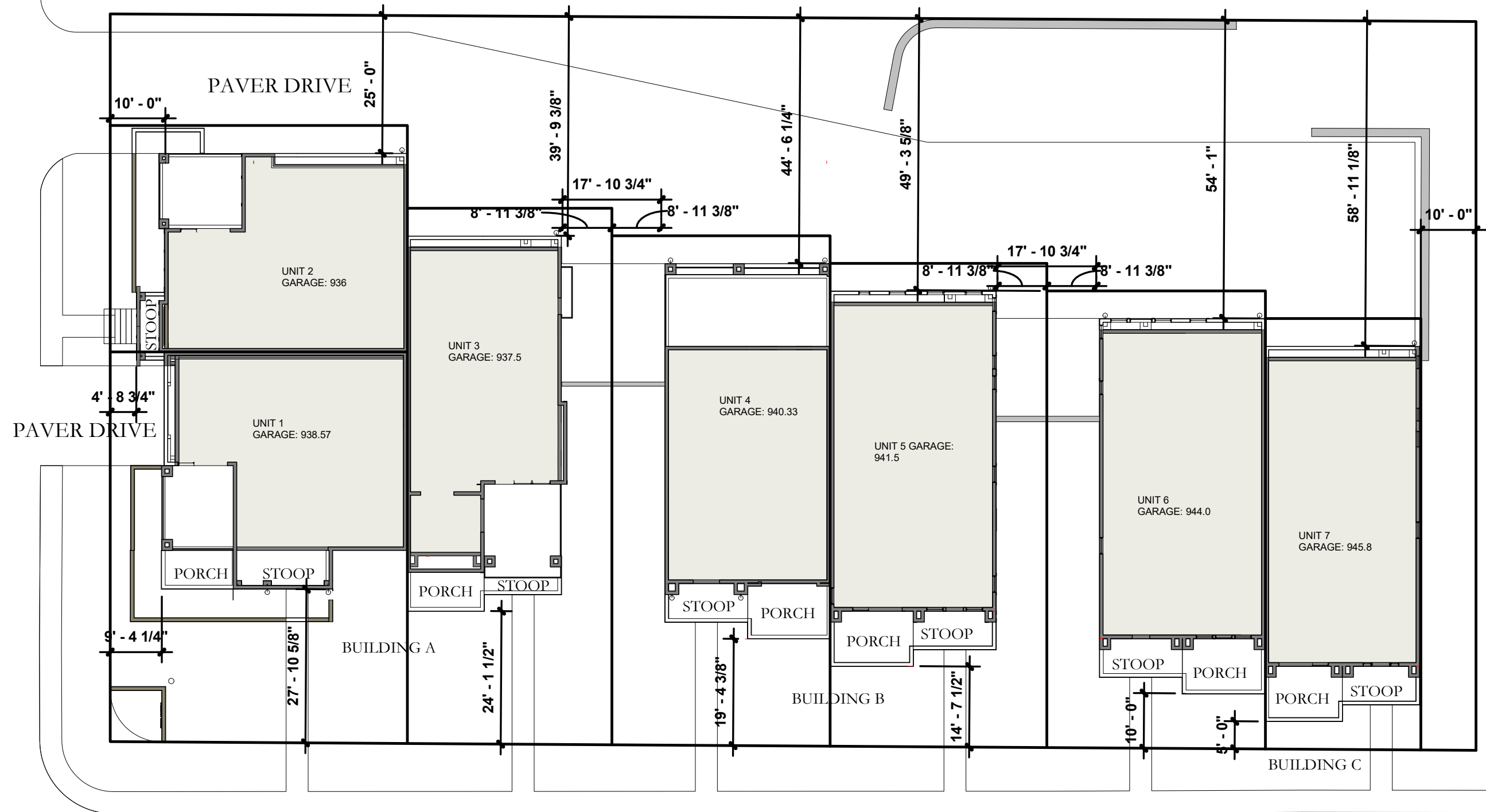


PERSPECTIVE VIEW FROM CITY HALL

11.11.19

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INDIAN MOUND EAST



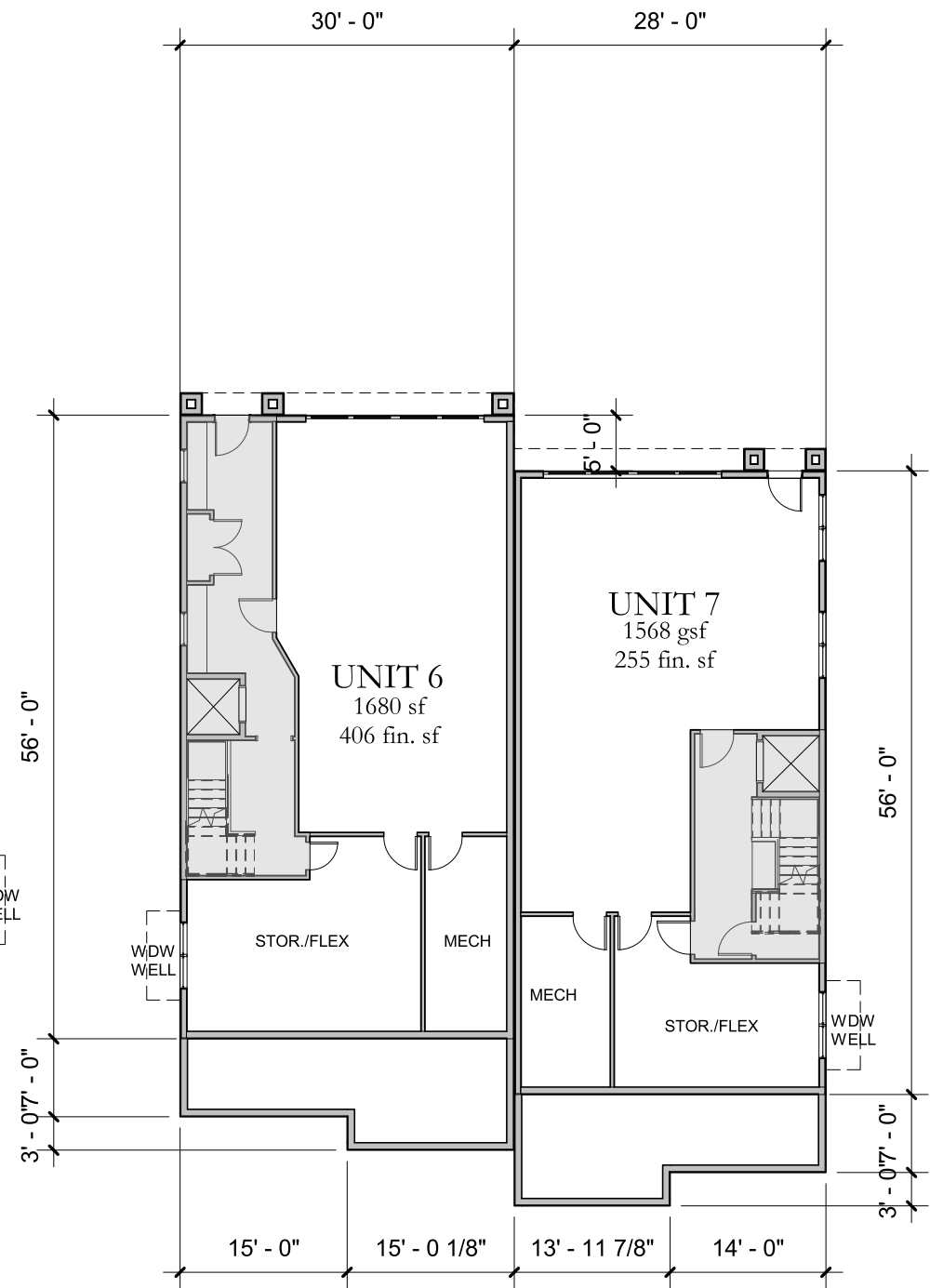
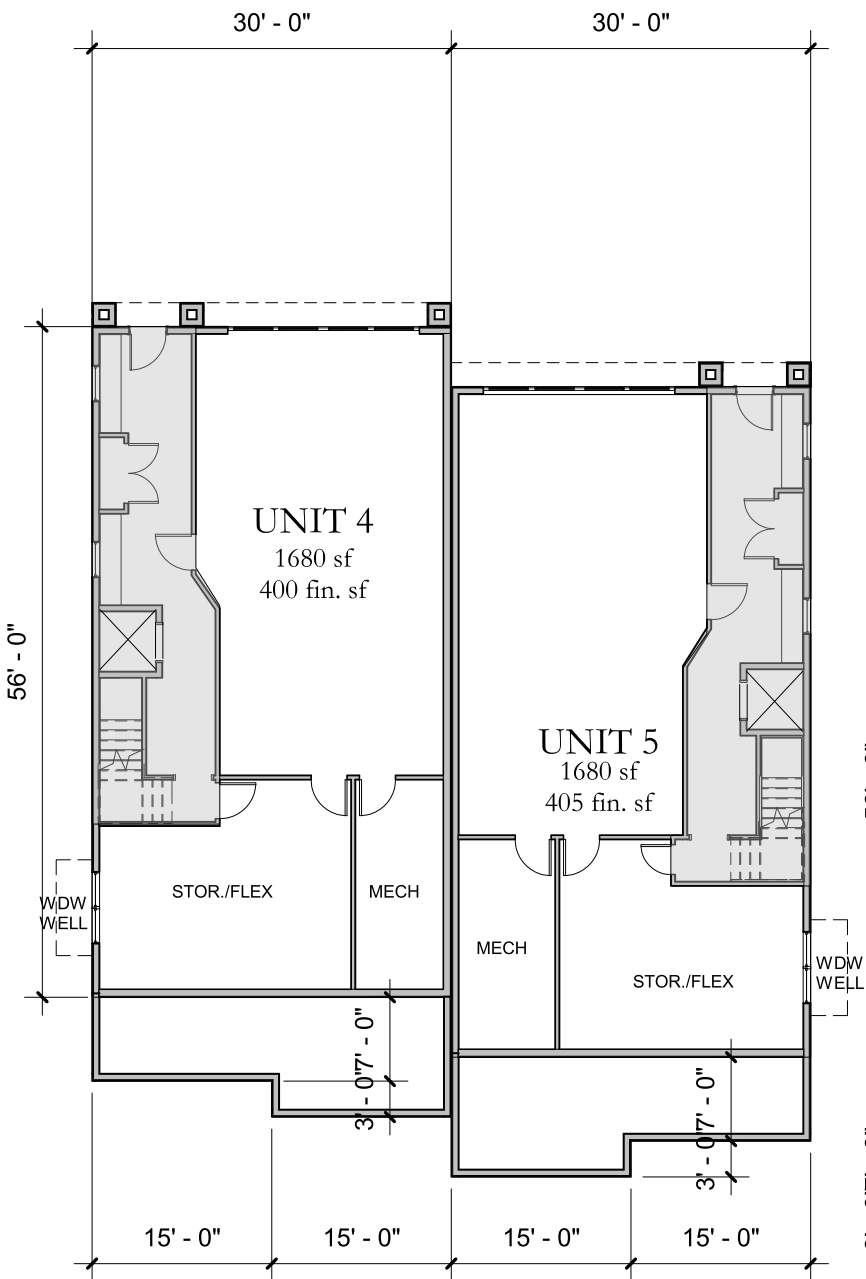
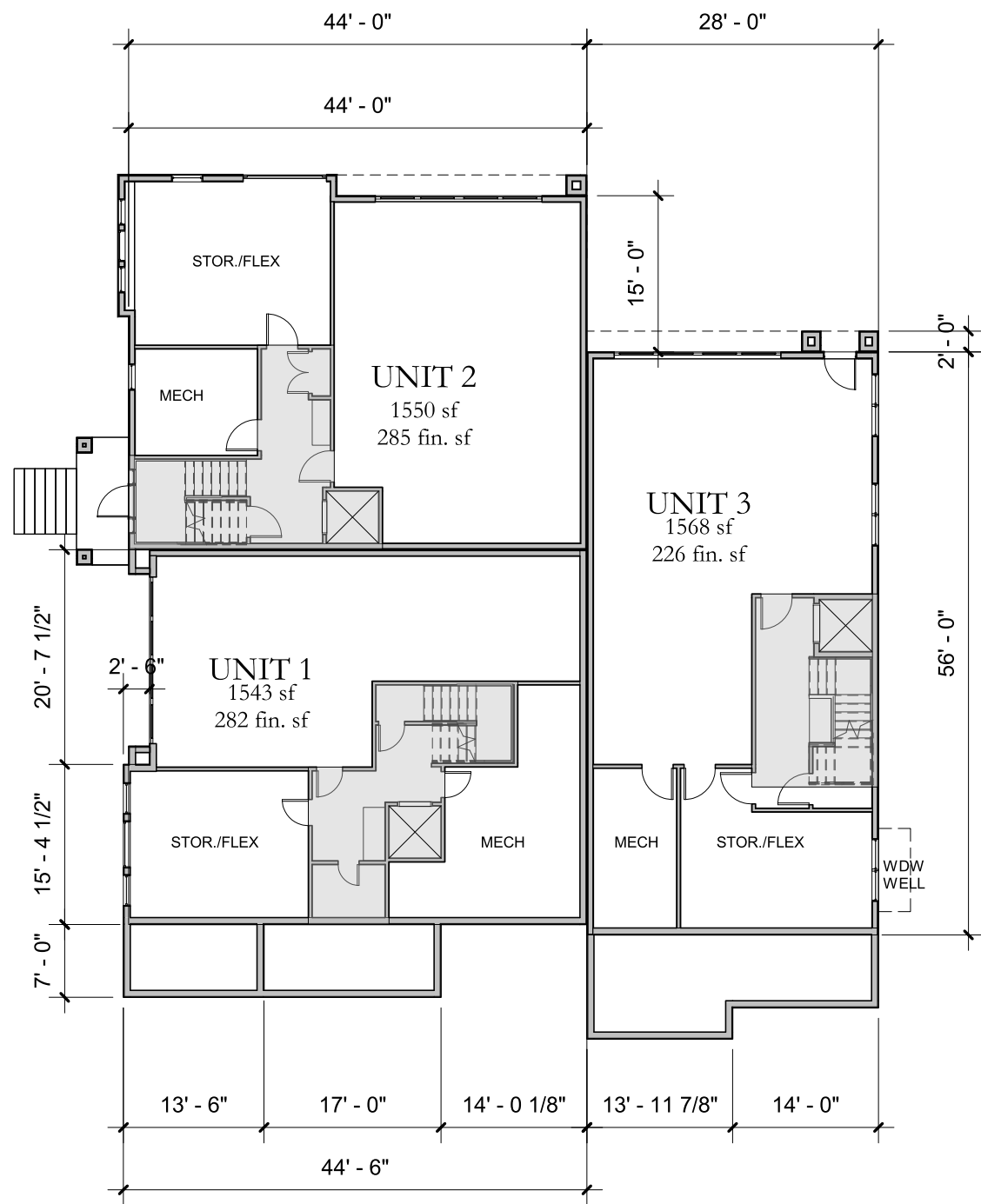
SETBACK EXHIBIT

SCALE: 1" = 20'-0"

N →

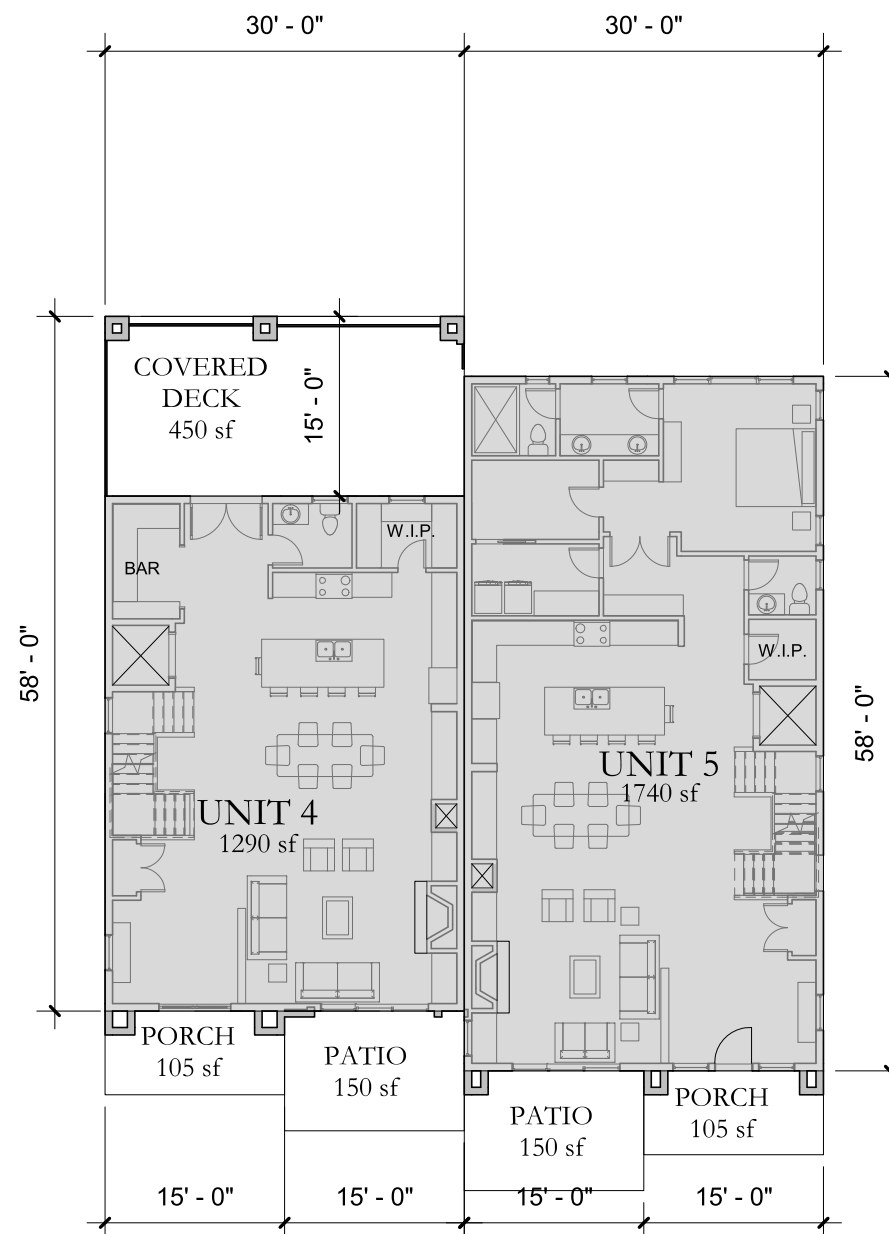
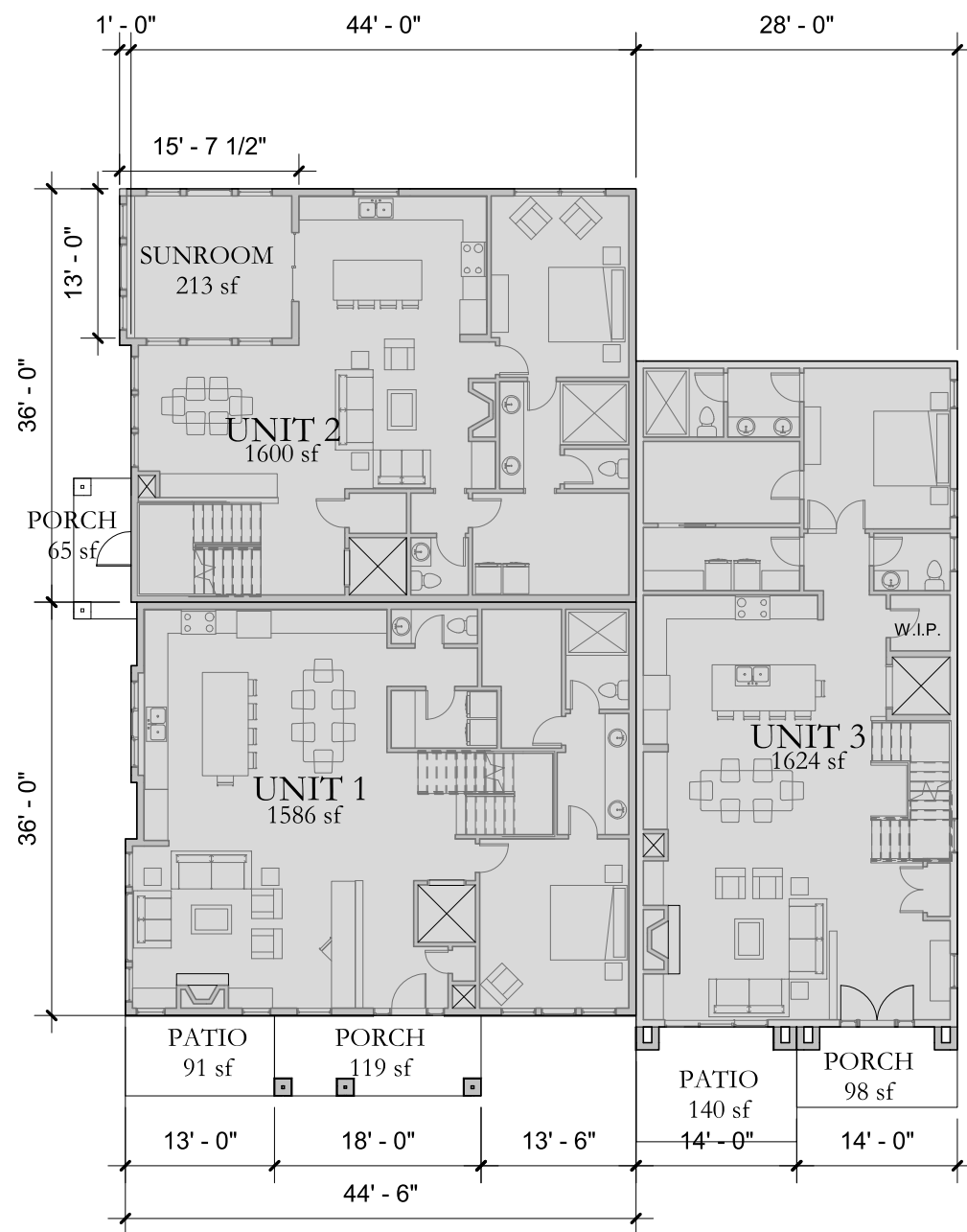
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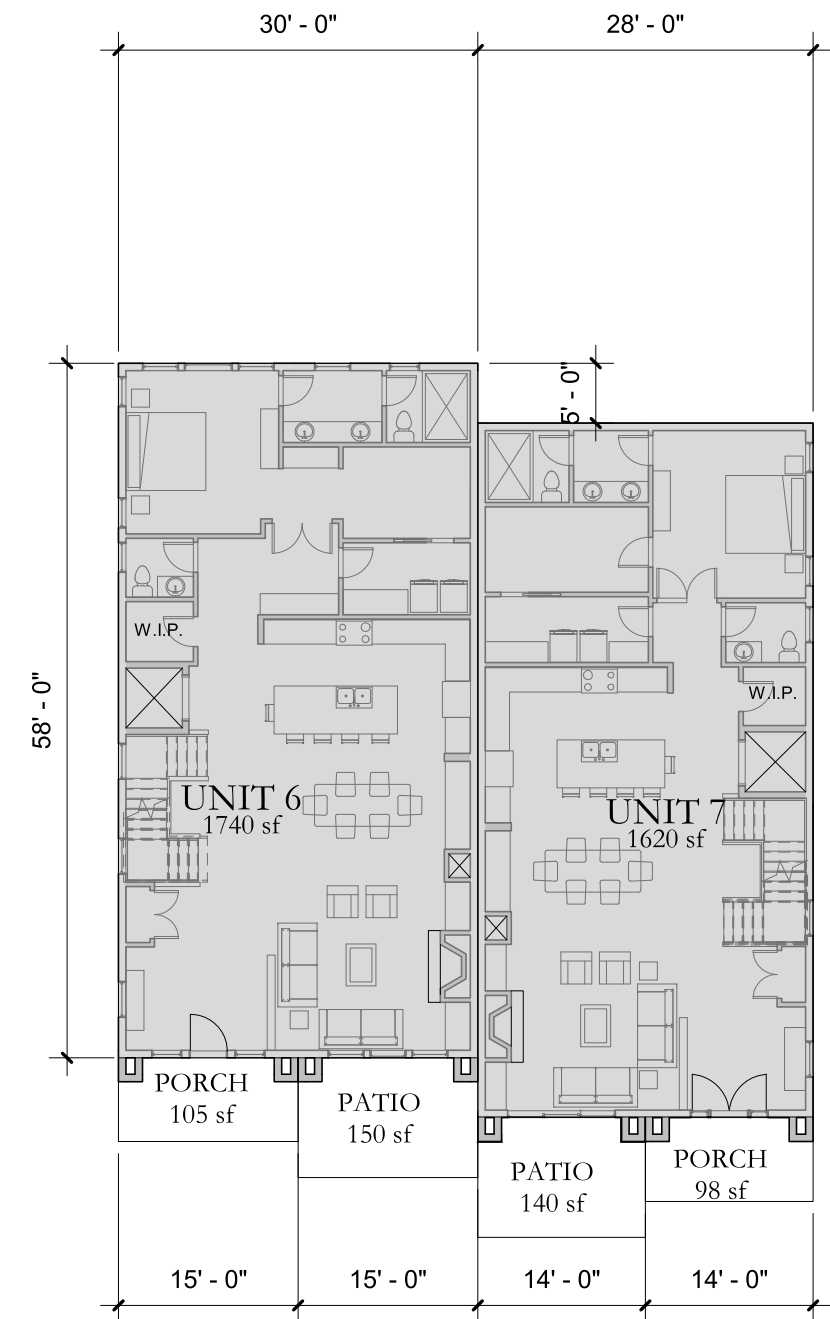


GARAGE LEVEL PLAN
SCALE: 1/16"=1'-0"

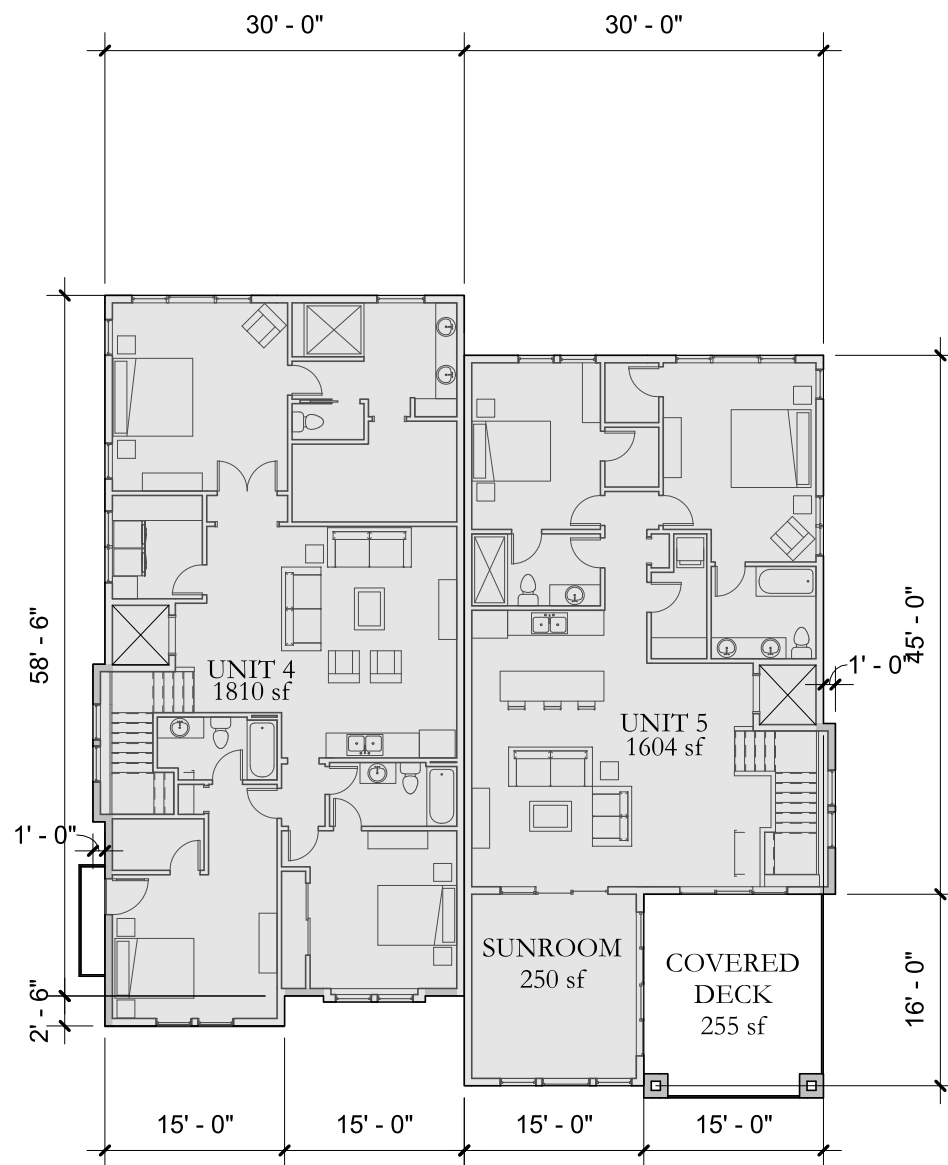
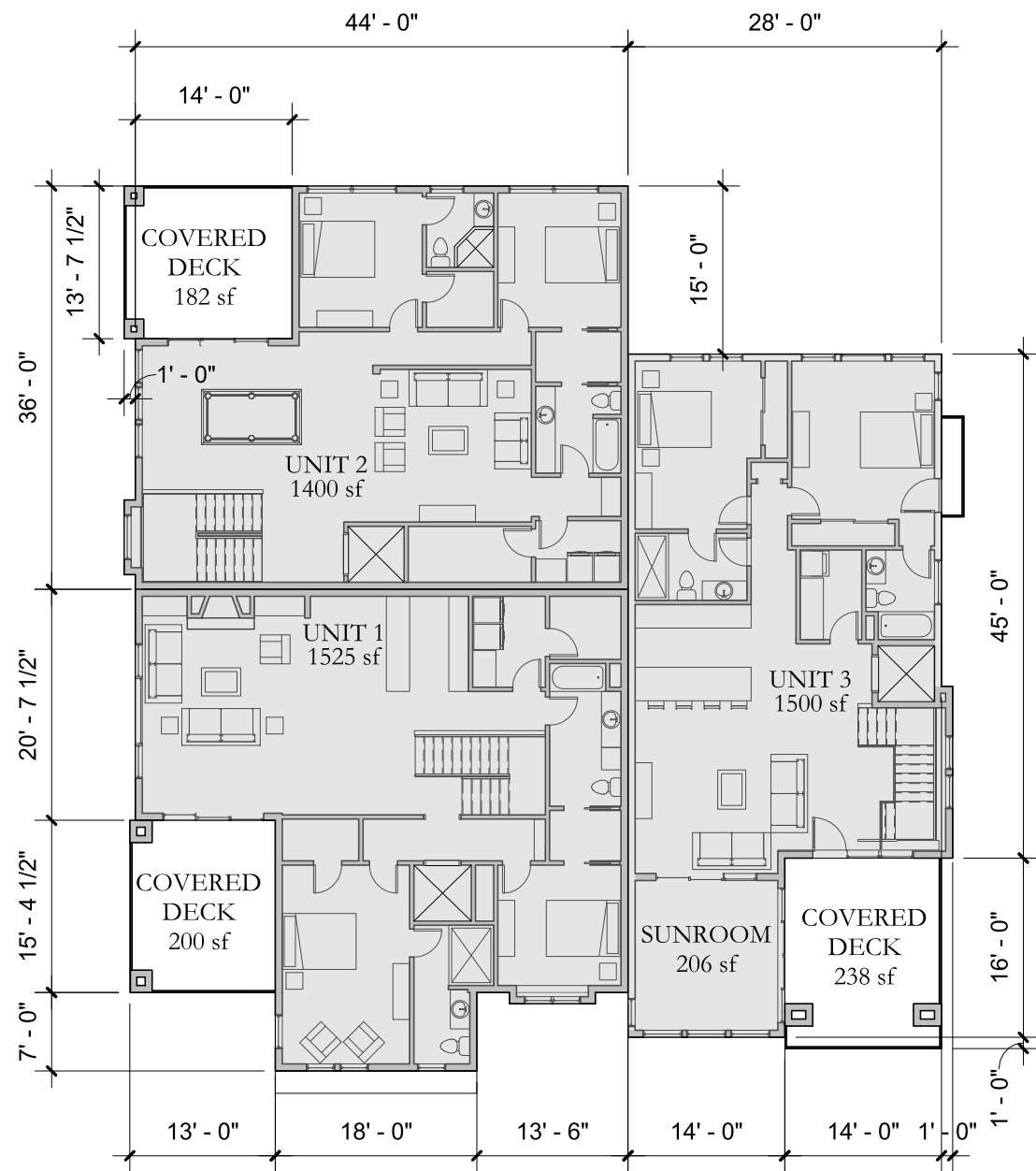
10.16.19



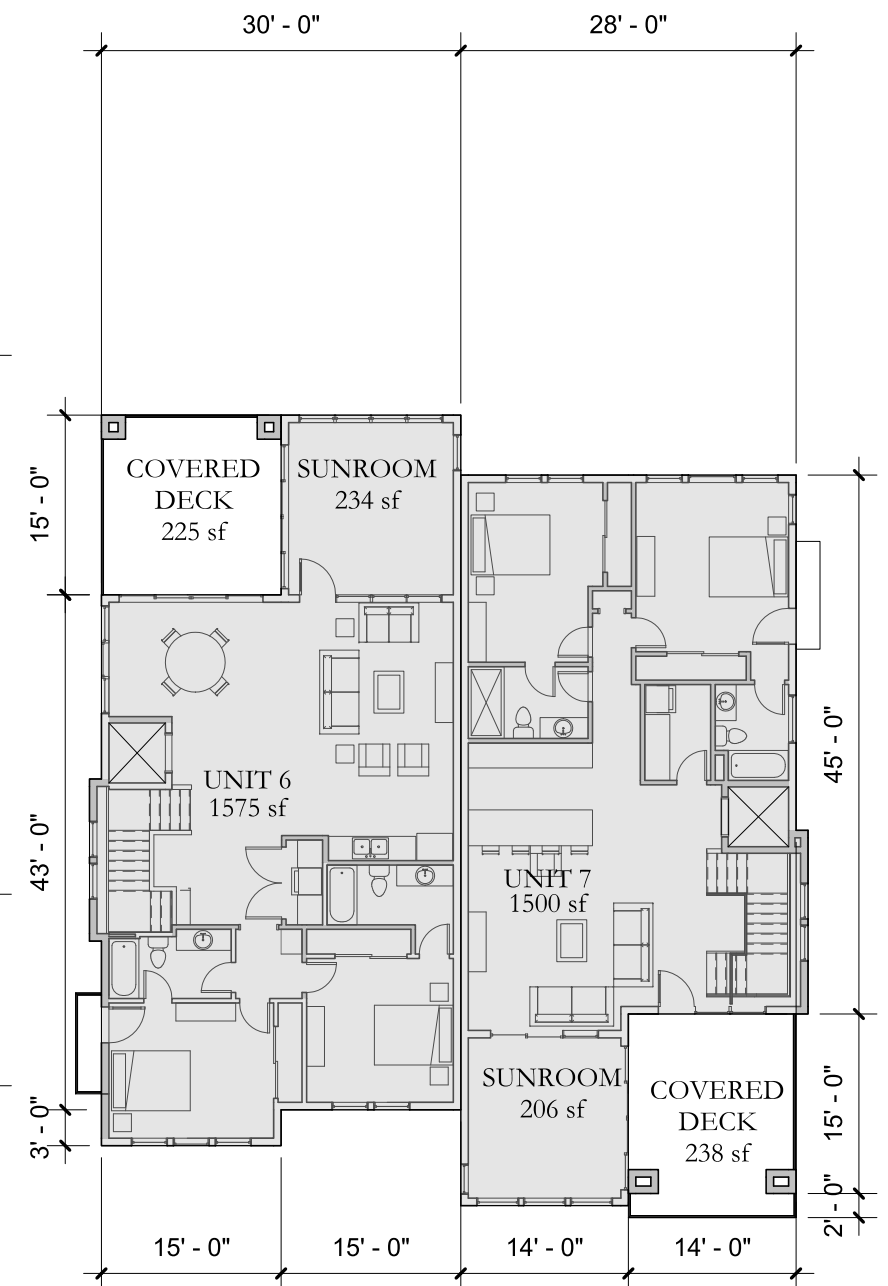
MAIN LEVEL PLAN
SCALE: 1/16"=1'-0"



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"

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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



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"



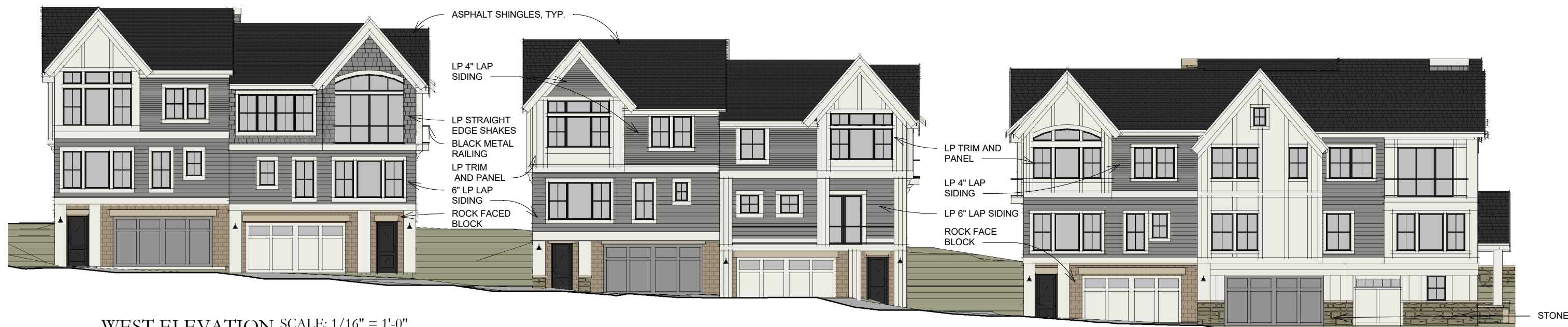
SOUTH ELEVATION BLDG. C
 UNITS 6 & 7
 SCALE: 3/32" = 1'-0"

10.16.19

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



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



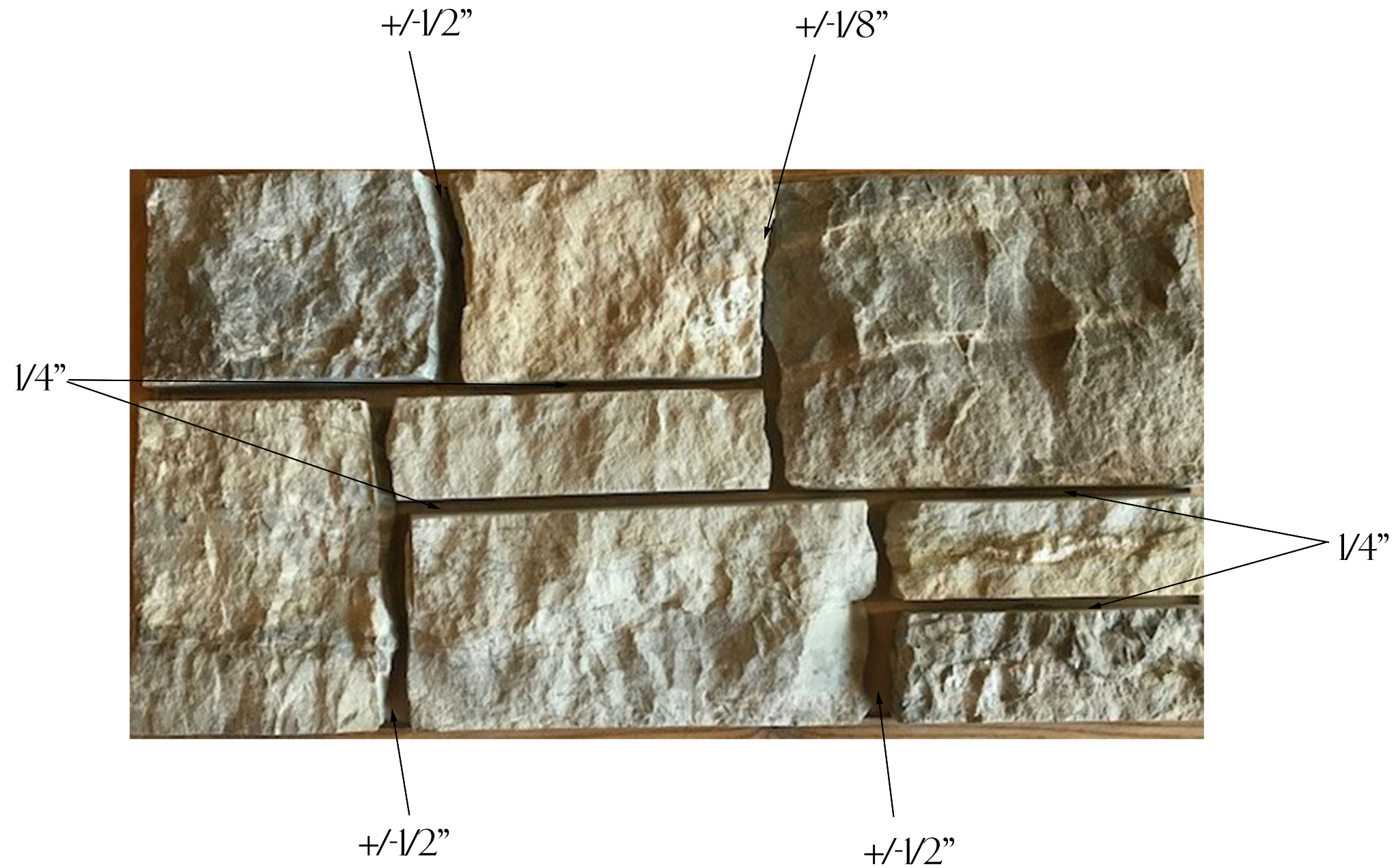
SOUTH ELEVATION SCALE: 1/16" = 1'-0"

NORTH ELEVATION

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

11.25.19

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GROUT EXHIBIT

11.20.19



PERSPECTIVE VIEW FROM SOUTHEAST

11.11.19

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PERSPECTIVE VIEW FROM SOUTHEAST

10.16.19

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PERSPECTIVE VIEW FROM EAST

11.11.19

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PERSPECTIVE VIEW FROM EAST

10.16.19

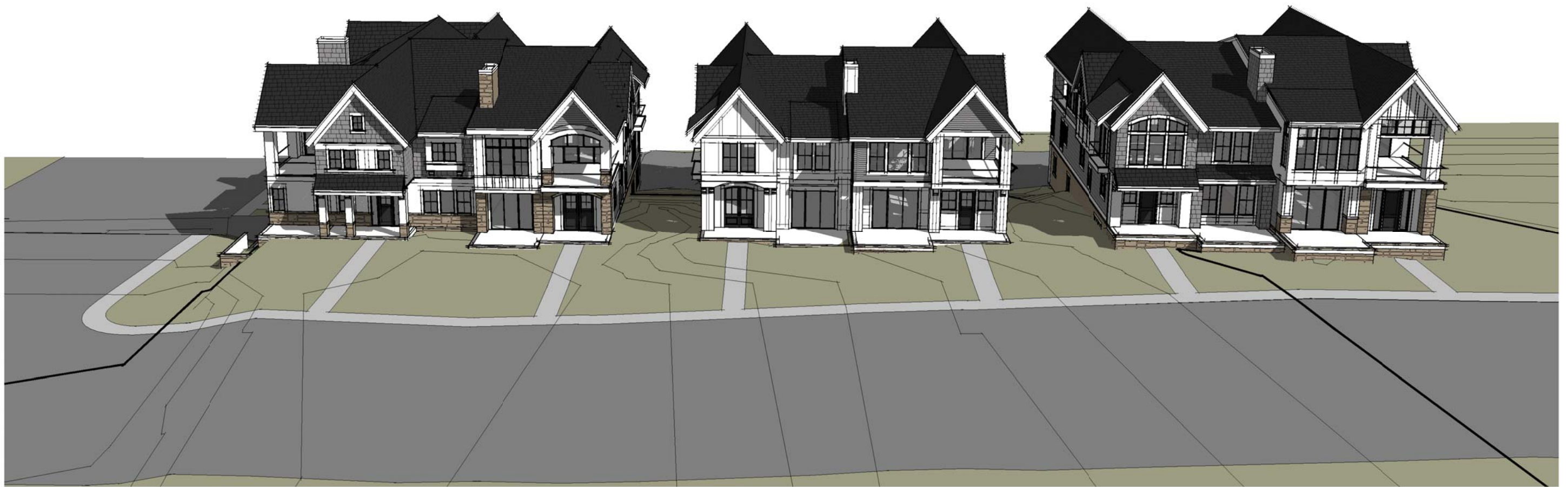
WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



PERSPECTIVE VIEW FROM CITY HALL

11.11.19

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PERSPECTIVE VIEW FROM CITY HALL

10.16.19

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PERSPECTIVE VIEW FROM NORTHEAST

11.11.19

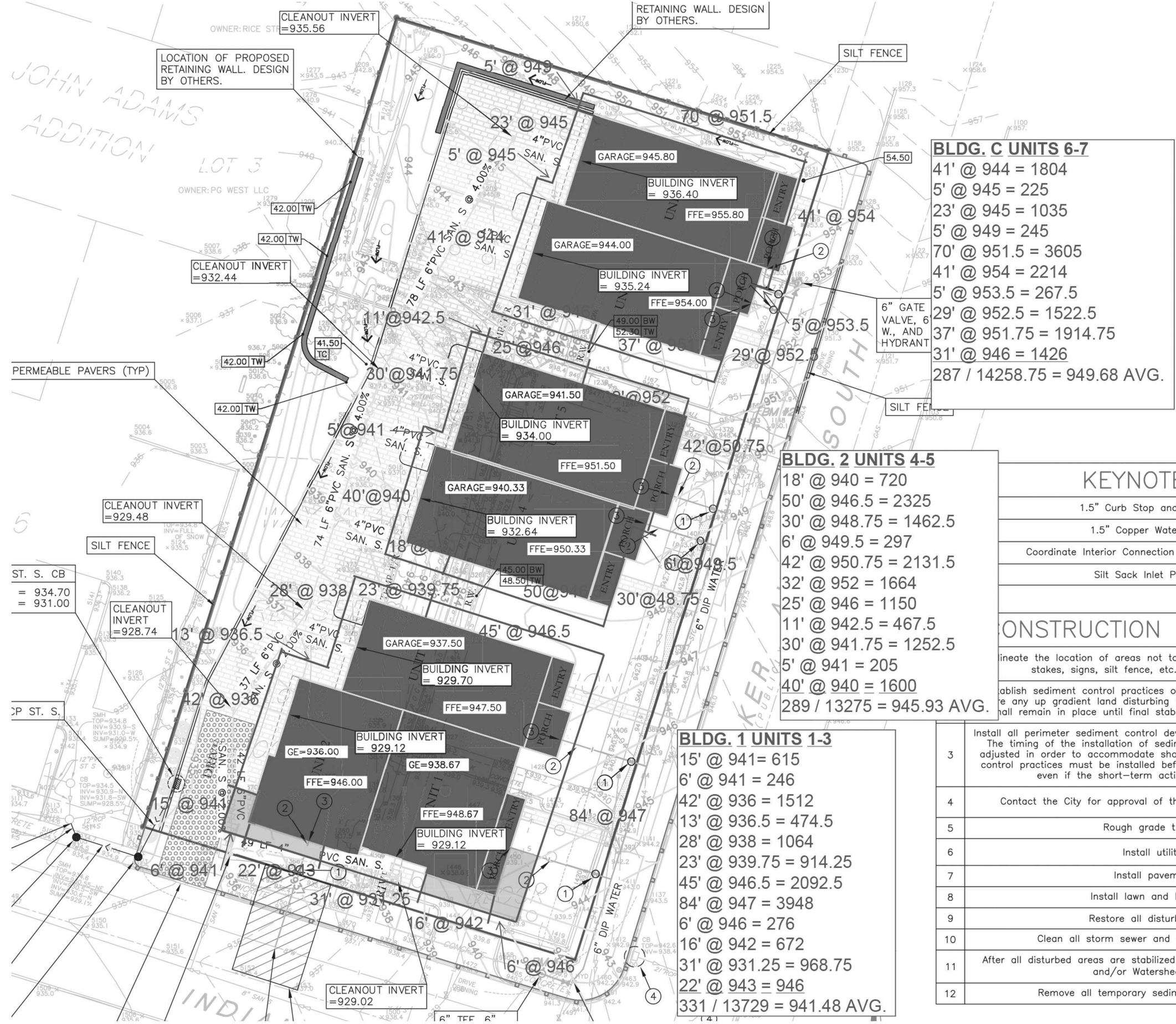
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PERSPECTIVE VIEW FROM NORTHEAST

10.16.19

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AVERAGE GRADE EXHIBIT SCALE: NO SCALE

10.14.19

WHITTEN ASSOCIATES, INC.

215 WALKER, WAYZATA, MN

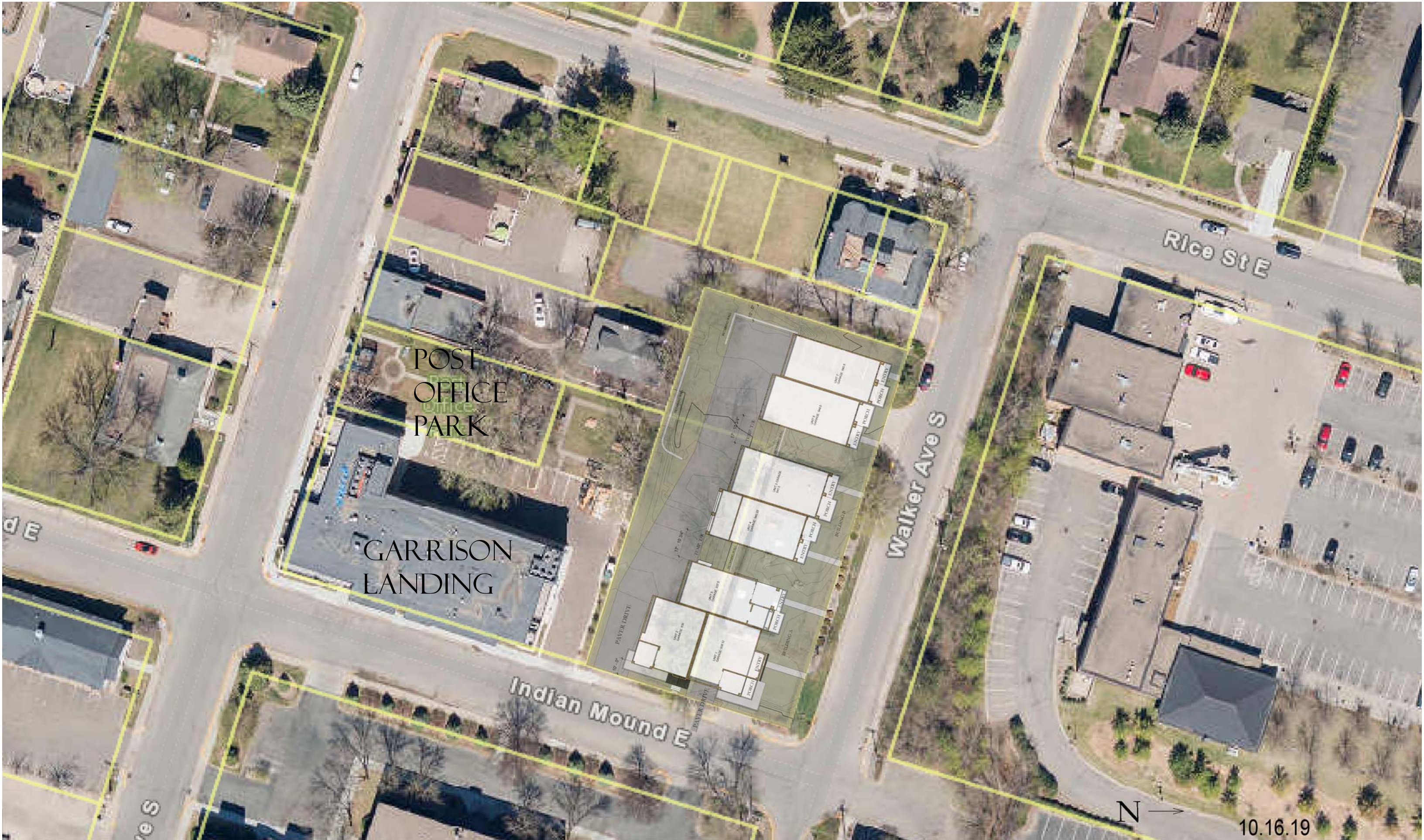
WALKER PARTNERS LTD.



BUILDING HEIGHT EXHIBIT

10.16.19

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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

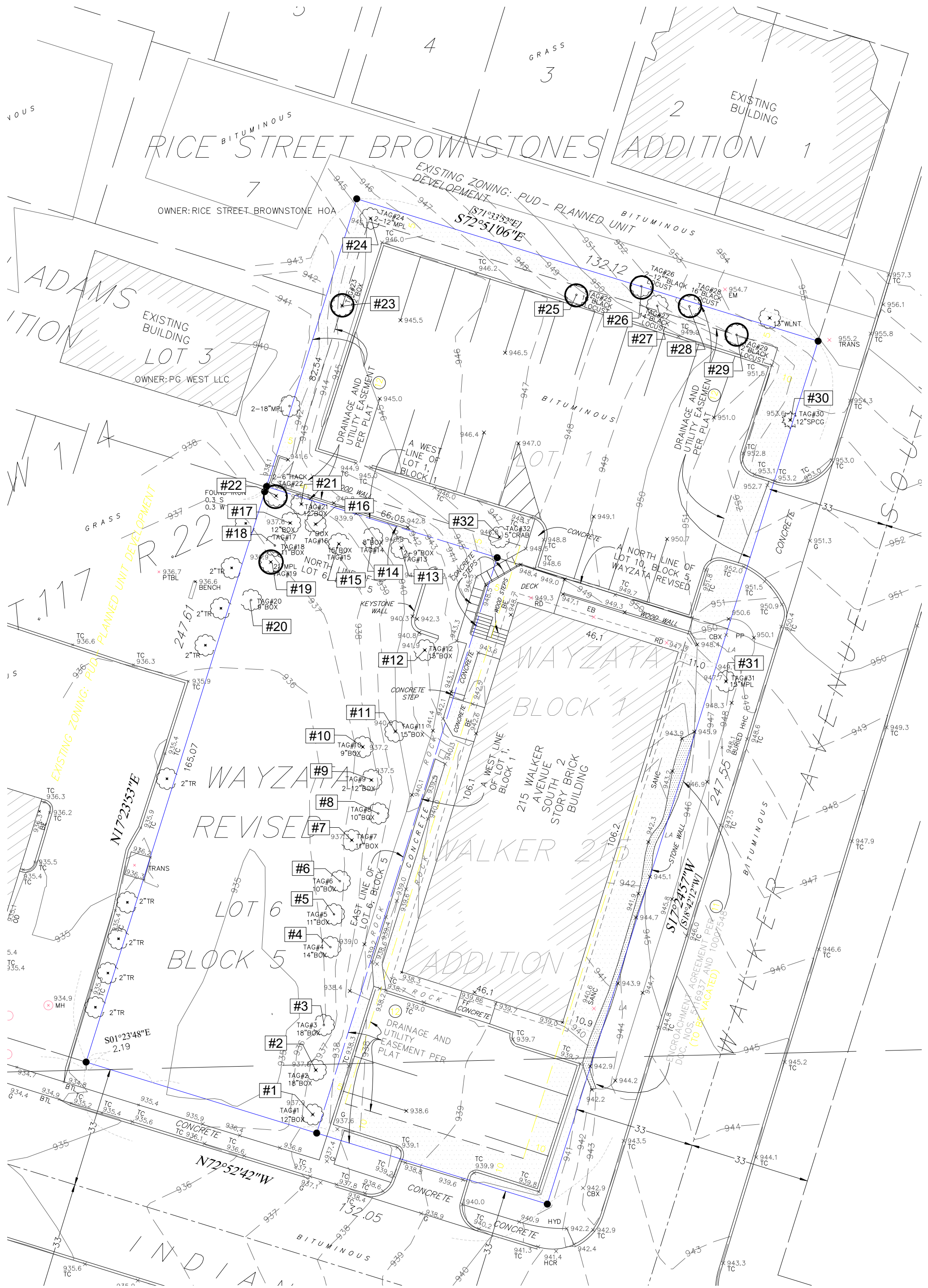
Chris,

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,

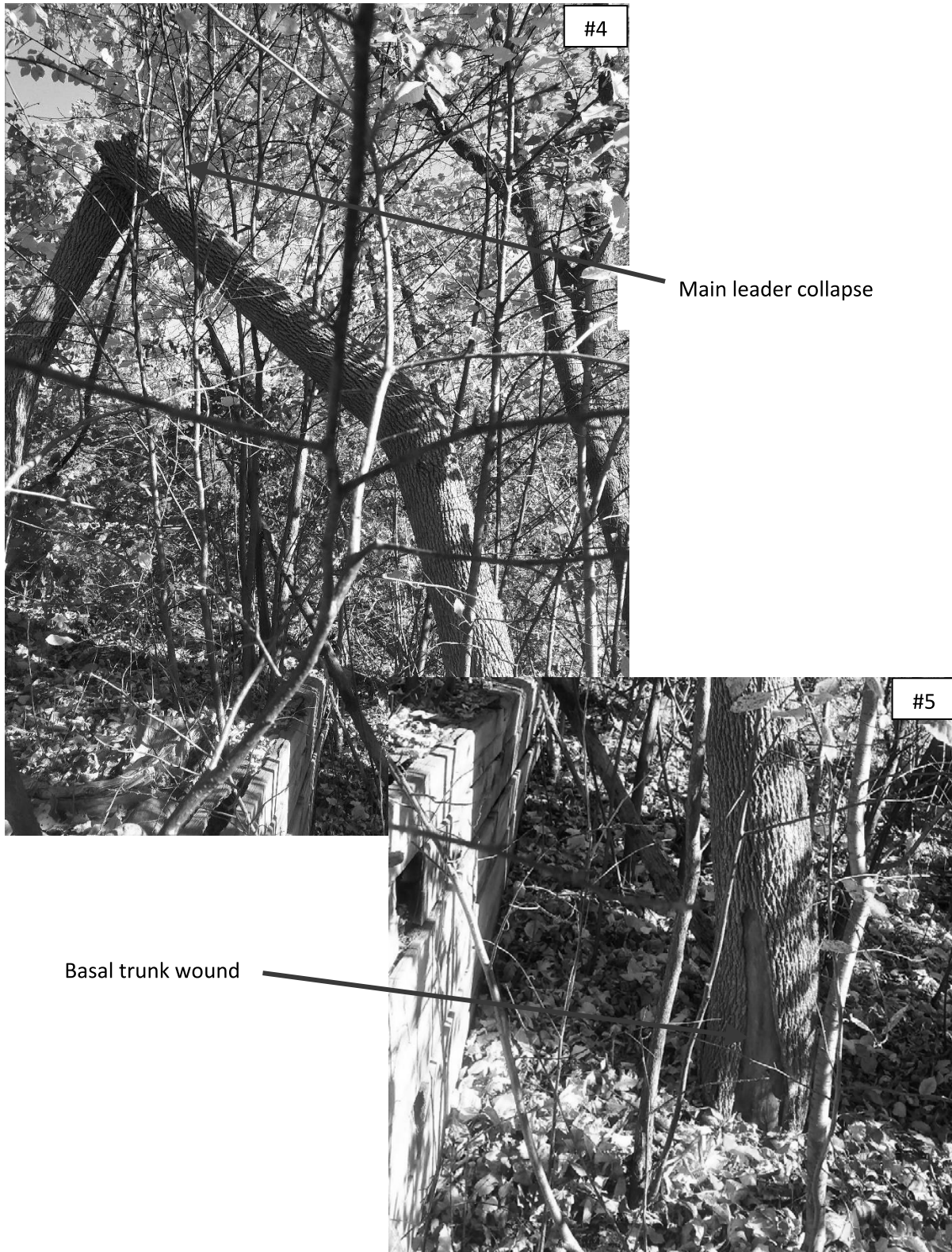
Tree #3 - 1 trunk 10" one stump 18" Boxelder (Photos #1, #2, #3). Remaining trunk has top damage. The entire tree needs to be removed.



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



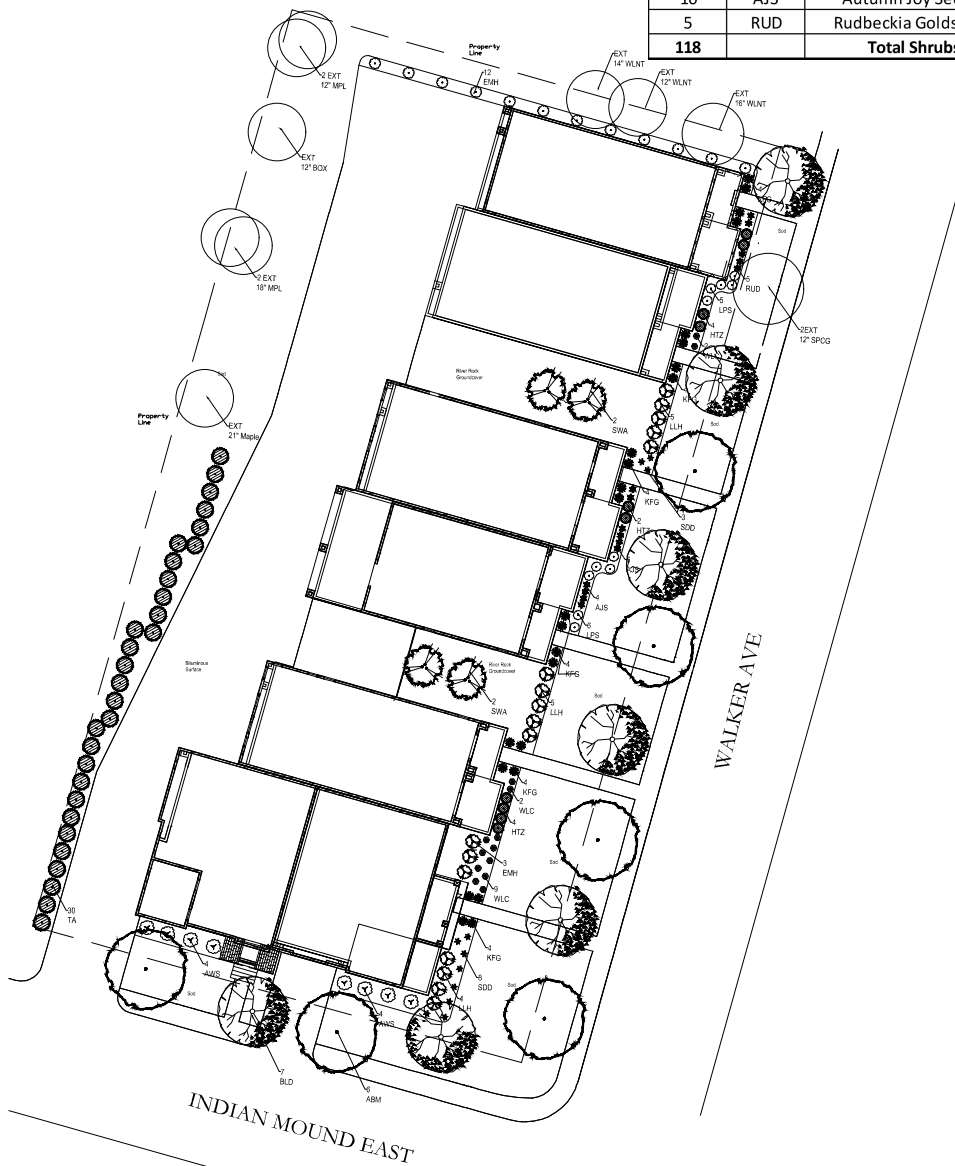
Profusion of cones indicating stress



Flat base of trunk Indicative of
root constriction



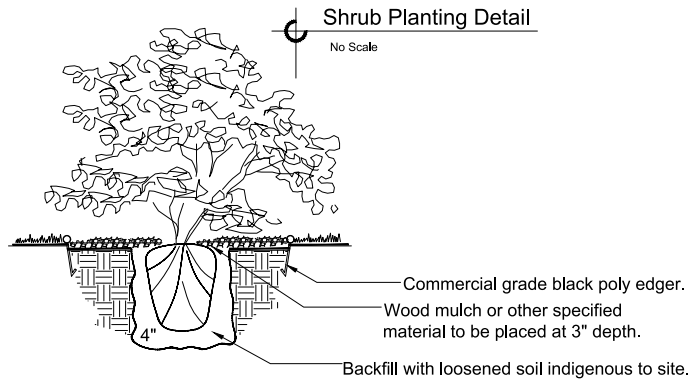
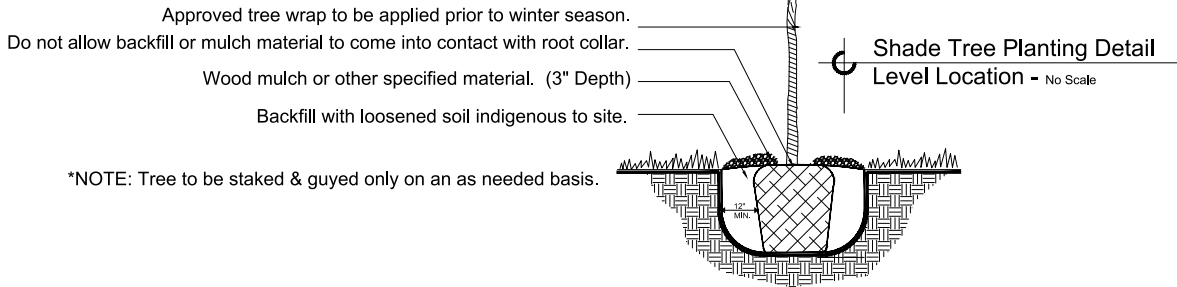
QTY.	CODE	Common Name	Size/Root	Notes
Trees				
1	BOX	BOX	12"	Existing
2	MPL	MPL	12"	Existing
2	MPL	MPL	18"	Existing
1	MPL	MPL	21"	Existing
1	WLNT	WLNT	16"	Existing
1	WLNT	WLNT	14"	Existing
1	WLNT	WLNT	12"	Existing
1	SPCG	SPCG	12"	Existing
4	SWA	Swedish Aspen, Columnar	3" BB	
6	ABM	Autumn Blaze Maple	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



LANDSCAPE PLAN 215 Walker Ave Wayzata, MN		MARKELL ~ LABERGE DESIGN GROUP 6655 Hennepin Avenue Eden Prairie, MN 55324 612-446-0774 markell@laberge.com	
Prepared for Written Associates		Date: 10/16/19 License No. 19313	
NO. _____ REF./NOV./ISSUE _____ DATE _____		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.	
DESIGNED: AJO DRAWN: AJI CHECKED: LJA DATE: 10/16/19		L1	



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.

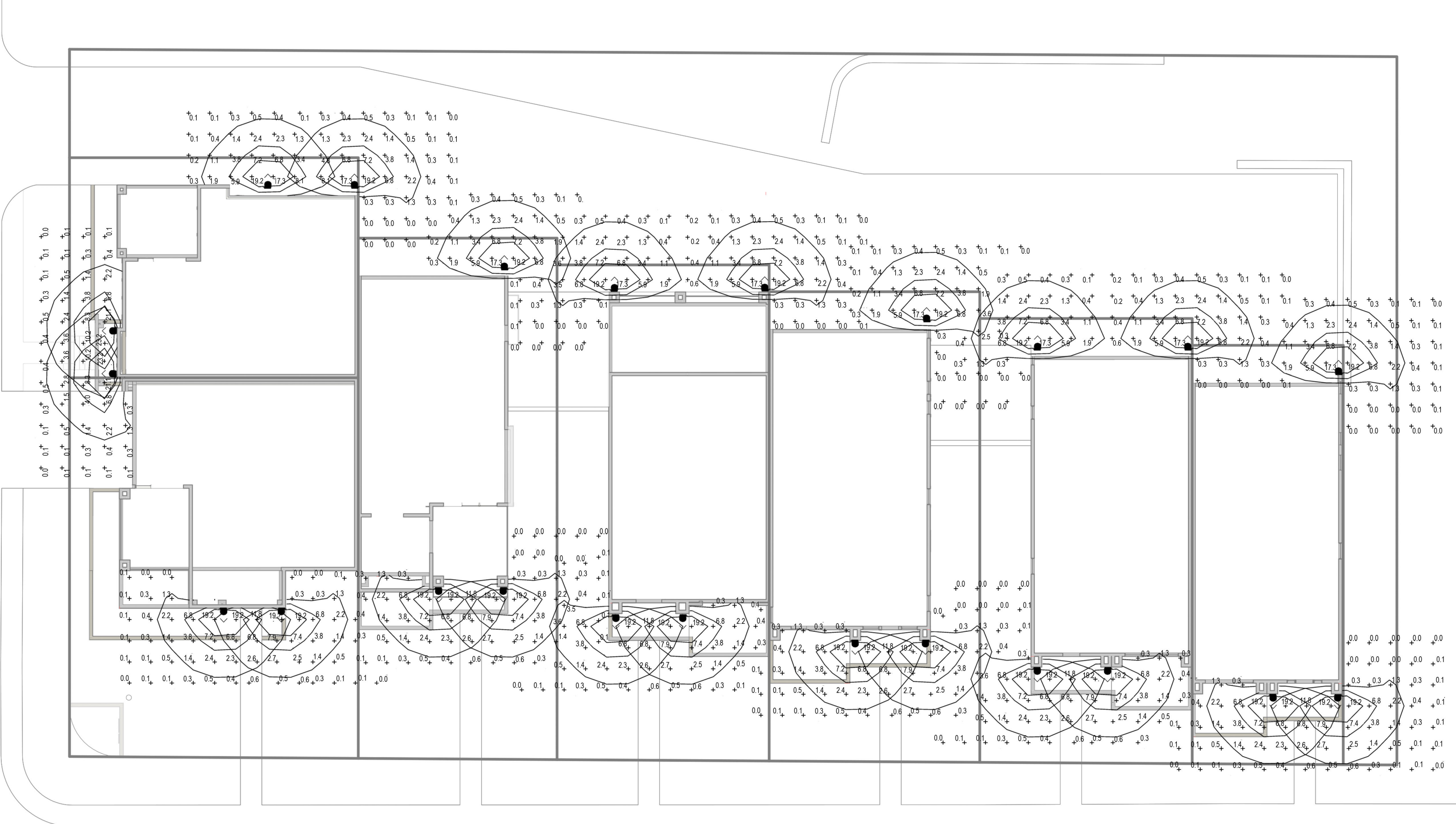
All areas outside the irrigation limits shall be seeded with MNDOT 25-131 and mulch with straw disc anchored. Any slopes greater than 3:1 shall be blanketed with 2 side straw blanket.

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				
Leo 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. leo@markell.com				
MARKELL ~ LABEREE DESIGN GROUP 6805 Pine Wood Drive, Edina, MN 55123 (612) 444-7714 leo@markell.com				



LUMEN SPREAD EXHIBIT SCALE: 1/16" = 1'-0"

WALKER AVE



12.09.19

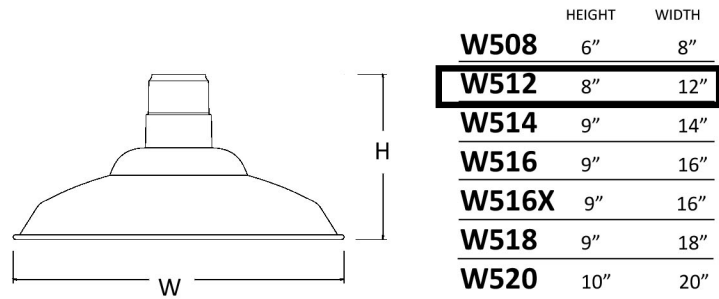
WHITTEN ASSOCIATES, INC. NORTH LAKE - 215 WALKER AVE - WAYZATA, MN WALKER PARTNERS LTD.



A - SHADES

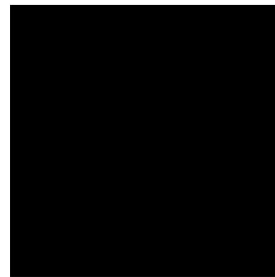
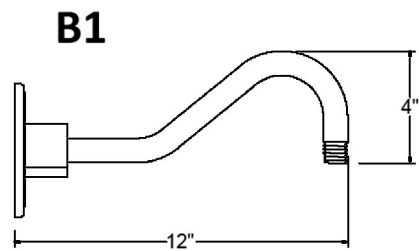
BASELITE’S SHADES ARE CONSTRUCTED FROM A HEAVY GAUGE 1100-0 ALUMINUM AND ARE HAND SPUN IN OUR OWN FACILITY HERE IN THE U.S.A. EACH SHADE IS SPUN ONE AT A TIME TO ENSHURE A QUALITY PRODUCT. THE ALUMINUM USED RANGES FROM .050” TO .125” IN THICKNESS DEPENDING ON THE SHADE.

WAREHOUSE SHADE SERIES

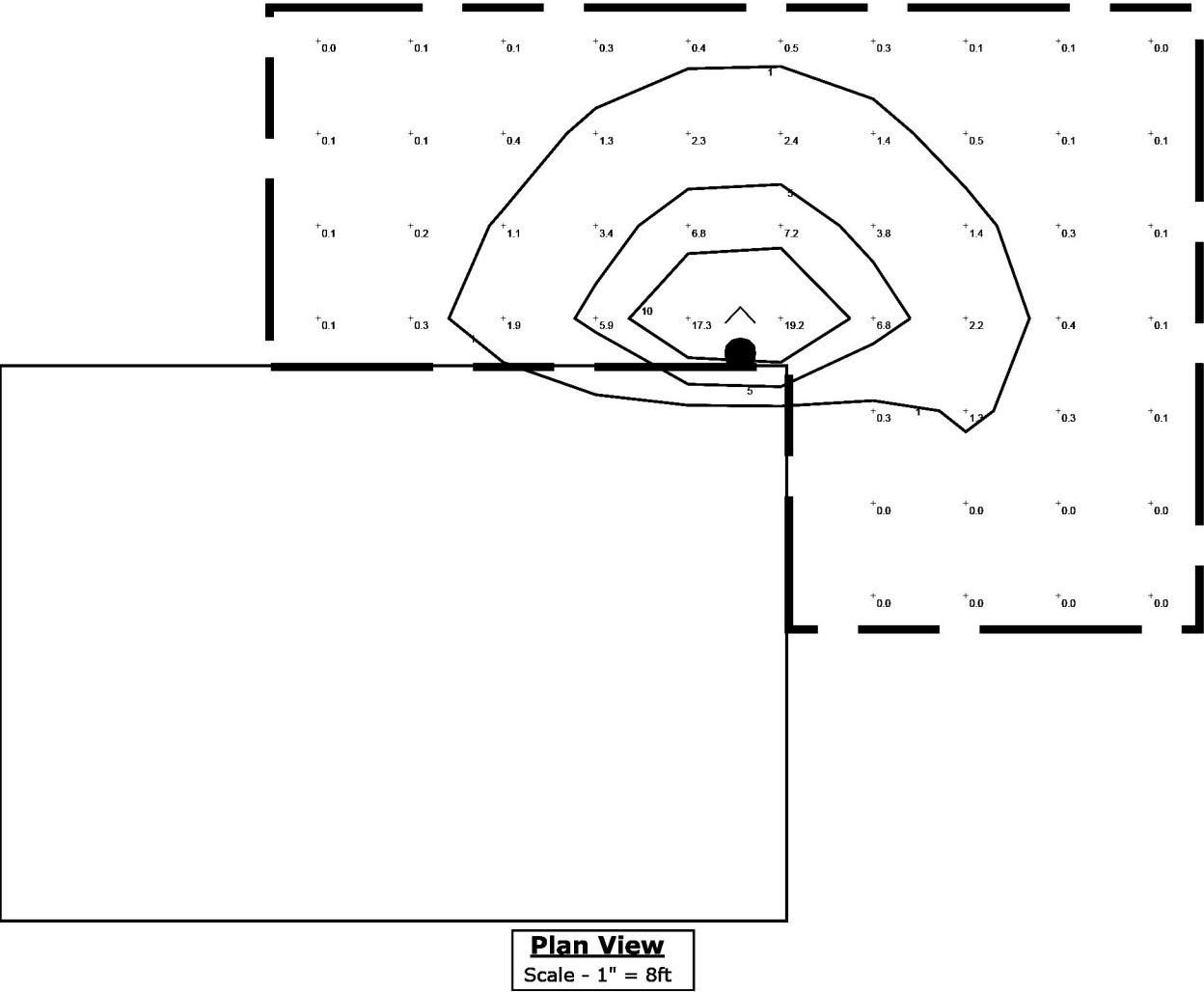


C - MOUNTING OPTIONS

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
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
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

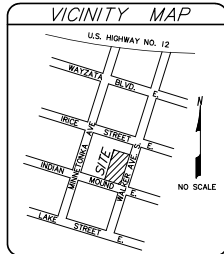
WEST 1/4 CORNER
SEC. 6, R.117, R.22.
FOUND CAST IRON
MONUMENT

R.L.S. NO. 1846

CIC NUMBER 2061

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

INDIAN MOUND EAST
(PUBLICLY DEDICATED)



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 16, 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 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.

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

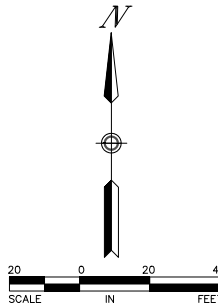
- 1.) Zoning information as shown on a map labeled "Wayzata Zoning Designations 8/24/2018", obtained from the City of Wayzata web site on October 10, 2019.
- The subject property is zoned C-1- Office and Limited Commercial District
- 2.) Minimum setback requirements are established by current ordinances. 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

Added tree tag numbers		JMD	12/09/2019
Revision	By	Date	
	JMD		

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

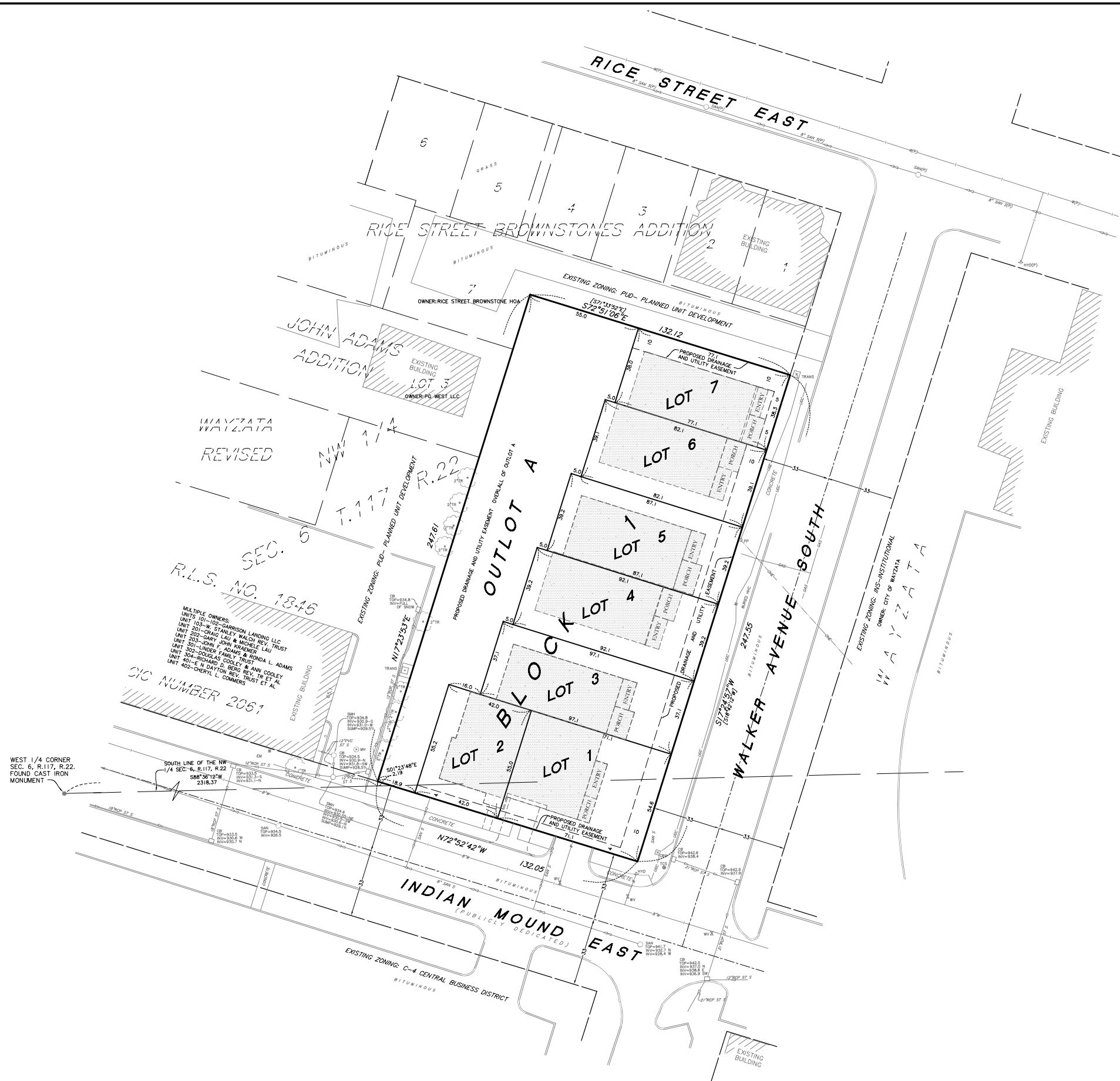
SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (39W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunderland.com

Project: 2006-126-B Blk/Plt: 1049/05 Date: 11/21/2019
Township: 117 Range: 22 Section: 06 Sheet: 1 of 2
File: 2006126B-EXISTING COND-R1.dwg

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



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

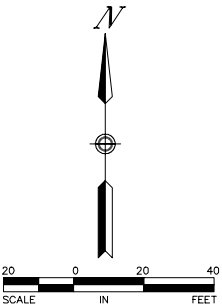
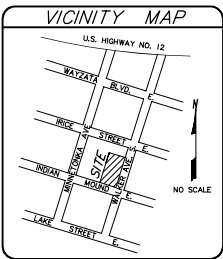
OWNER/DEVELOPER:
Walker Partners L.P.
45 S. Seventh Street,
Suite 3051
Minneapolis, MN, 55402
Contact person: Chris Hickok
Phone: (612)-217-5121
(Owner of Lot 1, Block 1, 215 Walker Addition)

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
	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

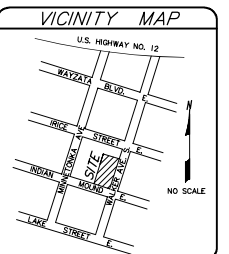
WEST 1/4 CORNER
SEC. 6, R.117, R.22.
FOUND CAST IRON
MONUMENT

R.L.S. NO. 1846

CIC NUMBER 2061

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

EXISTING ZONING: C-4 CENTRAL BUSINESS DISTRICT



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]

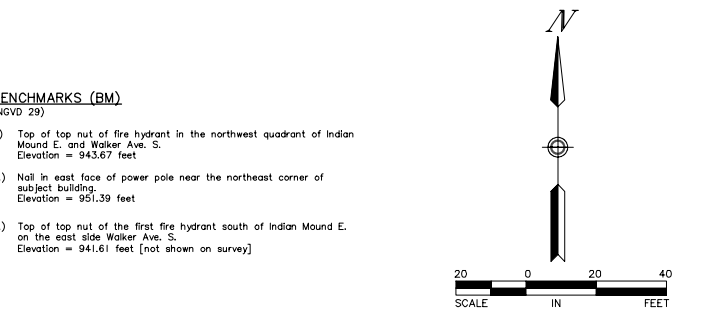
GENERAL NOTES
1.) Survey coordinate basis: Hennepin County coordinate system.
2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax information web site.
3.) Part of the property to be platted is torrens property and part is abstract property.
4.) The Encroachment 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



SEE SHEET 2 OF 2 SHEETS FOR PRELIMINARY PLAT

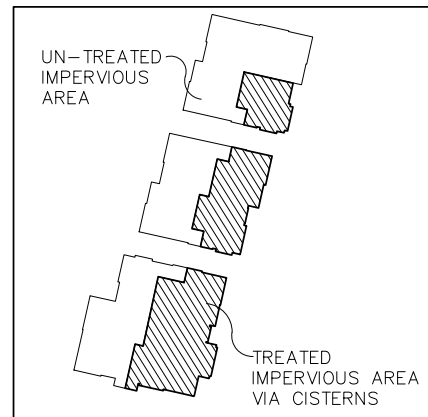
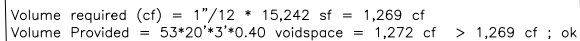
I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 21st day of November, 2019
SUNDE LAND SURVEYING, LLC
By: Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

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 55420-3435 952-881-2455 (Fax: 952-888-9526)		
Project: 2006-126-B	By: JAD/05	Date: 11/21/2019
Township: 117	Range: 22	Section: 06
File: 20061268-EXISTING COND.		Sheet: 1 of 2



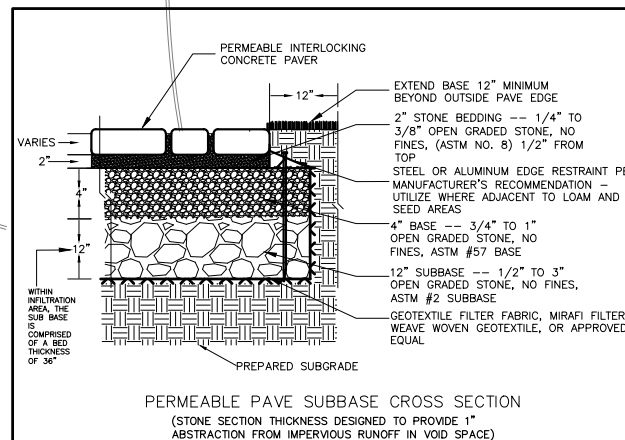
WAYZATA, MN

Percentage of Site with Untreated Impervious Surface = 21%



CISTERN #1 959 sf. TRIB AREA * 1" = 80 cubic feet USE 600 GALLON CISTERN
CISTERN #2 1,896 sfTRIB 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	1	Delineate the location of areas not to be disturbed (e.g. with flags, stakes, signs, silt fence, etc.) before work begins.
2	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	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	4	Contact the City for approval of the sediment control devices.
5	5	Rough grade the site.
6	6	Install utilities.
7	7	Install pavements.
8	8	Install lawn and landscape.
9	9	Restore all disturbed areas.
10	10	Clean all storm sewer and conveyance systems.
11	11	After all disturbed areas are stabilized, obtain approval from the City and/or Watershed District.
12	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 sacks, 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 sacks 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, 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.

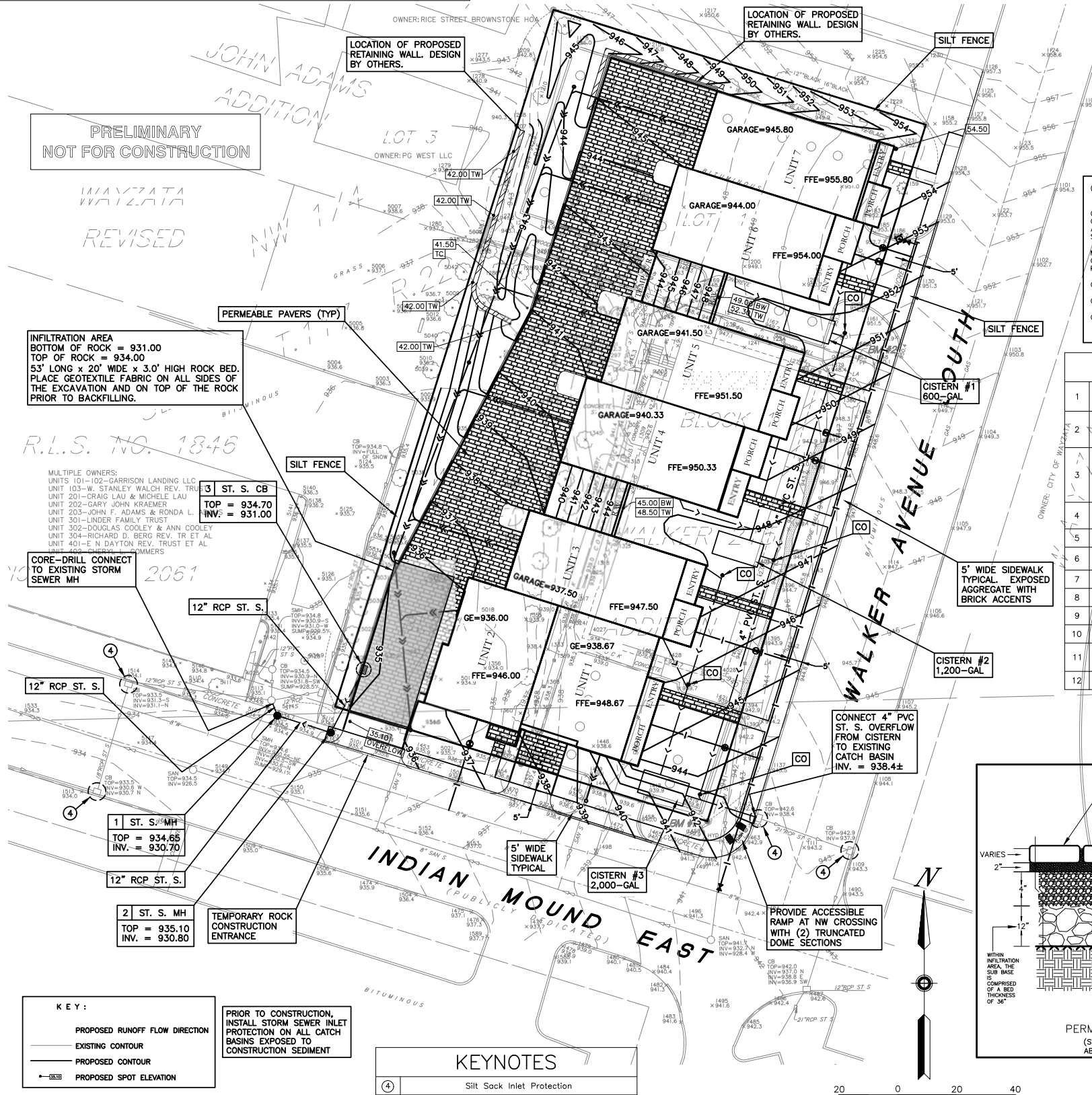
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA.

Mike R. Kettler
DATE: 7/1/19 REG. NO.: 4042
INFORMATION:

PROJECT NO.:	#19-518
DRAWN BY:	kd
CHECKED BY:	ss
APPROVED BY:	bhm
SCALE:	graphic
DATE:	7/1/19
DESCRIPTION:	

SHEET NO: _____

1 of 4





CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES
10830 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(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
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

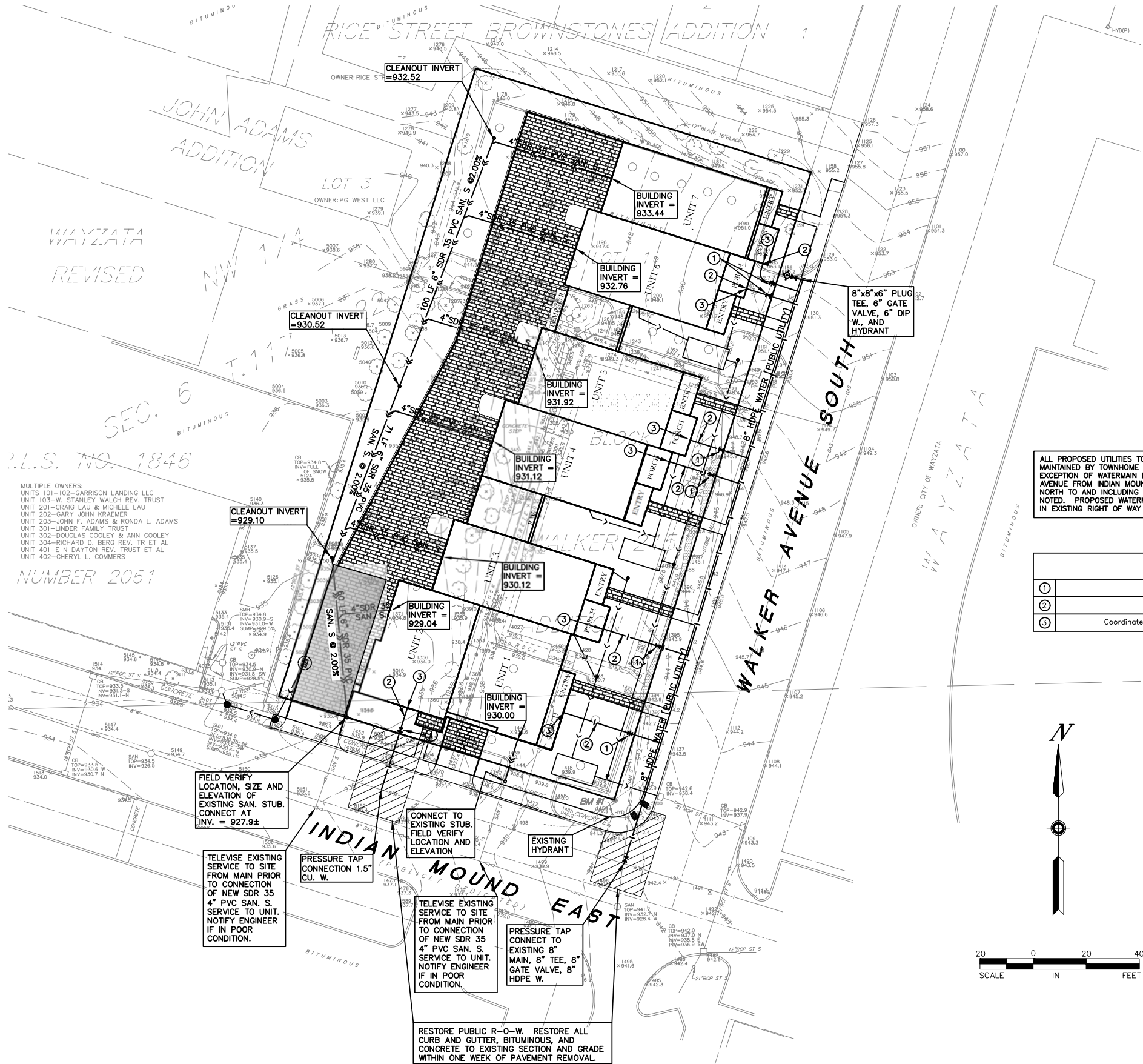
DESCRIPTION:

SITE UTILITIES

SHEET NO:

C2

2 of 4





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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

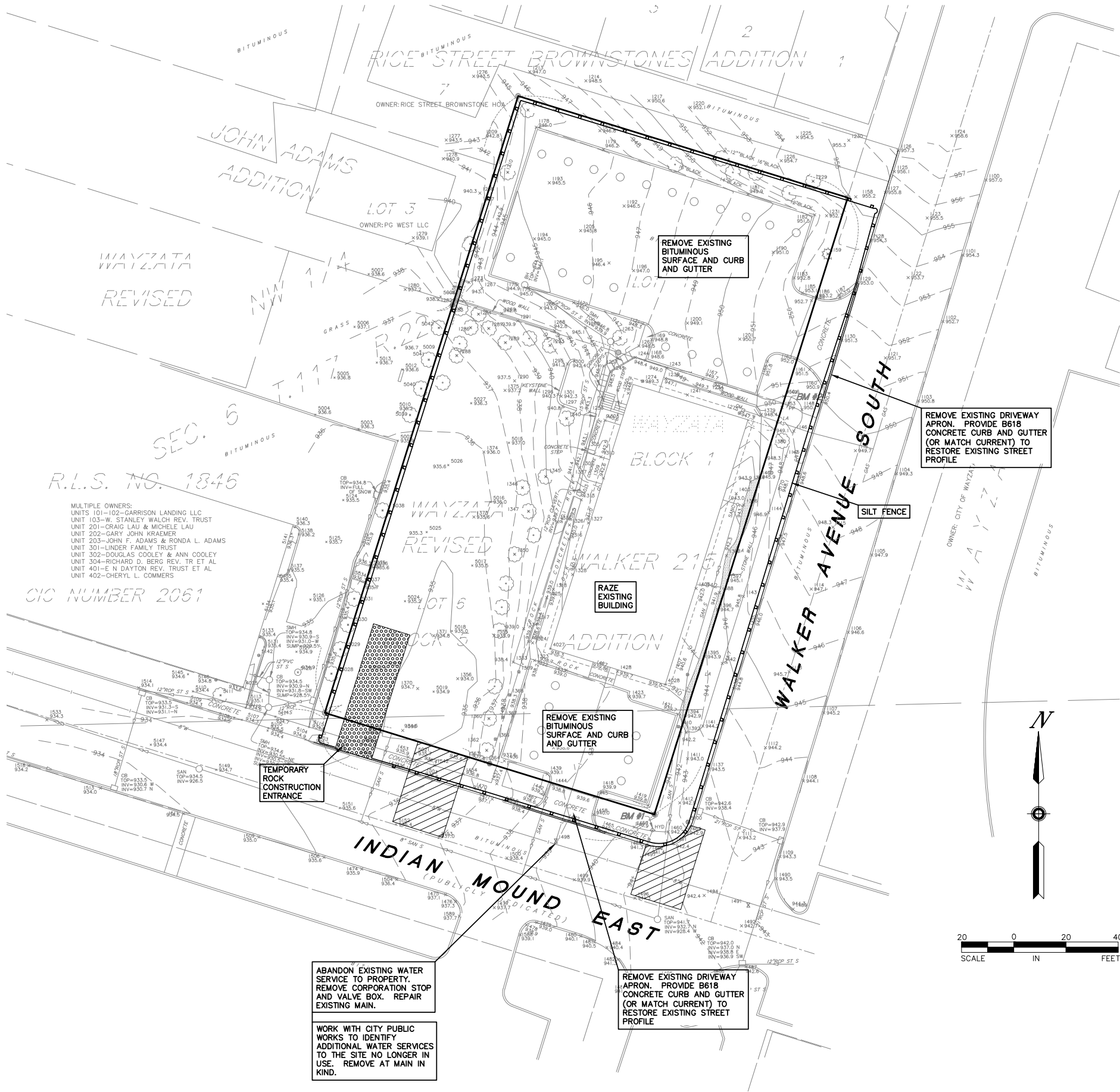
DESCRIPTION:

SITE DEMOLITION
AND EROSION
CONTROL PLAN

SHEET NO:

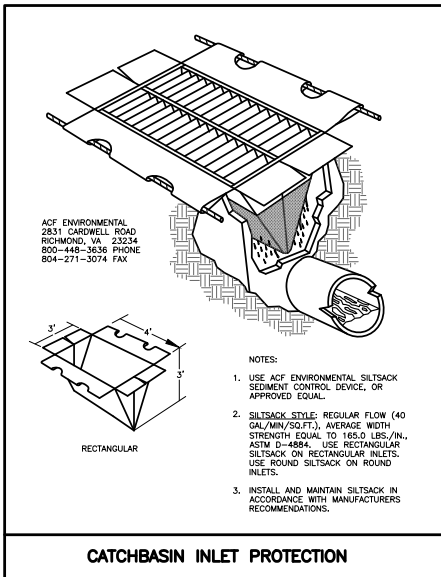
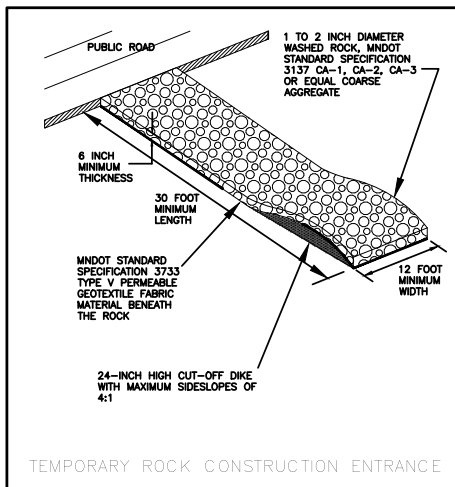
C3

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.

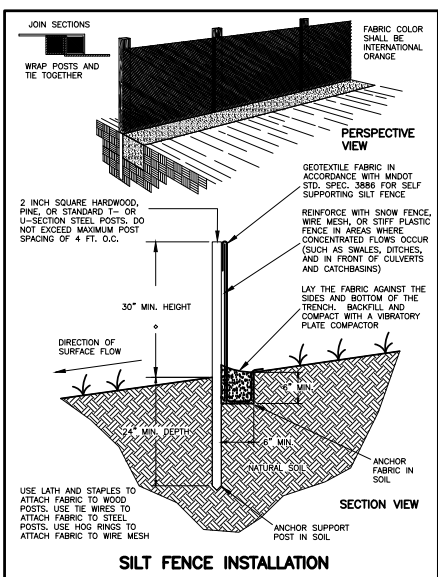


POLLUTION PREVENTION MEASURES:

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.



**CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES**
10830 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundecivil.com

215 WALKER AVE

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
INFORMATION:		
PROJECT NO.:	#19-518	
DRAWN BY:	kd	
CHECKED BY:	ss	
APPROVED BY:	bhm	
SCALE:	graphic	
DATE:	7/1/19	

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

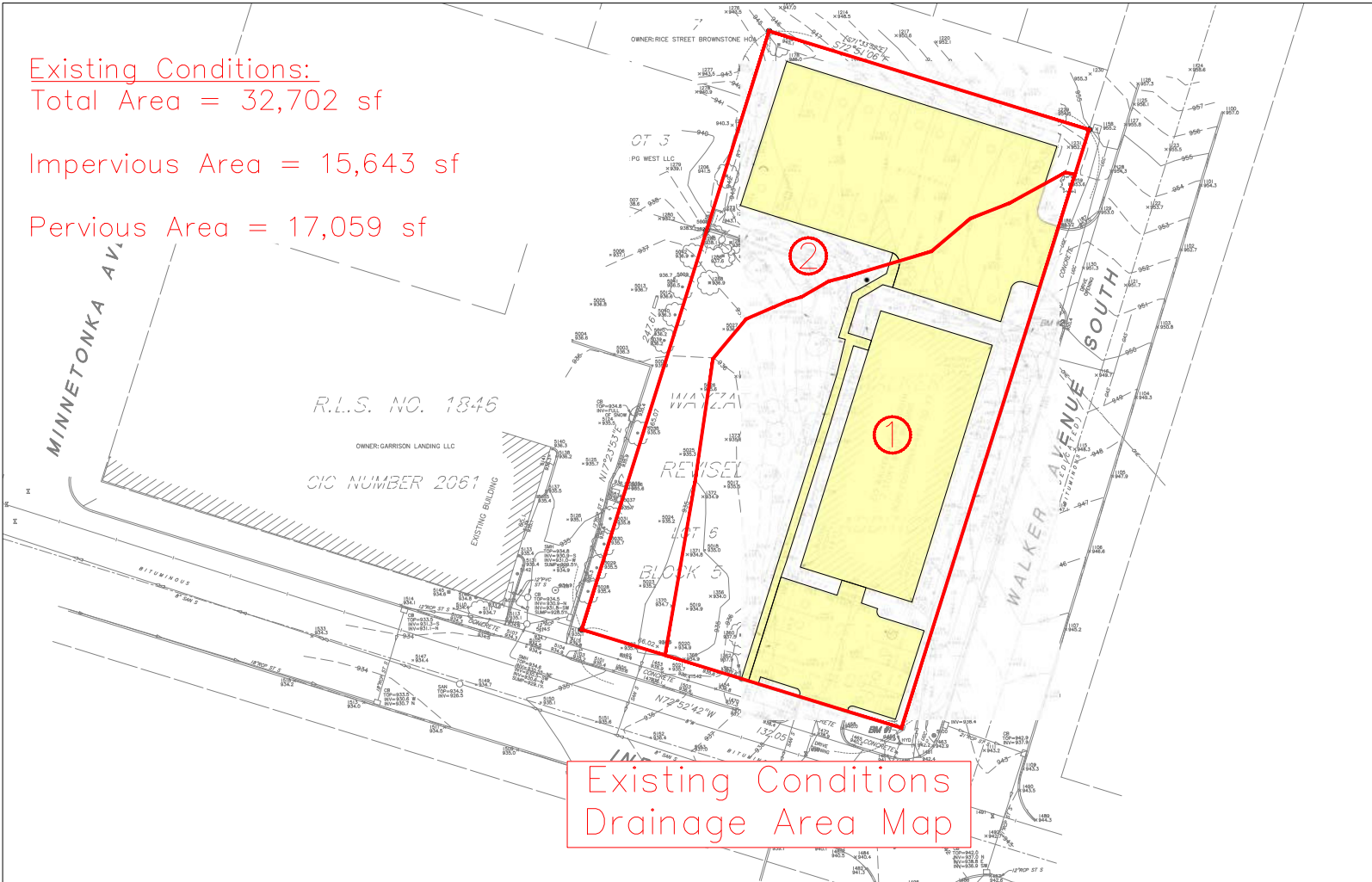
**See Attached HydroCAD Output for Details

Existing Conditions:

Total Area = 32,702 sf

Impervious Area = 15,643 sf

Pervious Area = 17,059 sf



Existing Conditions
Drainage Area Map

Proposed Conditions:

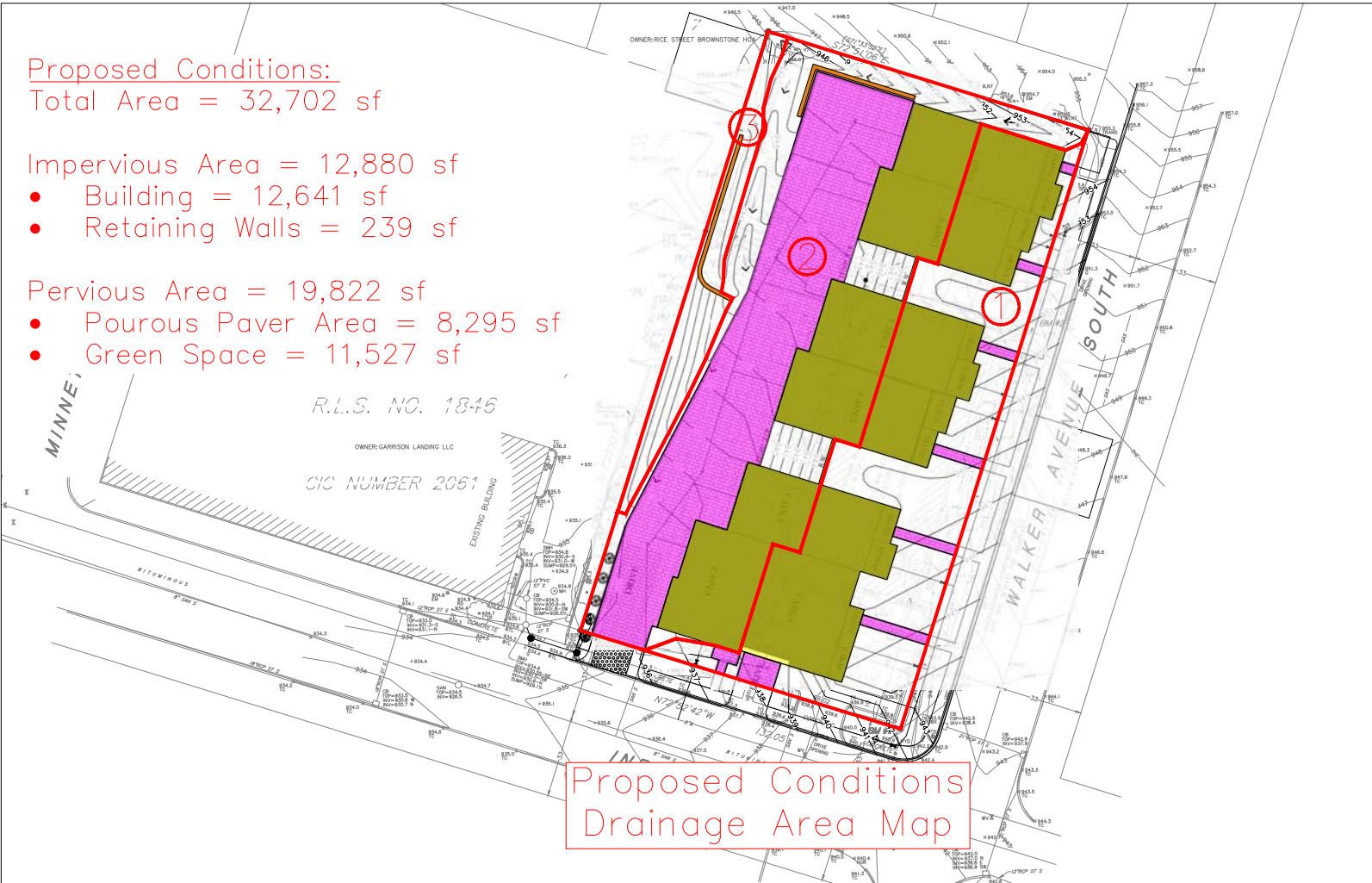
Total Area = 32,702 sf

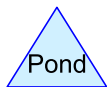
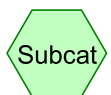
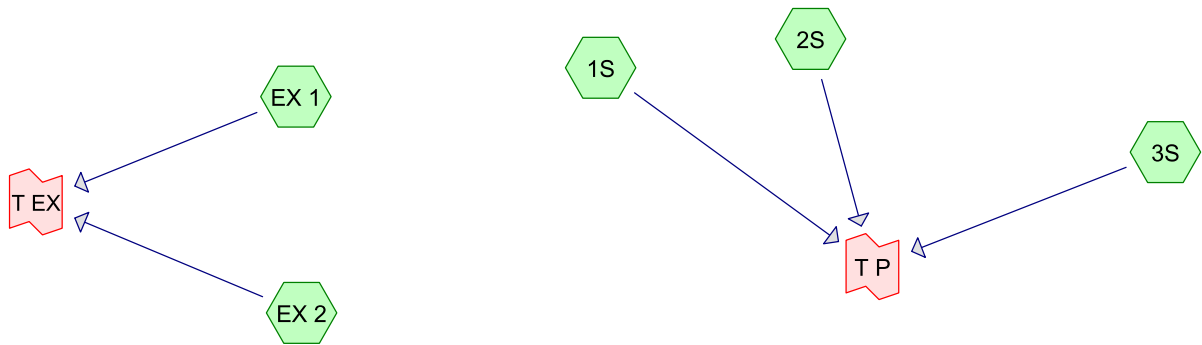
Impervious Area = 12,880 sf

- 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
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19-518 Hydro*MN - Wayzata 24-hr S1 2-yr Rainfall=2.86"*

Prepared by Sunde Engineering

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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=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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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

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"

Prepared by Sunde Engineering

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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](#)

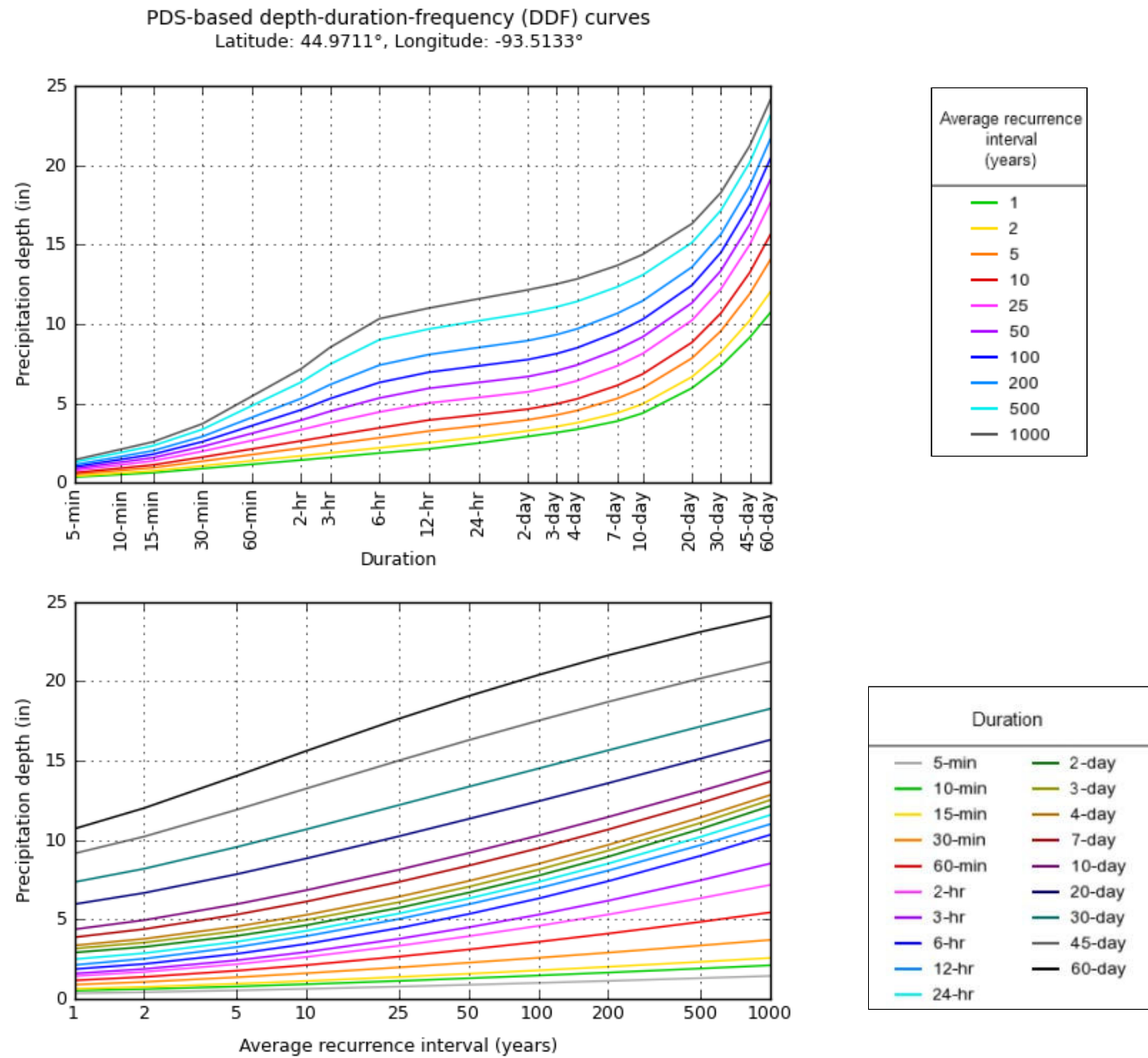
PF tabular

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.

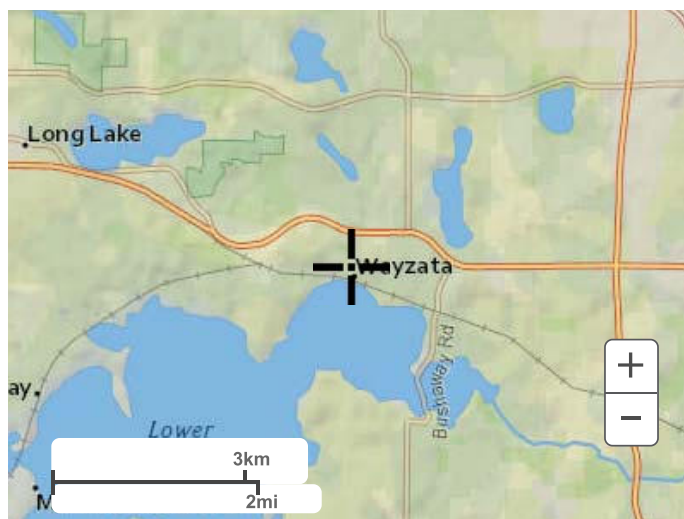
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PF graphical



Maps & aerals

Small scale terrain



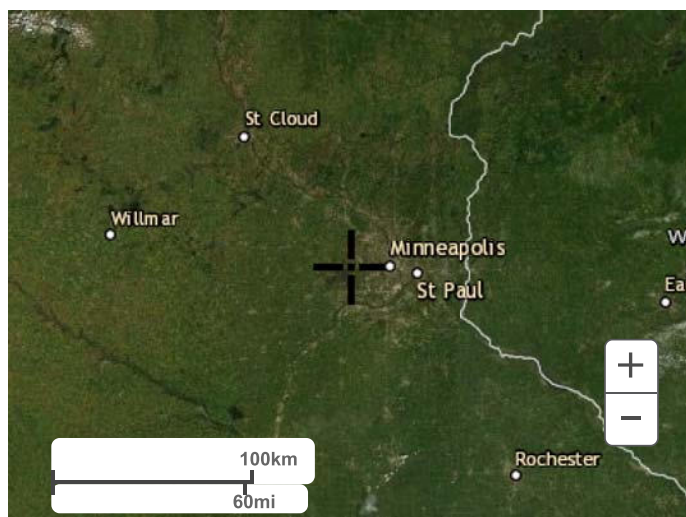
Large scale terrain



Large scale map



Large scale aerial



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Questions?: HDSC.Questions@noaa.gov

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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