

WAYZATA PLANNING COMMISSION

Meeting Agenda

Pursuant to Minnesota Statute Sec. 13D.015, and the Executive Orders and Emergency Declarations related to the COVID19 pandemic, this Planning Commission meeting is being conducted by electronic means using the audio and video conferencing platform, Zoom. Members of the public may watch and listen to the meeting by logging into Zoom, or by calling 312-626-6799 on a phone, and entering Zoom Meeting ID 993 3537 4247. The meeting will also be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/WCTV.



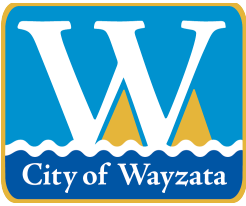
To speak during the Public Forum and/or Public Hearing portions of the meeting you can use Zoom or a phone. When using Zoom, indicate you'd like to speak by using Zoom's "raise hand" function. When using a phone, press *9. In each case, you will be muted until you have been recognized and invited to speak.

The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5313, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

Tuesday, September 8, 2020
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of August 17, 2020 Meeting Minutes
 - b. Approval of Planning Commission Report and Recommendation for a Lot Coverage Variance at 460 Peavey Road
5. **Public Hearing Items**
 - a. Consider Development Application for a Conditional Use Permit for Gate Height at 405 Bushaway Road
 - b. Consider Development Application for a Preliminary and Final Plat at 320 Hampton Street South
 - c. Consider Planned Unit Development Amendment for 801 Lake Street East - Promenade of Wayzata
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commissioner Liaison Schedule and City Meeting Calendar
7. **Adjournment**

Upcoming Meetings:
City Council - September 15, 2020
Planning Commission -September 21, 2020



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 8, 2020	AGENDA ITEM: 4.a
TITLE: Approval of August 17, 2020 Meeting Minutes	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the draft minutes for the August 17, 2020 Planning Commission meeting.

ATTACHMENTS:

1. August 17, Planning Commission Draft Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
August 17, 2020**

AGENDA ITEM 1. Call to Order

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

Chair Plantan read the following prepared statement:

Pursuant to Minnesota Statute Sec 13D.015 and because of the COVID-19 pandemic, this Planning Commission Meeting is being held remotely by electronic means using the audio and video conferencing platform, Zoom. Members of the Commission, City staff, and others that are a part of the meeting will be participating by video or audio connections where we can all hear each other and see the presentations being made. We have a public forum and public hearing this evening on the agenda. If you'd like to speak during these portions of the meeting you may call 1-(312) 626-6799, enter the Zoom meeting ID 91588728427, and press *9 to speak. Callers will be placed on hold and muted until the appropriate time of the meeting is reached. At that time, each caller will be recognized in turn, and invited to speak. Public comments continue to be welcomed and encouraged and we ask if possible, that comments of future agenda items be submitted in advance by emailing PublicComment@wayzata.org. Please include "public comments" in the subject line, your name and address, and the agenda item that you are speaking to. Comments can also be submitted by calling City staff or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comments). The meeting will be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/wctv.

AGENDA ITEM 2. Roll Call

Chair Plantan asked Director Goellner to take roll call.

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

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Douglas made a motion, seconded by Commissioner Merriam, to approve the August 17, 2020 agenda as presented.

Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the July 20, 2020 Planning Commission Meeting Minutes

1
2 Chair Plantan read the items on the consent agenda and asked if any Commissioner had questions
3 or wished to pull an item for further discussion.

4
5 Hearing no such request, Chair Plantan asked for a motion to approve the Consent Agenda as
6 presented.

7
8 Commissioner Bashioum made a motion, seconded by Commissioner Douglas, to approve the
9 Consent Agenda as presented.

10
11 Director Goellner completed a roll call vote on the motion. 6 ayes, 1 abstain (Parkhill). The motion
12 carried.

13
14 **AGENDA ITEM 5. Public Hearing Items**

15
16 **a) Consider Development Application for a Lot Coverage Variance at 460 Peavey**
17 **Road**

18
19 Assistant Planner Nick Kieser stated that the owner of the property at 460 Peavey Road has
20 submitted a development application for a lot coverage variance. Planner Kieser stated that the
21 property is zoned R1A, low density, single-family. He noted that the in the 2040 Comprehensive
22 Plan, the property is designated as estate single-family along with the surrounding neighborhood.
23 He stated that the request is to exceed the R1A lot coverage limit of 10% of the area of the property
24 for a total lot coverage of 11.4%. He stated that since he has been with the City, he has not seen a
25 lot coverage variance request. He explained the difference between lot coverage and impervious
26 surface under the standards of the Zoning Ordinance. Planner Kieser stated that the definition of
27 lot coverage in the Zoning Ordinance is the area of a lot occupied by the principle buildings or
28 structures, and all accessory buildings. He noted that the definition for impervious surface in the
29 Zoning Ordinance is constructed hard surface that either slows the entry of water into the soil or
30 causes water runoff. He noted that this project is below the impervious surface maximum, but
31 would be above the allowable lot coverage amount. He reviewed the proposed survey of the
32 property, proposed home, driveway, pool and cabana. He reviewed the details of the impervious
33 surface coverage and lot coverage. He noted that the proposed house is at 9.9% lot coverage and
34 the proposed cabana would add another 1.5% lot coverage to the site, for a total of 11.4% which
35 is above the maximum of 10%. He reviewed the reasons for the practical difficulty expressed by
36 the applicant in the application, and the surrounding the lot areas and the compatibility with the
37 neighborhood, as far as square footage of lot area. He noted that there have been 3 public
38 comments provided regarding this application that are in support of the variance request. He
39 reviewed the renderings of the house and the proposed cabana.

40
41 At the conclusion of Mr. Kieser presentation, Chair Plantan asked if the Commission had any
42 questions for Staff.

43
44 Commissioner Bashioum asked how many lots in the surrounding area do not meet the size
45 requirement for R1A, which is 80,000 square feet. She stated that she would also like to know if
46 the proposed cabana includes a shower or bathrooms.

1
2 Planner Kieser stated that he looked at all the lots along Peavy Road, and 3 of the 11 lots are over
3 80,000 and the remaining 8 lots are below 80,000. He stated that he cannot answer the question
4 regarding the bathroom and shower. He stated that he knows they are planning a fireplace out in
5 the cabana area.

6
7 Commissioner Bashioum asked that of the lots that are smaller than 80,000 square feet, if there
8 were any other ones that exceeded the lot coverage.

9
10 Planner Kieser stated that, to his knowledge, there are no other lots that exceed the lot coverage.

11
12 Commissioner Bashioum confirmed that this lot would be the only one that would exceed the 10%
13 lot coverage amount.

14
15 Planner Kieser stated that is correct for the surrounding 5 lots.

16
17 There being no further questions for Staff, Chair Plantan invited the applicant to speak about the
18 application.

19
20 Applicant Drew Levin, 460 Peavey Road, Wayzata, noted that he was currently living at 935 East
21 Lake Street, Wayzata and stated that they are really just asking to put a roof over what is already
22 going to be covered space. He stated that the patio in the plans has already been approved under
23 the impervious surface standard. He stated that putting a roof on it makes it go into the lot coverage
24 calculation. He stated that the lot being under 80,000 square feet makes them fit more in the R1
25 zoning district, and noted that that the R1 zoning district has a 15% lot coverage limit which they
26 would be in compliance with on their lot. He then introduced their architect, Nick Stoddard.

27
28 Nick Stoddard, DJR Architecture, 333 Washington Avenue North, Minneapolis, clarified that the
29 proposed cabana is completely open and has no shower or bathroom. He stated that it is strictly
30 an open, covered patio with the only feature within it a fireplace. He stated that when they were
31 preparing the variance request, they only looked at the immediate, adjacent properties which
32 ranged from 70,000 square feet up to 110,000 square feet, and the average lot coverage for those
33 would be about 84,000 to 85,000 square feet that they could build. He stated that when they
34 proposed this, they felt they were under the average of what the surrounding 5 properties were,
35 and felt this was a reasonable request for this site. He stated that the cabana is only a single story
36 and is screened from the road by the house and from the 2 adjacent properties by copious amounts
37 of over story trees and quite a bit of shrubbery.

38
39 Mr. Levin noted that the letters of support for the application came from the immediate neighbors.

40
41 At the conclusion of applicant's remarks, Chair Plantan asked if the Commissioners had questions
42 for the applicant.

43
44 Commissioner Iverson asked if they had looked at reducing the cabana by 1.4% so a variance
45 wouldn't be needed. She asked how much square footage 1.4% would be of this structure.

1 Mr. Stoddard stated that that cabana is about 1,100 square feet and they have not looked at reducing
2 the size of the cabana.

3
4 Commissioner Iverson stated that this is a fairly large cabana and suggested that the applicant
5 could consider reducing it by a few hundred square feet so a variance isn't needed. She stated that
6 she feels that the cabana would still allow for ample seating if the size was reduced a bit.

7
8 Eric Olson, Applicant's builder, stated that the 1.4% lot coverage number is the actual size of the
9 cabana. He stated that the building coverage came in at just under the allowed 10%.

10
11 Commissioner Iverson asked what the size of the cabana would be within the 10% lot coverage
12 guidelines.

13
14 Mr. Olson stated that it would be 100 square feet.

15
16 Commissioner Flannigan asked about the design process and what happened from when the
17 original permit was pulled to the point when they said they should have covered the cabana.

18
19 Mr. Levin asked Mr. Olson to answer this question, and noted that he believed there was an email
20 that mislead them during the planning process.

21
22 Mr. Olson stated that he had originally received an email from the City that gave him the
23 impression that they were under the 25% hard cover and 15% building coverage limits.

24
25 Mr. Levin explained that is what led them down this path so that when they applied for the building
26 permit, they learned they did not meet the lot coverage limit because they had the understanding
27 that it was 15%.

28
29 There being no further questions from the Commission for the applicant, Chair Plantan opened the
30 public hearing on the application at 6:55 pm. She reiterated that if anyone would like to speak
31 during the public hearing, they could call 1-(312) 626-6799, enter the Zoom meeting ID
32 91588728427, and press *9 to speak.

33
34 After checking and confirming there was no one wishing to comment on the application, Chair
35 Plantan closed the public hearing at 6:56 pm.

36
37 Chair Plantan asked for the Commission to share their thoughts and feedback on the application.

38
39 Commissioner Douglas stated that she had a question, but then experienced technical difficulties
40 and lost connection with the meeting.

41
42 Commissioner Bashium asked about the exact verbiage of the email reply that the had applicant
43 referenced.

44
45 Director Goellner responded that the applicant's surveyor asked her earlier in the year what the
46 stormwater management requirement was and asked if disturbing more than an acre of land would

1 trigger any stormwater requirements. She explained that she had replied that this property was
2 located within the Shoreland Overland District since it is less than 1,000 feet from the shore of
3 Lake Minnetonka. She noted that the code states that in such district, stormwater management is
4 required through a shoreland impact plan Conditional Use Permit if more than 25% of the lot is
5 planned as impervious surface. She stated that she believes that this was misconstrued to mean
6 what the applicant was stating.

7
8 Commissioner Flannigan stated that regardless, all of this information is available to everyone in
9 the public and if you are a builder or a developer, you can go to the codes themselves and figure
10 out what it really is when you are doing a project like this. He stated that, to him, discussion
11 about this whole situation coming from an email should just be taken off the table. He stated that
12 this is a massive lot with a massive home. He stated that it will be beautiful but he would like the
13 applicant to find a way to carve off what they need and get it under the ordinance without a
14 variance. He stated that he understands their point, but does not feel he can support their request.

15
16 Commissioner Parkhill stated that he appreciates that the applicants went to their neighbors to get
17 their approval of their plans. He stated that, in his opinion, this is a big lot, this is a beautiful house
18 and the only people that are really going to be affected by it are the neighbors. He stated that he
19 has no issues with the applicant want to put a roof over the existing patio.

20
21 Commissioner Merriam stated that this is a difficult situation because she has a hard time seeing
22 the practical difficulty. She stated that the lot size and the lot coverage limits are something that
23 should have been known by the architect and the developer. She stated that they had a clean slate,
24 so she feels they could have fit everything they wanted within the 10% limit. She stated that she
25 is more in line with Commissioner Flannigan and would have a difficult time recommending
26 approval of the variance.

27
28 Commissioner Iverson stated that she agrees with Commissioners Flannigan and Merriam. She
29 stated that she feels that no practical difficulty has really been proven in this situation. She stated
30 that she is leaning towards recommending denial of this request.

31
32 Commissioner Bashioum stated that she agrees with her fellow Commissioners and would like to
33 see the applicant reduce the cabana size and bring this project in under the coverage limit of the
34 code. She stated that it is a beautiful structure and will be a nice addition to the neighborhood,
35 however, there are codes and rules in place for a reason.

36
37 Mr. Levin stated that he understands some of the reaction from the Commission, but argued that
38 the zoning code applicable to his lot was written for a lot that is 80,000 square feet minimum, and
39 his lot is 70,000 square feet. He stated that he feels that, by definition, is a practical difficulty
40 because he is being asked to comply with a zoning code written for an 80,000 square foot lot. He
41 stated that the other zoning for R1 is for lots that are between 40,000 and 80,000 square feet and
42 if their lot was properly zoned as R1, they would be in compliance with their current plans. He
43 stated that he disagrees with the statement made that there is no practical difficulty. He stated that
44 perhaps they should have gone in and checked to see if they had to comply with the 10 and 15 or
45 the 15 and 25 compliance numbers. He reiterated that he believes there is practical difficulty, their

1 proposal does not cause harm, his neighbors have signed off and given their approval, and this will
2 fit in with the neighborhood.

3
4 Commissioner Parkhill stated that he feels Mr. Levin brings up a good point that zoning codes are
5 a guide and are written for a lot, in this example, from 40,000 square feet up to 80,000 square feet
6 which is a broad category. He stated that he believes the Planning Commission should be a little
7 flexible and allow people to do what they would like to do especially when it has no affect on
8 anybody else. He stated that he feels the applicant brings up a great point that the R1 language is
9 written for these smaller lots, and the R1A is written for the larger lots. Mr. Levin is somewhere
10 in between and asked why he couldn't be for lot coverage as well. He reiterated that he is only
11 asking for a roof over a patio area that is already approved in the permit.

12
13 City Attorney Schelzel asked the Chair and Staff if there was a way to connect Commissioner
14 Douglas back into the meeting so her question could be answered and she could participate in the
15 current discussion and action on the application. He stated that if it is a technical issue that can be
16 resolved quickly, he thinks it would be worth doing it, even though there is still a quorum without
17 her.

18
19 After working on the issue, Commissioner Douglas called Chair Plantan's cell phone.

20
21 Chair Plantan explained that she was going to put Commissioner Douglas on speaker so she could
22 share her comments with the Commission, hear the Commission's discussion, and still participate
23 in the meeting.

24
25 Commissioner Douglas stated that considering this is a large lot and the surrounding lots are also
26 very large, she does not have a concern with the request. She stated that she is in support of the
27 request.

28
29 Commissioner Merriam stated that the lot is zoned R1A and the entire neighborhood is R1A. She
30 asked if it is zoned R1A because of the neighborhood.

31
32 Planner Kieser stated that essentially all of the estate lots in the area are zoned R1A. He stated
33 that is somewhat difficult to find a number that works for all of these lots if the zoning district is
34 changed. He explained that all of the R1 zoned lots are grouped together in certain neighborhoods
35 as well. He reviewed details of the zoning map and how the zoning is grouped together.

36
37 Commissioner Douglas asked about the R1 lots and how large they are.

38
39 Planner Kieser stated that the R1 lots have a minimum lot size of 40,000 square feet. He explained
40 that if you look closely at the zoning map, some of them go above 80,000 square feet, but noted
41 that most are between 40,000 and 80,000 square feet.

42
43 Commissioner Douglas asked what the allowed lot coverage for the 40,000 square foot R1 lots.

44
45 Planner Kieser stated that 15% lot coverage is allowed in the R1 zoning district.

1 Commissioner Bashioum asked if an R1 lot that was 60,000 to 80,000 square feet would be allowed
2 15% lot coverage.

3
4 Planner Kieser stated that this was correct and explained that all R1 zoned lots are allowed up to
5 15% of lot coverage.

6
7 Commissioner Bashioum stated that she was unaware that some of the lots within the R1 zoning
8 exceeded 80,000 square feet.

9
10 Planner Kieser stated that the main idea with lot coverage is as the lot area gets smaller, the more
11 lot coverage you are allowed. He gave examples of properties in R3A or the central core, are
12 allowed more and as you get towards the bigger, estate lots, the lot coverage decreases.

13
14 Commissioner Bashioum stated that she would think it would be the opposite. She stated that with
15 a bigger lot there would be more room to spread out.

16
17 Planner Kieser stated that if you go to an 80,000 square foot lot and have 30% lot coverage, that
18 would be a very big home.

19
20 Commissioner Iverson asked Chair Plantan to share her thoughts with the Commission.

21
22 Chair Plantan stated that she understands the lot size issue. She stated that because all 3 neighbors
23 have expressed approval, she is in support of allowing 1.4% over the allowed lot coverage. She
24 stated that simply enclosing a cabana by 1.4% with the approval of the neighbors makes her
25 inclined to vote in favor of a recommendation of approval for the application.

26
27 City Attorney Schelzel asked if Commissioner Douglas is able to hear the Commission and if the
28 Commission can hear Commissioner Douglas. He explained that if both of these are true,
29 Commissioner Douglas can participate in the vote.

30
31 Commissioner Douglas stated that she can hear and is actually watching the meeting on the
32 television.

33
34 City Attorney Schelzel noted that when the roll call vote is taken, she will be included in the
35 Commission vote.

36
37 There being no further discussion, Chair Plantan asked for a motion on the application.

38
39 Commissioner Parkhill made a motion, seconded by Commissioner Douglas, to direct staff to
40 prepare a draft Planning Commission Report and Recommendation with appropriate findings
41 reflecting recommending approval of a variance for an increase of the lot coverage limit from 10%
42 to 11.4% for the property at 460 Peavey Road to be reviewed and adopted at the next Planning
43 Commission meeting.

44
45 Director Goellner completed a roll call vote on the motion. The motion carried 5 ayes, 2 nays
46 (Flannigan and Merriam).

1
2 **AGENDA ITEM 6. Other Items:**

3
4 **a) Review of Development Activities**

5
6 Planner Kieser stated that there are 2 proposed development applications that should be at the next
7 Planning Commission meeting. He stated that the first is a fence CUP at 405 Bushaway Road to
8 exceed the 42 inch limit in the front yard, and the second is for a two-lot subdivision at 320
9 Hampton Road South.

10
11 Director Goellner gave an update on the former TCF headquarters at 200 East Lake Street. She
12 explained that there was a listening session last week that had about 30 people in attendance. She
13 stated that the developer took in the information from the public and is working on their application
14 which should be submitted within the next week or so. She stated that if this happens, it will be
15 reviewed at the September 21, 2020 Planning Commission meeting. She stated that at this point,
16 they are going to be submitting a PUD concept plan, but she is unsure if there are any variances
17 what will be associated with the project. She explained that the general concept is to add a building
18 on either side of the TCF building to fill the parking lots and add some green space on each end of
19 the lot. She noted that there is information available on the City website regarding this project.

20
21 Director Goellner also gave an update on the Promenade in downtown Wayzata. She explained
22 that over time, they have not been able to fill the retail space like they had hoped. She stated that
23 they have had interest from banks, financial services and dentists, and want to make sure that the
24 City approves of these uses, which would move parts of the PUD from a retail-oriented space to
25 something that is more office and financial services, so they can fill the vacant spots. She
26 explained that in order to do that, they are asking to amend their PUD. She stated that she believes
27 this will be taken initially to a Council workshop to run it by them to see their thoughts, and then
28 bring the proposal through a public hearing process with the Commission.

29
30 **b) Planning Commissioner Report for the July 21, 2020 City Council Meeting**

31
32 Chair Plantan gave an overview of the July 21, 2020 City Council meeting as reflected in the
33 minutes of that meeting. She noted that the Wayzata Library is open by appointment only. She
34 noted that Mayor Willcox has decided that he will not be running for re-election as mayor, and
35 recognized his years of service to the City.

36
37 **c) Planning Commissioner Report for the August 4, 2020 City Council Meeting**

38
39 Commissioner Bashioum gave an overview of the August 4, 2020 City Council meeting as
40 reflected in the minutes of that meeting. She noted that the Lake Street project is a bit behind
41 schedule. She stated that the City has received a number of complaints regarding the construction
42 of the new restroom facility on Lake Street. She stated that she has also personally received
43 questions about the unfinished cinder block building and the wisdom of putting a restroom on
44 prime lake views. She stated that there have been other complaints concerning the hinderance of
45 the prominent lake view for outdoor dining guests at McCormick's and the Grocer's Table, in
46 addition to making the rest room building the first thing that residents and visitors see when arrive

1 to the lake front from the east. She stated that she requested and received a schematic of the
2 finished building and the City's placement decision from City Manager Dahl.

3
4 Commissioner Flannigan stated that he has received so much feedback on this same issue and that
5 he feels really sad that this was the direction that was advised by professionals that do this kind of
6 work day in and day out. He stated that he feels it is a wart on something that should be extremely
7 beautiful, and he feels they should be ashamed of themselves. He stated that there are a lot of
8 residents that are extremely disappointed about what is happening right there.

9
10 Commissioner Bashioum stated that she doesn't think it is just the design of the building. She
11 stated that she also thinks it is the placement.

12
13 Commissioner Flannigan stated that he agrees that the problem is absolutely the placement of the
14 structure. He stated that people coming down Broadway will be seeing a concrete block structure
15 when they are supposed to be able to see the lake. He stated that he feels it needs to come down.

16
17 Commissioner Iverson stated that she echoes the statements made by Commissioners Bashioum
18 and Flannigan. She stated that there is rampant concern from the citizens and she has not heard
19 anything positive about this structure. She stated that she thinks the City should take a minute and
20 stop and look at what is happening. She explained that people had a perception that there was
21 going to be more green space and now what they see that as a sea of concrete. She asked Director
22 Goellner and Planner Kieser to pass along some of the words and comments from the Planning
23 Commission to the Council. She stated that she feels it would be in the City's best interest to stop
24 construction where they are now and regroup. She stated that she does not feel this structure is a
25 good representation for the City. She reiterated that the comments she receives on a daily basis
26 are really negative.

27
28 **d) Planning Commissioner Liaison from the August 18, 2020 City Council Meeting**

29
30 It was noted that Commissioner Merriam will be the Planning Commission Liaison for the
31 August 18, 2020 City Council meeting.

32
33 **e) Planning Commissioner Liaison for the September 1, 2020 City Council Meeting**

34
35 It was noted that Commissioner Douglas will be the Planning Commission Liaison for the
36 September 1, 2020 City Council meeting.

37
38 **f) Revised 2020 City Meeting Calendar**

39
40 Director Goellner stated that there is a change to the City Council meeting schedule which changes
41 their October 6, 2020 meeting to October 7, 2020 due to the Night to Unite being rescheduled.
42 She noted that the next Planning Commission meeting will be on a Tuesday rather than Monday
43 because of Labor Day. She stated that the meeting will be September 8, 2020 and not September
44 7, 2020.

1 Commissioner Bashioum asked about Meyer Place and their lack of ADA compliance. She stated
2 that the deadline for that was August 1, 2020 and asked what the update is on this situation and
3 whether it posed exposure for the City for this not be ADA compliant.

4
5 Director Goellner stated that the City has been speaking to the owner of the property who has been
6 struggling to find a contractor to do the work. She stated that typically the next step when the City
7 has been working with an owner and they aren't able to secure the labor for the project, the City
8 may have to call the project in default of the development agreement and pull the letter of credit
9 that is on file to perform the work ourselves. She stated that this is not the ideal scenario, but with
10 the labor shortage they have experienced, they have not yet been able to secure a contract for that
11 work.

12
13 Commissioner Bashioum asked about the project on 401 Lake Street East. She stated that after
14 the building was demolished, there has been no further progress and there is standing water that is
15 breeding mosquitoes and this location is an unsightly pit. She asked if there was any code that
16 addresses the current state of the lot.

17
18 Director Goellner stated that she cannot recall a piece of code off the top of her head, but she will
19 speak with the owner and the applicant. She stated that she knows they are working on their
20 building permit, but she agrees the location is unsightly, so the City will work with them to address
21 the issues raised by Commissioner Bashioum.

22
23 Commissioner Bashioum asked if a demolition permit was issued before a building permit was
24 issued.

25
26 Director Goellner stated that is correct, which is allowed and noted that the lot can be left vacant.

27
28 Commissioner Bashioum stated that she feels "vacant" is different from a pit filled with standing
29 water.

30
31 Director Goellner stated that she agreed.

32
33 Commissioner Bashioum stated that perhaps this issue can be addressed when the City goes
34 through the zoning review. She stated that they can look at what happens when a property owner
35 gets a demolition permit and what state that property needs to be in until building begins.

36
37 Chair Plantan asked about Panaway and the fact that they are behind schedule. She asked if there
38 was a schedule update on this project other than what the Commission receives on Fridays which
39 says that they are still on schedule.

40
41 Commissioner Flannigan asked what is driving the fact that they are behind schedule.

42
43 Director Goellner stated that the delays happened while she was on maternity leave, but she
44 believes there was an issue with Berry Avenue. She stated that she believes it was an issue with
45 the Berry intersection that pushed the date out a little farther and there was also another issue with

1 concrete. She stated that overall, the project is still scheduled to be completed in September, but
2 it has been delayed a few weeks because of these issues.

3
4 Commissioner Flannigan stated that there is something he has noticed over the last few weeks that
5 he would like to share. He stated that as you walk along the sidewalks throughout the City there
6 are concrete sidewalks that now have asphalt patches. He stated that total sections of concrete
7 sidewalks are being patched with asphalt. He stated that he is certain that if a homeowner had a
8 sidewalk in front of their home that they had to tear up for a project that the City would not allow
9 for them to patch it with asphalt. He asked why the City was using a downgraded material in the
10 middle of the City on the sidewalks. He stated that in his opinion, it looks horrible. He stated that
11 he would like an answer from Public Works or the City Engineer on this issue. He stated that he
12 has seen it everywhere and it seems to be happening more frequently.

13
14 Commissioner Bashioum stated that she agreed with Commissioner Flannigan.

15
16 Commissioner Parkhill stated that he also agreed and asked if perhaps the asphalt was a temporary
17 fix until they redo the sidewalks as part of a larger project. He stated that another issue is that on
18 Lake Street there is a cement curb and the road is about an inch and a half below the curb, so
19 people can actually trip from walking along Lake Street. He stated that it is almost like a mini-
20 curb before the actual curb and he has heard of people actually falling down. He stated that he
21 asked if there will be another layer on the road to raise it up to it isn't such a hazard. He stated
22 that it strikes him as being a liability and a mistake.

23
24 Director Goellner stated that it was intentional for what they call a final lift, which is the next layer
25 of pavement and noted that this will be completed in September. She agreed that, in the meantime,
26 it is not ideal conditions for walking.

27
28 Commissioner Bashioum noted that the curb area by the ice cream shop and Caribou has about 3
29 levels of different surface when you cross from the sidewalk over the curb and there is a big trench
30 that goes around it. She stated that there about 3 places in this location where people can trip. She
31 stated that she does not think this should wait until September to be fixed because it is dangerous.

32
33 Commissioner Douglas stated that she had a meeting last week with her neighborhood. She stated
34 that there were 14 people in attendance and all of them are upset, especially about the rest room.
35 She stated that she is also so upset that the City spent all of this time talking about impervious
36 surface for a 1.4% change for a resident, and she feels like the City has chosen to pave over the
37 whole downtown area. She stated that she walked it last week and was very sad about it. She
38 stated that she doesn't think there is enough green space and doesn't understand how it happened.
39 She stated that she feels part of the reason is that the consultant is more used to urban development
40 in places in Denver. She stated that people feel as though the City has lost its lake side look. She
41 shared that she has gotten a lot of feedback from residents that are disappointed and wanted to pass
42 that along to the City.

43
44 Commissioner Flannigan stated that he has does not see where the concrete building is on the
45 drawing.

1 Commissioner Douglas stated that it is not on the drawings.

2
3 Commissioner Flannigan stated that he would like to know how it got added and what the process
4 was for it to happen.

5
6 Commissioner Douglas stated that she thinks the building was a surprise to everybody and noted
7 that it doesn't show up on any design available on the City website.

8
9 Commissioner Flannigan stated that he hopes the City Council will take a deep dive into this issue
10 at their meeting tomorrow.

11
12 Chair Plantan stated that many of the comments being made by the Planning Commission should
13 be directed to City staff and the City Council. She asked if there is a forum or a person that these
14 comments, from both the Commissioners and residents, should be directed to.

15
16 Director Goellner stated that the Commissioners or residents can contact her, Public Works
17 Director Mike Kelly or City Manager Jeff Dahl to talk about these issues.

18
19 Director Goellner noted that she will try to address the comments and concerns raised tonight in
20 her Friday update to the Planning Commission.

21
22 **AGENDA ITEM 7. Adjournment.**

23
24 There being no further business on the agenda, Chair Plantan asked for a motion to adjourn.

25
26 Commissioner Bashioum made a motion, seconded by Commissioner Parkhill, to adjourn the
27 Planning Commission meeting.

28
29 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

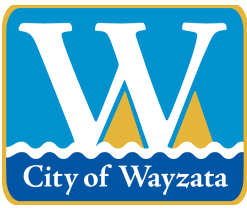
30
31 The Planning Commission meeting was adjourned at 7:50 p.m.

32
33 Respectfully submitted,

34 Kayla Atkins Rokosz

35 *TimeSaver Off Site Secretarial, Inc.*

36



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 8, 2020	AGENDA ITEM: 4.b
TITLE: Approval of Planning Commission Report and Recommendation for a Lot Coverage Variance at 460 Peavey Road	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: October 10, 2020	

BACKGROUND:

The property owner, Andrew Levin, DCL Investments LLC, has been issued a building permit to construct the new home at 460 Peavey Road. The applicant would like to add a cabana in the rear of the home that was not a part of the building permit that was issued. The proposed cabana requires a lot coverage variance. Lot Coverage is defined in the Zoning Code as the area of the lot consisting of buildings, not other impervious surfaces.

ACTION REQUESTED:

Approval of the Report and Recommendation for a Lot Coverage Variance at 460 Peavey Road.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

September 8, 2020

REPORT AND RECOMMENDATION OF APPROVAL OF LOT COVERAGE VARIANCE AT 460 PEAVEY ROAD

DRAFT

SUMMARY OF RECOMMENDATION

Approval* of Lot Coverage Variance

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

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. Applicant and property owner Andrew Levin, DCL Investments LLC, (collectively, the “Applicant”) has submitted a development application for a lot coverage variance for a cabana (the “Application”) to be constructed as part of a new home (the “Project”) on the property at 460 Peavey Road (the “Property”).
- 1.2 Application Requests. The Application includes a request for approval of a variance from the 10% lot coverage limit in the R-1A Zoning District to allow for a lot coverage of up to 11.4% on the Property (the “Lot Coverage Variance”).
- 1.3 Property. The street address, property identification number, and owner of the Property are:

460 Peavey Road	01-117-22-43-0001	DCL Investments LLC
-----------------	-------------------	---------------------

- 1.4 Land Use. The Property is zoned R-1A/Low Density Single-Family Estate District and is guided Estate Single-Family under the Wayzata Comprehensive Plan.
- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on August 7, 2020. A copy of the notice was mailed to

all property owners located with 500 feet of the Property on August 6, 2020. The public hearing on the Application was held at the August 17, 2020 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Lot Coverage Limit. The maximum area of a lot in the R-1A Zoning District that buildings may cover is ten percent (10%) of the lot. Section 951.07.A.
- 2.2 Variance. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. 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 the Zoning 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 the 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. The City Council shall not permit as a variance any use that is not allowed under the Zoning 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.
 - F. 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.

Section 3. FINDINGS

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

3.1 Lot Coverage Variance.

- A. The Lot Coverage Variance requested is (i) in harmony with the general purposes and intent of the Zoning Ordinance in that it would be used for a project that conforms with the existing aesthetics, design, and layout of the properties of the surrounding neighborhood, and (ii) consistent with the Comprehensive Plan's guidance for the area.
- B. The Applicant, in the narrative of its Application and public comments before the Planning Commission, has established that there are practical difficulties in complying with the strict standards of the Zoning Ordinance as they relate to the applicable lot coverage limit.
- C. A finding of "Practical Difficulties" is supported by the following:
 - (i) The Applicant's proposal for the Property is reasonable in that (a) the request involves putting a roof over an open air area outside the residential structure that is otherwise permitted under the Ordinance; (b) the Property size is under the minimum of the R-1A District and results in a higher lot coverage percentage than similar sized lot coverages in the district; and (c) will not negatively impact neighboring properties or the neighborhood.
 - (ii) The plight of the Applicant is due to the substandard size of the Property, and was not created by the Applicant.
 - (iii) The Lot Coverage Variance would not alter the essential character of the locality in that the cabana it permits will not be visible from most areas of adjacent properties, sidewalks and streets.
- D. The practical difficulties necessitating the Lot Coverage Variance are not economic in nature but rather are driven by the substandard size of the lot.
- E. The proposed use for the Property is permitted within the R-1A Zoning District.
- F. The conditions for granting approval of the Lot Coverage Variance listed below in Section 4 of this Report should be considered by City Council.
- G. The Applicant has provided the reasons that the Lot Coverage Variance is justified under applicable criteria in order to make reasonable use of the land, structures and buildings on the Property.

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 Lot Coverage Variance 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, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application.
- C. 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 8th day of September 2020.

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

Voting Against:

Absent:

Abstaining:

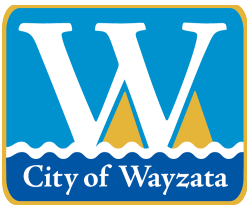
Attachments:

Attachment A: Legal Description of Property

Attachment A
Information and Legal Description of Property

Address	460 Peavey Road
PID	01-117-23-43-0001
Legal Description	Lot 4, Block 2, "Highcroft Subdivision", Hennepin County, Minnesota
Abstract or Torrens?	Torrens
Certificate No.	1506807

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 8, 2020	AGENDA ITEM: 5.a
TITLE: Consider Development Application for a Conditional Use Permit for Gate Height at 405 Bushaway Road	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: October 13, 2020	

BACKGROUND:

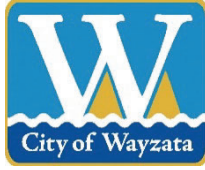
The applicant, Lorelei Ritter, and property owner, Carolyn Taylor, are requesting approval of a Conditional Use Permit (CUP) to allow installation of a 5'6" fence gate and mounting structure. The fence will be constructed of 50% metal material with the mounting structures being stone material.

ACTION REQUESTED:

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

ATTACHMENTS:

1. Staff Report, Narrative, Plans and Renderings



Staff Report
September 8, 2020

Project Name: Taylor Fence
Address of Request: 405 Bushaway Road
Prepared By: Nick Kieser, Assistant Planner
“60 Day” Deadline: October 13, 2020

Development Application

Introduction

The applicant, Lorelei Ritter, and property owner, Carolyn Taylor, are requesting approval of a Conditional Use Permit (CUP) to allow installation of a 5’6” gate and stone wall. The fence will be constructed of 50% steel material and the wall will be made of 100% solid stone material.

Application Requests

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

- Conditional Use Permit: Fences consisting of greater than 50% solid matter, up to 8’ in height and are setback a minimum of 10’ from the street or roadway are allowed in the front yard through a CUP.

Property Information

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

Address	PID	Owner
405 Bushaway Road	05-117-22-33-0005	Carolyn Taylor

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

Current Zoning	2040 Comp Plan Land Use Designation
R-1 Low Density Single Family Residential District	Estate Single Family

Project Location

The property is just south of the intersection of Bushaway Road and Eastman Lane/McGinty Road on the west side of Bushaway Road on Lake Minnetonka:

Map 1 Project Location:



Adjacent Land Uses

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

Direction	Adjacent Use	Zoning	2040 Comp Plan Designation
North	Single-Family Residence	R-1 Low Density Single Family Residential District	Estate Single Family Residential
East	Bushaway Road/Locust Hills Neighborhood	PUD	Estate Single Family Residential
South	Single-Family Residence	R-1A Low Density Single Family Estate District	Estate Single Family Residential
West	Lake Minnetonka	N/A	N/A

Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on August 28, 2020. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on August 26, 2020.

Analysis of Application

Proposed Fence

The Wayzata Zoning Ordinance allows fences in the front yard of a property, provided that they are no more than 42" in height and no more than 50% solid material. The applicant is requesting a Conditional Use Permit to allow for a 5'6" tall gate that is made of 50% solid steel material. The gate will also have 100% solid stone mounting walls on both sides of the fence that are also 5'6" tall, but will be built into the surrounding grading and landscaping as seen in the renderings provided. The proposed stone used on the walls will match the existing house. The proposed gate will be 15 feet in length and the walls will be 11 feet in length on both sides of the gate.

The applicant has stated that the reason for the additional gate height is to provide a buffer from the noise and light pollution coming from Bushaway Road, especially from the traffic build up from the intersection of Bushaway Road and Eastman Lane/McGinty Road.

This property was issued a demolition permit and building permit for a new single-family home in October of 2018. There is currently not a fence at this location now.

For context, the following properties have received a CUP for additional fence height along Bushaway Road:

- 433 Bushaway Road – CUP for increased gate and wall height (8' approval)
- 630 Bushaway Road – CUP for increased fence height (7' approval)
- 663 Bushaway Road – CUP for increased fence height (8' approval)

There are additional houses along Bushaway Road that have fences that exceed 42" in height, but were constructed before the fence ordinance was put in place.

Questions to Consider

- Will the proposed fence location, height, or design create a safety problem or negatively impact surrounding properties?
- Is the proposed fence consistent with the 2040 Comprehensive Plan?

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

Proposed Plans
Proposed Renderings
Narrative

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** the criteria that may require additional discussion with the Planning Commission.

Conditional Use Permit for a Fence: City Code § 918.01.F.2 outlines the following standards for evaluating fence conditional use permits:

- A. The fence placement, height or design does not create a safety hazard with regard to, from or on a public street or roadway.
- B. The fence placement, height or design does not create a safety problem or negatively affect adjoining properties or use.**
- C. The provisions of § 904.02.G of this Ordinance are considered and satisfactorily met.

Conditional Use Permits: City Code § 904.02.F states that the Planning Commission and City Council shall consider possible adverse effects of the 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.



Submission Date: July 27, 2020
Project: Taylor Residence
Project Address: 405 Bushaway Rd, Wayzata

Request for Conditional Use Permit to Exceed 42" Gate Height

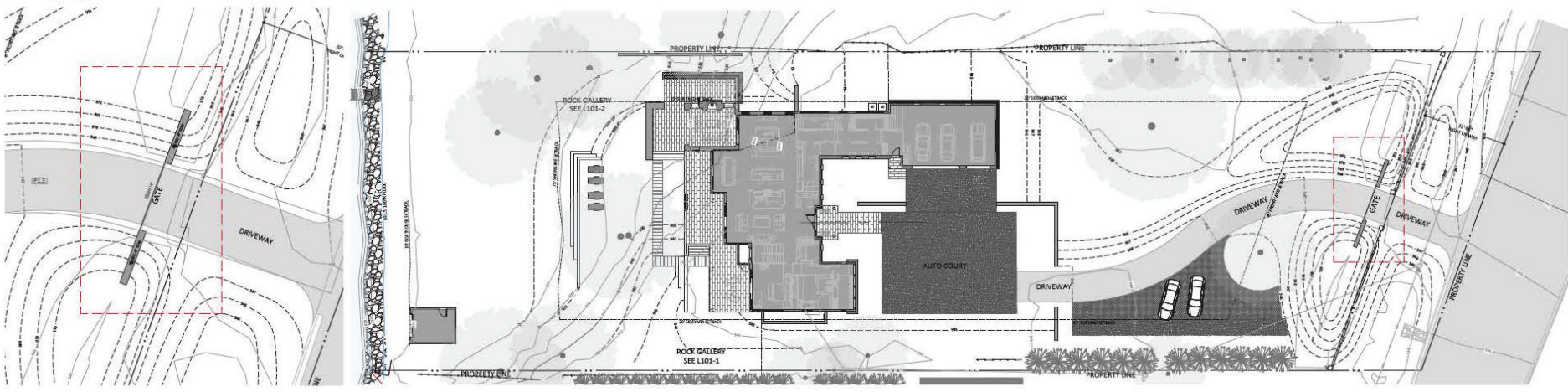
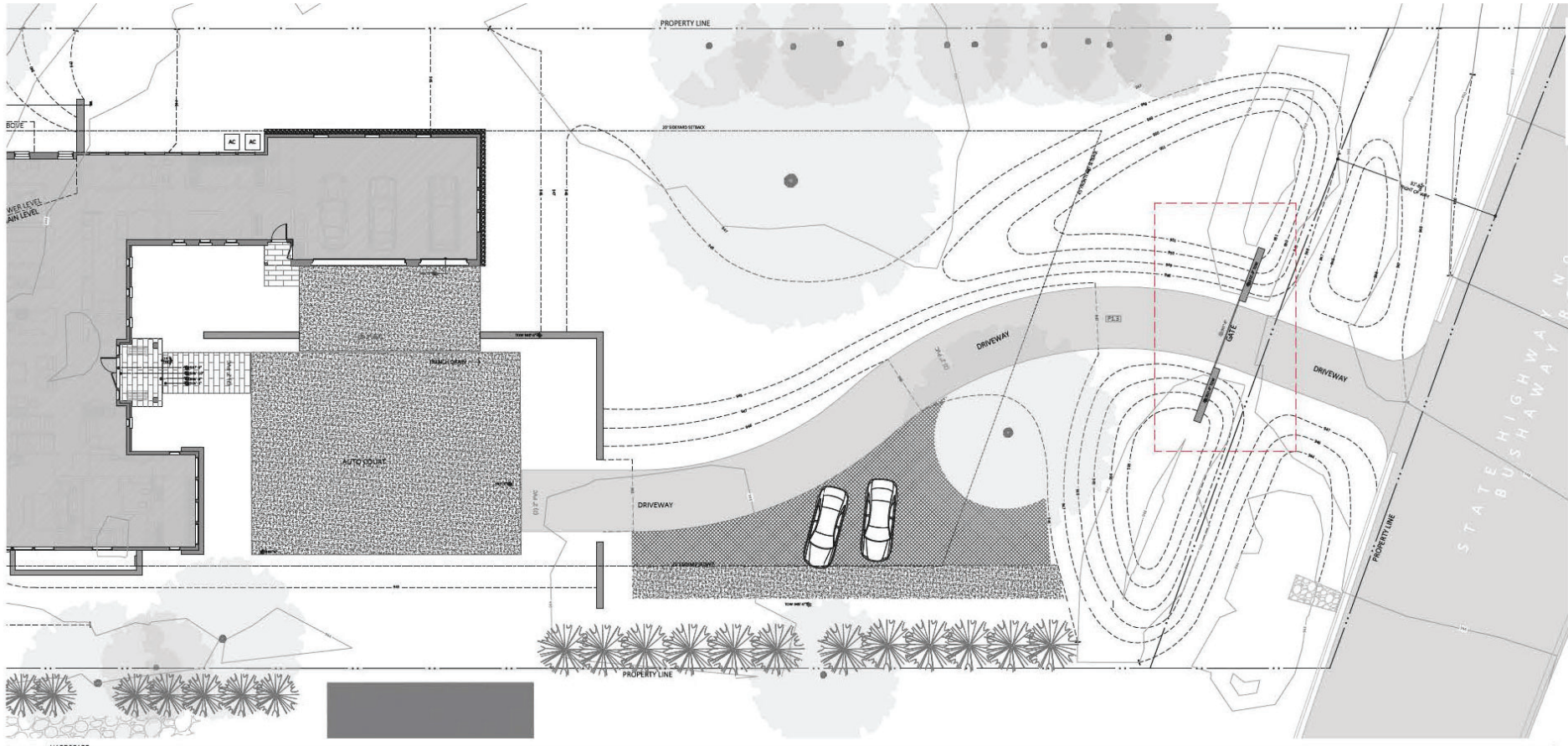
(Chapter 918.01, Sub-Section E-2)

Per Wayzata's Code of Ordinances, Chapter 918.01 (Fence Regulations) *Fences may be allowed in the City of Wayzata subject to the following specific standards:*

1. *Except as may be provided herein, manmade fences not exceeding six feet in height and consisting of completely solid matter may be permitted at or behind the rear building line as established by the primary structure on the lot.*
2. *Except as may be provided herein, fences not exceeding 42 inches in height and consisting of no more than 50 percent solid matter may be permitted in front of the front building line as established by the primary structure on the lot.*
3. *Except as may be provided herein, manmade fences may be permitted at or behind the front building line and in front of the rear building line as established by the primary structure on the lot, subject to the following standards:*
 - a) *Fences not exceeding 42 inches in height may consist of completely solid matter.*
 - b) *Fences over 42 inches in height, but not exceeding six feet in height, shall consist of no more than 50 percent solid matter for the entire fence.*

The proximity of this property on Bushaway Road to the intersection of McGinnty Road results in particularly heavy traffic and noise pollution as traffic builds up at the traffic lights at this intersection. As a result, we seek permission to exceed the 42 inch height requirement by 24 inches. The additional height would provide more effective screening of the light and noise pollution resulting from the heavy traffic.





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330 NORTH THIRD STREET, SUITE 402
MINNEAPOLIS, MINNESOTA 55401
612.339.3340
www.topo.com

TAYLOR
400 Broadway Rd. Princeton, NJ 08540

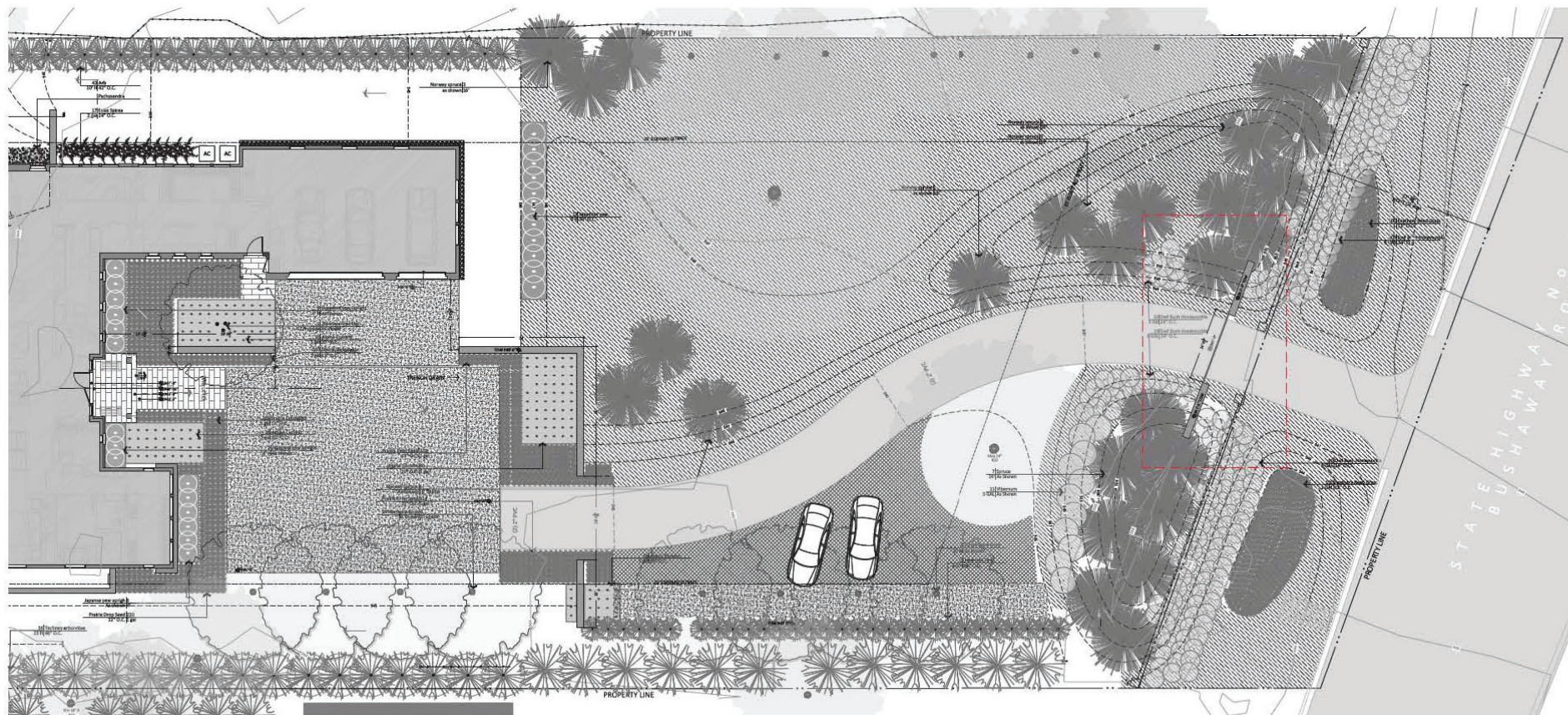
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WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

REVISIONS: DATE: _____

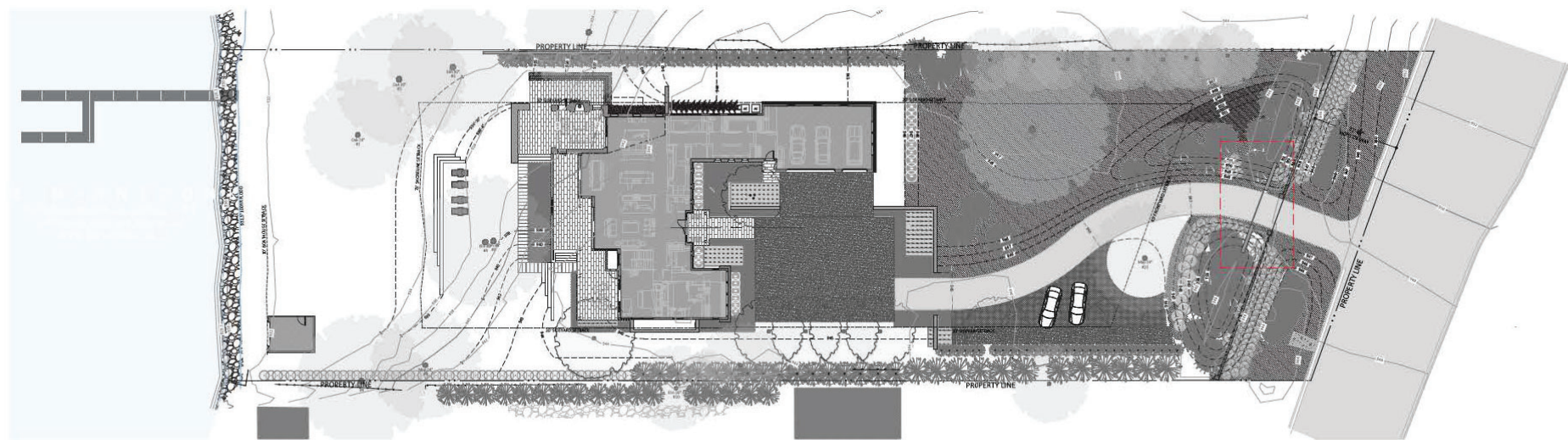
SITE PLAN
HARDCOVER

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____
DRAWING SCALE: _____

L401



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



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

TAYLOR
400 Broadway St. Minneapolis, MN 55401

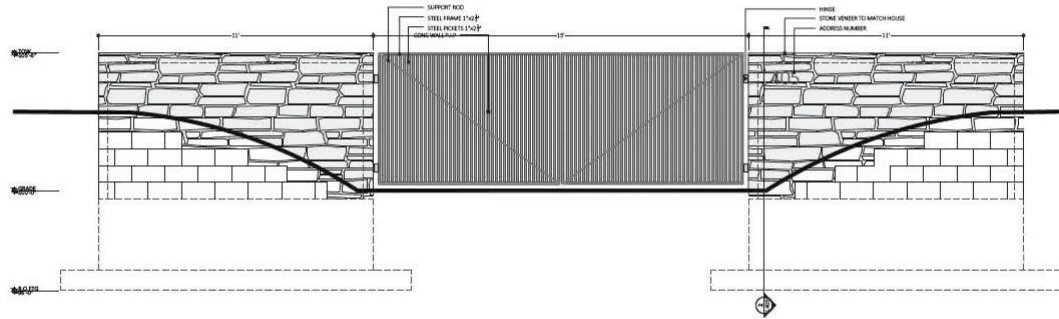
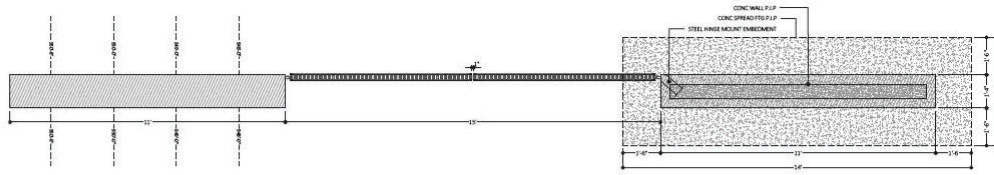
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A duly LICENSED PROFESSIONAL LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

REVISIONS	DATE
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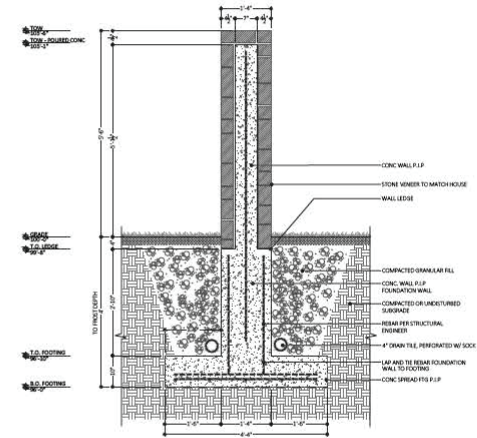
SITE PLAN
PLANTING

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DRAWN BY:	TS
CHECKED BY:	TS
DATE:	08/14/15
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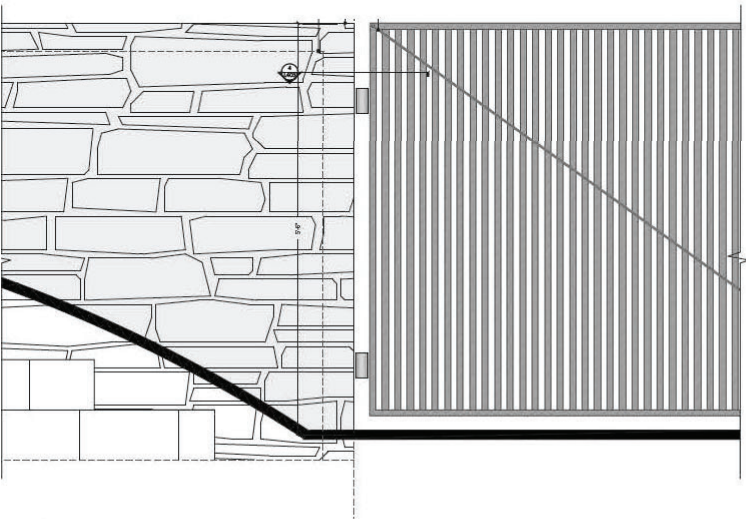
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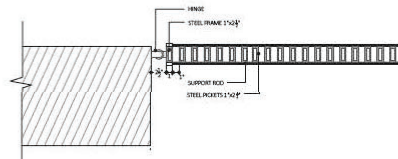
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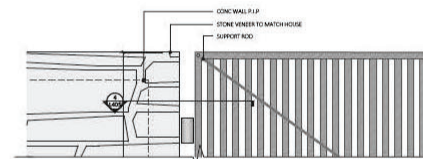
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3 GATE/WALL ELEVATION ENLARGED
SCALE: 1/2" = 1'-0"



4 GATE DETAIL
SCALE: 3" = 1'-0"



5 GATE CABLE DETAIL
SCALE: 3" = 1'-0"

TAYLOR
405 Broadway Rd., Minneapolis, MN 55401

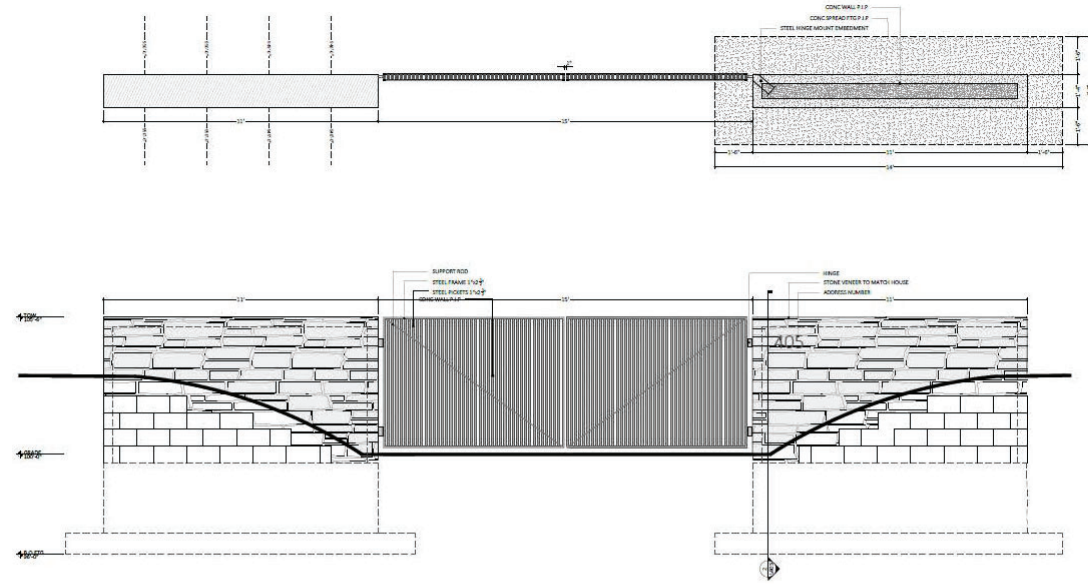
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

REVISIONS:
REV # / DESCRIPTION DATE

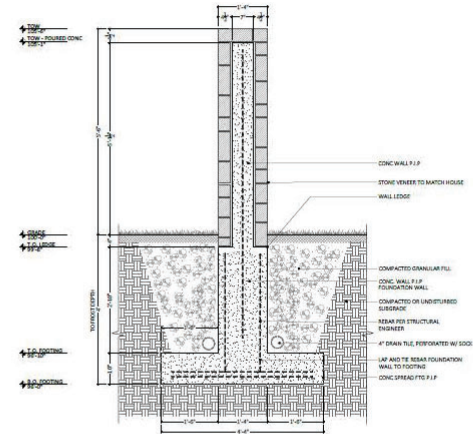
GATE
DETAIL

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DRAFTED BY: JS
CHECKED BY: JS
DRAWING SCALE: SEE DETAIL SCALE

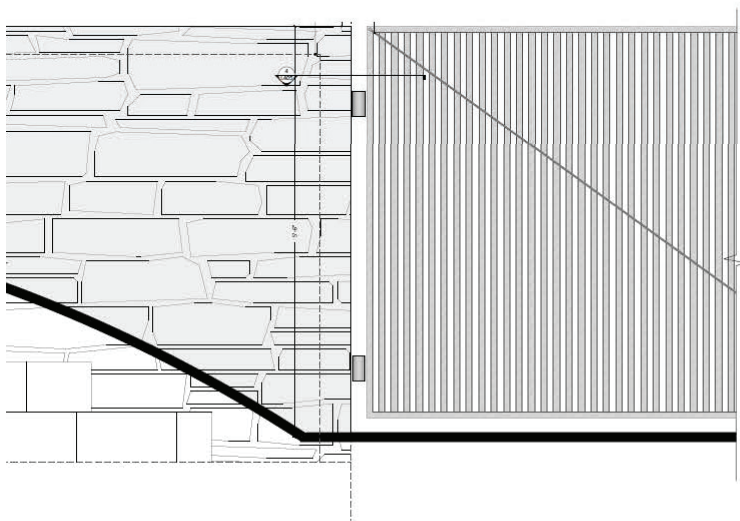
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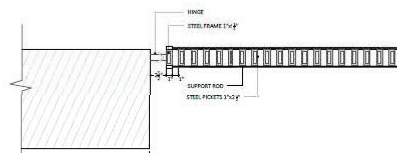
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SCALE: 1/8" = 1'-0"



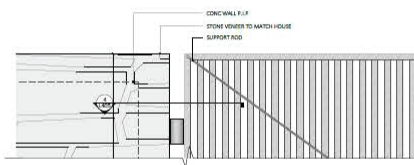
2 WALL SECTION
SCALE: 1/8" = 1'-0"



GATE/WALL ELEVATION ENLARGED
SCALE: 1/8" = 1'-0"



4 GATE DETAIL
SCALE: 3/4" = 1'-0"



5 GATE CABLE DETAIL
SCALE: 3/4" = 1'-0"

TAYLOR
405 Gateway Rd. Wayzata, MN 55391

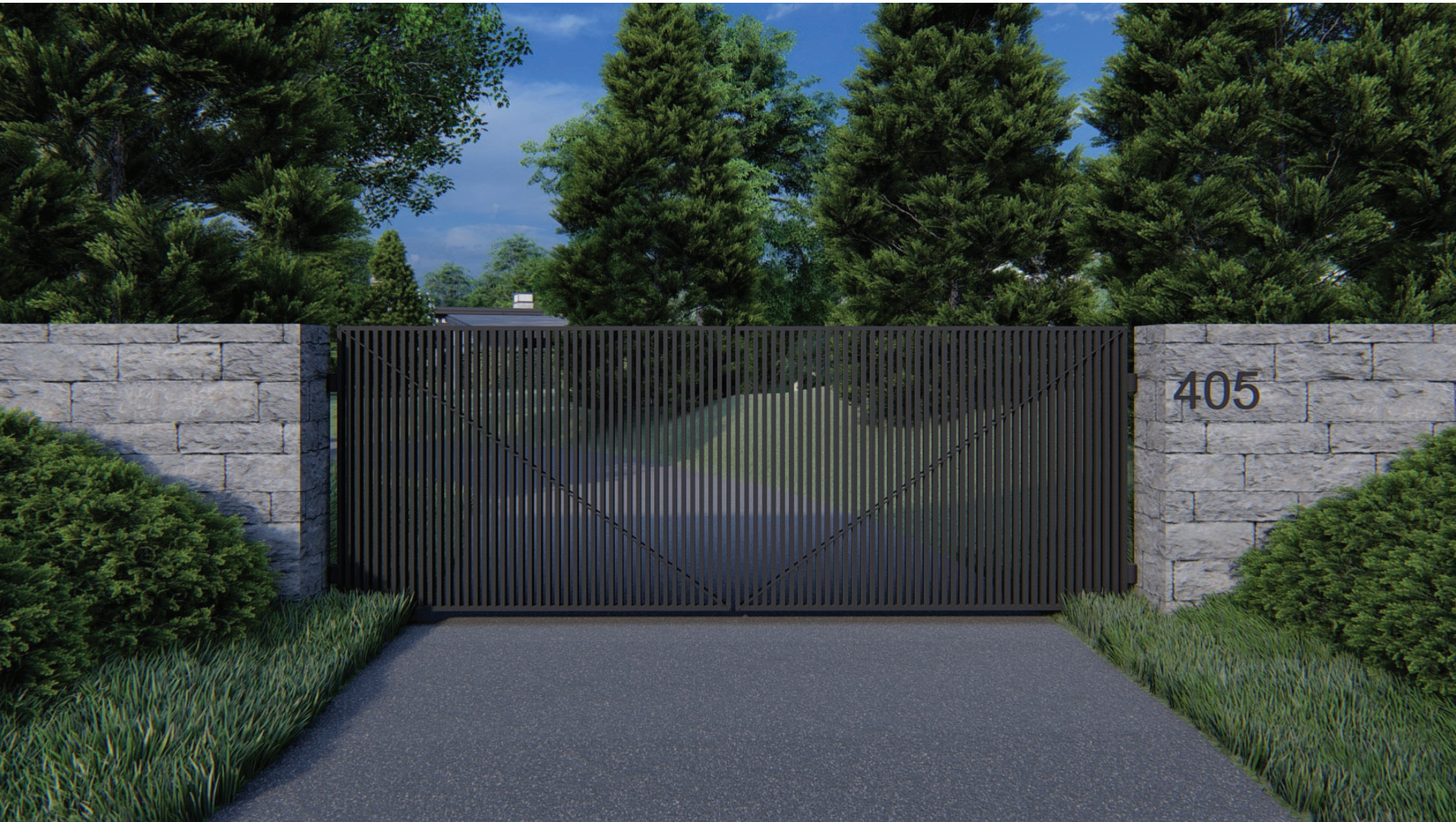
I HEREBY CERTIFY THAT THIS FINAL SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

REVISIONS:
REV # DESCRIPTION DATE

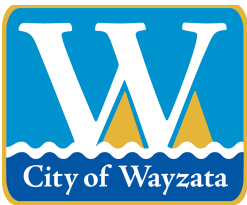
GATE
DETAIL

DESIGNED BY: 25
DRAWN BY: 10/20
CHECKED BY: 06/13/18
DRAWING SCALE: SEE DETAIL SCALE

L405







City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 8, 2020	AGENDA ITEM: 5.b
TITLE: Consider Development Application for a Preliminary and Final Plat at 320 Hampton Street South	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: October 30, 2020	

BACKGROUND:

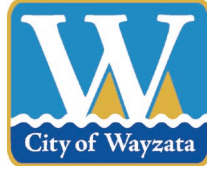
The property owner, Pillar Homes Partner Inc., and applicant, KC Chermak, have submitted a development application to subdivide the property at 320 Hampton Street South into two single-family residential lots. The current property is vacant. In the past, this property had a four-unit structure. The proposal requires preliminary and final plat review.

ACTION REQUESTED:

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

ATTACHMENTS:

1. Staff Report and Plans



**Planning Report
Wayzata Planning Commission
September 8, 2020**

Project Name: Pillar Homes Subdivision
Applicant: Pillar Homes
Addresses of Request: 320 Hampton Street South
Prepared by: Nick Kieser, Assistant Planner
“60 Day” Deadline: October 30, 2020

Development Application

Introduction

The property owner, Pillar Homes Partner Inc., and applicant, KC Chermak, have submitted a development application to subdivide the property at 320 Hampton Street South into two single-family residential lots. The current property is vacant. In the past, this property had a four-unit structure. The proposal requires preliminary and final plat review.

Property Information

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

Address	PID	Owner
320 Hampton St S	05-117-22-33-0043	Pillar Homes Partner Inc

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

Current Zoning	2040 Comp Plan Land Use Designation
R-3A Single and Two Family Residential District	Central Core Residential

Project Location

The property is located at the end of Hampton Street South, near the intersection of Hampton Street South and Lasalle Street:

Map 1: Project Location



Application Requests

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

- A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to subdivide the one existing lot into two lots. (City Code § 1003.02 and 1003.03)

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	Single-family home	R-3A Single and Two Family Residential District	Central Core Residential
East	Single-family home	R-3A Single and Two Family Residential District	Central Core Residential
South	Railroad	R-1 Low Density Single Family Residential District	N/A
West	Fourplex/Wetland Area	R-3A Single and Two Family Residential District	Central Core Residential/Open Space

Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on August 21, 2020. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on August 26, 2020.

Analysis of Application

Lot Requirements

The proposed lots would meet the minimum lot requirements for the R-3A Zoning District:

	Lot Area (sq. ft.)	Lot Width	Lot Depth
R-2 Requirements	9,000 (min.)	60 ft. (min.)	100 ft. (min.)
Lot 1	13,453 sq. ft.	86.56 ft.	135.04 ft.
Lot 2	13,275 sq. ft.	129.96 ft.	129.99 ft.

Surrounding Lot Sizes

City Code Section 1003.02.E.7. states that one factor that the Planning Commission should consider is whether the lot size that results from a subdivision or lot combination is similar to adjacent lots or lots found in the surrounding neighborhood or commercial area. The following table summarizes the lot areas of the R-3A-zoned lots located within on the same block as 320 Hampton St S and adjacent to Hampton St S:

Address	Lot area (sq. ft.)
329 Reno St	8,766
337 Reno St	14,610
325 Reno St	6,493
311 Reno St	20,780
305 Reno St	9,863
1220 Lasalle St	9,908
316 Hampton St S	9,093
312 Hampton St S	6,243
308 Hampton St S	6,493
358, 360, 362, and 364 Central Ave S	26,341
309 Hampton St S	11,432
307 Hampton St S	6,638
303 Hampton St S	7,139
1150 Lasalle St	13,295
Average	11,221

Proposed Houses

The proposed plans show where the footprint of the homes would be located, but this is only to show how the layout of the homes could be built to fit within the setback requirements. The location and size of the homes could change slightly, but the homes must meet all of the zoning standards of the R-3A Zoning District. There is a note that the new homes will be custom built.

Cul-De-Sac

The proposed subdivision includes a new cul-de-sac at the south end of Hampton St S. Currently, Hampton St S has a dead end and turnaround/parking area that was used for the fourplex that was on this lot prior. The new cul-de-sac meets the minimum pavement width and turnaround width required for a new cul-de-sac. Near the two proposed homes, a new fire hydrant is proposed to add additional fire safety for the new homes.

Stormwater Management

The Engineering Department does not have any concerns with the proposed subdivision. This lot is within the Shoreland Overlay District which has a limit of 25% impervious surface before any stormwater management techniques would be required on the site. Since this site is in the R-3A Zoning District, the site has a limit of 35% impervious surface if stormwater management techniques are incorporated.

The applicant proposes to use permeable pavers that will be reviewed and approved by the Engineering Department at the time of issuing a building permit. The proposed plans also show two dedicated areas for grassy depressions which will also need review and approval from the Engineering Department at the time of the building permit.

Tree Preservation

There are 149 tree inches on this site and all of the trees are proposed to be saved with this subdivision. With a subdivision, the applicant is able to remove 25% of the trees on the site before any replacement is required.

Utilities

The existing water services will be removed or abandoned in place, and a new 6 inch water main and fire hydrant will be installed, which will be extended from a connection at Reno Street. The new 6" water main will feed the 2 proposed new lots and 1 existing lot to the north. The existing utility easement will be modified to achieve this (or vacated and a new easement secured).

The existing sanitary sewer (which discharges to Reno Street) will be utilized, with new service connections to the 2 proposed lots. There is no formal storm sewer system in this area, and no storm sewer improvements are proposed.

Additional Information

As stated earlier in this report, there was a four-unit structure on this site that was demolished after fire damage. The site has been vacant since then. The new subdivision would include a new fire hydrant and creating a cul-de-sac will improve access for emergency response vehicles.

Questions to Consider

1. Is this subdivision consistent with the 2040 Comprehensive Plan?
2. Will the creation of this new lot adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas?
3. Are the lot sizes similar to the lots in the surrounding neighborhood?

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

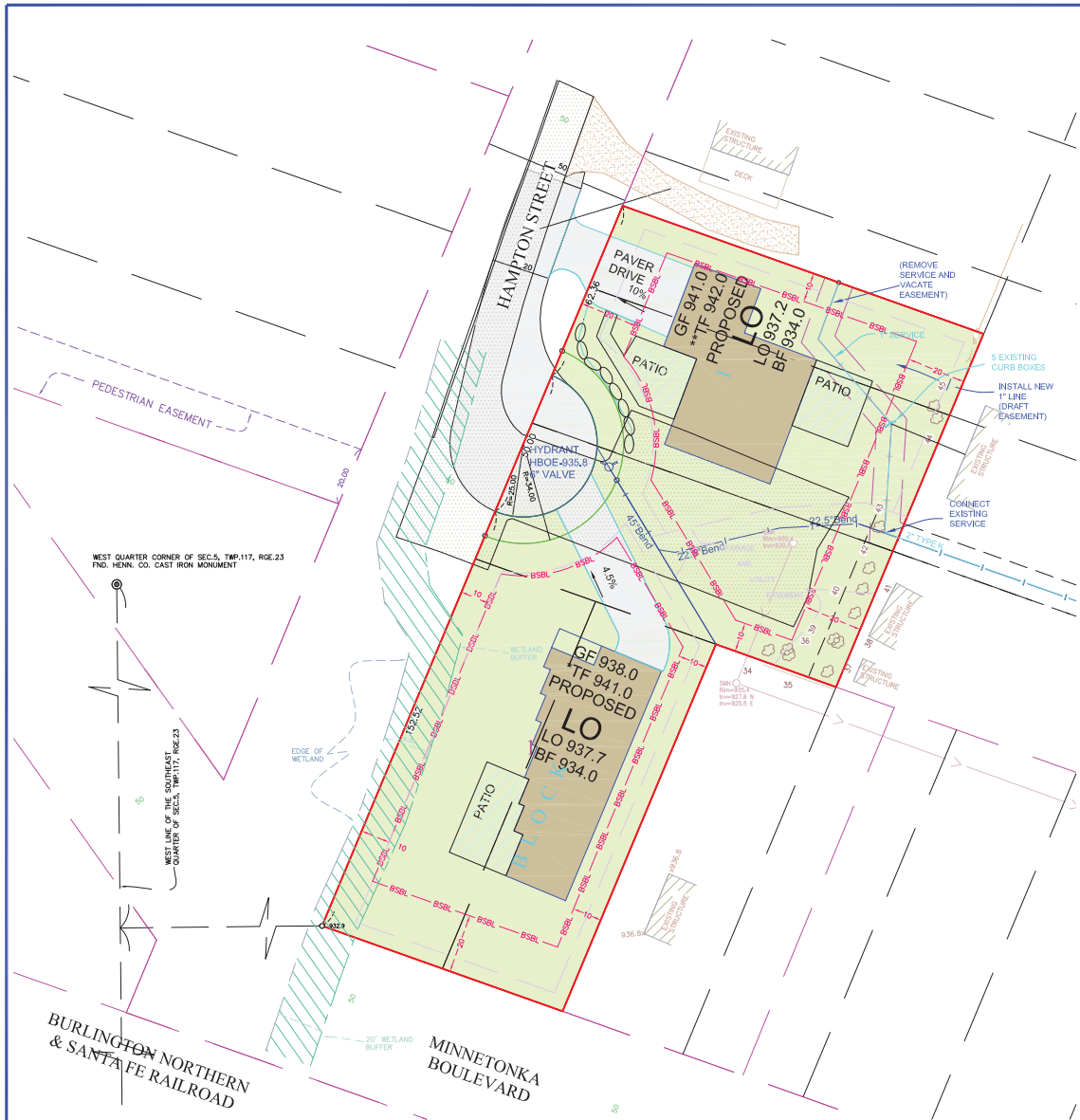
Proposed Plans

Applicable Code Provisions for Review

Preliminary Plat Criteria (§1003.02.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

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



LOT STANDARDS	
R-3A - ZONING	
MIN LOT AREA=9,000 SF	
MIN LOT DEPTH=100'	
MIN LOT WIDTH=60'	
MIN. FRONT YARD SETBACK = 20'	
MIN. SIDE YARD SETBACK = 10'	
MIN. REAR YARD SETBACK = 20'	
EXISTING ZONING: (R-3A)	
PROPOSED ZONING: (R-3A)	
Hardcover Requirement - 35%	

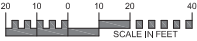
SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
2	Utility Plans
3	Grading, Drainage, and Erosion Control Plan
4	Preliminary Plat
5	Boundary Survey
	Final Plat

CLIENT/DEVELOPER

Pillar Homes
KC Chermak
1700 Niagara Lane
Plymouth, MN 55447
T-763-475-1700

LAND SURVEYOR/CIVIL ENGINEER

SATHRE-BERGQUIST INC.
150 S. Broadway Ave.
Wayzata, MN 55391
Contact : Dan Schmidt
T-952-476-6000
F-952-476-0104



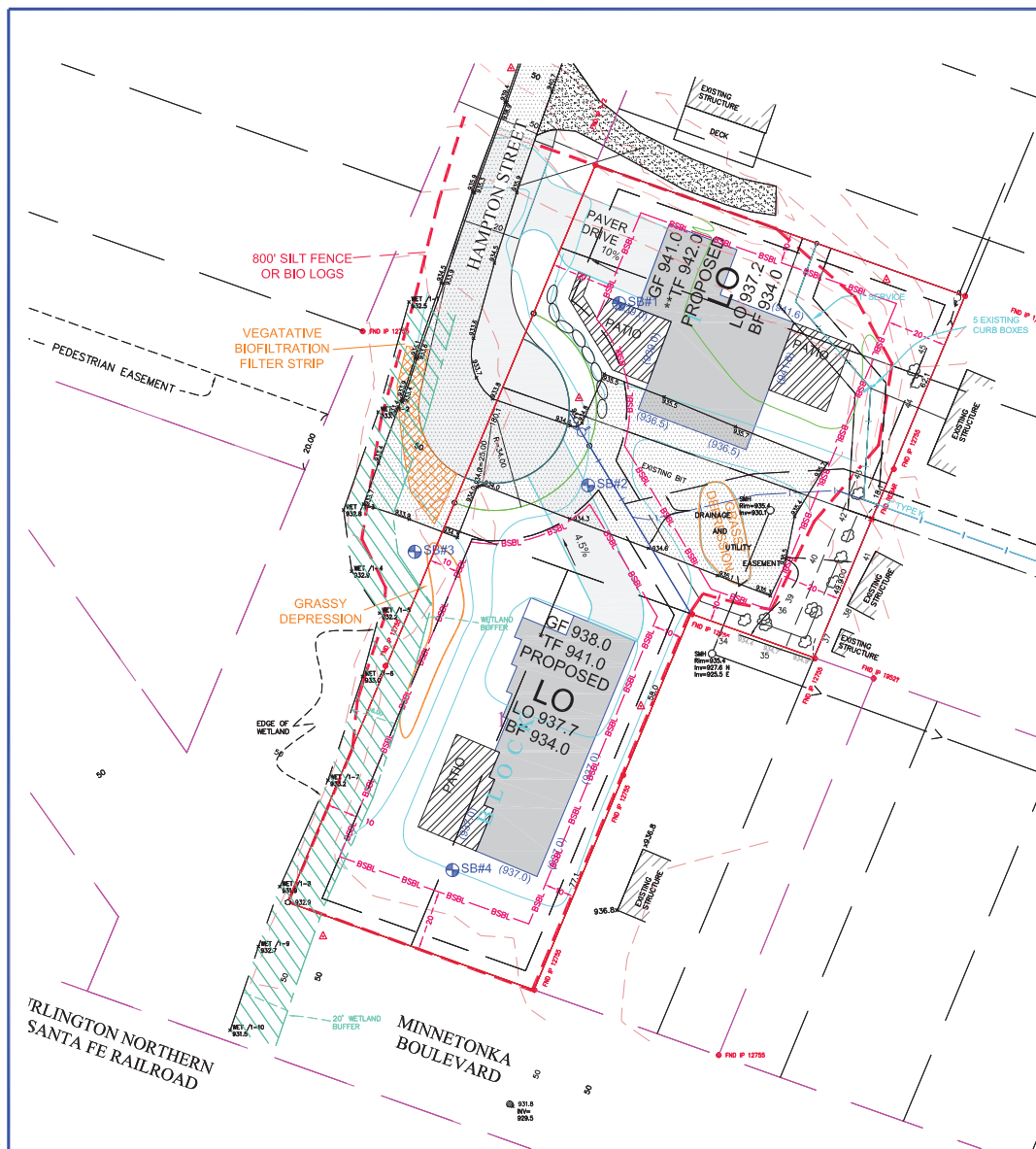
DRAWING NAME	NO.	BY	DATE	REVISIONS	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. <i>Daniel L. Schmidt</i> Daniel L. Schmidt, P.E. Date: 07/20/2020 Lic. No. 26147	CITY PROJECT NO.	TITLE SHEET	FILE NO.
SHEETS	01	DLS	09/01/2020	CITY COMMENTS			—	HAMPTON PLACE	7056-077
DRAWN BY								PILLAR HOMES	
CHECKED BY									
DATE									
07/21/20									



NOTES

- ALL DIP FOR SANITARY SEWER LINES SHALL BE POLY-WRAPPED AND ALL BOLTS USED SHALL BE STAINLESS STEEL.
- REFER TO DETAIL SHEETS TO SEE STRUCTURE DETAILS.
- ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
- ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT.
- THE CITY OF WAYZATA CURRENT "ENGINEERING GUIDELINES" AND "SPECIFICATIONS" SHALL GOVERN.
- ALL WATERMAIN SHALL HAVE A MINIMUM OF 7.5' COVER.
- INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL). INSTALL HYDRANTS 4' BEHIND THE CURB ON THE WALK SIDE OF THE BLVD. PER CITY ENGINEER.
- THE EXISTING HYDRANT AT THE CONNECTION POINT SHALL BE REMOVED AND REPLACED WITH A NEW HYDRANT. MATERIALS TO BE PROVIDED BY THE CITY OF WAYZATA.
- NO EXCAVATION SHALL BE ALLOWED ON ADJACENT PROPERTY WITHOUT PERMISSION FROM THE HOMEOWNER.
- ACCESS FOR ADJACENT PROPERTY OWNER SHALL BE COORDINATED BY CITY OF WAYZATA, DEVELOPER, AND CONTRACTOR
- EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES SHALL BE VERIFIED IN THE FIELD.

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SHEETS	01	DLS	09/01/2020	CITY COMMENTS			—	HAMPTON PLACE	7056-077
DRAWN BY								PILLAR HOMES	
CHECKED BY									
DATE									
07/21/20									



CONSTRUCTION NOTES

1. INSTALL SILT FENCE/EROSION CONTROL AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.
2. A TEMPORARY SEDIMENTATION BASIN MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. THE LOCATION MAY NEED TO BE RELOCATED AS THE PROJECT PROGRESSES.
3. SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
4. STREET SECTION -
1.5" WEAR COURSE
2.0" BASE COURSE
8" CLASS 5
12" SELECT GRANULAR BORROW - CHECK WITH CITY TO SEE IF EXISTING SOILS ARE ACCEPTABLE
5. DRIVEWAY SLOPES-
MINIMUM-2.0%
MAXIMUM-10.0%
6. LO, SEWO, WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
7. DEVELOPER WILL BE RESPONSIBLE FOR TEMPORARY DUST AND EROSION CONTROL UNTIL TURF IS ESTABLISHED. IF YARDS ARE ADJACENT TO A DITCH SWALE, THEN EROSION CONTROL MUST REMAIN UNTIL ALL ADJACENT PROPERTY HAS TURF ESTABLISHMENT.
8. RESTORATION-0.8 ACRES
A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" OF TOPSOIL.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 AND BWSR SEED MIX FOR WETLANDS AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE, (UNLESS OTHERWISE NOTED)
D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
9. BOULDERS MAY NOT BE USED ON WALLS TALLER THAN 6' IN HEIGHT.
10. SILT FENCE: BEFORE GRADING - 800 LF
TREE FENCE - 0 LF
11. WOODFIBER BLANKET - 0 SY
12. EXCAVATION QUANTITIES -
LOT 1
CUT - 80 C.Y.
FILL - 500 C.Y.

LOT 2
CUT - 40 C.Y.
FILL - 800 C.Y.

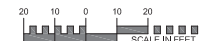
GRADED AREA = 0.80 ACRES
13. FUTURE HOMES TO BE CUSTOM WITH FINAL DETAILS TO MEET ZONING REQUIREMENTS.

Lot 1 Proposed Hardcover

Lot Area	= 13,453 S.F.
House Area	= 2,410 S.F.
Pervious Paver Driveway Area	= 480 S.F.
Pervious Paver Patio Area Front	= 550 S.F.
Pervious Paver Patio Area Rear	= 500 S.F.
Total Hard Cover Area	= 3,940 S.F.
Coverage = 29%	

Lot 2 Proposed Hardcover

Lot Area	= 13,275 S.F.
House Area	= 2,520 S.F.
Pervious Paver Driveway Area	= 900 S.F.
Pervious Paver Patio Area	= 620 S.F.
Total Hard Cover Area	= 4,040 S.F.
Coverage = 30%	



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SHEETS	01	DLS	09/01/2020	CITY COMMENTS	
DRAWN BY					
CHECKED BY					
DATE					
07/21/20					

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

Daniel L. Schmidt
Daniel L. Schmidt, P.E.
Date: 07/09/2020 Lic. No. 26147

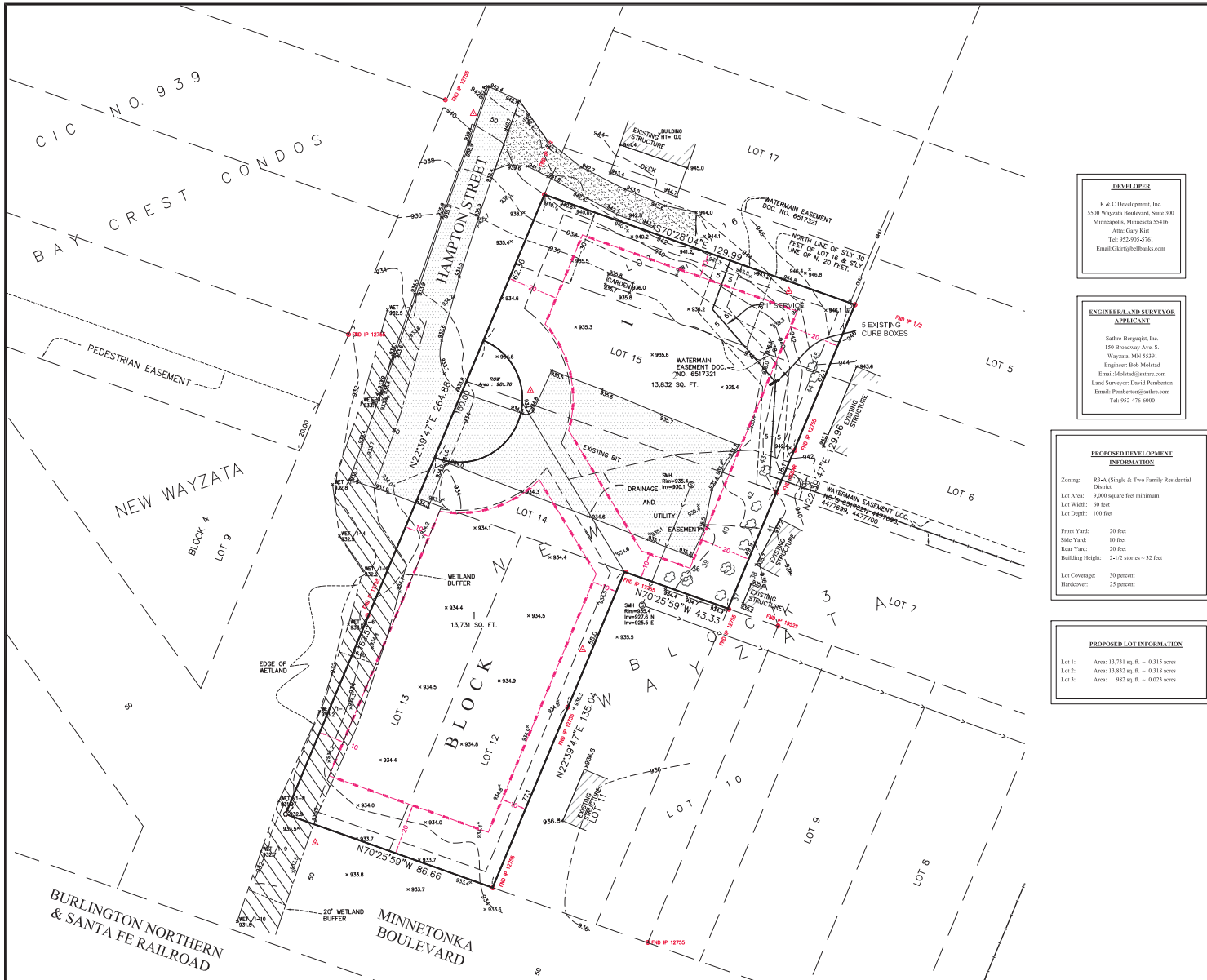
	SATHRE-BERGQUIST, INC. 160 SOUTH BROADWAY WAYZATA, MN 55391 (952) 478-6000
CITY PROJECT NO.	—
WAYZATA, MINNESOTA	

PRELIMINARY GRADING PLAN

HAMPTON PLACE
PILLAR HOMES

FILE NO.
7056-077

3
5



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Lots 12, 13, 14, 15 and the southerly 30.00 feet of Lot 16, Block 3, "New Wayzata", Hennepin County, Minnesota (said 30.00 feet measured parallel with the southerly line of said Lot 16) according to the duly recorded plat thereof.

Notes

2) **Site Address:** 320 Hampton Street South, Wayzata, Minnesota 55391

3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27033-0309, effective date of 1/04/2014.

4) **Parcel Area Information:** Gross Area: 28,540 s.f. = 0.655 acres

5) **Benchmark:** Elevations are based on MNDOT Gneiss Station Name: ROGER which has an elevation of 993.88 feet (NAVD83).

6) **Zoning Information:** The current Zoning for the subject property is R-2A (Single and two family residential district) per the City of Wayzata's zoning map dated 04/28/2015. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 20 feet
Side: 10 feet
Rear: 20 feet
Height: 32 feet
Footprint: 35 percent of lot area

DEVELOPER
R & C Development, Inc.
5500 Wayzata Boulevard, Suite 300
Minneapolis, Minnesota 55416
Attn: Gary Kott
Tel: 952-905-5761
Email: GaryKott@bell.com

ENGINEER AND SURVEYOR APPLICANT
Sathre-Bergquist, Inc.
150 Broadway Ave. S.
Wayzata, MN 55391
Engineer: Bob McNeal
Email: BobMcNeal@sathre.com
Land Surveyor: David Pemberton
Email: DavidPemberton@sathre.com
Tel: 952-476-0400

PROPOSED DEVELOPMENT INFORMATION

Zoning: R-2A (Single & Two Family Residential District)

Lot Area: 9,000 square feet minimum

Lot Width: 60 feet

Lot Depth: 100 feet

Front Yard: 20 feet

Side Yard: 10 feet

Rear Yard: 20 feet

Building Height: 24.2 feet, not to exceed 32 feet

Lot Coverage: 30 percent

Hardcover: 25 percent

PROPOSED LOT INFORMATION

Lot 1: Area: 13,731 sq. ft. - 0.315 acres

Lot 2: Area: 13,832 sq. ft. - 0.318 acres

Lot 3: Area: 982 sq. ft. - 0.023 acres

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

11) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651-454-4002.

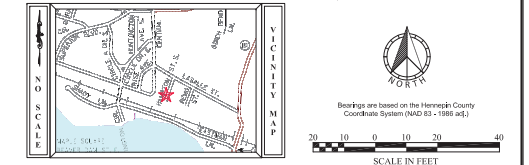
SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. 187542, dated December 30th, 2014.

- 1) We note the following with regards to Schedule B of the herein referenced Title Commitment:
- a) Item no. 1-5 and 8 are not survey related
 - b) Item no. 6 Subject to Appurtenant Easements as contained in Document No. 5477098, 4477699 and 4477700 recorded June 8, 1979. *Shown Herein.*
 - c) Item no. 7 Subject to easements contained in Warranty Deed, dated November 30, 1995, recorded December 26, 1995 as Document No. 4517331. *Shown Herein.*

Tree #	Species	DBH	Condition	Stems	Heritage
34	Arborvitae	9.0	Good	1	No
35	Pine, Scots	19.5	Good	1	No
36	Elm, American	10.0	Fair	1	No
37	Pine, white	19.5	Good	1	No
38	Arborvitae	10.0	Good	1	No
39	Arborvitae	4.0	Fair	1	No
40	Arborvitae	10.0	Good	1	No
41	Arborvitae	8.5	Good	1	No
42	Pine, Scots	11.0	Good	1	No
43	Arborvitae	8.0	Good	1	No
44	Arborvitae	6.0	Good	1	No
44	Locust, black	12.5	Good	1	No
45	Arborvitae	9.0	Good	2	No
46	Arborvitae	12.0	Good	2	No
Total:		149.0			
Trees Saved		100.0%			

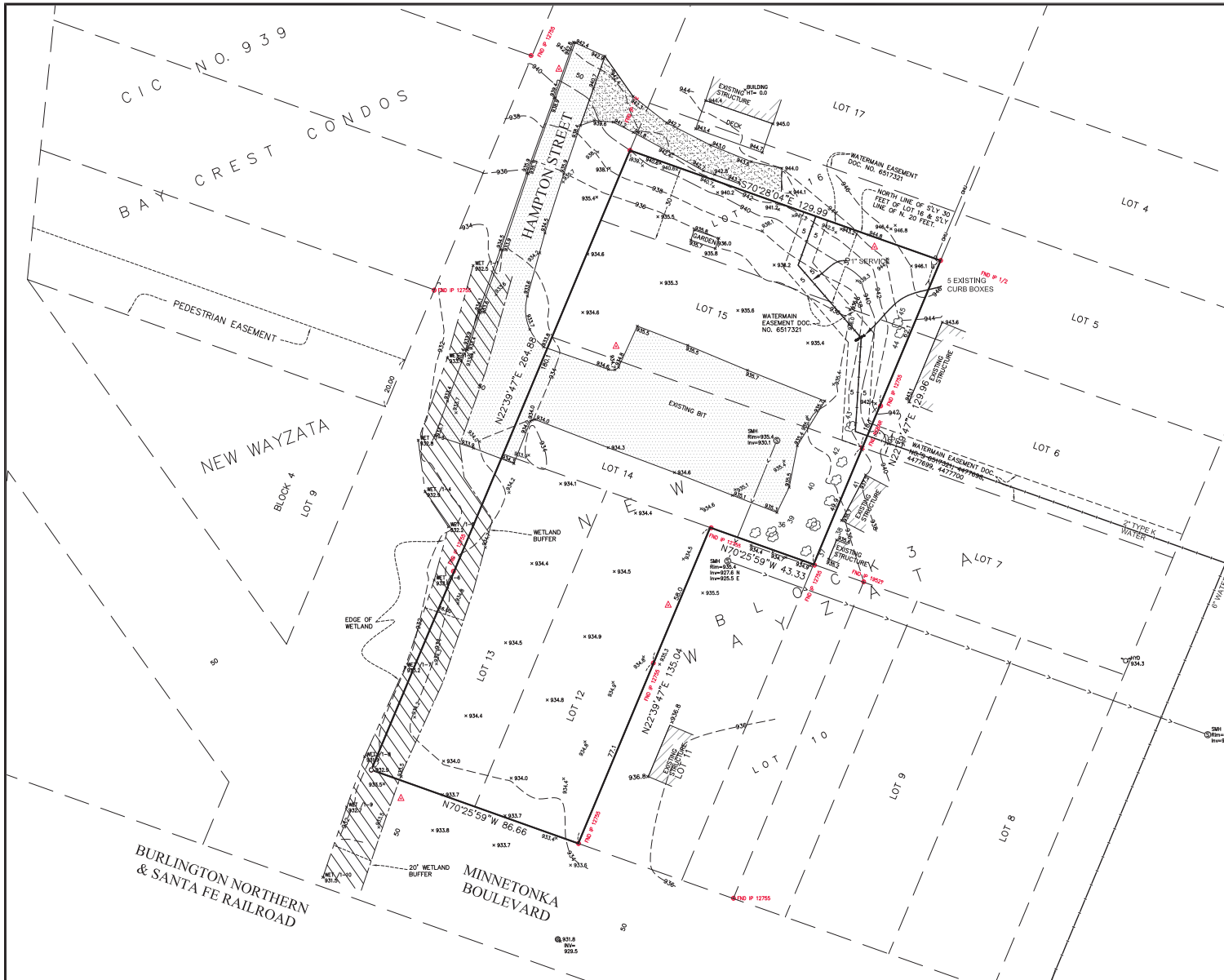
Fence ties are shown on the side of the boundary line that the fence is located on.



SURVEY LEGEND

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

FIELD CREW CT DRAWN CHECKED DSP DATE 08/14/15	NO. 1 2 	BY DBP DLS 	DATE 9/17/2018 9/22/2020 	REVISION ADD TREE LIST MINOR REVISIONS 	USE INCLUDING COPYING, DISTRIBUTION AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Signed this 20th day of July, 2020. <i>David L. Sathre</i> David L. Sathre, Professional Land Surveyor Minnesota License No. 26147	PROFESSIONAL SURVEYORS & PLANNERS SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000 WWW.SATHRE.COM	TWP-117-RGE-22-SEC-05 Hennepin County	WAYZATA, MINNESOTA	Preliminary Plat of HAMPTON PLACE Prepared for: PILLAR HOMES	FILE NO. 7056-077 4 5
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DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Lots 12, 13, 14, 15 and the southerly 30.00 feet of Lot 16, Block 3, "New Wayzata", Hennepin County, Minnesota (said 30.00 feet measured parallel with the southerly line of said Lot 16) according to the duly recorded plat thereof.

Notes:
(The following items reference Table A optional survey responsibilities and specifications)

- Site Address:** 320 Hampton Street South, Wayzata, Minnesota 55391
- Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 2703C0309F, effective date of 1/10/2016.
- Parcel Area Information:** Gross Area: 28,549 s.f. = 0.655 acres
- Benchmark:** Elevations are based on MNDOT Geodetic Station Name: ROGER which has an elevation of 993.88 feet (NAVD83).
- Zoning Information:** The current Zoning for the subject property is R-5A (Single and two family residential district) per the City of Wayzata's zoning map dated 04/25/2015. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 20 feet
Side: 10 feet
Rear: 20 feet
Height: 32 feet
Handover: 35 percent of lot area

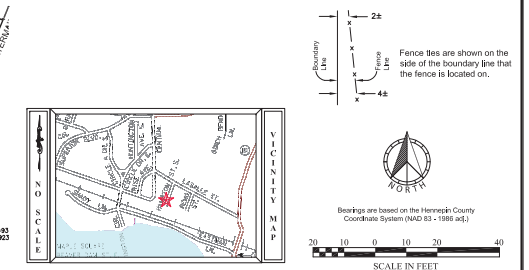
Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions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

- Utilities:** We have shown the location of utilities on the surveyal property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Greater State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation taken place on or near this site. Before digging, you are required by law to notify Greater State One Call at least 48 hours in advance at 651-454-0000.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. 187542, dated December 20th, 2016.

- We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no. 1-5 and 8 are not survey related
 - Item no. 6 Subject to Appurtenant Easements as contained in Document No.s 4477698, 4477699 and 4477700 recorded June 8, 1979. *Show as Herein*
 - Item no. 7 Subject to easements contained in Warranty Deed, dated November 30, 1995, recorded December 28, 1995 as Document No. 6517331. *Show as Herein.*



SURVEY LEGEND

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

FIELD CREW	NO.	BY	DATE	REVISION
CT	1	DLS	9/2/2020	MINOR REVISIONS
DRAWN				
CHKD				
CHECKED				
DSP				
DATE				
08/14/19				

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

Dated this 20th day of July, 2020.

Donald L. Schmitt
Donald L. Schmitt, Professional Land Surveyor
Minnesota License No. 26147



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

TWP-117-RGE-22-SEC-05
Hennepin County
WAYZATA, MINNESOTA

Boundary Survey
PREPARED FOR:
PILLAR HOMES

FILE NO.
7056-077
5
5

HAMPTON PLACE

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Pillar Homes Partner, Inc. Minnesota corporation, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:
Lots 12, 13, 14, 15, and the southerly 30.00 feet of Lot 16, Block 3, "New Wayzata", Hennepin County, Minnesota (said 30.00 feet measured and parallel with the southeasterly line of said Lot 16) according to the duly recorded plat thereof.
Has caused the same to be surveyed and platted as HAMPTON PLACE and does hereby dedicate to the public for public use forever the drainage and utility easements as created on this plat.
In witness whereof said Pillar Homes Partners, Inc. a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 2020.

KC Chermak
STATE OF MINNESOTA
COUNTY OF _____
The instrument was acknowledged before me on ____ day of _____, 2018 by KC Chermak, President of Pillar Homes Partners, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota

Notary Printed Name

My Commission Expires: _____
I, Daniel L. Schmidt do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this ____ day of _____, 2018.

Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147
STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me this ____ day of _____, 2020 by Daniel L. Schmidt

Notary Public, Hennepin County, Minnesota

Notary Printed Name
My Commission Expires: _____

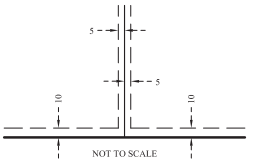
WAYZATA, MINNESOTA
This plat of HAMPTON PLACE was approved and accepted by the City Council of the City of Wayzata, Minnesota at a regular meeting held this ____ day of _____, 2018 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.
CITY COUNCIL OF WAYZATA, MINNESOTA

By: _____ Mayor By: _____ City Manager
RESIDENT AND REAL ESTATE SERVICES,
HENNEPIN COUNTY, MINNESOTA
I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 2018.
Mark V. Chapin, County Auditor

By: _____ Deputy
SURVEY DIVISION
HENNEPIN COUNTY, MINNESOTA
Pursuant to Minnesota Statutes Section 383B.565 (1999), this plat has been approved this ____ day of _____, 2018.
Chris F. Mavis, County Surveyor

By: _____
COUNTY RECORDER
HENNEPIN COUNTY, MINNESOTA
I hereby certify that the within plat of HAMPTON PLACE was recorded in this office this ____ day of _____, 2018, at ____ o'clock ____ M.
Martin McCormick, County Recorder
By: _____ Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

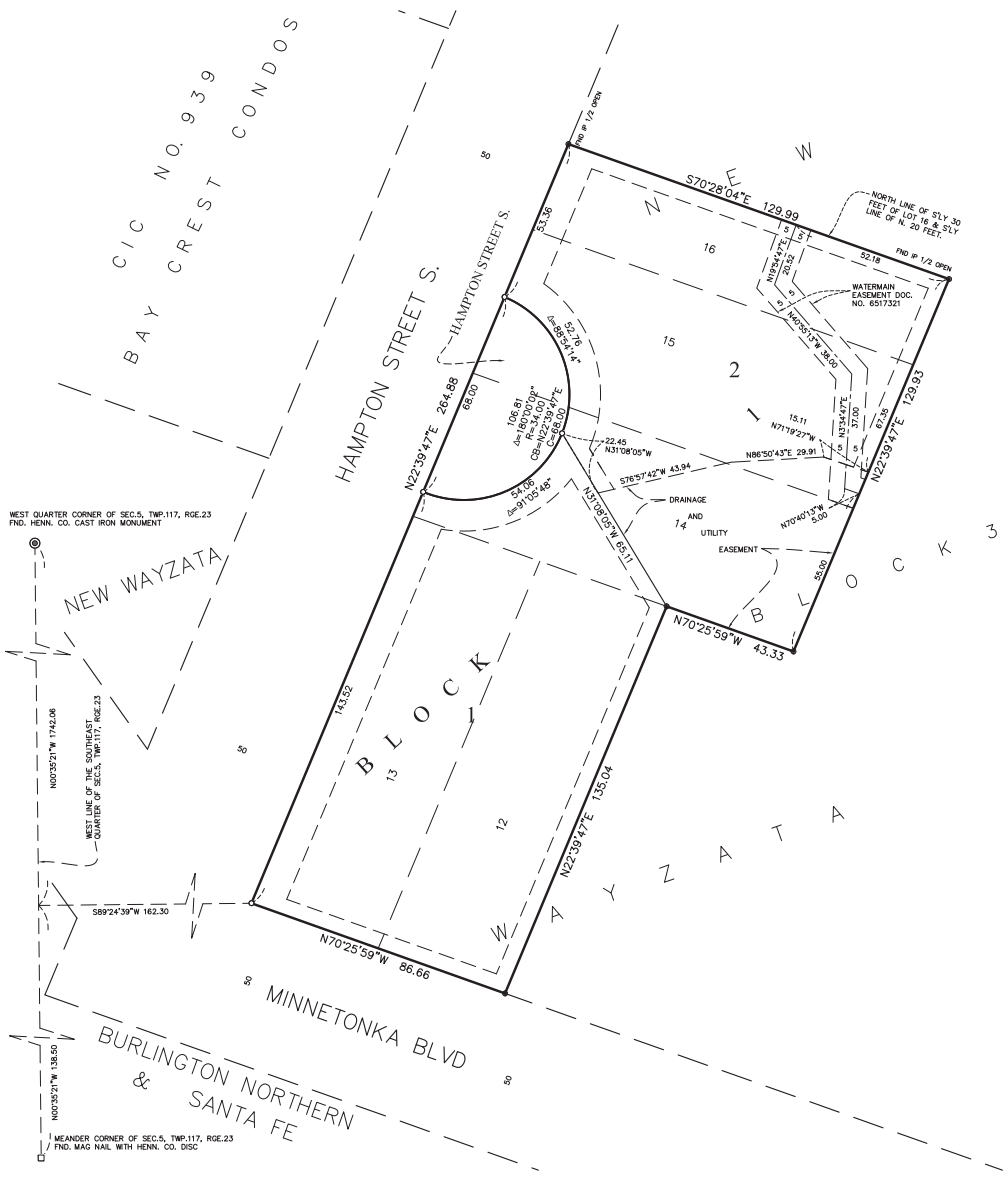


Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

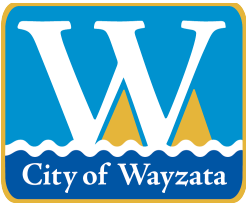


The basis for the bearing system is the west line of the of the Southwest Quarter of Section 5, Township 117, Range 23, which is assumed to bear North 00 degrees 35 minutes 21 seconds West.

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344.
- Denotes a 1/2 inch pipe found and marked by License No. 12755, unless shown otherwise.
- ⊙ Denotes a Found Cast-Iron-Monument



SATHRE-BERGQUIST, INC.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 8, 2020	AGENDA ITEM: 5.c
TITLE: Consider Planned Unit Development Amendment for 801 Lake Street East - Promenade of Wayzata	
PREPARED BY: Emily Goellner, Community Development Director, Nick Kieser, Assistant Planner	
REVIEWED BY:	
60 DAY DEADLINE: October 18, 2020	

BACKGROUND:

The subject of this PUD Amendment is to clarify and expand the list of permitted uses on the ground floor of several buildings in the Promenade of Wayzata PUD (the “Promenade” or “PUD”). These spaces comprise the 130,000 square feet of “retail space” identified in the PUD General Plan approved in 2008.

Since approval of the PUD, the owner of the Promenade, represented by Bill Hagstrom of Wayzata Bay Senior Housing, Inc. (associated with Presbyterian Homes), has worked with leasing agents at Mid-America Real Estate to lease the retail spaces in the PUD. They have noted that it’s challenging to attract and retain retail tenants due to the large amount of square footage designated for retail use in the PUD, as well as the “Wayzata-unique” aspects of this market. They also note how retail has evolved over the past decade since the PUD was approved.

The Promenade leasing team has said they’ve had more success attracting and retaining service-based businesses that still bring foot traffic to the site.

The applicant has thus requested that the City consider a change to the PUD that would allow for expanding the types of uses permitted on the ground floor of the buildings within the PUD beyond strictly retail to include offices, service businesses, clinics, childcare, food establishments, and health/wellness uses. While some of this has already been occurring for uses compatible with retail, staff has concluded that this PUD amendment process should take place so that community input can be gathered through a public hearing, and the decision about the expanded uses can be made by City Council and formalized as an amendment to the PUD. This expansion and clarity on types of uses allowed in the PUD will assist the leasing agent and staff respond to future leasing opportunities with more clarity. Currently, a dental office, Wayzata Dental, is interested in space on the East Block of the PUD (see site map attached). Staff has told the applicant that a dental office is currently not a permitted use within the PUD and would need to be permitted as part of this PUD Amendment.

ACTION REQUESTED:

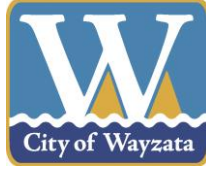
Staff is requesting that the Planning Commission make findings and recommendations on both the Applicant’s request and the additional criteria that staff is recommending.

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 and recommendations on the PUD Amendment request and Staff’s additional recommendations, for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. Staff Report - PUD Amendment at Promenade - 801 Lake St E - September 8, 2020
2. Promenade Site Plan
3. Applicant Narrative and Supporting Materials
4. Chapter 978 - C-4 Central Business Zoning District - Permitted and Conditional Uses

5. Permitted Land Use Map -Promenade - Proposed



**Staff Report
September 8, 2020**

Project Name: Promenade of Wayzata
Applicant: Wayzata Bay Senior Housing, Inc.
Representative: Bill Hagstrom
Request: Planned Unit Development (PUD) Amendment
Address: 801 Lake Street East
Prepared by: Emily Goellner, Community Development Director
Nick Kieser, Assistant Planner
“60 Day” Deadline: October 18, 2020

Development Application

Project Background

The final phase of the Promenade of Wayzata at Superior Boulevard and Lake Street was completed in 2018. The development received initial City Council approval in 2008 as a Planned Unit Development, which removed the existing shopping area (Wayzata Bay Center) and created a new mixed use development that permitted:

- 130,000 square feet of retail use
- 255 senior housing units
- 155 conventional housing units (condominiums or apartments)
- 25,070 square feet of office use
- 80-100 room limited service hotel

The subject of this PUD Amendment is to clarify and expand the list of permitted uses on the ground floor of several buildings in the Promenade of Wayzata PUD (the “Promenade” or “PUD”). These spaces comprise the 130,000 square feet of “retail space” identified in the PUD General Plan approved in 2008.

Since approval of the PUD, the owner of the Promenade, represented by Bill Hagstrom of Wayzata Bay Senior Housing, Inc. (associated with Presbyterian Homes), has worked with leasing agents at Mid-America Real Estate to lease the retail spaces in the PUD. They have noted that it's challenging to attract and retain retail tenants due to the large amount of square footage designated for retail use in the PUD, as well as the “Wayzata-unique” aspects of this market. They also note how retail has evolved over the past decade since the PUD was approved.

The Promenade leasing team has said they've had more success attracting and retaining service-based businesses that still bring foot traffic to the site. A list of current tenants within the PUD is provided in this report.

The applicant has thus requested that the City consider a change to the PUD that would allow for expanding the types of uses permitted on the ground floor of the buildings within the PUD beyond strictly retail to include offices, service businesses, clinics, childcare, food establishments, and health/wellness uses. While some of this has already been occurring for uses compatible with retail, staff has concluded that this PUD amendment process should take place so that community input can be gathered through a public hearing, and the decision about the expanded uses can be made by City Council and formalized as an amendment to the PUD. This expansion and clarity on types of uses allowed in the PUD will assist the leasing agent and staff respond to future leasing opportunities with more clarity. Currently, a dental office, Wayzata Dental, is interested in space on the East Block of the PUD (see site map attached). Staff has told the applicant that a dental office is currently not a permitted use within the PUD and would need to be permitted as part of this PUD Amendment.

Property Information*

Address	PID	Owner
801 Lake Street East	06-117-22-42-0102	Wayzata Bay Senior Housing, Inc.
350 Superior Blvd	06-11722-42-0107	Wayzata Bay West All Age Hsg
*additional tax parcels are located within this PUD, including those associated with the condominiums		

Zoning District:	Planned Unit Development
2040 Comp Plan Designation:	Downtown Mixed Use District

Project Location

The PUD is located within the intersections of Lake Street, Superior Blvd, and Circle A Drive:

Map 1: Aerial Photograph of Area, 2019



Map 2: Aerial Photograph of Site, 2019



Source: Hennepin County Interactive Property Map

Application Requests

The applicant is requesting approval of the following item:

PUD Amendment: Section 933.09 of the Zoning Ordinance requires that any deviation or modification from the terms or conditions of an approved PUD permit shall require a PUD Amendment. The same application and hearing procedure for an amendment of a PUD permit is followed as is followed with a PUD Concept Plan. The PUD Amendment the applicant is requesting is to expand the list of uses permitted on the ground floor of several buildings from strictly “retail use” as outlined later in this Report.

Comprehensive Plan

The 2040 Comprehensive Plan land use designation for the subject property is Downtown Mixed Use which is a designation that was specifically created for the Promenade PUD. This category provides for a mixture of commercial uses, condominiums, and senior living units. The density range is 20 to 30 units per acre. The breakdown for this designation is 60 percent commercial, including office or retail, and 40 percent residential.

Adjacent Land Uses

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Office/Apartment Units	C-1 Office and Limited Commercial District/R-5 Average Density Multiple Residential	Mixed Use Commercial-Residential/High-Density Residential
East	Single-family homes/Apartment Units	R-3A Single and Two Family Residential District/R-5 Average Density Multiple Residential	Central Core Residential/High Density Residential
South	Shopping Center	C-2 Shopping Center Business District	Central Business District
West	Restaurant/Townhomes/Shops	Institutional/PUD/C-4B Central Business District	Institutional/Public/Medium Density Residential/Central Business District

Public Hearing Notice

The public hearing notice was mailed to all property owners located within at least 500 feet of the subject property on August 26, 2020. The public hearing notice was published in the *Sun Sailor* on August 27, 2020.

Analysis of Application

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

PUD Amendment Application

The applicant is requesting that the following uses within the PUD be “permitted uses”, and any approvals needed with new tenants be handled administratively (rather than approving each use through an amendment to the PUD, including a public hearing and City Council review and approval), but only if these uses are (i) located on the ground floor of a building; and (ii) less than 10,000 square feet:

- retail
- service businesses
- office
- clinic (medical/dental/chiropractic/esthetic)
- child care
- restaurant/deli
- specialty food/grocery
- fitness/spa/massage/health/wellness centers

Staff has looked at additional changes that could be a part of the PUD Amendment, discussed below in this Report, which include:

1. Referencing the permitted uses allowed in the C-4 District
2. Prohibiting conglomerations of uses
3. Requiring retail in areas that front Lake Street and Superior Blvd
4. Requiring a CUP for any use in excess of 10,000 sq. ft.
5. Requiring a CUP for fitness, childcare, micro-production facilities, and drive-through facilities for banks or savings and loan associations

Existing Tenants at Promenade of Wayzata

A breakdown of the existing tenants of the Promenade as listed below. There is a mix of office, retail, restaurant, and salons/barbers in the Promenade currently.

Block	Current Tenants	Sq. Ft.	C-4 District Categorization
North	Barber's Inn	884	Barber Shop
	State Farm Insurance	984	Office
Superior	Sotheby's	4,306	Office
West	Anthropologie	9,691	Wearing Apparel Stores
	Twigg's Salon	2,728	Beauty Parlor
	Truce Juice	1,215	Coffee Shop
	Benedict's Morning Heroes	5,346	Restaurant
	Nonna's	8,387	Childcare not listed in C-4
Pavilion	360 Financial	2,876	Office
East	Ninetwentyfive	4,000	Restaurant
	Dry Bar	1,651	Beauty Parlor
	18/8 Salon	1,655	Beauty Parlor/Barber Shop
Plaza	Fly Feet	4,837	Fitness Establishment (Conditional Use in C-4)

Block	Current Tenants	Sq. Ft.	C-4 District Categorization
	Suite Nails	1,207	Beauty Parlor
	Beauty Ecology	1,286	Beauty Parlor

Source: Mid-America Real Estate Minnesota, 2020

There are two vacant spaces within the Promenade buildings that are larger than 10,000 square feet. The property owner notes that it would be supportive of reserving the spaces along Lake Street and Superior Boulevard for restaurant and retail only to maintain a vibrant presence on the main streets.

Council Workshop

The City Council held a workshop with staff and the applicant on the possible changes to the PUD on September 1.

At the workshop, the Council discussed some of the background of the PUD, including the historical concerns about retail and vibrancy in the area, and generally expressed a desire to preserve and grow the retail and restaurant uses along Lake Street and Superior Blvd.

There was less concern about the current uses and locations of tenants in the Promenade. The Council expressed a desire to look at more flexibility of uses within the PUD, particularly if the focus of Lake Street and Superior Blvd remained retail.

Council also noted concern about conglomeration of like uses – for example, too many nail salons in close proximity, too many clinics making the area a medical rather than a shopping/eating/entertainment destination, or too many offices that lack the vibrancy and foot traffic desired for the area.

Referencing the C-4 Zoning District Uses

The C-4 Central Business Zoning District is intended to provide a district that accommodates 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 will be encouraged so as to provide a cohesive and unified Central Business District in general accordance with the Comprehensive Plan.

Staff recommends that the uses permitted on the ground floor of the PUD include the permitted uses listed in the C-4 Central Business Zoning District (with additional criteria listed below to address noise and hours of operation). Using the existing City Code regulations as much as possible will:

- Create continuity between the regulations of the downtown-oriented areas of this PUD and other properties in the downtown area
- Make administration is more straightforward for staff
- Give the leasing agents for the PUD more clarity in determining what tenants to pursue
- As the C-4 District is modernized and updated as part of the upcoming Zoning Study, the use list for the Promenade will also be modernized and updated automatically

- The list that the applicant has provided aligns well with the list of uses in the C-4 District

Conglomeration

Staff believes that the conglomeration of too many similar businesses in one shopping area of the PUD is unlikely to occur due to market competition and restrictions that are likely to be present in lease agreements, but the City could address this concern by also including a minimum distance requirement between same or similar uses within the PUD as part of the proposed PUD Amendment. For example: All clinics, fitness centers, offices, and service businesses within the PUD must have a minimum distance of 500 feet from the same or similar use.

Noise and Hours of Operation

All tenants and residents within the PUD must comply with the Building Code, Zoning Code, and lease agreement requirements regarding noise. However, requiring that certain uses are allowed only as conditional uses can ensure that noise-reducing insulation, hours of operations, and other reasonable requirements could be imposed to reduce noise impacts on nearby residents, business owners, and visitors.

Requiring Retail Oriented Uses Along Lake St and Superior Blvd.

Under the staff recommendation, uses listed in the C-4 District as permitted would be permitted anywhere on the ground floor of buildings in the PUD. However, in the areas that front Lake Street and Superior Boulevard, as shown on the map attached to this Report, only retail and restaurant uses would be permitted.

Conditional Uses

Staff further recommends that the following types of uses be allowed as conditional uses, which would require a CUP under the process of Ch. 904 of the Zoning Ordinance:

1. Any single tenant use that exceeds 10,000 square feet in size
2. Multi-family Residential on the East Block, as shown in the attached map
3. Childcare
4. Micro-Production Facilities
5. Drive-in facilities for banks or savings and loan associations
6. Fitness Establishments

Questions to Consider:

1. Has the expansion uses on the ground floor of buildings in the PUD over the last few years to include services, fitness, childcare, and other similar uses been working well in light of the Comprehensive Plan guidance for the area? Should the types of uses presently occurring in the PUD continue to be permitted?
2. To what extent should the list of uses permitted in the C-4 Zoning District apply to the Promenade? Should all of them be permitted or should any exceptions be made? Should any of those permitted uses be listed as conditional uses that would require a CUP?
3. Should storefronts along Lake Street and Superior Boulevard be reserved for only retail and restaurants in order to maintain foot traffic and vibrancy on the main streets?

Action Steps

Staff is requesting that the Planning Commission make findings and recommendations on both the Applicant's request and the additional criteria that staff is recommending.

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 and recommendations on the PUD Amendment request and Staff's additional recommendations, for review and adoption at the next Planning Commission meeting.

Attachments

Applicant's Narrative and Supporting Data

Site Plan - Promenade of Wayzata

Chapter 978 - C-4 Central Business Zoning District - Permitted and Conditional Uses

Permitted Land Use Map - Promenade - Proposed

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval.

Zoning District Amendment

Because the PUD Amendment would change the uses allowed in the Promenade PUD District, the following criteria of Sec. 903.02.F should be considered:

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.

The Wayzata City Code notes that uses which are not specifically listed in a Zoning District are prohibited.

PUD Plan Amendment

Because the PUD Amendment is limited to changes in uses within the PUD, many of the applicable criteria for evaluating a PUD Concept Plan do not apply, and thus the criteria listed here from Sec. 933.01 go to the proposed changes in types, mixtures and ratios of uses.

The PUD process, by allowing deviation from the strict provisions of this 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.

SITE PLAN

Superior Boulevard | 8,900 VPD



Monument Sign Lake Street E | 11,500 VPD

Monument Signage



Minor Amendment Request: Allow administrative approval for any leasing in the Promenade that is under 10,000 square feet

The Promenade in Wayzata is a 110,000 square foot neighborhood of 'retail' space located on the first floor of five buildings on the East side of Wayzata. Completed in 2018, the Promenade has had challenges filling the large amount of square footage with retail tenants that would, in turn, bring more traffic into the development. We have had minimal success recruiting retail shops and retaining retail has also been difficult.

History of Tenants:

Retail:

- Lund's Grocery– An original tenant at location stayed at the Promenade for two years. Traffic was not high enough to sustain the location
- Olives and Spriggs- Olive oil shop was at location less than a year
- N44 – A gift shop located on East St. Stayed almost two years and closed based on traffic
- Anthropologie – current tenant

Service Locations:

- Sotheby's – Real estate location, an original tenant still at location
- Twiggs – Salon an original tenant still at location
- College Nannies – Tutor program, stayed five years through lease
- Nonna's – Montessori, current tenant
- State Farm Insurance – current tenant
- Barber's Inn – current tenant
- Dry Bar – Salon, current tenant
- Fly Feet – current tenant
- 360 Financial – current tenant
- 18/8 – Salon, current tenant
- Beauty Ecology – Salon, current tenant
- Suite Nails – current tenant

Food Service:

- Benedict's – current tenant
- Truce Juice – current tenant
- Dough Room – This group struggled for 4 years, rebranding but left a year ago

As you can see from the above, we currently have 1 retail shop, 11 service locations, and 2 food locations. Mid America has spent more time recruiting retail for the Promenade than any other possible tenant. The current PUD agreement has requested the Promenade fill with more retail locations than office or service. We will not be able to fill the Promenade with many retail locations and are asking to

be able to allow more service and office locations in the future. We feel that if we can start filling more of the spaces, some retail shops will come back because of the increased traffic.

To bring more traffic and help fill the Promenade which is currently at 60% full, we are hoping to have a minor change to our PUD amendment. We request that the amendment allow administrative approval for any of the following tenants to have space within the Promenade so long as the location is under 10,000 square feet:

- Retail
- Medical – Dentist, Chiropractic, optical, general medical, estheticians
- Service retail – dry cleaning
- Spa
- Specialty Fitness
- Small Grocery
- Restaurants
- Delis
- Specialty Food Locations
- General Office
- Office with Service – financial locations

Allowing this administrative approval will provide quick approval for the tenant while they are ready to sign a lease. Many tenants are looking for quick leasing as they are moving locations and need to build out the location in the Promenade first.

We, at the Promenade, will continue to recruit retail locations to fill the vacant spaces and will try to fill the corner of Superior and Lake St with primarily retail and restaurants. We will try to have any office tenants be more on the inside of the Promenade.

Below are some retail information concerning the trending change and struggle for retail everywhere as well as some information on a few of the current retail chains that are actively looking. As you can see retail is a challenge and most that are expanding would not fit in the Promenade.

Retail Tidbit information:

- Here's a link to an article detailing the retailers that have filed bankruptcies so far this year. <https://www.retaildive.com/news/the-running-list-of-2020-retail-bankruptcies/571159/>
- Property Management office is tracking restaurant closures in the metro area, which as at 98 as of today. We've been told by local restaurateurs that are on national boards that they expect around 40% of restaurants to survive Covid.
- Property Management office is tracking notable retail closures in the metro area, which is at 140 as of today. That number includes only national brands and does not include local shops.

- Property management division collected 75% of tenant rents in April-July. July rent collections alone were at 96%.

Criteria for Actively expanding retail segments

- Auto Parts need regional trade areas with a more dense immediate population. They also tend to pay around \$10.00 per sq foot net.
- Pet supplies need regional trade areas with a more dense immediate population.
- Discount (Dollar Stores) need regional trade areas with a more dense immediate population. They also tend to pay around \$10.00 per sq foot net.
- Hardware also tends to pay around \$10.00 per square foot net and is looking for more dense markets.
- HyVee concepts: waiting on feedback from their broker.
- Liquor stores are active but Wayzata is a municipal city and owns all liquor stores.
- Banks are looking for high profile locations, hard corners and do not want to be off the main drag or tucked too far back in a center.
- Hair Salons are active, especially salon suites which take up to 8,000 square feet, but our exclusives don't allow for another salon.
- Nail salons are also active, but our exclusives don't allow for another salon.

Our goal is to have a full location where foot traffic is high and people's needs are being met. We ask for your support in helping us accomplish this goal.

Thank you for your Consideration,

Bill Hagstrom

Presbyterian Homes and Services

651-755-8000

THE
PROMENADE
of wayzata



RETAIL | SERVICE SPACE FOR LEASE

Wayzata, MN

MARKET AERIAL

BELLECOUR CRISP & GREEN™



GLEASON LAKE

Highway 12 | 50,000 VPD

16,000 VPD

Wayzata Boulevard | 20,000 VPD

SITE

Superior Boulevard | 8,900 VPD

Lake Street | 11,500 VPD



ANTHROPOLOGIE



Sotheby's
INTERNATIONAL REALTY

drybar

360 Financial

nine
twenty
five

Barber's Inn

18 | 8

BENEDICT'S
Morning Heroes

FINE MEN'S SALONS

BEAUTY ECOLOGY



MERILLOU
Boutique



LuLu & Luigi



Hirshfield's



Penny's

MONIQUE
OF SWITZERLAND JEWELERS



WAYZATA
DENTAL



WAYZATA BAY

NOW LEASING

SUPERIOR BLOCK

Sotheby's International Realty

WEST BLOCK

Anthropologie

Benedict's

Truce Juice

Nonna's Montessori

360 Financial

Twiggs Salon

PLAZA BLOCK

Beauty Ecology

Suite Nails

Fly Feet Running

NORTH BLOCK

Barber's Inn

State Farm

EAST BLOCK

The Hotel Landing

Restaurant Nine Twenty-Five

18 | 8 Fine Men's Salon

Drybar

Wayzata Dental

FEATURES

15 Acre Site

111,000 SF Retail | Service Space

92 Room Boutique Hotel - The Landing

26 Conventional Residential Apartment Units

90 Market Rate Condominiums

261 Senior Housing Units

Fully Heated Private Streets and Sidewalks

Structured Parking 5/1,000 SF plus
Parallel Parking Throughout - 75 Stalls

DEMOGRAPHICS

	1 mile	3 mile	5 mile	7 mile
POPULATION	3,890	33,201	103,001	234,971
DAYTIME POP.	7,557	33,861	122,779	246,449
AVERAGE INCOME	\$132,937	\$141,763	\$132,187	\$121,508

SITE PLAN

Superior Boulevard | 8,900 VPD



Monument Sign Lake Street E | 11,500 VPD

Monument Signage



SUPERIOR
BLOCK

NORTH
BLOCK

PLAZA
BLOCK

WEST
BLOCK

EAST
BLOCK

Sotheby's
INTERNATIONAL REALTY

Residential
Lobby

Residential
Parking

SUPERIOR BOULEVARD

PROMENADE AVENUE

Available
23,521 SF (Divisible)

Available
1,920 SF

Commercial
Parking

Available
1,463 SF

Walkway to Parking

MILL STREET

SUPERIOR BLOCK

FEATURES

26,904 SF Available 1/1/20

90 Units
Independent 55+ Apartments

145 Parking Stalls Over Two Levels

Separate Below Grade
Residential Parking



MILL STREET

SUPERIOR BOULEVARD



WEST BLOCK

FEATURES

9,857 SF Available

26 Luxury Conventional Residential Apartment Units

73 Independent 55+ Apartments

Hard Corner on Lake Street E and Superior Blvd

206 Parking Stalls Over Two Levels

Separate Below Grade Residential Parking

PROMENADE AVENUE



PROMENADE AVENUE



LAKE STREET N

PLAZA BLOCK

FEATURES

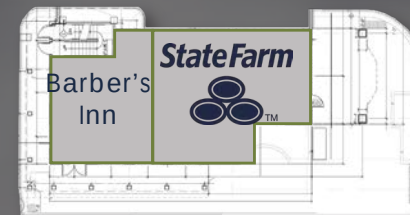
14,737 SF Available

59 Luxury, Market Rate
Condominiums
100% occupied

Overlooks The Great Lawn with
Visibility to Lake Street E

105 Parking Stalls
Over Two Levels

Separate Below Grade
Residential Parking



NORTH BLOCK

100% Leased

163 Assisted & Memory Care Units

Ample Street Parking Surrounding
Block



EAST BLOCK

FEATURES

Ready for Build out

10,401 SF Available

The Landing
92 Room Boutique Hotel
Limited Services
Spa & Restaurant
Managed by Hay Creek Hotels

31 Luxury Market Rate
Condominiums

Corner of Lake Street E and
Engel Street

Overlooks The Great Lawn

232 Parking Stalls
Over Two Levels

Separate Below Grade
Residential Parking

JOIN US AT

THE
PROMENADE
of wayzata



Superior Blvd. & Lake Street | Wayzata, MN

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MARKET TRENDS

Q2 2020 | Mpls-St Paul | Retail

Employment

	<u>Current</u>	<u>Y-o-Y</u>
Employment	1,759,074	▼
Area Unemployment	10.4	▲
U.S. Unemployment	13.3	▲
Retail Jobs	96,900	▼

Source: BLS

*Employment figures and area unemployment are based on Mpls-St Paul MSA data.

Market Recap

Total Inventory (sf)	94,064,777
Total # of Bldgs	1,793
Absorption	(30,244)
Vacancy	8.2%
Asking Rate (NNN)	\$17.51
Under Construction (sf)	1,505,598

Economic Overview

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Mpls-St Paul metropolitan statistical area (MSA) increased 780 basis points to 10.4% for May 2020 from 2.6% for May 2019. The unemployment rate for the US was 13.3% in May 2020 up from 3.6% last year. State of Minnesota unemployment rate was 9.9%. The Mpls-St Paul MSA saw a decrease in job growth as well as a decrease in retail job growth, leisure and hospitality decreasing by 98,500 during the same period.

Market Overview

The Mpls-St Paul retail market, consisting of over 94 msf of space in seven counties across the metro posting over 30,000 sf negative absorption for Q2 2020 while multi-tenant properties had 52,779 sf negative absorption. The vacancy rate for the market increased to 8.2% and multi-tenant properties was 10.4% for Q2 2020. The average asking lease rate for Mpls-St Paul came in at \$17.51 psf NNN. To date, there are 57 construction projects throughout the market totaling just over 1.5 msf.

Market Highlights

At the close of Q2 2020, the market experienced over 222,000 sf of leasing activity from 78 transactions. The Southeast market posted the lowest rate at 6.5% for all properties. The Southeast market posted the largest increase in absorption with over 168,000 sf positive absorption led by new delivery of Hom Furniture/Gabberts with 210,000 sf. The Southwest market recorded over 108,000 sf negative absorption led by Gabberts vacating 43,548 sf as they moved to the Southeast market. Forty five properties sold during Q2 2020 totaling \$47 million in sale price. Six properties have been delivered year to date with over 264,000 sf.

Market Statistics by Property Type

Total

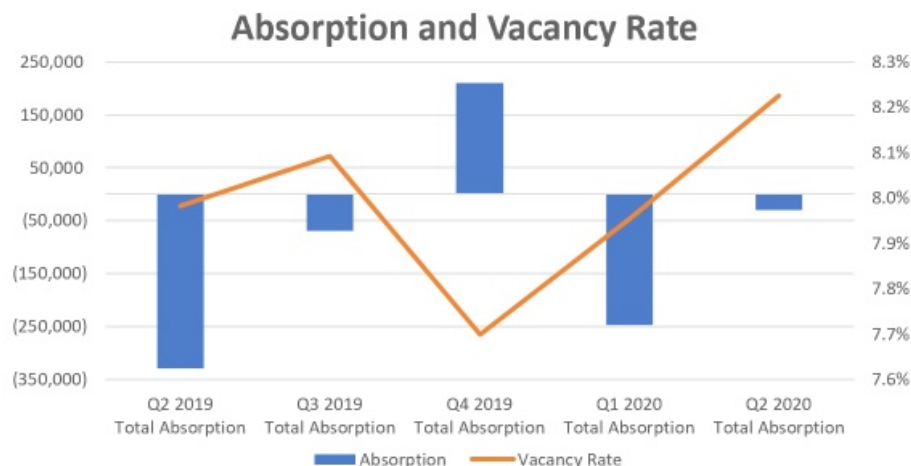
Market	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Community Center	100	12,435,044	1,821,937	1,527,489	142,064	236,896	12.3%
Freestanding/Big Box	561	37,289,655	1,055,943	1,846,312	22,535	(192,830)	5.0%
Mixed Use	193	7,331,937	811,211	852,986	(42,926)	(46,116)	11.6%
Neighborhood Center	233	14,147,027	1,063,786	1,107,522	(8,510)	(23,433)	7.8%
Regional	13	9,224,046	1,297,690	1,296,112	(64,474)	(124,458)	14.1%
Strip Center	693	13,637,068	1,316,121	1,107,175	(78,933)	(127,098)	8.1%
Grand Total	1,793	94,064,777	7,366,688	7,737,596	(30,244)	(277,039)	8.2%

Direct

Market	# of Bldgs	Inventory	Direct Available (sf)	Direct Vacant (sf)	Direct Absorption (sf)	YTD Direct Absorption (sf)	Vacancy Rate
Community Center	100	12,435,044	1,795,164	1,527,489	132,069	235,199	12.3%
Freestanding/Big Box	561	37,289,655	942,933	1,746,939	22,535	(137,219)	4.7%
Mixed Use	193	7,331,937	764,575	822,486	(42,926)	(52,733)	11.2%
Neighborhood Center	233	14,147,027	993,550	1,055,806	(8,510)	1,958	7.5%
Regional	13	9,224,046	1,295,675	1,294,097	(64,474)	(124,458)	14.0%
Strip Center	693	13,637,068	1,245,989	1,045,986	(71,892)	(120,057)	7.7%
Grand Total	1,793	94,064,777	7,037,886	7,492,803	(33,198)	(197,310)	8.0%

Sublease

Market	# of Bldgs	Inventory	Sublease Available (sf)	Sublease Vacant (sf)	Sublease Absorption (sf)	YTD Sublease Absorption (sf)	Vacancy Rate
Community Center	100	12,435,044	26,773		9,995	1,697	0.0%
Freestanding/Big Box	561	37,289,655	113,010	99,373	0	(55,611)	0.3%
Mixed Use	193	7,331,937	46,636	30,500	0	6,617	0.4%
Neighborhood Center	233	14,147,027	70,236	51,716	0	(25,391)	0.4%
Regional	13	9,224,046	2,015	2,015	0	0	0.0%
Strip Center	693	13,637,068	70,132	61,189	(7,041)	(7,041)	0.4%
Grand Total	1,793	94,064,777	328,802	244,793	2,954	(79,729)	0.3%



Market Statistics by Market

Market	Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Mpls CBD	Community Center	1	147,643	4,541	4,541	(115)	(115)	3.1%
	Freestanding/Big Box	2	273,416			0	0	0.0%
	Mixed Use	56	2,268,926	307,685	415,398	(26,345)	(25,071)	18.3%
	Strip Center	2	18,520			0	0	0.0%
	Subtotal	61	2,708,505	312,226	419,939	(26,460)	(25,186)	15.5%
Northeast	Community Center	27	3,921,997	533,763	629,559	(4,734)	(27,998)	16.1%
	Freestanding/Big Box	186	12,891,481	711,463	1,118,845	22,170	(104,356)	8.7%
	Mixed Use	24	701,163	39,825	52,678	0	6,111	7.5%
	Neighborhood Center	69	4,374,306	305,371	303,614	(417)	39,422	6.9%
	Regional	4	3,227,849	391,134	391,134	(18,656)	4,576	12.1%
	Strip Center	201	4,154,441	382,312	324,402	(19,904)	(31,977)	7.8%
	Subtotal	511	29,271,237	2,363,868	2,820,232	(21,541)	(114,222)	9.6%
Northwest	Community Center	19	1,962,647	251,134	133,352	(9,857)	(7,157)	6.8%
	Freestanding/Big Box	79	5,346,398	13,013	286,578	0	0	5.4%
	Mixed Use	23	860,675	45,624	36,849	3,707	466	4.3%
	Neighborhood Center	36	2,192,524	146,519	279,339	0	(3,816)	12.7%
	Strip Center	129	2,396,100	220,609	164,574	11,154	(9,233)	6.9%
	Subtotal	286	12,758,344	676,899	900,692	5,004	(19,740)	7.1%
Saint Paul CBD	Mixed Use	15	641,003	89,350	89,350	8,236	8,243	13.9%
	Subtotal	15	641,003	89,350	89,350	8,236	8,243	13.9%
Southeast	Community Center	28	3,483,053	427,992	357,582	204,425	264,105	10.3%
	Freestanding/Big Box	174	11,984,583	74,295	211,181	365	(9,403)	1.8%
	Mixed Use	32	1,244,080	75,399	49,615	1,037	2,730	4.0%
	Neighborhood Center	64	3,824,332	341,306	363,624	(672)	(6,852)	9.5%
	Regional	5	2,219,846	343,433	343,433	(11,555)	(50,153)	15.5%
	Strip Center	207	4,039,459	455,396	420,929	(25,570)	(40,120)	10.4%
	Subtotal	510	26,795,353	1,717,821	1,746,364	168,030	160,307	6.5%
Southwest	Community Center	20	2,492,079	493,263	392,427	(47,655)	(53,308)	15.7%
	Freestanding/Big Box	93	5,362,702	257,172	229,708	0	(79,071)	4.3%
	Mixed Use	29	859,825	31,270	27,609	(1,539)	(3,156)	3.2%
	Neighborhood Center	37	2,120,487	127,533	109,228	(3,238)	(44,872)	5.2%
	Regional	2	2,181,244	301,899	301,899	(30,425)	(72,949)	13.8%
	Strip Center	113	2,123,624	198,810	145,098	(25,423)	(26,578)	6.8%
	Subtotal	294	15,139,961	1,409,947	1,205,969	(108,280)	(279,934)	8.0%
West	Community Center	5	427,625	111,244	10,028	0	61,369	2.3%
	Freestanding/Big Box	27	1,431,075			0	0	0.0%
	Mixed Use	14	756,265	222,058	181,487	(28,022)	(35,439)	24.0%
	Neighborhood Center	27	1,635,378	143,057	51,717	(4,183)	(7,315)	3.2%
	Regional	2	1,595,107	261,224	259,646	(3,838)	(5,932)	16.3%
	Strip Center	41	904,924	58,994	52,172	(19,190)	(19,190)	5.8%
	Subtotal	116	6,750,374	796,577	555,050	(55,233)	(6,507)	8.2%
Grand Total		1,793	94,064,777	7,366,688	7,737,596	(30,244)	(277,039)	8.2%

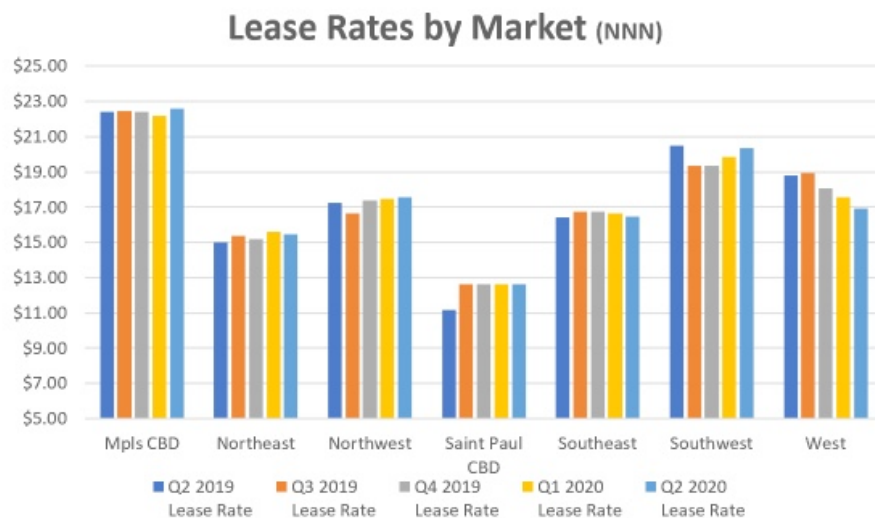
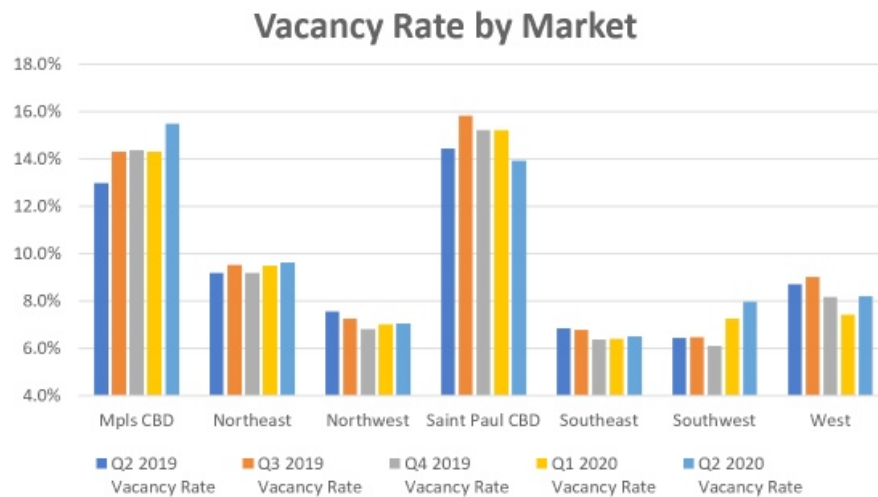
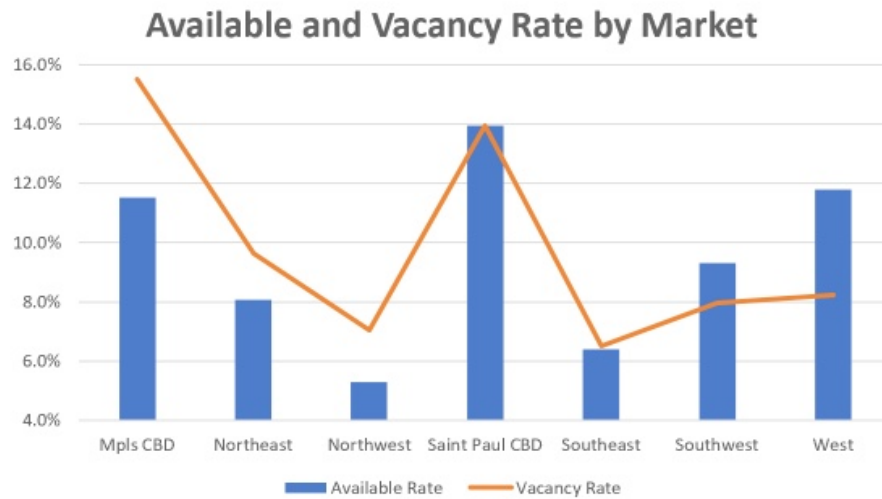
Vacancy Rates

Market	Property Type	Q2 2019 Vacancy Rate	Q3 2019 Vacancy Rate	Q4 2019 Vacancy Rate	Q1 2020 Vacancy Rate	Q2 2020 Vacancy Rate
Mpls CBD	Community Center	9.1%	3.0%	3.0%	3.0%	3.1%
	Freestanding/Big Box	0.0%	0.0%	0.0%	0.0%	0.0%
	Mixed Use	14.8%	16.7%	16.8%	16.7%	18.3%
	Strip Center	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	13.0%	14.3%	14.4%	14.3%	15.5%
Northeast	Community Center	15.5%	16.0%	15.3%	15.9%	16.1%
	Freestanding/Big Box	7.5%	8.3%	7.7%	8.7%	8.7%
	Mixed Use	8.6%	8.9%	8.4%	7.5%	7.5%
	Neighborhood Center	8.0%	7.7%	7.8%	6.9%	6.9%
	Regional	12.6%	12.2%	12.3%	11.5%	12.1%
	Strip Center	6.9%	7.0%	7.1%	7.3%	7.8%
	Subtotal	9.2%	9.5%	9.2%	9.5%	9.6%
Northwest	Community Center	5.7%	6.4%	6.4%	6.3%	6.8%
	Freestanding/Big Box	5.7%	5.7%	5.4%	5.4%	5.4%
	Mixed Use	4.1%	3.3%	3.1%	3.5%	4.3%
	Neighborhood Center	15.5%	13.6%	12.6%	12.7%	12.7%
	Strip Center	7.2%	7.0%	6.5%	7.3%	6.9%
	Subtotal	7.6%	7.2%	6.8%	7.0%	7.1%
Saint Paul CBD	Mixed Use	14.4%	15.8%	15.2%	15.2%	13.9%
	Subtotal	14.4%	15.8%	15.2%	15.2%	13.9%
Southeast	Community Center	14.2%	13.0%	12.6%	10.8%	10.3%
	Freestanding/Big Box	1.2%	1.7%	1.7%	1.8%	1.8%
	Mixed Use	6.8%	5.6%	4.2%	4.1%	4.0%
	Neighborhood Center	10.0%	10.3%	9.3%	9.5%	9.5%
	Regional	11.6%	12.9%	13.2%	14.9%	15.5%
	Strip Center	10.0%	9.3%	9.4%	9.8%	10.4%
	Subtotal	6.9%	6.8%	6.4%	6.4%	6.5%
Southwest	Community Center	14.1%	14.1%	13.6%	13.8%	15.7%
	Freestanding/Big Box	2.9%	2.9%	2.8%	4.3%	4.3%
	Mixed Use	4.7%	4.8%	2.8%	3.0%	3.2%
	Neighborhood Center	4.0%	3.7%	3.0%	5.0%	5.2%
	Regional	10.2%	10.6%	10.5%	12.4%	13.8%
	Strip Center	5.5%	5.7%	5.6%	5.6%	6.8%
	Subtotal	6.4%	6.5%	6.1%	7.2%	8.0%
West	Community Center	19.3%	18.4%	16.7%	2.3%	2.3%
	Freestanding/Big Box	0.0%	0.0%	0.0%	0.0%	0.0%
	Mixed Use	24.4%	22.3%	19.8%	20.8%	24.0%
	Neighborhood Center	2.8%	2.9%	2.7%	2.9%	3.2%
	Regional	16.0%	17.2%	15.9%	16.0%	16.3%
	Strip Center	1.7%	3.1%	3.6%	3.6%	5.8%
	Subtotal	8.7%	9.0%	8.2%	7.4%	8.2%
Grand Total		8.0%	8.1%	7.7%	8.0%	8.2%

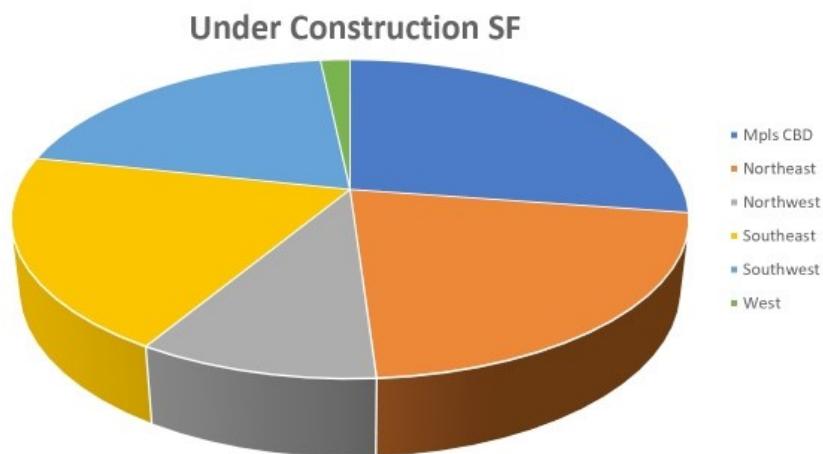
Lease Rates (NNN)

Market	Property Type	Q2 2019 Lease Rate	Q3 2019 Lease Rate	Q4 2019 Lease Rate	Q1 2020 Lease Rate	Q2 2020 Lease Rate
Mpls CBD	Community Center					
	Freestanding/Big Box					
	Mixed Use	\$22.42	\$22.45	\$22.39	\$22.19	\$22.58
	Strip Center					
	Subtotal	\$22.42	\$22.45	\$22.39	\$22.19	\$22.58
Northeast	Community Center	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Freestanding/Big Box			\$11.00	\$11.00	\$11.00
	Mixed Use	\$16.80	\$16.80	\$16.80	\$16.20	\$16.20
	Neighborhood Center	\$14.33	\$14.18	\$12.88	\$13.61	\$13.02
	Regional					
	Strip Center	\$15.13	\$15.84	\$16.12	\$16.87	\$16.77
	Subtotal	\$14.99	\$15.39	\$15.20	\$15.62	\$15.47
Northwest	Community Center					
	Freestanding/Big Box					
	Mixed Use	\$18.00	\$15.00	\$10.25	\$11.83	\$11.83
	Neighborhood Center	\$10.67	\$10.50	\$10.30	\$10.50	\$10.30
	Strip Center	\$18.29	\$18.42	\$19.52	\$19.54	\$19.83
	Subtotal	\$17.23	\$16.63	\$17.37	\$17.47	\$17.59
Saint Paul CBD	Mixed Use	\$11.17	\$12.63	\$12.63	\$12.63	\$12.63
	Subtotal	\$11.17	\$12.63	\$12.63	\$12.63	\$12.63
Southeast	Community Center	\$19.00	\$19.00	\$16.50	\$16.50	\$16.50
	Freestanding/Big Box	\$17.00	\$17.00			
	Mixed Use	\$17.36	\$17.36	\$18.88	\$18.88	\$19.07
	Neighborhood Center	\$15.09	\$15.30	\$15.36	\$15.06	\$14.45
	Regional					
	Strip Center	\$16.34	\$16.85	\$16.90	\$16.82	\$16.50
	Subtotal	\$16.42	\$16.72	\$16.75	\$16.67	\$16.48
Southwest	Community Center	\$18.14	\$18.14	\$9.00	\$9.00	
	Freestanding/Big Box				\$6.50	\$6.50
	Mixed Use	\$23.36	\$21.08	\$23.00	\$24.50	\$25.31
	Neighborhood Center	\$17.75	\$16.50	\$17.13	\$17.13	\$17.13
	Regional					
	Strip Center	\$19.73	\$19.40	\$19.40	\$20.00	\$19.53
	Subtotal	\$20.49	\$19.36	\$19.34	\$19.84	\$20.38
West	Community Center		\$9.00			
	Freestanding/Big Box					
	Mixed Use				\$17.00	\$20.00
	Neighborhood Center	\$27.67	\$29.00	\$20.00	\$18.33	\$13.50
	Regional					
	Strip Center	\$15.83	\$18.88	\$17.13	\$17.13	\$17.13
	Subtotal	\$18.79	\$18.92	\$18.08	\$17.56	\$16.94
Grand Total		\$17.32	\$17.26	\$17.30	\$17.50	\$17.51

Vacancy and Lease Rates

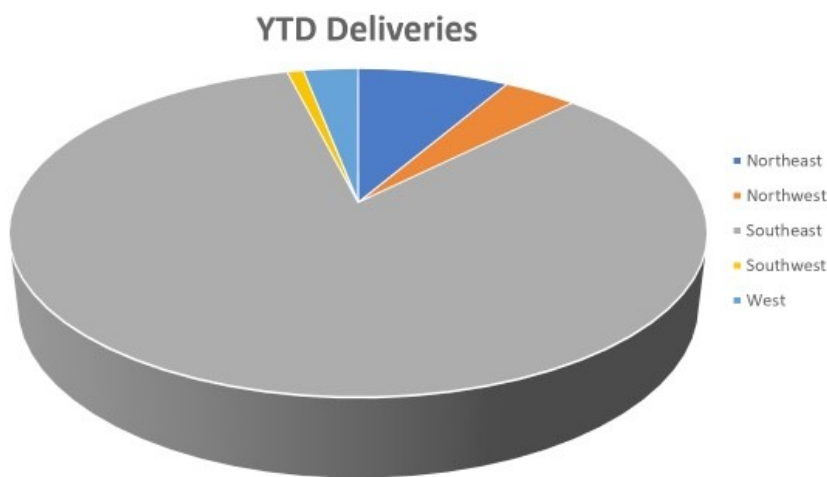


Construction by Market



Market	Bldg SF
Mpls CBD	411,658
Northeast	325,544
Northwest	145,336
Southeast	297,439
Southwest	300,232
West	25,389
Grand Total	1,505,598

YTD Deliveries by Market



Market	Bldg SF
Northeast	22,170
Northwest	10,800
Southeast	221,000
Southwest	2,400
West	8,000
Grand Total	264,370

Leasing Activity

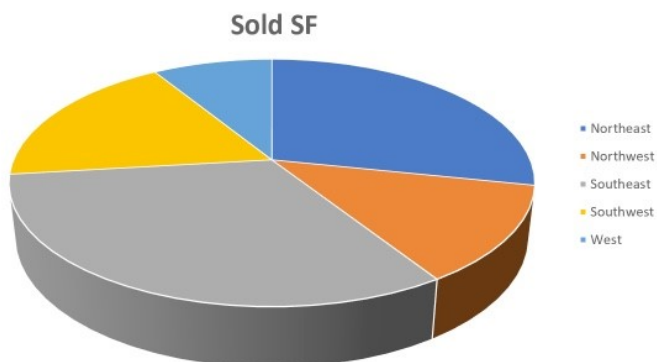
Property	Size (sf)	Market	Tenant	Landlord
Shakopee Town Square 1202-1208 Shakopee Town Square	22,475	Southwest	Charter School	River Valley Crossing LLC
Stillwater Marketplace II 1901-2080 Market Dr	16,445	Northeast	Planet Fitness	Chase Properties
1422 S Robert St	10,000	Southeast	Auto Zone	Danco Food & Entertainment Company LP
9012 Griggs Ave	7,200	Northeast	Mary's Montessori	Menlo Capital Partners, LLC
13380 Grove Dr N	6,271	Northwest	Chase Bank	Realty Income Corporation



Market	Leased SF
Mpls CBD	10,401
Northeast	59,072
Northwest	37,474
Saint Paul CBD	9,827
Southeast	47,364
Southwest	45,248
West	13,049
Grand Total	222,435

Sales Activity

Property	Price	Market	Buyer	Seller
Coborn's 209 6th Ave NE	\$7,500,000	Northeast	Coborn's Inc	Isanti Holdings LLC
Portillo's 1800 County Rd B2	\$4,700,000	Northeast	1800 Baxter County Road LLC	Rosedale Retail LLC
Walgreen's 2134 Bunker Lake Blvd NW	\$4,614,285	Northeast	SCI Georgia Funeral Services LLC c/o Service Corporation International	Schewe Farms Inc
815 Nicollet Mall	\$3,700,000	Mpls CBD	815 Nicollet LLC	815 Nicollet Mall LLC
583 Cherry Dr	\$3,430,000	West	Moravian Care Housing Corporation	Lil' Explorers Properties LLC c/o Jennifer Jean Schultz



Market	Sold SF
Northeast	108,428
Northwest	48,499
Southeast	123,325
Southwest	69,366
West	33,655
Grand Total	383,273

Methodology

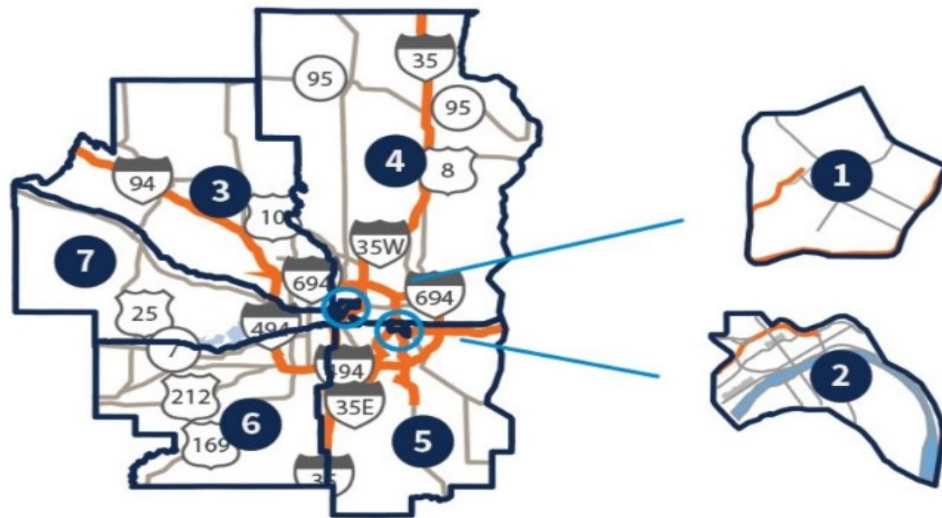
The Mpls-St Paul market consists of multi-tenant and single tenant retail buildings 15,000 sf or larger or are part of a complex larger than 15,000 sf. The geographic area includes Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington counties. The tracked set does include mixed use properties with more than 15,000 sf of retail space. All tracked properties are existing. Statistically, net absorption will be calculated based on occupancy change during the current quarter. Asking lease rates are based on an average asking rate and noted on NNN terms.

The Mpls-St Paul tracked set consists of an inventory of buildings considered to be competitive by the brokerage community. All buildings within the competitive tracked set have been reviewed and verified by members of the Advisory Boards for each market area.

Terminology

Inventory	The total square feet (sf) of existing multi-tenant and single tenant buildings greater than 15,000 sf or are part of a complex that totals greater than 15,000 sf located in Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties.
Total Available (sf)	All of the available leasable space within a building, whether it is occupied or vacant, for direct lease or sublease space. Space can be available but not vacant, for example, if the landlord, or his agent, is marketing space that will be coming available at a future date because a tenant is planning to move.
Total Vacant (sf)	The total of all the vacant square feet within a building including both direct and sublease space.
Direct Vacant (sf)	The total of the vacant square footage in a building that is being marketed by an agent representing the landlord.
Sublease Space	Space that is offered for lease by a current tenant, or his agent, within a property. Whether the tenant is paying rent or not, the space is considered vacant only if it is unoccupied.
Net Absorption	The net change in occupancy from quarter to quarter, expressed in square feet.
Average Asking Rate	The average lease rate expressed as a per square foot value in NNN terms.
Community Specialty	Multi-tenant properties between 100,000-400,000 sf
Freestanding/Big Box	Single tenant properties
Mixed Use	Properties with retail and other uses like office and/or multi-family
Neighborhood Center	Multi-tenant properties between 30,000-100,000 sf
Regional	Multi-tenant properties over 400,000 sf
Strip Center	Multi-tenant properties less than 30,000 sf

Market Map



- | | |
|--------------------------|--------------------|
| 1 Minneapolis CBD | 5 Southeast |
| 2 Saint Paul CBD | 6 Southwest |
| 3 Northwest | 7 West |
| 4 Northeast | |

Advisory Board Members

Avison Young	Jim Rock	Mid America	Tricia Pitchford
CBRE	David Daly	Newmark Knight Frank	Jen Helm
Christianson & Company	Lisa Christianson	MSCA	Karla Torp
Colliers International	Terese Reiling	Ryan Companies	Patrick Daly
	Jeremy Grittner	North Central	Russ McGinty
CSM	Justin Wing	Transwestern	Tony Strauss
Diehl & Partners	Lisa Diehl		Brad Kaplan
Hempel	Ben Krsnak	Upland Real Estate Group	Zach Stensland
Kraus Anderson	Dan Mossey		

Research Advisory Board Members

Avison Young	Sara Peterson	Cushman & Wakefield	Patrick Hamilton
CBRE	Alida Markgraf		Charlie Nejedly
	Sam Newberg	JLL	Carolyn Bates
Colliers	Patrick Steinhauser	Newmark Knight Frank	Andrew Brick

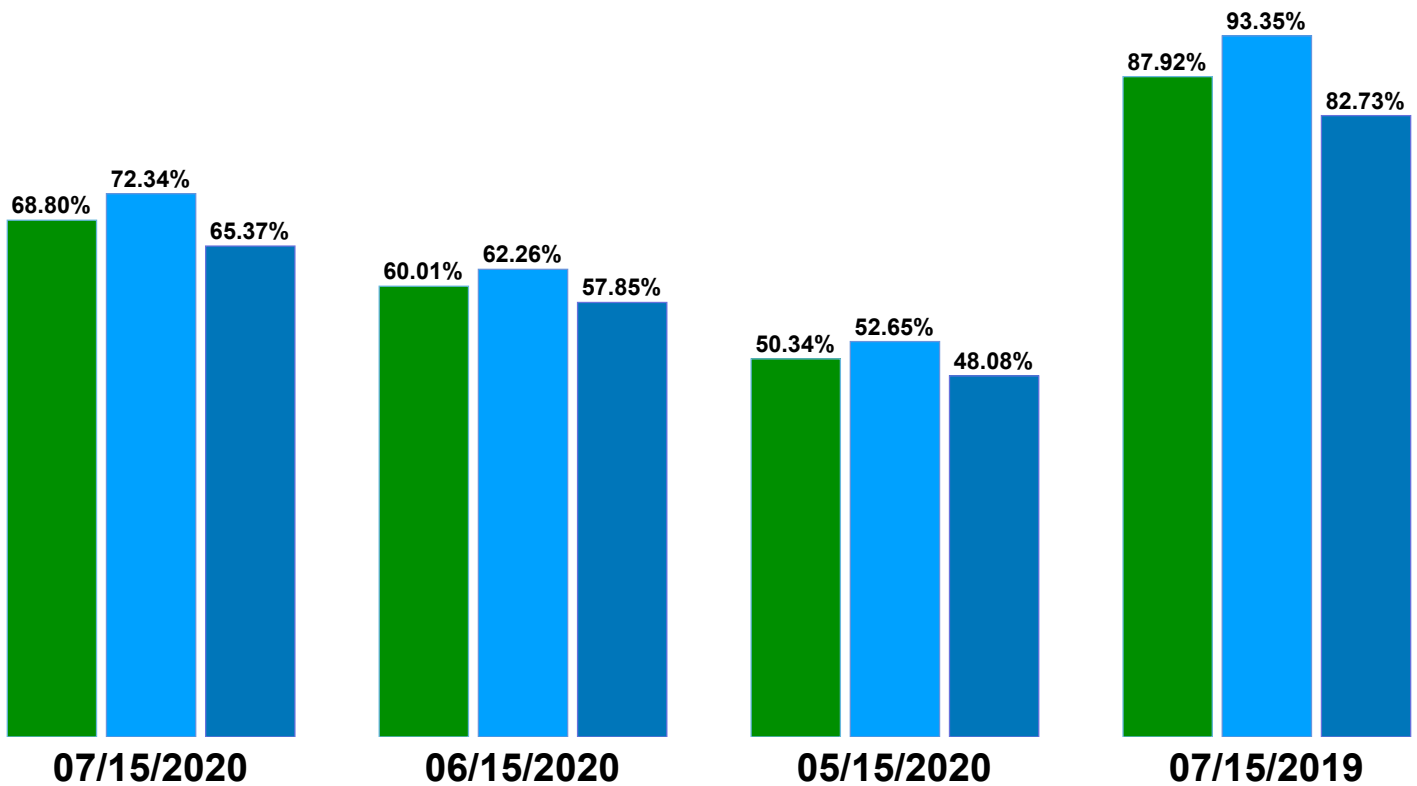
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Datex Tenant Track - Who's Paying Rent & Who's Not

DATEX NETWORK TRENDS

■ Total Collections
 ■ National Tenants
 ■ Non Nationals



Collection Percentages and Variance by Date

DATEX NETWORK TRENDS	07/15/2020	06/15/2020	Variance	07/15/2020	05/15/2020	Variance	07/15/2020	07/15/2019	Variance
Total Collections	68.80%	60.01%	14.65%	68.80%	50.34%	36.67%	68.80%	87.92%	-21.75%
Nationals Only	72.34%	62.26%	16.19%	72.34%	52.65%	37.40%	72.34%	93.35%	-22.51%
NON Nationals Only	65.37%	57.85%	13.00%	65.37%	48.08%	35.96%	65.37%	82.73%	-20.98%

DATEX NATIONAL TENANT TRENDS	07/15/2020	06/15/2020	Variance	07/15/2020	05/15/2020	Variance	07/15/2020	07/15/2019	Variance
24 Hour Fitness	15.66%	0.00%	100.00%	15.66%	0.00%	100.00%	15.66%	99.90%	-84.32%
Advance Auto Parts	88.25%	86.20%	2.38%	88.25%	88.50%	-0.28%	88.25%	86.43%	2.11%
Albertsons	93.54%	99.18%	-5.69%	93.54%	99.03%	-5.54%	93.54%	90.38%	3.50%
Aldi	93.78%	99.04%	-5.31%	93.78%	98.21%	-4.51%	93.78%	91.80%	2.16%
Allstate Insurance	87.07%	85.25%	2.13%	87.07%	73.65%	18.22%	87.07%	68.19%	27.69%
AMC Theaters	5.90%	0.00%	100.00%	5.90%	0.00%	100.00%	5.90%	99.99%	-94.10%

America's Best Contacts	77.29%	86.66%	-10.81%	77.29%	91.34%	-15.38%	77.29%	79.92%	-3.29%
Applebee's	45.85%	30.70%	49.35%	45.85%	15.78%	190.56%	45.85%	74.01%	-38.05%
AT&T Wireless	80.79%	85.16%	-5.13%	80.79%	81.41%	-0.76%	80.79%	100.00%	-19.21%
Autozone	99.17%	95.80%	3.52%	99.17%	98.59%	0.59%	99.17%	100.00%	-0.83%
Bank of America	87.36%	95.51%	-8.53%	87.36%	94.11%	-7.17%	87.36%	92.28%	-5.33%
Barnes & Noble	13.61%	18.22%	-25.30%	13.61%	2.84%	379.23%	13.61%	98.58%	-86.19%
Baskin Robbins	57.34%	60.30%	-4.91%	57.34%	56.75%	1.04%	57.34%	100.00%	-42.66%
Bath & Body Works	33.56%	3.92%	756.12%	33.56%	0.05%	67,020.00%	33.56%	99.40%	-66.24%
Bed Bath & Beyond	47.07%	11.80%	298.90%	47.07%	0.00%	100.00%	47.07%	97.16%	-51.55%
Best Buy	76.61%	69.55%	10.15%	76.61%	9.11%	740.94%	76.61%	95.84%	-20.06%
Big Lots	77.98%	99.58%	-21.69%	77.98%	96.90%	-19.53%	77.98%	99.47%	-21.60%
BJ's Restaurant	99.44%	57.81%	72.01%	99.44%	100.00%	-0.56%	99.44%	95.09%	4.57%
Boost Mobile	83.19%	68.60%	21.27%	83.19%	56.63%	46.90%	83.19%	65.51%	26.99%
Burger King	78.73%	100.00%	-21.27%	78.73%	63.39%	24.20%	78.73%	78.74%	-0.01%
Burlington Coat Factory	81.49%	45.70%	78.32%	81.49%	6.52%	1,149.85%	81.49%	97.19%	-16.15%
Carl's Jr.	77.13%	48.70%	58.38%	77.13%	38.54%	100.13%	77.13%	99.81%	-22.72%
Carters	66.84%	0.00%	100.00%	66.84%	0.00%	100.00%	66.84%	99.83%	-33.05%
Century 21 Stores	100.00%	0.00%	100.00%	100.00%	0.00%	100.00%	100.00%	100.00%	0.00%
Century Theaters	72.76%	77.07%	-5.59%	72.76%	19.60%	271.22%	72.76%	99.01%	-26.51%
Chase Bank	75.66%	99.86%	-24.23%	75.66%	97.57%	-22.46%	75.66%	94.14%	-19.63%
Chick Fil-A	99.33%	99.49%	-0.16%	99.33%	89.06%	11.53%	99.33%	99.19%	0.14%
Chilis Grill & Bar	99.45%	93.47%	6.40%	99.45%	52.47%	89.54%	99.45%	98.59%	0.87%
Chipotle	88.19%	97.14%	-9.21%	88.19%	87.79%	0.46%	88.19%	88.86%	-0.75%
Chuck E Cheese	0.00%	20.64%	-100.00%	0.00%	15.26%	-100.00%	0.00%	99.54%	-100.00%
Cinepolis	54.42%	14.08%	286.51%	54.42%	0.00%	100.00%	54.42%	100.00%	-45.58%
Claire's Boutiques	84.81%	2.60%	3,161.92%	84.81%	0.00%	100.00%	84.81%	97.56%	-13.07%
Coldstone	79.36%	68.52%	15.82%	79.36%	60.11%	32.02%	79.36%	96.77%	-17.99%
Cricket Wireless	70.15%	79.16%	-11.38%	70.15%	64.31%	9.08%	70.15%	98.79%	-28.99%
CVS Pharmacy	98.71%	99.88%	-1.17%	98.71%	97.19%	1.56%	98.71%	97.53%	1.21%
Dave & Buster's	100.00%	0.00%	100.00%	100.00%	0.00%	100.00%	100.00%	100.00%	0.00%
Del Taco	93.79%	95.72%	-2.02%	93.79%	95.18%	-1.46%	93.79%	96.57%	-2.88%
Dick's Sporting Goods	86.24%	55.38%	55.72%	86.24%	16.51%	422.35%	86.24%	99.94%	-13.71%
Dollar Tree Stores	85.88%	92.86%	-7.52%	85.88%	93.01%	-7.67%	85.88%	95.04%	-9.64%
Domino's Pizza	82.55%	98.45%	-16.15%	82.55%	98.03%	-15.79%	82.55%	100.00%	-17.45%
DSW Shoe Warehouse	96.33%	16.43%	486.31%	96.33%	3.48%	2,668.10%	96.33%	99.08%	-2.78%
Dunkin Donuts	80.88%	78.91%	2.50%	80.88%	78.86%	2.56%	80.88%	93.60%	-13.59%
European Wax Center	99.43%	79.55%	24.99%	99.43%	28.74%	245.96%	99.43%	99.53%	-0.10%
Family Dollar	92.82%	79.41%	16.89%	92.82%	86.58%	7.21%	92.82%	91.34%	1.62%
Famous Footwear	81.87%	45.06%	81.69%	81.87%	0.00%	100.00%	81.87%	89.21%	-8.23%
Fantastic Sams	52.23%	29.62%	76.33%	52.23%	31.04%	68.27%	52.23%	92.16%	-43.33%
FedEx Kinkos	76.22%	77.84%	-2.08%	76.22%	69.76%	9.26%	76.22%	78.16%	-2.48%
Five Below	75.57%	51.21%	47.57%	75.57%	8.44%	795.38%	75.57%	94.79%	-20.28%
Five Guys Burgers	81.60%	63.92%	27.66%	81.60%	28.23%	189.05%	81.60%	91.17%	-10.50%
Foodlion/Hannaford/Harvey's	99.05%	99.27%	-0.22%	99.05%	99.38%	-0.33%	99.05%	99.90%	-0.85%
Foot Locker	33.52%	19.30%	73.68%	33.52%	0.00%	100.00%	33.52%	100.00%	-66.48%
GameStop	73.44%	55.23%	32.97%	73.44%	51.07%	43.80%	73.44%	93.99%	-21.86%
General Nutrition Centers	68.44%	12.93%	429.31%	68.44%	25.96%	163.64%	68.44%	94.52%	-27.59%
Giant	99.09%	95.93%	3.29%	99.09%	99.76%	-0.67%	99.09%	95.66%	3.59%
Goodwill	75.59%	86.19%	-12.30%	75.59%	62.64%	20.67%	75.59%	97.28%	-22.30%
Great Clips	76.71%	73.56%	4.28%	76.71%	39.20%	95.69%	76.71%	83.90%	-8.57%
H & M	87.89%	87.89%	0.00%	87.89%	0.00%	100.00%	87.89%	99.99%	-12.10%

H&R Block	92.29%	91.84%	0.49%	92.29%	91.40%	0.97%	92.29%	85.49%	7.95%
Hallmark	72.94%	70.43%	3.56%	72.94%	21.38%	241.16%	72.94%	98.96%	-26.29%
Hobby Lobby	99.64%	100.00%	-0.36%	99.64%	92.19%	8.08%	99.64%	99.47%	0.17%
Home Depot	88.74%	89.90%	-1.29%	88.74%	95.84%	-7.41%	88.74%	80.55%	10.17%
Home Goods	47.68%	37.16%	28.31%	47.68%	77.58%	-38.54%	47.68%	100.00%	-52.32%
IHOP	79.77%	67.80%	17.65%	79.77%	49.93%	59.76%	79.77%	88.54%	-9.91%
Jamba Juice	91.48%	78.17%	17.03%	91.48%	29.52%	209.89%	91.48%	88.93%	2.87%
JCPenney	85.66%	0.00%	100.00%	85.66%	10.93%	683.71%	85.66%	92.41%	-7.30%
Jersey Mike's	69.36%	90.06%	-22.98%	69.36%	71.90%	-3.53%	69.36%	97.30%	-28.72%
Jimmy John's Sandwiches	94.26%	93.92%	0.36%	94.26%	83.73%	12.58%	94.26%	92.54%	1.86%
JOANN Stores	81.00%	47.98%	68.82%	81.00%	16.33%	396.02%	81.00%	99.60%	-18.67%
Justice	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	-100.00%
Kentucky Fried Chicken	87.37%	99.12%	-11.85%	87.37%	93.26%	-6.32%	87.37%	99.99%	-12.62%
Kirkland's Home	88.59%	15.05%	488.64%	88.59%	0.00%	100.00%	88.59%	97.85%	-9.46%
Kohl's	62.91%	49.50%	27.09%	62.91%	53.14%	18.39%	62.91%	96.06%	-34.51%
LA Fitness	54.26%	0.00%	100.00%	54.26%	0.00%	100.00%	54.26%	94.59%	-42.64%
Lane Bryant	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	96.76%	-100.00%
Little Caesars	99.46%	93.33%	6.57%	99.46%	91.40%	8.82%	99.46%	86.57%	14.89%
Lowe's	94.73%	88.85%	6.62%	94.73%	98.73%	-4.05%	94.73%	98.50%	-3.83%
Lululemon Athletica	63.85%	67.25%	-5.06%	63.85%	67.25%	-5.06%	63.85%	60.27%	5.94%
Marshalls	63.98%	53.76%	19.01%	63.98%	84.36%	-24.16%	63.98%	93.75%	-31.75%
Massage Envy	71.53%	53.49%	33.73%	71.53%	22.88%	212.63%	71.53%	95.42%	-25.04%
Mattress Firm	93.13%	38.16%	144.05%	93.13%	19.78%	370.83%	93.13%	92.78%	0.38%
McDonalds	77.89%	92.51%	-15.80%	77.89%	96.10%	-18.95%	77.89%	85.12%	-8.49%
Menchie's Frozen Yogurt	55.84%	51.20%	9.06%	55.84%	41.68%	33.97%	55.84%	73.50%	-24.03%
Metro PCS	70.74%	75.09%	-5.79%	70.74%	61.49%	15.04%	70.74%	83.22%	-15.00%
Michaels Stores	90.44%	58.45%	54.73%	90.44%	38.23%	136.57%	90.44%	99.80%	-9.38%
National Vision/America's Best	81.39%	79.60%	2.25%	81.39%	98.46%	-17.34%	81.39%	79.40%	2.51%
Nordstrom Rack	40.74%	40.85%	-0.27%	40.74%	99.31%	-58.98%	40.74%	100.00%	-59.26%
Office Max	91.80%	90.27%	1.69%	91.80%	99.59%	-7.82%	91.80%	91.73%	0.08%
Old Navy	21.70%	11.53%	88.20%	21.70%	0.00%	100.00%	21.70%	85.45%	-74.61%
Pacific Dental	96.65%	70.93%	36.26%	96.65%	20.47%	372.15%	96.65%	77.13%	25.31%
Panda Express	70.54%	85.48%	-17.48%	70.54%	76.58%	-7.89%	70.54%	95.42%	-26.07%
Panera Bread	73.04%	55.57%	31.44%	73.04%	44.44%	64.36%	73.04%	88.41%	-17.38%
Party City	26.75%	8.85%	202.26%	26.75%	0.00%	100.00%	26.75%	94.38%	-71.66%
Pet Supplies Plus	76.15%	81.92%	-7.04%	76.15%	53.22%	43.09%	76.15%	99.36%	-23.36%
Petco	90.52%	85.04%	6.44%	90.52%	33.75%	168.21%	90.52%	90.04%	0.53%
PetSmart	97.22%	88.46%	9.90%	97.22%	76.76%	26.65%	97.22%	94.31%	3.09%
Pier One	69.19%	73.70%	-6.12%	69.19%	5.88%	1,076.70%	69.19%	99.84%	-30.70%
Pizza Hut	91.54%	93.79%	-2.40%	91.54%	80.68%	13.46%	91.54%	98.39%	-6.96%
Planet Fitness	49.98%	39.88%	25.33%	49.98%	15.91%	214.14%	49.98%	85.39%	-41.47%
Rainbow	57.38%	18.92%	203.28%	57.38%	8.98%	538.98%	57.38%	82.64%	-30.57%
Ralphs	99.41%	99.41%	0.00%	99.41%	99.41%	0.00%	99.41%	99.29%	0.12%
Red Robin	38.00%	16.57%	129.33%	38.00%	15.00%	153.33%	38.00%	98.66%	-61.48%
Regal Cinemas	7.41%	0.00%	100.00%	7.41%	0.00%	100.00%	7.41%	99.68%	-92.57%
Regis Corp	24.58%	14.17%	73.47%	24.58%	8.06%	204.96%	24.58%	72.65%	-66.17%
Rent A Center	82.12%	87.44%	-6.08%	82.12%	58.95%	39.30%	82.12%	92.03%	-10.77%
Rite Aid	99.56%	99.25%	0.31%	99.56%	96.39%	3.29%	99.56%	95.18%	4.60%
Ross Dress for Less	21.17%	11.82%	79.10%	21.17%	8.99%	135.48%	21.17%	82.78%	-74.43%
Safeway	98.04%	98.04%	0.00%	98.04%	92.78%	5.67%	98.04%	89.55%	9.48%
Sally Beauty Supply	86.78%	88.92%	-2.41%	86.78%	57.71%	50.37%	86.78%	93.33%	-7.02%

Sam's Club	95.87%	95.87%	0.00%	95.87%	95.87%	0.00%	95.87%	99.19%	-3.35%
Shop Rite	99.39%	99.98%	-0.59%	99.39%	99.53%	-0.14%	99.39%	95.11%	4.50%
Sport Clips	61.98%	55.20%	12.28%	61.98%	62.53%	-0.88%	61.98%	95.29%	-34.96%
Sportsman's	99.78%	100.00%	-0.22%	99.78%	100.00%	-0.22%	99.78%	100.00%	-0.22%
Sprint Wireless	87.77%	83.54%	5.06%	87.77%	75.26%	16.62%	87.77%	94.74%	-7.36%
Sprouts Farmers Market	99.68%	100.00%	-0.32%	99.68%	100.00%	-0.32%	99.68%	100.00%	-0.32%
Staples	90.37%	91.92%	-1.69%	90.37%	90.22%	0.17%	90.37%	87.37%	3.43%
Starbucks	94.68%	95.44%	-0.80%	94.68%	94.27%	0.43%	94.68%	87.69%	7.97%
State Farm	93.21%	89.83%	3.76%	93.21%	85.71%	8.75%	93.21%	90.50%	2.99%
Stein Mart	99.81%	10.49%	851.48%	99.81%	0.00%	100.00%	99.81%	98.84%	0.98%
Subway	75.18%	56.12%	33.96%	75.18%	46.71%	60.95%	75.18%	86.63%	-13.22%
Supercuts	38.83%	14.63%	165.41%	38.83%	11.11%	249.50%	38.83%	96.60%	-59.80%
SuperValu	98.09%	98.09%	0.00%	98.09%	98.08%	0.01%	98.09%	96.96%	1.17%
T-Mobile	77.68%	95.80%	-18.91%	77.68%	89.24%	-12.95%	77.68%	97.94%	-20.69%
Taco Bell	91.04%	99.73%	-8.71%	91.04%	96.95%	-6.10%	91.04%	100.00%	-8.96%
Target	96.88%	96.86%	0.02%	96.88%	96.87%	0.01%	96.88%	93.12%	4.04%
The Gap, Inc.	15.19%	5.62%	170.28%	15.19%	0.00%	100.00%	15.19%	86.24%	-82.39%
The Habit Burger Grill	75.21%	100.00%	-24.79%	75.21%	24.84%	202.78%	75.21%	100.00%	-24.79%
The Joint	84.18%	89.71%	-6.16%	84.18%	76.43%	10.14%	84.18%	99.68%	-15.55%
The TJX Companies	71.35%	55.89%	27.66%	71.35%	66.37%	7.50%	71.35%	88.12%	-19.03%
The UPS Store	83.45%	79.81%	4.56%	83.45%	75.38%	10.71%	83.45%	86.38%	-3.39%
Tillys	54.39%	31.55%	72.39%	54.39%	0.00%	100.00%	54.39%	100.00%	-45.61%
Trader Joe's	77.44%	99.75%	-22.37%	77.44%	99.64%	-22.28%	77.44%	99.87%	-22.46%
Ulta Beauty	92.96%	93.74%	-0.83%	92.96%	97.07%	-4.23%	92.96%	97.30%	-4.46%
US Postal Service	47.63%	47.73%	-0.21%	47.63%	47.89%	-0.54%	47.63%	21.74%	119.09%
Verizon Wireless	91.60%	98.20%	-6.72%	91.60%	89.73%	2.08%	91.60%	96.11%	-4.69%
Victoria's Secret	2.17%	11.63%	-81.34%	2.17%	0.17%	1,176.47%	2.17%	98.96%	-97.81%
Wakefern - Shoprite/PriceRite/FreshGrocer, etc	83.57%	83.57%	0.00%	83.57%	79.96%	4.51%	83.57%	88.91%	-6.01%
Walgreens	94.86%	94.83%	0.03%	94.86%	98.99%	-4.17%	94.86%	100.00%	-5.14%
Walmart	97.74%	89.57%	9.12%	97.74%	93.84%	4.16%	97.74%	98.88%	-1.15%
Weight Watchers	14.29%	10.24%	39.55%	14.29%	93.56%	-84.73%	14.29%	83.12%	-82.81%
Wells Fargo	97.14%	95.46%	1.76%	97.14%	99.34%	-2.21%	97.14%	99.77%	-2.64%
Wendy's	91.50%	100.00%	-8.50%	91.50%	82.72%	10.61%	91.50%	90.75%	0.83%
Whole Foods	98.93%	98.65%	0.28%	98.93%	94.48%	4.71%	98.93%	88.71%	11.52%
Wingstop	78.51%	98.76%	-20.50%	78.51%	81.09%	-3.18%	78.51%	99.65%	-21.21%
Yard House	50.66%	66.08%	-23.34%	50.66%	47.50%	6.65%	50.66%	100.00%	-49.34%

Notes:

- National Tenant Trends based on a Minimum of \$250K of Monthly Gross Rent or 10 or More Tracked Stores
- Data is based on Actual Gross Rent Charges factored against Actual Gross Rent Collections as of the given date
- Data is not reflective of the entire US Retail market, but only the subset of Retailers in the Datex BI Portal system
- Any Rent Relief Agreements between Tenants & Landlords and/or Accounting Adjustments may impact Collection Percentages
- Collection numbers may be skewed based on the impact of COVID-19 in the markets where a given Retailer operates
- Data updated as of 07/15/2020

If you are interested in learning more about Datex Property Solutions and the Datex Tenant Track Report, powered by the Datex BI Portal™ real estate business intelligence platform, please feel free to email Mark@DatexData.com to set up a time to speak.

Current Active Requirements

Tenant	Minimum SF	Maximum SF	Search Area
2nd Swing	20,000	20,000	Roseville
Advance Auto			Mound, Bloomington
Baking Betty's	800	1,500	MSP Metro
Banfield	3,000	4,000	Eden Prairie, Burnsville; list updates monthly
BluePearl	15,000	20,000	Golden Valley or immediate vicinity. Will also look at land
Chick-fil-A	15,000	2	MN, SD, ND, IA, NE, Western WI
Chipotle	2,000	2,200	Metro
Designer Marketplace Furniture	10,000	15,000	NE Mpls/N Loop, St Louis Pk, Edina; potentially Roseville, Woodbury, B'ville
Dogtopia	4,500	6,500	Minneapolis, Golden Valley, Minnetonka, Roseville
Dollar Tree / Family Dollar	8,000	10,000	statewide
Floyds 99 Barbershop	1,000	1,400	MSP Metro
Frattallone Ace Hardware	10,000	25,000	MSP Metro
Freddy's Frozen Custard & Steak Burgers	2,800	3,200	Statewide
Go Xperia	4,000	8,000	MSP Metro
Goddard	1	2	MSP Metro
goGlow	1,400		MSP Metro
Goldfish Swim School	8,000	9,000	Plymouth, Minnetonka, Chanhassen, Chaska, Eden Prairie
Holiday StationStores	2 acres	2.5 acres	MSP Metro & Outstate. Will also look at purchasing existing stations
Home Depot	110,000		St. Paul Midway area
Hy-Vee Dollar Fresh	25,000	45,000	Outstate MN - South of St. Cloud, Wisconsin
Hy-Vee Fast & Fresh	5,000	10,000	MSP Metro, Outstate MN - South of St. Cloud, Wisconsin
Hy-Vee Grocery	65,000	98,000	MSP Metro, Outstate MN - South of St. Cloud, Wisconsin
Hy-Vee Wine & Spirits	20,000	30,000	MSP Metro
Ideal Image	2,500	2,800	Coon Rapids
iluka Medspa Salon Suites	5,000	6,000	Metro
Indigenous Food Lab	6,000	9,000	NE Mpls / S Mpls. Prefers to purchase
Jersey Mikes Subs	1,300	1,600	Statewide
Kiddie Academy (Educational Daycare)	15,000	18,000	MSP Metro
Kids Empire	10,000	14,000	Metro
Local Bank	3,000	3,000	Plymouth
Lowe's Outlet	20,000	40,000	Msp metro
McDonalds	1	2	MSP Metro
My Burger	1,800	2,200	Woodbury, Eagan, Calhoun Relo
Nautical Bowls	1,000	1,200	Eagan, MG, SLP
Noko Brews	700	1,000	Minneapolis
PacifierKids	2,500	3,300	Wayzata
PROSE	1,400	1,800	MSP Metro
Qdoba Mexican Eats	1,800	2,600	Statewide
Restoration Hardware outlet	15,000	35,000	Msp metro
Saki Sushi	1,800	2,200	MSP Metro
Sapporo Sushi	2,800	3,200	MSP METro
Sencha Tea	800	1,000	West Metro
Sola	6,000	9,000	MSP Metro
Stand Alone Food user	1	1	Bloomington, Roseville, Apple Valley, Maple Grove
Starbucks	2,000	2,200	statewide
Stretch Lab	1,500	1,800	Minnetonka, Eden Prairie, Edina
T-Mobile	2,000	2,500	Grand Rapids, Hutchinson, Duluth, Ashland WI, Hayward WI; list updates monthly
Top Ten Liquor	7,000	12,000	Bloomington, Plymouth, Maple Grove, Minnetonka, Prior Lake, WBL, MPLS, St. Paul, Stillwater, Eagan, Coon Rapids, Burnsville, Shakopee, Dinkytown
Total Wine	25,000	32,000	Metro Wide
Valvoline	1	1	MSP Metro
Wahlburgers Restaurants	5,500	6,500	MSP Metro
Warner's Stellian	10,000	20,000	Rochester
Xfinity	1,800	4,500	Msp metro
Yoga Six	2,000	2,500	Coon Rapids, Grand Avenue

CHAPTER 978 - C-4 CENTRAL BUSINESS DISTRICT

CODE OF ORDINANCES
CITY OF WAYZATA, MINNESOTA

978.01 - Purpose. 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.

978.02 - Permitted Uses. Subject to applicable provisions of this Ordinance, the following are permitted uses in a "C-4" District:

- A. Adult Use—Accessory.
- B. Antique shops.
- C. Appliance sales or service stores.
- D. Art galleries or studios.
- E. Art supply, school supply, book or stationery stores.
- F. Bakeries, provided the room or rooms containing the preparation and baking process shall not have a gross floor area in excess of 2,400 square feet.
- G. Banks, savings, lending or other financial institutions.
- H. Barber shops.
- I. Beauty parlors.
- J. Blueprinting, photostatting or instant printing establishments under 2,000 square feet in gross floor area.
- K. Business machine sales or service stores.
- L. Camera and photo stores.
- M. Candy or ice cream stores.
- N. Carpet and rug stores (sample showrooms only).
- O. Catering establishments.
- P. Clothes pressing or tailoring shops.
- Q. Department stores.
- R. Drug stores.
- S. Dry cleaning receiving and pick up or laundry self-service establishments, excluding commercial laundering and dry-cleaning.
- T. Florist shops.
- U. Food, grocery, meat, fish, bakery or delicatessen stores.
- V. Furniture stores.
- W. Hardware stores.

CHAPTER 978 - C-4 CENTRAL BUSINESS DISTRICT Permitted and Conditional Uses

- X. Hobby stores.
- Y. Interior decorating studios.
- Z. Jewelry stores.
- AA. Laboratories (medical or dental).
- BB. Leather goods or luggage shops.
- CC. Libraries.
- DD. Locksmith shops.
- EE. Medical or dental clinics.
- FF. Newsstands which are not free-standing.
- GG. "Off-sale" liquor stores.
- HH. Offices, including both business and professional uses.
- II. "On-sale" liquor stores.
- JJ. Optical stores.
- KK. Paint or wallpaper stores.
- LL. Parking or garages, other than those accessory to a principal use, for the parking and storage of private passenger automobiles only.
- MM. Pawn shops.
- NN. Pet shops.
- OO. Phonograph, record or sheet music stores.
- PP. Photography studios.
- QQ. Picture framing or picture stores.
- RR. Pipe tobacco shops.
- SS. Post offices.
- TT. Public utility service stores.
- UU. Restaurants excluding the service of liquor and excluding convenience food establishments.
- VV. Schools, such as music, dance, business or vocational schools.
- WW. Sporting goods stores.
- XX. Taxidermy shops.
- YY. Theaters, excluding drive-ins.
- ZZ. Variety, gift, notion or soft good stores.
- AAA. Wearing apparel stores.
- BBB. Coffee shops
- CCC. Municipal parks and playgrounds.
- DDD. Upper story dwelling units subject the density standards of the R-5 District.

CHAPTER 978 - C-4 CENTRAL BUSINESS DISTRICT Permitted and Conditional Uses

978.05 - Conditional Uses. Subject to applicable provisions of this Ordinance, the following are conditional uses in a "C-4" District: (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 904 of this Ordinance.)

- A. Drive-in facilities for banks or savings and loan associations, provided that:
 - 1. The driveway access shall not be on a residential street.
 - 2. The curb cut setbacks and parking shall be in conformance with Chapter 920, the Parking Ordinance.
 - 3. The stacking lane and its access must be designed to control traffic in a manner to protect the pedestrians, buildings and green area on the site.
 - 4. The service windows and driveway shall be screened from view if adjacent to a residentially used property.
 - 5. The provisions of Section 904.02.F of this Ordinance are considered and satisfactorily met.
- B. Physical, culture or health service establishments or reducing salons, provided that:
 - 1. The use shall not serve alcoholic beverages.
 - 2. If located within a shopping center, the use has its own exclusive exterior access.
 - 3. The use is located and developed so as not to create an incompatible operation problem with adjoining and neighboring commercial and/or residential uses.
 - 4. Any and all applicable local, state and federal laws, permits licenses and operational regulations are complied with.
 - 5. The provisions of Section 904.02.F of this Ordinance are considered and satisfactorily met.
- C. Accessory, enclosed retail, rental or service activity other than that allowed as a permitted use or conditional use within this Section, provided that:
 - 1. Such use is allowed as a permitted use in a "B-1" or "B-2" District.
 - 2. Such use does not constitute more than 30 percent of the lot area and not more than 50 percent of the gross floor area of the principal use.
 - 3. Adequate off-street parking and off-street loading in compliance with the requirements of Chapter 920 of this Ordinance is provided.
 - 4. All signing and informational or visual communication devices shall be in compliance with Chapter 927 this Ordinance.
 - 5. The provisions of Section 904.02.F of this Ordinance are considered and satisfactorily met.
- D. Drive-inns or convenience food establishments, provided that the provisions of Section 904.02.F of this Ordinance are considered and satisfactorily met.
- E. Residential use as a principal use, provided that:
 - 1. The development does not front or border Lake Street.
 - 2. The development does not conflict with existing or potential future commercial uses and activities.
 - 3. The density standards imposed as part of the R-5 Zoning District are complied with.
 - 4. Adequate open space and recreational space is provided on site for the benefit of the occupants.
 - 5. The development does not conflict or result in incompatible land use arrangements as related to abutting residential uses or commercial uses.

CHAPTER 978 - C-4 CENTRAL BUSINESS DISTRICT Permitted and Conditional Uses

6. The provisions of Section 904.02.F of this Ordinance are considered and satisfactorily met.
- F. Open and outdoor storage as an accessory use, provided that:
 1. The storage area is landscaped, fenced, and screened from view of neighboring uses and abutting "R" Districts.
 2. Storage is landscaped and screened from view from the public right-of-way.
 3. Storage area is blacktopped or concrete surfaced.
 4. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences.
 5. The storage area does not take up parking space or loading space as required for conformity to this Ordinance.
 6. The provisions of Section 904.02.F of this Ordinance are considered and satisfactorily met.
- G. Open or outdoor service, sale and rental as a principal or accessory use, provided that:
 1. Outside services, sales and equipment rental connected with the principal use is limited to 30 percent of the gross floor area of the principal use.
 2. Outside sales areas are landscaped and fenced or screened from view of neighboring residential uses or an abutting "R" District.
 3. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences.
 4. Areas are asphalt or concrete surfaced.
 5. The use does not take up parking space or loading areas as required for conformity to this Ordinance.
 6. The provisions of Section 904.02.F of this Ordinance are considered and satisfactorily met.
- H. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:
 1. When abutting a residential use or a residential use district, the property is screened and landscaped in compliance with Chapter 918 of this Ordinance.
 2. The provisions of Section 904.02.F of this Ordinance are considered and satisfactorily met.
- I. Planned unit development as regulated by Chapter 933 of this Ordinance.
- J. Existing clubs or lodges, provided that:
 1. All State regulations are complied with including obtaining all required permits and/or licenses.
 2. Parking and loading areas are in conformance with the parking and loading ordinances outlined in Chapter 920 of this Ordinance.
 3. The parking and loading spaces shall not be located within the front yard of a lot and must meet all applicable provisions of the parking and loading ordinance.
 4. The site shall be landscaped and screened in compliance with Chapter 918 of this Ordinance.
 5. The provisions of Section 904.02.F of this Ordinance are considered and satisfactorily met.
- K. Micro-production Facility, provided that:
 1. Licensing. The owner of the micro-production facility qualifies for and receives all federal, state and city licenses necessary for the operation of the micro-production facility, including a brewer license and a malt liquor wholesale license (if wholesale of malt liquor is an intended activity); winery license; and/or a distiller's license from the State of Minnesota, according to Minn. Stats. § 340A.

CHAPTER 978 - C-4 CENTRAL BUSINESS DISTRICT Permitted and Conditional Uses

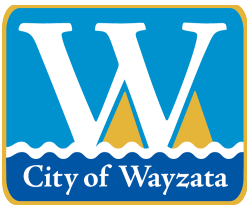
2. Taproom/Tasting Room License. An accessory taproom or tasting room for the on-sale of beer, wine, or spirits produced on-site shall require a taproom/tasting room license from the City of Wayzata, according to City Code Section 524.02.
3. Off-sale. On-site sale of beer in the form of growlers shall require a Brewery License for Off-Sale of Malt Liquor, according to City Code Section 524.02. On-site sale of wine or spirits, other than samples as governed under Minnesota State Statutes, shall be prohibited.
4. Production of Beer. Total production of malt liquor shall not exceed 5,000 barrels annually. Micro-production Facilities with a taproom license shall not exceed 3,500 barrels annually, and only 500 barrels may be sold off-sale as growlers. Any micro-production facility operating as a brewery shall annually submit production reports to the City with the request to renew a brewery taproom or off-sale malt liquor license.
5. Production of Wine. Total production of wine shall not exceed 50,000 gallons annually. Any micro-production facility operating as a winery shall annually submit production reports to the City with the request to renew a tasting room or winery license.
6. Production of Spirits. Total production of spirits shall not exceed 40,000 proof gallons annually. Any micro-production facility operating as a distillery shall annually submit production reports to the City with the request to renew a tasting room or distillery license.
7. Off-street Loading. The micro-production facility shall provide adequate space for off-street loading and unloading of all trucks greater than 22 feet in length. In the absence of off-street loading, the City may impose limits on deliveries or shipments using the public rights of ways, including regulating the number of trucks per day and the hours that deliveries are permitted.
8. Outdoor Storage. No outdoor storage is permitted on the site, with the exception that waste handling (refuse and/or recycling) may occur in an enclosure that is fully screened from adjoining streets and residentially zoned properties.
9. Odors. No odors from the micro-production facility shall be perceptible beyond the property line. The micro-production facility operator shall take appropriate measures to reduce or mitigate any odors generated from the operation and be in compliance with any applicable Minnesota Pollution Control Standards.
10. Waste. Waste products shall be disposed of in a timely manner and in such a way to reduce odors.
11. Exterior Lighting. All exterior lighting shall be designed in such a way as to have no direction source of light visible from adjacent property, and shall comply with the requirements of Section 916.06 of the Wayzata Zoning Ordinance.
12. Parking. Parking supply shall be provided on-site or through off-site arrangement, to avoid street parking on residential streets. Off-site or reduced parking supply shall require separate approval per the requirements of Chapter 920 of the Wayzata Zoning Ordinance, as applicable.
13. Hours of Operation. Micro-production facility operation hours shall be limited to the hours specified in Minn. Stats. Ch. 340A for off-sale intoxicating liquor unless further limited the City Council as part of a Conditional Use Permit.
14. Other Provisions. The provisions of Section 904.02.F of the Wayzata Zoning Ordinance, pertaining to Conditional Use Permit criteria, are considered and satisfactorily met. A micro-production facility shall meet all other applicable performance standards and design requirements in the Wayzata Zoning Ordinance.

Promenade Permitted Land Uses



Legend

-  = Retail and/or Restaurant Uses Only
-  = C-4 Central Business District Permitted Uses
-  = C-4 Central Business District Permitted Uses; Residential as a Conditional Use



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 8, 2020	AGENDA ITEM: 6.a
TITLE: Review of Development Activities	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

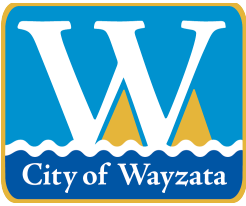
Staff will give a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 8, 2020	AGENDA ITEM: 6.b
TITLE: Planning Commissioner Liaison Schedule and City Meeting Calendar	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Flannigan is scheduled for the September 15, 2020 City Council meeting. Night to Unite, scheduled for October 6, has been cancelled. The Council will decide at their next meeting whether to move the October 7 Council Meeting back to October 6. The Liaison Schedule and the 2020 City Meeting Calendar are attached.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. Planning Commission assignments at Council meetings 2020
2. 2020 Public Meeting Calendar revised 07.02.2020

2020
Planning Commission assignments at Council meetings

<u>Meeting Date</u>		<u>Commission Representative</u>
Tuesday	January 7, 2020	Christine Plantan
Tuesday	January 21, 2020	Jeff Parkhill
Tuesday	February 4, 2020	Peggy Douglas
Tuesday	February 18, 2020	Gregory Flannigan
Tuesday	March 10, 2020	Cathy Iverson
Tuesday	March 24, 2020	Jeff Parkhill
Tuesday	April 7, 2020	Lindsay Bashioum
Tuesday	April 21, 2020	Lindsay Bashioum
Tuesday	May 5, 2020	Laura Merriam
Tuesday	May 19, 2020	Peggy Douglas
Tuesday	June 2, 2020	Gregory Flannigan
Tuesday	June 16, 2020	Cathy Iverson
Tuesday	July 7, 2020	Jeff Parkhill
Tuesday	July 21, 2020	Christine Plantan
Tuesday	August 4, 2020	Lindsay Bashioum
Tuesday	August 18, 2020	Laura Merriam
Tuesday	September 1, 2020	Peggy Douglas
Tuesday	September 15, 2020	Gregory Flannigan
Wednesday	October 7, 2020	Cathy Iverson
Tuesday	October 20, 2020	Laura Merriam
Tuesday	November 10, 2020	Christine Plantan
Tuesday	November 24, 2020	Lindsay Bashioum
Tuesday	December 1, 2020	Laura Merriam
Tuesday	December 15, 2020	Peggy Douglas

Last Updated: August 12, 2020

City of Wayzata

2020 Meeting Calendar

January 2020						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2020						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

March 2020						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2020						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2020						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2020						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2020						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

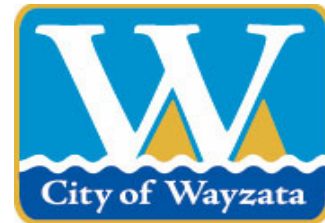
August 2020						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2020						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2020						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2020						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2020						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



- Energy & Environment Committee - 5:00 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Wayzata School Board
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 5:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Charter Commission - 9:00 AM
- Elections (see below)
- Night to Unite
- Holiday Observed
City Offices Closed

Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.

Presidential Nomination Primary Elec - 3/3/20
Primary Election - 8/11/2020
General Election - 11/3/2020
Caucus - 2/25/2020

Revised July 7, 2020