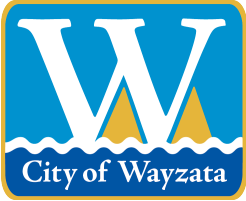


WAYZATA PLANNING COMMISSION

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 999 6319 6445 and Passcode 159481. The meeting will also be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/WCTV.



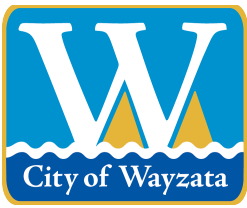
To speak during the Public Forum and/or Public Hearing portions of the meeting you can use Zoom or a phone. When using Zoom, indicate you'd like to speak by using Zoom's "raise hand" function. When using a phone, press *9. In each case, you will be muted until you have been recognized and invited to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

Monday, November 16, 2020
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of October 5, 2020 Meeting Minutes
5. **Public Hearing Items**
 - a. Consider Development Application for a Front Yard Accessory Structure Setback Variance at 144 Edgewood Avenue South
 - b. Consider Development Application for a Planned Unit Development Concept Plan and a Preliminary Plat Subdivision at 200 Lake Street East
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commissioner Liaison Schedule and City Meeting Calendar
7. **Adjournment**

Upcoming Meetings:
City Council - December 1, 2020
Planning Commission -December 7, 2020



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 16, 2020	AGENDA ITEM: 4.a
TITLE: Approval of October 5, 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 October 5, 2020 Planning Commission meeting.

ATTACHMENTS:

1. Draft Meeting Minutes - October 5, 2020 Planning Commission Meeting

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
October 5, 2020**

AGENDA ITEM 1. Call to Order

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

Chair Plantan read a 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 92812803039, 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 Iverson made a motion, seconded by Commissioner Merriam to approve the October 5, 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 September 21, 2020 Planning Commission Meeting Minutes

b.) Approval of Report and Recommendation for Design Approval for a New Amenity Structure at 230 and 240 Central Avenue North

c.) Acceptance of Withdrawal Letter for the Development Application at 200 Lake Street East

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

Commissioner Bashioum asked about item 4c, the acceptance of a withdrawal letter for the application at 200 Lake Street East. She asked if the conversation from the last meeting would remain in the minutes even though they have withdrawn their application.

Director Goellner stated that all of the conversation that took place at the meeting will remain in the minutes so it will be part of the official record. She stated that that the City will most likely use those minutes as it evaluates the next proposal since it was very relevant information to the property. She stated that the applicant is working on a similar proposal and is using the Commission feedback from that meeting to design their new proposal. She stated that she expects that new proposal to come before the Planning Commission in 4-6 weeks.

Chair Plantan asked for a motion to approve the Consent Agenda as presented.

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

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

AGENDA ITEM 5. Old Business items:

a) Approval of Report and Recommendation for a Planned Unit Development Amendment for 801 Lake Street East – Promenade of Wayzata

Director Goellner noted that typically this type of item would be on a Consent Agenda, but this application is unique. She explained that the City is working on partnership with the applicant to find the best solution for this property. She noted that the applicant has suggested a change in one particular item and staff felt the change was appropriate, but wanted to ensure that this change was acceptable to the Commission before it moved onto the Council. She stated that the change is related to the square footage that works as a threshold for whether there will need to be a CUP or not. She stated that the applicant had initially suggested that the threshold be set at 10,000 square feet and during the Commission discussion they were more comfortable with a smaller threshold of 5,000 square feet. She noted that after discussion, the Commission decided to change this threshold to 5,100 square feet. She explained that since this discussion, the applicant has had interest, and even has a signed lease agreement with a financial office that is interested in occupying 5,700 square feet on the plaza block. She stated that after reviewing the minutes, staff felt that 6,000 square feet was in between the 5,000 and 10,000 square feet and seemed appropriate. She stated that staff felt making this compromise with the applicant would help them meet their

needs and also meet the City's goal. She stated that she would like the Commission to take a vote on this issue so the report and recommendation can move onto the City Council.

Chair Plantan asked if the Commission had any questions for Staff.

Commissioner Iverson asked what type of financial business has expressed interest.

Director Goellner stated that she knows the name of the business, but does not know what type they are. She stated that the business is Dougherty Financial.

Commissioner Flannigan asked to see the map used at the prior meeting that showed the pockets of square footage and open areas.

Director Goellner brought up the map and showed the location in the plaza block for this potential tenant.

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

Commissioner Bashioum made a motion, seconded by Commissioner Flannigan, to approve the amended Planning Commission Report and Recommendation for 801 Lake Street East – Promenade of Wayzata and forward it to the City Council.

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

AGENDA ITEM 6. Other Items:

a) Review of Development Activities

Assistant Planner, Nick Kieser stated there are no new development applications that should be on the next Planning Commission meeting. He noted that Energy and Environment Committee is close to having an Energy Action Plan completed and hopes that a rough draft will be sent to the Council sometime in November.

Director Goellner stated that she had an update regarding on upcoming development application regarding the Barry Avenue Condominiums by Lowell Zitzloff. She explained that Mr. Zitzloff held a neighborhood meeting on September 2, 2020 for the properties at 304, 312, and 318 Barry Avenue where he is proposing a 19-unit condo building. She stated that she expects that the Commission will see this application in late November.

b) Planning Commission Liaison Schedule and City Meeting Calendar

Director Goellner stated that the next Planning Commission meeting can be cancelled because there are no agenda items for the October 19, 2020 meeting. She noted that the November meeting will be different because of the election and will be held on November 4, 2020.

AGENDA ITEM 7. Adjournment.

1
2 There being no further business on the agenda, Chair Plantan asked for a motion to adjourn.
3

4 Commissioner Douglas made a motion, seconded by Commissioner Merriam to adjourn the
5 Planning Commission meeting.
6

7 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.
8

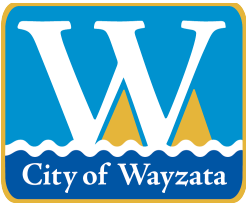
9 The Planning Commission meeting was adjourned at 6:52 p.m.
10

11 Respectfully submitted,

12 Kayla Atkins Rokosz

13 *TimeSaver Off Site Secretarial, Inc.*
14

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 16, 2020	AGENDA ITEM: 5.a
TITLE: Consider Development Application for a Front Yard Accessory Structure Setback Variance at 144 Edgewood Avenue South	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: January 1, 2021	

BACKGROUND:

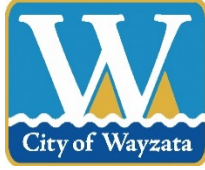
The owner, Bruce Steiner, and the applicant, Patrick Farnham, have submitted a development application for a front yard accessory structure variance at 144 Edgewood Ave S. The proposed project would construct a ~440 sq. ft. ground-mounted solar array in the front yard. The front yard setback for this accessory structure is 50 feet and the proposed project would place the solar array 16 feet from the front property line. Additional solar panels will be placed on the existing principal structure and detached garage.

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, and Plans



**Staff Report
November 16, 2020**

Project Name: Steiner Solar
Address of Request: 144 Edgewood Ave S
Prepared By: Nick Kieser, Assistant Planner
60-Day Deadline: January 1, 2021

Development Application

Introduction

The owner, Bruce Steiner, and the applicant, Patrick Farnham, have submitted a development application for a front yard setback variance for an accessory structure at 144 Edgewood Ave S. The proposed project would construct a ~440 sq. ft. ground-mounted solar array in the front yard. A ground-mounted solar array is categorized as an accessory structure. The minimum front yard setback requirement for an accessory structure is 50 feet and the proposed project would place the solar array 16 feet from the front property line. Additional solar panels will be placed on the existing home and detached garage, which are permitted without a variance.

Application Requests

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

- Front Yard Setback Variance for Accessory structure – 34 feet less than the required 50-foot setback to a distance of 16 feet from the front (west) property line.

Property Information

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

Address	PID	Owner
144 Edgewood Ave S	06-117-22-23-0019	Bruce & Julie Steiner

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

Zoning	2040 Comp Plan Designation	Overlay Districts
R-1 Low Density Single Family Residential District	Estate Single Family	N/A

Project Location

Map 1 Project Location:



Source: Hennepin County

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	Residential	R-5 Average Density Multiple Residential	High Density Residential
East	Residential	R-5 Average Density Multiple Residential	High Density Residential
South	Residential	R-1 Low Density Single Family Residential	Estate Single Family
West	Residential	R-1 Low Density Single Family Residential	One Acre Single Family

Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on November 6, 2020. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on November 4, 2020.

Analysis of Application

Site

The current site is used as a single-family residence with one principal structure and one accessory structure (a detached garage). The detached garage is a legal non-conforming structure as it has a five foot front yard setback. The proposed project would place solar panels on the existing principal structure and detached garage along with a new 440 sq. ft. solar array near the detached garage in the front yard. The majority of the remaining lot is wooded with mature trees.

The roadway, Edgewood Ave S, serves two single-family residences, but there is potential for additional future single-family residences south of 144 Edgewood Ave S in the future.

Proposed Solar Array

The proposed solar array would be a ground-mounted array system located 30 feet north of the existing detached garage. The proposed north side yard setback is ~47 feet. The minimum side yard setback for an accessory structure is 10 feet. The array's footprint is approximately 440 square feet and would be slightly over eight feet in height. There would be helical pilings to secure the array to the ground. The array would be slanted to the south.

The total proposed system (roof and ground-mounted solar) would generate ~21,510 kWh. The ground-mounted solar would generate ~8,390 kWh, or 40% of the total system output. A trenched conduit would run from the principal structure to the detached garage then to the proposed solar array. The proposed location of the solar array would result in no tree loss.

Buffer

The applicant provided an image of the existing hedge line that would serve as a visual buffer between the proposed solar array and Edgewood Ave S. The existing hedges are ~12 feet in height and are located close to the front property line. The hedges are lined for a distance ~55 feet starting at the north edge of the detached garage and follows north along the property line.

Practical Difficulty

The applicant states that the main practical difficulty in meeting the front yard setback requirement is that any other practical placement of the solar array would result in significant tree removal. An aerial image is attached to this packet that shows a secondary array placement that would result in the tree removal of an area approximately 6,500 sq. ft. The aerial also shows the trees that would need to be removed with that placement.

The tree removal would be needed to have direct sunlight for the solar array. With the proposed solar array placement, there is no proposed tree removal.

The proposed plans also show a conduit that is located underground that would be connected to the detached garage and solar array from the principal structure. If the solar array would be placed in a location to abide by the structure setback requirements, the new placement could lead to additional issues or concerns with respect to tree removal or tree health.

Questions to Consider

1. Is there a practical difficulty unique to the property present with this variance request?
2. Will the project, as proposed, alter the essential character of the locality?
3. Is the variance request 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 Site Plans – Dated September 1, 2020 by Cedar Creek Energy
Narrative
Hedge Picture
Aerial View

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.

Variance Standards: § 905.01.C provides the criteria for reviewing variances from the Zoning Ordinance. The Variance requested in the Application is a Setback Variance. The variance review criteria are as follows:

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

October 14, 2020

To: City of Wayzata
600 Rice Street East
Wayzata, MN 55391

Re: Variance Request
Chapter 905 – Administration - Variances

Hello,

Bruce Steiner, a longtime Wayzata resident, recently came to Cedar Creek Energy, a local solar developer, expressing his desire to install a solar energy system at his family's home. Mr. Steiner was motivated to offset the electricity usage at his home with a cleaner, more responsible solution. This sentiment is very much in line with the City's stated vision of being "(a) multi-generational community at the forefront of sustainability, with a healthy environment..."ⁱ It was upon beginning the building permit application process that we were alerted of City Code 951.06, B, which outlines a 50' setback for accessory structures, which is what this project would be considered. This small section of the Code runs counter to the City's vision noted above and would prove detrimental to the end goal of Mr. Steiner's project. It is for this reason that Cedar Creek Energy, on behalf of Mr. Steiner, is requesting a variance approval.

Supporting reasons to approve the variance:

- The property has an existing structure that is no more than 10' from the property line. The solar array would not be installed any closer to the property line than the existing structure
- Abiding by 951.06, B would greatly reduce the access to direct sunlight, which would result in a large decrease in total energy output. This reasoning is supported by 905.01, C.4
- Abiding by 951.06, B would push the array well into a large stand of mature trees. This would require the removal of ~6,500 sq ft of the existing trees, which carries a significant financial and environmental cost
- There is an existing hedge, roughly 12' in height, running parallel with Edgewood Avenue. This would provide an immediate vegetative screen between Edgewood Avenue and the solar array

It is for these reasons and the unique characteristics of the Steiner's property that we propose that the City approve this variance request. We feel that this variance will afford the Steiner family the freedom to generate enough clean electricity to cover their needs while also bringing the City in line with the sentiments outlined in the City mission statement.

Respectfully,

Patrick Farnham

Patrick Farnham
Senior Project Manager
Cedar Creek Energy

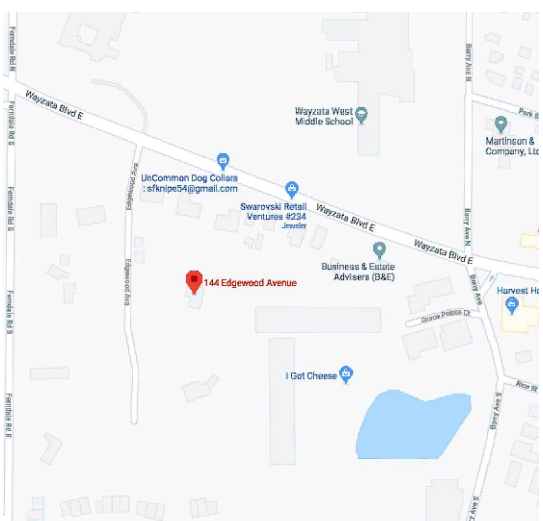
ⁱ Rapp, Craig R. "2019-2022 Strategic Plan." City of Wayzata, Aug. 2019,
www.wayzata.org/DocumentCenter/View/3192/Strategic-Report-2019-2022.

BRUCE STEINER - 22.110kW DC, 15.840kW AC

SITE PLAN-1

CASE	#3984995
ACCOUNT	#6007054
PREMISE	#303274565
METER	#90381949

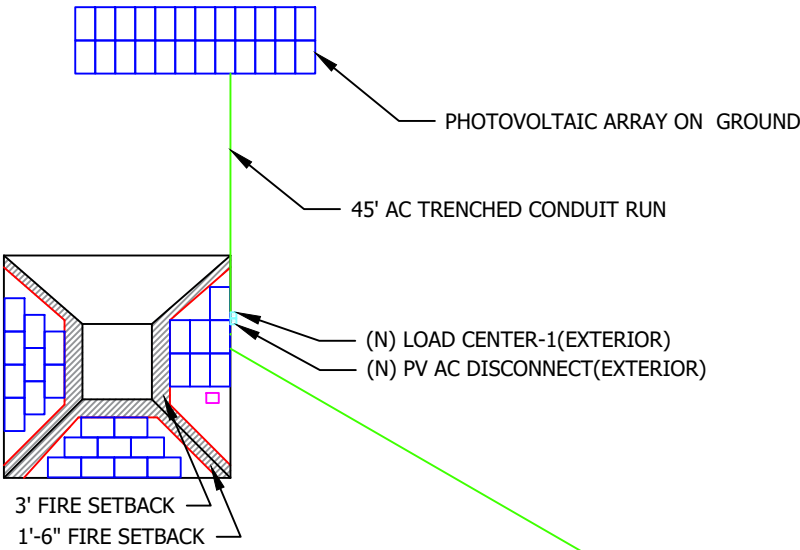
DISTANCE BETWEEN EQUIPMENT		
FROM	TO	DISTANCE(FT)
MODULE-1	LOAD CENTER-1	45
MODULE-2	LOAD CENTER-1	1
MODULE-3	LOAD CENTER-2	15
LOAD CENTER-1	PV AC DISCONNECT	1
PV AC DISCONNECT	LOAD CENTER-2	195
LOAD CENTER-2	UTILITY AC DISCONNECT	1
UTILITY AC DISCONNECT	UTILITY PRODUCTION METER	1
UTILITY PRODUCTION METER	S.R FUSED DISCONNECT	1
S.R FUSED DISCONNECT	UTILITY METER	1
UTILITY METER	MAIN SERVICE PANEL	1



A1 VICINITY MAP
PV-1.0 SCALE: NTS

GENERAL INFORMATION	
ELECTRIC CODE	NEC 2017
FIRE CODE	IFC 2018
RESIDENTIAL CODE	MNRC 2020
BUILDING CODE	MNBC 2020
WIND SPEED	109 MPH
SNOW LOAD	50 PSF

INDEX	
INDEX NO.	DESCRIPTION
PV-1.0	SITE PLAN-1
PV-1.1	SITE PLAN-2
PV-2.0	GENERAL NOTES
PV-3.0	MOUNTING DETAILS-1
PV-3.1	MOUNTING DETAILS-2
PV-3.2	STRUCTURAL DETAILS-1
PV-3.3	STRUCTURAL DETAILS-2
PV-4.0	SINGLE LINE DIAGRAM
PV-5.0	WARNING PLACARDS
SS	SPEC SHEET(S)



195' AC TRUNCED CONDUIT RUN

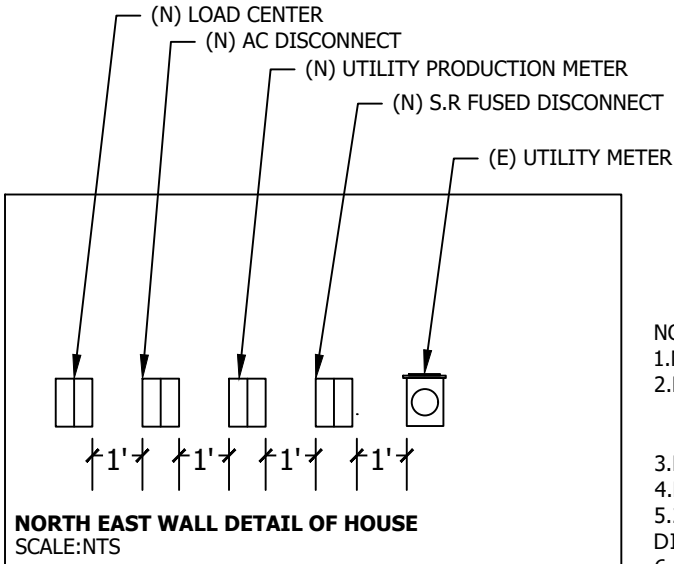
- (N) LOAD CENTER-1(EXTERIOR)
- (N) PV AC DISCONNECT(EXTERIOR)
- (N) LOAD CENTER-2(EXTERIOR)
- (N) UTILITY AC DISCONNECT(EXTERIOR)
- (N) UTILITY PRODUCTION METER(EXTERIOR)
- (N) S.R FUSED DISCONNECT(EXTERIOR)
- (E) UTILITY METER(EXTERIOR)
- (E) MAIN SERVICE PANEL(INTERIOR)

1' MIN CLEARANCE

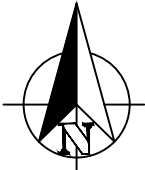
1'-6" FIRE SETBACK

PHOTOVOLTAIC ARRAY ON THE ROOF

3' FIRE SETBACK



- NOTE:
- 1.NO CLEARANCE ISSUES WITH EXITING OVERHEAD LINES
 - 2.PRODUCTION METER AND PV UTILITY DISCONNECTS ARE
 - LOCATED WITHIN 10' OF MAIN SERVICE/BILLING METER
 - VISIBLE,LOCKABLE,READILY ACCESSIBLE AND 24/7 ACCESS
 - 3.DESIGN COMPLY WITH NEC AND NEC690
 - 4.LABELS SHALL BE WEATHERPROOF,DURABLE,AND PERMANENTLY MOUNTED
 - 5.24/7 UNSCORTED KEYLESS ACCESS TO METERS AND UTILITY AC DISCONNECTS.
 - 6.SECONDARY INTERCONNECTION



SYSTEM INFORMATION

DC SYSTEM SIZE: 22110W
AC SYSTEM SIZE: 15840W
MODULES:
(66)LG LG335N1K-V5
INVERTER:
(66)ENPHASE IQ7-60-2-US
BRANCH DETAILS:
(3) BRANCH OF 12 MICROINVERTER(12 MODULES)
(1) BRANCH OF 13 MICROINVERTER(13 MODULES)
(1) BRANCH OF 9 MICROINVERTER(9 MODULES)
(1) BRANCH OF 8 MICROINVERTER(8 MODULES)

ENGINEER OF RECORD



10361 JAMESTOWN ST NE BLAINE, MN 55449
763-450-9763
LIC:ELEC#EA006457
LIC:GEN#BC638279

CUSTOMER INFORMATION

NAME&ADDRESS:
BRUCE STEINER
144 EDGEWOOD AVE,WAYZATA, MN 55391.

44°58'23.90"N 93°31'13.71"W
APN: 061-172-223-0019

AHJ:MN-CITY OF WAYZATA

UTILITY:XCEL ENERGY

PROJECT NUMBER:CCEN-001138

SITE PLAN-1

DESIGNER/CHECKED BY:

GA/RR

SCALE:AS NOTED PAPER SIZE:17"x11"

DATE:09/01/20 REV:A PV-1.0

A SITE PLAN-1

PV-1.0 SCALE: 1/32" = 1'-0"

BRUCE STEINER - 22.110kW DC, 15.800kW AC

SITE PLAN-2



SYSTEM INFORMATION

DC SYSTEM SIZE: 22110W
AC SYSTEM SIZE: 15840W
MODULES:
(66)LG LG335N1K-V5
INVERTER:
(66)ENPHASE IQ7-60-2-US
BRANCH DETAILS:
(3) BRANCH OF 12 MICROINVERTER(12 MODULES)
(1) BRANCH OF 13 MICROINVERTER(13 MODULES)
(1) BRANCH OF 9 MICROINVERTER(9 MODULES)
(1) BRANCH OF 8 MICROINVERTER(8 MODULES)

ENGINEER OF RECORD



10361 JAMESTOWN ST NE BLAINE, MN 55449
763-450-9763
LIC:ELEC#EA006457
LIC:GEN#BC638279

CUSTOMER INFORMATION

NAME&ADDRESS:
BRUCE STEINER
144 EDGEWOOD AVE,WAYZATA, MN 55391.

44°58'23.90"N 93°31'13.71"W
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AHJ:MN-CITY OF WAYZATA

UTILITY:XCEL ENERGY

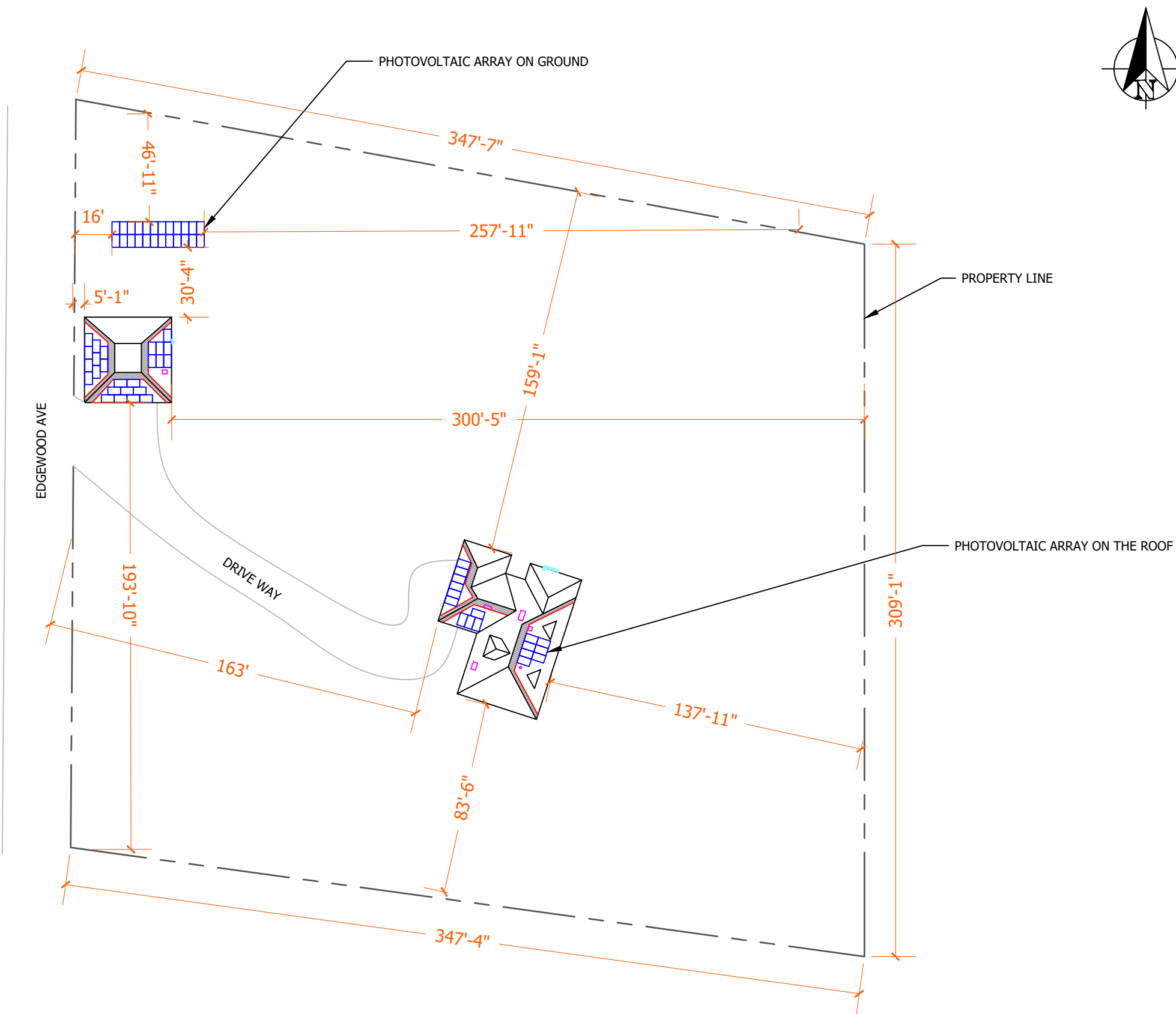
PROJECT NUMBER:CCEN-001138

SITE PLAN-2

DESIGNER/CHECKED BY:
GA/RR

SCALE:AS NOTED PAPER SIZE:17"x11"

DATE:09/01/20 REV:A PV-1.1



A SITE PLAN-2

PV-1.1 SCALE: 1"=50'-0"

GENERAL NOTES			 RVR ENGINEERING		
GENERAL NOTES			SYSTEM INFORMATION		
1. MODULES ARE LISTED UNDER UL 1703 AND CONFORM TO THE STANDARDS. 2. INVERTERS ARE LISTED UNDER UL 1741 AND CONFORM TO THE STANDARDS. 3. DRAWINGS ARE DIAGRAMMATIC, INDICATING GENERAL ARRANGEMENT OF THE PV SYSTEM AND THE ACTUAL SITE CONDITION MIGHT VARY. 4. WORKING CLEARANCES AROUND THE NEW PV ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26. 5. ALL GROUND WIRING CONNECTED TO THE MAIN SERVICE GROUNDING IN MAIN SERVICE PANEL/ SERVICE EQUIPMENT. 6. ALL CONDUCTORS SHALL BE 600V, 75°C STANDARD COPPER UNLESS OTHERWISE NOTED. 7. THE SYSTEM WILL NOT BE INTERCONNECTED BY THE CONTRACTOR UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND/OR THE UTILITY. 8. PV ARRAY COMBINER/JUNCTION BOX PROVIDES TRANSITION FROM ARRAY WIRING TO CONDUIT WIRING			DC SYSTEM SIZE: 22110W AC SYSTEM SIZE: 15840W MODULES: (66)LG LG335N1K-V5 INVERTER: (66)ENPHASE IQ7-60-2-US BRANCH DETAILS: (3) BRANCH OF 12 MICROINVERTER(12 MODULES) (1) BRANCH OF 13 MICROINVERTER(13 MODULES) (1) BRANCH OF 9 MICROINVERTER(9 MODULES) (1) BRANCH OF 8 MICROINVERTER(8 MODULES)		
EQUIPMENT LOCATION:			ENGINEER OF RECORD		
9. ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26. 10. WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A),(C) AND NEC TABLES 310.15 (B)(2)(A) AND 310.15 (B)(3)(C). 11. JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34. 12. ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT. 13. ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES. 14. ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE .			 10361 JAMESTOWN ST NE BLAINE, MN 55449 763-450-9763 LIC:ELEC#EA006457 LIC:GEN#BC638279		
WIRING & CONDUIT NOTES:			CUSTOMER INFORMATION		
15. ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING. 16. CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7. 17. DC WIRING LIMITED TO MODULE FOOTPRINT. MICRO INVERTER WIRING SYSTEMS SHALL BE LOCATED AND SECURED UNDER THE ARRAY WITH SUITABLE WIRING CLIPS. 18. AC CONDUCTORS COLORED OR MARKED AS FOLLOWS: PHASE A OR L1- BLACK PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE PHASE C OR L3- BLUE, YELLOW, ORANGE**, OR OTHER CONVENTION NEUTRAL- WHITE OR GREY IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE [NEC 110.15].			NAME&ADDRESS: BRUCE STEINER 144 EDGEWOOD AVE,WAYZATA, MN 55391. 44°58'23.90"N 93°31'13.71"W APN: 061-172-223-0019		
			AHJ:MN-CITY OF WAYZATA		
			UTILITY:XCEL ENERGY		
			PROJECT NUMBER:CCEN-001138		
			GENERAL NOTES		
			DESIGNER/CHECKED BY: GA/RR		
			SCALE:AS NOTED	PAPER SIZE:17"x11"	
			DATE:09/01/20	REV:A	PV-2.0

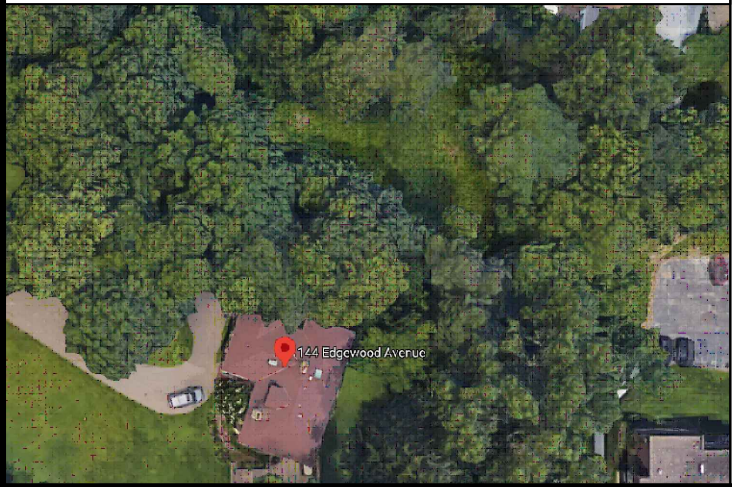
DEAD LOAD CALCULATIONS (MP-01,MP-02&MP-03)			
BOM	QUANTITY	LBS/UNIT	TOTAL WEIGHT (LBS)
MODULES	17	37.69	640.73
MID-CLAMP	122	0.050	6.10
END-CLAMP	20	0.050	1.00
RAIL LENGTH	122	0.680	82.96
SPLICE BAR	2	0.360	0.72
SNAPNRACK L-FOOT	38	1.47	55.86
MICROINVERTER	17	2.3800	40.46
TOTAL WEIGHT OF THE SYSTEM (LBS)			787.37
TOTAL ARRAY AREA ON THE ROOF (SQ. FT.)			1216.78
WEIGHT PER SQ. FT.(LBS)			0.65
WEIGHT PER PENETRATION (LBS)			20.72

UPLIFT CALCULATIONS		
UPLIFT	36503.5	LBS
PULL OUT STRENGTH	73800	LBS
POINT LOADING	21	LBS

MODULES DATA	
LG LG335N1K-V5	
MODULE DIMS	66.37"x40"x1.57"
LAG SCREWS	5/16"x3.5":2.5"MIN EMBEDMENT

FIRE SETBACK
MINIMUM FIRE ACCESS PATHWAYS PER IFC 2018 RIDGE TO ARRAY: 3'-0" EAVE TO ARRAY : 3'-0" HIP/VALLEY W/ ADJACENT ARRAY: 1'-6" EACH SIDE HIP/VALLEY W/O ADJACENT ARRAY: 0'-0"
NOTE: INSTALLER TO VERIFY RAFTER SIZE, SPACING AND SLOPED SPANS, AND NOTIFY ANY DISCREPANCIES BEFORE PROCEEDING.

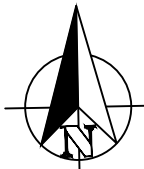
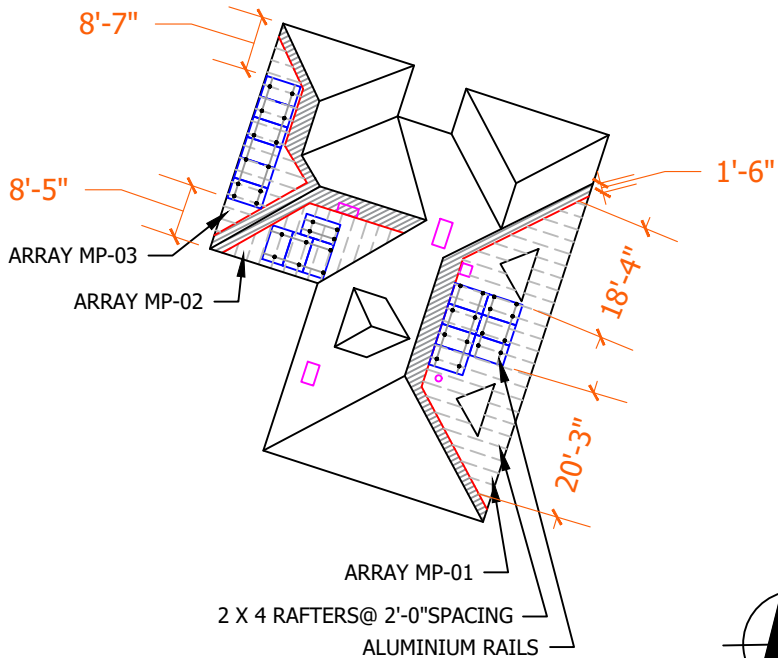
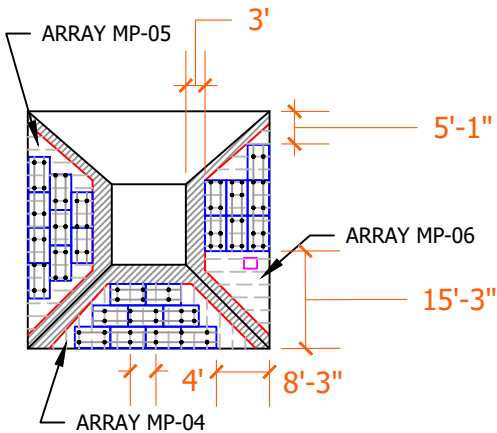
AERIAL VIEW



SITE INFORMATION												
SR.NO	AZIMUTH	PITCH	NO. OF MODULES	ARRAY AREA (SQ. FT.)	ROOF TYPE	ATTACHMENT	ROOF EXPOSURE	FRAME TYPE	FRAME SIZE	FRAME SPACING	MAX RAIL SPAN	OVER HANG
MP-01	102°	18°	7	129.1	COMPOSITION SHINGLE	SNAPNRACK L-FOOT	ATTIC	RAFTERS	2 X 4	2'-0"	4'-0"	2'-0"
MP-02	192°	18°	4	73.7	COMPOSITION SHINGLE	SNAPNRACK L-FOOT	ATTIC	RAFTERS	2 X 4	2'-0"	4'-0"	2'-0"
MP-03	282°	27°	6	110.6	COMPOSITION SHINGLE	SNAPNRACK L-FOOT	ATTIC	RAFTERS	2 X 4	2'-0"	4'-0"	2'-0"
MP-04	180°	27°	9	165.9	COMPOSITION SHINGLE	SNAPNRACK L-FOOT	ATTIC	RAFTERS	2 X 4	2'-0"	4'-0"	2'-0"
MP-05	270°	27°	9	165.9	COMPOSITION SHINGLE	SNAPNRACK L-FOOT	ATTIC	RAFTERS	2 X 4	2'-0"	4'-0"	2'-0"
MP-06	90°	27°	7	129.1	COMPOSITION SHINGLE	SNAPNRACK L-FOOT	ATTIC	RAFTERS	2 X 4	2'-0"	4'-0"	2'-0"

DEAD LOAD CALCULATIONS (MP-04,MP-05&MP-06)			
BOM	QUANTITY	LBS/UNIT	TOTAL WEIGHT (LBS)
MODULES	25	37.69	942.25
MID-CLAMP	114	0.050	5.70
END-CLAMP	36	0.050	1.80
RAIL LENGTH	283	0.680	192.44
SPLICE BAR	10	0.360	3.60
SNAPNRACK L-FOOT	82	1.47	120.54
MICROINVERTER	25	2.38	59.50
TOTAL WEIGHT OF THE SYSTEM (LBS)			1266.33
TOTAL ARRAY AREA ON THE ROOF (SQ. FT.)			1216.78
WEIGHT PER SQ. FT.(LBS)			1.04
WEIGHT PER PENETRATION (LBS)			15.44

B	MOUNTING DETAILS
PV-3.0	SCALE: 1"=30'-0"



SYSTEM INFORMATION		
DC SYSTEM SIZE: 22110W AC SYSTEM SIZE: 15840W MODULES: (66)LG LG335N1K-V5 INVERTER: (66)ENPHASE IQ7-60-2-US BRANCH DETAILS: (3) BRANCH OF 12 MICROINVERTER(12 MODULES) (1) BRANCH OF 13 MICROINVERTER(13 MODULES) (1) BRANCH OF 9 MICROINVERTER(9 MODULES) (1) BRANCH OF 8 MICROINVERTER(8 MODULES)		
ENGINEER OF RECORD		
10361 JAMESTOWN ST NE BLAINE, MN 55449 763-450-9763 LIC:ELEC#EA006457 LIC:GEN#BC638279		
CUSTOMER INFORMATION		
NAME&ADDRESS: BRUCE STEINER 144 EDGEWOOD AVE,WAYZATA, MN 55391. 44°58'23.90"N 93°31'13.71"W APN: 061-172-223-0019		
AHJ:MN-CITY OF WAYZATA		
UTILITY:XCEL ENERGY		
PROJECT NUMBER:CCEN-001138		
MOUNTING DETAILS-1		
DESIGNER/CHECKED BY: GA/RR		
SCALE:AS NOTED	PAPER SIZE:17"x11"	
DATE:09/01/20	REV:A	PV-3.0

SITE INFORMATION	
AZIMUTH	180°
PITCH	30°
NO. OF MODULES	24

MODULES DATA	
LG LG335N1K-V5	
MODULE DIMS	66.37"x40"x1.57"



SYSTEM INFORMATION

DC SYSTEM SIZE: 22110W
AC SYSTEM SIZE: 15840W
MODULES:
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INVERTER:
(66)ENPHASE IQ7-60-2-US
BRANCH DETAILS:
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ENGINEER OF RECORD



10361 JAMESTOWN ST NE BLAINE, MN 55449
763-450-9763
LIC:ELEC#EA006457
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CUSTOMER INFORMATION

NAME&ADDRESS:
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144 EDGEWOOD AVE,WAYZATA, MN 55391.

44°58'23.90"N 93°31'13.71"W
APN: 061-172-223-0019

AHJ:MN-CITY OF WAYZATA

UTILITY:XCEL ENERGY

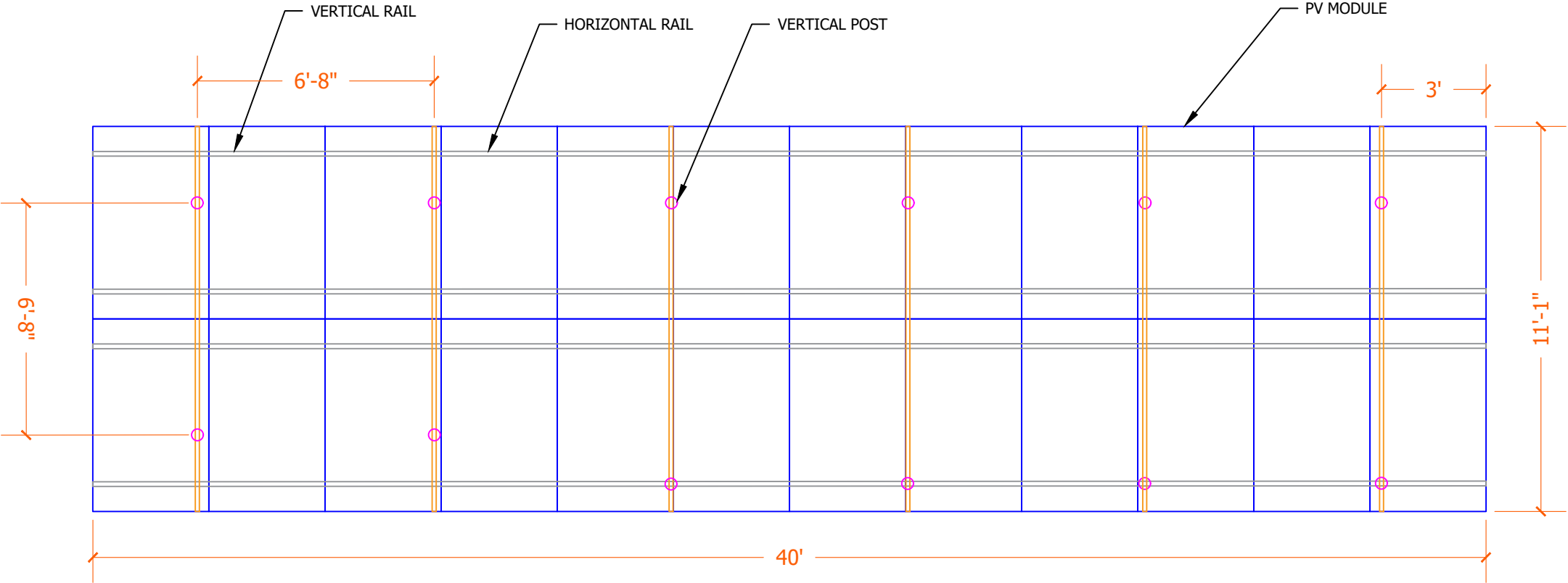
PROJECT NUMBER:CCEN-001138

MOUNTING DETAILS-2

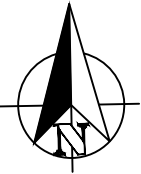
DESIGNER/CHECKED BY:
GA/RR

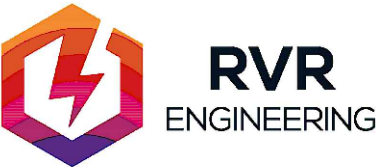
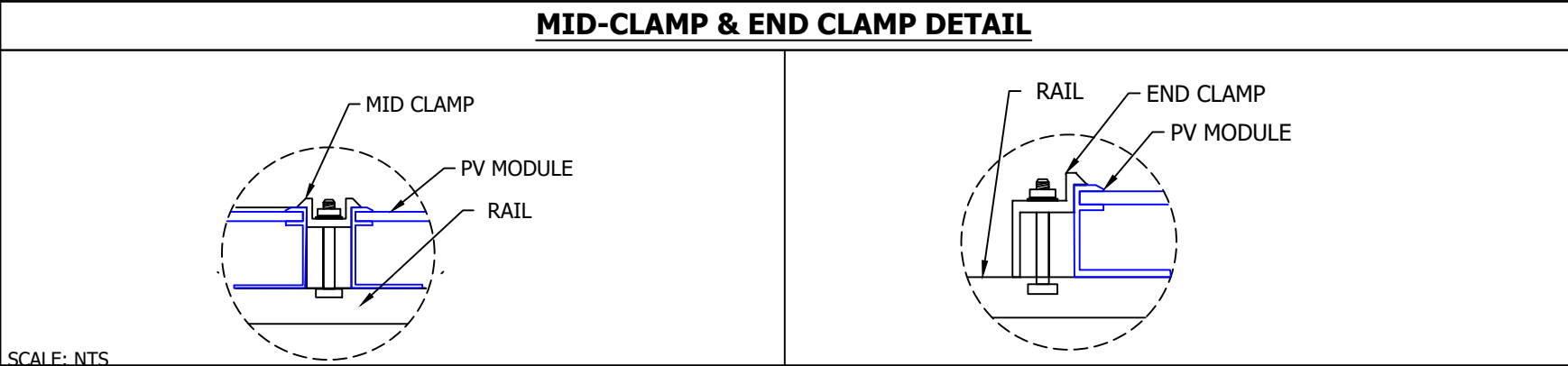
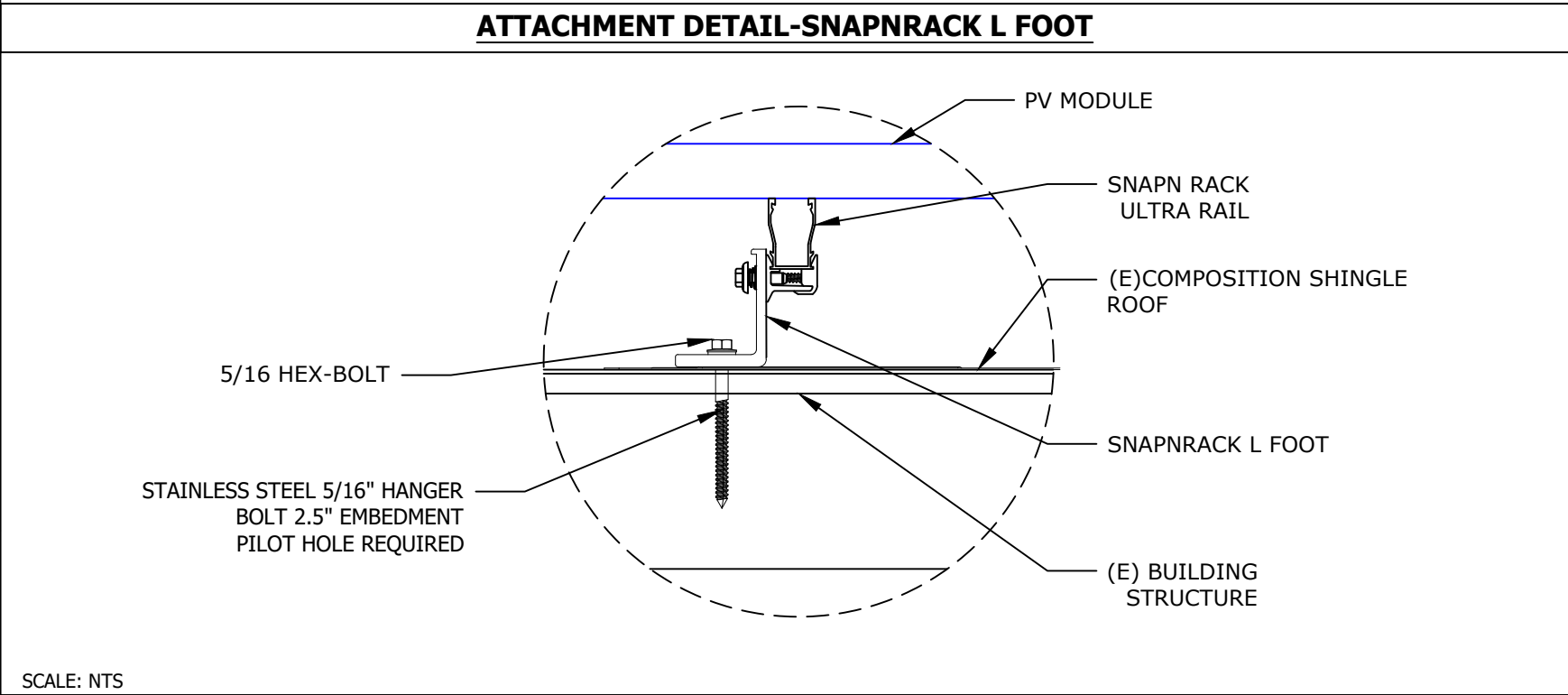
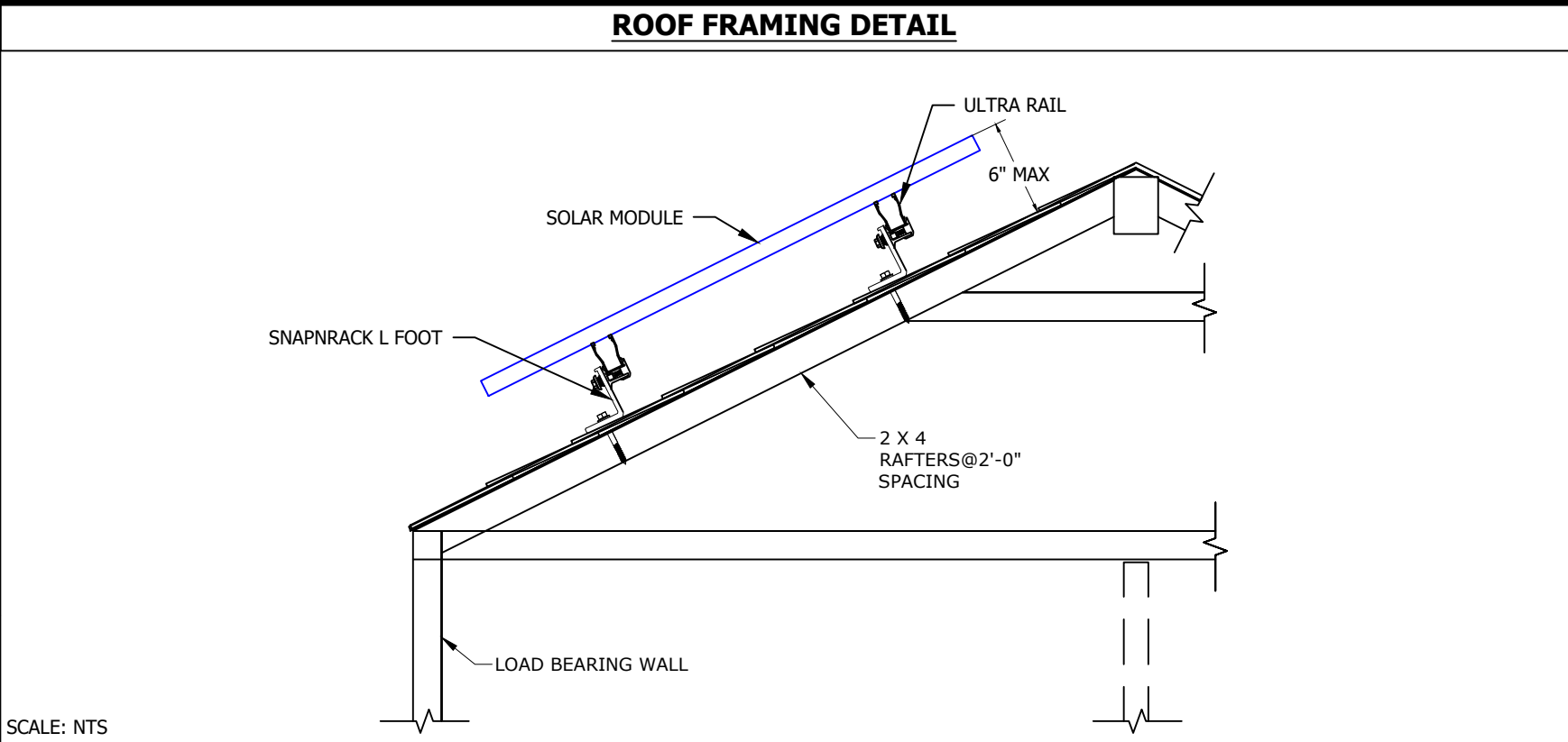
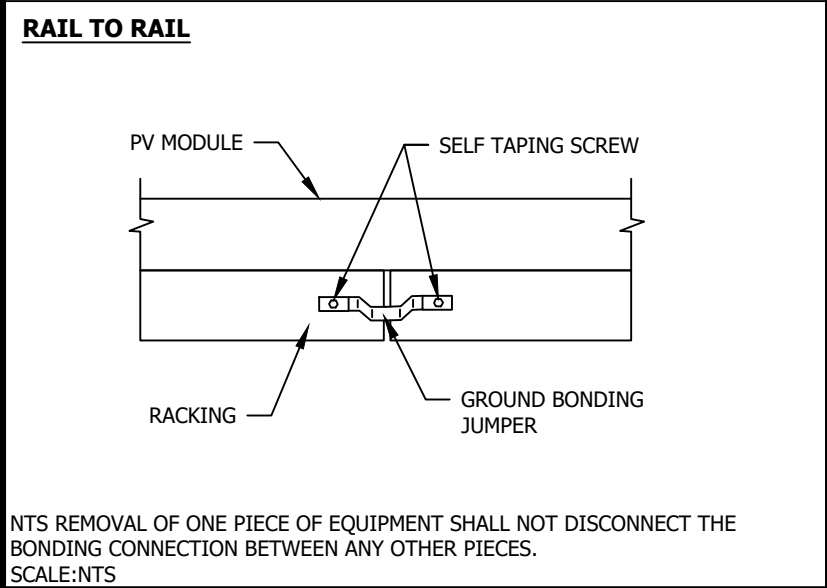
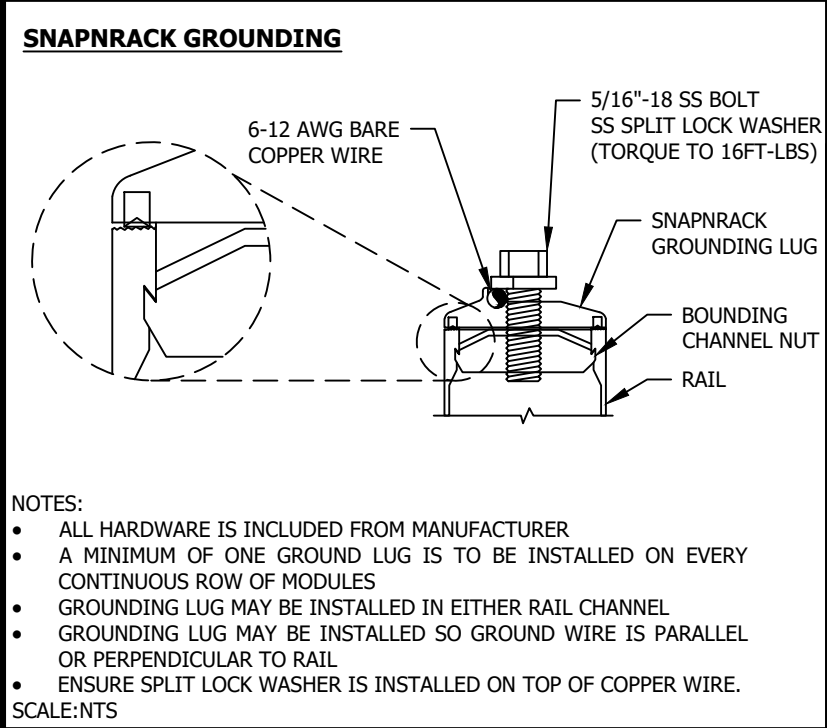
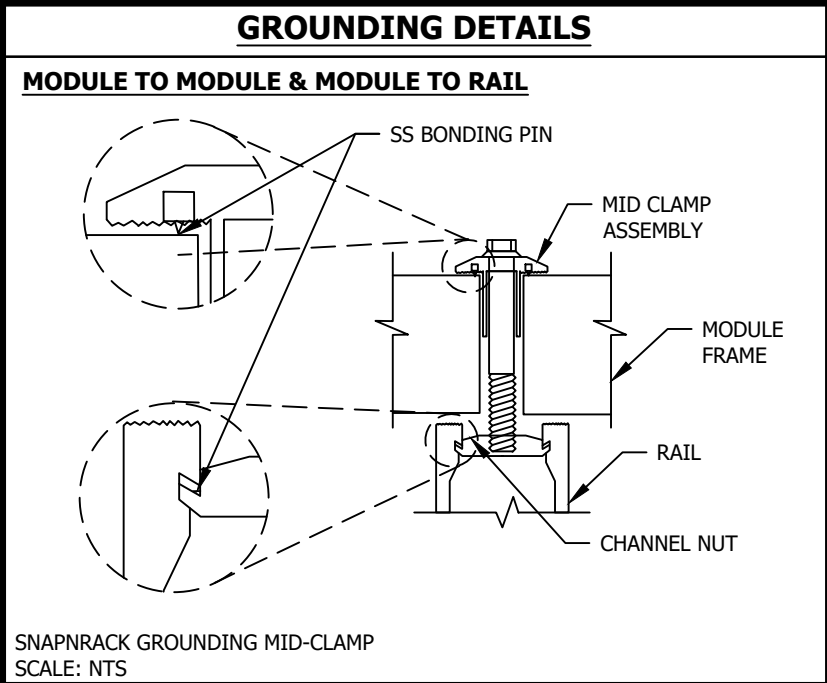
SCALE:AS NOTED	PAPER SIZE:17"x11"	
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DATE:09/01/20	REV:A	PV-3.1
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B	MOUNTING DETAILS
PV-3.1	SCALE:3/32"=1'-0"





SYSTEM INFORMATION

DC SYSTEM SIZE: 22110W
AC SYSTEM SIZE: 15840W
MODULES:
(66)LG LG335N1K-V5
INVERTER:
(66)ENPHASE IQ7-60-2-US
BRANCH DETAILS:
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(1) BRANCH OF 8 MICROINVERTER(8 MODULES)

ENGINEER OF RECORD



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763-450-9763
LIC:ELEC#EA006457
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CUSTOMER INFORMATION

NAME&ADDRESS:
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144 EDGEWOOD AVE,WAYZATA, MN 55391.
44°58'23.90"N 93°31'13.71"W
APN: 061-172-223-0019

AHJ:MN-CITY OF WAYZATA

UTILITY:XCEL ENERGY

PROJECT NUMBER:CCEN-001138

STRUCTURAL DETAILS-1

DESIGNER/CHECKED BY:
GA/RR

SCALE:AS NOTED

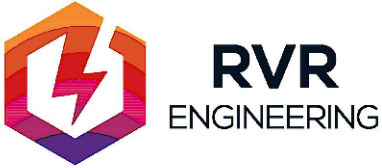
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DATE:09/01/20

REV:A

PV-3.2

GROUND MOUNT DETAIL



SYSTEM INFORMATION

DC SYSTEM SIZE: 22110W
AC SYSTEM SIZE: 15840W
MODULES:
(66)LG LG335N1K-V5
INVERTER:
(66)ENPHASE IQ7-60-2-US
BRANCH DETAILS:
(3) BRANCH OF 12 MICROINVERTER(12 MODULES)
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(1) BRANCH OF 8 MICROINVERTER(8 MODULES)

ENGINEER OF RECORD



10361 JAMESTOWN ST NE BLAINE, MN 55449
763-450-9763
LIC:ELEC#EA006457
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CUSTOMER INFORMATION

NAME&ADDRESS:
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44°58'23.90"N 93°31'13.71"W
APN: 061-172-223-0019

AHJ:MN-CITY OF WAYZATA

UTILITY:XCEL ENERGY

PROJECT NUMBER:CCEN-001138

STRUCTURAL DETAILS-2

DESIGNER/CHECKED BY:
GA/RR

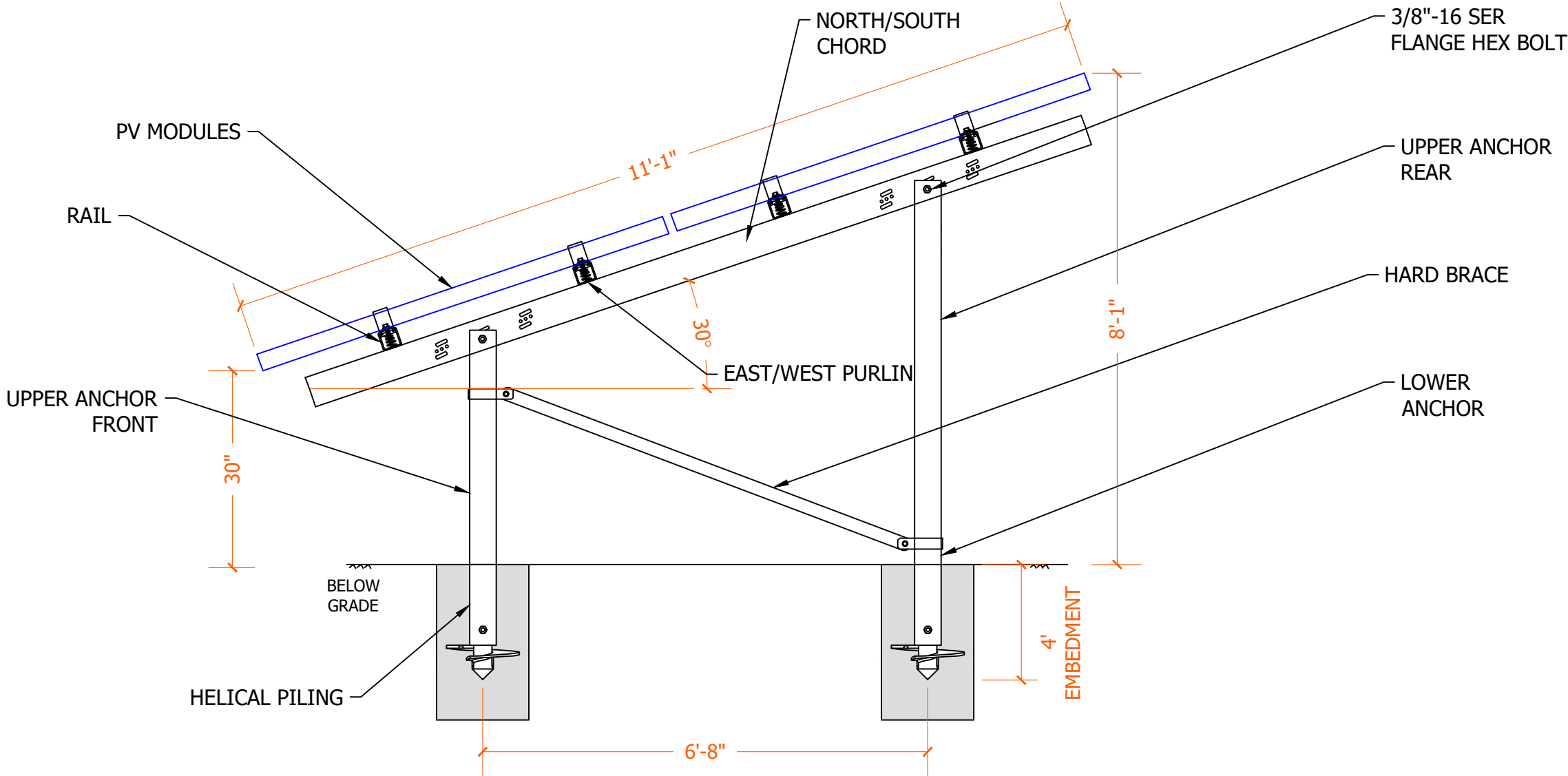
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PAPER SIZE:17"x11"

DATE:09/01/20

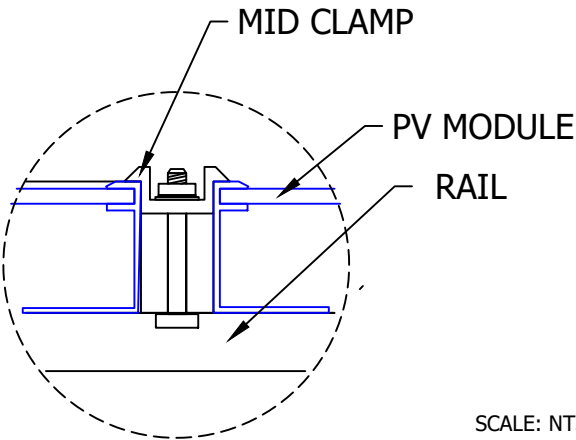
REV:A

PV-3.3

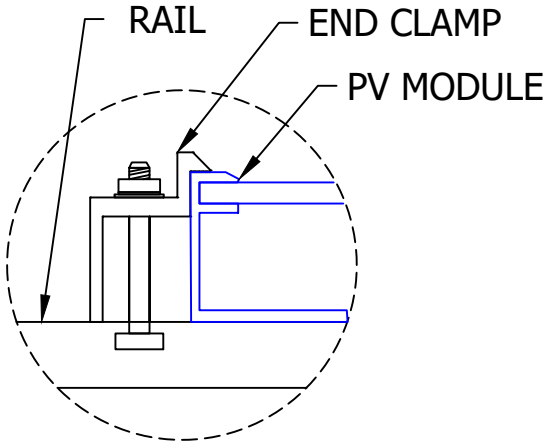


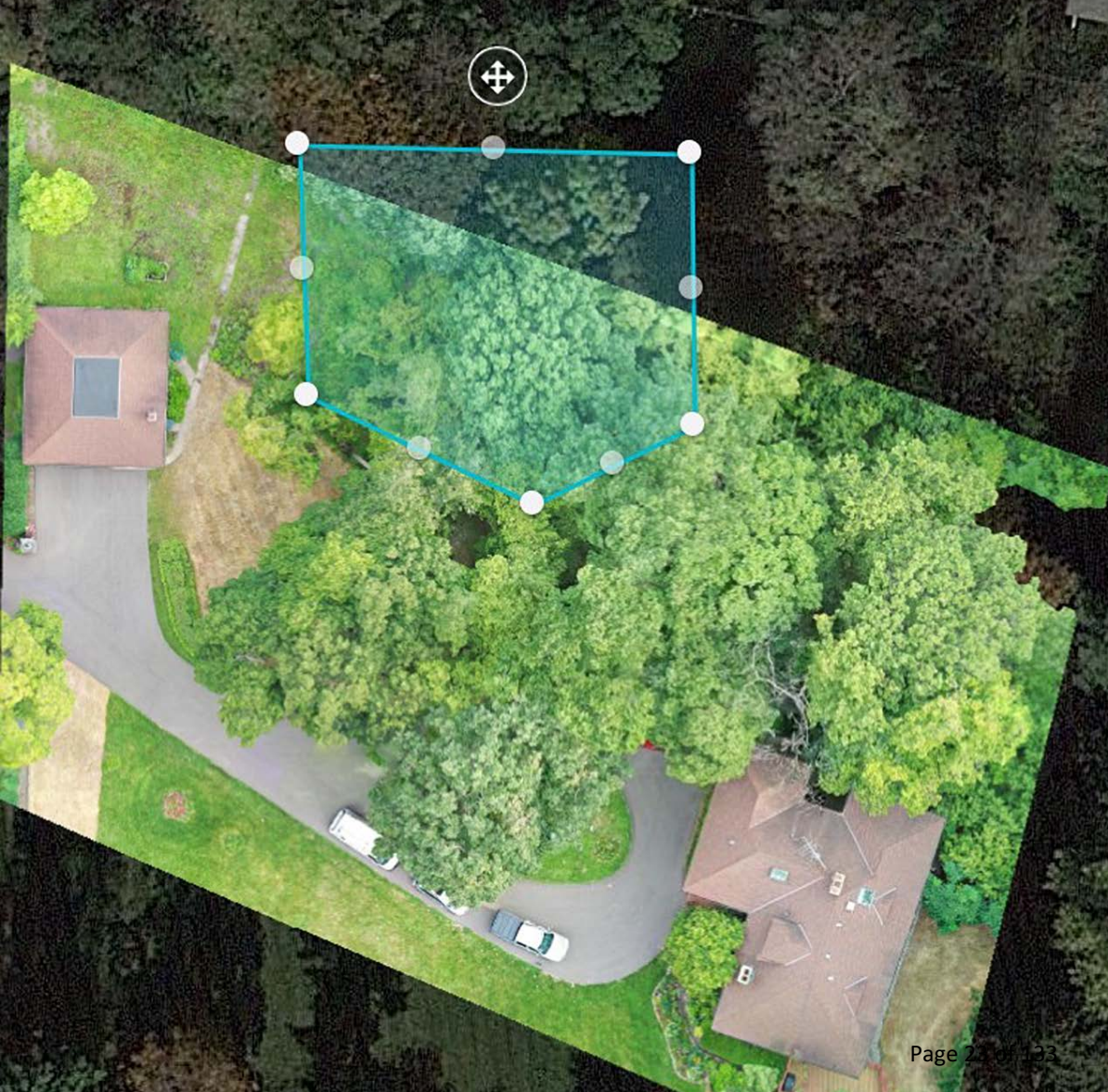
SCALE: NTS

MID-CLAMP & END CLAMP DETAIL



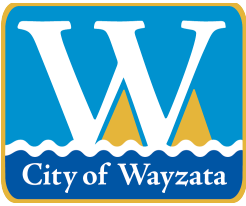
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EDGEWOOD



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 16, 2020	AGENDA ITEM: 5.b
TITLE: Consider Development Application for a Planned Unit Development Concept Plan and a Preliminary Plat Subdivision at 200 Lake Street East	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: January 2, 2021	

BACKGROUND:

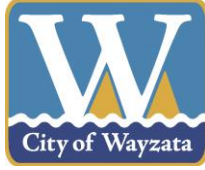
The proposed project would convert the existing building on the site to a 10-unit condominium building. Two new structures would be added to east and west of the current building. The proposed eastern building would include 10 condominiums and the proposed western building would include 18 townhomes. The redevelopment project would also include enclosed parking for the residential buildings, and two small parks on the eastern and western edges of the property. The development application requests will be held in two phases.

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 Attachments - 200 Lake Street East - PUD Concept Plan and Preliminary Plat Subdivision



Staff Report
Wayzata Planning Commission
November 16, 2020

Project Name: 200 E Lake Street

Approval Requests: Planned Unit Development Concept Plan and Preliminary Plat Subdivision

Applicant: Lake West Development, LLC

Applicant's Representative: Neil Reardon, ESG Architects

Addresses of Request: 200 Lake Street East

Prepared by: Emily Goellner, Community Development Director
Nick Kieser, Assistant Planner

"60 Day" Decision Deadline: January 2, 2021

Introduction

Background and Proposed Project

The applicant, Lake West Development, LLC, has submitted a Development Application requesting approval of a PUD Concept Plan and Preliminary Plat Subdivision for the property owned by TCF National Bank at 200 Lake Street East. The applicant is proposing to convert the existing office building into ten condominiums and construct two new residential buildings on either side (replacing the existing surface parking lots). The building to the east would be a ten-unit condominium building, and to the west an 18-unit, 2-building townhome development. In addition, small "pocket parks" would be built on the far east and west ends of the property.

The property is currently zoned for office use under a Planned Unit Development (PUD) District and accompanying PUD agreement that was approved in 1989. Any changes to that use and zoning require either new zoning, or a new PUD and PUD agreement. Accordingly, the Applicant is requesting approval of new PUD Concept Plan to convert the existing office building to condominiums, add two new residential developments on the site, and divide the property into separate lots. A previous application that was withdrawn by the Applicant requested rezoning and other approvals. A comparison of the previous plan with the current plan is summarized later in this report.

Property Information

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

Address	PID	Owner
200 Lake Street East	06-117-22-32-0029	TCF National Bank

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

Current Zoning:	Planned Unit Development (PUD)
2040 Comp Plan Designation:	Central Business District
Overlay Districts:	S/Shoreland Overlay District
Design District:	Lake Street District

Project Location

The property is located on the south side of Lake Street East between Ferndale Road South and Barry Avenue South. The BNSF railroad is located adjacent to this property.

Map 1: Project Location



Application Requests

The applicant is requesting approval of the following:

- A. PUD Concept Plan (§ 933.05): The proposed development would be carried out pursuant to a new PUD Plan, which requires approval of both a PUD Concept Plan and General Plan specific to this development proposal. The applicant is requesting Concept Plan review prior to submitting an application for General Plan of Development and the other approvals for the project noted below.

- B. Preliminary Plat (§ 1003.02): The proposed development would subdivide the property into three lots, and the property interests for the lot with the townhomes would be further subdivided by a common interest community (CIC) plat. A Final Plat would be prepared and reviewed with the PUD General Plan if the Preliminary Plat and PUD Concept Plan are approved.

Additional Project Approvals

If the project receives PUD Concept Plan and Preliminary Plat approvals, the next stage would involve the review and approval of the following:

- PUD General Plan
- Project Design
- Final Plat
- Shoreland Impact Plan/Conditional Use Permit (SIP/CIP) for an impervious surface greater than 75%
- PUD Zoning District Amendment
- New PUD Agreement

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on November 6, 2020. The public hearing notice was also mailed to all property owners located within 750 feet of the subject property on November 4, 2020.

Neighborhood Meetings

To inform neighbors on the previously submitted development application for this property, the applicant hosted a virtual neighborhood meeting on August 13, 2020. Notices were mailed to all property owners within 750 feet of the subject property. There were 35 people in attendance. The discussion focused on the building materials, building design and aesthetics, visitor parking, proposed open space, proximity to railroad tracks, and building height. After the Planning Commission held the public hearing on the application on September 21, 2020, the applicant withdrew the application so they could focus on a new proposal.

The applicant hosted another virtual neighborhood meeting on October 15, 2020 on the current application. Notices were mailed to all property owners within 750 feet of the subject property. There were 28 people in attendance and a summary of the meeting is provided in the application materials. The discussion focused on Americans with Disability Act (ADA) accessibility, visitor parking, railroad noise, proposed timing of construction, and preserving the small lake-town feel in the design.

History

The property is the location of the distinctive TCF building, built in 1990. The building was used as the corporate office for TCF National Bank. TCF has since moved its business to other locations and has listed the property for sale. The Applicant has signed a purchase agreement for the property that would allow it to redevelop the property as proposed.

The approvals for the TCF project in 1989 included a subdivision, SIP/CUP for impervious coverage, a drive-in banking facility CUP, and rezoning to PUD. The approved subdivision included the following easements:

- Three-foot wide landscaping and streetscape easement along the south side of the Lake Street East right-of-way;
- Three public utility easements running north to south through the property for a water main, sanitary sewer, and storm sewer;
- A pocket/mini park easement of the northeastern corner of the property; and
- The dedication of right-of-way for improvements at the Lake Street and Ferndale Road intersection.

There is a canopy structure located in the west parking lot that was previously used as the drive-in banking facility. In conjunction with any approvals for redevelopment, the CUP for drive-in banking would no longer be applicable to the site.

Summary and Analysis of Application

Current Application

As noted above, the applicant withdrew its previous development application, which did not include a request for a PUD Concept Plan. Rather, it included a request for a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, five variances and a Shoreland Impact Plan/Conditional Use Permit. After additional consultation and analysis of the project and the Zoning Ordinance, the Applicant is returning with an application for PUD approval, which staff believes is an appropriate type of request for this site. Under the Zoning Ordinance, PUDs are designed to allow greater flexibility in development, permit a mixture of uses, and allow deviations from strict provisions of the Zoning Ordinance for setbacks, lot area, width and depth, yards, etc. The flexibility is intended to encourage innovative, high-quality design for unique sites. The criteria for reviewing a PUD Concept Plan are found at the end of this report. Here, the applicant is presenting public space enhancements that aim provide public benefit in exchange for flexibility to some strict provisions in the Zoning Ordinance. Further, the property is currently zoned as PUD, and a new PUD Concept Plan and General Plan would be required for the new PUD project. The proposal, including its residential density, does not require a Comprehensive Plan Amendment.

Changes from Previous Application

The key changes to the project that the applicant has made in the current proposal, including those based on the feedback received, are:

- Changed the building on the western parcel from a 45-unit apartment building to 18-unit townhome
- Removed surface parking lot from western parcel
 - Created a drive behind the townhomes for access to the garages
- Removed one condominium unit from the eastern condominium building – reducing the unit count from 11 to 10 units

- Created a new amenity area in between the existing building and eastern building
 - Pool area, bar, and seating areas
- Decreased the eastern building height from 39 feet 9 inches to 35 feet. This was achieved by removing the underground parking from directly underneath the eastern building. Underground parking is now only under the existing building and the new amenity area on the eastern lot. This allowed the eastern building to be lowered to a height of 35 feet.
- Removed two access drives to the property. There are now a total of two proposed access points instead of four.
- Preserved the existing green space at the eastern building that holds the boulevard trees. There is no longer a request to vacate the 3-foot easement along Lake Street. The width of this green area will remain at 12 feet with a six foot sidewalk.
- Added a public seating area on the Lake Street right of way, located near the central and eastern buildings along the sidewalk.

Conversion of Existing TCF Building

Under the PUD Concept Plan, the existing three-story office building would be converted into a ten-unit condominium building. Terraces would be added to the south building elevations, the doorway to the west side of the building would be removed, and the doorway and access on the north facing Lake Street would be changed to comply with the Building Code and ADA requirements.

When this building was approved by the City Council in 1989 as part of the existing PUD, it conformed with the Zoning Ordinance. To the extent the building no longer conforms with the current provisions of the Zoning Ordinance, it would be classified as a legal non-conforming building. Code Section 915.02.B.1 allows that non-conforming principal buildings may be modified provided that the use and modifications meet the current zoning regulations and no other non-conformities are created. Under the proposal, the existing underground parking with this building would be utilized as residential parking. The height of the existing building, at 52 feet to the top of the gable and 60 feet to the top of the spire, would not change under the proposal.

Surface Parking Lots

As an office building, more parking was required by Code than for the proposed residential structure. If the TCF building is converted to ten condominium units, the surface lots are no longer needed on each side of the building. Therefore, the applicant is proposing to build new residential buildings on the two existing surface lots.

Proposed Use

Under the proposal, the property is envisioned as entirely residential. No commercial or office uses are planned.

The Comprehensive Plan land use designation for the property is Central Business District. The Central Business District covers almost the entire length of Lake Street. The area continues to evolve into a diverse environment of retail stores, offices, restaurants, residences, and parks. This diversity is seen as healthy in that it attracts a wide variety of people into the downtown area at all times of the day. This diversity along with its proximity to Lake Minnetonka make it a destination in the region.



Residential uses are appropriate for the Central Business District, but have typically included retail use on the ground floor along Lake Street (mostly east of Barry Avenue). Prior to being rezoned as a PUD, this property was zoned as C4-A. The C-4A Zoning District requires 50% of the ground floor to be commercial use. The Lake Street Design District also has a standard which requires 80% of the ground floor facing Lake Street to be a retail use, but this only applies east of Barry Avenue. Thus, the applicant is not required and is not providing commercial or office uses on the site under this proposal.

- Central Business District - 20 to 30 units/acre
- High Density Residential - 12 to 40 units/acre

Direction	Adjacent Use	Zoning	2040 Comp Plan Designation
North	Lake St E/Car Wash/Office/ Multi-Family	PUD/C-4A Limited Central Business District	Central Business District
East	Grove Ln E	R-2 Medium Density Single Family Residential	N/A
South	Railroad	R-2 Medium Density Single Family Residential	N/A
West	Ferndale Rd S/ Commercial	PUD	Central Business District

Nearby roadways include Lake Street, Barry Avenue, Ferndale Road, Edgewood Court, Grove Lane, and Shoreline Drive. Staff does not see any inconsistencies or concerns in traffic circulation and vehicular access in converting this property from office to residential use.

Capacity for Services

The Public Works/Engineering Department reviewed the impact that this proposal could have on the City's infrastructure. There was concern at the prior public hearing that a conversion of the existing office building to a site with 38 housing units could affect the sewer and water capacity.

Mike Kelly, the Director of Public Works/City Engineer has confirmed that 38 residential units will have little to no impact on the City's sewer system. This area of the City's sanitary sewer system (Lake Street between Ferndale and Barry) has significant, available, excess capacity. In addition, he has confirmed that 38 residential units will have little to no impact on the City's water system.

The City's 2040 Comprehensive Plan forecasts population growth that is consistent with the population increase proposed for this site.

The applicant notes that up to 140 employees occupied the office building on weekdays in the past.

Public Benefits

The applicant has noted several public benefits in the PUD Concept Plan application. The first stated public benefit is the infill of two street level parking lots on either side of the existing building at 200 Lake St E. The infill of these parking lots would create additional residential communities and would add to the streetscape of Lake Street. The proposed project would add to the new Panoway project which separated the sidewalk from the bike path and street. There would be additional amenities included in the streetscape such as additional seating areas and bike racks.

Additionally, the applicant is proposing two pocket parks on the east and west sides of the property. There is an existing pocket park on the east side of the parcel that includes landscaping and seating areas. This eastern park would be improved with this proposed project. The project would keep the seating areas, but would add additional landscaping, a more cohesive walking path, and bike racks. The size of this eastern pocket park would be similar to what exists on the site today.

The western pocket park would have a similar layout as the eastern park, but it would be smaller in area. The western park would have a separate walkway that connects Lake Street to Ferndale Road South. This park would include significant landscaping, seating elements, and additional bike racks. Both of these parks would be open for public access through easements to be finalized with the second phase of requests. The renderings provided show the finalized plans for the proposed parks.

An additional public benefit is the placement of all parking enclosed within the proposed buildings. The condominium parking would be located underground and the townhome parking would be located in attached garages at the rear of each unit. Also, the streetscaping with the proposed project would include significant landscaping and

walkouts from the new proposed buildings which would create a more pedestrian friendly area.

Proposed Density

The proposed density of the entire site is 16.7 units per acre (u/ac), and factoring out the public green spaces of the pocket parks, it is 18.69 units per acre. As part of the Preliminary Plat Subdivision requested in the Application, the applicant is proposing to split the existing lot into three lots in order to build four buildings on three separate lots (the townhomes on the western lot are proposed to be split between two buildings). The subdivision should be analyzed for consistency with the Comprehensive Plan and Zoning Code in terms of density for each of the three proposed lots. The density of each proposed lot is summarized in the following table:

Proposed Density					
<i>Building</i>	<i>Building Square Footage</i>	<i>Units</i>	<i>Lot Size, in Square Feet</i>	<i>Lot size, in acres</i>	<i>Density, in units per acre</i>
West	53,845	18	43,312	.994	18.1
Central	51,111	10	23,669	.543	18.4
East	48,334	10	31,982	.734	13.6
Total	153,290	38	98,963	2.272	16.7 (overall)

The 2040 Comprehensive Plan calls for a density range of 20 to 30 units/acre for the Central Business District. With a PUD, there is more flexibility with the proposed uses and residential densities in order to utilize a site design that compliments the unique features of the site. In this case, staff feels the proposed PUD would meet the Comp Plan density objective, while keeping just below the range to balance other factors such as the narrow depth of the lot, the unique shape of the lot, the lot's proximity to the railroad, and the placement, size, and height of the existing building on the site.

Unit Types and Sizes

The proposed west building would contain 18 two-bedroom townhomes with a two-stall attached garage for each unit. The existing building and the east building would contain two bedroom, two bedroom plus den, three bedroom, and three bedroom plus den condominium units. Additional information about unit sizes can be found on the attached floor plans.

Zoning

The property is currently zoned PUD, previously zoned C-4A, and is located within the Shoreland Overlay District. The following table outlines those standards:

Regulation	Current PUD Zoning	Previous C-4A Zoning	Shoreland Overlay District	Proposal
Lot Area (min.)	N/A	12,000 sq. ft.	Same as underlying zoning district	West: 43,312 Central: 23,669 East: 31,982

Residential Density	Consistent with Comprehensive Plan (20-30 units/acre)	N/A	Tiered based on underlying zoning district	West: 18.1 Central: 18.4 East: 13.6 Average: 16.7
Height (max.)	35 feet or 3 stories, whichever is less	30 feet or two stories, whichever is less	35 feet	West: 35 feet Central: 52 feet to the top of the gable and 60 feet to the top of the spire East: 35 feet
Lot Coverage (max.)	N/A	N/A	N/A	West: 38.5% Central: 59.4% East: 40.6% Average: 44.2%
Impervious Surface (max.)	N/A	N/A	25% or 75% with stormwater management or 100% with Shoreland Impact Plan/CUP**	West: 83.0% Central: 80.4% East: 71.2% Average: 78.6%
Floor to Area Ratio (F.A.R.)	N/A	2.0	Same as underlying zoning district	West: 1.02 Central: 1.55 East: 1.09 Average: 1.17
Setbacks (min.)	Same as previous zoning district. Setback 15 feet from the curb line. No nearer to another building than 1/2 the sum of the building heights of the 2 buildings	N/A	N/A	West: ~6 Feet Central: ~6 Feet East: ~6 Feet ~ 35 Feet from the Curb line (varies) Distance between West and Central building: 70 Feet Distance between Central and East building: 60 Feet Required: 43.5 Feet Distance between two West buildings: 28 Feet Required: 17.5 Feet

* The Shoreland Impact Plan/Conditional Use Permit for impervious coverage would be submitted with the Final Design phase.

The zoning of the surrounding properties varies from PUD and C4-A for the parcels across Lake Street, R-2 for the railroad right-of-way and City owned Depot property, C-3/PUD for the Boatworks property, R-3 for the single family residential properties along the Grove Lane cul-de-sac, and R-1A for the single family properties to the south along Ferndale Road.

Building Height

The height of buildings in PUD Districts may not exceed 35 feet. Building height is measured from the average grade along the building footprint to the top of the parapet/coping of a flat roof. The proposed west and east buildings would be 35 feet from the average grade plane to the parapet/coping of the flat roof of the third story, and would thus comply with the maximum height allowed of 35 feet.

The existing TCF building would not change. It has a legal non-conforming height of 52 to the top of the gable and 60 feet to the top of the spire.

Open Spaces

The mini-park on the east end of the development would be redesigned with new elements and will stay the same size. A new mini-park would be installed on the west end of the development and would be approximately same size as the existing green space in that location (which is not currently designed as a park). An attached exhibits notes the exact sizes of these open spaces.

A new feature of this development application is the addition of a private outdoor amenity area between the central and east condominium buildings. This area includes a pool, lounge area, bar area, and additional landscaping. This area is proposed to cover the additional underground parking for the eastern building.

Access Points

The existing TCF project has four access points (driveways) onto Lake Street East. The proposed development would reduce the number of driveways by two to include a total of two driveways onto Lake Street East. The two proposed access points would be in a similar location to the two existing most western access points. The two most eastern access points would be removed with this proposed project.

The proposed western access point would provide access to the attached garages on the rear side of each townhome on the western lot. The proposed eastern access point would provide access to a 40-stall underground garage that would serve the existing building and eastern building. Pedestrian access for the townhomes would be provided to each unit from Lake Street. Direct pedestrian access would be provided to seven of the ten condominium units on the eastern building. The additional three condominiums on the top floor of the eastern building would be accessed via a staircase or elevator that can be accessed from an opening on Lake Street or from the underground garage. The existing TCF building has three pedestrian entrances along Lake Street.

Train

The project property is adjacent to the BNSF railroad track, and concerns have been expressed during the public meetings about the impact that train noises and vibrations would have in such close proximity to residents of this development. At the October 15, 2020 neighborhood meeting, there were questions of how this could threaten the position of these units in the condominium and townhome marketplace.

According to BNSF, there is an average of 6 trains per day on these tracks. Wayzata is also in a Partial Quiet Zone, which reduces train horns from 10 pm to 7am. The applicant has also stated that the windows of the lower residential units would be up higher so the trains do not impact the views of the units as much. The applicant has indicated that the proximity to Lake Minnetonka and downtown Wayzata, as well as the high-quality design and materials will maintain a good position for these condominiums and townhomes in the marketplace.

Lot Coverage

There is not a lot coverage standard applicable to this site. Lot coverage is defined as the area of a lot occupied by the principal building or buildings and all accessory buildings. The lot coverage calculations are shown in the table below. The lot coverage for the entire site is 48.9%. The east and west lots have the least lot coverage mainly because they incorporate the proposed pocket parks into the lots. Compared to the last application submittal, the central lot coverage did not change. The lot coverage on the west lot was reduced by 15% and the lot coverage on the east lot increased by 6%.

Proposed Lots	Lot Coverage Percentage
Lot 1 (West Lot)	38.5%
Lot 2 (Central Lot)	59.4%
Lot 3 (East Lot)	40.6%
Entire Site	48.9%

Impervious Surface

There is not an impervious surface standard applicable to this site. Impervious surface is defined as a constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increase rate of flow than prior to development. Examples include rooftops, sidewalks, patios, driveways, parking lots, storage areas, and concrete, asphalt, or gravel roads. Since the last application submittal, the proposed impervious surface on the west lot did not change. Imperious surface on the central decreased by 6%. It decreased on the east lot by 1%.

Proposed Lots	Proposed Impervious Surface Coverage
Lot 1 (West Lot)	80.3%
Lot 2 (Central Lot)	80.4%
Lot 3 (East Lot)	71.2%
Entire Site	78.6%

During the second phase of requests for this project, a Shoreland Impact Plan/Conditional Use Permit would be needed for the amount of proposed impervious surface. This CUP will describe and show the stormwater best management practices used on this site. The CUP request will be reviewed by the City Engineer/Public Works Director to ensure that the stormwater runoff will be minimized and runoff from the impervious surfaces would stay on the site for filtration. This is standard practice for all the developments along Lake

Street since they are located within the Shoreland Overlay District. Several best management practices (BMPs) have been used in the past, so more detail would be provided by the applicant if the first phase is approved.

Floor Area Ratio (FAR)

For a PUD District, there is no FAR standard. Floor are ratio is defined as the floor area of a building or buildings on any lot divided by the area of such lot, or in the case of planned developments by the net site area. The floor area ratio requirements vary by Zoning District. The table below shows the FAR for each lot as it would be subdivided. The largest FAR is on the middle lot as that is the lot that has a majority of the lot taken up by the principal structure and does not include the parks on the western and eastern sides. Compared to the last application submittal, the FAR for the site overall was reduce by .15. It decreased slightly on the west and east lots and increased slightly on the central lot.

Proposed Lots	Lot Size (square feet)	Gross Floor Area (square feet)	FAR
Lot 1 (West Lot)	43,312	44,178	1.02
Lot 2 (Central Lot)	23,669	36,687	1.55
Lot 3 (East Lot)	31,982	34,860	1.09
Entire Site	98,963	115,725	1.17

Parking

The proposed project meets the parking requirement. The proposed project provides a total of 76 parking spaces, which meets the Code requirements and exceeds the minimum amount of enclosed parking spaces required.

Multi-family and townhome residential projects must include a minimum of two parking spaces per unit, one of which one must be enclosed. The proposed 38 units requires a minimum of 76 parking spaces, of which 38 must be enclosed. The proposed parking plan is summarized in the following table:

Project Location	Number of Units	Parking Requirement (Enclosed Requirement)	Total Parking Provided
West Buildings	18 Units	36 Total (18 Enclosed)	36 Total (All Enclosed)
Existing Building	10 Units	20 Total (10 Enclosed)	20 Total (All Enclosed)
East Building	10 Units	20 Total (10 Enclosed)	20 Total (All Enclosed)
Total Proposed	38 Units	76 Total (38 Enclosed)	76 Total (All Enclosed)

Each townhome unit on the western lot has two enclosed parking spaces on the ground level attached garage. The existing building and eastern building would have 40 total spaces incorporated in the underground level of the buildings. The underground parking for the two multi-family structures would be connected and would only have one access point that would be from the central lot. Nine of the parking spaces would be on the eastern lot and underneath the amenity area with the pool. The remaining 31 parking spaces would be in the existing underground parking structure for the existing building. The access point for these underground parking spaces would open up on the same line as Edgewood Court.

Visitor parking was highlighted as a concern at the neighborhood meeting. There are currently 13 on-street parking stalls on this portion of Lake Street with additional stalls that are currently taken up by the Ventana and Melvin's projects nearby. There is a public parking facility proposed to be constructed on the opposite side of Lake Street behind 235 and 253 Lake Street. This parking facility will help with the increased development on the western side of Lake Street.

Utilities

The applicant has submitted preliminary civil engineering plans for a cursory review. More detailed plans and thorough review by Engineering staff would be conducted with a PUD General Plan and Final Plat Subdivision application submittal. While water and sewer pipe sizes are not shown, there are not any major concerns. Some outstanding questions must be addressed in the submittal of additional plans:

- Must determine whether utility mains on Lot 1 be public or private
- An easement for the storm sewer relocation on Lot 21 will be required
- Developer would need to enter into a Storm Water Facility Maintenance Agreement

Trees and Landscaping

The applicant has provided a preliminary tree and landscaping plan that will be finalized and reviewed further with the PUD General Plan if the Concept Plan is approved. The majority of the new trees and landscaping would occur at the two pocket parks and boulevard trees along the entire north property line along Lake Street. The proposed trees will need to fit in with the Panoway project construction. A majority of the existing boulevard trees by the eastern building and existing building will remain with construction, but the trees on the western lot are proposed to be new plantings. Engineering staff note that the trees in the eastern park would have to meet Met Council standards for separation from forcemains.

Preliminary Plat

In addition to approval of the PUD Concept Plan, the applicant is requesting approval of a Preliminary Plat and, if approved, a Final Plat would be reviewed with the PUD General Plan.

As noted above, the Preliminary Plat would subdivide the existing lot into three separate lots. The western lot would be further divided to allow ownership for the 18-unit townhome development.

Easements needed for the PUD plans would be reviewed and finalized for incorporation into the Final Plat. This would include public access and maintenance easements for the two pocket parks that would remain privately owned and maintained. Drainage and utility easements would also be included in the Final Plat as the civil engineering plans become more finalized and the stormwater management techniques are incorporated with the Shoreland Impact Plan/CUP.

Anticipated Design Standard Deviations

The applicant has identified two deviations that will be requested in the next phase of applications if a PUD Concept Plan is approved. The attached renderings show the buildings as if these deviations are approved.

Upper Story Setbacks

The applicant notes that these two standards are likely not met on the 2nd and 3rd Levels of the West Buildings:

- In this proposal, 2nd level terraces are set back 5 FT rather than the required 6 FT (Code Section 909.08.A.1.)
- In this proposal, 3rd level terraces are set back 5 FT rather than the required average of 10 FT (Code Section 909.08.A.2.)

Ground-Level Façade Transparency

Section 909.11.B states that no less than 50% of the ground level facade of any building fronting Lake Street shall be transparent glass. The applicant notes that they are proposing likely less than 50% transparent glass on the ground level of both the West and East Buildings. This standard does not apply to the existing building.

Primary Questions to Consider

PUD Concept Plan:

1. Is an all-residential use appropriate for this site?
2. Is the density appropriate for this site?
3. Is there innovation in the development that leads to economic expansion through greater variety in type, design, and placement of structures and
4. Does this site design work well with the unique qualities of the site?
5. Does the project provide higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers?
6. Does this PUD Plan create a more desirable and creative environment than might be possible through the strict application of zoning and subdivision regulations?
7. Is the proposed development pattern in harmony with the objectives of the 2040 Comprehensive Plan?

8. Is there an overall higher standard of site and building design?
9. How does the proposed project effect the health, safety and welfare of residents of the community and the surrounding area?

Preliminary Plat:

1. Is the proposed subdivision consistent with the 2040 Comprehensive Plan?
2. Is the architectural appearance, scale, mass, construction materials, proportion, and scale of the roof line of the proposed buildings similar to the characteristics and quality of the existing development in the City?
3. Will the creation of these new lots adversely impact the scale, pattern, or character of the City, its neighborhoods, or commercial areas?
4. Are the design of the lots, the building pads, and site layout respond and are reflective of the surrounding lots and neighborhood character?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the PUD Concept Plan and Preliminary Plat approvals requested in the application, for review and adoption at the next Planning Commission meeting.

Attachments

Application
Applicant's Concept Review Submittal Findings
Applicant's Statement and Narrative
Site Context
Site Map
Renderings
Building Sections
Sidewalk and Streetscape Exhibits
Building Floor Plans
Project Metrics
Zoning Summary
Proposed Subdivision
Open Space
Parking Area
Impervious Area
Site Plan
Grading and Drainage Plan
Utility Plan
Tree and Landscaping Plan
Open Space and Fencing Setback Exhibits
Summary of October 15, 2020 Neighborhood Meeting
Meeting Minutes from Previous Application Submittal, September 21, 2020

Applicable Code Provisions for Review

Staff has analyzed the application materials and information provided by the applicant under the applicable Zoning Ordinance and Subdivision Ordinance criteria. While several criteria appear to be met, staff has highlighted in **bold** below the criteria that should be discussed and considered further by the Planning Commission.

2040 Comprehensive Plan:

Guiding Principles:

Walkable and Pedestrian Friendly

- **The argument for a more pedestrian oriented community goes beyond the social and health benefits it provides – walkable communities also lead to increased economic activity.**
- For Wayzata to be more walkable, development needs to occur on a smaller human scale – smaller parks near neighborhoods, small node development for small economic activity in otherwise traditionally residential neighborhoods, and housing within traditionally commercial spaces.

City Nodes with Greater Housing Diversity

- **Higher density, for Wayzata, would mean City pockets with townhome developments, and housing developments in traditionally commercial areas.**
- This higher density, combined with pointed efforts to make Wayzata walkable, multi-generational, and connected could bring liveliness to nodes within the City.

Residential Goals and Policies

Goal: Create connected neighborhoods that provide access to services, housing and recreation for all ages and mobility types.

Policy: Monitor the need and enforce transitional uses or buffers between incompatible uses when infill or redevelopment is proposed.

Policy: Encourage and promote a balanced housing supply.

Future Lane Use

- Wayzata seeks to manage development of land in a manner that results in compatible land use patterns, access to services and amenities, and efficient utilization of public services.
- **Through management of the Comprehensive Plan, the City will maintain attractive, high quality living and working environments for community residents and visitors.**
- The City recognizes that the plan may evolve and change in the coming years and that the City should engage in regular reviews, ideally on an annual basis, to ensure the plan is kept current.

PUD Concept Plan: Ch. 933

The Council shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of the PUD Ordinance.

If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of this Section, it may approve the PUD, although it shall not be required to do so.

The PUD Ordinance is established to provide comprehensive procedures and standards designed to all greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications or a mixture 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.

Preliminary Plat: Ch. 1003

The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

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

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

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

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

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

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

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

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

9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Chapter 909 of the Wayzata Zoning Ordinance.

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

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

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

OCTOBER 16th, 2020

CONCEPT REVIEW

200 EAST LAKE STREET
WAYZATA, MN
LAKE WEST DEVELOPMENT



Principles and Guidance:

The key design objective of this redevelopment project is the creation of three new residential communities on the current TCF Bank site. The project will enhance the fabric and identity of downtown Wayzata by infilling existing parking lots with three high-quality, three-story residential buildings, and re-purpose the existing bank into a residential condominium. The project vision is based upon timeless urban design principles and key goals of the Wayzata Comprehensive Plan. Guiding principles include:

- + Fostering charm in a community known for its small-town character by focusing on the quality of the design of the buildings and the landscape
- + Enhancing a walkable and pedestrian friendly environment. The project will integrate seamlessly into the new Lake Street rebuild to support this goal.
- + Enhancing a connection to nature through the creation of pocket parks at each end of the development.



Key Design Features:

+ Public realm and Street-scape:

- Full integration of the new buildings into the updated Lake Street rebuild.
- Enhanced landscaping within the setbacks to improve the pedestrian experience.
- An updated plaza/pocket park at the corner of Barry and Lake that includes seating, updated landscaping and a boardwalk element.
- A new green space/pocket park at the corner of Ferndale and Lake that includes intensive landscaping to mark this key intersection.

+ Parking Strategy:

- All 76 parking stalls are enclosed with the buildings. The code required parking spaces are met at a 2 stalls per dwelling unit ratio.

+ Building Design:

- Use of high-quality exterior materials, including stone, brick, stucco and large windows.
- Appropriate use of building details and setbacks to maintain an appropriate scale for the project. Connect first floor dwelling units to the ground plane with porches and stoops.
- Keep the height of the new buildings below that of the existing bank building.



Project Approach Overview:

At present the existing site is made up of two surface parking lots serving a mid-size office building that is approximately 30 years old. In the past the office building has been the home of roughly 140 employees and the surface parking lots have directly supported the office use.

This proposal is to bring approximately 85 residents to the site in 38 dwelling units in total and to provide the required number of parking stalls per City of Wayzata code, located at an underground enclosed location and tucked in at ground level of the proposed town-homes in the West Buildings. The proposal keeps height to a three-story maximum while following the guidance from the Comprehensive Plan and Lake Street District Design Guidelines.

Hemmed by the railroad line and Lake Street the site is a narrow liner parcel that has only been conducive to surface parking in the past. By building out to near the lot lines, using existing curb cuts, tucking parking under the buildings, providing active and passive public green space, and making significant public realm improvements this project is an example of a development that straddles the threshold of providing public benefit with meaningful private investment.

A list of the identified variances is included later in this document in the zoning summaries pages.



Project Summary:

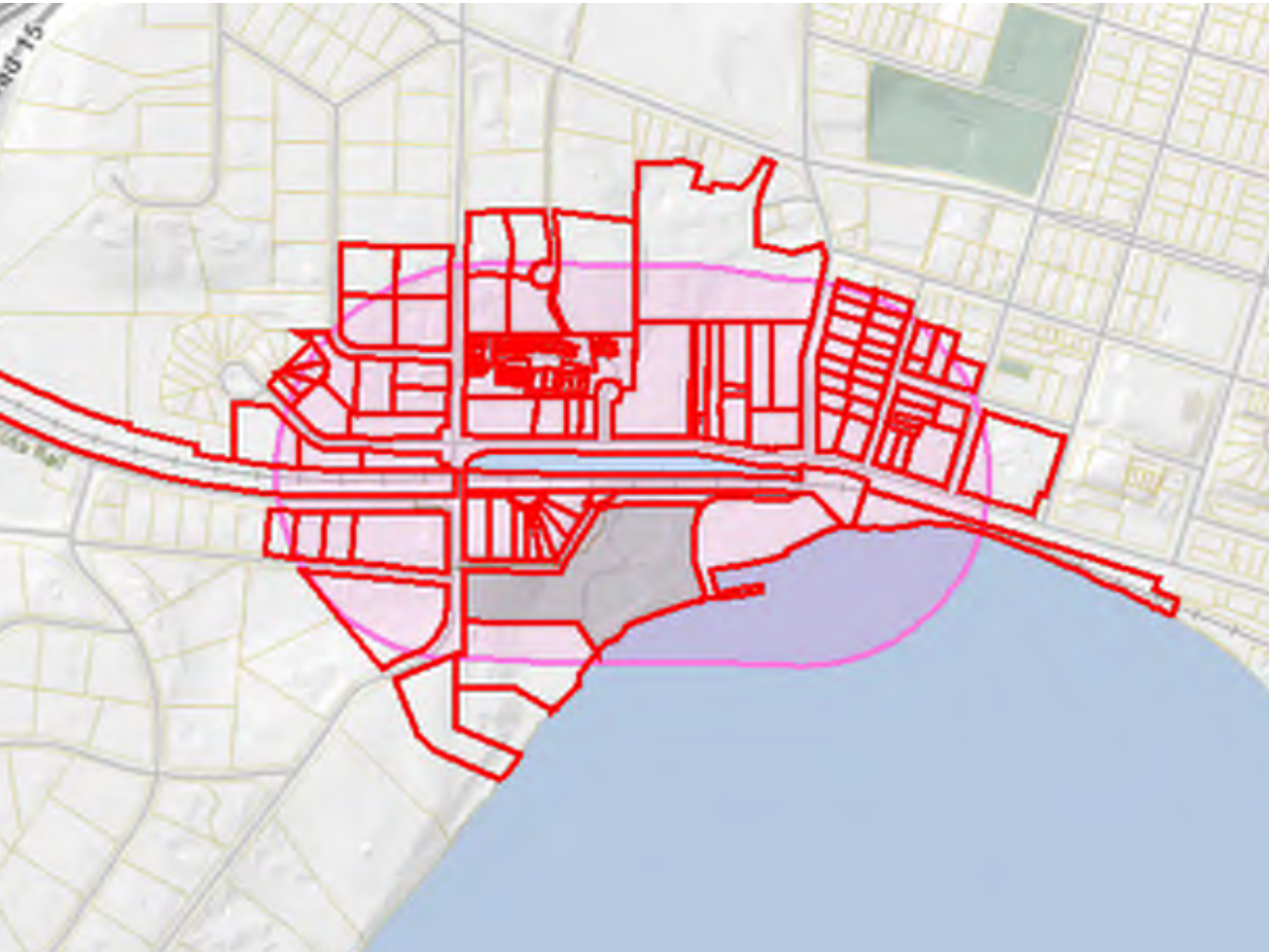
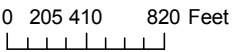
NAME OF PROJECT: 200 East Lake	ACREAGE: 2.272 Acres
TYPE OF PROJECT: Multi-Family Residential	OWNER(S): West Lake Development, LLC
LOCATION: 200 Lake St E, Wayzata, MN 55391	ARCHITECT: ESG Architects

Development Statement:

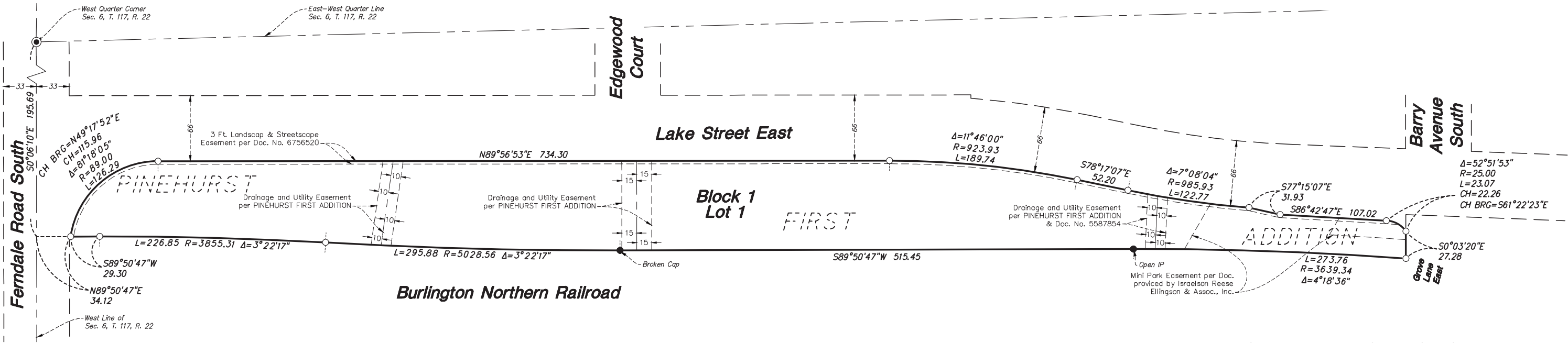
The project consists of four buildings each contributing to the Comprehensive Plan Goals in a variety of ways. Those include but are not limited to the following: re-use/rehabilitations of existing structures, building of new ownership housing, increasing housing access options and the diversity of housing types. This review as proposed is consistent with the overall goals of the City’s Comprehensive Plan.

The proposed review intends to serve market demand multi-family ownership housing (condominium) for both newly built and conversion of existing structures creating unique character. Additionally, the market is also served by the proposed west building as a series of independently owned townhouses.

PROPERTY LINES
750 FT AROUND PROPOSED PROPERTY



PROPERTY EASEMENTS



NOTE: FURTHER INFORMATION FOUND IN APPENDIX

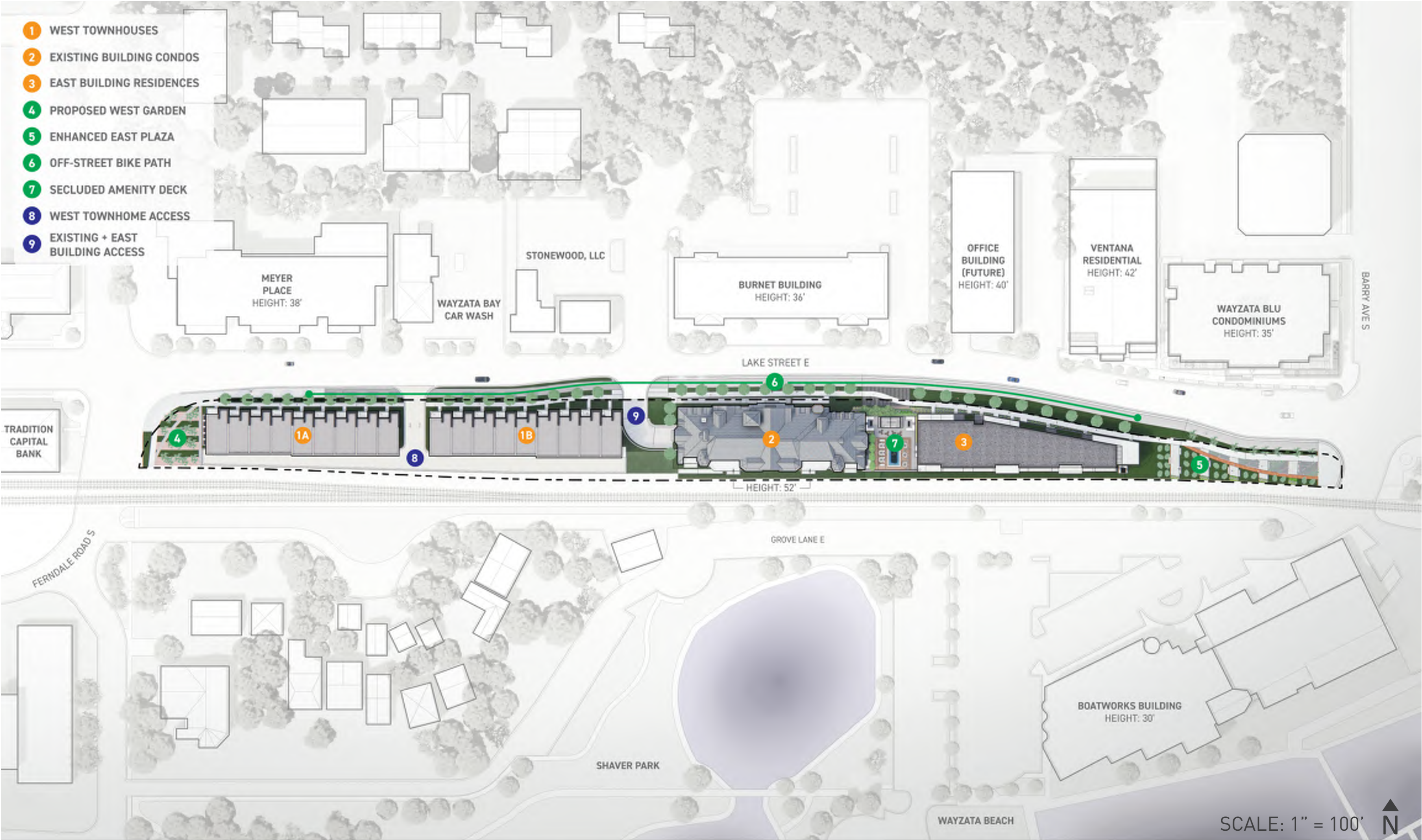
Lake Street Reconstruction + Panoway:

A key design objective of this development is to enhance the community vision of downtown Wayzata by sensibly filling in a couple of remaining gaps in the fabric of the village and to integrate the project with the new Lake Street reconstruction effort that is a part of the Panoway project. This narrow sliver of property has to date been occupied by surface parking flanking the TCF bank building. It is now proposed as a low rise, low density residential community that will maintain the character and charm of the existing bank building and the immediate built context. Landscaping will seamlessly connect with the new pedestrian sidewalks and Dakota Rail Regional bicycle trail along the south side of Lake street.

There is opportunity to enlarge the Panoway vision by incorporating upgraded pocket park spaces at both the east and west ends of the site. At the east end, the plaza at Barry and Lake will be upgraded based upon community input in order to enhance the Panoway and downtown vision. The green space proposed for the intersection of Ferndale and Lake would complement this effort. Connecting these community amenity spaces to the larger Panoway vision is thus a key goal of this development.



Images courtesy of City of Wayzata website + ESG Architects.





1. AERIAL VIEW OF EAST BUILDING



2. VIEW OF EAST BUILDING FROM LAKE STREET



3. VIEW OF EXISTING BUILDING FROM LAKE STREET



4. VIEW OF STREETScape AT EAST BUILDING



5. VIEW OF STREETSCAPE AT EAST BUILDING



6. VIEW OF EAST BUILDING FROM LAKE STREET



7. VIEW OF COMMONS AREA AT EAST BUILDING



8. VIEW OF WEST TOWNHOUSES FROM LAKE STREET



9. VIEW OF WEST TOWNHOUSES FROM LAKE STREET



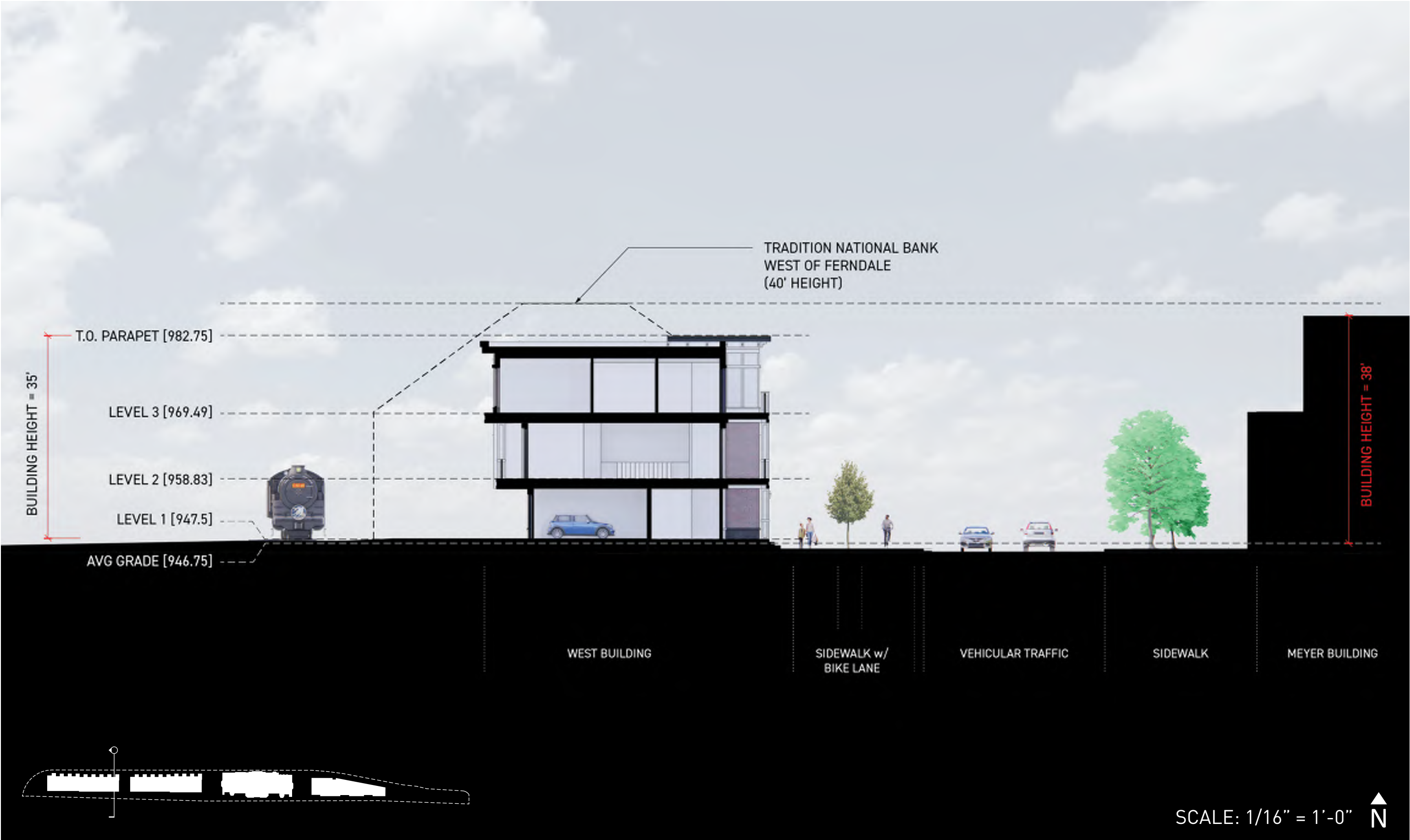
10. VIEW OF WEST TOWNHOUSES FROM LAKE STREET - NIGHT



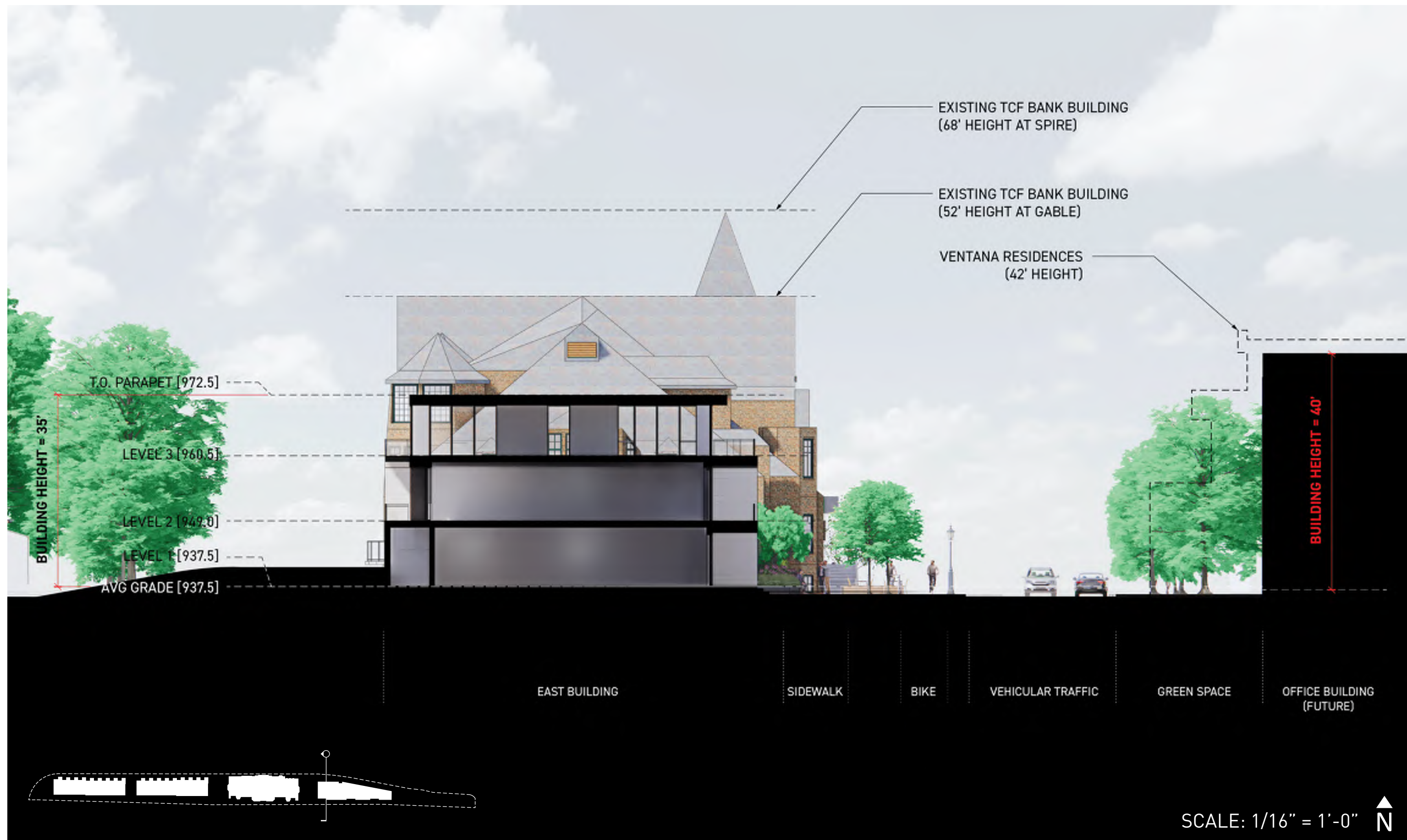
11. VIEW OF STREETScape AT WEST TOWNHOUSES

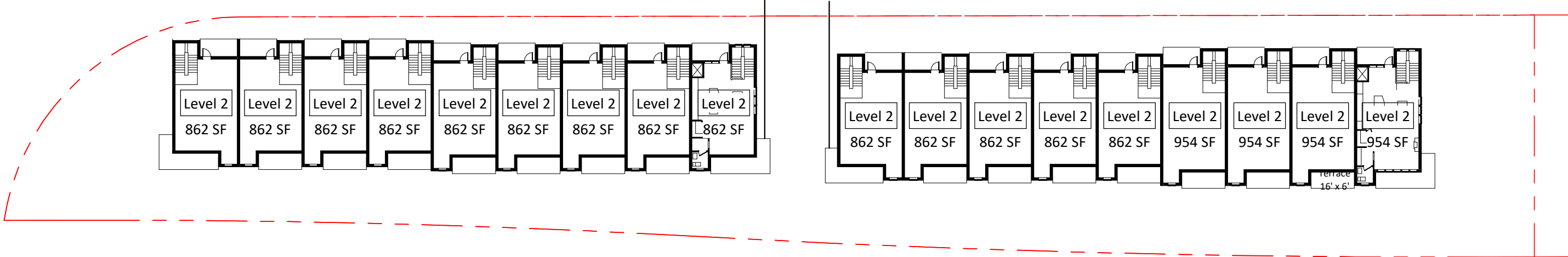


12. VIEW OF EAST BUILDING FROM WAYZATA MARINA



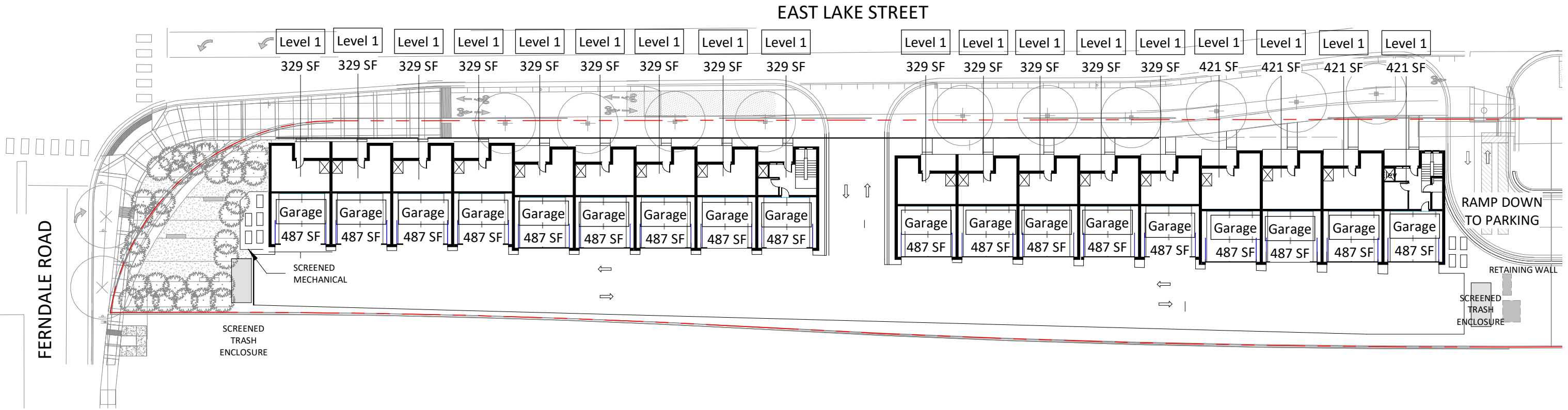
WEST BUILDING SECTION





LEVEL 2 - WEST BLDG

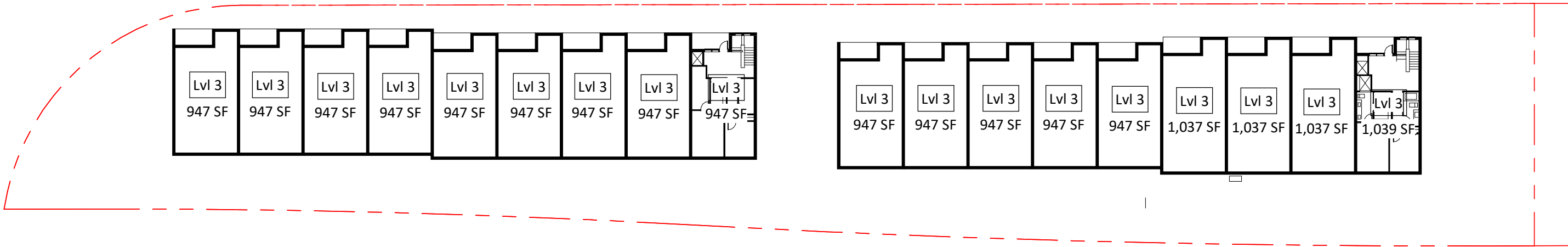
1" = 40'-0"



LEVEL 1 - WEST BLDG

1" = 40'-0"

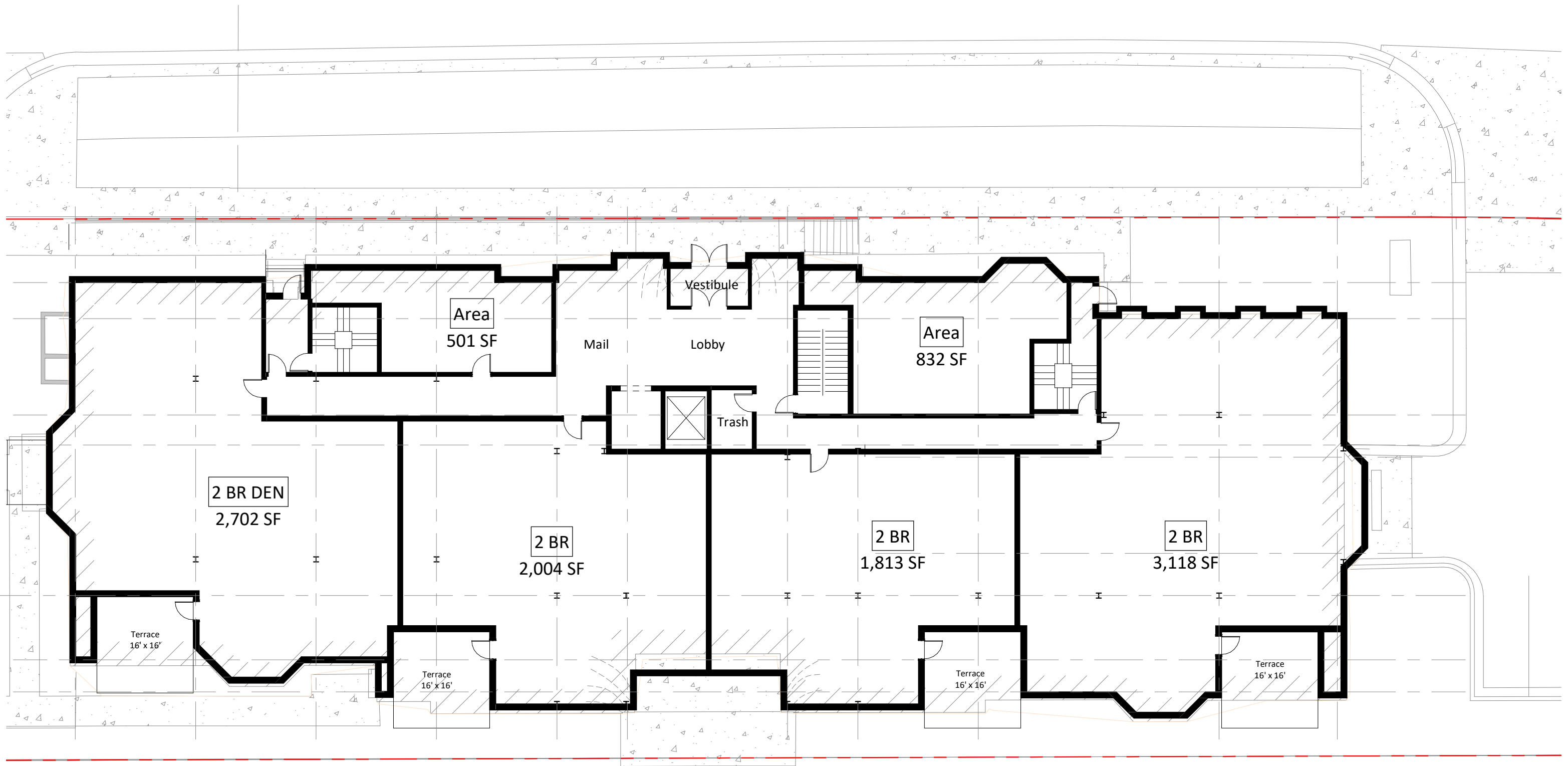
SCALE: 1/32" = 1'-0" 



LEVEL 3 - WEST BLDG

1" = 40'-0"

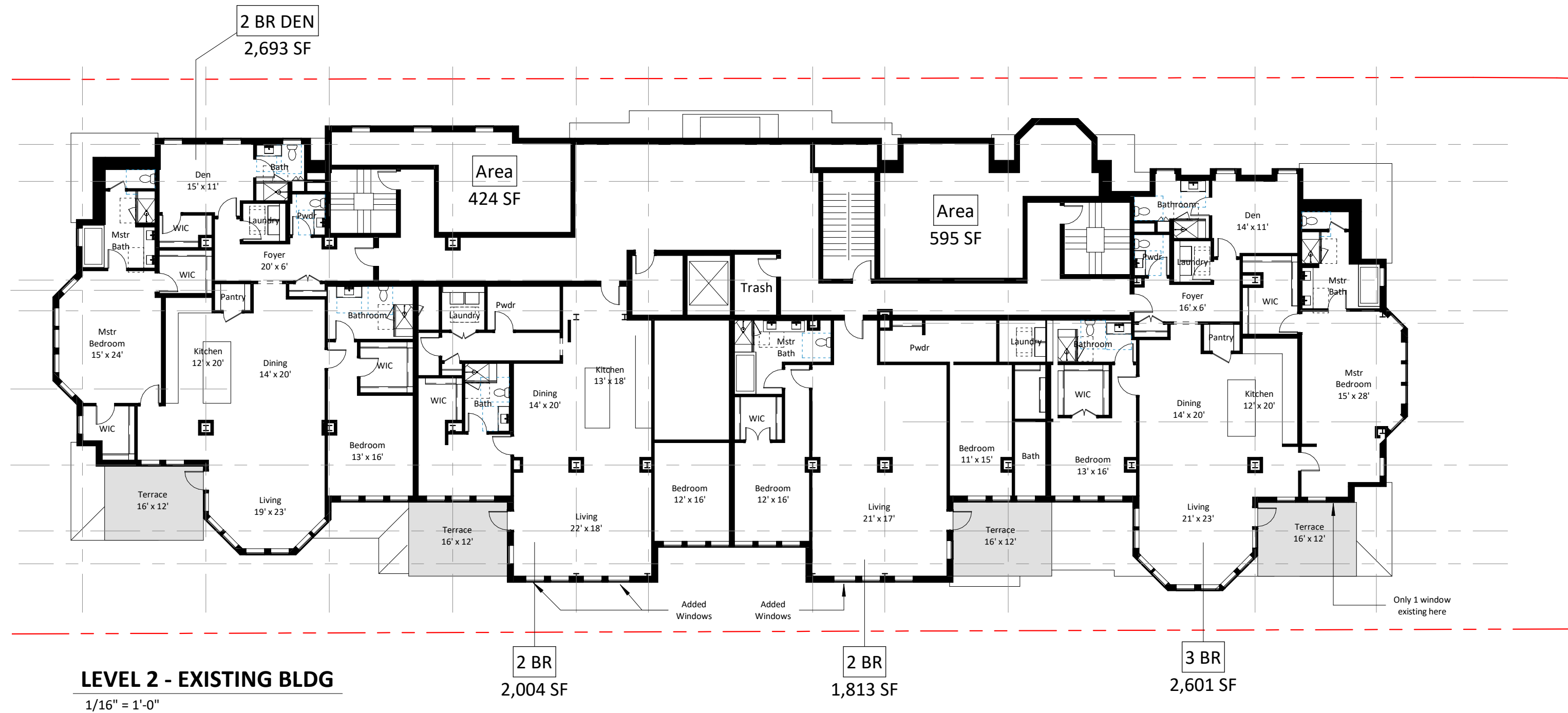
SCALE: 1/32" = 1'-0" 



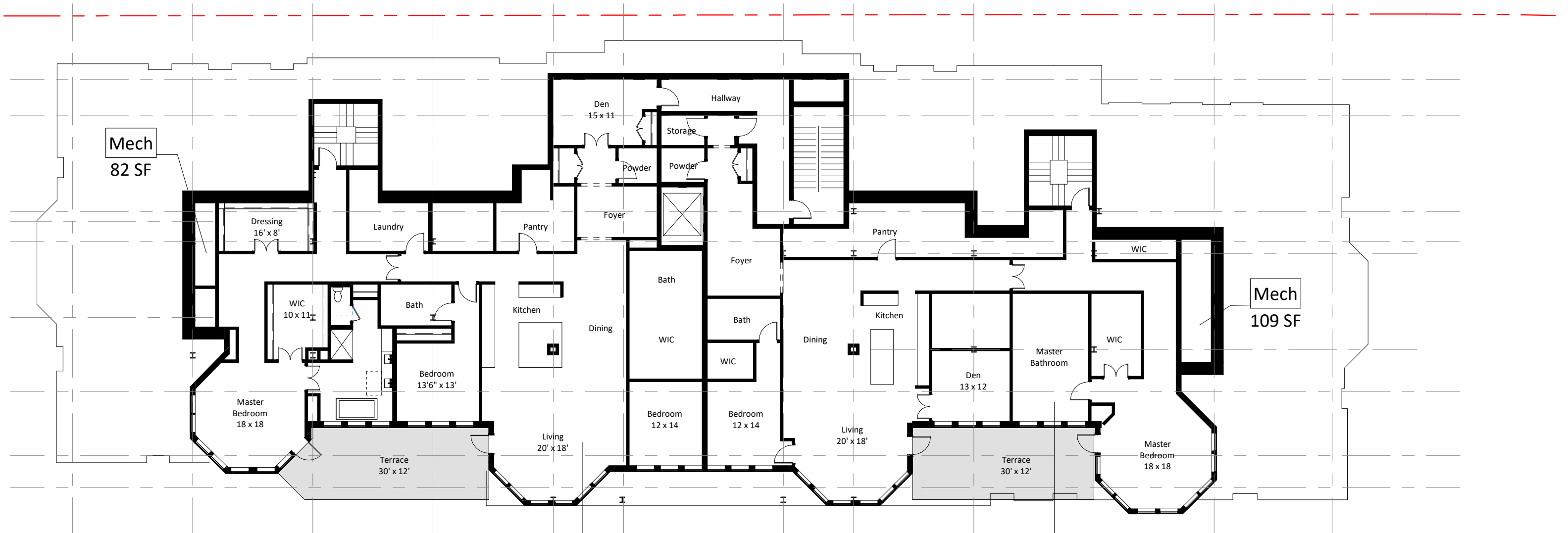
LEVEL 1 - EXISTING BLDG

1/16" = 1'-0"

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



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



LEVEL 3 - EXISTING BLDG

1/16" = 1'-0"

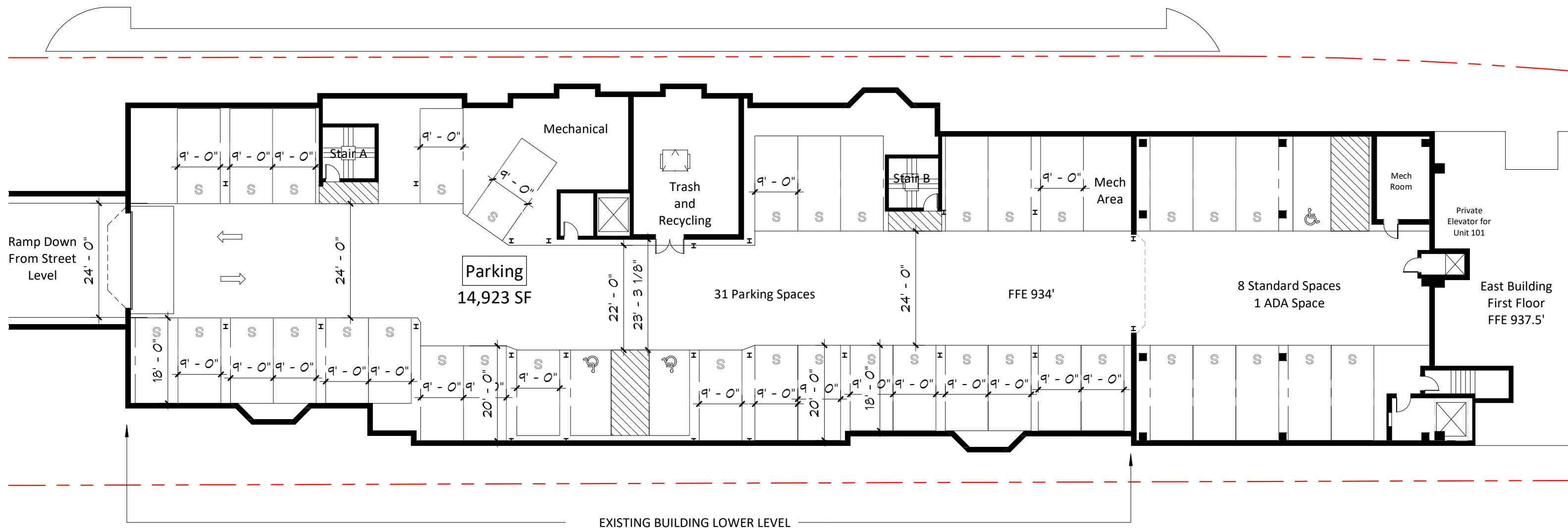
3 BR DEN PH

3,781 SF

2 BR DEN PH

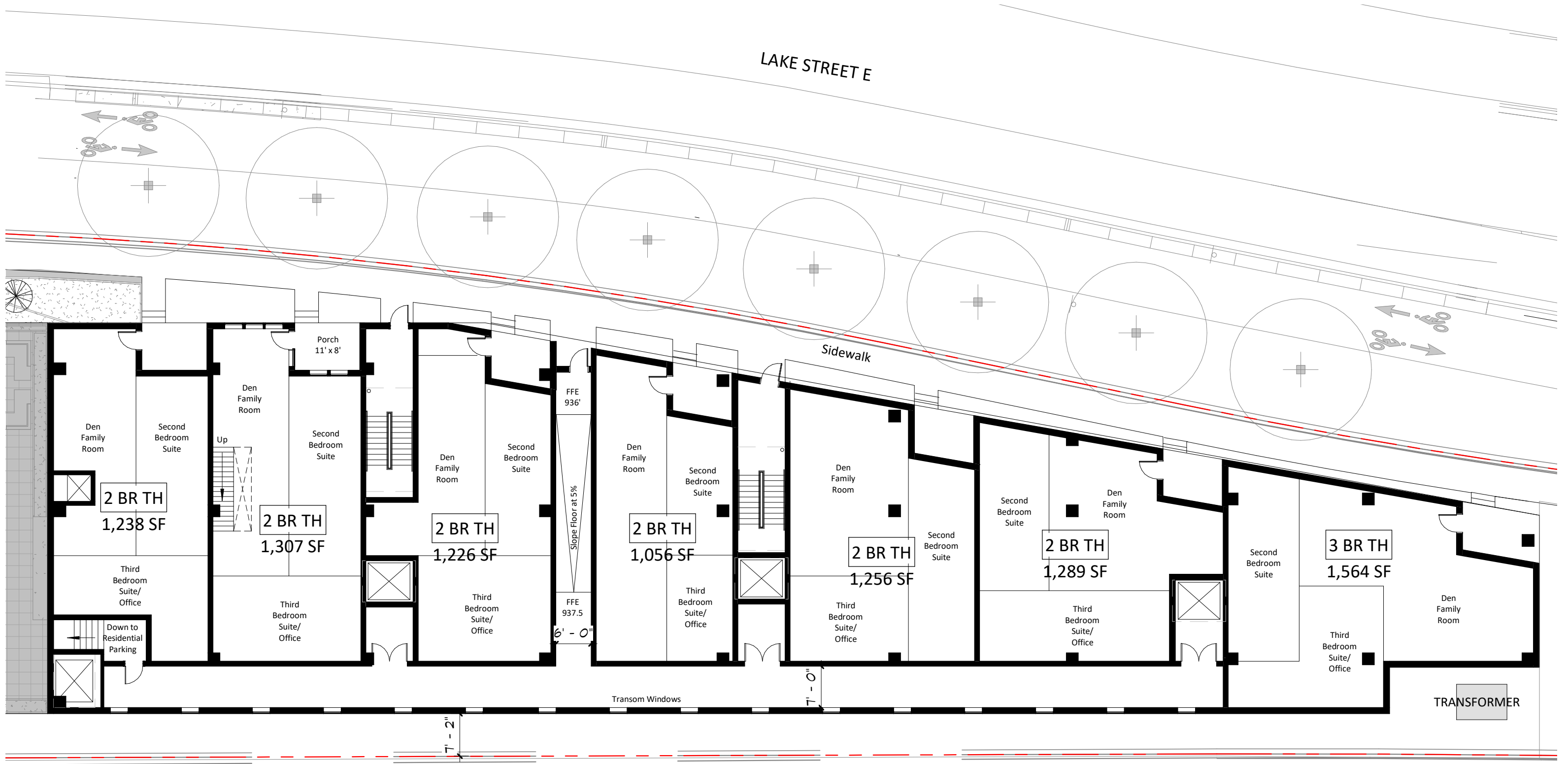
3,401 SF

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



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

LOWER LEVEL PARKING - EAST AND EXISTING BUILDING

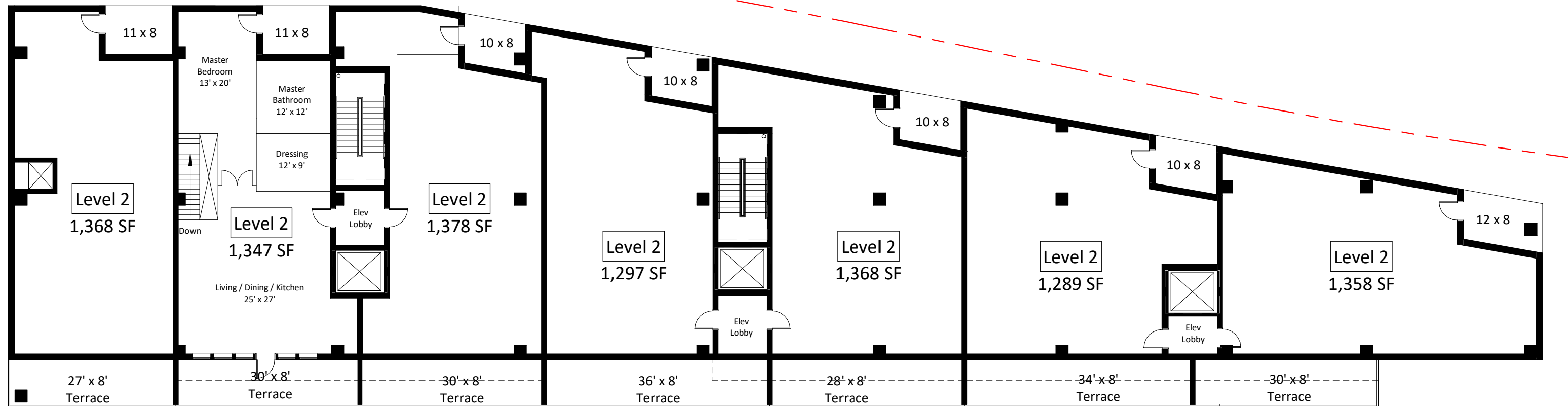


SCALE: 1/16" = 1'-0" 

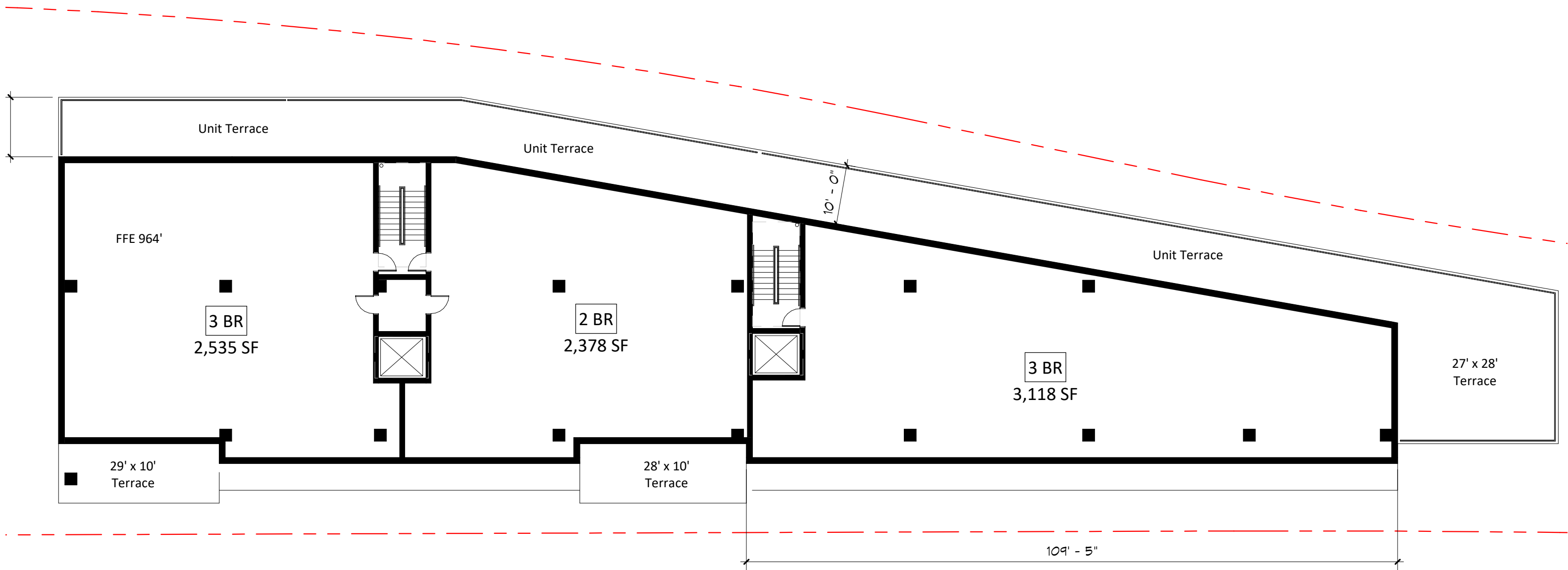
EAST BUILDING PLAN

2ND STORY SETBACK:

A potential design deviation is to have less than 25% of the frontage with a setback. As currently shown the balcony setbacks are less than 25%, but could be increased to beyond the 25% threshold. In the future, and as the design evolves we will provide exact calculations of the 2nd story setback.



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



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

EAST BUILDING PLAN



NOTE:
THIS IMAGE SHOWS A POTENTIAL,
DESIGN ENHANCEMENT OF THE
EXISTING EAST PLAZA -
CONSIDERATION TO BE REVIEWED

URBAN ECOSYSTEMS
LANDSCAPE ARCHITECTS

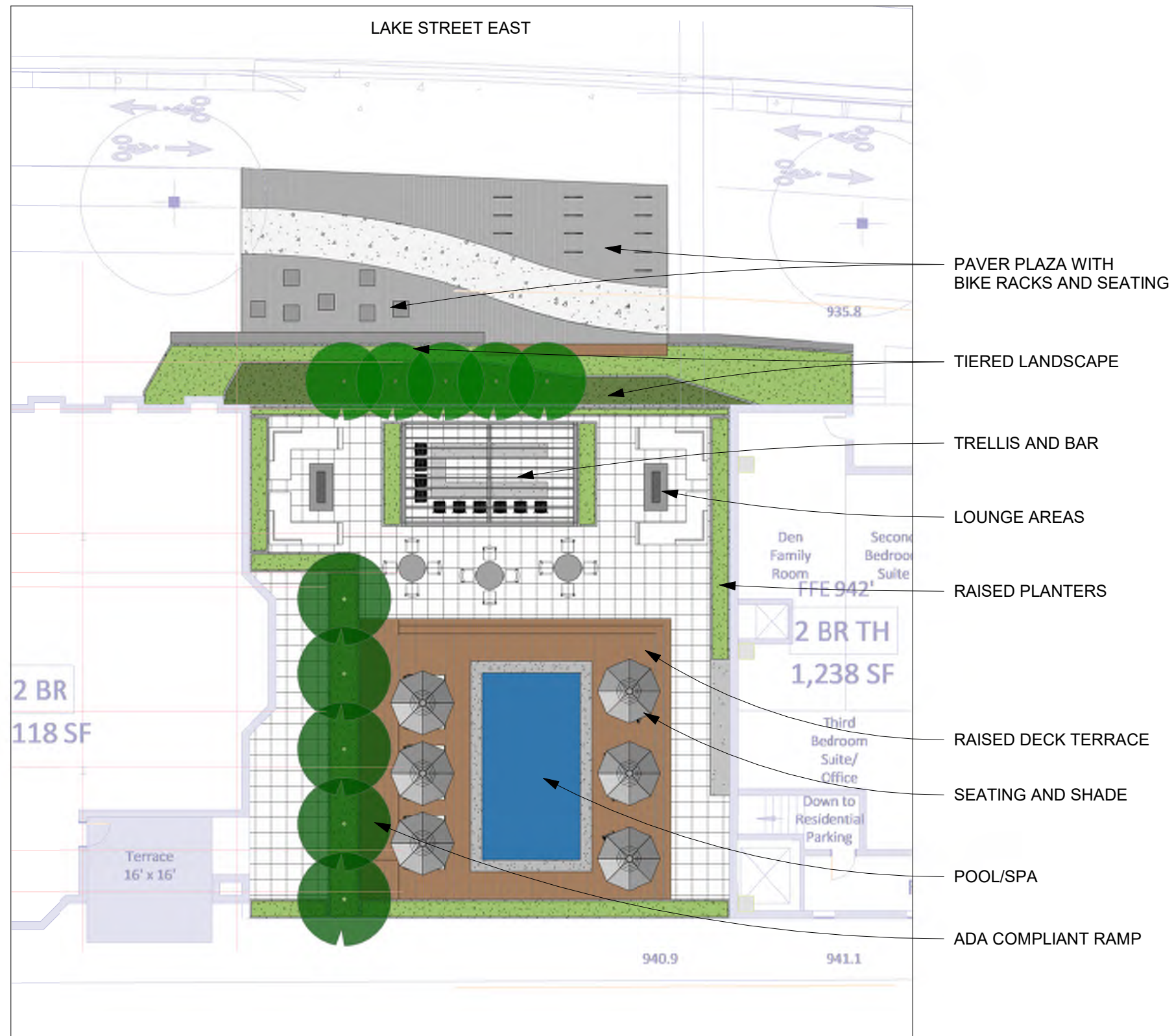


1. VIEW FROM BARRY AVE

NOTE:
THIS IMAGE SHOWS A POTENTIAL,
DESIGN ENHANCEMENT OF THE
EXISTING EAST PLAZA -
CONSIDERATION TO BE REVIEWED

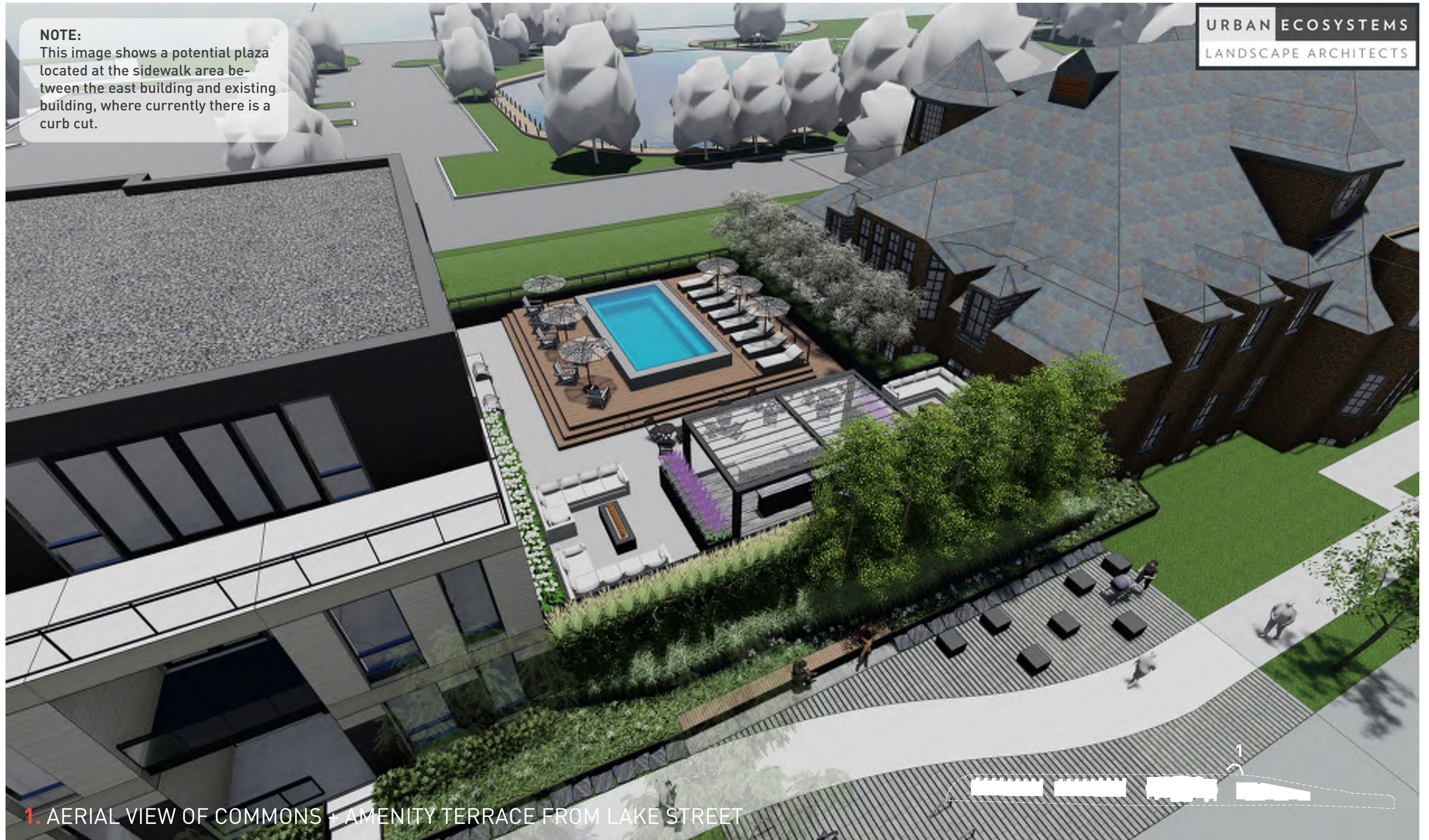


2. AERIAL VIEW FROM LAKE STREET



NOTE:

This image shows a potential plaza located at the sidewalk area between the east building and existing building, where currently there is a curb cut.



1. AERIAL VIEW OF COMMONS + AMENITY TERRACE FROM LAKE STREET

NOTE:
View of amenity terrace between
existing building and east building.

URBAN ECOSYSTEMS
LANDSCAPE ARCHITECTS



2. AERIAL VIEW FROM SOUTH





1. VIEW OF WEST PARK FROM LAKE STREET



2. VIEW OF WEST PARK FROM FERNDAL AVE

WEST BUILDING METRICS:

BLDG METRICS							
FLOOR	TOTAL GSF	PARKING	STALLS	AMENITY GSF	T.H. GSF	APT RSF	APT UNITS
LEVEL 1	16,695	9,477	36		7,218	13,409	18
LEVEL 2	17,850				17,850	18,851	-
LEVEL 3	19,300				19,300	15,509	-
	53,845	9,477	36		44,368	47,769	18
		Parking	36				
		Surface Parking				NSF/UNIT	2,654
		TOTAL STALLS	36			GSF/UNIT	2,465
		PARKING STALLS/UNIT	2.00			EFF	1.08
						GSF/STALL	263

EXISTING BUILDING METRICS:

BLDG METRICS							
FLOOR	TOTAL GSF	PARKING GSF	STALLS	AMENITY SF	BUILDING GSF	CONDO SALEABLE	UNITS
LEVEL P1	14,923	14,465	20		458		
LEVEL 1	14,069				14,069	7,837	4
LEVEL 2	13,933				13,933	10,130	4
LEVEL 3	8,186				8,186	7,182	2
	51,111	14,465	20	0	36,646	25,149	10
						NSF/UNIT	2,515
						GSF/UNIT	3,665
						EFF	0.686
						GSF/STALL	723
		TOTAL STALLS	20				
		PARKING STALLS/UNIT	2.00				

EAST BUILDING METRICS:

BLDG METRICS							
FLOOR	TOTAL GSF	PARKING GSF	STALLS	AMENITY SF	BUILDING GSF	CONDO SALEABLE	UNITS
LEVEL P 0.5	13,592	13,592	20				
LEVEL 1	12,990				12,990	8,971	7
LEVEL 2	11,979				11,979	9,625	-
LEVEL 3	9,773				9,773	8,290	3
	48,334	13,592	20	0	34,742	26,886	10
						NSF/UNIT	2,689
						GSF/UNIT	3,474
						EFF	0.774
						GSF/STALL	680
		TOTAL STALLS	20				
		PARKING STALLS/UNIT	2.00				



ZONING SUMMARY

CURRENT ZONING:
Planned Unit Development (PUD), Chapter 933

COMPREHENSIVE PLAN LAND USE DESIGNATION (2030 & 2040):
Central Business District - 20-30 units/acre

PLANNED UNIT DEVELOPMENT ZONING DETAILS (Chapter 933):

DENSITY:	TBD by standards negotiated and agreed upon between applicant and City; to be consistent with development policies in comp plan (20-30 units/ac)
SETBACKS:	15 FT min. from back of curb line along roads
INTERNAL SETBACKS:	No nearer to another building than 1/2 the sum of the building heights of the 2 buildings
BUILDING HEIGHT:	35 FT max.

OTHER ZONING DETAILS (Chapter 920):

PARKING STALLS:	<i>Dwellings:</i> min. 2 free spaces for each living unit, of which 1 is to be enclosed
LOADING SPACES:	Min. 1 space for ea. Multi-Family Building over 4 units

C-4A (LIMITED CENTRAL BUSINESS DISTRICT) ZONING DETAILS (Chapter 979):

FLOOR AREA RATIO:	2.0 maximum
-------------------	-------------

SHORELAND OVERLAY ZONING DETAILS (Chapter 991):

DENSITY:	Abide by density set by R-5 Zoning
OPEN SPACE:	30% minimum
IMPERVIOUS COVERAGE:	75% max. if approved by City Engineer and meets City’s stormwater management plan and approval of Shoreland Impact Plan / CUP request
SETBACK:	75 FT min. for sewered structures from ordinary high water mark
ROW SETBACK:	30 FT min. from row Fed/State/County HWY
BUILDING HEIGHT:	35 FT max. or through approval of Shoreland Impact Plan / CUP request

R-5 (AVERAGE DENSITY MULTIPLE RESIDENTIAL) ZONING

DETAILS (Chapter 959):

DENSITY:	Min. 2500 SF lot area per unit (and abide by reductions/allowances calculated under Sec. 959.07; provided in Narrative with Findings)
LOT COVERAGE:	30% maximum
IMPERVIOUS COVERAGE:	35% maximum (also refer to Shoreland Overlay details provided)
FLOOR AREA RATIO:	0.7 maximum
SETBACKS:	Front (Lake St, Ferndale, Grove): N/A, referred to abide by previous Zoning [C4-A], and N/A for C4-A Side: N/A, no side yards in overall proposed project site Rear (south property boundary, referred to abide by R-2 Zoning for southern adjacent property): N/A for proposed project multi-family use
BUILDING HEIGHT:	35 FT and 3 stories, whichever is lesser (also refer to Shoreland Overlay details provided)

	C-1 Office and Limited COmmercial District
	C-1A Neighborhood Office & Limited Commercial District
	C-1B Mixed Use Residential
	C-2 Shopping Center Business District
	C-3 Service District
	C-4 Central Business District
	C-4A Limited Central Business District
	C-4B Central Business District
	INS Institutional
	PUD Planned Unit Development
	R-1 Low Density Single Family Residential District
	R-1A Low Density Single Family Estate District
	R-2 Medium Density Single Family Residential District
	R-2A Single Family Residential District
	R-3 Single and Two Family Residential District
	R-3A Single and Two Family Residential District
	R-4 Medium Density Multiple Residential
	R-5 Average Desnsity Multiple Residential District



SUMMARY OF IDENTIFIED POTENTIAL DEVIATIONS:
PHASE 1 - PLANNED UNIT DEVELOPMENT CONCEPT REVIEW

IDENTIFIED POTENTIAL DEVIATIONS (DESIGN STANDARDS)

Upper Story Setbacks: Ch. 909 Design Standards (All Districts)

A. Sec. 909.08, A., 1 & 2. -- Upper Story Setbacks (2nd & 3rd Level Setbacks, West Buildings)

1. Building height shall conform to the height of the applicable zoning district. Where three-story buildings are permitted, the third story must be recessed from all facades fronting public rights-of-way at least a distance equal to the vertical distance of the third story height from the second floor footprint, or an average of ten feet across the facade, but no portion of the third story structure shall be closer than six feet to the second story facade. The third story facade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the third story facade.
2. The facades fronting public right-of-ways of every two- and three-story building, longer than 60 feet, must have a recessed second story of approximately 25 percent of the facade’s length, setting back a minimum of six feet from the face of the first floor facade. The required third floor setback must follow the frontal plane of the second story setback.
1. The above are likely not met on the 2nd and 3rd Levels of the West Buildings:
 - At this time, 2nd level terraces are set back 5 FT rather than 6 FT
 - At this time, 3rd level terraces are set back 5 FT rather than the average 10 FT

Ground-Level Façade Transparency: Ch. 909 Design Standards (Lake Street District)

A. Sec. 909.11, B. -- Façade Transparency (West and East Buildings)

- B. No less than 50% of the ground level facade of any building fronting Lake Street shall be transparent glass.
2. The above is likely not met at the West Buildings (Existing Building is N/A):
 - At this time, the project is proposing likely less than 50% transparent glass
3. The above is likely not met at the East Building:
 - At this time, the project is proposing likely less than 50% transparent glass

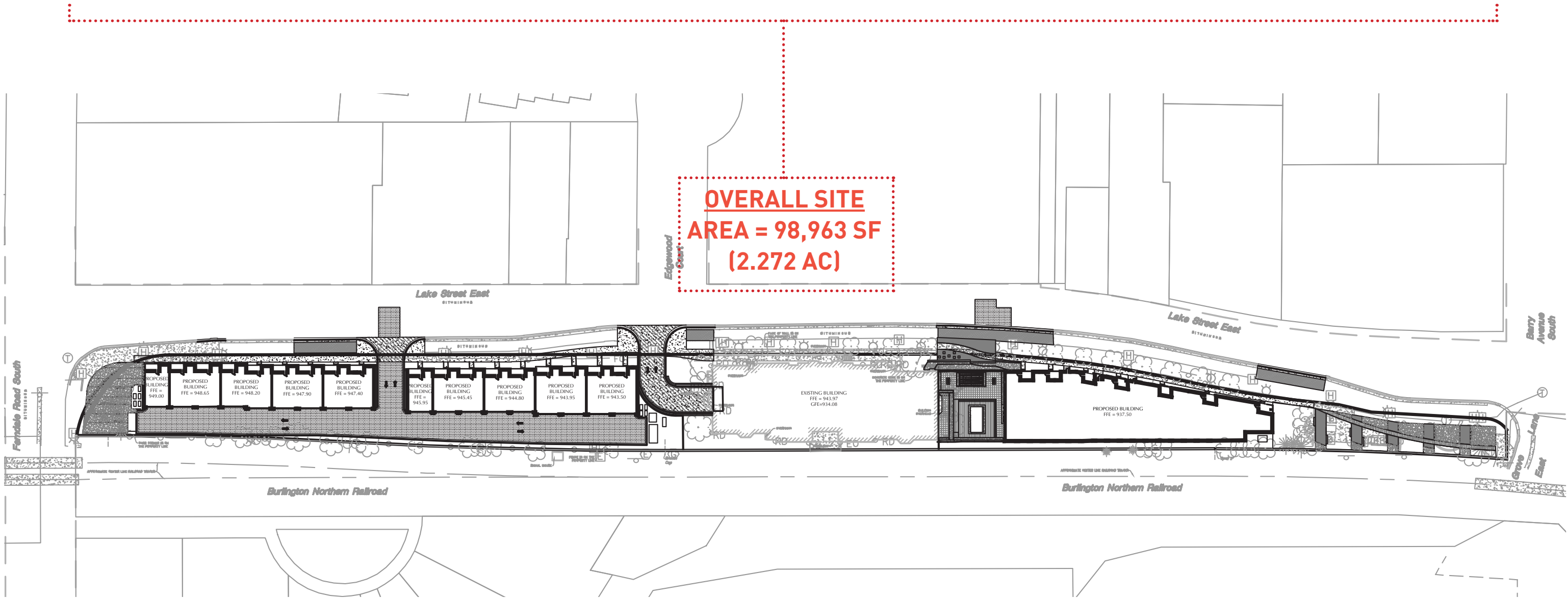


PROPOSED OVERALL SITE PLAN

THE BELOW SITE PLAN SHOWS THE PROPOSED, OVERALL PROJECT WITH STATISTICS.

38 DWELLING UNITS
16.73 DWELLING UNITS PER ACRE

FAR = 1.17
LOT COVERAGE = 44.2%
IMPERVIOUS COVERAGE = 78.6%
OPEN SPACE = 32.7%



PROPOSED LOT SUBDIVISION

THE BELOW SITE PLAN SHOWS A PROPOSED SUBDIVISION SPLIT INTO THREE FUTURE PARCELS. IF THE SPLIT WERE TO OCCUR THIS WAY, EACH PARCEL'S STATISTICS ARE OUTLINED BELOW.

18 DWELLING UNITS
18.10 DWELLING UNITS PER ACRE

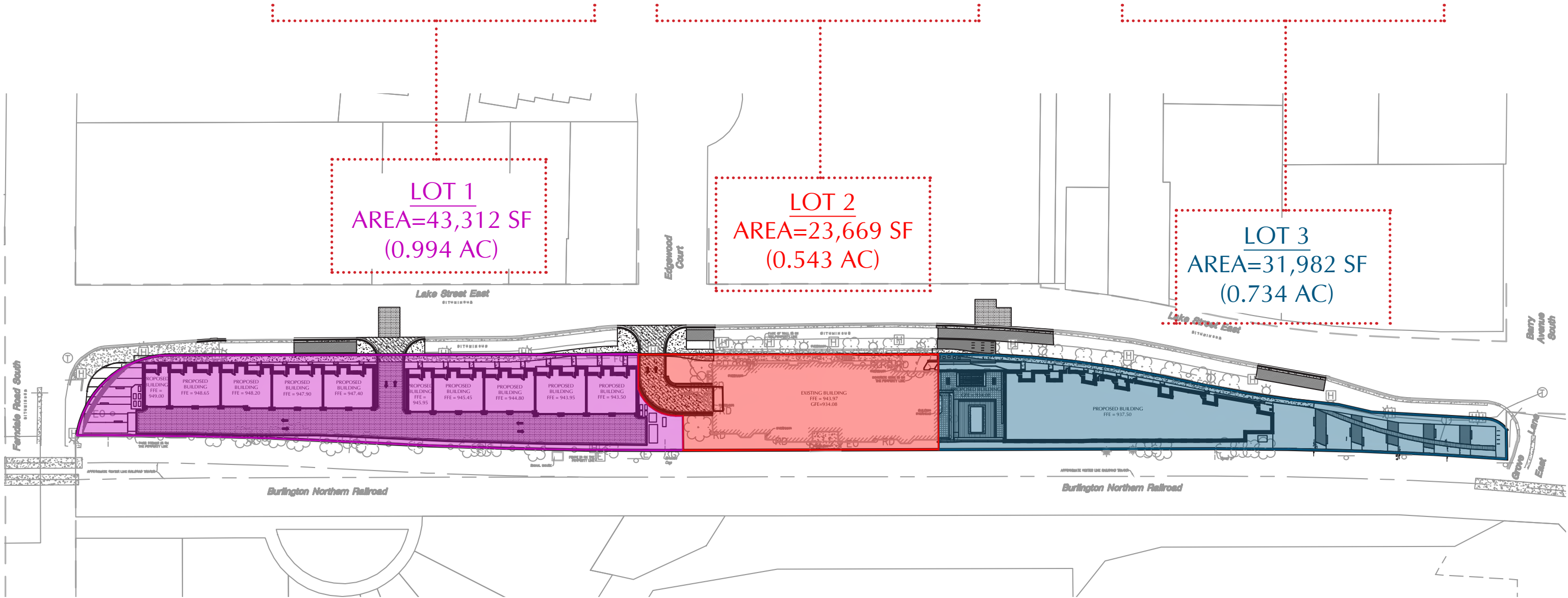
FAR = 1.02
LOT COVERAGE = 38.5%
IMPERVIOUS COVERAGE = 80.3%
OPEN SPACE = 25.7%

10 DWELLING UNITS
18.40 DWELLING UNITS PER ACRE

FAR = 1.55
LOT COVERAGE = 59.4%
IMPERVIOUS COVERAGE = 80.4%
OPEN SPACE = 29.0%

10 DWELLING UNITS
13.62 DWELLING UNITS PER ACRE

FAR = 1.09
LOT COVERAGE = 40.6%
IMPERVIOUS COVERAGE = 71.2%
OPEN SPACE = 45.0%

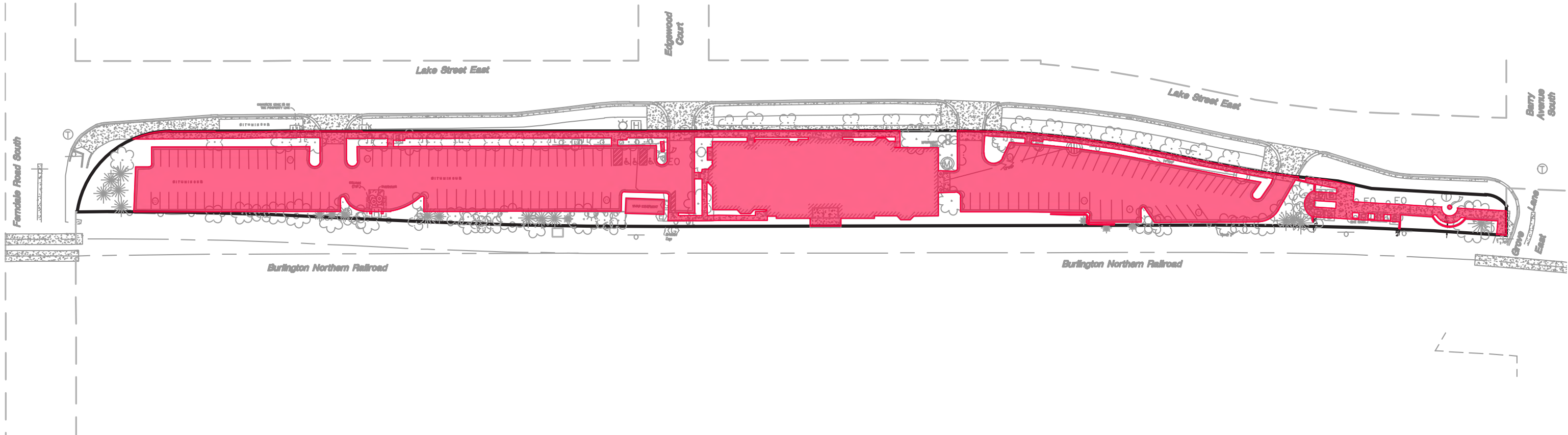


ANTICIPATED FUTURE REQUESTS (PHASE 2, GENERAL PLAN):

- DESIGN REVIEW
- PLANNED UNIT DEVELOPMENT (GENERAL PLAN)
- SHORELAND IMPACT PLAN / CONDITIONAL USE PERMIT FOR IMPERVIOUS SURFACE COVERAGE WITHIN SHORELAND OVERLAY DISTRICT

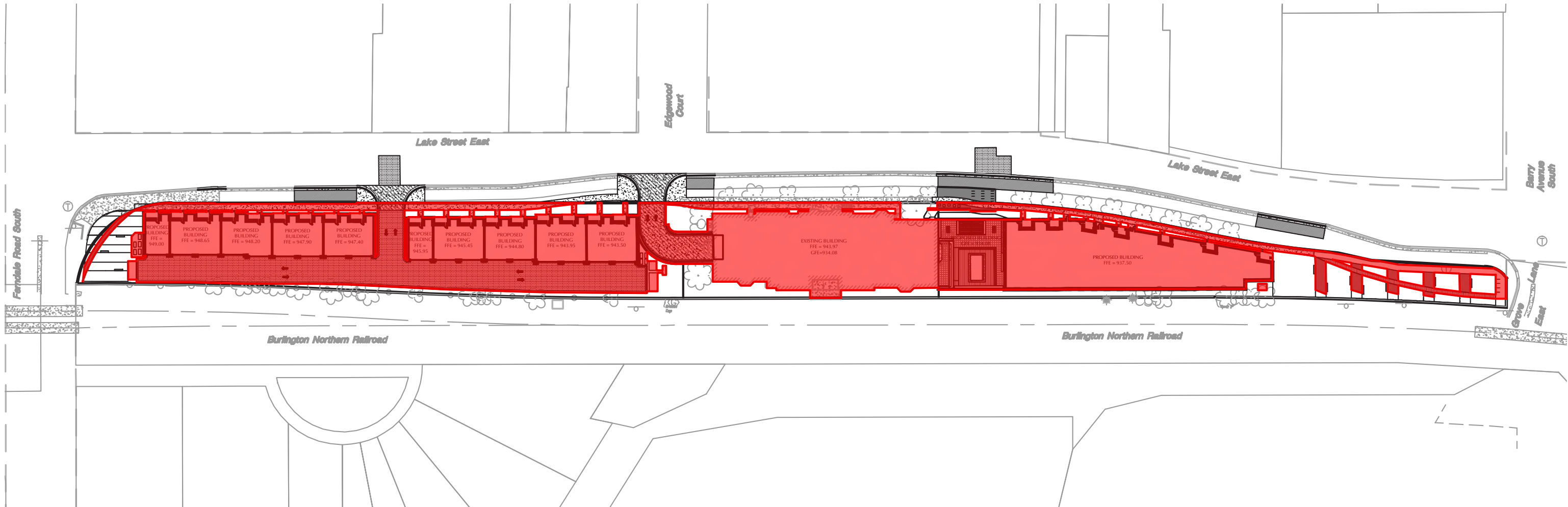


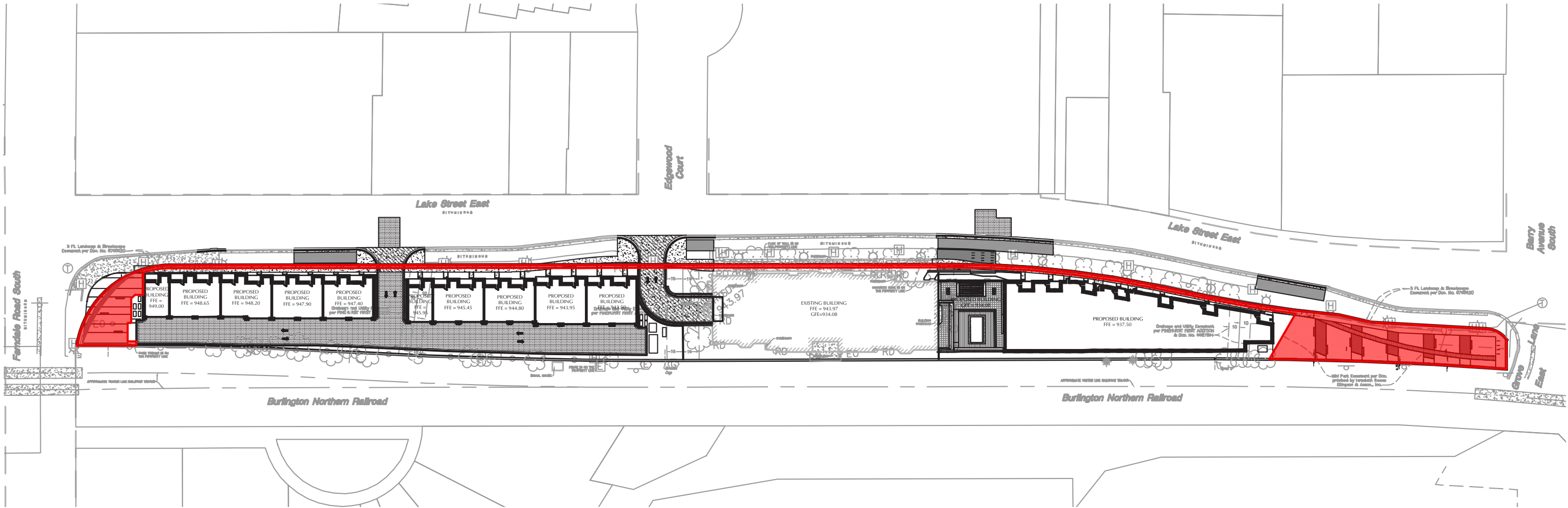
EXISTING IMPERVIOUS AREAS



EXISTING IMPERVIOUS AREAS

OVERALL IMPERVIOUS AREAS



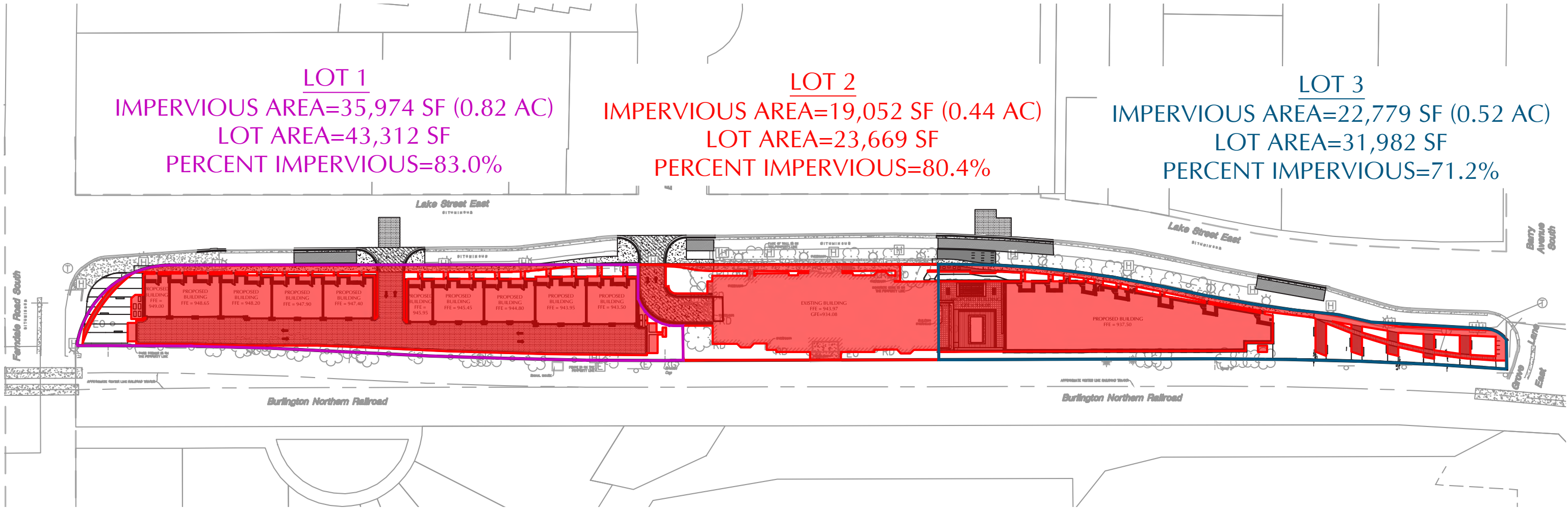


IMPERVIOUS AREA FOR PROPOSED LOT SUBDIVISIONS

SUMMARY OF SITE SOILS:

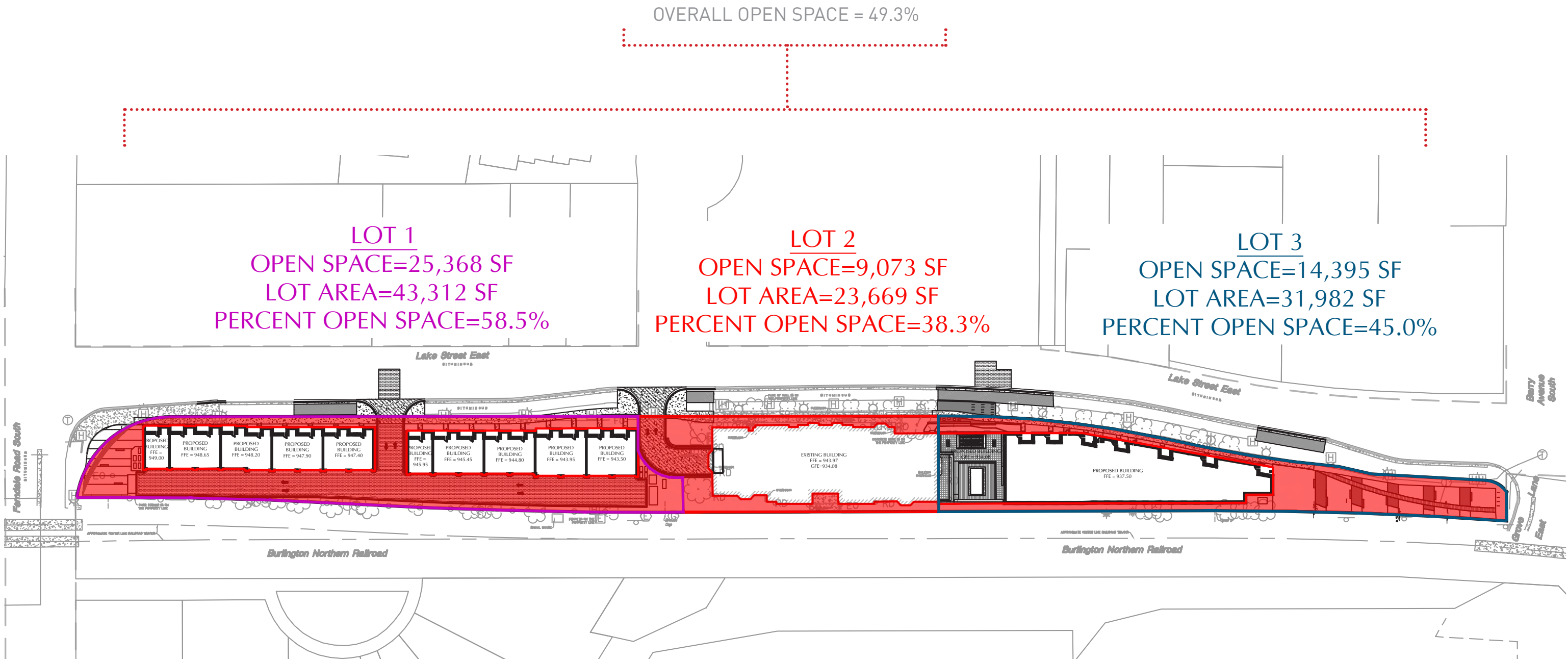
LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

Based on geo-technical information from adjacent properties, soil conditions are anticipated to consist of predominantly sandy clay materials with occasional layers of silty sands and swamp deposits. Static groundwater levels are anticipated to be near the ordinary high-water level for Lake Minnetonka at an elevation of 929.40 feet. Given the nature of the clay soils, perched groundwater may be encountered in portions of the site.



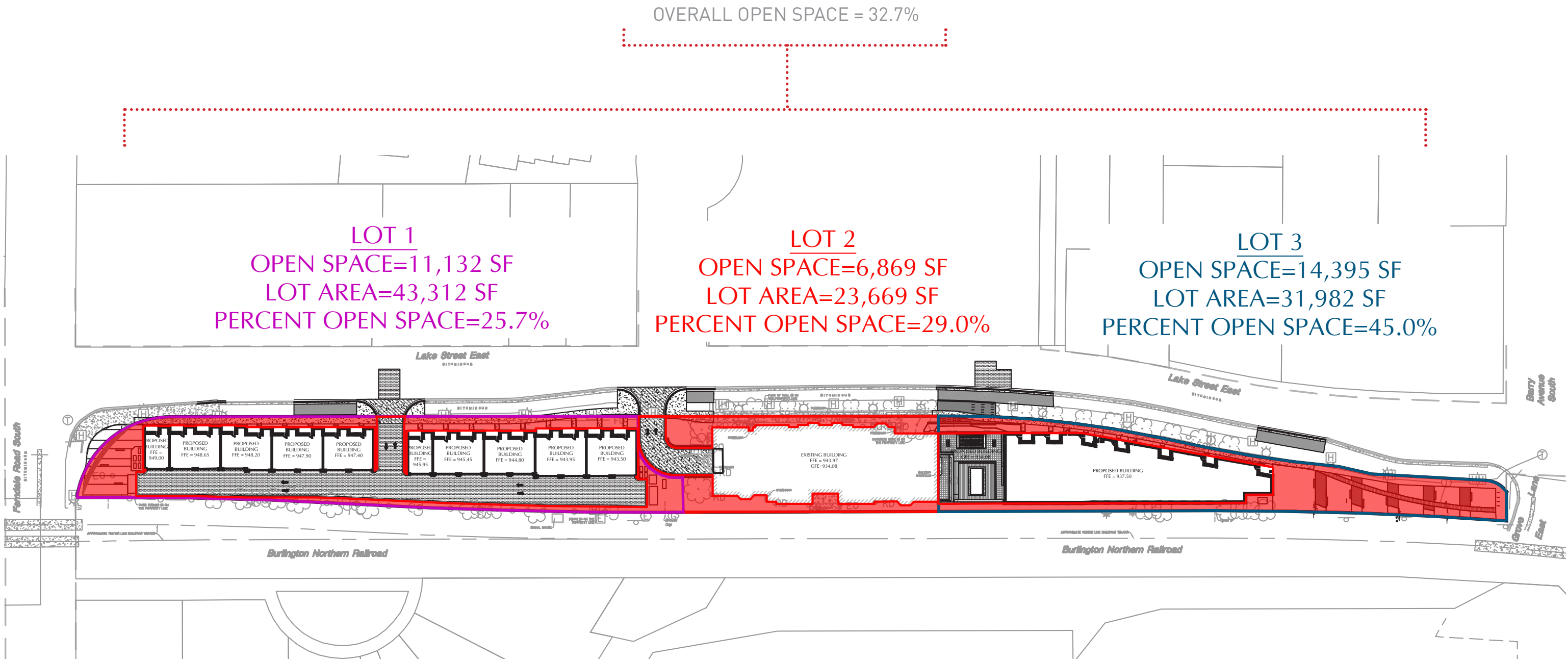
OPEN SPACE AREA: (OPTION A)

[only excludes Building Footprints]



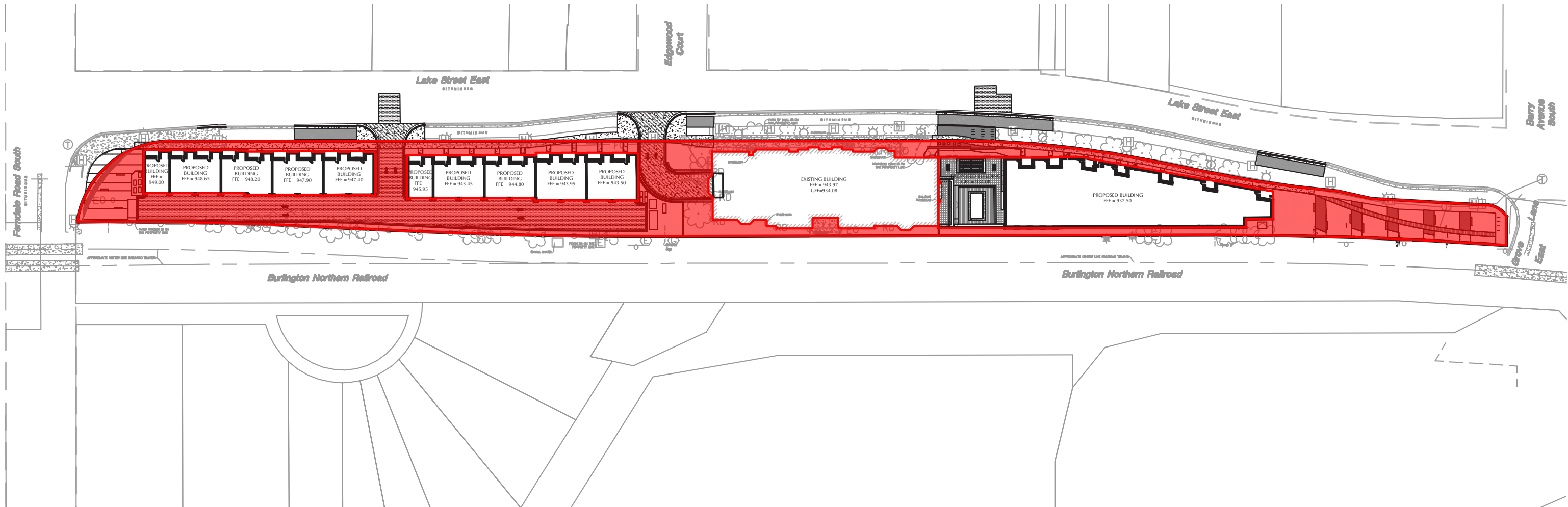
OPEN SPACE AREA: (OPTION B)

[Excludes Building Footprints, Parking Stalls, and Drive Isles]



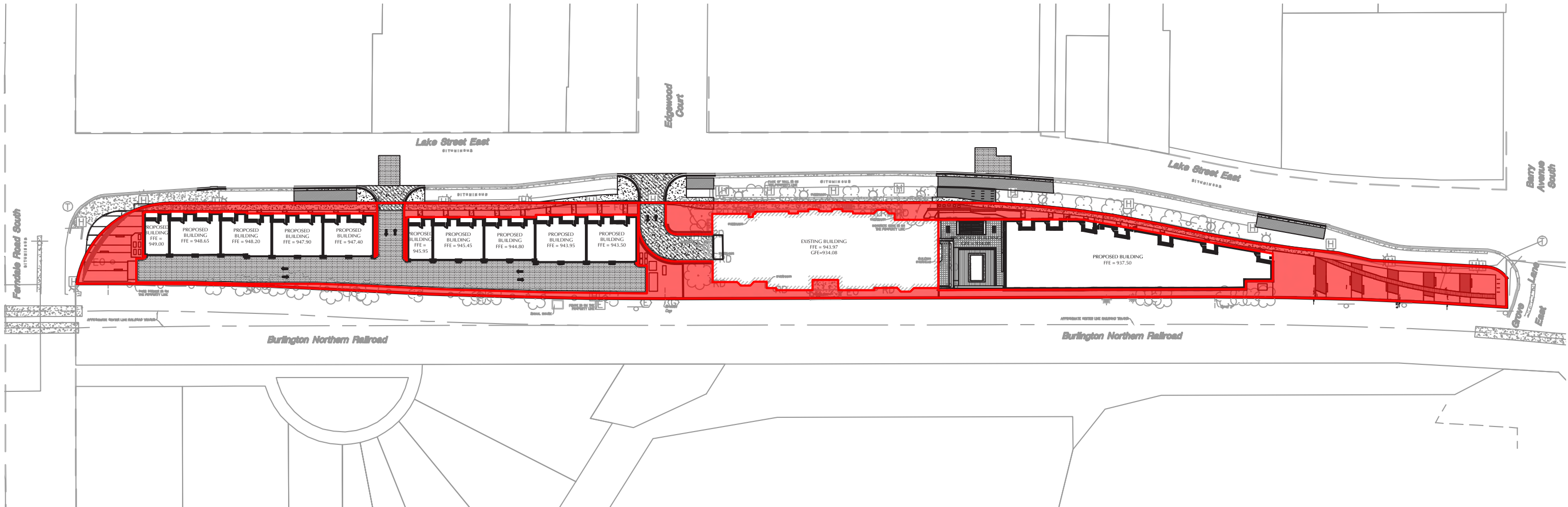
OPEN SPACE AREA: (OPTION A)

CALCULATION: (Excludes Building Footprints)	49.3%
OPEN SPACE:	48,818 SF (1.121 ACRES)
SITE AREA:	98,963 SF (2.272 ACRES)



OPEN SPACE AREA: (OPTION B)

CALCULATION:	32.7%
(Excludes Building Footprints, Parking Stalls, and Drive Isles)	
OPEN SPACE:	32,377 (0.743 ACRES)
SITE AREA:	98,963 SF (2.272 ACRES)





CONCEPT PRELIMINARY PLAT - SUBDIVISION EXHIBIT

- PRELIMINARY PLAT IS NOW INCLUDED WITHIN APPENDIX



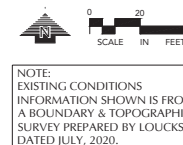
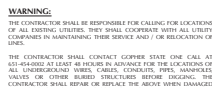
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APPENDICES:

SITE PLAN WEST	C2.1
SITE PLAN EAST	C2.2
GRADING AND DRAINAGE PLAN WEST	C3.1
GRADING AND DRAINAGE PLAN EAST	C3.2
UTILITY PLAN WEST	C4.1
UTILITY PLAN EAST	C4.2
PRELIMINARY PLAT	PP-1
COMMUNITY MEETING MINUTES (10/15/20)	EXHIBIT 1



200 East Lake
Street
Wayzata, MN

esc
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 108
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esqarch.com

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

Signature _____

Trevor D. Gruys - PE
Typed or Printed Name
53706 10/16/2020

License # 13126

 **LOUCKS**

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LOUCKS PROJECT NO. 2012-01

NOT FOR
CONSTRUCTION

CONCEPT
PUD
SUBMITTAL
10/16/2020

ORIGINAL ISSUE:

REVISIONS:		
No.	Description	Date

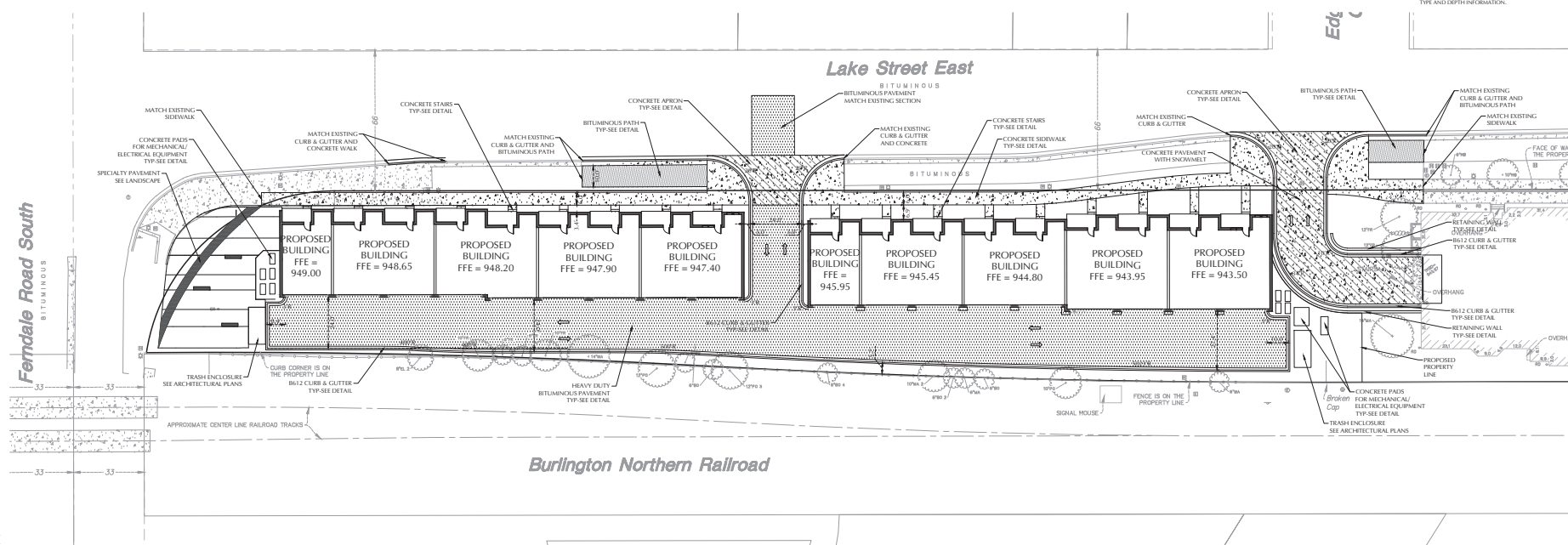
XXXXXX
PROJECT NUMBER

TDG/ZBM/MDC TDG
DRAWN BY CHECKED BY

200 East Lake Street

SITE PLAN
WEST

C2.1





THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF

THE CONTRACTOR SHALL CONTACT GOMPER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

2. SPOT REPAIRS/REPAIRS FINISHED SURFACE GRADES, CURB/TOPFLOW LINE, FACE OF BUILDING AND DRIVEWAYS SHALL BE COMPLETED WITHIN 10 BUSINESS DAYS.
3. PATCH BASINS AND MANHOLETS IN PAVED AREAS SHALL BE GUTTERED 10' AWAY. ALL PATCH BASINS IN GUTTERS SHALL BE PATCHED 0.6 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT BUILT ELEVATIONS.
4. GRADING OF THE RETENTION AREAS SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTING OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND ROBOCATS WITH RUNNER TRACKS ARE RECOMMENDED.
5. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM 6 INCHES OF TOPSOIL AND RESEEDING. THE RESEED AREAS SHALL BE MAINTAINED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
6. FOR STREET FINISHING WALLS TYPE E/FGH SURFACE GRADE AT FACE OF PAV. IN/OT TOP OF CURB AT SURFACE GRADE SHALL BE MAINTAINED/MAINTAINED, AND TYPE E/FGH SURFACE GRADE AT BOTTOM FACE OF WALL IN/OT BOTTOM OF BURIED WALL COURSES.
7. REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW REPORT FOR THE RETENTION AREAS AS PREPARED BY THE CONSULTING GEOTECHNICAL ENGINEER FOR SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
8. STREET'S MIST BE CLEANED AND WASHED WHATEVER TRACKING OF SEDIMENTS OCCURS AND BE MAINTAINED FREE FOR WEEKENDS AND HOLIDAYS. A REGULAR WEEDING SCHEDULE MUST BE ESTABLISHED.
9. DUST MUST BE ADEQUATELY CONTROLLED.
10. SEE SUPPLY FOR ADDITIONAL BORDON CONTROL, NOTES AND REQUIREMENTS.
11. USE UTILITY PLAN FOR CURB, SIDEWALK AND SANITARY SEWER INFORMATION.
12. SEE SITE PLAN FOR WATER AND BULKHEAD/TIE-UP LOCATIONS.



NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM
A BOUNDARY & TOPOGRAPHIC
SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.

	EXISTING	PROPOSED
1. STREET LIGHTS		
2. STREET LIGHTS		
3. STREET LIGHTS		
4. STREET LIGHTS		
5. STREET LIGHTS		
6. STREET LIGHTS		
7. STREET LIGHTS		
8. STREET LIGHTS		
9. STREET LIGHTS		
10. STREET LIGHTS		
11. STREET LIGHTS		
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	HEATING		HEATING
	COOLING		COOLING
	LIGHT		LIGHT
	POWER		POWER
	GAS		GAS
	WATER		WATER
	REFRIGERANT		REFRIGERANT
	WASHING MACHINE		WASHING MACHINE
	TELEPHONE		TELEPHONE
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200 East Lake
Street
Wayzata, MN

esg

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esqarch.com

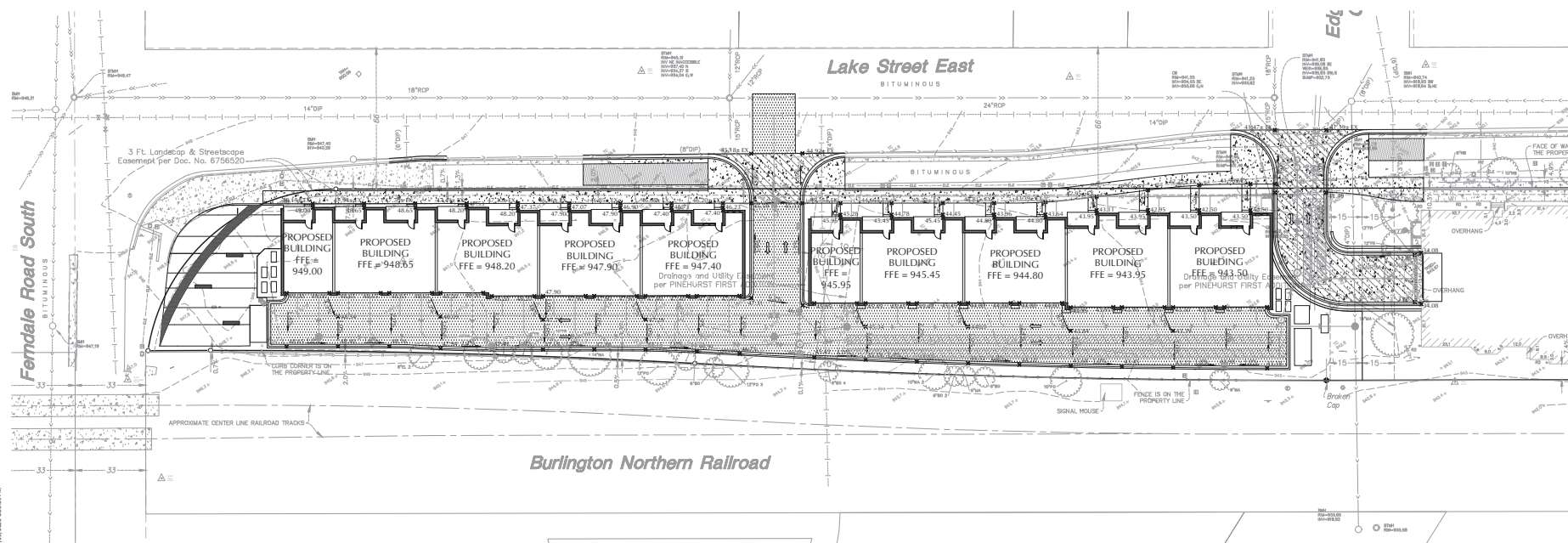
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed

Professional Engineer under the laws of the
State of Minnesota

Signature _____
Trevor D. Gruys - PE
Typed or Printed Name
53706 10/16/2020

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com
LOUCKS PROJECT NO. 20371

NOT FOR
CONSTRUCTION



CONCEPT
PUD
SUBMITTAL
10/16/2020

ORIGINAL ISSUE:

REVISIONS:		
No.	Description	Date

XXXXXX
PROJECT NUMBER

TDG/ZBM/MDC TDG
DRAWN BY CHECKED BY

200 East Lake Street
GRADING AND
DRAINAGE PLAN
WEST

C3.1



THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-6002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED.

Page 105 of 133

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COORDINATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES, OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT HIS/HER OWN RISK TO THE OWNER.

NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM
A BOUNDARY & TOPOGRAPHIC
SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.

200 East Lake
Street
Wayzata, MN

CIVIL LEGEND	
EXISTING	PROPOSED

WARNING:
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THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VAULTS, OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AND NOTIFY THE OWNER.

NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM
A BOUNDARY & TOPOGRAPHIC
SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.

EXISTING	PROPOSED

200 East Lake Street
Wayzata, MN

esc
ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1000
Minneapolis, MN 55415
p 612.339.5588 f 612.339.5382
www.esgarch.com

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

Signature
Trevor D. Gruys, PE
Typed or Printed Name
5/19/20 6/16/2020
License # Date
LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hamlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucks.com
LOUCKS PROJECT NO. 20371

NOT FOR CONSTRUCTION

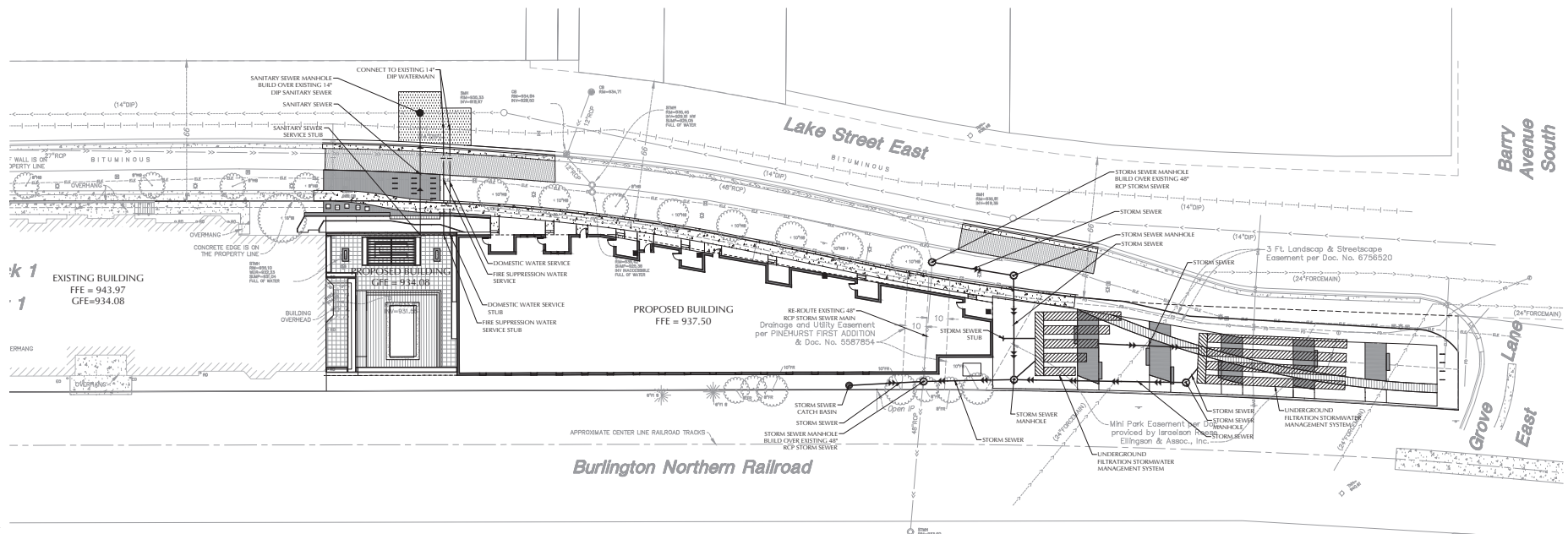
CONCEPT
PUD
SUBMITTAL
10/16/2020

ORIGINAL ISSUE:
REVISIONS:
No. Description Date

XXXXXX
PROJECT NUMBER
DRAWN BY
CHECKED BY

200 East Lake Street
UTILITY PLAN
EAST

C4.2



LAKE WEST 2ND ADDITION

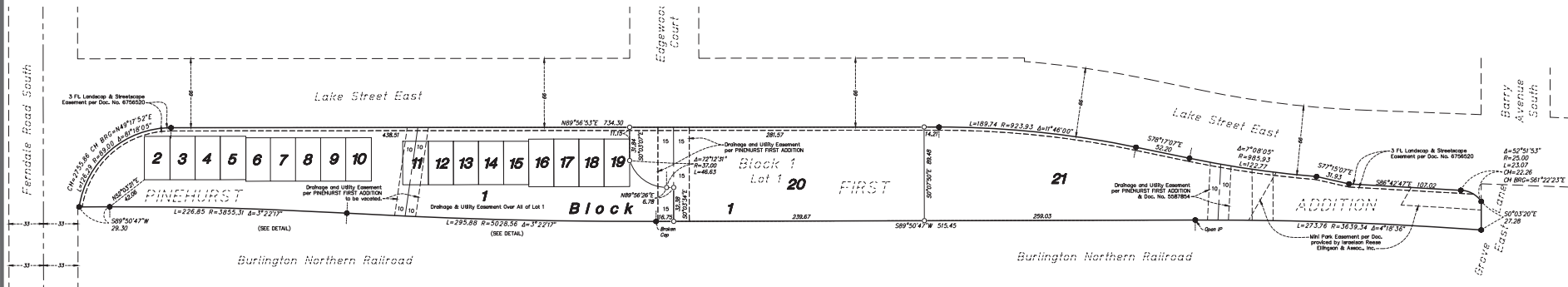
200 LAKE STREET EAST
WYCATULA, MN 55351

LAKE WEST DEVELOPMENT, LLC

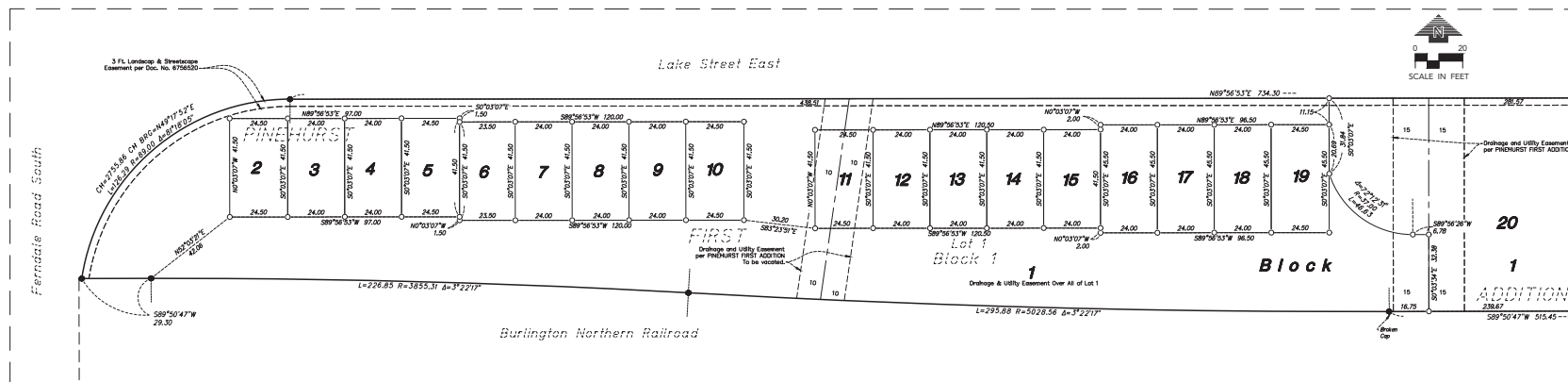
14325 HIGHWAY 7
SUITE 300
MINNETONKA, MN 55345

LOUCKS

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CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hennick Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com



DETAIL



LEGAL DESCRIPTION

Lot 1, Block 1, PINEHURST 1ST ADDITION, Hennepin County, Minnesota.

GENERAL NOTES

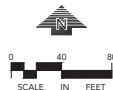
1. Prepared October 28, 2020.
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 200 Lake Street East, Wyatula, Minnesota 55391.
3. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1984 Adjust).
4. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0307, Community Panel No. 2701880307, effective date of November 4, 2016.
5. The field work was completed on August 5, 2020.

OWNER/DEVELOPER:
Lake West Development, LLC
14325 Highway 7
Suite 300
Minnetonka, MN 55345

SITE DATA

Area	Area	Area
100% Property Area	98,944 +/- square feet or 2.27 +/- acres	
Lot 1 Property Area	24,918 +/- square feet or 0.57 +/- acres	
Lot 2 Property Area	1,017 +/- square feet or 0.02 +/- acres	
Lot 3 Property Area	996 +/- square feet or 0.02 +/- acres	
Lot 4 Property Area	996 +/- square feet or 0.02 +/- acres	
Lot 5 Property Area	1,017 +/- square feet or 0.02 +/- acres	
Lot 6 Property Area	975 +/- square feet or 0.02 +/- acres	
Lot 7 Property Area	996 +/- square feet or 0.02 +/- acres	
Lot 8 Property Area	996 +/- square feet or 0.02 +/- acres	
Lot 9 Property Area	996 +/- square feet or 0.02 +/- acres	
Lot 10 Property Area	1,017 +/- square feet or 0.02 +/- acres	
Lot 11 Property Area	1,017 +/- square feet or 0.02 +/- acres	
Lot 12 Property Area	996 +/- square feet or 0.02 +/- acres	
Lot 13 Property Area	996 +/- square feet or 0.02 +/- acres	
Lot 14 Property Area	996 +/- square feet or 0.02 +/- acres	
Lot 15 Property Area	996 +/- square feet or 0.02 +/- acres	
Lot 16 Property Area	1,092 +/- square feet or 0.03 +/- acres	
Lot 17 Property Area	1,092 +/- square feet or 0.03 +/- acres	
Lot 18 Property Area	1,115 +/- square feet or 0.03 +/- acres	
Lot 19 Property Area	1,115 +/- square feet or 0.03 +/- acres	
Lot 20 Property Area	23,647 +/- square feet or 0.54 +/- acres	
Lot 21 Property Area	31,982 +/- square feet or 0.73 +/- acres	

- LEGEND**
- FOUND MONUMENT, MARKED "15 4898"
 - SET 1/2 INCH 14 INCH IRON MONUMENT, MARKED "15 4898"



CADD QUALIFICATION

I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

SUBMITTAL REVISIONS

DATE	REVISION
10/28/20	SURVEY ISSUED

PROFESSIONAL SIGNATURE

I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

My Comm. Expires: 10/28/2021

License No. 48988

Date 10/28/20

QUALITY CONTROL

Loecks Project No. 20211A

Project Lead MLS

Drawn By NBS

Checked By MSL

Field Crew BDP

VICINITY MAP



PRELIMINARY PLAT

1 OF 1



[EXHIBIT 1]

October 15th, 2020 @ 7:00 pm (via Zoom)

MEETING NOTES

Project Name: 200 E Lake, Wayzata

RE: Community Meeting

Attendees: (28)

Neil Reardon (Host) **NR**

Burt Coffin (Host) **BC**

Aaron Roseth

A Collins

Peggy Douglas

Betsy

Brad Hilgenkamp

Cindy

John Relf

Lindsay Bashioum

Lora Ward Lake

Main

Pamela

Patricia Arnold

Robbin Johnson

Ryan Herm

Steven Eggert

Teresa Forsberg

Tim Cunningham

Trevor Gruys

David

Emily Goellner

**Note: not all members of the meeting are listed. Some attendees were not named in participation.*

Notes in Blue

1) **START**

2) **Q+A**

- a. Are all units and public areas fully ADA compliant? Wheelchair accessibility may be critical.
 - i. NR – Yes, all public areas are ADA compliant. Not necessarily all units will be compliant, but there will be accessibly enhanced units in the condos and townhomes.
 - ii. BC - There is provisions in all the common spaces and units in the condos that allow it to be accessible.
- b. You're going to need a lot of parking for this project.

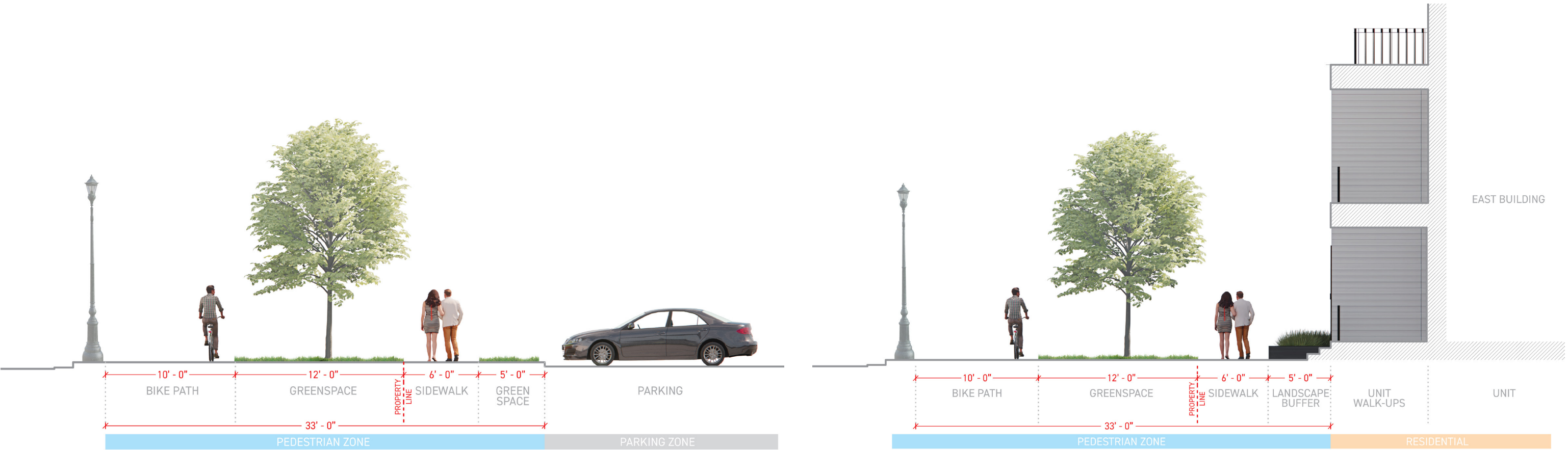
ARCHITECTURE & DESIGN
500 Washington Avenue South Suite 1080
Minneapolis, MN 55415 p 612.339.5508
www.esgarchitects.com

- i. NR- We are meeting city code in the number of units in this site.
- c. The designs are not in tandem with the existing building. It also doesn't seem to be a lake town feel.
 - i. BC – What we have come to is that variety and high-quality architecture is the guiding principle for this project. If we start to emulate the bank building, then it will not represent the residential architecture we are after for Wayzata. We know that there are contemporary buildings in Wayzata and our hope is to continue that style as we move into the future.
 - ii. BC - This variety give buyers a choice in what they are after for a dwelling unit.
- d. I like the switch from apartments to TH. Do you have a sense of the square footage and price points?
 - i. BC – We do not know what the price points are, but the SF for the TH will be around 2000 SF on average.
- e. What is your sense of the railroad noise and motion?
 - i. BC – We are aware that there may be noise, but we are looking into alleviating those concerns with the construction and sound proofing of the units.
- f. What is your idea of owner vs. occupied?
 - i. BC – The Condos and Townhomes will be individually owned.
- g. Will the buildings be made of concrete?
 - i. NR – The East building will be concrete, but the Townhouses will be wood framed.
- h. Can the steep and complex slopes of the existing building be maintained?
 - i. BC – We do need to do modifications, but they are on the Bay side of the building. Overall, the rooflines will be maintained. We will be strategically placing balconies and terraces on the Bay side of the building to not infringe on the overall architecture.
- i. Do you have a plan for guest parking?
 - i. NR – We are seeking possibilities for guest parking opportunities – including other off-site parking as mitigation.
- j. How long would the building process take?
 - i. NR – We are anticipating a 12-16-months construction cycle for each building. The idea is to have these buildings phased out; however, it could happen subsequently.
- k. Will this affect the local docks?
 - i. BC – With the proximity of the project and the bay, it will be a great asset to the site by creating access for new residents of Wayzata. As for the docks, they will not be affected by this project. The Panoway can be referenced for any additional information.
- l. If the buildings are not done concurrently, will it take 4 years to complete?
 - i. NR – It is possible that it may take that long, however we are not anticipating these to phase independently.
- m. Do you have a sense how this projects views will be affected if the Boatworks is built taller?
 - i. BC – It would impact the East building if the height was to change. It would be a limited amount but would still have an impact.
- n. When might the next meeting like this one take place?
 - i. BC – We would encourage you to join the Planning Meeting (Public Hearing) to talk through your comments with us and city staff.

3) **END: Thank you!**

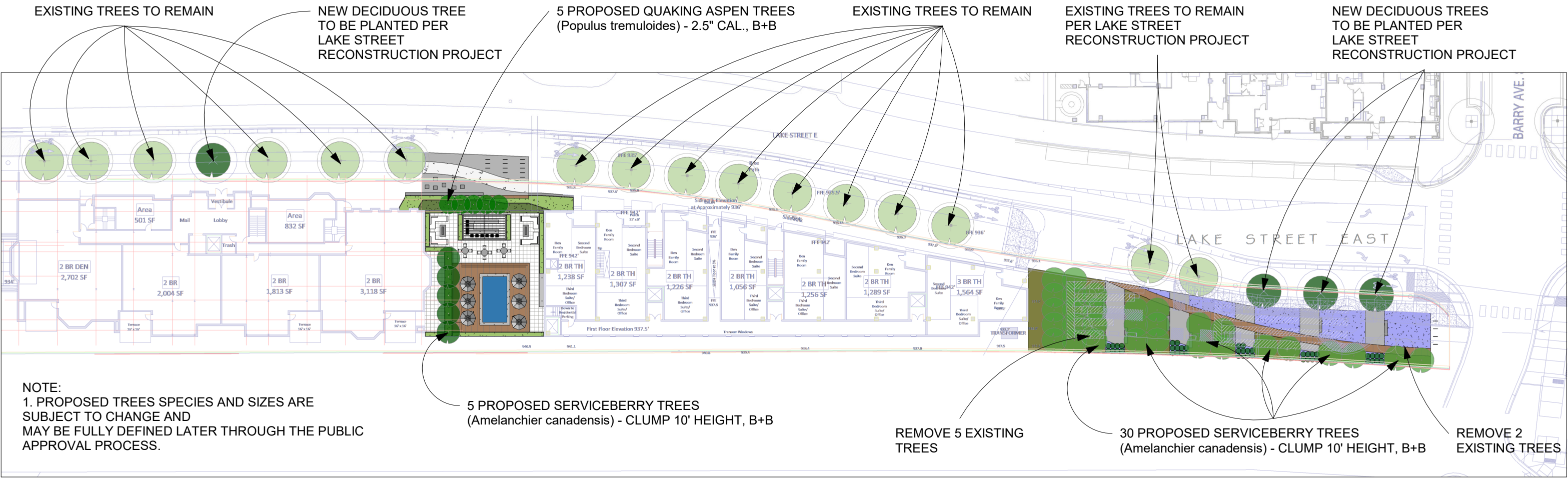
SIDEWALK PLACEMENT AT EAST BUILDING:

To improve the public realm in front of the East building, the proposed project allows for the same amount of green space with an enhanced landscape buffer between the sidewalk and residential building.



1. EXISTING STREET CONDITIONS

2. EAST BUILDING W/ PROPOSED STREET CONDITIONS



1 TREE PRESERVATION AND PLANTING PLAN EAST
1" = 50'-0"

33 PROPOSED QUAKING ASPEN TREES
(Populus tremuloides) - 2.5" CAL., B+B

NEW DECIDUOUS TREES
TO BE PLANTED TO MATCH
PROPOSED LAKE STREET RECONSTRUCTION
PROJECT TREES

NEW DECIDUOUS TREES
TO BE PLANTED TO MATCH
PROPOSED LAKE STREET
RECONSTRUCTION
PROJECT TREES

NEW DECIDUOUS TREES
TO BE PLANTED PER
LAKE STREET
RECONSTRUCTION PROJECT
(ADJUSTED TO WORK WITH PROPOSED
ROAD AND PATH ALIGNMENT)

NEW DECIDUOUS TREES
TO BE PLANTED
PER LAKE STREET
RECONSTRUCTION
PROJECT

NOTE:
1. PROPOSED TREES SPECIES AND SIZES ARE SUBJECT TO CHANGE AND
MAY BE FULLY DEFINED LATER THROUGH THE PUBLIC APPROVAL PROCESS.

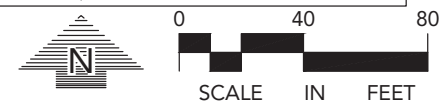


1 TREE PRESERVATION AND PLANTING PLAN WEST
1" = 40'-0"

Plotted: 11/12/2020 1:43 PM W:\2020\2037\1\CA00 DATA\CIVIL\dwg Sheet Files\EXHIBITS\EXHIBIT - PARK-PUBLIC AREA COMPARISON



PROPOSED EAST PARK/PUBLIC AREA



EXHIBIT



CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 800-450-2002
TOLL FREE: 1-800-352-3866

WARNING:

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SCALE
0 20 40
IN FEET

NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM
A BOUNDARY & TOPOGRAPHIC
SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.

200 East Lake Street
Wayzata, MN

esc
ARCHITECTURE & DESIGN

100 Washington Avenue South, Suite 1000
Wayzata, MN 55391
612.339.8088 / 612.339.8382
www.escarch.com

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

Signature
Trevor D. Grays, PE
Typed or Printed Name
5/17/20 6/16/2020
License # 00460000

LOUCKS
PLANNING
CIVIL ENGINEERING
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7200 Hennepin Avenue, Suite 300
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LOUCKS PROJECT NO. 20371

NOT FOR CONSTRUCTION

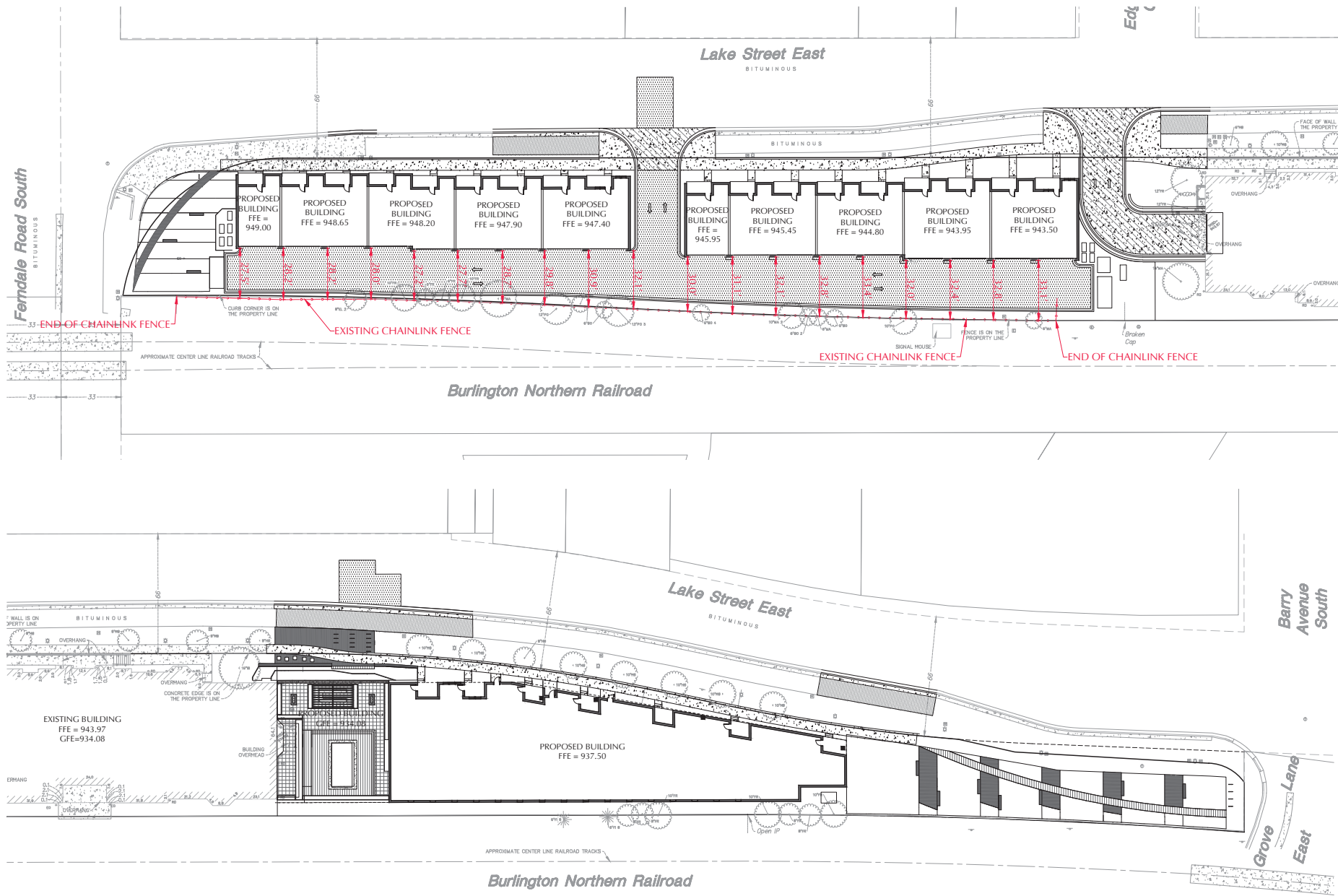
CONCEPT
PUD
SUBMITTAL
10/16/2020

ORIGINAL ISSUE:
REVISIONS:
No. Description Date

XXXXXX
PROJECT NUMBER
DRAWN BY: TGG/DMG
CHECKED BY: TGG

200 East Lake Street
SITE PLAN
WEST

C2.1



7/16/2020 8:26:09 PM

1 Commissioner Bashioum asked about the timeframe for the renovation of the anticipated
2 completion date for the rest of the apartments.

3
4 Ms. Rodriguez stated that because the turnover in this building is not particularly high, they
5 anticipate that it will take them about 18 months or more to turn over all the units. She stated that
6 the current leasing office space will be turned back into a one-bedroom apartment.

7
8 Commissioner Bashioum asked about the refurbishing of the apartment complex, and asked if that
9 was a similar timeframe as for the individual units.

10
11 Ms. Rodriguez stated that will be done within a 12-month period. She noted that they have already
12 replaced all of the roofs and replaced a front concrete stoop to make it ADA accessible. She stated
13 that they have also completed some drainage work in the rear of the building.

14
15 Commissioner Douglas thanked the applicants for upgrading this building because there is a great
16 need for affordable or moderately priced rentals in the City.

17
18 Director Goellner stated there were no people that called in to the meeting that have asked to speak
19 at the public hearing.

20
21 There being no member of the public wishing to comment on the application, Chair Plantan closed
22 the public hearing at 7:01 pm.

23
24 Chair Plantan asked for the Commission to share their questions and feedback on the application.

25
26 There being no commissioner wishing to speak, Chair Plantan expressed her appreciation to the
27 applicant for the improvements they are planning to the complex. She stated that she would like
28 to see someplace to sit outside and additional trees planted if possible in connection with the
29 project.

30
31 There being no further discussion among the Commission, Chair Plantan asked for a motion on
32 the application.

33
34 Commissioner Douglas made a motion, seconded by Commissioner Merriam, to direct staff to
35 prepare a draft Planning Commission Report and Recommendation with appropriate findings
36 reflecting a recommendation of approval for the project design and design deviation of window
37 trim material for the Wayzata Woods amenity building at 230 and 240 Central Avenue North, for
38 review and adoption at the next Planning Commission meeting.

39
40 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

41
42 **b) Consider Development Application for a Comprehensive Plan Amendment,**
43 **Rezoning, Multiple Variances, and a Conditional Use Permit/Shoreland Impact**
44 **Plan at 200 Lake Street East**
45

1 Director Goellner stated that the property owner, TCF National Bank, has submitted a development
2 application for a new residential development 200 Lake Street East. She stated that the property
3 is guided for Central Business District use in the 2040 Comprehensive Plan. She noted that it is
4 currently zoned Planned Use Development and has been zoned this way since the existing TCF
5 building was approved in 1989. She shared pictures of the existing building, which consists of a
6 three-story office building with underground parking, and which would be converted to a 10-
7 condominium unit building under this proposal. She showed a bird's eye view of the 2.27-acre
8 property which is over 1,300 feet long. She explained that the width of the property varies from
9 as narrow as 33 feet to 88 feet near the center of the property. She gave an overview of some of
10 the properties and uses in the vicinity, and noted that it is surrounded by a mixture of office and
11 residential uses. She stated that currently, this property has 4 driveways along Lake Street. She
12 stated that the applicant put together a concept review packet with their application which does not
13 include every design detail, but the intention was to get feedback especially on the two major
14 requests for Comprehensive Plan amendments. She explained that the Comp Plan change would
15 include a change from Central Business District to High Density Residential to allow residential
16 usage in all three buildings at the density proposed. She stated that it would also change the zoning
17 district from a Planned Unit Development to an R5 designation. She stated that the other
18 Comprehensive Plan amendment would allow density in the west building of up to 45 units per
19 acre. She noted that currently the high-density land use designation in the Comprehensive Plan
20 only allows 40 units per acre. She stated that the applicant has also requested 5 variances for:
21 rooftop mechanical equipment; lot coverage; impervious coverage; floor area ratio; building
22 height. She stated that they are also asking for a Shoreland Impact Plan/Conditional Use Permit
23 for the building height as proposed. She stated that if the project garners a recommendation of
24 approval and moves forward at Council, it would come back for a final design phase of review and
25 approvals, which would include a subdivision into three lots and the appropriate agreements to
26 address all of the easements on the property, that would either need to be vacated or added. She
27 noted that the existing middle building would be converted to 10 condominium units, the east
28 building would include 11 condominium units and a park, and the west building would include 45
29 apartment units. She noted that the applicant has stated that the west building would not
30 necessarily be apartment units, but is "most likely" to be apartment units. She stated that the west
31 building would also include a park and a parking lot. She stated that one of the big picture ideas
32 is that this property would be guided and zoned for residential use, rather than for its existing office
33 use, which is one of the key questions for the Commission to consider. She showed renderings of
34 the planned buildings and reviewed the questions for the Commission to consider. She reviewed
35 the proposed density for the overall site; however noted that once the lots are split, their density
36 ranges from 16.3 units/acre to 45 units/acre. She stated that staff feels that it is important to
37 examine the density individually on each lot since they will be owned and operated separately.
38 She showed a rendering that depicted the massing of the east building. She noted there were a few
39 public comments received that while the walk-up apartments seemed appropriate, the number of
40 steps it takes to get up to the units is quite high and makes it no longer feel like a good pedestrian
41 experience. She showed a rendering of the west building and noted that there are no walk ups
42 included in this design. She stated that public comments received on this building expressed
43 concern about how it may relate to the center building because of the flat roof, and that it seems
44 more massive because of its shape and design as opposed to the existing TCF building. She stated
45 that the existing TCF building is much taller, but because of the design features, it does not "feel"
46 as tall and fits in with the small-town charm. She stated that there is a pocket park on each end of

1 the proposal which includes refurbishing the existing one on the east and construction of a new
2 one on the west. She stated that the west pocket park is planned for passive use, such as just being
3 a nice place to sit, but the east park may be more of a public facing area because it is a bit more
4 bustling near the BoatWorks. She reviewed the questions for the Commission to consider with
5 regard to the Comprehensive Plan Amendments.

6
7 Planner Kieser continued the staff presentation. He reminded the Commission that this application
8 includes requests for five variances that should each be considered separately. He gave an
9 overview of questions for the Commission to consider as they consider these requests. He
10 reviewed the lot coverage variance requests, and noted that they are based on the condition that
11 the City Council ultimately approves the Comprehensive Plan amendments and the rezoning to
12 R5. He stated that the overall lot coverage would be at 48.9% which is over the permitted R5 limit
13 of 30%. He noted that the proposal would subdivide the property into 3 separate lots, so the lot
14 coverage should be considered for each lot separately. He stated that the lot coverage of the
15 western parcel is 49.8%, the central is 59.3%, and the eastern lot is 46.3%. He reminded the
16 Commission that lot coverage is based on the building footprint alone, and does not include
17 driveways or surface parking lots. He noted as an aside that the R5 lot coverage limit will be
18 reviewed and addressed by the newly formed Zoning Task Force. He stated that the lot coverage
19 may not be changed, but it will be reviewed. He noted that the practical difficulty expressed by
20 the applicant for the first three variances are the long, linear shape of the lot. He gave an overview
21 of the impervious surface variance request, and noted that the existing impervious surface of the
22 total lot is 74.15% and the overall proposal is for 76.7%. He stated that the R5 zoning district limit
23 is 35% which is why they are requesting the variance. He noted that each lot will be looked at
24 separately and explained that the western lot is at 80.47%, central lot is at 74.38% and the eastern
25 lot is at 72.08%. He stated that this property is also within the Shoreland Overlay district, so the
26 applicant will need to come back with a request for a Shoreland Impact Plan/Conditional Use
27 Permit. He explained the Floor Area Ratio (FAR) of the proposal and noted that if this project is
28 rezoned to R5, the FAR limit will be at .7, which is much less than most other properties in the
29 Central Business District where most have a FAR of 2. He stated that the lots will be looked at
30 separately, so the eastern lot is at a FAR of 1.36, central lot is at 1.47, and the western lot is at
31 1.13. He noted that one of the practical difficulties expressed by the applicant in complying with
32 the FAR is correlated with the density, and noted that there is minimum lot area per dwelling unit
33 which makes it quite difficult to meet the City's density requirements as well as the FAR limits.
34 He stated that the next variance request is for the proposed height of the eastern building. He
35 stated that the height limit is 35 feet, and the western building is proposed at 34 feet 11 inches, but
36 the eastern building is proposed at 39 feet 9 inches. He noted that the applicant has stated that the
37 additional height is needed mostly because of soil testing that has been done, which means the
38 building needs to be put up higher on that section of the property to accommodate underground
39 parking because of the water table. He stated that the final variance request is for rooftop
40 mechanical equipment. He stated that there is not a detailed plan showing the roof details, but
41 noted that the applicant has stated that the linear shape of the lot makes it difficult to locate the
42 mechanical equipment on grade. He stated that the City has received public comment opposing
43 this variance. He stated that the Lake Street Design District does not allow rooftop mechanical
44 equipment and thus requires a variance. He explained that the Shoreland Impact Plan/Conditional
45 Use Permit for building height is similar to the variance request, and noted that the maximum
46 building height in the Shoreland District is 35 feet. He reviewed the questions the Commission

1 should consider when considering the SIP/CUP. He stated that the applicant has set back the third
2 floor to allow views from the properties across the street. He stated that there was a neighborhood
3 meeting held on August 13, 2020 which had 35 people in attendance on the Zoom call. He stated
4 that notifications were sent to property owners within 750 feet of the property for the neighborhood
5 meeting and public hearing. He stated that the main concerns expressed at the meeting were
6 proximity to the railroad tracks, building height, visitor parking, proposed open space, and building
7 materials. He stated that there have been 7 written comments received by the City, thus far, in
8 opposition to the project. The concerns were: density/traffic; small town feel; massing/scaling;
9 proximity to the train; building height.

10
11 Chair Plantan asked if the Commission had any questions for Staff.

12
13 Commissioner Parkhill asked about the original agreement with TCF Bank for the current building
14 on the property. He stated that his understanding was that they got a height variance in several
15 instances on the condition that the adjacent lots would not be developed.

16
17 Planner Kieser stated that he reviewed the minutes from the Council meetings when this was
18 approved, and there was a major discussion around the western area of this lot and, at that time,
19 the Council made it pretty clear that they did not want the western portion of the lot to be
20 developed.

21
22 Commissioner Iverson asked how big the green space is on the eastern lot.

23
24 Planner Kieser stated that he believes it would be similar to what is currently in place in this
25 location.

26
27 Commissioner Iverson stated that she would also like to know how many trees and plants they are
28 planning.

29
30 Commissioner Douglas asked if any of the pocket park on the eastern lot was included in their lot
31 size for the building, and whether the driveway into the lower parking garage would go across any
32 of the pocket park land.

33
34 Planner Kieser stated that the eastern pocket park is included in the lot area. He stated that the
35 driveway access will be near the pocket park, but more detailed plans of this entrance/exit will be
36 completed if this plan moves forward. He noted that it will pretty much stay the same size and
37 noted that the western mini-park is also included in the lot area.

38
39 Commissioner Douglas asked how it can be included in their lot, if that is a City pocket park.

40
41 Planner Kieser explained that the City has an easement for that pocket park, so he believes the City
42 helps maintain it, but it is an easement.

43
44 Commissioner Bashoum stated that when she was walking past the project today, she noticed that
45 there is still a for sale sign on the property and asked if that is common to have a project come
46 before the Commission while the property is still for sale.

1
2 Director Goellner stated that it is typical within real estate development, and gave an overview of
3 the purchase agreement process in this situation.
4

5 Commissioner Bashioum asked about the reduction in green space along Lake Street to make room
6 for the condos and narrow the sidewalk in that location. She stated that there is so little green
7 space left along Lake Street and questions how that will affect the walkability that is highlighted
8 in the 2040 Comprehensive Plan.
9

10 Planner Kieser stated that staff also had concerns about moving the sidewalk easement. He stated
11 that it will reduce the area for the boulevard trees but they do not know how the trees will be
12 affected. He stated that the applicant wants to allow more room for them to build up to that setback,
13 since it is a long linear shape. He stated that the sidewalk easement will be looked at in a lot more
14 detail in the second phase of project approval requests, along with the subdivision. He stated that
15 one of the questions for the Commission to consider is how they feel about having that sidewalk
16 moved. He noted that, to Commissioner Iverson's point, that the eastern pocket park is around
17 8,000 square feet and has about 5 boulevard trees proposed and around 20 ornamental trees and
18 plantings. He stated that Commissioner Bashioum's concern is very valid, and the Commission
19 needs to give feedback on that area.
20

21 Commissioner Bashioum stated that if the area where the trees are planted now is reduced, that
22 will most likely kill those trees and those are the few remaining mature trees along Lake Street.
23

24 Planner Kieser stated that he will allow the applicant to shed light on that issue and share if there
25 are any plans to preserve those trees.
26

27 Commissioner Merriam asked about the underlying zoning as C4A and the properties across the
28 street. She stated that C4A is office and commercial, and asked how many developments, such as
29 Ventana and Wayzata Blue, have a Mixed Use designation.
30

31 Director Goellner stated that the Wayzata Blue development has Mixed Use and has an
32 architectural firm located on the ground floor. She noted that having commercial or office space
33 located on the ground floor was not something that the applicant was interested in for this property.
34 She stated that this is something staff would like the Commission to discuss tonight, and whether
35 they feel this would be necessary for this parcel and for Lake Street in particular west of Barry
36 Avenue.
37

38 Commissioner Merriam asked if Ventana has any commercial or office space in their development.
39

40 Director Goellner stated that Ventana does not have commercial or office space, and noted that the
41 Melvin's 235 project is for a three-story office building. She noted that there is also a car wash
42 and the C.B. Burnett building in the area.
43

44 Commissioner Merriam stated that C4A does not allow residential except on the upper levels and
45 also says something about if a building is residential, then it cannot front Lake Street and needs to
46 follow the R5 density requirements. She asked if all other buildings in the area are PUDs.

1
2 Director Goellner stated that has been the pattern recently, and feels it may be worth looking at the
3 zoning as to how the R5 district is set up. She noted that the long term vision west of Barry Avenue
4 was to continue with commercial and office on the first floor, with the potential for residential
5 above, but over time it appears as though the market has called for all residential properties in this
6 area, or all office, because mixed use can be challenging.

7
8 Commissioner Iverson stated that the City has been doing a lot of increased residential use, and
9 she wonders if the City Engineer has taken a look to determine what our waste water treatment
10 facility can handle. She asked if the City has what is considered a free capacity that tells the City
11 how much more sewer waste the City can handle with all of the development that is happening
12 along Lake Street.

13
14 Director Goellner stated that she has not reviewed that section of the Comprehensive Plan, but
15 there is a whole waste water section. She stated that she was not alerted to any areas of the City
16 where we could not allow more development without increasing our waste water system capacity,
17 so she is not aware of any restrictions that would restrict density in this area.

18
19 Commissioner Iverson asked if Director Goellner knew what the City's free capacity number is.

20
21 Director Goellner stated that she can look it up, but noted that it may be difficult to find during the
22 meeting because it is probably found in the technical appendices of the Comprehensive Plan.

23
24 Commissioner Iverson stated that moving forward, she wants to make sure that the Commission
25 is looking at infrastructure as more of these applications come in front of them. She stated that
26 she is thinking of fire, police, sewer and all the infrastructure that is necessary to continue this type
27 of growth. She suggested that perhaps the Commission spend time on a future agenda discussing
28 this issue and have staff present the information.

29
30 Director Goellner stated that at this point, the City has only received anecdotal comments from
31 Public Works that they did not see anything alarming about the proposal, but agrees that staff could
32 put more data to those comments.

33
34 Commissioner Douglas referenced page 126 of the packet and the entrance to the ramp on the large
35 building. She noted that it is right across the entrance to Edgewood Court. She referenced page
36 131 of the packet where the entrance looks like it is farther west. She expressed her concern about
37 that feeding into Lake Street because there are 70 underground parking spots, the Coldwell Banker
38 Burnett building also comes out there with 70-80 employees, the two office buildings there come
39 onto Edgewood Court and then on to Lake Street. She stated that there are 45-50 residents in the
40 townhomes at Ferndale Ridge, plus there is additional parking along the front of the Coldwell
41 Banker Burnett building. She expressed concern about this becoming a dangerous intersection,
42 and would like to know the exact location of the entrance. She asked if the City would consider
43 this potential safety issue in a development of this size.

1 Director Goellner stated that she feels this question is very warranted and could ask Public Works
2 to look into that further, and could also ask the applicant to complete a traffic study to determine
3 if some type of control, such as a stop sign, may be necessary.

4
5 Commissioner Douglas stated that she thinks speed control may also be necessary, and would like
6 the City to look more deeply into this issue.

7
8 Commissioner Merriam stated that the traffic going up and down Ferndale has increased
9 tremendously and has become an issue. She stated that the road may have the capacity, but she
10 feels the City also needs to consider whether it is practical or safe for the residents that live along
11 that stretch.

12
13 There being no further questions for staff, Chair Plantan asked the applicant to address the
14 Commission.

15
16 Applicant's representative, Neil Reardon, ESG Architecture and Design, stated that they think this
17 is a very exciting project for the City and noted that they got some very meaningful feedback from
18 the community meeting.

19
20 Applicant's representative, Burt Coffin, ESG Architecture and Design, explained that he would
21 answer the questions that had already been raised by the Commission as he goes through his
22 presentation. He stated that their key design objectives after reading through the Comprehensive
23 Plan were to foster charm in a community known for its small-town character so they focused on
24 the quality of the design of the buildings and the landscape. He stated that another objective was
25 to enhance a walkable and pedestrian friendly environment and the hope is for this project to
26 integrate seamlessly into the new Lake Street. He stated that they also want to enhance the
27 connection to nature by revisiting the site at the existing pocket park to the east, and give it a bit
28 of a refresh and create the new pocket park to the west. He stated that they are dedicated to using
29 very high-quality materials, including stone, brick, and stucco. He stated that they are planning
30 very large windows and as this gets further into the process, they will develop further building
31 details, like their intent to connect the first-floor units of the east building to the street to create
32 walk-up units. He reviewed some building details that they are planning, such as not building up
33 to the lot lines and being sensitive to the railroad track, and noted that they plan to take special
34 care for noise mitigation of the units facing that direction. He stated that they will be using all of
35 the existing curb cuts. He noted one of the questions from the Commissioners regarding the
36 intersection, and explained that one of their exhibits may have had a bit of a disconnect, so that
37 will need to be looked at more closely. He said they are very interested in the comments made
38 about how they integrate the ins and outs on Lake Street. He stated that right now the only curb
39 cut that they are planning to move is at the very west end of the site to move it further away from
40 the Ferndale intersection. He stated that they think it is appropriate to locate residential in this
41 area, and believe this development will help support the downtown retail by providing residences
42 that are able to walk to the retail. He stated that he feels their plans will help the City keep a
43 vibrant retail environment. He stated that they would like to build upon and connect with the
44 City's Panoway project, which is why they intend to upgrade the pocket park at the east end of
45 their site. He stated that at the west end of the site, they are looking for more passive green space
46 that will soften the intersection at Ferndale and Lake Street and provide a transition to the building.

1 He reviewed the site plan and reiterated that they will confirm the access location to address the
 2 Commissions concerns with the other buildings in the area accessing Lake Street at the same point.
 3 He stated that their goal with the architecture is to create something that will complement many of
 4 the existing buildings in the area. He stated that the concept is for the east building to be a
 5 contemporary building made with traditional materials. He stated that this building speaks to the
 6 architecture and design of the Wayzata Blue and the Ventana residences that are proposed. He
 7 reviewed the proposed look of the building and the walk-up units. He stated that there was a
 8 concern raised by one of the Commissioners that the walk-up units seemed quite high. He
 9 explained that they are constrained a bit by the water table. He stated that they would like to
 10 mitigate this by providing walk-up units and layered landscaping. He noted that their intent is to
 11 provide some rich landscaping that will be more visible than what they are showing in the
 12 renderings. He stated that the west building will have a drop off and lobby entrance on the west
 13 corner. He stated that the building materials will be similar to the east building, but noted that they
 14 are not trying to copy that building, so this will look a bit different. He stated that this building
 15 will have more brick, stucco and stone and will have some nice terraces on the third floor that
 16 overlook Lake Street. He stated that they would like to create a trellis with vines along the parking
 17 lot to soften the play between the parked cars and the sidewalk. He stated that they are proposing
 18 to go above the building height for the east building because of the high-water table. He stated
 19 that they are planning to stay below 40 feet because they know those were approved for both
 20 Ventana and Melvin 235 and is definitely below the existing bank building which is 52 feet high.
 21 He noted that they will not be making any changes to the existing building on the Lake Street side,
 22 but will be adding some outdoor space on the south side. He stated that they would like to reduce
 23 the size of the sidewalk in front of the east building and noted that there is a longstanding easement
 24 for a public sidewalk that is within the property line at this location. He stated that they do not
 25 want to build out to the property line, but would like to trade some of the green space and move
 26 the sidewalk out and put some greenspace against the building which will allow them to do walk-
 27 up units. He noted that they would like to have 5-6 feet of green space between the building and
 28 the bicycle path. He stated that their hope is to do this without removing any of the boulevard
 29 trees, but they still need to do some investigation with their landscape architect and their civil
 30 engineer to find out if it is possible. He explained that if they do have to remove a few trees he
 31 feels fairly confident that they will be able to replace them with fairly large caliber trees and noted
 32 that they are not trying to reduce green space, but reconfigure it and create a better pedestrian
 33 environment by allowing walk-up units.

34
 35 Mr. Reardon stated that he believes the original boulevard trees were not saved during the Lake
 36 Street reconstruction, and noted that his understanding is that those were replaced as part of the
 37 2020 rebuild.

38
 39 Mr. Coffin reviewed the pocket parks and their plans to refresh the east pocket park. He stated
 40 that the plans are preliminary. They would like to have seating areas and bike racks but explained
 41 that they are very open to suggestions from the City. He stated that they feel their design may be
 42 a unique way to respond to the COVID-19 situation because there may be a way to create discrete
 43 seating areas for small groups of people along the trail. He reviewed their current idea for the west
 44 pocket park which would be for more passive use.

45
 46 Chair Plantan asked if the Commission had any questions for the applicant.

1
2 There being no questions from the Commission for the applicant, Chair Plantan opened the public
3 hearing on the application at 8:20 pm and reiterated how the public can be involved via Zoom or
4 calling into the meeting.

5
6 Director Goellner stated there appear to be a few people who have called in and believes they are
7 here to participate in the public hearing. She invited them to speak in turn.

8
9 John Nolan, stated that he has offices at 328 Barry Avenue, and lives at 557 Harrington Road. He
10 noted that there is a lot he likes about this proposed project. He stated that he thinks very highly
11 of the ESG team and has worked with them a number of times; however, he opposes the request
12 to exceed the height limit for the east building and the request to locate the mechanical elements
13 on the rooftops. He stated that this application is asking for a lot of zoning dimensional relief, and
14 when a proposal places so much building on a site, it will naturally bump into the City's
15 dimensional constraints, which are designed to somewhat limit density. He stated he is not
16 suggesting that granting relief in this situation is a bad thing or inappropriate, because he can see
17 places where it is appropriate; however, similar requests for exceeding the height and the rooftop
18 mechanical units have been recently rejected. He stated that more importantly, those rules have
19 been complied with in many of the surrounding buildings, some of which are ESG buildings. He
20 stated that he understands the water table issue, but feels these two requests are inappropriate. He
21 stated that the City has just spent a ton of money to create a more walkable and pedestrian friendly
22 Lake Street, and he feels this proposal goes counter to that effort because the east building sets the
23 first floor high above the sidewalk level. He stated that the TCF building triggered many changes
24 and attention in the ordinance, specifically about the adverse impact of how that building
25 confronted the sidewalk. He reiterated that he loves a lot of what has been presented in the plans,
26 but the east building sitting that high above the sidewalk will adversely impact the pedestrian
27 experience. He stated that he doesn't think there has been a practical difficulty shown to allow
28 those two variances. He stated that ESG are fully capable of designing a great building on the east
29 side that conforms with the height and the mechanical regulations. He asked the Commission to
30 recommend denial of the requests for variance for exceeding the height and allowing rooftop
31 mechanical units.

32
33 As it appeared no others wished to comment on the application, Chair Plantan closed the public
34 hearing at 8:27 pm.

35
36 Director Goellner stated that it appears as though there is someone who would like to comment
37 that just joined the meeting.

38
39 Chair Plantan reopened the public hearing at 8:27 pm.

40
41 Anna Ovsyannikova, 15610 Holdridge Road East, she stated that the broadcast of the meeting is a
42 few minutes behind the live meeting. She stated that she wanted to let them know because there
43 may be more people that want to join the meeting. She stated that while the applicant made a great
44 presentation, she had recently applied for a subdivision which was fully compliant with the
45 regulations, but was unanimously denied. She stated that in this case, the applicant is asking for 5
46 variances and has an overwhelming neighborhood response against it. She stated that if this is

1 considered for approval, she feels it would be arbitrary, unfair, and capricious. She stated that she
2 has nothing against the applicant, but would like to make sure the City is being fair to everyone.

3
4 There being no others wishing to comment on the application, Chair Plantan closed the public
5 hearing at 8:32 pm.

6
7 Chair Plantan opened up discussion among the Commissioners.

8
9 Commissioner Iverson stated that she wishes this was simple and straight forward but there are a
10 lot of variances in front of the Commission. She stated that when she looks at this, she feels the
11 space is too small for what they are trying to fit in. She stated that she also feels that there are too
12 many variances in front of the Commission, and believes the reason they are in front of the
13 Commission is because the plans just don't fit the size of the lot. She stated that Mr. Nolan made
14 some great points, and agrees that the other developers in the area have worked very hard to have
15 the ground floor at street level. She stated that she is very concerned about what is happening on
16 Lake Street with things like density, and doesn't feel this is in harmony with some of the other
17 buildings in area. She stated that because this is a concept plan, she would like to throw out a few
18 ideas for consideration. She asked if they have considered row houses that mimic the TCF
19 building, so it would feel in harmony with what is already in place, and will not have the mass and
20 scale of the buildings presented. She stated that she feels the plans as presented take the City
21 farther away from its small-town feel. She stated that she would like the developers to go back to
22 the drawing board and try to get more green space out of this area. She stated that the buildings
23 proposed are beautiful, she just does not think they fit in Wayzata.

24
25 Commissioner Bashioum stated that she would echo Commissioner Iverson's comments about the
26 density, and cited portions of the 2040 Comprehensive Plan that states development should be on
27 a human scale, and be small node development, and the policy should promote balanced housing
28 supplies. She stated that because there are so many condo buildings and buildings that were meant
29 to be condos, and turned into apartments because the market wasn't there, she is worried that the
30 City will become overbuilt and is losing the small-town charm. She stated that "charm" was one
31 of the terms that both the Council and the Commission fought to keep in the Comprehensive Plan.
32 She stated that she agreed that this project is just too big for the space, and would like to see them
33 come back with something more on a human scale.

34
35 Commissioner Douglas stated that the TCF building is one of her favorite buildings in town and
36 even though it is tall, the beautiful roof lines and ivy is just beautiful. She stated that she realizes
37 that the City really cannot duplicate that building, and does like the contemporary architecture.
38 She stated that she is not upset about the east building because Meyer Place has the first floor
39 above street level and thinks it helps with privacy. She stated that if they are on the street level,
40 people will walk by and look inside and thinks it will be more advantageous to be up a little bit.
41 She stated that she likes the row house look for the first level which reminds her a bit of her time
42 in Chicago. She stated that what bothers her is the City just approved a new Comprehensive Plan,
43 and the ink is barely dry and are already looking to make changes. She stated that for the west
44 building, she cannot imagine the bulk and massing in that location. She stated that she feels it is
45 too many units, and is concerned about the new narrow streets and the amount of activity with that
46 many more people. She stated that she doesn't think this is a wise decision, but noted if it were a

1 smaller building, similar to the east building with the row house look, she could consider that. She
2 stated that she also doesn't mind the height of the east building because the City has allowed that
3 for other buildings in the area because of the water table issue. She reiterated that she cannot
4 support the density of the west building.

5
6 Commissioner Flannigan stated that Commissioner Douglas just said exactly what he was
7 thinking. He stated that the City really worked hard on the updated Comprehensive Plan, and this
8 will be an interesting discussion for the Council to considering changing it. He stated that he
9 thinks this is an interesting concept and he, to some extent, can get behind what they are trying to
10 accomplish. He stated that he can get behind the east building because it is a handsome building,
11 but would like to take the mechanicals off the roof. He stated that he thinks the west building will
12 need to shrink tremendously, and suggested considering some low-income apartments in that
13 building because he feels there is too much of the same thing being proposed, and it's just one big
14 solid rectangular block. He stated that the first step of clearing the Comprehensive Plan hurdle of
15 the zoning change is one that needs a real deep discussion. He stated that he thinks that this first
16 step needs to clear all the way through the City Council before the Commission starts digging into
17 the variance requests.

18
19 Commissioner Merriam stated that she agrees with much of what has been said and goes back to
20 the "charm" mentioned in the 2040 Comprehensive Plan. When she looks at this project, it sounds
21 like they are thinking it is charming, but she doesn't see it. She stated that she agrees with
22 Commissioner Iverson that townhomes may be a more appropriate way of developing the extra
23 parcels. She stated that she supports using the TCF building as condominiums, and is fine if there
24 is more housing in the area, but feels what is being presented to the Commission now is too much,
25 in too little space. She stated that there needs to be more green space, open space, and recreational
26 space for the benefit of occupants.

27
28 Commissioner Parkhill stated that he is mostly in alignment with the rest of the Commission. He
29 thanked ESG for their presentation, and noted that he thinks they gave a lot of thought to the
30 streetscape and what things look like. He stated that he likes the 3 different styles of buildings and
31 thinks the east building is absolutely gorgeous. He stated that the TCF building is pretty amazing
32 and has always been an iconic building in the town. He stated that he is glad the west building is
33 different, but agrees with the other Commissioners that it is just too big. He stated that he loves
34 the walkability and the upgraded parks and a variation in the size of the living units. He stated that
35 100% residential is probably the right move, but thinks that is the first hurdle so they can see if
36 everyone is in alignment with that. He stated that he is okay with it, but does not think the density
37 is close to what it should be, especially in the west building. He stated that his overall concerns
38 are height and density, and that honoring the original agreement with the Council back in the late
39 1980s is important because they didn't really want this area developed. He stated that there were
40 a lot of concessions made to build the TCF building, but thinks the City should be a bit more
41 modest on the other buildings. He stated that if the density is reduced, they won't have to push so
42 much on the lot with the FAR, impervious surface, and lot coverage, which also means there could
43 be space to hide the mechanical elements within the units like some of the other buildings have
44 done. He would suggest the Commission take these requests one at a time, or lump them in some
45 way for a motion.

1 Chair Plantan stated that she agreed with her fellow Commissioners, and thanked the applicant and
2 architects for keeping the TCF building. She stated that even though the use will be altered, it is
3 a beautiful building. She stated that having two separate buildings that are different on either side
4 is a great idea. She suggested that there be some kind of crescendo effect so it goes up as it nears
5 the TCF building and there isn't just the big, flat huge massive buildings on either side of the TCF
6 building. She asked them to be a bit more creative in the roof line and undulating facades.
7 She stated that she is a bit concerned about mimicking Wayzata Blue and having this end of town
8 have the same look and feel. She noted that she is worried about this style standing the test of
9 time. She stated that she believes that everything the applicant is asking for is due to the density
10 of the proposed project, specifically for the west building. She explained that she does believe
11 there are some merits to this plan and if the density is reduced, the Commission could address the
12 rooftop units, the FAR, and some of the other things like lot coverage, and impervious surface.
13 She encouraged the applicant to consider this and come back to the Commission with a new
14 proposal. She stated that she thinks the spattering of some businesses like what Wayzata Blue has
15 done with the architect's office is very nice and keeps the pedestrian feel at the main level, instead
16 of all residential. She thanked the applicants for their thorough presentation.

17
18 Commissioner Flannigan stated that he had mentioned that the first hurdle is the Comprehensive
19 Plan revision, and he would be interested in knowing with the residences, how many of them are
20 part year residents. He asked what this means for the businesses in the community, and what is
21 the impact to our businesses when they bring, for example, 140 people from the former TCF
22 building, into the town day in and day out during the week, all year round, versus having some
23 number of residents in the City only for half of the year. He stated that he feels the Commission
24 needs to make a decision based off of what is good for the businesses, as well as what is good for
25 the residents of Wayzata. He is not 100% certain that continuing to add residential condo space
26 to the City is doing any good for our businesses if we cannot prove that those residents are here
27 utilizing them.

28
29 There being no further discussion, Chair Plantan asked for a motion on the application.

30
31 City Attorney Schelzel stated that the Commission has wrestled with a lot of the many aspects of
32 this application during their review and discussion. He stated he has the sense that the consensus
33 is probably to recommend denial on everything requested in the application, which sounds severe,
34 but he believes the Commission gave the applicant a lot of feedback that will hopefully be
35 constructive. He asked Director Goellner if she heard any conversation that would lead her to
36 believe that the Commission would be in support of any of the requests.

37
38 Director Goellner stated that the alternative approach would be to recommend approval with a very
39 long list of things that would need to be changed in order for the Commission to feel comfortable
40 with approval. She stated that she does not think that list could be compiled tonight. She stated
41 that she agreed with City Attorney Schelzel that a recommendation of denial for the project is
42 probably the direction they should go with, including all of these recommendations in the record,
43 with the understanding that the applicant could come back with a new concept and application that
44 incorporated all of the input from the Commission. She reminded the Commission that this is
45 exactly what happened with the 401 Lake Street project.

1 Commissioner Flannigan asked if there would be any merit to carving off A and B, and taking
2 those two items through the City Council to see if this is something that the Commission and the
3 City would want.

4
5 Director Goellner stated that if the applicant was willing to change the density of the west building,
6 the City could do some more research to see if high density residential was the best district, or if
7 there was any merit to doing a Planned Unit Development. She stated that she could see some
8 merit with continuing on with those two requests, but she would fear that it will just confuse
9 Council to involve only half of their package, and not the whole thing.

10
11 City Attorney Schelzel stated that procedurally, there is an application with all of these requests,
12 and the charge of the Commission is to make a recommendation to Council. He noted that
13 everything will go on to Council and they may have a different viewpoint. He also noted that the
14 applicant may decide to change something, or withdraw its application and submit a different one.
15 He agreed that Commissioner Flannigan makes a good point that there are some big threshold
16 issues that go to the guidance of the Comprehensive Plan. He noted that a Comprehensive Plan
17 amendment is a legislative decision that is at the discretion of Council, and requires a 4/5 vote. He
18 summarized that the next step procedurally for the Commission is to make a recommendation on
19 the request that is before them.

20
21 Commissioner Bashioum stated that she would prefer to deny the application, and put the ball back
22 in the developer's court to address some of the discussion items that were raised tonight, rather
23 than hand half of it to the Council.

24
25 Chair Plantan accepted an offer from Commissioner Parkhill to make a motion.

26
27 Commissioner Parkhill made a motion, seconded by Commissioner Bashioum, to direct staff to
28 prepare a draft Planning Commission Report and Recommendation with appropriate findings
29 reflecting a recommendation of denial for 200 Lake Street East for review and adoption at the next
30 Planning Commission meeting, specifically denial of the requested Comprehensive Plan
31 amendments, the rezoning to R5, variances from: Section 901.1A-mechanicals, Section 959.08A-
32 lot coverage, Section 958.08A-impervious surface coverage, Section 959.08B-FAR, and Section
33 959.08C-Building Height, and the Shoreland Impact/CUP standards.

34
35 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

36
37 City Attorney Schelzel explained that the Planning Commission has directed staff to prepare a
38 draft report and recommendation that will come back at the next Planning Commission meeting
39 on the Consent Agenda, and if that is adopted, the recommendation of the Commission will go on
40 to the City Council, who will make the ultimate decision on the application.

41
42 Commissioner Douglas stated that she would like to get the point across somehow that she is not
43 against multi-family housing or that part of the application. She stated that her main concern was
44 the density of the third building.

1 City Attorney Schelzel stated that this was a complex and nuanced discussion, and believes that
2 the Commission expressed their thoughts on the aspects of the project that they thought were
3 positive, and provided helpful feedback to the applicant.
4

5 **AGENDA ITEM 6. Other Items:**
6

7 **a) Review of Development Activities**
8

9 Planner Kieser stated there are no new development activities scheduled for the next meeting.
10

11 Director Goellner stated they will be bringing the Promenade report and recommendation to the
12 Commission at the next meeting.
13

14 **b) Planning Commissioner Liaison Schedule and City Meeting Calendar**
15

16 Director Goellner stated that the Council decided to move the October 7, 2020 Council meeting
17 back to October 6, 2020 because Night to Unite has been cancelled. She stated that there will be
18 a special Wednesday meeting in November because of the election.
19

20 Chair Plantan expressed her appreciation to the Commission for their detailed and thoughtful
21 comments for the development application for Lake Street and hopes that there was good feedback
22 given to the applicant.
23

24 **AGENDA ITEM 7. Adjournment.**
25

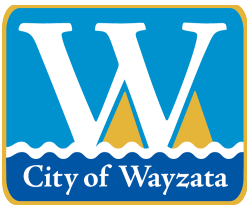
26 There being no further business on the agenda, Chair Plantan asked for a motion to adjourn.
27

28 Commissioner Flannigan made a motion, seconded by Commissioner Parkhill, to adjourn the
29 Planning Commission meeting.
30

31 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.
32

33 The Planning Commission meeting was adjourned at 9:06 p.m.
34

35 Respectfully submitted,
36 Kayla Atkins Rokosz
37 *TimeSaver Off Site Secretarial, Inc.*
38



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 16, 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:

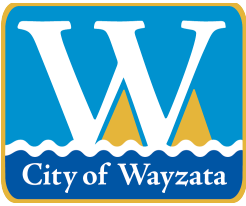
Staff will give a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 16, 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:

The November 24, 2020 City Council meeting will be cancelled due to a lack of agenda items. Commissioner Merriam is scheduled for the December 1, 2020 City Council meeting. The Liaison Schedule and the 2020 City Meeting Calendar are attached. The 2021 Calendar will be shared with the Planning Commissioners soon.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. Planning Commission Assignments at Council Meetings 2020 - Updated 09/18/2020
2. 2020 Public Meeting Calendar - Updated 09/15/2020

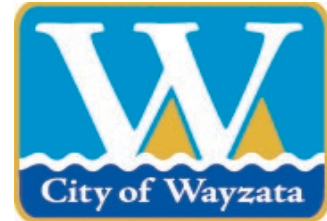
2020
Planning Commission assignments at Council meetings

<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
Tuesday	October 6, 2020	Cathy Iverson
Tuesday	October 20, 2020	Laura Merriam
Tuesday	November 10, 2020	Christine Plantan
Tuesday	November 24, 2020	Lindsay Bashioum
Tuesday	December 1, 2020	Laura Merriam
Tuesday	December 15, 2020	Peggy Douglas

Last Updated: September 18, 2020

City of Wayzata

2020 Meeting Calendar



January 2020						
S	M	T	W	Th	F	S
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31						

June 2020						
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September 2020						
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October 2020						
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November 2020						
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29	30					

December 2020						
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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 (cancelled for 2020)
- Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.
- Holiday Observed
City Offices Closed

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

Revised Sept 15, 2020