

# WAYZATA PLANNING COMMISSION

## Meeting Agenda

Click [HERE](#) to join the Zoom meeting.

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 986 8998 9495** and **Passcode 553519**. The meeting will also be shown on Channel 8, WCTV, and streamed on the City's website at [www.wayzata.org/WCTV](http://www.wayzata.org/WCTV).



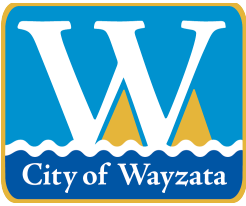
To speak during the Public Forum and/or Public Hearing portions of the meeting you can use Zoom or a phone. When using Zoom, indicate you'd like to speak by using Zoom's "raise hand" function. When using a phone, press \*9. In each case, you will be muted until you have been recognized and invited to 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, June 21, 2021  
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
5. **Old Business Items**
  - a. Special Note - Review of June 7, 2021 Meeting Minutes at Next Planning Commission Meeting
  - b. Consider Adoption of Planning Commission Report and Recommendation of Approval for Side Yard Setback Variances, Shoreland Setback Variance, and a Conditional Use Permit at 900 Shady Lane East
6. **Public Hearing Items**
  - a. Consider Development Application for a Sign Area Variance at 16100 Wayzata Boulevard the Lexus of Wayzata Dealership
  - b. Consider Development Application for a Planned Unit Development General Plan and Design Deviations at 163 Wayzata Boulevard West
  - c. Consider Amendment to Zoning and Subdivision Ordinance Notification Requirements
7. **Other Items**
  - a. Review of Development Activities
  - b. Planning Commissioner Liaison Schedule and City Meeting Calendar
8. **Adjournment**

Upcoming Meetings:  
Planning Commission - July 7, 2021  
City Council - July 20, 2021





## City of Wayzata Planning Commission Agenda Report

|                                                                                                         |                         |
|---------------------------------------------------------------------------------------------------------|-------------------------|
| <b>MEETING DATE:</b> June 21, 2021                                                                      | <b>AGENDA ITEM:</b> 5.a |
| <b>TITLE:</b> Special Note - Review of June 7, 2021 Meeting Minutes at Next Planning Commission Meeting |                         |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                                                      |                         |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director                                      |                         |
| <b>60 DAY DEADLINE:</b> N/A                                                                             |                         |

**BACKGROUND:**

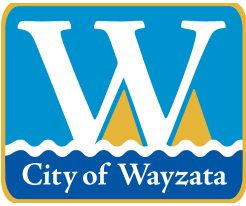
Staff is still in the process of drafting and editing the draft Planning Commission meeting minutes from June 7, 2021. The draft meeting minutes are scheduled to be reviewed at the next Planning Commission meeting.

**ACTION REQUESTED:**

No action required

**ATTACHMENTS:**

None



## City of Wayzata Planning Commission Agenda Report

|                                                                                                                                                                                                               |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>MEETING DATE:</b> June 21, 2021                                                                                                                                                                            | <b>AGENDA ITEM:</b> 5.b |
| <b>TITLE:</b> Consider Adoption of Planning Commission Report and Recommendation of Approval for Side Yard Setback Variances, Shoreland Setback Variance, and a Conditional Use Permit at 900 Shady Lane East |                         |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                                                                                                                                                            |                         |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director                                                                                                                                            |                         |
| <b>60 DAY DEADLINE:</b> July 23, 2021                                                                                                                                                                         |                         |

### **BACKGROUND:**

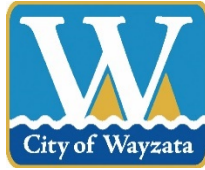
The property owners, Chris and Lynn Astrup, and applicant, Alexander Design Group, are proposing to construct a new single-family residence at 900 Shady Lane East. The proposed project requires a two side-yard setback variances, Shoreland setback variance, and a Conditional Use Permit (CUP) to locate a portion of the structure in the Flood Fringe District. This property received similar approvals for a single-family residence in 2019, but that project was never constructed. The proposed residence includes an updated layout and design from the 2019 plans.

### **ACTION REQUESTED:**

The Planning Commission should consider adoption of Planning Commission Report and Recommendation of Approval for Side Yard Setback Variances, Shoreland Setback Variance, and a Conditional Use Permit at 900 Shady Lane East.

### **ATTACHMENTS:**

1. Draft PC Report and Recommendation



## WAYZATA PLANNING COMMISSION

June 21, 2021

### REPORT AND RECOMMENDATION OF APPROVAL OF VARIANCES AND CONDITIONAL USE PERMIT FOR 900 SHADY LANE EAST

#### **SUMMARY OF RECOMMENDATIONS**

1. **Approval** of Setback Variances from R-2A Standards
  2. **Approval** of Setback Variance from Shoreland Overlay District Standard
  3. **Approval** of Conditional Use Permit for Principal Structure in Flood Fringe District
- 

#### **REPORT**

##### **Section 1. BACKGROUND**

- 1.1 **Project.** The applicant and property owners, Chris and Lynn Astrup, and applicant, Alexander Design Group (collectively the “Applicant”) have submitted a development application (the “Application”) requesting zoning approvals to construct a new house (the “Project”) on the property at 900 Shady Lane East (the “Property”). The Property received similar approvals for a single-family residence in 2019 that was never constructed.
- 1.2 **Approvals Requested.** The Application requests the following land use approvals:
  - A. **Variances from the R-2A zoning District Standards:** The Project requires the following variances from the standards of the R-2A Zoning District (the “R-2A Variances”):
    1. North side yard setback variance from 15 feet to 14 feet
    2. South side yard setback variance from 15 feet to 10 feet
    3. Rear yard setback variance from 75 feet to 25 feet
  - B. **Variances from the Shoreland Overlay District Setback Standard:** The Project requires a setback variance to 25 feet from the 75 feet setback required in the Shoreland Overlay District (the “Shoreland Variance”).

- C. Conditional Use Permit for Principal Structure in Flood Fringe District: The proposed location of the house is situated in the Flood Fringe District and requires a Conditional Use Permit based on the elevation of fill around the proposed home (the "Flood Fringe District CUP").

- 1.3 Property. The street address, property identification number and owner of the Property are:

| Address             | PID               | Owner               |
|---------------------|-------------------|---------------------|
| 900 Shady Lane East | 06-117-22-42-0010 | Lynn & Chris Astrup |

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

|                        |                                         |
|------------------------|-----------------------------------------|
| Zoning District:       | R-2A Single-Family Residential District |
| Comp Plan Designation: | Low Density Single-Family Residential   |
| Overlay Districts:     | Shoreland Overlay District              |

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on May 27, 2021. A copy of the notice was mailed to all property owners located within 350 feet of the subject property on May 26, 2021. The public hearing on the Application was held at the June 7, 2021 Planning Commission meeting.

## Section 2. STANDARDS

- 2.1 Variance Standards (Sec. 905.01.C). The criteria for granting a variance from the standards of the Zoning Ordinance are:

- A. Variances shall only be permitted when they are:
1. in harmony with the general purposes and intent of the Zoning Ordinance; and
  2. consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with the Zoning Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
1. the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;

2. the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
  3. the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
  - E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with the Zoning Ordinance.
  - F. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
  - G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
  - H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.
- 2.2 Shoreland Setback Variance (Sec. 991.20). Variances from the standards of the Shoreland Overlay District may be granted by the City Council in accordance with Section 905 of the Zoning Ordinance in extraordinary cases, but only when the proposed use is determined to be in the public interest. The following additional criteria shall apply within shoreland areas (some of which are superseded by applicable provisions of state law and City Code):
- A. Result in the placement of an artificial obstruction which shall restrict the passage of storm and flood water in such a manner as to increase the height of flooding, except obstructions approved by the U.S. Army Corps of Engineers in conjunction with sound floodplain management.
  - B. Result in incompatible land uses or which shall be detrimental to the protection of surface and ground water supplies.
  - C. Be not in keeping with land use plans and planning objectives for the City of Wayzata or which shall increase or cause danger to life or property.

- D. Be inconsistent with the objectives of encouraging land uses compatible with the preservation of the natural land forms, vegetation and the marshes and wetlands within the City of Wayzata.
- E. Shall constitute a hardship as defined in Section 905 of the Zoning Ordinance.
- F. No permit or variance shall be issued unless the applicant has submitted a Shoreland Impact Plan as required and set forth in the Zoning Ordinance. In granting any variance, the City Council may attach such conditions as they deem necessary to insure compliance with the purpose and intent of this Section.

2.3 Flood Fringe District Conditional Use Permit Standards (Secs. 904.02.F and 993.13). Conditional Use Permits for Flood Fringe Districts may be granted by the City Council in accordance with Section 904 and Section 993 of the Zoning Ordinance.

- A. The Planning Commission and City Council shall consider the possible adverse effects of the proposed conditional use. Their judgment shall be based (but not limited to) the following criteria:
  - 1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
  - 2. The proposed use's compatibility with present and future uses of the area.
  - 3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
  - 4. The proposed use's effect on the area in which it is proposed.
  - 5. The proposed use's impact upon property values in the area in which it is developed.
  - 6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
  - 7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.
- B. The following additional criteria shall apply within Flood Fringe Districts:

1. The potential danger to life and property due to increased flood heights or velocities caused by encroachments.
2. The danger that materials may be swept onto other lands or downstream to the injury of others.
3. The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions.
4. The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner.
5. The importance of the services to be provided by the proposed use to the community.
6. The requirements of the facility for a waterfront location.
7. The availability of viable alternative locations for the proposed use that are not subject to flooding.
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
9. The relationship of the proposed use to the Comprehensive Plan and flood plain management program for the area.

### **Section 3. FINDINGS**

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

- 3.1 R-2A Variances. The R-2A Variances requested are in harmony with the general purposes and intent of the Ordinance and are consistent with the Comprehensive Plan.
  - A. The Property's unique shape and proximity to adjacent lake and wetlands create practical difficulties in complying with the R-2A zoning district requirements.
  - B. The R-2A Variances requested are reasonable, due to circumstances driven by the existing lot layout and a desire to preserve and significantly enhance the existing character of the Property, and if granted would not alter the essential character of the locality.

- C. The practical difficulties necessitating the R-2A Variances are not economic in nature. The existing layout of the Property and a desire to preserve the character of the property are significant factors in the practical difficulty with meeting the ordinance requirements.
- D. The proposed uses for the Property are permitted within the R-2A District.
- E. The Applicant has provided the reasons that the R-2A Variances are justified under applicable criteria in order to make reasonable use of the land, structures and buildings on the Property.

3.2 Shoreland Setback Variance. The following conditions are met for the setback requested in the Shoreland Variance (the "Setback"):

- A. The conditions of Section 905 of the Zoning Ordinance have been met as noted in Sec. 3.1 of this Report. The conditions of Section 991.20 of the Zoning Ordinance are also satisfactorily met:
  - 1. This is an extraordinary case and in the public interest, given the location and unique layout on the edge of Lake Minnetonka.
  - 2. The Setback will not adversely impact views of the shoreline or lake for adjacent neighboring principal structures.
  - 3. The Setback is based upon a specific need or circumstance which is unique to the Property in question and will not set a precedent which is contrary to the intent of the Zoning Ordinance.

3.3 Flood Fringe District CUP. (Secs. 904.02.F and 993.13). The following conditions are satisfactorily met for the Flood Fringe District CUP:

- A. The conditions of Section 904 of the Zoning Ordinance have been met. The Project is consistent with the City Comprehensive Plan and is compatible with present and future uses of the area. The Project conforms with performance standards and will have a positive effect on the area in which the Project is proposed. The Project will not impact the surrounding property values and will not increase traffic or demands on existing public services and facilities.
- B. The conditions of Section 993 of the Zoning Ordinance have also been met.
  - 1. The Project will not increase the danger to life and property due to increased flood heights or velocities caused by encroachments.



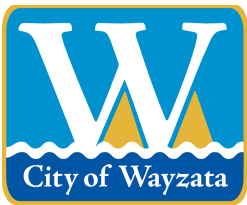
2. There is minimal danger that materials may be swept onto other lands or downstream to the injury of others.
3. The proposed water supply and sanitation systems will minimize the potential for disease, contamination, and unsanitary conditions.
4. The Project will not increase susceptibility to flood damage and the effect of such damage on the individual owner. The Project will preserve natural land forms, vegetation, marshes, and wetlands. The placement of the proposed residence will not obstruct passage of storm or flood water.
5. The Project is consistent with the residential use of the adjacent properties.
6. The Project meets the requirements for a waterfront location.
7. Given the unique nature of the lot, there is a lack of viable alternative locations for the proposed use that are not subject to flooding.
8. The Project is compatible with the existing and anticipated development.
9. The Project is consistent with the Comprehensive Plan and flood plain management program for the area.

#### **Section 4. RECOMMENDATION**

Based on the Findings of this Report, the Planning Commission recommends that all of the requests of the Application listed in Section 1.2 of this Report be **APPROVED**, subject to the following conditions:

1. The City Engineer's approval must be secured for a grading plan, prior to any construction work on the Property so that land disruption is minimized.
2. The Applicant must secure all necessary approvals and permits from the Watershed District and other applicable authorities prior to construction.
3. The Applicant must secure all necessary building permits for construction, and comply with all laws and regulations applicable to the Project.
4. All expenses of the City of Wayzata, including consultant, expert, legal, and planning incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 21st day of June 2021.



## City of Wayzata Planning Commission Agenda Report

|                                                                                                                                    |                         |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>MEETING DATE:</b> June 21, 2021                                                                                                 | <b>AGENDA ITEM:</b> 6.a |
| <b>TITLE:</b> Consider Development Application for a Sign Area Variance at 16100 Wayzata Boulevard the Lexus of Wayzata Dealership |                         |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                                                                                 |                         |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director                                                                 |                         |
| <b>60 DAY DEADLINE:</b> July 31, 2021                                                                                              |                         |

### **BACKGROUND:**

The owner and applicant, EFN Wayzata Properties, LLC, has submitted a development application for a sign variance for the total area of proposed signage on the site. In May of 2020, a Design Review was conducted and approved for the remodel of the exterior façade of the Lexus of Wayzata dealership building that is currently underway at 16100 Wayzata Blvd. To keep the two existing pylons on site and to add new signage, a sign variance is required.

### **ACTION REQUESTED:**

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

### **ATTACHMENTS:**

1. Staff Report, Narrative, Plans, and Public Comments



**Staff Report  
June 21, 2021**

**Project Name:** Lexus of Wayzata  
**Addresses of Request:** 16100 Wayzata Boulevard  
**Prepared by:** Nick Kieser, Assistant Planner  
**“60 Day” Deadline:** July 31, 2021

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**Development Application**

Introduction

The owner and applicant, EFN Wayzata Properties, LLC, has submitted a development application for a sign variance for the total area of proposed signage on the site. In May of 2020, a Design Review was conducted and approved for the remodel of the exterior façade of the Lexus of Wayzata dealership building that is currently underway at 16100 Wayzata Blvd. To keep the two existing pylons on site and to add new signage, a sign variance is required.

Application Request:

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

- Sign Variance – Any signage in the C-3 Service Zoning District over a total area of 150 square feet requires a sign variance. (§ 927 - Sign Table)

Property Information

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

| Address            | PID               | Owner                       |
|--------------------|-------------------|-----------------------------|
| 16100 Wayzata Blvd | 05-117-22-14-0027 | EFN Wayzata Properties, LLC |

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

| Zoning               | 2040 Comp Plan Designation          | Overlay Districts     |
|----------------------|-------------------------------------|-----------------------|
| C-3 Service District | Mixed Use<br>Commercial/Residential | Bluff Design District |

## Project Location

### *Maps 1 and 2 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                                           | 2030 Comp Plan Designation | 2040 Comp Plan Designation |
|-----------|---------------------------|--------------------------------------------------|----------------------------|----------------------------|
| North     | Single-Family Residential | R-1 Low Density Residential (City of Minnetonka) | Low Density Residential    | Low Density Residential    |
| East      | Commercial                | Planned I-394 District (City of Minnetonka)      | Commercial                 | Commercial                 |
| South     | Highway 12                | N/A                                              | N/A                        | N/A                        |
| West      | Commercial                | Planned I-394 District (City of Minnetonka)      | Commercial                 | Commercial                 |

## Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on June 10, 2021. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on June 9, 2021.

## Analysis of Application

City staff has reviewed the pertinent information and City Code requirements for the development application, and provides the following analysis and information:

### Background

The Lexus of Wayzata car dealership is in the process of reconstructing the exterior façade of the existing building on site. This site received approval for the current remodel project on May 19, 2020 via Resolution 24-2020. When the applicant submitted a sign permit application in April, 2021, staff found that the proposed total sign area of the existing signage and the proposed signage on site would be over the maximum allowable signage area of 150 square feet. Sign permits are reviewed separately from the Design Review to ensure compliance with Chapter 927. Since the current remodel project is underway, the signage that was on the façade is currently removed.

### Sign Variance:

The proposed project would have a total of eight signs, six of which would be placed on the exterior façade of the building. The additional two signs are two pylon signs on site which are not proposed to change with this project. The proposed signage includes two Lexus logos, a “Lexus” sign, a “Lexus of Wayzata” sign, and two directional signs that state “pre-owned” and “service”. In comparison with the previous signage, the proposed signage would all be the same, except an entrance sign was removed and a Lexus logo would be added. The list of the previous signage and the proposed signage is listed on the table below. The applicant has provided pictures/renderings and dimensions of the previous and proposed signage.

| Previous Signage         | Previous Sign Area (square feet) | Proposed Signage                      | Proposed Sign Area (square feet) |
|--------------------------|----------------------------------|---------------------------------------|----------------------------------|
| Lexus of Wayzata         | 59.25                            | Lexus of Wayzata                      | 61.70                            |
| Lexus Logo               | 10.38                            | Lexus Logo & Lexus                    | 52.75                            |
| Lexus                    | 14.66                            |                                       |                                  |
| Pre-Owned                | 16.5                             | Pre-Owned                             | 35.44                            |
| Service                  | 12.0                             | Service                               | 26.0                             |
| Entrance                 | 14.5                             | Lexus Logo                            | 34.16                            |
| Lexus Logo & Lexus Pylon | 27.6                             | Lexus Logo & Lexus Pylon (no changes) | 27.6                             |
| Lexus Logo & Lexus Pylon | 29.16                            | Lexus Logo & Lexus Pylon (no changes) | 29.16                            |
| <b>Total</b>             | <b>184.05</b>                    | <b>Total</b>                          | <b>266.81</b>                    |

|                          |                     |
|--------------------------|---------------------|
| Previous Number of Signs | 8 (two pylon signs) |
| Proposed Number of Signs | 8 (two pylon signs) |

Chapter 927 of the Wayzata Code of Ordinances includes a sign table that states the total allowable sign area for each Zoning District. For this property, the total sign area that is allowed on the site is 150 square feet. The previous signage did not receive any variance for the amount of signage that was previously on the site. The sign permit that was issued in October, 2012 only included four of the wall signs and not the pylon signs in their calculation. Therefore, the total sign area that was calculated was below 150 square feet. A sign permit was also issued in August, 2015 which replaced the face of the two pylon signs on site. This means that the total sign area on the site was not compliant with current Code standards before the remodeling work commenced.

|                                |                |
|--------------------------------|----------------|
| Previous Total Area of Signage | 184.05 sq. ft. |
| Proposed Total Area of Signage | 266.81 sq. ft. |

The first practical difficulty that the applicant has stated is that the property is unique because of its location along the frontage road of Wayzata Blvd and is surrounded by properties that are in the City of Minnetonka. The total length of road frontage is 440 feet and the property has an area of 9.82 acres which is also unique compared to other C-3 zoned properties. No other C-3 zoned properties are of a comparable width or total area. The next largest C-3 zoned property is Boatworks at 294 Grove Lane East which is 3.08 acres. The applicant also states that the building is set back 285 feet from the frontage road which requires larger signs to allow more visibility from the road and entrance.

The next practical difficulty stated is that the Lexus dealership is the only franchised car dealer within Wayzata. There are car dealerships located to the east and west of this property, but those sites are within the City of Minnetonka. Typically car dealerships have larger signage than other businesses. Also, the directional signs such as; “pre-owned” and “service” which are unique to a car dealership are required to be included in the total sign area calculation which adds ~61.4 square feet to the total sign area.

### **Staff Recommendation**

Staff recommends approval of this total sign area variance. This property is unique in that it is the one of the largest C-3 Service District properties in Wayzata and it is in a unique location along the frontage road of Wayzata Blvd. At 9.82 total acres, this is one of the largest sites in Wayzata in general. This property is also the only franchised car dealership in Wayzata and these types of businesses tend to have more signage on their sites. The building is setback a significant amount from the frontage road and then Highway 12 beyond that which would require larger signage for visibility. The building also has a long exterior façade that is over 300 feet which adds to the amount of area for signage that most buildings in Wayzata do not have for one site.

### **Primary Questions to Consider:**

1. Are there practical difficulties in connection with this variance request?
2. Is this project and request a reasonable use of land and building?
3. Is this project 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**

Existing Sign Survey dated June 1, 2021

Proposed Sign Plans by Pattison Sign Group dated May 20, 2021

Narrative by Lexus of Wayzata

Sign Section Details by Pattison Sign Group dated February 16, 2021

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

Variance Standards: Section 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:

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

7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
8. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.



To Whom It May Concern:

This letter is to request a sign variance at 16100 Wayzata Blvd East, Wayzata, MN. We are currently under construction at this site to update our Lexus of Wayzata facility. In this process, we were requested by Lexus to replace our building façade and to bring it up to their 2021 design standards. One of the requirements for that is to replace our signage. When our sign vendor, Pattison, requested a permit we were told that we would have to apply for a variance to obtain all the requested signage.

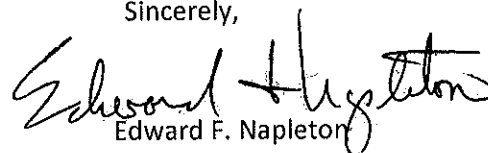
As you all know, this property is unique because of the location that it sits. It is bordered by the City of Minnetonka on three sides and sits well outside the City of Wayzata Central Business District. The property also has 440 lineal Feet along Wayzata Blvd and it is set 285 feet from the Blvd.

Another very unique part of this property is that it is the only franchised new car dealer in town. Car dealerships have multiple functions and we need to be able to direct our customers where to go. We would like them to easily find the service or pre-owned department without getting confused. That combined with our branding requirements won't allow us to work within the allowable 150 SF of signage.

Our new signage plan has less signage square footage than we currently have on the dealership. We currently have a sign that says "Entrance" that we do not plan to replace. The rest is simply replacement signage plus a "L" that is on the new blade element that we are constructing.

We ask you to carefully consider this request as it will make a big difference for us as a business and it will help will the safety of our customers in navigating our site.

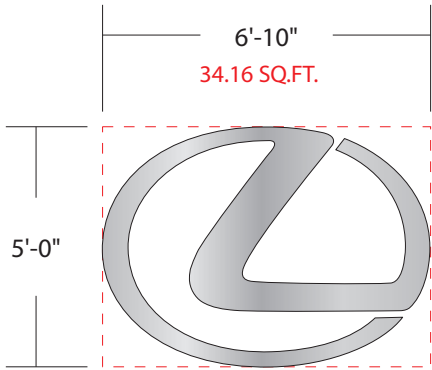
Sincerely,



Edward F. Napleton  
Principal, Lexus of Wayzata

P A S S I O N A T E L Y   P U R S U I N G   P E R F E C T I O N

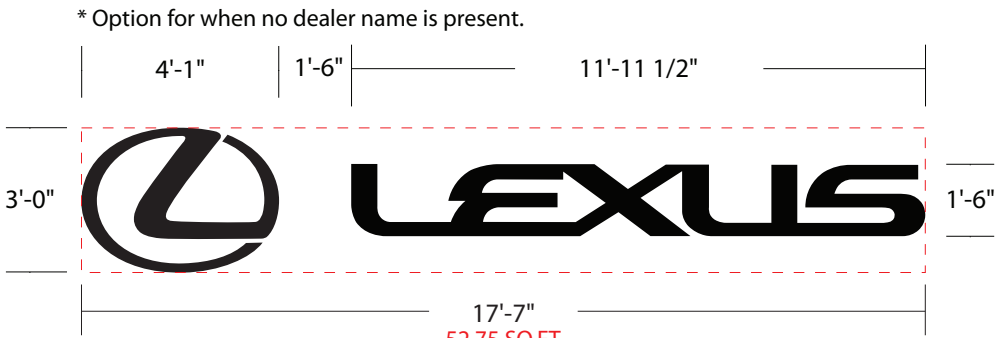
Lexus Exterior Building Signage



SG1  
SYM-60 (Symbol)

Illuminated Lexus Logo for Tower  
Signage Specifications:

- Mustang Bright Brushed acrylic flat face
- 3M LD-50 diffuser vinyl applied second surface
- Black trim-cap retainers
- Aluminum returns painted black
- White LED illumination
- Electrical hook-up supplied by others
- Installed on tower



SG2  
HBS-36 (Horizontal Brand Signature)



SG3  
DN-18 (Dealer Name)



SG4  
PO-18 (Pre-Owned)



SG5  
SER-18 (Service)

Illuminated Lexus Logo & Letters  
Signage Specifications:

- Aluminum cabinets & F-Trim black
- #2447 white acrylic faces with a #2074 gray acrylic overlay
- Illuminated white LED
- Electrical hook-up supplied by others

| Signs                                              | Square Footage  |
|----------------------------------------------------|-----------------|
| SG1 – SYM-60 – 5' Lexus Logo                       | 34.16 SQ.FT.    |
| SG2 – HBS-36 – Lexus Logo & Letterset              | 52.75 SQ.FT.    |
| SG3 – DN-18 – LEXUS OF WAYZATA Dealer Name Letters | 61.70 SQ.FT.    |
| SG4 – PO-18 – PRE-OWNED Letters                    | 35.4375 SQ.FT.  |
| SG5 – SER-18 – SERVICE Letters                     | 26 SQ.FT.       |
| 35' Lexus Main Brand Sign - <i>EXISTING</i>        | 27.60 SQ.FT.    |
| 19' Lexus CPO Pylon Sign - <i>EXISTING</i>         | 29.16 SQ.FT.    |
| Total Square Footage                               | 266.8075 SQ.FT. |

Project ID

AD2-32758

Date: 02-20-2020  
Scale: 1/4"=1'-0"  
Sales: A. DiMarco  
Designer: R. Ferrara

Rev. #: R1 - AK

Date: 05-20-21

Revision Note:

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☒ 120V ☐ 347V

☐ Other \_\_\_\_\_

Customer Approval

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

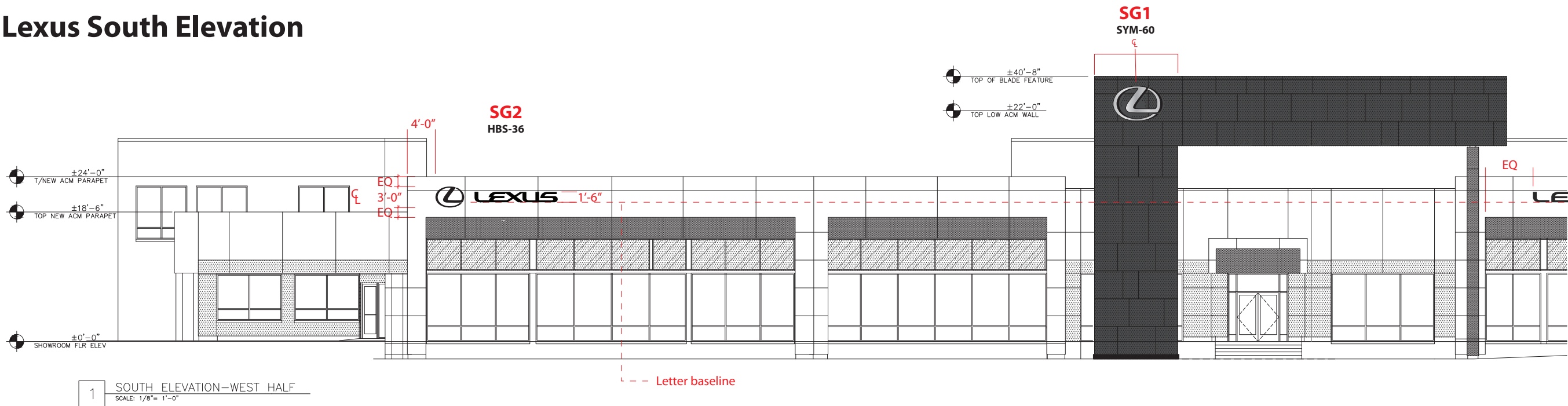
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Lexus of Wayzata  
16100 Wayzata Blvd.  
Wayzata, MN.

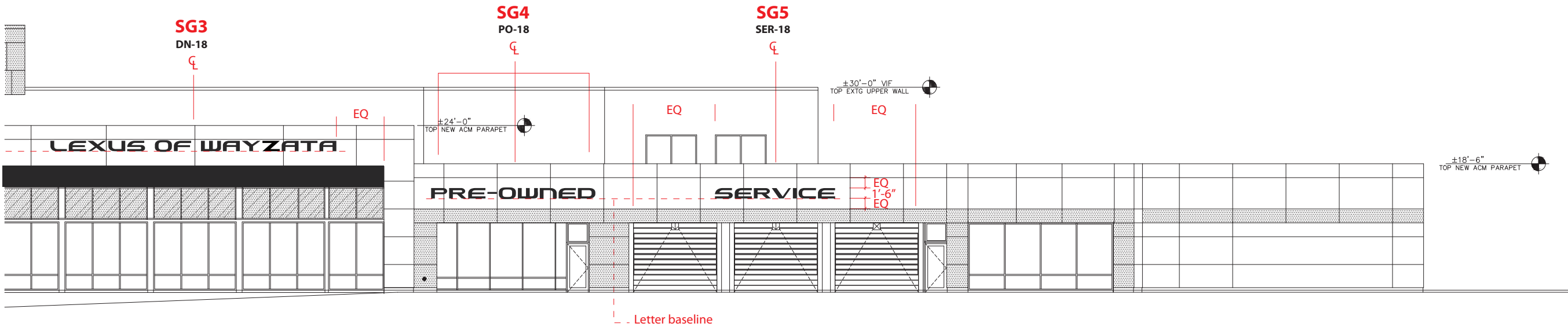
Sign Item

SG1 - SG5

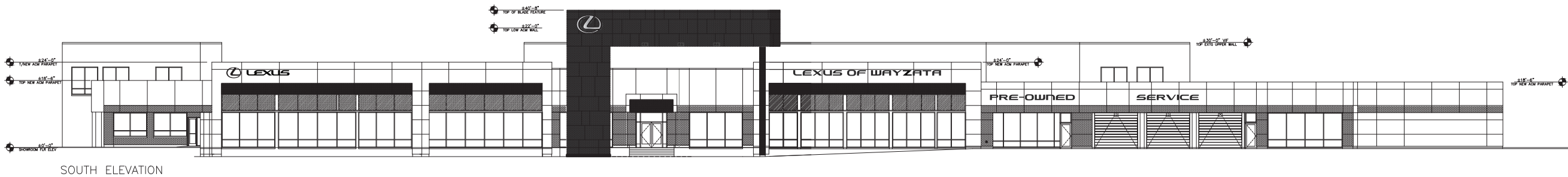
Lexus South Elevation



1 SOUTH ELEVATION—WEST HALF  
SCALE: 1/8"= 1'-0"



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



SOUTH ELEVATION

Project ID

AD2-32758

Date: 02-20-2020  
Scale: 1/16"=1'-0"  
Sales: A. DiMarco  
Designer: R. Ferrara

Rev. #: R1  
Date: 01-21-2021

Revision Note:  
New updated elevation

Conceptual

Information Required:

Master

Electrical

☒ 120V ☐ 347V  
☐ Other \_\_\_\_\_

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Lexus of Wayzata  
16100 Wayzata Blvd.  
Wayzata, MN.

Sign Item

South Elevation

Dealer Code  
Dealership Name  
Address  
City, State

62201  
Lexus of Wayzata  
16100 Wayzata Boulevard  
Wayzata, MN



## Existing Sign Survey



Revised #2  
5/27/2021

Revised #3  
6/1/2021

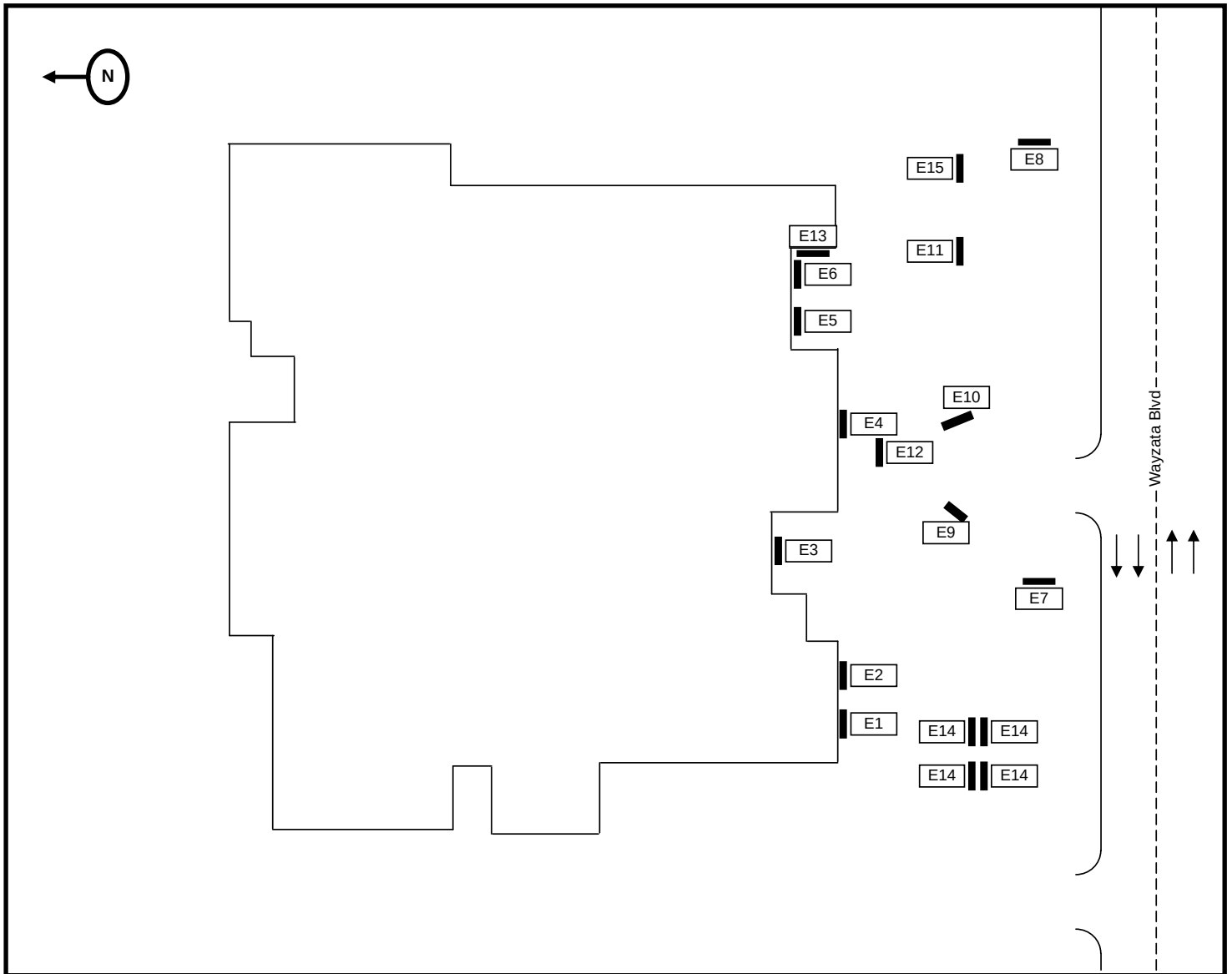
| <b>PRE-PERMIT SIGN INFO</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                           | Property ID: <b>62201</b>                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| A.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Project Name: <u>Lexus of Wayzata</u>                                                                                                                     | Date Completed: <u>Jan. 5, 2013</u>                                 |
| B.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Street Address: <u>16100 Wayzata Blvd</u>                                                                                                                 |                                                                     |
| C.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Town / City / State / Zip: <u>Wayzata, MN 55391</u>                                                                                                       |                                                                     |
| D.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Contact for Permit/Zoning: <u>Brian Gadow</u>                                                                                                             |                                                                     |
| E.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Contact Telephone: <u>952-404-5312</u>                                                                                                                    |                                                                     |
| F.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Address, City, ST Zip: <u>600 Rice Street East. Wayzata, MN 55391</u>                                                                                     |                                                                     |
| G.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Jurisdiction: <u>City/Town</u> of <u>Wayzata</u>                                                                                                          |                                                                     |
| H.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Zoning Classification for property: <u>C3/Service Commercial</u>                                                                                          |                                                                     |
| I.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Permit application fee if known: <u>\$191</u>                                                                                                             |                                                                     |
| J.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Permitting Process time frame: <u>1-10 days</u>                                                                                                           | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| K.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Is a permit required if only refacing? <u>.....</u>                                                                                                       | <input checked="" type="checkbox"/> <input type="checkbox"/>        |
| L.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Is there a Variance / Appeals Process? <u>.....</u>                                                                                                       | <input checked="" type="checkbox"/> <input type="checkbox"/>        |
| M.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Are temporary or "coming soon" Banners allowed? <u>.....</u>                                                                                              | <input checked="" type="checkbox"/> <input type="checkbox"/>        |
| N.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Are Freestanding Temporary Signs allowed? (ie. 4' x 8' Coming Soon) <u>.....</u>                                                                          | <input checked="" type="checkbox"/> <input type="checkbox"/>        |
| O.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Do Temporary Signs require Permit? <u>.....</u>                                                                                                           |                                                                     |
| P.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | How long can Temporary Signs be up? <u>3 days, banners 2 weeks , 3 x during a 12 month period</u>                                                         |                                                                     |
| <b>ATTACHED SIGNS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                           |                                                                     |
| 1.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Formula for calculating wall sign square footage (Max. Sq. Footage - Primary & Secondary signs): <u>15% of wall area or 150sf whichever is the lesser</u> |                                                                     |
| 2.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Sq Ft allowance for bldg sides / rear: <u>follow formula</u>                                                                                              |                                                                     |
| 3.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Are allowances Transferrable? <u>no</u>                                                                                                                   |                                                                     |
| 4.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Total # Wall Signs allowed: <u>not regulated</u>                                                                                                          |                                                                     |
| 5.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Internal illumination allowed: <u>Internal &amp; External</u> (List any restrictions under Misc. notes.)                                                  |                                                                     |
| 6.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Maximum height from top of building sign to ground: <u>not above roofline</u>                                                                             |                                                                     |
| 7.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Special codes regarding Wall signs for this property: <u>not stipulated</u>                                                                               |                                                                     |
| 8.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Special codes regarding storefront building colors: <u>not stipulated</u>                                                                                 |                                                                     |
| <b>FREESTANDING SIGNS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                           |                                                                     |
| 1.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Formula for calculating freestanding sign sq. footage (Max Sq Footage- Primary & Secondary signs): <u>60sf</u>                                            |                                                                     |
| 2.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | # F/S Signs allowed: <u>1 per establishment</u>                                                                                                           | Internal illumination allowed: <u>Internal &amp; External</u>       |
| 3.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Height Maximum: <u>12ft</u>                                                                                                                               | Clearance from grade to sign: <u>not stipulated</u>                 |
| 4.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Set-back of sign from right-of-way or property line: <u>out of row</u>                                                                                    |                                                                     |
| <b>DIRECTIONAL SIGNS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                           |                                                                     |
| 5.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Number Allowed: <u>not stipulated</u>                                                                                                                     | Maximum Square Footage: <u>4sf</u>                                  |
| 6.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Illumination Allowed? <u>not stipulated</u>                                                                                                               | Maximum Height: <u>not stipulated</u>                               |
| 7.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Permit Required?: <u>No</u>                                                                                                                               | Custom Logo Allowed: <u>not stipulated</u>                          |
| <b>Miscellaneous Notes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                           |                                                                     |
| <p><u>Where a public street frontage road separates a fronting property from a freeway, following shall apply: Where grade difference of more than 4ft between proposed location of sign &amp; the higher grade of freeway towards which property fronts &amp; sign is oriented, City Council may grant increase in sign ht to allow adequate visibility of sign. Sign ht not exceed 30ft above grade or exceed 40ft ht.</u></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>Sign criteria</b> is reported as presented to us as of the "Date Completed". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. Where required by local authority, it is understood a permit will be obtained prior to</p> </div> |                                                                                                                                                           |                                                                     |

62201

Lexus of Wayzata  
16100 Wayzata Boulevard  
Wayzata, MN



## Exterior Site Plan





62201

Lexus of Wayzata  
16100 Wayzata Boulevard  
Wayzata, MN



## Building Elevations

### Front Elevation



### Front Left Elevation





## Building Elevations

### Front Elevation



### Front Pre-Owned / Service Elevation





# Sign Inventory



| Sign #         | Photo #                     | Existing Signage       | Sign Dimensions              | Overall Height       |
|----------------|-----------------------------|------------------------|------------------------------|----------------------|
| E1             | 5-6                         | Logo                   | 2' 10" x 3' 8"               | 17' 1 1/2"           |
| E2             | 7-8                         | Letter Set             | 1' 4 1/2" x 10' 8"           | 16' 5 1/4"           |
| E3             | 9-11                        | Letter Set             | 12 1/2" x 14' 6"             | 13' 3"               |
| E4             | 12-14                       | Letter Set             | 1' 6 1/4" x 39' 6"           | 14' 10 3/4"          |
| E5             | 16-18                       | Letter Set             | 12 1/2" x 16' 4"             | 13' 9"               |
| E6             | 19-21                       | Letter Set             | 12 1/4" x 12'                | 13' 9 1/4"           |
| E7             | 52-57                       | Pylon                  | 35' 0" x 9' 0"               | 35'                  |
| E8             | 58-62                       | Pylon                  | 19' 0" x 7' 0"               | 19'                  |
| <del>E9</del>  | <del>75-78</del>            | <del>Directional</del> | <del>32" x 30 1/8"</del>     | <del>3' 3"</del>     |
| <del>E10</del> | <del>71-74</del>            | <del>Directional</del> | <del>20" x 30 1/8"</del>     | <del>3' 3"</del>     |
| <del>E11</del> | <del>67-70</del>            | <del>Directional</del> | <del>25" x 25"</del>         | <del>4' 3"</del>     |
| <del>E12</del> | <del>63-66</del>            | <del>Directional</del> | <del>30" x 48"</del>         | <del>4' 5 1/2"</del> |
| <del>E13</del> | <del>79-81</del>            | <del>Secondary</del>   | <del>36" x 36"</del>         | <del>7'</del>        |
| <del>E14</del> | <del>82-88</del>            | <del>Secondary</del>   | <del>18" x 12"</del>         | <del>6' 7"</del>     |
| <del>E15</del> | <del>89-92</del>            | <del>Secondary</del>   | <del>18" x 12"</del>         | <del>5' 5"</del>     |
| <del>E16</del> | <del>102-104</del>          | <del>Vinyl</del>       | <del>9 1/2" x 11 1/4"</del>  | <del>5' 10"</del>    |
| <del>E17</del> | <del>98-100</del>           | <del>Vinyl</del>       | <del>16" x 25 7/8"</del>     | <del>3' 3 1/2"</del> |
| <del>E18</del> | <del>93, 97</del>           | <del>Vinyl</del>       | <del>2 1/2" x 11"</del>      | <del>5' 2"</del>     |
| <del>E19</del> | <del>92, 96, 101</del>      | <del>Vinyl</del>       | <del>1 1/4" x 21 1/2"</del>  | <del>1' 8 1/2"</del> |
| <del>E20</del> | <del>93-95</del>            | <del>Vinyl</del>       | <del>16 1/4" x 25"</del>     | <del>3' 3 1/2"</del> |
| <del>E21</del> | <del>116-117</del>          | <del>Vinyl</del>       | <del>4" x 5 1/2"</del>       | <del>3'</del>        |
| <del>E22</del> | <del>111-112</del>          | <del>Vinyl</del>       | <del>2" x 2 3/4"</del>       | <del>3'</del>        |
| <del>E23</del> | <del>138-141</del>          | <del>Secondary</del>   | <del>6 1/4" x 5 7/8"</del>   | <del>7' 6"</del>     |
| <del>E24</del> | <del>122-125</del>          | <del>Secondary</del>   | <del>6 1/4" x 5 7/8"</del>   | <del>7' 6"</del>     |
| <del>E25</del> | <del>118-121, 131-134</del> | <del>Secondary</del>   | <del>8 1/8" x 7 7/8"</del>   | <del>7' 6"</del>     |
| <del>E26</del> | <del>111, 113, 126</del>    | <del>Secondary</del>   | <del>2 1/4" x 6 1/4"</del>   | <del>5'</del>        |
| <del>E27</del> | <del>128-130</del>          | <del>Logo</del>        | <del>29 7/8" x 48 3/4"</del> | <del>6' 7"</del>     |
| <del>E28</del> | <del>135-137</del>          | <del>Letter Set</del>  | <del>4" x 25"</del>          | <del>3' 3 3/4"</del> |

# E7 & E8 - CORRECTED  
6/1/2021



## Signs

### Pylon

E7



|                   |             |                   |             |
|-------------------|-------------|-------------------|-------------|
| Size (HxWxD):     | 35' x 9'    | OAH:              | 35'         |
| Visible Opening:  | N/A         | Sign Area:        | 27.60 sq/ft |
| Face Retainer:    | N/A         | Illuminated?:     | Yes         |
| Face Material:    | Routed      | Voltage:          | Not Visible |
| Letter Material:  | Plex        | Pan Faced:        | N/A         |
| S. or D. Face:    | Double Face | Embossed:         | N/A         |
| Bldg. Fascia Mat: | N/A         | Divider Bar Sz:   | N/A         |
| Mount:            | N/A         | Divider Material: | N/A         |

### Pylon

E8



|                   |             |                   |             |
|-------------------|-------------|-------------------|-------------|
| Size (HxWxD)      | 19' x 7'    | OAH:              | 19'         |
| Visible Opening:  | N/A         | Sign Area:        | 29.16 sq/ft |
| Face Retainer:    | N/A         | Illuminated?:     | Yes         |
| Face Material:    | Routed      | Voltage:          | Not Visible |
| Letter Material:  | Plex        | Pan Faced:        | N/A         |
| S. or D. Face:    | Double Face | Embossed:         | N/A         |
| Bldg. Fascia Mat: | N/A         | Divider Bar Sz:   | N/A         |
| Mount:            | N/A         | Divider Material: | N/A         |

### Directional

E9

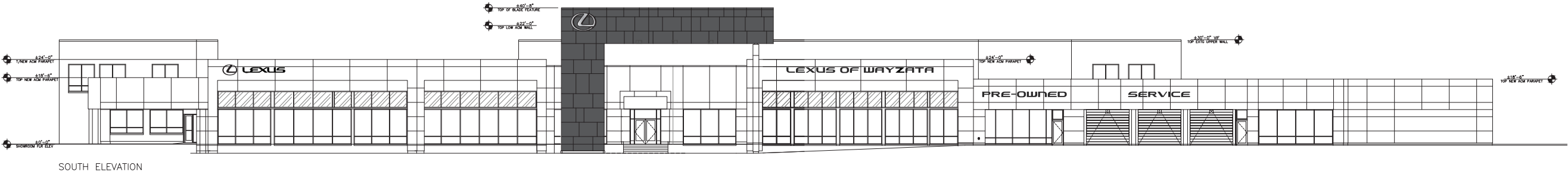


|                   |               |                   |       |
|-------------------|---------------|-------------------|-------|
| Size (HxWxD)      | 32" x 30 1/8" | OAH:              | 3' 3" |
| Visible Opening:  | N/A           | Sign Area:        | N/A   |
| Face Retainer:    | N/A           | Illuminated?:     | No    |
| Face Material:    | Metal         | Voltage:          | N/A   |
| Letter Material:  | Vinyl         | Pan Faced:        | N/A   |
| S. or D. Face:    | Double Face   | Embossed:         | N/A   |
| Bldg. Fascia Mat: | N/A           | Divider Bar Sz:   | N/A   |
| Mount:            | 2 Poles       | Divider Material: | N/A   |

Note: Radius corners & any measurement above 25' should be considered estimate only.

# E7 & E8 CORRECTED  
6/1/2021

Lexus Full South Elevation



Project ID

AD2-32758

Date: 02-20-2020  
Scale: N.T.S.  
Sales: A. DiMarco  
Designer: R. Ferrara

Rev. #: R2  
Date: 06-09-2021

Revision Note:  
Updated full South elevation

Conceptual

Information Required:

Master

Electrical

☒ 120V ☐ 347V  
☐ Other \_\_\_\_\_

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

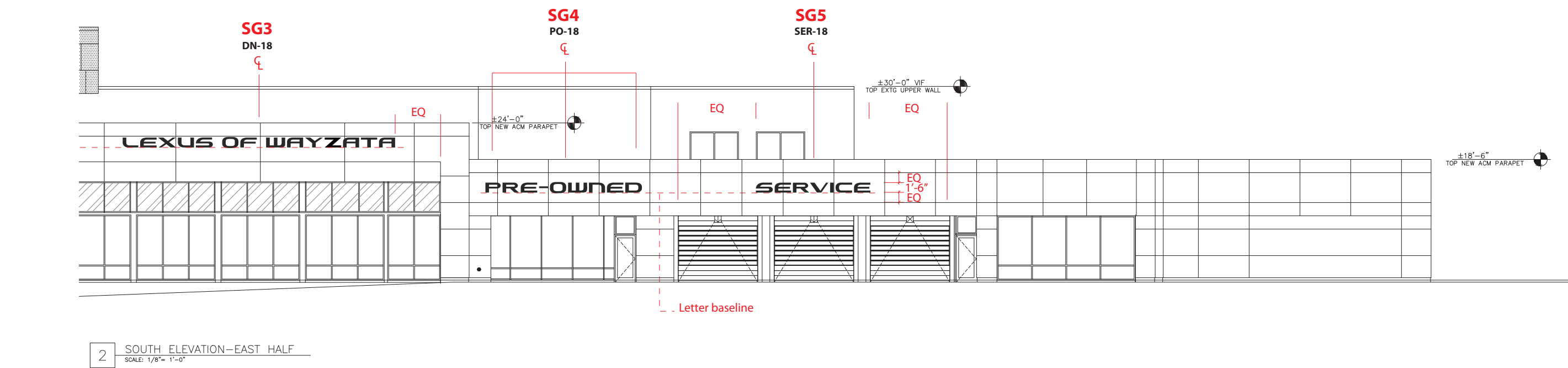
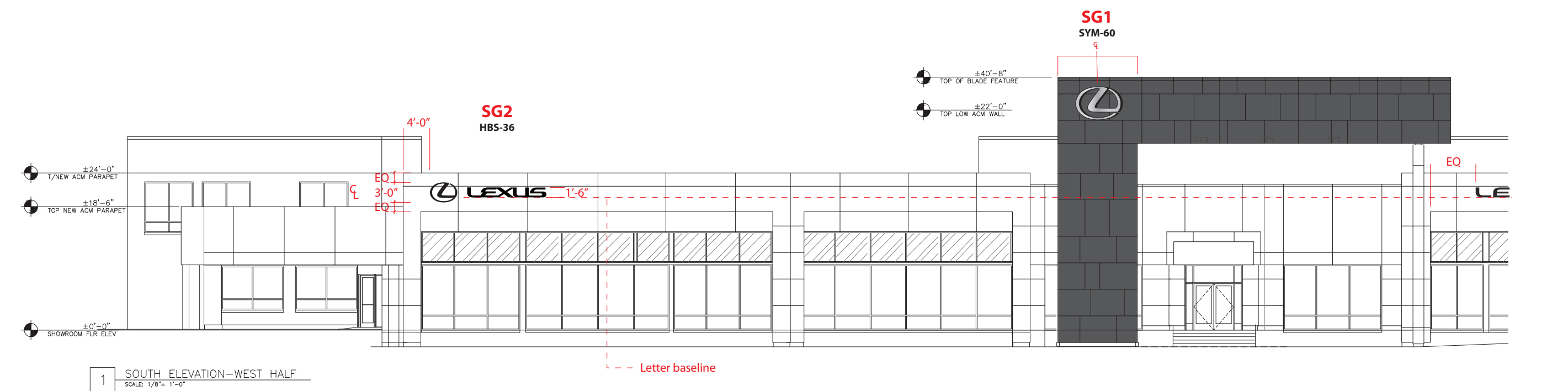
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Lexus of Wayzata  
16100 Wayzata Blvd.  
Wayzata, MN.

Sign Item

South Elevation

Lexus South Elevation



| Project ID |             |
|------------|-------------|
| AD2-32758  |             |
| Date:      | 02-20-2020  |
| Scale:     | 1/16"=1'-0" |
| Sales:     | A. DiMarco  |
| Designer:  | R. Ferrara  |

|         |            |
|---------|------------|
| Rev. #: | R2         |
| Date:   | 06-09-2021 |

Revision Note:  
Updated South elevation

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☒ 120V ☐ 347V  
☐ Other \_\_\_\_\_

Customer Approval

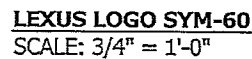
Signature \_\_\_\_\_  
MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

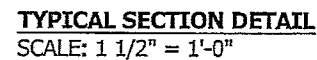
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Lexus of Wayzata  
16100 Wayzata Blvd.  
Wayzata, MN.

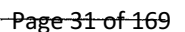
Sign Item  
South Elevation



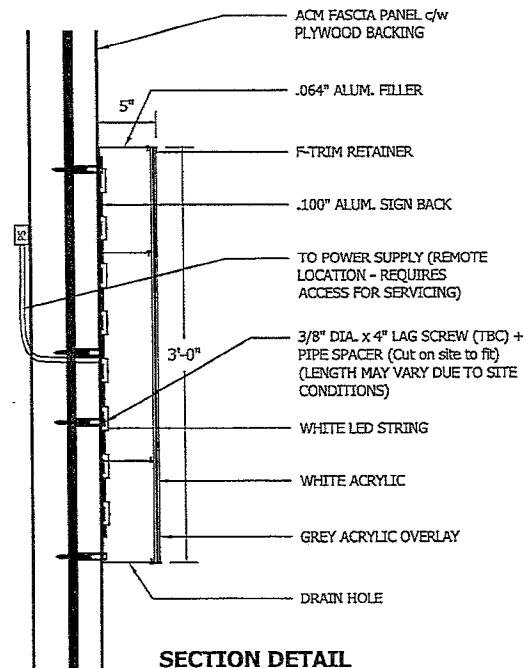
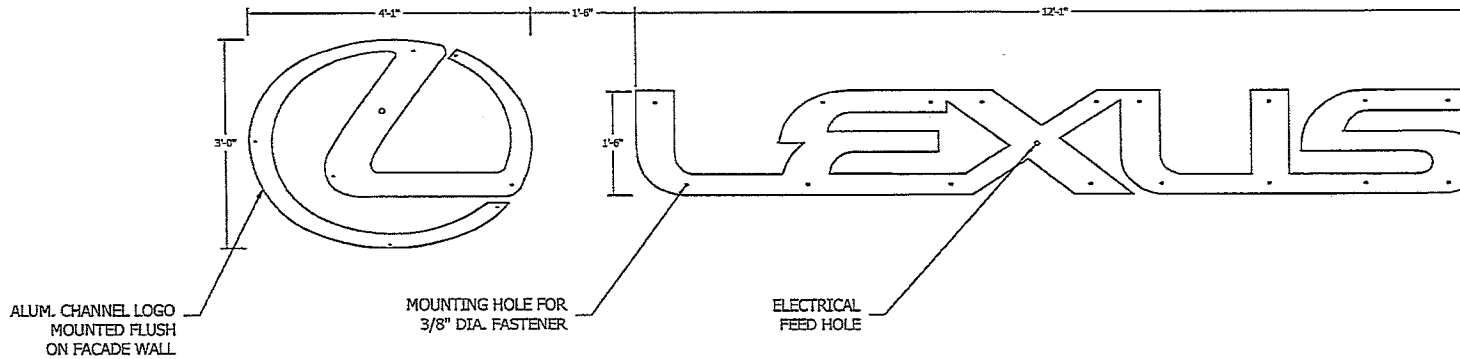
IF OTHER VOLTAGE, NON-STANDARD P.S. REQUIRED



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**LEXUS LOGO & LETTERS HBS-36**  
N.T.S.



SEE LED LAYOUT FOR FINAL LED STRING DISTRIBUTION, NUMBER OF POWER SUPPLIES AND ELECTRICAL LOAD

POWER SUPPLIES INSTALLED REMOTELY - PERMANENT ACCESS FOR SERVICING REQUIRED

SIGNS INSTALLED @ 120V - IF OTHER VOLTAGE, NON-STANDARD P.S. WILL BE REQUIRED

**SECTION DETAIL**  
N.T.S.

**PERMIT DRAWING**

ATTACHMENT DETAIL

|       |     |      |     |       |     |
|-------|-----|------|-----|-------|-----|
| VOLTS | 120 | AMPS | TBC | CIRC. | TBC |
|-------|-----|------|-----|-------|-----|

DESIGN LOADS

|                                                   |             |                 |
|---------------------------------------------------|-------------|-----------------|
| Designed for pressure equivalent to 115 MPH winds |             |                 |
| Ss = -- kPa                                       | Sr = -- kPa | q 1/50 = -- kPa |

ITEMS TO BE SHIPPED (Hardware)

| DESCRIPTION                                      | TOTAL QTY. |
|--------------------------------------------------|------------|
| 3/8" dia. x 4" LG (TBC) lag screws               | 24         |
| 1/2" I.D. pipe spacer (to be cut to fit on site) | 9 ft       |

REVISIONS

| DESCRIPTION | DATE | APPR. |
|-------------|------|-------|
|             |      |       |
|             |      |       |

NOTES

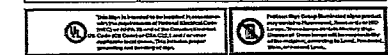
See Art for placement, graphic details and colour specs.

WALL CONSTRUCTION DEPICTED IS AS REPORTED BY CLIENT. SHOULD FIELD CONDITIONS VARY FROM WHAT IS SHOWN, INSTALLER SHALL CONTACT PATTISON SIGN GROUP FOR DIRECTION.

**Wall Sign Attachments**

Sign attachment design is normally calculated based on detailed wall section drawings. Failure to provide accurate wall section and other building design details may cause additional installation cost. Pattison Sign Group will not take any responsibility for inaccurate information provided.

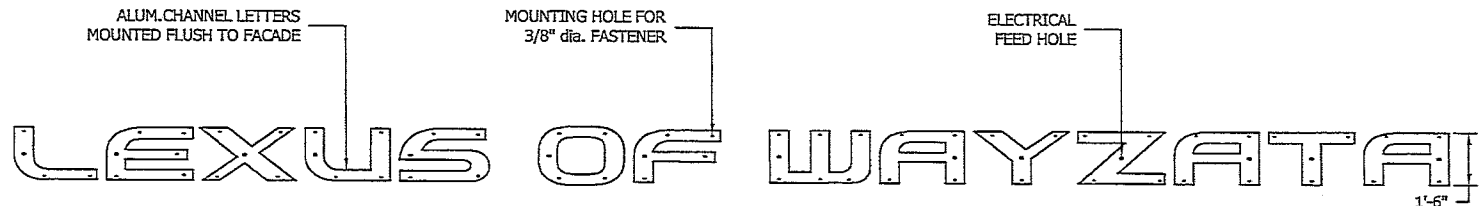
|            |                              |        |           |
|------------|------------------------------|--------|-----------|
| CUSTOMER:  | LEXUS OF WAYZATA             |        |           |
| SITE:      | 16100 Wayzata Blvd.          |        |           |
| DRAWN BY:  | J. Restrepo                  | DATE:  | Feb 16/21 |
| CHECK BY:  |                              |        |           |
| PAGE:      | 1/1                          | SCALE: | AS NOTED  |
| REFERENCE: | SO#345772 - AD2-327582 - SG2 |        |           |



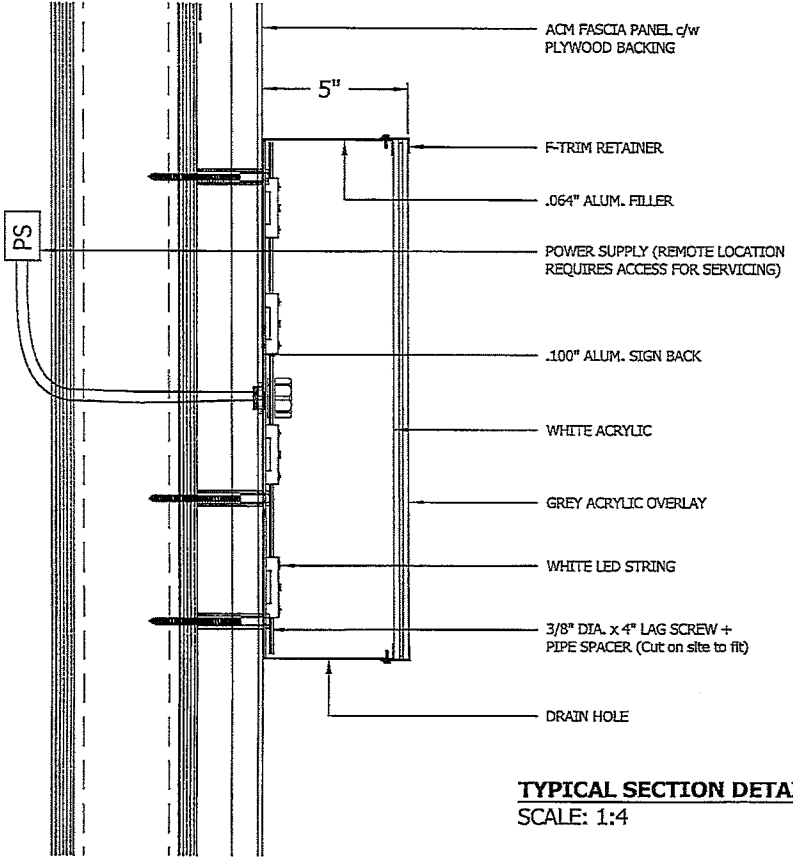
IF THIS AGREEMENT INCLUDES THE MANUFACTURE AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP, THE SIGN GROUP SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGN. THE SIGN GROUP SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGN. THE SIGN GROUP SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGN.

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**LEXUS LETTERS DN-18**  
SCALE: N.T.S.



SEE LED LAYOUT FOR FINAL LED STRING DISTRIBUTION, POWER SUPPLY SPECIFICATION AND ELECTRICAL LOAD

POWER SUPPLY INSTALLED REMOTELY - ACCESS FOR SERVICING REQUIRED

SIGN INSTALLED @ 120 V.  
IF OTHER VOLTAGE, NON-STANDARD P.S. REQUIRED

**TYPICAL SECTION DETAIL**  
SCALE: 1:4

# PERMIT DRAWING

## ATTACHMENT DETAIL

|                                                          |     |            |         |                |            |
|----------------------------------------------------------|-----|------------|---------|----------------|------------|
| VOLTS                                                    | 120 | AMPS       | 2.0 max | CIRC.          | TBC        |
| DESIGN LOADS                                             |     |            |         |                |            |
| Designed for pressure equivalent to 115 MPH winds        |     |            |         |                |            |
| Ss = - kPa                                               |     | Sr = - kPa |         | q 1/50 = - kPa |            |
| ITEMS TO BE SHIPPED (Hardware)                           |     |            |         |                |            |
| DESCRIPTION                                              |     |            |         |                | TOTAL QTY: |
| 3/8" dia. x 4" LG (TBC) lag screws                       |     |            |         |                | 56         |
| 1/2" I.D. pipe spacer (to be cut to fit on site)         |     |            |         |                | 12 ft      |
| REVISIONS                                                |     |            |         |                |            |
| DESCRIPTION                                              |     |            | DATE    | APPR.          |            |
| —                                                        |     |            | —       | —              |            |
| —                                                        |     |            | —       | —              |            |
| —                                                        |     |            | —       | —              |            |
| NOTES                                                    |     |            |         |                |            |
| See Art for placement, graphic details and colour specs. |     |            |         |                |            |
|                                                          |     |            |         |                |            |
|                                                          |     |            |         |                |            |

WALL CONSTRUCTION DEPICTED IS AS REPORTED BY CLIENT. SHOULD FIELD CONDITIONS VARY FROM WHAT IS SHOWN, INSTALLER SHALL CONTACT PATTISON SIGN GROUP FOR DIRECTION.

**Wall Sign Attachments**  
Sign attachment design is normally calculated based on detailed wall section drawings. Failure to provide accurate wall section and other building design details may cause additional installation cost. Pattison Sign Group will not take any responsibility for inaccurate information provided.

|            |                                    |        |           |
|------------|------------------------------------|--------|-----------|
| CUSTOMER:  | LEXUS OF WAYZATA                   |        |           |
| SITE:      | 16100 Wayzata Blvd.<br>Wayzata, MN |        |           |
| DRAWN BY:  | J. Restrepo                        | DATE:  | Feb 16/21 |
| CHECK BY:  |                                    |        |           |
| PAGE:      | 1/1                                | SCALE: | AS NOTED  |
| REFERENCE: | SO#345772 - AD2-32758z - SG3       |        |           |

This drawing is the property of Pattison Sign Group and is not to be reproduced, copied, or used in any way without the written permission of Pattison Sign Group. The design and construction of this sign is the responsibility of Pattison Sign Group. The client is responsible for obtaining all necessary permits and approvals for the installation of this sign. The client is also responsible for ensuring that the sign is installed in accordance with all applicable codes and regulations. The client is also responsible for ensuring that the sign is maintained in good condition at all times.



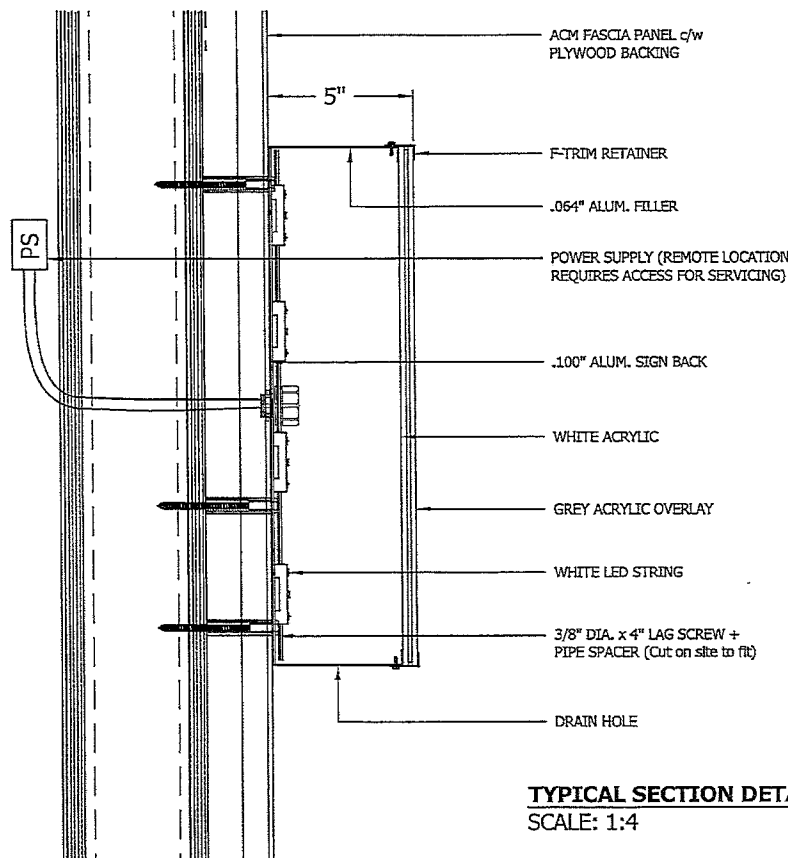


PRE-OWNED

MOUNTING HOLE FOR  
3/8" dia. FASTENER

ELECTRICAL  
FEED HOLE

**LEXUS LETTERS PO-18**  
SCALE: N.T.S.



SEE LED LAYOUT FOR FINAL LED STRING  
DISTRIBUTION, POWER SUPPLY  
SPECIFICATION AND ELECTRICAL LOAD

POWER SUPPLY INSTALLED REMOTELY -  
ACCESS FOR SERVICING REQUIRED

SIGN INSTALLED @ 120 V.  
IF OTHER VOLTAGE, NON-STANDARD P.S. REQUIRED

# PERMIT DRAWING

## ATTACHMENT DETAIL

|       |     |      |         |        |     |
|-------|-----|------|---------|--------|-----|
| VOLTS | 120 | AMPS | 2.0 max | CIRC.: | TBC |
|-------|-----|------|---------|--------|-----|

## DESIGN LOADS

Designed for pressure equivalent to 115 MPH winds

|                      |                      |                           |
|----------------------|----------------------|---------------------------|
| $S_s = - \text{kPa}$ | $S_r = - \text{kPa}$ | $q_{1/50} = - \text{kPa}$ |
|----------------------|----------------------|---------------------------|

## ITEMS TO BE SHIPPED (Hardware)

| DESCRIPTION                                      | TOTAL QTY |
|--------------------------------------------------|-----------|
| 3/8" dia. x 4" LG (TBC) lag screws               | 56        |
| 1/2" I.D. pipe spacer (to be cut to fit on site) | 12 ft     |

## REVISIONS

| DESCRIPTION | DATE | APPR |
|-------------|------|------|
| —           | —    | —    |
| —           | —    | —    |

## NOTES

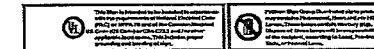
See Art for placement, graphic details and colour specs.

WALL CONSTRUCTION DEPICTED IS AS REPORTED  
BY CLIENT. SHOULD FIELD CONDITIONS VARY  
FROM WHAT IS SHOWN, INSTALLER SHALL  
CONTACT PATTISON SIGN GROUP FOR DIRECTION.

### Wall Sign Attachments

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|            |                                    |           |          |
|------------|------------------------------------|-----------|----------|
| CUSTOMER:  | LEXUS OF WAYZATA                   |           |          |
| SITE:      | 16100 Wayzata Blvd.<br>Wayzata, MN |           |          |
| DRAWN BY:  | J. Restrepo                        | DATE:     |          |
| CHECK BY:  |                                    | Feb 16/21 |          |
| PAGE:      | 1/1                                | SCALE:    | AS NOTED |
| REFERENCE: | SO#345772 - AD2-32758z - SG4       |           |          |



IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BARRIER BY PATTON BUSH CORP. FOR THE RIDGE ORNED TRACK, SUCH BARRIER SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, IF A BARRIER IS TO BE BUILT AND INSTALLED BY THE CUSTOMER, FOR ADVERT, AND NOT BY PATTON BUSH CORP. THIS CUSTOMER SHALL OBTAIN THE NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTON BUSH CORP. AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFICERS, MANAGER AND PROPERTY AGENT, FREE AND ABLE CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FEES, AND ANY LEGAL FEES INCURRED BY PATTON BUSH CORP. ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATION.

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# Public Comments Provided Prior to June 17, 2021

## Nick Kieser

---

**From:** Bradley Schaeppi - MN Landlord Law, PLLC <brad@minnesotalandlordlaw.com>  
**Sent:** Wednesday, June 16, 2021 8:51 PM  
**To:** Public Comment  
**Subject:** Lexus Sign Variance  
**Attachments:** Lexus Light Bedroom.jpg; Lexus Light in Lot.jpg; Winter 1 Lexus Light.jpg

Dear Wayzata Planning Commission.

I live at 315 Townes Lane in Minnetonka--due north of Lexus. I receive your public hearing notice for a sign variance.

About one month ago, I sent the following email to Lexus to express a good faith interest to Lexus to address old dealership lights that aim horizontal and slightly down towards (not down like modern lights) and when there are no leaves--direct targeted bright light north to the neighborhood (see photos attached). No reply was ever received.

Please raise this issue with Lexus in the context of their variance request.

Thank you.  
Bradley Schaeppi

**Bradley Schaeppi** | Attorney, MSBA Board Certified Real Property Specialist

**Minnesota Landlord Law, PLLC**

Direct: (612) 770-7447 | [minnesotalandlordlaw.com](http://minnesotalandlordlaw.com) | [brad@minnesotalandlordlaw.com](mailto:brad@minnesotalandlordlaw.com)

**Clients:** Select a Call/Meeting Time on Brad's Calendar: [15 Min Call](#) | [30 Min Call](#) | [In-person](#)



Need a real estate attorney? Not currently represented? Schedule a consultation [here](#).

----- Forwarded message -----

From: **Bradley Schaeppi - MN Landlord Law, PLLC** <[brad@minnesotalandlordlaw.com](mailto:brad@minnesotalandlordlaw.com)>  
Date: Mon, May 17, 2021 at 11:38 AM  
Subject: Light Modification Request  
To: <[rkatz@lexusofwayzata.com](mailto:rkatz@lexusofwayzata.com)>

Dear Mr. Katz.

I am a neighbor to the north across the wetlands at 315 Townes Lane. I actually live in Minnetonka, not Wayzata.

Good to see your dealership is investing in its operations and remodeling.

Attached are three photos that highlight the front directed light near the frontage road. In months without leaves, this light is much, much brighter than any others in the area--largely due to the Nissan and BMW lights shine down in compliance with the Minnetonka light ordinance. The south facing area of our home is about 70% windows making this more of an issue than a standard home.

My good faith ask is that your Lexus dealership look into updating or modifying this light as a part of your remodel so it shines downward to the cars and less as an obtuse angle.

Thank you for your consideration and have a good week. You are free to reach me at 612.770.7447

Best.  
Bradley

**Bradley Schaeppi** | Attorney, MSBA Board Certified Real Property Specialist

**Minnesota Landlord Law, PLLC**

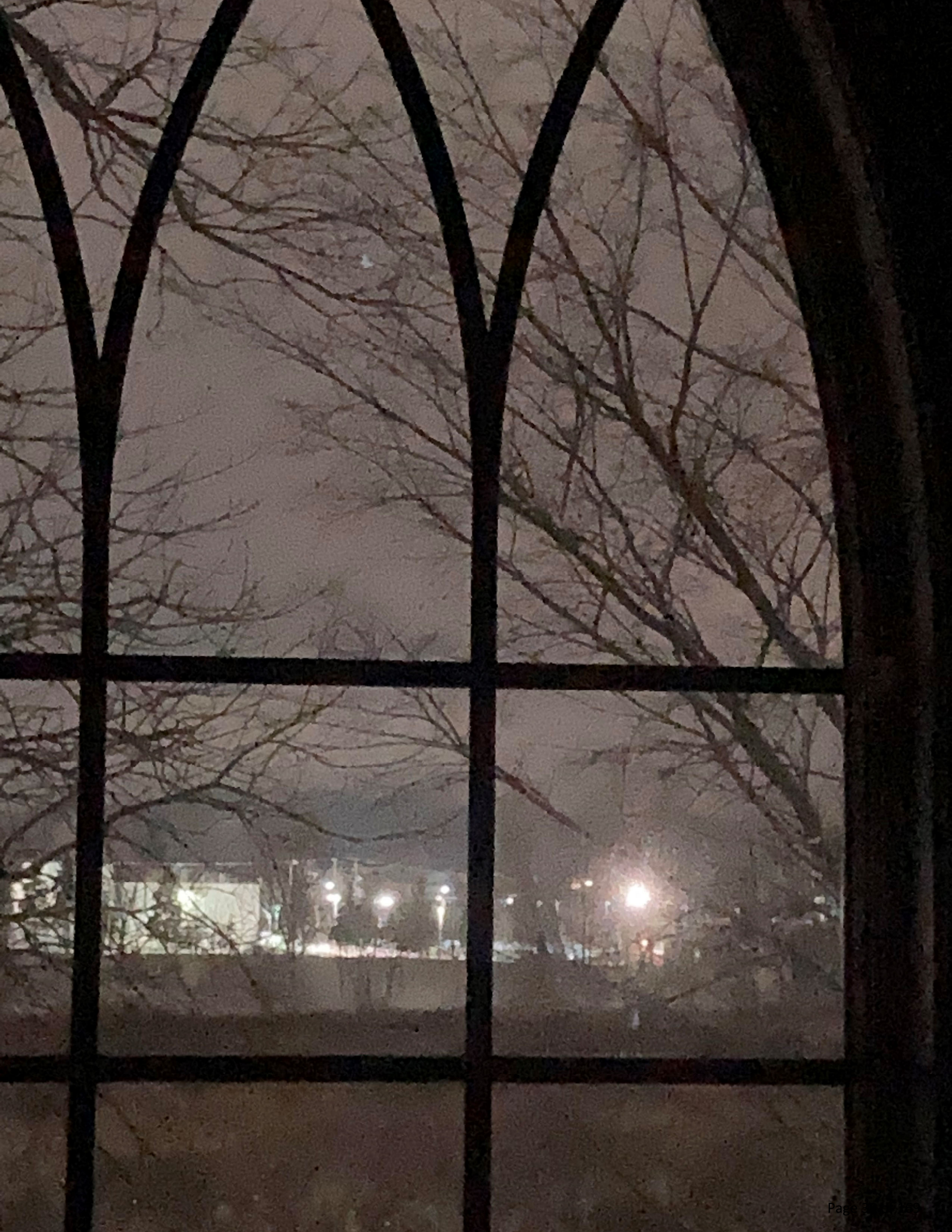
Direct: (612) 770-7447 | [minnesotalandlordlaw.com](http://minnesotalandlordlaw.com) | [brad@minnesotalandlordlaw.com](mailto:brad@minnesotalandlordlaw.com)

**Clients:** Select a Call/Meeting Time on Brad's Calendar: [15 Min Call](#) | [30 Min Call](#) | [In-person](#)



Need a real estate attorney? Not currently represented? Schedule a consultation [here](#).





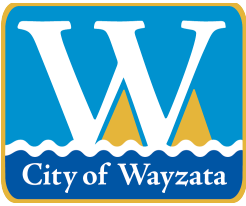












## City of Wayzata Planning Commission Agenda Report

|                                                                                                                                                |                         |
|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>MEETING DATE:</b> June 21, 2021                                                                                                             | <b>AGENDA ITEM:</b> 6.b |
| <b>TITLE:</b> Consider Development Application for a Planned Unit Development General Plan and Design Deviations at 163 Wayzata Boulevard West |                         |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                                                                                             |                         |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director                                                                             |                         |
| <b>60 DAY DEADLINE:</b> July 21, 2021                                                                                                          |                         |

### **BACKGROUND:**

Burt Elmer, on behalf of TMSC of Wayzata LLC, has submitted a development application requesting approval of a Planned Unit Development (PUD) General Plan of Development and Design Deviations for a building renovation and addition of a Senior Living & Memory Care facility for the property located at 163 Wayzata Blvd W. The application includes a general development plan for a building and parking lot renovation along with a building addition and supportive site elements. The applicant is requesting deviations from the Design Standards for parking in front of the building, significant massing break of the front façade at the public street, and for building materials within the Bluff District. The site was previously operated as Meridian Manor, a senior care alternative facility which had a development agreement approved in 1993. Meridian Manor accommodated up to 90 residents within 75 units. Moments of Wayzata is proposing to house up to 95 residents, within 85 units, the addition of adult daycare services for up to 20 guests per day, and office to house administrative and activities staff to support multiple “Moments” facilities.

### **ACTION REQUESTED:**

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

### **ATTACHMENTS:**

1. Staff Report, Narrative, Plans, and Public Comments





**Staff Report  
Wayzata Planning Commission  
June 21, 2021**

**Project Name:** “Moments of Wayzata”  
Planned Unit Development (PUD) General Plan of  
Development and Design Deviations

**Applicant:** Burt Elmer, TMSC of Wayzata LLC

**Address of Request:** 163 Wayzata Blvd W

**Prepared by:** Eric Zweber, Consulting Planner  
Nick Kieser, Assistant Planner

**“60 Day” Deadline:** July 27, 2021

---

## **Development Application**

### Introduction

Burt Elmer, on behalf of TMSC of Wayzata LLC, has submitted a development application requesting approval of a Planned Unit Development (PUD) General Plan of Development and Design Deviations for a building renovation and addition of a Senior Living & Memory Care facility for the property located at 163 Wayzata Blvd W. The application includes a general development plan for a building and parking lot renovation along with a building addition and supportive site elements. The applicant is requesting deviations from the Design Standards for parking in front of the building, significant massing break of the front façade at the public street, and for building materials within the Bluff District. The site was previously operated as Meridian Manor, a senior care alternative facility which had a development agreement approved in 1993. Meridian Manor accommodated up to 90 residents within 75 units. Moments of Wayzata is proposing to house up to 95 residents, within 85 units, the addition of adult daycare services for up to 20 guests per day, and office to house administrative and activities staff to support multiple “Moments” facilities.

### Property Information

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

| Address            | PID               | Owner               |
|--------------------|-------------------|---------------------|
| 163 Wayzata Blvd W | 01-117-23-11-0002 | TMSC of Wayzata LLC |

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

|                             |                                                |
|-----------------------------|------------------------------------------------|
| Address:                    | 163 Wayzata Blvd W                             |
| Current Zoning:             | PUD/Planned Unit Development                   |
| Previous Zoning:            | R-2/Medium Density Single Family Residential   |
| 2040 Comp Plan Designation: | High Density Residential – 12 to 40 units/acre |
| Overlay Districts:          | None                                           |
| Design District:            | Bluff District                                 |

#### Project Location

The property is located just north of Wayzata Blvd W, in between Ferndale Rd N and Highway 12. The property is also north of Babcock Ln W which is a frontage road along Wayzata Blvd W.

*Map 1: Project Location*



Source: Hennepin County

### Application Requests

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

- A. PUD General Plan of Development (§ 933.06): The applicant has submitted an application for a PUD General Plan of Development. The use as a senior care alternative facility will continue and a building addition is proposed on the site.
- B. Design Standard Deviations (§909): The Applicant is requesting the following deviations from the Zoning Ordinance:
  1. The applicant is requesting a deviation for parking area location to allow parking in front of the building. (§909.19.A)
  2. The applicant proposes no massing break of the front façade at the public street and is requesting a deviation. (§909.07.A.1)
  3. The applicant is requesting a deviation from the building materials requirements within the Bluff District in order to allow stucco at the public frontage. (§909.14.C.1)

### Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on June 10, 2021. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on June 9, 2021.

### Neighborhood Meeting

Two neighborhood meetings were held for this project. The first meeting was on June 10, 2021 and the second meeting was on June 16, 2021. Eight community members attended the June 10, 2021 meeting and six community members attended the June 16, 2021. The applicant has provided a summary of the discussion points and questions raised is provided as a part of the packet.

### **Background Information**

The property was originally developed as Meridian Manor, a senior care alternative facility in 1994. A development contract for Planned Unit Development Rezoning and Development Project was approved on August 17, 1993. The property has since been purchased by TMSC of Wayzata LLC and is proposed to remain as a senior living and memory care with supportive amenities.

In 1993, the City granted a planned unit development (PUD) for the property to allow for the requested use of the property. The PUD included various agreements including:

- Permitted use for a senior care alternative facility
- Reduced floor area to a minimum of 520 square feet for double occupancy rooms
- Fifty-two (52) off-street street parking spaces

- 75 units to serve up to 90 residents
- Various other conditions

Meridian Manor closed in April 2021 due to COVID-19 concerns of its residents and staff. This property has been listed for sale since Meridian Manor's closure.

In May 2021, the new property owner and applicant submitted an application for a Planned Unit Development General Plan of Development. The use is proposed to continue as a senior living and memory care facility with supportive amenities. By design, all of the units will be dedicated to memory care and high acuity assisted living with a potential subdivision for creation of a 9-unit behavioral care unit as needs arise based on demand. The applicant has noted that the community will cater specifically to people within these sectors but will not offer independent living or skilled nursing residential services. The wellness and physical therapy services have been noted to be offered to both residents and to those that are not residents of the skilled care environment. The Moments is also incorporating an adult daycare for up to 20 guests per day in order to provide a respite for caregivers, while helping those with changing physical cognitive abilities.

### **Summary and Analysis of Application**

On June 4, 2021, the applicant submitted a complete Development Application for a PUD General Plan of Development and Design Deviations as described above.

### **Proposed Plans and Improvements**

The existing three-story building is 74,178 square feet with a proposed building addition of 14,657 square feet. This would bring the total building area to 88,835 square feet on a lot that is 4.07 acres (177,139 square feet) in size. The residential units within the buildings would increase from 75 to 85 units, including 5 double occupancy units for a total of up to 95 residents. Several of the existing double-occupancy units are proposed to be reconfigured to create new single-occupant efficiency units and select spaces within the building are proposed to be repurposed to create new residential common area in other areas of the building. The applicant has stated that a complete interior renovation will take place with new interior finishes and LED lighting. There would also be restoration of all resident units with new kitchenettes, appliances, finishes and lighting along with the renovation of resident bathrooms to create universal and accessible bathrooms. A complete replacement of the commercial kitchen and satellite serving kitchens will also be conducted. The applicant has indicated that the building addition will house the adult daycare programming and supportive office functions. There would be 7,103 square feet used for office use, which includes resident care related functions and central operations.

### **Comprehensive Plan and Density**

The 2040 Comprehensive Plan land use designation for the subject property is High Density Residential. The High-Density Residential category allows for residential uses at a density of at least 12 units per acre. Densities of up to 40 units per acre may be considered. Residential uses within this category predominately include multi-unit and



multi-story buildings. The applicant proposes 85 units on a 4.07-acre parcel, resulting in a proposed density of 20.88 units/acre. With the consideration of the number of residents (95) and the inclusion of adult daycare services for up to 20 guests, the density could increase on a daily basis to 28.26 units/acre to accommodate the additional residents. This is calculated by pro-rating the area based on 115 residents/customers. In addition, there are a range of employees on site depending on the time of day. Additional details about employees are provided later in this report. Meridian Manor, the previous tenant, had 75 units on the 4.07-acre parcel, resulting in a density of 18.43 units/acre.

### Zoning

The property is currently zoned as PUD/Planned Unit Development. Prior to that, the previous zoning district was R-2/Medium Density Single Family Residential. The following table outlines the zoning standards for the R-2 District as well as the existing and proposed PUD:

|                               | R-2 Zoning                                       | PUD Ordinance                                         | Current PUD                                                                          | Proposed PUD                                                                         |
|-------------------------------|--------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Height (max.)                 | N/A                                              | 35 feet or 3 stories, whichever is less               | 35 feet, 3 stories                                                                   | 35 feet, 3 stories                                                                   |
| Impervious Surface (max.)     | N/A                                              | N/A                                                   | 42.3%                                                                                | 46.6%                                                                                |
| Property Line Setbacks (min.) | Front: 25 feet<br>Side: 10 feet<br>Rear: 20 feet | Same as underlying zoning district                    | Front: 106.5' +<br>Side (West): ~105'<br>Side (East): 40.1'<br>Rear: ~190' (exceeds) | Front: 106.5' +<br>Side (West): 19.4'<br>Side (East): 40.1'<br>Rear: ~190' (exceeds) |
| Lot Area (min.)               | 15,000 sq. ft.                                   | Same as underlying zoning district                    | 177,139 sq. ft.                                                                      | 177,139 sq. ft.                                                                      |
| Residential Density           | N/A                                              | Consistent with Comprehensive Plan (12-40 units/acre) | 18.43 units/acre                                                                     | 20.88 units/acre                                                                     |
| Units                         | N/A                                              | N/A                                                   | 75 units                                                                             | 85 units                                                                             |
| Resident Occupancy            | N/A                                              | N/A                                                   | 90                                                                                   | 95                                                                                   |

### Site Plan



The existing 74,178 square-foot building is proposed to remain where it currently exists with a 14,657 square foot building addition is proposed to be constructed to the west. The building addition is proposed to be used for adult daycare programming and supportive office functions. In addition to the building addition, there is a trash and utility enclosure proposed to be located to the southwest of the site which is to be screened in accordance with City Code requirements. The redevelopment of the site will also consist of a new parking lot and driveway configuration, with a new port cochere providing protected drop off for guests and residents. The parking lot is proposed to be located in the front of the buildings on the property along Wayzata Boulevard W, which is a requested deviation from the Design Standards.

The two parking lot access points to the south of the property are proposed to be reconfigured to accommodate for the parking lot changes. The access points are shown to remain in similar locations on site, but the eastern access is proposed to now accommodate for two-way traffic, whereas existing was one-way entrance only. The new parking lot configuration relocates parking stalls that are lost due to the building addition, originally to the west of the site, for additional parking to the east. A sidewalk is indicated along the south of the property, adjacent to Wayzata Boulevard W. The sidewalk will provide a connection to the building entrance off the right side of the east access.

#### Property Line Setbacks

The PUD Zoning Ordinance states that the setbacks of a PUD should use setbacks in the underlying Zoning District. The R-2 Zoning District requires a minimum 25-foot front yard setback, 10-foot side yard setback, and 20-foot rear yard setback. The existing and proposed building exceeds the minimum setback requirements for the property.

#### Building Height

Per the Zoning Ordinance, the building height is measured from the average grade along the building footprint to the average height of the highest gable of a pitched, hipped or gambrel rooftop. The highest point of the proposed renovation is the same as the highest point on the existing building: the existing average height of the existing north gable roof. The proposed renovation will not change the average height of the north gable from the existing curb line of Wayzata Blvd.

The proposed height of the existing main building is to remain as constructed, but due to a change in grade around the building, the proposed maximum height of the building is 36.37 feet. The proposed renovations includes an annex located to the west of the existing building, a walkway along the west side of the building, and grading changes to provide an increase in the amount of patios adjacent to the existing building and the proposed annex. City Code § 919.02 allows the City Council to approve site grading of a lot, but may not be undertaken as a means of achieving increased building height. The proposed building addition to the west is 35 feet in height and two-stories.

#### Mechanical Equipment

The current rooftop mechanical equipment elements are exposed with no screening and considered legal non-conforming on the property. The current proposal is to screen the rooftop equipment with proper materials, which is an improvement to the existing conditions and adhere to the Design Standards. Any new mechanical equipment is proposed to be screened on ground level as permitted and required by the Zoning Ordinance.

#### Building Materials

For new construction, the Wayzata Boulevard façade would require a massing break for the upper levels of the building. The project is proposing to rehabilitate the existing building, which would not include significant massing break of the front façade at the public street, requiring a deviation from the Design Standards. In addition, the Bluff District requires four (4) recesses of 250 square feet. The plans do not provide dimension recesses, but two (2) appear to be provided. The building addition complies with the maximum average spacing proposed for the façade articulation elements. Additional information is needed from the applicant to confirm that the project meets the ground floor glazing transparency and opacity requirements. A deviation is also requested from the applicant for building materials, as the Bluff District does not allow stucco at public frontages or other facades visible from public rights-of-way. Board siding pallet is recommended by staff if masonry is not designed at upper stories. Physical material samples have been provided and are available at City Hall for review.

#### Retaining Wall

There are several retaining walls proposed throughout the property. The parking lot reconfiguration is requiring that the grade be lower than the existing, so the retaining walls to the south of the property are being implemented to accommodate for these elevation changes. The southern retaining walls will be approximately 3 feet in height and will be visible when viewing them from the parking lot/interior of the site but would not be entirely visible when viewing them from the street due to the grade, which should also assist in limiting the headlights of vehicles projecting onto adjacent properties.

The retaining walls on the sides and rear of the property are proposed to provide increased opportunity for amenities and trails on site. These retaining walls will be visible from adjacent streets and properties but are a valuable improvement to the site to promote outdoor activity opportunities to the residents that are currently not in place. The northern walls are actually a set of two walls that create an area for the path to, and the patio for, the lower level of the building. The northernmost wall will be approximately 7 feet and the southern of the northern walls is approximately 9 feet for a total change in elevation of 16 feet in height. These walls will face US Highway 12 and will not be visible from the adjacent properties. Any required fencing shall meet City Code and Building Code requirements.

#### Outdoor Improvements

As indicated above, several retaining walls are proposed to promote various outdoor improvements. The applicant proposes to refresh the landscape with the implementation of a walking path, pavilion, patios, new plantings, and the general

manicuring of existing landscaping. The site will also incorporate improved utility and trash screening and improved shielded site lighting. The replacement of the complete façade and roofing will help to address moisture and mitigation issues.

#### Lighting

The existing site has nine pole-mounted lighting fixtures. The proposed development will replace the existing nine polls with nine new LED pole-mounted lighting fixtures. The maximum lighting value at the Wayzata Blvd property line is 0.2 foot-candles at the western access onto Wayzata Blvd and the maximum light value at a property line is 0.5 foot-candle at the eastern property line adjacent to the parking area. City Code § 916.06 states that any lighting used to illuminate an off-street parking area, sign or other structure, shall be arranged as to deflect light away from any adjoining residential property, over public water or from the public streets. Direct or sky-reflected glare, where from floodlights or from high temperature processes such as combustion or welding shall not be directed into any adjoining property or over public water. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property or over public water. Bare incandescent light bulbs shall not be permitted in view of adjacent property, over public water, or public right-of-way. Any light or combination of lights which cast light on a public street shall not exceed one foot candle (meter reading) as measured from the center line of said street. Any light or combination of lights which case light on residential property or over public water shall not exceed four foot candles (meter reading) as measured from said property.

#### Landscaping

The applicant must verify that the trees planted between the parking and sidewalk conform with the 26-foot maximum spacing requirement. The proposal meets the 6-foot minimum landscaped sidewalk buffer requirement and is proposed at 13 feet.

#### Design Deviations

The applicant is requesting a deviation for parking area location to allow parking in front of the building. The existing parking lot formally used by Meridian Manor also had the parking lot located in front of the building. The applicant is proposing to reconfigure the parking lot to increase the existing stalls from 53 to 63 and to better fit the proposed new site plan including the building addition.

The applicant proposes no massing break on the front façade at the public street and is requesting a deviation. Significant massing break of the front façade is required at the public street. If this were new construction, Wayzata Boulevard façade would require one massing break at the upper floors. Being that this project is focused on rehabilitation of the existing building, a deviation from this requirement appears appropriate.

The applicant is requesting a deviation from the building materials requirements within the Bluff District in order to allow stucco at the public frontage. The Bluff District does not allow stucco at public frontages or other facades visible from public rights of way so a deviation is required.

### Tree Removal/Preservation

The applicant is proposing to remove 59 significant trees and 2 heritage trees from the site for the proposed project. Significant trees must be replaced at a 1:1 ratio and heritage trees must be replaced at a 2:1 ratio. The following table summarizes the proposal:

|                   | Number Removed | Total DBH | DBH Removed | % DBH Removed | Max. DBH Removal Allowed | DBH Replacement |
|-------------------|----------------|-----------|-------------|---------------|--------------------------|-----------------|
| Significant Trees | 59             | 804       | 536         | 66.7%         | 25%<br>(201 DBH)         | 335             |
| Heritage Trees    | 2              | 78        | 78          | 100%          | 0%                       | 156             |

The replacement of significant trees requires 335 DBH and the replacement of Heritage trees requires 156 DBH.

The following table summarizes the tree replacement calculations provided by the applicant:

| Planting         | Number | Size | DBH  |
|------------------|--------|------|------|
| Overstory Trees  | 32     | 3"   | 96   |
| Evergreen Trees  | 130    | 3"   | 390  |
| Ornamental Trees | 37     | 1.5" | 55.5 |

The required DBH replacement for the site is 491. The applicant proposes 541.5 DBH in replacement. The ornamental trees proposed to be replaced at 1.5 caliper inches in size do not meet ordinance requirements. Without the use of the proposed ornamental trees that do not meet ordinance requirements, the applicant proposes 486 DBH for replacement, which is 5 DBH short of the required replacement standard. The applicant would need to increase the size to a minimum of 2.5 caliper inches, add additional plantings that meet ordinance requirements, or may explore the option to pay the fee-in-lieu of tree replacement as permitted by City Code section § 936.08. The fee in lieu-of-tree replacement should be used only when replacement on site is not feasible. The amount of fee-in-lieu of tree replacement is determined annually by the City Council through the City fee schedule. This fee will need to be paid before the issuance of a building permit.

### Operational Data

The applicant has provided details regarding the operational data for the senior care facility as indicated below:

General:

Staffing – Shifts indicated with approximate staff levels:

- Day – 7:00 am - 3:15 pm ~ 30 employees

- Evening – 3:00 pm - 11:15 pm ~ 30 employees
- Night – 11:00 pm - 7:15 am ~ 8-10 employees
- The Moments Office – 8:00 am - 5:00 pm M-F ~ 8-10 employees, 3-5 on average

\*Average day shift has an overlap of employees where staff increases to 40 between day and evening shifts. Total staff is 100 (blend of full and part time) across all shifts and rolls.

Staff position description:

- Administration – 7
- Culinary – 7
- Maintenance – 1
- Housekeeping – 4
- Nursing – 20 (RN, LPN, CNA)
- Activities – 3

Additional notes:

- Adult daycare services – up to 20 guests per day
- Visiting Guests – 3-4 families per week and 1-2 persons/group – typically at or after evening dinner
- Entertainment – 3x per week, 1-2 people
- Gerontologist MD – 1/week
- Adult Daycare Services – 8:00 am -6:00 pm M-F ~ 2-3 employees

Delivery Services Schedule:

- Food Services – 2x per week, mornings
- Refuse – 2x per week, mornings
- Laundry – none, internally prepared
- Walk off mat/rugs – 1x per week
- Water softener (salt) – 1-2x/month
- UPS/FedEx/USPS – daily
- Contractors – 1x per day, occasional
- Site Maintenance – 1x per week, snow removal as needed

The applicant has noted that the offices within the building addition will be used for central operations. This means that it will be an executive operations office of the Moments brand.

Parking

The following table summarizes the proposed number of parking stalls and loading areas:

|                | Existing | Proposed |
|----------------|----------|----------|
| Parking Stalls | 53       | 63       |
| ADA Spaces     | 2        | 3        |
| Loading        | 1        | 1        |



The following table summarizes the number of required parking and loading areas for two comparable uses:

|                                                                                                         | Multi-Family Dwellings, Townhomes                                            | Housing for the Elderly                        | Nursing Homes, Rest Homes                                                            |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------|
| Parking Stalls                                                                                          | Two (2) fee free spaces for each living unit, of which one is to be enclosed | One (1) space for each 1.5 dwelling units.     | One (1) space for each four beds                                                     |
| Loading                                                                                                 | One (1) space for each multiple family building over four units              | One (1) space                                  | One (1) space plus One (1) additional space each 100,000 sq. ft. of gross floor area |
| Moments of Wayzata minimum parking standards based on comparable use requirements and proposed 85 units | 170 parking stalls, 85 of which to be enclosed<br><br>One (1) loading space  | 57 parking stalls<br><br>One (1) loading space | 24 parking spaces<br><br>One (1) loading space                                       |
| Moments of Wayzata findings based on proposed spaces (63) for the site                                  | Does not meet parking requirements by 107 spaces – no enclosed proposed      | Exceeds parking requirements by 6 spaces       | Exceeds parking requirements by 39 spaces                                            |

It is important to note that there are not specific parking standards listed for a senior care facility such as the one proposed. The comparison of multi-family and nursing homes allows us to gather a general understanding of parking demands, but they are not specific requirements for this site and use. Based on the use of the property and the operational data provided, the proposed on-site parking appears to be suitable.

The proposal includes a reconfiguration of the parking lot and driveways. City Code §909.19 states that off-street parking shall be located to the rear of buildings. The applicant is requesting a deviation from this requirement in order to create the new parking and driveway configuration. The existing site also had parking that was not located to the rear of the buildings. No parking structures are proposed.

### Comments from the City Engineer/Director of Public Works

The Project Engineer has reviewed the PUD General Plan of Development and has provided the following comments:

- The City will be reviewing the stormwater plans. The watershed district standards must be met.
- The applicant must provide cut/fill calculations for the grading plans.
- The applicant must show existing contours on adjacent parcels on the grading plans.
- The pond does not appear to be accessible with large equipment. The applicant must verify how the stormwater pond will be accessed for future maintenance.
- The addition of a 2-foot sump in MH 5 (in addition to those at CBMH 6 and CB 16) with routine maintenance will reduce sediment in the pond and extend the pond life.
- The applicant must provide additional information on the proposed sanitary sewer grinder.
- As-builts of utilities must be provided to the City in CAD format, following construction.

#### Comments from the Public

Some of the residents of The Highland neighborhood submitted written comments and concerns to city staff. A group of nearby residents have indicated that they are not in support of the 14,657 square foot building addition due to increased parking demands, tree removal, additional office and daycare use, traffic impacts, and reconfiguration of the trash enclosure. Residents have also expressed concerns regarding the covered entry (port cochere) based on the size and height proposed and request additional information on the nine-unit behavioral care unit that may arise based on demand.

The residents have included a statement that indicates that they are pleased that the facility will continue to be used for a senior care residence and are in agreement with the interior renovation of the existing building, increasing the number of residents from 75 to 85. They have noted that the addition of the sidewalk on the south side of the property is in keeping with the city's walkability efforts and it will be safer for the residents of the facility. They have suggested that trees be planted along Wayzata Boulevard and that the sidewalk be moved back behind the trees to begin the beautification of the west entrance into the city.

#### **Standards of Planning Commission Review of Application Requests**

The proposed PUD General Plan of Development is a legislative review and decision, meaning that the Planning Commission acts like a legislative body and has wide discretion on whether to recommend approval or denial if it has a rational basis for its decision.

The Design Deviations are quasi-judicial reviews meaning that the Planning Commission acts more like a judge in a court proceeding. Each of the deviations should be reviewed separately and the Planning Commission should determine if the requests achieve the standards described in the City Code.

**Primary Questions to Consider:**

1. Purpose of PUD
  - a. Does the PUD encourage innovations in development for the growing demands of all styles of economic expansion?
  - b. Does the PUD encourage higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects and engineers?
  - c. Does the PUD encourage a creative use of land and related physical development which allows a phased and orderly development and use pattern?
2. PUD General Standards
  - a. Is the proposed PUD consistent with the City Comprehensive Plan?
  - b. Does the proposed PUD provide adequate common open space?
  - c. Does the proposed PUD meet landscaping standards in consideration to the natural features of the site, architectural characteristic of the proposed structure and the overall scheme of the PUD plan?
  - d. Is the proposed PUD consistent with the applicable height standards?
3. Purpose of Design Standards
  - a. Does the proposed PUD contribute to the improvement of the City's public realm?
4. Site Design Standards for Large-Scale Sites
  - a. Are the proposed buildings located on and oriented to public rights of way and is parking located behind the building or in the center of the site?
  - b. Does the proposed building located on designated Hennepin County rights of way meet sidewalk extension requirements?
  - c. Does the proposed building provide a setback between the sidewalk and the building that is sufficient to accommodate enhanced landscaping, stoops, or terraces?
  - d. Is the proposed PUD sited to maximize opportunities for creating usable, attractive, well-integrated open space?
5. Is the negative impact caused by each Design Deviation outweighed by alleviating an undue burden, having a positive effect on the area, permitting great conformity with other Zoning Standards, or advance policies in the City's Comprehensive Plan?

**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 application, for review and adoption at the next Planning Commission meeting.

**Attachments**

Applicant's Narrative by TMSC of Wayzata, LLC dated May 13, 2021

Site Survey by CivilSite Group dated February 22, 2021

Site Plan by Mohagen Hansen Architecture Interiors dated May 13, 2021

Civil and Landscape Plans by CivilSite Group revised date June 2, 2021  
Exterior Building Elevations by Mohagen Hansen Architecture Interiors dated May 13, 2021  
Floor Plans by Mohagen Hansen Architecture Interiors dated May 13, 2021  
Lighting Report by Rouzer dated May 13, 2021  
1993 Development Contract for PUD Rezoning and Development Project  
Stormwater Report is available online at the City of Wayzata website

## **Applicable Code Provisions for Review**

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

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

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

PUD General Standards. Section 933.02 sets forth the general standards for review of a PUD application. The standards that are especially relevant to this review are shown in bold:

1.Review. In its review of any application under this Section, the City Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations of the



Design Review Board and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of this Section. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of this Section, it may approve a PUD permit, although it shall not be required to do so.

2.Ownership. An application for a PUD District or conditional use permit approval must be filed by the land owner or jointly by all land owners of the property included in a project. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple ownership, the approved Final Plan shall be binding on all owners.

**3.Comprehensive Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Plan.**

4.Sanitary Sewer Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Sewer Plan and shall not create a discharge which is in excess of the City's assigned regional limitations.

**5.Common Open Space. Common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD shall be provided within the area of the PUD development.**

6.Operating and Maintenance Requirements for PUD Common Open Space Facilities. Whenever common private or public open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to ensure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD may be placed under the ownership of one or more of the following, as approved by the City Council.

a)Dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication.

b)Landlord control, where only use by tenants is anticipated.

c)Property Owners Association, provided all of the following conditions are met:

1)Prior to the use or occupancy or sale or the execution of contracts for sale of an individual building unit, parcel, tracts, townhouse, apartment, or common area, a declaration of covenants, conditions and restrictions or an equivalent document or a document such as specified by Laws 1963,

Chapter 457, Section 11 and a set of floor plans such as specified by Laws 1963, Chapter 457, Section 13 shall be filed with the City of Wayzata, said filing with the City to be made prior to the filings of said declaration or document or floor plans with the recording officers of the County.

2)The declaration of covenants, conditions and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance affecting buildings, units, parcels, tracts, townhouses, or apartments shall subject said properties to the terms of said declaration.

3)The declaration of covenants, conditions and restrictions shall provide that an owner's association or corporation shall be formed and that all owners shall be members of said association or corporation which shall maintain all properties and common areas in good repair and which shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be subject to the review and approval of the City Attorney. The intent of this requirement is to protect the property values of the individual owner through establishing private control.

4)The declaration shall additionally amongst other things, provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the City of Wayzata or fails to pay taxes or assessments on properties as they become due and in the event the said City of Wayzata incurs any expenses in enforcing its rules and regulations, which said expenses are not immediately reimbursed by the association or corporation, then the City of Wayzata shall have the right to assess each property its prorated share of said expenses. Such assessments, together with interest thereon and costs of collection, shall be a lien on each property against which each such assessment is made.

5)Membership must be mandatory for each owner, and any successive buyer.

6)The open space restrictions must be permanent and not for a given period of years.

7)The association must be responsible for liability insurance, local taxes, and the maintenance of the open space facilities deeded to it.

8)Property owner must pay their prorated share of the cost of the association by means of an assessment to be levied by the association which meets the requirements for becoming a lien on the property in accordance with Minnesota Statutes.

9)The association must be able to adjust the assessment to meet changed needs.

7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.

8. Density.

a) The maximum allowable density in a PUD District shall be determined by standards negotiated and agreed upon between the applicant and the City. In all cases, the negotiated standards shall be consistent with the development policies as contained in the Wayzata Comprehensive Plan. Whenever any PUD is to be developed in stages, no such stage shall, when averaged with all previously completed stages, have a residential density that exceeds 125 percent of the proposed residential density of the entire PUD.

b) There shall be no density variation from the standards applied in an applicable zoning district for PUD conditional use permits.

9. Utilities. In any PUD, all utilities, including telephone, electricity, gas and telecable shall be installed underground.

10. Utility Connections.

a) Water Connections. Where more than one property is served from the same service line, individual unit shut off valves shall be provided as required by the City Engineer.

b) Sewer Connections. Where more than one unit is served by a sanitary sewer lateral which exceeds 300 feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.

11. Roadways. All streets shall conform to the design standards contained in the Wayzata Subdivision Regulations unless otherwise approved by the City Council.

**12. Landscaping. In any PUD, landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the Final Plan. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.**

### 13.Setbacks.

a)The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD condition use permit, or the previous zoning district, if a PUD District.

b)No building shall be located less than 15 feet from the back of the curb line along those roadways which are part of the internal street pattern.

c)No building within the project shall be nearer to another building than one-half the sum of the building heights of the two buildings.

d)In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.

### 14.Height.

**a)The maximum building height within a PUD District shall be 35 feet and three stories, whichever is lesser.**

**b)There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits.**

**c)In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the maximum allowable height shall be as negotiated and agreed upon between the applicant and the City.**

#### Purpose of Design Review

The following Design Standards have been developed to shape the City's physical form; to improve the quality, character, and compatibility of new development or extensive renovations; and to implement the goals and guidance of the City's Comprehensive Plan.

The Standards have three primary functions:

- To guide applicants and provide consistent standards for the significant expansion; major renovation; or new construction of commercial, mixed-use, or multifamily buildings or parking within the City;
- To assist the City and the public in reviewing such development proposals;
- **To leverage new development to contribute to the improvement of the City's public realm -- its streets, sidewalks, walkways, and its streetscape and landscape treatments**

The Standards also address issues of scale and topography that are especially critical to preserving and enhancing Wayzata's character.

### Site Design Standards for Large-Scale Sites

#### *Intent*

Site design determines the relationship between buildings and their surroundings. Large-scale sites present the most opportunities for landscaping and placemaking. These sites are large enough to comfortably fit four or more buildings and additional site amenities. Since these sites are much larger than their surrounding context, proposed site design must provide internal circulation and appropriately-scaled amenities to sensitively fit into the surrounding town fabric.

#### *Standards*

1. In areas with identifiable street patterns, internal circulation (such as drives, driveway aisles, alleys, and private streets) shall align with the surrounding street network. Connections to existing streets shall be made to the maximum extent feasible.
2. **Proposed buildings shall be located on and oriented to public rights of way and parking shall be located behind the building or in the center of the site.**
3. **Proposed buildings located on designated Hennepin County rights of way shall construct a sidewalk extension with a minimum 2 foot width on the proposed parcel.**
4. When required by Section 2.A.3 and Section 2.B.1 retail and mixed-use site design shall be centered around pedestrian walkways and plazas.

#### *Guidance*

1. Proposed commercial buildings should provide a setback between the sidewalk and building sufficient to accommodate outdoor dining and seating areas.
2. **Proposed residential buildings should provide a setback between the sidewalk and building sufficient to accommodate enhanced landscaping, stoops, or terraces as required by Section 3.B.2**
3. Site circulation elements should anticipate future connection to adjacent parcels where street or pedestrian connections are not currently feasible.
4. **Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.**
5. Proposed open spaces should be oriented appropriately for solar exposure when possible to create a more comfortable micro-climate.
6. The design and location of a building and its massing on the site should enhance solar exposure and minimize shadow impacts on adjacent structures and public areas to the maximum extent feasible.

### Criteria for Granting Design Deviations

**Significant Deviations** shall be defined as deviations that amount to a significant departure from the Standards enumerated in Chapter 909 and do not qualify as Minor Deviations. Approval of any Significant Deviation shall require a finding by the City



Council (after considering the Planning Commission's recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:

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

#### Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is High Density Residential District. The objective of the high-density residential land use category is to promote high density standalone residential uses at a density of at least 12 units per acre. Densities of up to 40 units per acre may be considered. Residential uses within this category predominately include multi-unit and multi-story buildings.



## Project Narrative

### **PUD Amendment Application: 163 Wayzata Boulevard (Formerly Meridian Manor)**

Applicant: TMSC of Wayzata, LLC

Project: The Moments of Wayzata

May 13, 2021

This application for PUD Amendment is being submitted to amend and expand on care advancements in Memory and High Acuity services. This requires renovation in the building constructed circa 1994, with sensitivity to market changes and advanced understanding of care and support of our residents and guests. This coupled with necessity of addressing corrective building concerns for both life safety and environmental conditions. This will occur following approved by Planning Department, and the City Council supportive action.

Because the property was developed under a PUD granted in 1993. The property will remain under that auspices of PUD Amendment, as envisioned since that time, and will be continued with added amenity and management oversight. Formally, the site and building modifications as proposed trigger the amendment requirements, although the use remains essentially the same as the original senior care residential development. Site and building reconfiguration are proposed to provide best practices for years ahead.

On April 2021, the property formerly known as Meridian Manner, was purchased by Waite Holdings, TMSC of Wayzata, LLC DBA The Moments of Wayzata ("The Moments"). They are developer-builder and operator of senior care communities. As the operator, it brings its innovative service approach to make and provide first-rate communities, offer services, and care for their residents. The proposal for redevelopment and repositioning of the building, will be no exception. The Moments intends to enrich the lives of the residents and surrounding community by investing in and creating a new brand awareness for the residence and property. Intent is to maximize its potential while offering a new aesthetic standard for the building and grounds as it introduces unique program elements. The Moments will offer and provide care services in the assisted living environment, including individualized quality memory care and high acuity residents. Specifically, The Moments will provide a universal type setting for residents that require significant support with activities of daily living and dementia care, allowing residents to receive these services needed without having to move from one type of care unit or setting to another. By design, 100% of the units are dedicated to memory care and high acuity assisted living. The blended population allows full access to improved environments with complete mobility within the residence. The community will cater specifically to people within these sectors but not offer independent living or skilled nursing residential services. Note that wellness and Physical Therapy can be offered to anyone, even outside of skilled care environment. Objective, enhance and enrich the member's quality life.

Here is an executive recap:

- 85 residential units, 95 residents (5 double-occupancy units)
- Typical resident support services – food service, medication management, social activities, ADL services
- In-house physical therapy provided by outside service providers
- In-house central laundry with resident/family laundry in each resident wing
- Potential subdivision for creation of a 9-unit behavioral care unit, as need arises based on demand.
- Adult day care serves up to 20-guests per day.
- Open-air pavilion in north yard within a terraced, secured garden.

Several of the existing double-occupancy units are being reconfigured to create new single-occupant efficiency units and select spaces in the building are being repurposed to create new residential common area in other areas of the building.

## Project Narrative: The Moments of Wayzata

The Moments Adult Day Care will provide a respite for caregivers, while helping those with changing physical and cognitive abilities. Families can drop off their loved one's Monday through Friday from 8:00 am to 6:00 pm. Staffing will typically be 2-3 employees (LPN, CNA, Activities Director). Daily schedule will include activities like table bowling/table games, sit-down fitness class, aromatherapy massages, lunch, bingo, music, baking, and trivia.

In response to the goals established in the ordinance for Planned Unit Developments, the original project established a solid justification for the flexibility granted. This amendment application attempts to maintain or build on those goals in the following ways:

- A. *Innovations in development* are achieved by repurposing and adding to the existing senior care facility plus adding the program functions that cannot be housed in the existing building footprint. This allows for the provision of a wider array of services to residents and their families.
- B. The Moments brings their own level of distinctive *innovation to the care model and to the aesthetic standards* they require for the facilities themselves. Their financial investment in design and quality is unique in the marketplace and will be made evident in this case.
- C. *Improved convenience* comes by way of the addition of more services and amenities for residents and families, such that several needs can be satisfied through one service provider.
- D. *Preservation of existing site characteristics* is achieved by maintaining mature plantings and screening topography. Curating the residential character of the site will benefit neighbors by minimizing disruption of what they know and experience already.
- E. *Creative land use* is achieved through the careful development of the building addition and several amenity and service elements. Each feature is integrated into the site and into the massing and compliment the feel of the existing building.
- F. *Efficient land use* is achieved through establishing new main entrance access and flow that allows for covered drop off and improved parking, all while leveraging the existing utility and storm water infrastructure.
- G. The *development pattern* of the site is unchanged from its original intent and remains in keeping with the comprehensive plan's intent for use as high-density residential.
- H. Through the flexibility granted, The Moments of Wayzata will create a *premier facility* offering the best in care with additional programming and support functions *desired by families and is unique in the area*.

By way of several highlights, the refurbished facility will include the following improvements:

- New port cochere providing protected drop off for guests and residents.
- New parking and access configuration.
- Refreshed landscape with walking path, pavilion, patios, new plantings, and manicuring of existing landscaping.
- Building addition to house adult day care programming and supportive office functions.
- Improved utility screening.
- Improved, shielded site lighting.
- Replacement of the complete façade and roofing, addressing several moisture migration issues.
- New energy conservation strategy including vapor barrier, insulation, doors and windows.
- Complete interior renovation with new interior finishes and LED lighting.
- Restoration of all resident units with new kitchenettes, appliances, finishes, and lighting.
- Renovation of resident bathrooms to create universal and accessible bathrooms.
- Reconfigured and new common core spaces, entry lobby, dining areas, and amenity areas.
- Certified Nursing Assistant staff by floor and wing
- Replacement of entire commercial kitchen and satellite serving kitchens.

## Project Narrative: The Moments of Wayzata

### Highlights, continued:

- New central laundry and resident laundry services.
- Bistro and resident dining areas, lounges, and community rooms.
- Arts, wellness environment and Physical Therapy Suite.
- Expanded NE wing day room, on lower-level nominal ~ 6'x26'.
- Lower-level connection between main building and annex as service - utility link ~1000 sf.
- Improved indoor air quality via Direct Outside Air Systems (DOAS).
- Daylighting elements (skylights and light wells) to bring daylight to the lower level and central core.

### Project Data Summary:

Site Area (acres):           Unchanged, 4.07 Acres (177,139 SF)

Existing Building Area:   74,178 SF

Addition, LL day room

+ LL link:                   14,657 SF

Total Building Area:      88,835 SF

Building Height:           Maximum height is unchanged, remains three stories (see building sections)

Residential Units:         Increased from 75 to 85 - units including approximately 10-12% double occupancy units for a total of up to 95 residents.

Off-street Parking:        63 Stalls, including 3 HC stalls (existing: 53 stalls with 2 HC stalls, including garage stalls)

Loading:                   Unchanged in quantity; one service loading area provided

Office Use:                 7,103 SF (includes resident care related functions and central operations)

### Operational Data:

#### Staffing – Shifts indicated with approximate staff levels:

- Day - 7:00 - 3:15 ~ 30 - employees.
- Evening - 3:00 - 11:15P ~ 30 employees
- Night - 11:00 - 7:15 ~ 8-10 employees
- The Moments Central Ops Executive offices – 8:00 – 5:00 M-F ~ 8-10 employees, 3-5 on average

Average Day shift has an overlap of employees where staff swells to 40 between day and evening shifts.

Total Staff is 100 (blend of full and part time) across all shifts and all roles.

#### Staff position description

- Administration – 7
- Culinary – 7
- Maintenance – 1
- Housekeeping – 4
- Nursing - 20 (Nursing = RN, LPN + CNA)
- Activities - 3

Visiting Guests - 3 - 4 families/week at 1-2 persons/group - typically at or after evening dinner

Entertainment - 3x per week, 1-2 people

Gerontologist MD – 1/ week

## **Project Narrative: The Moments of Wayzata**

### **Operational Data, continued:**

#### **Delivery Schedule:**

- Food Services - 2x per week, mornings
- Refuse - 2x per week, mornings
- Laundry - none, internally prepared
- Walk off mat/ rugs – 1x per week.
- Water softener (salt) 1 -2x/ month
- UPS/FedEx/USPS - daily
- Contractors - 1x day, occasional
- Site Maintenance – 1x per week; snow removal as needed.

### **Care and Maintenance:**

The Moments, as an operator, includes construction and maintenance/property management services within their business model. As a result, the high standards they have for the design of the facility and their care for residents, is reinforced by the level of care they provide for their facilities. Their ability to provide staff resources from within their company ensures regular care and timely response to maintenance concerns, resulting in a property in pristine condition, inside and out.

A supplemental document with commentary on the 1993 PUD Agreement will provide additional comparative information between the original and the proposed developments. The supplemental document is included within the package provided for this PUD Amendment application.



# THE MOMENTS OF WAYZATA BUILDING RENOVATIONS

WAITE HOLDINGS  
P.O.BOX 16101

163 WAYZATA BLVD.  
WAYZATA, MN 55391

20185  
05/13/2021

## PUD AMENDMENT RESUBMITTAL



EXISTING SOUTH ELEVATION - WAYZATA BLVD.



| SHEET INDEX   |                                       | REVISIONS   | DATE |
|---------------|---------------------------------------|-------------|------|
| SHEET #       |                                       | DESCRIPTION |      |
| GENERAL       |                                       |             |      |
| A000          | SHEET COVER                           |             |      |
| CIVIL         |                                       |             |      |
| C0.0          | V.L.D. TITLE SHEET & SITE SURVEY      |             |      |
| C1.0          | REMOVALS PLAN                         |             |      |
| C1.1          | TREE PRESERVATION PLAN                |             |      |
| C2.0          | SITE PLAN                             |             |      |
| C2.1          | TURNING MOVEMENTS DIAGRAM             |             |      |
| C3.0          | SHADING PLAN                          |             |      |
| C4.0          | UTILITY PLAN                          |             |      |
| L1.0          | LANDSCAPE PLAN                        |             |      |
| SW1.0         | SWPPP - EXISTING CONDITIONS           |             |      |
| SW1.1         | SWPPP - PROPOSED CONDITIONS           |             |      |
| SW1.2         | SWPPP - DETAILS                       |             |      |
| SW1.3         | SWPPP - NARRATIVE                     |             |      |
| SW1.4         | SWPPP - ATTACHMENTS                   |             |      |
| SW1.5         | SWPPP - ATTACHMENTS                   |             |      |
| ARCHITECTURAL |                                       |             |      |
| A000          | FLOOR PLAN - FIRST LEVEL              |             |      |
| A201          | FLOOR PLAN - SECOND LEVEL             |             |      |
| A202          | FLOOR PLAN - THIRD FLOOR              |             |      |
| A203          | ADDITION FLOOR PLAN - FIRST LEVEL     |             |      |
| A204          | ADDITION FLOOR PLAN - SECOND LEVEL    |             |      |
| A205          | ADDITION FLOOR PLAN - MEZZ            |             |      |
| A206          | ROOF PLAN AND ROOF DETAILS            |             |      |
| A207          | ADDITION REFERENCE ROOF PLAN          |             |      |
| A300          | CHAIRMAN ELEVATION AND 3D VIEWS       |             |      |
| A301          | EXTERIOR BUILDING ELEVATIONS          |             |      |
| A301C         | REFERENCE BUILDING ELEVATIONS         |             |      |
| A302          | EXTERIOR BUILDING ELEVATIONS          |             |      |
| A302C         | REFERENCE BUILDING ELEVATIONS         |             |      |
| A303          | EXTERIOR BUILDING ELEVATIONS          |             |      |
| A303C         | REFERENCE BUILDING ELEVATIONS         |             |      |
| A304          | ADDITION BUILDING ELEVATION           |             |      |
| A304C         | ADDITION REFERENCE BUILDING ELEVATION |             |      |
| A305          | MISC EXTERIOR ELEVATIONS              |             |      |
| ELECTRICAL    |                                       |             |      |
| E1            | PHOTOMETRIC SITE PLAN AND CUT SHEETS  |             |      |

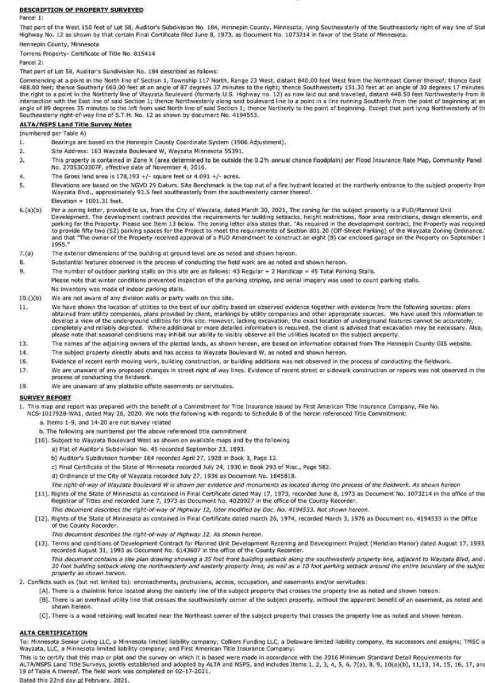


PROPOSED SOUTH ELEVATION - WAYZATA BLVD.



1000 Twelve Oaks Center Drive  
Suite 200, Wayzata, MN 55391  
T: 952-426-7400  
F: 952-426-7440

MohagenHansen.com



|  |                              |  |                     |  |                  |
|--|------------------------------|--|---------------------|--|------------------|
|  | GAS PIPE (RECORD)            |  | UTILITY MANHOLE     |  | AIR CONDITIONING |
|  | WATERMAIN (RECORD)           |  | STORM MANHOLE       |  | BOLLARD          |
|  | WATERMAIN SEWER              |  | ELECTRIC MANHOLE    |  | TAG POLE         |
|  | STORM SEWER (RECORD)         |  | CATCH BASIN         |  | GAS VALVE        |
|  | STORM SEWER                  |  | ROOF DRAIN          |  | HANDICAP SIGN    |
|  | COMMUNICATIONS LINE (RECORD) |  | TELEPHONE BOX       |  | HYDRANT          |
|  | ELECTRIC LINE (RECORD)       |  | TRANSFORMER         |  | WATER MAIN VALVE |
|  | GAS MAIN (RECORD)            |  | TRAFFIC SIGN        |  | WATER VALVE      |
|  | GAS MAIN                     |  | CABLE TV BOX        |  | POWER POLE       |
|  | CONCRETE SURFACE             |  | ELECTRICAL METER    |  | GUY WIRE         |
|  | PAVED SURFACE                |  | FOUND IRON MONUMENT |  | CONCRETE TIE     |
|  | DETENTION BASIN              |  | SET IRON MONUMENT   |  | DECKBOARD TIE    |

ALTA/NSPS LAND  
TITLE SURVEY  
V1.0

**WAITE HOLDINGS**  
9000 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

[illegible]



# C1.0

1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT.
2. REMOVAL OF UTILITIES NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MWDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITY.
4. EXISTING DRAINAGE SHALL BE MAINTAINED IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONSTRUCTION.
5. EXISTING DRAINAGE SHALL BE DEPOSED OF TO THE OFFSET, LEASE LOCATION AND IN ACCORDANCE WITH THE CITY AND LOCAL REGULATIONS.
6. AVOIDANCE, REMOVAL, CONSTRUCTION, AND PROTECTION NOTED ON THE DRAWINGS ARE APPROXIMATE LOCATIONS. CONTRACTORS SHALL MAINTAIN EXISTING DRAINAGE, DRAINAGE DITCHES, DRAINAGE CREEKS AND CREEK CHANNELS.
7. EXISTING CHUTE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL. CONSTRUCTION LIMITS (UNLESS OTHERWISE NOTED) ON DRAWINGS ARE NOT TO BE IN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE EXISTING, DRAINAGE AND CLEARING OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. DRAINAGE WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE DRAWINGS AND NOTED ON THE DRAWINGS.
10. DAMAGE CAUSED BY THE PROPERTY LINES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER AND THE CITY PRIOR TO THE END OF THE CONTRACT.
11. PROPOSED WORK AND LIMITS SHALL NOT DESTROY EXISTING TREES UNLESS OTHERWISE NOTED ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROTECT VANDALISM AND THEFT. DURING THE REMOVAL WORK, CONTRACTORS SHALL MAINTAIN THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND RECEPTION ACCESS DURING THE DURATION OF THE CONTRACT. CONTRACTORS SHALL MAINTAIN THE DURATION OF THE CONTRACT. INDICATOR OF ADJACENT STRIPS TO BE CLOSED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION.
14. CITY TRAFFIC CONTROL SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON URBAN TRAFFIC CONTROL, DIVISIONS ANALYSIS AND THE CITY. THIS SHALL INCLUDE TRAFFIC LIGHTS TO BE OPENED, BARRIERS, FLAGMANS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. ROAD CLOSURES SHALL BE PERMITTED ONLY AFTER APPROVAL BY THE CITY PRIOR TO CONSTRUCTION.
15. SHOWING FOR FLOODING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS REQUIRED BY THE OWNER REPRESENTER AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. EXCAVATION, DEMOLITION, AND CLEARING AREAS SHALL HAVE THE PROPERTY LINES AS SHOWN ON THE DRAWINGS AND NOTED ON THE DRAWINGS.
17. EXISTING UTILITY LOCATIONS REGULATORY BARRIERS TO BE INVENTORIED AND REMOVED FOR CONSTRUCTION TO BE RELOCATED.
18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "OWNER STATE ONE CALL" (800-444-8840 OR 800-444-8841) PRIOR TO CONSTRUCTION. 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN OR REPLACE UTILITY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT THE COST OF THE OWNER.

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

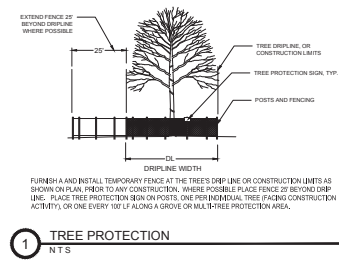


FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION, WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

SEE SHEET ON SHEETS SW1.3 - SW1.5

----- 1125 ----- EX. 1' CONTOUR ELEVATION INTERVAL



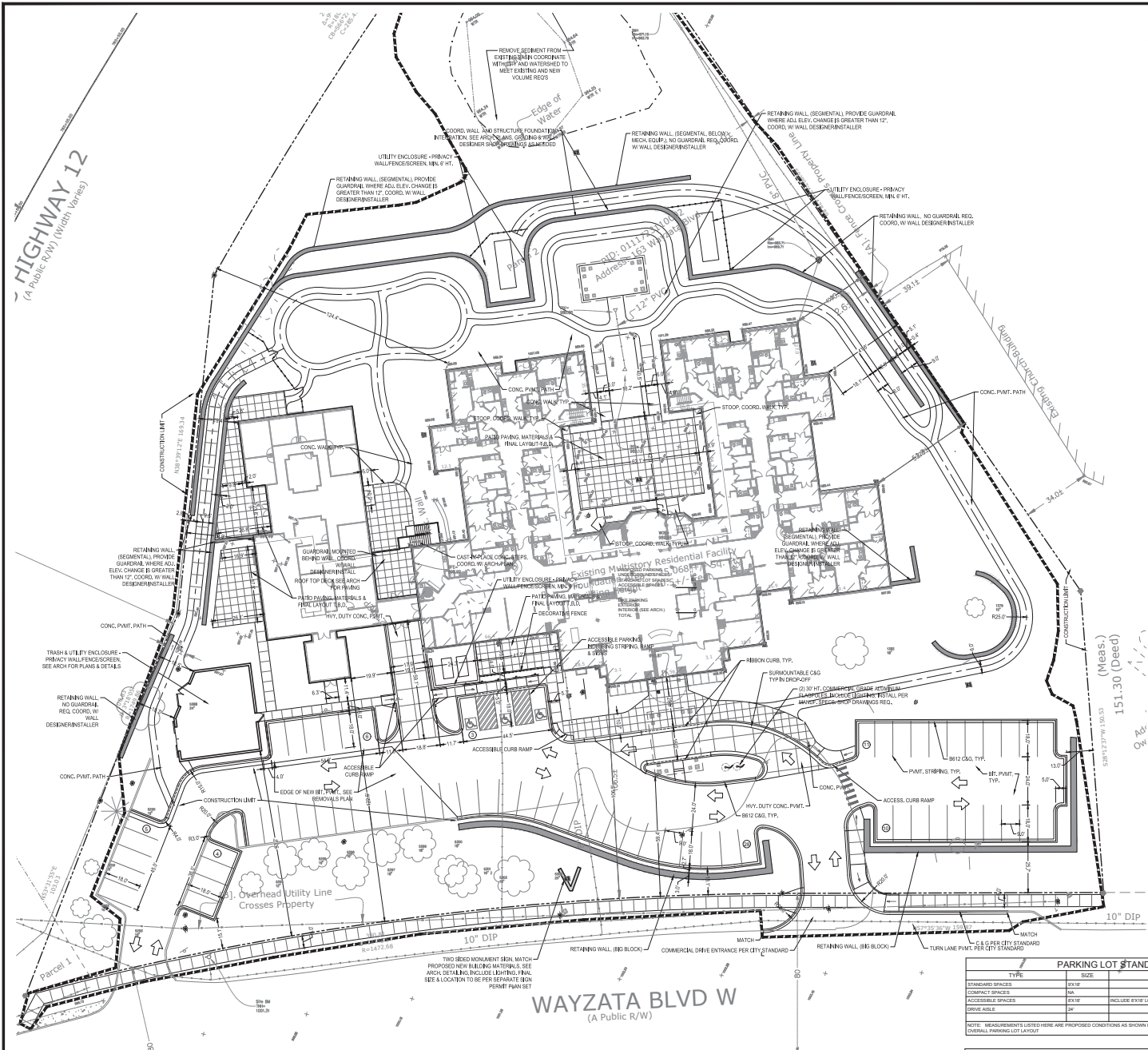


|                             | NO | DBH | DBH<br>REMOVED | % DBH<br>REMOVED | MAX. % DBH<br>REMOVAL<br>ALLOWED | DIFFERENCE |
|-----------------------------|----|-----|----------------|------------------|----------------------------------|------------|
| SIGNIFICANT TREES           | 59 | 804 | 536            | 66.7%            | 25%                              |            |
| HERITAGE TREES              | 2  | 78  | 78             | 100.0%           | 0%                               |            |
| TOTAL                       |    |     |                |                  |                                  |            |
| REQUIRED REPLACEMENT        |    |     |                |                  |                                  |            |
| SIGNIFICANT DBH (1:1 RATIO) |    |     | 335            |                  |                                  |            |
| HERITAGE DBH (2:1 RATIO)    |    |     | 136            |                  |                                  |            |
| TOTAL                       |    |     | 491            | 196.4 TREES      | @                                | 2.5 CAL IN |

## REMOVALS & LEGEND:

| 1125                                                                                  | EX. 1" CONTOUR ELEVATION INTERVAL                                                 |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|  | REMOVAL OF WALKS AND ALL BASE MATERIAL, INCLUDING BIT, CONC. AND GRAVEL PAVTS.    |
|  | REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.                      |
|  | REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT. |
|  | TREE PROTECTION                                                                   |
|  | TREE REMOVAL - INCLUDING ROOTS AND STUMPS                                         |





- SITE LAYOUT NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REMEDIES REQUIRED AFTER COMPLETION OF CONSTRUCTION DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
  2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
  3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
  4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
  5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROPRIATE AND SHALL BE STAKED IN THE FIELD PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
  6. CURB DRAWINGS SHOWN ARE TO FACE OF CURB. BUILDING DRAWINGS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
  7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR ALL PREPARED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, FENCE, BENCHES, FLAGPOLES, LANDING PODS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
  8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH ADA REQUIREMENTS-SEE DETAIL.
  9. CROSSWALK STRIPING SHALL BE 3' WIDE WHITE PAINTED LINE, SPACED AT 4' ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' MIN. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
  10. SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
  11. ALL CURB RAMP ARE SHOWN UNLESS OTHERWISE NOTED.
  12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
  13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
  14. PAVEMENTS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
  15. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
  16. RETAINING PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
  17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DWP LINE. SEE LANDSCAPE DOCUMENTS.
  18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "YOUR STATE ONE CALL" (800-454-6202 OR 800-252-1186) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE AREA TABLE:

| SITE AREA CALCULATIONS    |                    |        |                    |        |
|---------------------------|--------------------|--------|--------------------|--------|
|                           | EXISTING CONDITION |        | PROPOSED CONDITION |        |
| BUILDING COVERAGE         | 26,870 SF          | 15.1%  | 31,951 SF          | 17.5%  |
| ALL PAVEMENTS             | 48,480 SF          | 27.2%  | 51,135 SF          | 28.7%  |
| ALL NON-PAVEMENTS         | 102,843 SF         | 57.7%  | 95,107 SF          | 53.4%  |
| TOTAL SITE AREA           | 178,193 SF         | 100.0% | 178,193 SF         | 100.0% |
| IMPERVIOUS SURFACE        |                    |        |                    |        |
| EXISTING CONDITION        | 75,350 SF          | 42.3%  |                    |        |
| PROPOSED CONDITION        | 83,086 SF          | 46.6%  |                    |        |
| DIFFERENCE (EX. VS PROP.) | 7,736 SF           | 4.3%   |                    |        |

- SITE PLAN LEGEND:**
- 1. SPECIFY PAVEMENT (IF APPLICABLE) - PROVIDE BID FOR THE FOLLOWING OPTIONS. INCLUDE SUBMITTING OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS:
    - 1. STAMPED & COLORED CONCRETE
    - 2. CONCRETE PAVEMENT
    - MAKERS, COLORS, MODELS, & PATTERNS TO BE INCLUDED IN SHOP DRAWINGS SUBMITTAL PRIOR TO CONSTRUCTION.
  - 2. PERVIOUS PAVEMENT (IF APPLICABLE) - CONCRETE PAVEMENTS PROVIDE SYSTEM. INCLUDE ALL BASE MATERIAL AND APPURTENANCES AS SPECIFIED PER MANUFACTURER SPECIFICATIONS & INSTRUCTIONS. MAKE BELGARD OR EQUIVALENT MODEL, AGGREGATE, OR EQUIVALENT COLOR, T.S.D. - PROVIDE SAMPLES, SHOP DRAWINGS & PRODUCT DATA REQUIRED PRIOR TO CONSTRUCTION.
  - 3. LIGHT DUTY RETAINING PAVEMENT (IF APPLICABLE) - SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
  - 4. HEAVY DUTY RETAINING PAVEMENT (IF APPLICABLE) - SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
  - 5. CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) (SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
  - 6. PROPERTY LINE
  - 7. CONSTRUCTION LIMITS
  - 8. CURB AND GUTTER NOTES (T.O. 1" UP CUTTER WHERE APPLICABLE-SEE PLAN
  - 9. TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
  - 10. SIGN AND POST ASSEMBLY, SHOP DRAWINGS REQUIRED:
    - HC - ACCESSIBLE SIDE
    - NP - NO PARKING FIRE LANE
    - ST - STOP
    - CP - COMPACT CAR PARKING ONLY
    - ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

**PARKING LOT STANDARDS**

| TYPE              | SIZE   | REMARKS                           |
|-------------------|--------|-----------------------------------|
| STANDARD SPACES   | 9'x18' |                                   |
| COMPACT SPACES    | 8'x16' |                                   |
| ACCESSIBLE SPACES | 9'x18' | INCLUDE 5'x10' LOADING ZONE SPACE |
| DRIVE AISLES      | 24'    |                                   |

NOTE: MEASUREMENTS LISTED HERE ARE PROPOSED CONDITIONS AS SHOWN FOR REFERENCE ONLY. SEE SITE PLAN FOR DETAILED PARKING LOT LAYOUT.

**OPERATIONAL NOTES**

| TYPE          | REMARKS                                                                                                                                                                                                                                                                       |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SNOW REMOVAL  | ALL SNOW SHALL BE STORED ON SITE AT OUTSIDE EDGES OF PARKING LOT. WHEN THESE AREAS ARE FULL, SNOW REMOVAL COMPANY WILL REMOVE TO OFFSITE.                                                                                                                                     |
| TRASH REMOVAL | TRASH SHALL BE COLLECTED IN INTERIOR COLLECTION AREA AND STAGED OUTSIDE, THEREAFTER DISPOSED TO ONE OF PICK-UP BY BUILDING PERSONNEL. PICK-UP SHALL BE BY COMMERCIAL REFUSE AND RECYCLING HAULER COMPANY.                                                                     |
| DELIVERIES    | DELIVERIES SHALL OCCUR AT THE MAIN ENTRANCE VIA STAIRWELL. DELIVERY VEHICLES (SUPS, FUEL EX. VEHICLES, MOVE-IN/OUT OPERATIONS MAY BE STAGED AT OTHER EXTERIOR LOCATIONS WITH COORDINATION AND OPERATIONS ORGANIZED BY BUILDING STAFF, INCLUDING TRAFFIC CONTROL, AS REQUIRED. |

**CITY OF WAYZATA SITE SPECIFIC NOTES:**

1. RESERVED FOR CITY SPECIFIC NOTES.

**CivilSite**

4001 W. 10TH ST. SUITE 200  
ST. LOUIS, MO 63104  
CivilSiteGroup.com  
616-615-0801

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**MOMENTS OF WAYZATA**

163 WAYZATA BLVD. WAYZATA, MN 55391

**WAITE HOLDINGS**

7700 EXCELSIOR BLVD., SUITE 105C, HOPKINS, MN 55343

**PROJECT**

ISSUES/SUBMITTAL SUMMARY

| DATE                           | DESCRIPTION |
|--------------------------------|-------------|
| PROJECT NUMBER: 2109 <td></td> |             |
| REVISION SUMMARY <td></td>     |             |
| DATE                           | DESCRIPTION |
|                                |             |
|                                |             |
|                                |             |

DESIGNED BY: EAC, INC. REVIEWED BY: EAC, INC.

**SITE PLAN**

**C2.0**

811  
Know what's below.  
Call before you dig.

1" = 20'-0"  
DATE: 10-19-2021









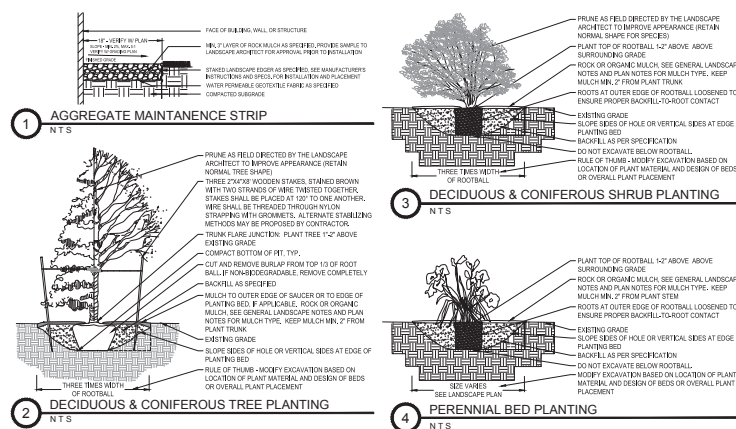








- 3 LANDSCAPE ENLARGEMENT - SIGN 1" = 50'





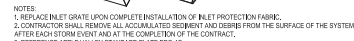




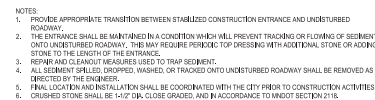
**MOMENTS OF WAYZATA**  
163 WAYZATA BLVD. WAYZATA, MN 55391

---

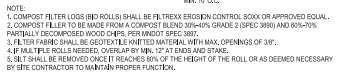
**WAITE HOLDINGS**  
7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343



## 1 NTS



## 2 NTS



## 4 NTS





## SOILS INFORMATION

| MAP UNIT SYMBOL | MAP UNIT NAME             |
|-----------------|---------------------------|
| L2B             | MALARDI-HAWICK COMPLEX    |
| L2D             | MALARDI-HAWICK COMPLEX    |
| L41C2           | LESTER-KILKENNY COMPLEX   |
| L50A            | MUSKEGO AND HOUGHTON SOIL |

[illegible]











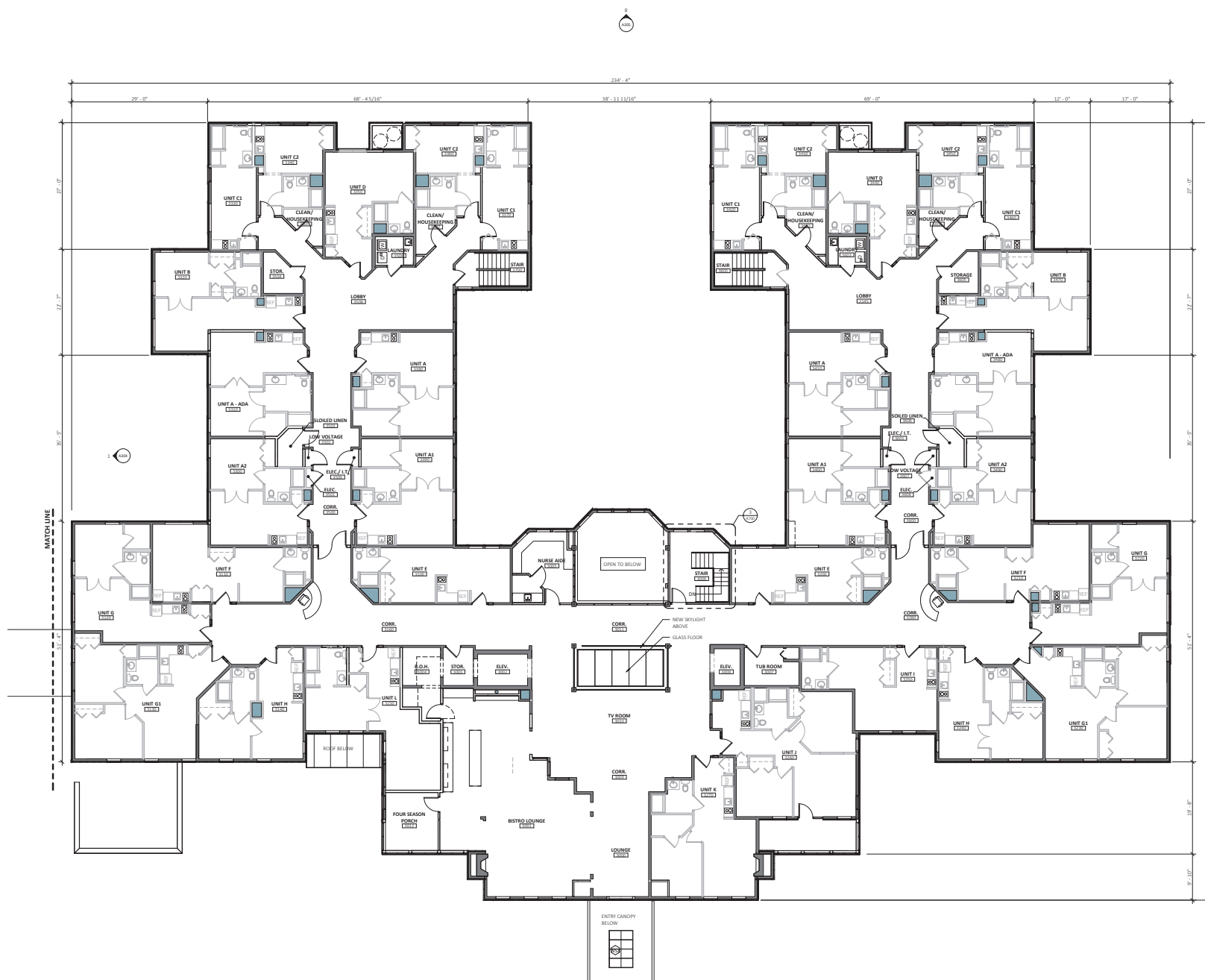


REGISTRATION NUMBER: 180734

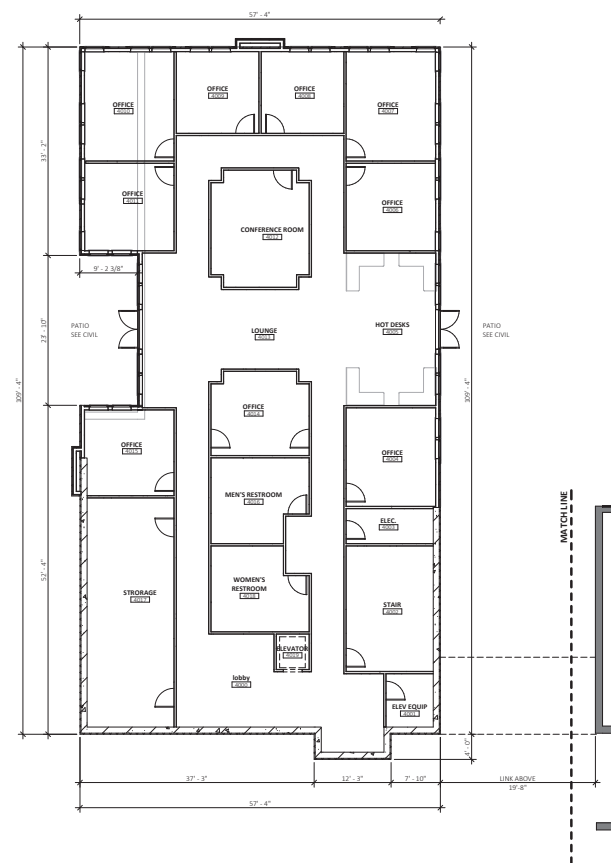
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

|                 |            |
|-----------------|------------|
| PROJECT NUMBER: | 20185      |
| DRAWN BY:       | TW5H       |
| CHECKED BY:     | TW50       |
| DATE:           | 05/13/2021 |

**PHASE** PUD AMENDMENT  
RESUBMITTAL

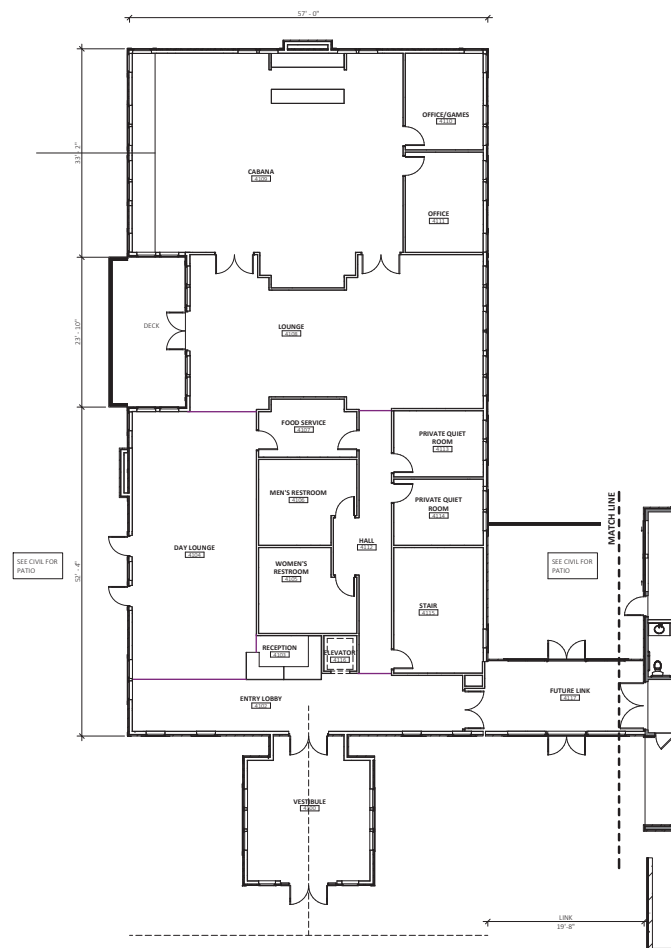


**1 3RD LEVEL - FLOOR PLAN**  
A202 1/8" = 1'-0"



**1** **1ST LEVEL FLOOR PLAN- ADDITION**  
A203 1/8" = 1'-0"





**1** **2ND LEVEL - FLOOR PLAN- ADDITION**  
**A204** 1/8" = 1'-0"



SUBJECT NAME



**ARCHITECT**

**MH**  
**MOHAGEN HANSEN**  
Architecture + Interiors

1000 Twelve Oaks Center  
Dr.  
Suite 200  
Wayzata MN 55391

Tel 952-426-7400  
Fax 952-426-7440

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

REGISTRATION NUMBER: 18074

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING

[illegible]

PROJECT NUMBER: 20105

DRAWN BY: TNSH

CHECKED BY: TMSO

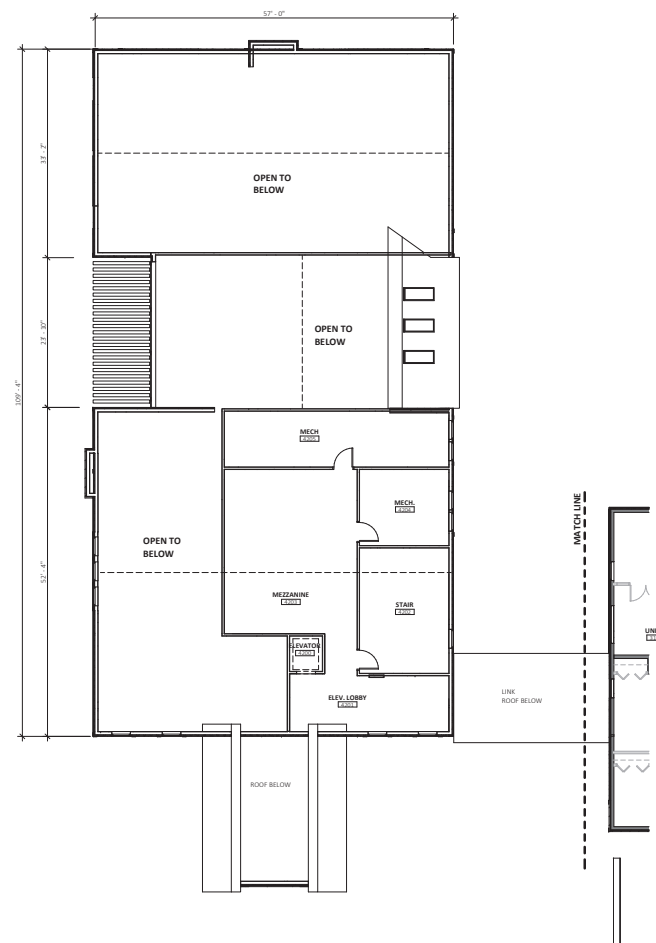
DATE: 09/13/2021

COMPUTER DIRECTORY:  
K. Ueda/Wake Holdings/Elements of Wakefile 20185

ADDITION FLOOR  
PLAN - MEZZ

SHEET DESIGN

**PUD AMENDMENT  
RESUBMITTAL**


**A205**

**1** **3RD LEVEL - FLOOR PLAN- ADDITION**  
A205 1/8" = 1'-0"

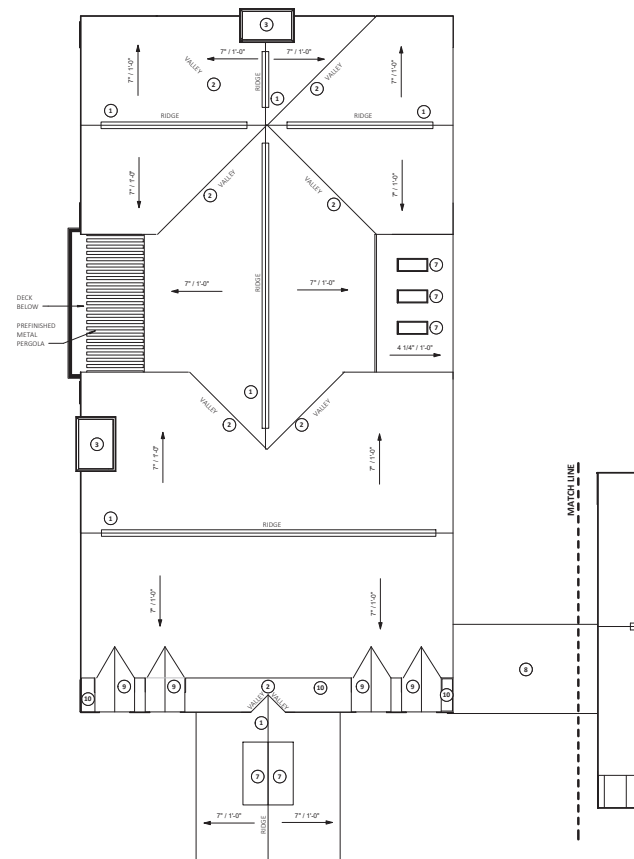
1  
A206

## Page 89 of 169

1. MIN. ROOF R-VALUE OF R-30 ON MAIN BUILDING ROOF PER ENERGY CODE.
2. SEAL ALL ROOF PENETRATIONS W/ CLOSED CELL SPRAY FOAM FOR VAPOR & FOAM FILL SHALL BE ALUMINUM RATED OR ENCAPSULATED WITH PLENUM-RATED (FIRE STOPPING OR SHEET METAL). FULLY ENGAGE VAPOR BARRIER AT ALL PENETRATIONS.
3. TAPERED INSULATION MUST MAINTAIN MINIMUM 1/4" SLOPE; ROOFING CONTRACTOR TO VERIFY CREEP LOCATIONS.
4. SEE DETAIL / FOR TYPICAL ROOF PENETRATIONS.

TYPE 2: 60 MIL TPO ON TAPERED POLYISO ON POLYISO BASE LAYER WITH VAPOR BARRIER MEETING ALL REQUIRED FIRE RATINGS AND SURFACE BURNING CHARACTERISTICS

| TAG | KEYNOTE                                     |
|-----|---------------------------------------------|
| 1   | SHINGLE OVER RIDGE VENT                     |
| 2   | PREFINISHED METAL VALLEY FLASHING           |
| 3   | PREFINISHED METAL CHIMNEY CAP               |
| 4   | EXHAUST - SEE MECHANICAL                    |
| 5   | PREFINISHED ROOF ACCESS HATCH               |
| 6   | ELEVATOR VENT                               |
| 7   | NEW SKYLIGHT                                |
| 8   | FLAT ROOF - NEW FULLY ADHERED ROOF MEMBRANE |
| 9   | ROOF DORMER                                 |
| 10  | COPPER STANDING SEAM ROOF ECL BELT          |
| 11  | REPLACE FLUE                                |
| 12  | EXHAUST FAN - SEE MECHANICAL                |
| 13  | PREFINISHED METAL CHIMNEY CAP WITH FLUE     |
| 14  | COPPER STANDING SEAM ROOF                   |



**1 ROOF PLAN - ADDITION**  
A207 1/8" = 1'-0"



1000 Twelve Oaks Center  
Dr.  
Suite 200  
Wayzata MN 55391  
Tel 952-426-7400  
Fax 952-426-7440

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

REGISTRATION NUMBER: 18074

[illegible]

|                     |            |
|---------------------|------------|
| PROJECT NUMBER:     | 20105      |
| DRAWN BY:           | Author     |
| CHECKED BY:         | Checker    |
| DATE:               | 05/13/2021 |
| COMPUTER DIRECTORY: |            |

ADDITION  
REFERENCE ROOF  
PLAN

**PHASE** PUD AMENDMENT  
RESUBMITTAL

 A207







| TAG                            | NOTES                                                                                                               | SAMPLE                                                                                |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>ASPHALT ROOFING SHINGLE</b> |                                                                                                                     |                                                                                       |
| SHG-2                          | TYP: TIMBERLINE HDZ FISH DEFINITION ARCH GRADE SHINGLE COLOR: SLATE                                                 |    |
| <b>METAL</b>                   |                                                                                                                     |                                                                                       |
| MTL-1                          | MANUFACTURER: FIRESTONE<br>COLOR: DARK BRONZE                                                                       |   |
| <b>PAINT</b>                   |                                                                                                                     |                                                                                       |
| EP-1                           | MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH MTL-1                                                             |                                                                                       |
| EP-2                           | MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH STN-2, BUFF                                                       |                                                                                       |
| <b>STANDING METAL SEAM</b>     |                                                                                                                     |                                                                                       |
| SMS-1                          | MANUFACTURER: -<br>COLOR: DARK COPPER                                                                               |  |
| SMS-2                          | MANUFACTURER: -<br>COLOR: DARK BRONZE                                                                               |  |
| <b>STONE</b>                   |                                                                                                                     |                                                                                       |
| STN-1                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>STYLE: COUNTRY SQUARE<br>COLOR: FON DU LAC<br>INSTALLATION: RANDOM ASPLAR |  |
| STN-2                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>STYLE: LIZON MATERIAL PANEL<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND  |  |
| STN-3                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>STYLE: BUFF<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND                  |  |
| STN-4                          | MANUFACTURER: -<br>STYLE: 2"x4"x12"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND                                    |  |
| <b>STUCCO</b>                  |                                                                                                                     |                                                                                       |
| STC-1                          | MANUFACTURER: -<br>TEXTURE: SANDPAPER<br>COLOR: LIGHT BUFF                                                          |  |
| STC-2                          | MANUFACTURER: -<br>TEXTURE: ROUGH<br>COLOR: LIGHT BUFF                                                              |                                                                                       |
| <b>WOOD - STAINED</b>          |                                                                                                                     |                                                                                       |
| WSTN-1                         | MANUFACTURER: -<br>COLOR: LIGHT BROWN                                                                               |                                                                                       |

[illegible]

|                     |                     |            |
|---------------------|---------------------|------------|
| DRAWING INFORMATION | PROJECT NUMBER:     | 22185      |
|                     | DRAWN BY:           | T.NICHOLSE |
|                     | CHECKED BY:         | S.OLIVER   |
|                     | DATE:               | 06/02/2021 |
|                     | COMPUTER DIRECTORY: |            |

**EXTERIOR  
BUILDING  
ELEVATIONS**

## PHASE DESIGN DEVELOPEMENT

A301



THE MOMENTS OF  
WAYZATA  
BUILDING RENOVATIONS  
163 WAYZATA BLVD.  
WAYZATA, MN 55391

PROJECT NAME

ARCHITECT

REGISTRATION

ISSUE RECORD

PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

COMPUTER DIRECTORY

REFERENCE

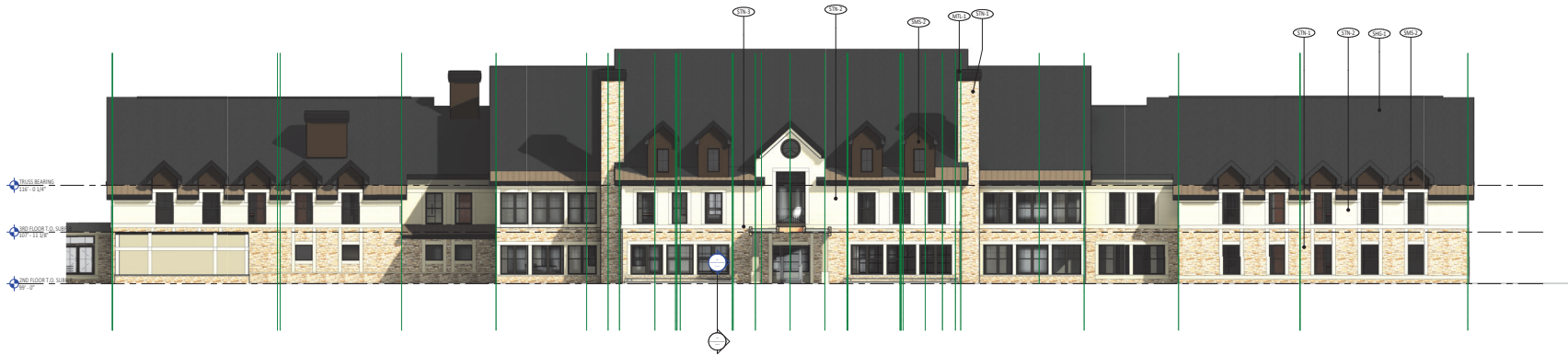
BUILDING

ELEVATIONS

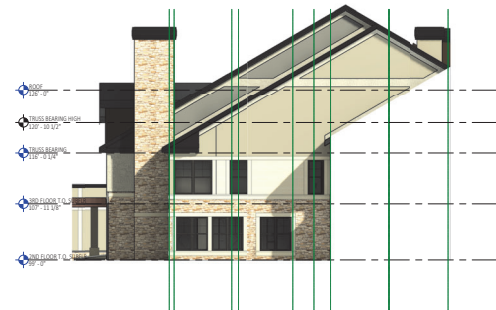
DESIGN DEVELOPMENT

A301C

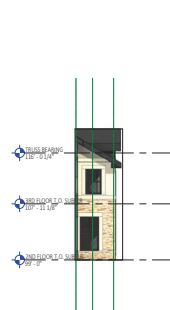
Page 93 of 169



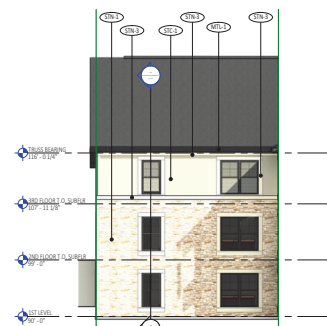
1 PRESENTATION ELEV - SOUTH  
A301C 1/8" = 1'-0"



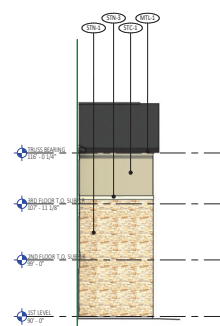
2 PRESENTATION ELEV - ENTRY EAST  
A301C 1/8" = 1'-0"



3 ELEV - EAST NICHE WEST FACE C  
A301C 1/8" = 1'-0"

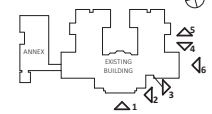


4 ELEV - NORTH FACE OF EAST WING  
A301C 1/8" = 1'-0"



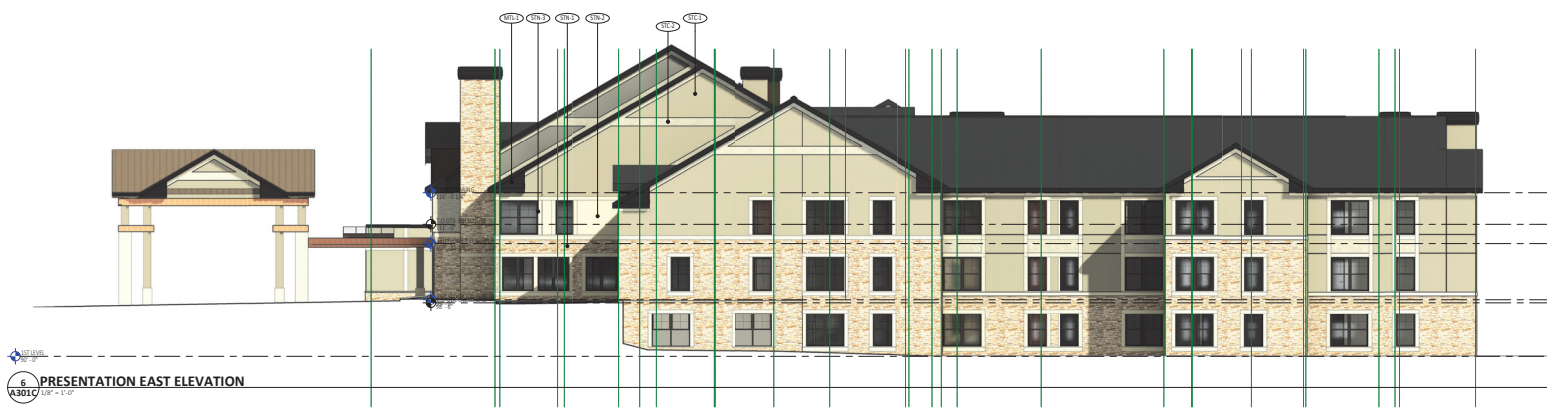
5 ELEV - EAST WING SOUTH ELEV P  
A301C 1/8" = 1'-0"

# KEY PLAN



# EXTERIOR FINISH SCHEDULE

| TAG                 | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SAMPLE |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| SHG-1               | TYPE: TRIMBERLINE HDZ HIGH DEFINITION ARCH GRADE SHINGLE<br>COLOR: SLATE                                                                                                                                                                                                                                                                                                                                                                                      |        |
| MET-1               | MANUFACTURER: FIRESTONE<br>COLOR: DARK BRONZE                                                                                                                                                                                                                                                                                                                                                                                                                 |        |
| PAINT               | EP-1 MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH MET-1<br>EP-2 MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH STN-2, BUFF                                                                                                                                                                                                                                                                                                                            |        |
| STANDING METAL SEAM | SMS-1 MANUFACTURER: -<br>COLOR: DARK COPPER<br>SMS-2 MANUFACTURER: -<br>COLOR: DARK BRONZE                                                                                                                                                                                                                                                                                                                                                                    |        |
| STONE               | STN-1 MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>STYLE: COUNTRY SQUIRE<br>COLOR: FEN ON LAC<br>INSTALLATION: RANDOM ASHJAR<br>STN-2 MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 12X24 IMPERIAL PANEL<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND<br>STN-3 MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 8"X48"X2"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND<br>STN-4 MANUFACTURER: -<br>SIZE: 2"X48"X2"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND |        |
| STUCCO              | STC-1 MANUFACTURER: -<br>TEXTURE: SANDPBLE<br>COLOR: LIGHT BUFF<br>STC-2 MANUFACTURER: -<br>TEXTURE: HOUSET<br>COLOR: LIGHT BUFF                                                                                                                                                                                                                                                                                                                              |        |
| WOOD - STAINED      | WSTN-1 MANUFACTURER: -<br>COLOR: LIGHT BROWN                                                                                                                                                                                                                                                                                                                                                                                                                  |        |



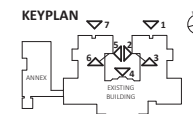
6 PRESENTATION EAST ELEVATION  
A301C 1/8" = 1'-0"



| TAG                            | NOTES                                                                                                               | SAMPLE                                                                                |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>ASPHALT ROOFING SHINGLE</b> |                                                                                                                     |                                                                                       |
| SHG-1                          | TYPIC. THUNDERBOLT HDZ. HIGH DEFINITION ARCH<br>GAMBLE SHINGLE<br>COLOR: SLATE                                      |   |
| <b>METAL</b>                   |                                                                                                                     |                                                                                       |
| MTL-1                          | MANUFACTURER: FIRESTONE<br>COLOR: DARK BRONZE                                                                       |  |
| <b>PAINT</b>                   |                                                                                                                     |                                                                                       |
| EP-1                           | MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH MTL-1                                                             |                                                                                       |
| EP-2                           | MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH STN-3, BUFF                                                       |                                                                                       |
| <b>STANDING METAL SEAM</b>     |                                                                                                                     |                                                                                       |
| SMS-1                          | MANUFACTURER: -<br>COLOR: DARK COPPER                                                                               |  |
| <b>STONE</b>                   |                                                                                                                     |                                                                                       |
| STN-1                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>STYLE: COUNTRY SQUIRE<br>COLOR: FDN DU LAC<br>INSTALLATION: RANDOM ASHLAR |                                                                                       |
| STN-2                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 23X24 IMPERIAL PANEL<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND   |                                                                                       |
| STN-3                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 8"X8"X2"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND               |                                                                                       |
| STN-4                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 2"X4"X2"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND               |                                                                                       |
| <b>STUCCO</b>                  |                                                                                                                     |                                                                                       |
| STC-1                          | MANUFACTURER: -<br>TEXTURE: SANDPEBBLE<br>COLOR: LIGHT BUFF                                                         |                                                                                       |
| STC-2                          | MANUFACTURER: -<br>TEXTURE: ROUGH<br>COLOR: LIGHT BUFF                                                              |  |
| <b>WOOD - STAINED</b>          |                                                                                                                     |                                                                                       |
| WSTN-1                         | MANUFACTURER: -<br>COLOR: LIGHT BROWN                                                                               |                                                                                       |







| EXTERIOR FINISH SCHEDULE        |                                                                             |                                                                                     |                                                                                       | SAMPLE |
|---------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------|
| TAG                             | NOTES                                                                       |                                                                                     |                                                                                       |        |
| <b>ASPHALT ROOFING SHINGLES</b> |                                                                             |                                                                                     |                                                                                       |        |
| SPG-1                           | TYPE: TIMBERLINE HOZ. HIGH DEFINITION ARCH<br>GRADE SHINGLE<br>COLOR: SLATE |  |                                                                                       |        |
| <b>METAL</b>                    |                                                                             |                                                                                     |                                                                                       |        |
| MTL-1                           | MANUFACTURER:<br>COLOR:                                                     | PRESTONE<br>DARK BRONZE                                                             |  |        |
| <b>PAINT</b>                    |                                                                             |                                                                                     |                                                                                       |        |
| EP-1                            | MANUFACTURER:<br>COLOR:                                                     | SHERWIN WILLIAMS<br>TO MATCH MTL-1                                                  |                                                                                       |        |
| EP-2                            | MANUFACTURER:<br>COLOR:                                                     | SHERWIN WILLIAMS<br>TO MATCH STN-2, BUFF                                            |                                                                                       |        |
| <b>STANDING METAL SEAM</b>      |                                                                             |                                                                                     |                                                                                       |        |
| SMS-1                           | MANUFACTURER:<br>COLOR:                                                     | DARK COPPER                                                                         |  |        |
| <b>STONE</b>                    |                                                                             |                                                                                     |                                                                                       |        |
| STN-1                           | MANUFACTURER:<br>STYLE:<br>COLOR:<br>INSTALLATION:                          | ENVIRONMENTAL STONEWORKS<br>R/COUNTRY SQUIRE<br>FON DU LAC<br>RANDOM ASHLAR         |  |        |
| STN-2                           | MANUFACTURER:<br>SIZE:<br>COLOR:<br>INSTALLATION:                           | ENVIRONMENTAL STONEWORKS<br>32X24 IMPERIAL PANEL<br>BUFF<br>RUNNING BOND            |                                                                                       |        |
| STN-3                           | MANUFACTURER:<br>SIZE:<br>COLOR:<br>INSTALLATION:                           | ENVIRONMENTAL STONEWORKS<br>8"X48"X2"<br>BUFF<br>RUNNING BOND                       |                                                                                       |        |
| STN-4                           | MANUFACTURER:<br>SIZE:<br>COLOR:<br>INSTALLATION:                           | ENVIRONMENTAL STONEWORKS<br>2"X48"X2"<br>BUFF<br>RUNNING BOND                       |                                                                                       |        |
| <b>STUCCO</b>                   |                                                                             |                                                                                     |                                                                                       |        |
| STC-1                           | MANUFACTURER:<br>TEXTURE:<br>COLOR:                                         | -<br>SANDPBLE<br>LIGHT                                                              |  |        |
| STC-2                           | MANUFACTURER:<br>TEXTURE:<br>COLOR:                                         | -<br>ROUGH<br>LIGHT BUFF                                                            |                                                                                       |        |
| <b>WOOD - STAINED</b>           |                                                                             |                                                                                     |                                                                                       |        |
| WSTN-1                          | MANUFACTURER:<br>COLOR:                                                     | -<br>LIGHT BROWN                                                                    |                                                                                       |        |

[illegible]

|                     |                 |            |
|---------------------|-----------------|------------|
| DRAWING INFORMATION | PROJECT NUMBER: | 20185      |
|                     | DRAWN BY:       | Author     |
|                     | CHECKED BY:     | Checker    |
|                     | DATE:           | 09/13/2021 |

| DESCRIPTION | REFERENCE<br>BUILDING<br>ELEVATIONS |
|-------------|-------------------------------------|
| 1.00        | 1.00                                |
| 1.01        | 1.01                                |
| 1.02        | 1.02                                |
| 1.03        | 1.03                                |
| 1.04        | 1.04                                |
| 1.05        | 1.05                                |
| 1.06        | 1.06                                |
| 1.07        | 1.07                                |
| 1.08        | 1.08                                |
| 1.09        | 1.09                                |
| 1.10        | 1.10                                |
| 1.11        | 1.11                                |
| 1.12        | 1.12                                |
| 1.13        | 1.13                                |
| 1.14        | 1.14                                |
| 1.15        | 1.15                                |
| 1.16        | 1.16                                |
| 1.17        | 1.17                                |
| 1.18        | 1.18                                |
| 1.19        | 1.19                                |
| 1.20        | 1.20                                |
| 1.21        | 1.21                                |
| 1.22        | 1.22                                |
| 1.23        | 1.23                                |
| 1.24        | 1.24                                |
| 1.25        | 1.25                                |
| 1.26        | 1.26                                |
| 1.27        | 1.27                                |
| 1.28        | 1.28                                |
| 1.29        | 1.29                                |
| 1.30        | 1.30                                |
| 1.31        | 1.31                                |
| 1.32        | 1.32                                |
| 1.33        | 1.33                                |
| 1.34        | 1.34                                |
| 1.35        | 1.35                                |
| 1.36        | 1.36                                |
| 1.37        | 1.37                                |
| 1.38        | 1.38                                |
| 1.39        | 1.39                                |
| 1.40        | 1.40                                |
| 1.41        | 1.41                                |
| 1.42        | 1.42                                |
| 1.43        | 1.43                                |
| 1.44        | 1.44                                |
| 1.45        | 1.45                                |
| 1.46        | 1.46                                |
| 1.47        | 1.47                                |
| 1.48        | 1.48                                |
| 1.49        | 1.49                                |
| 1.50        | 1.50                                |
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| 2.49        | 2.49                                |

|       |                              |
|-------|------------------------------|
| PHASE | PUD AMENDMENT<br>RESUBMITTAL |
|       | <b>A3020</b>                 |

**THE MOMENTS OF  
WAYZATA**  
BUILDING RENOVATIONS  
163 WAYZATA BLVD.  
WAYZATA, MN 55391

BOLEBY NAME

COY

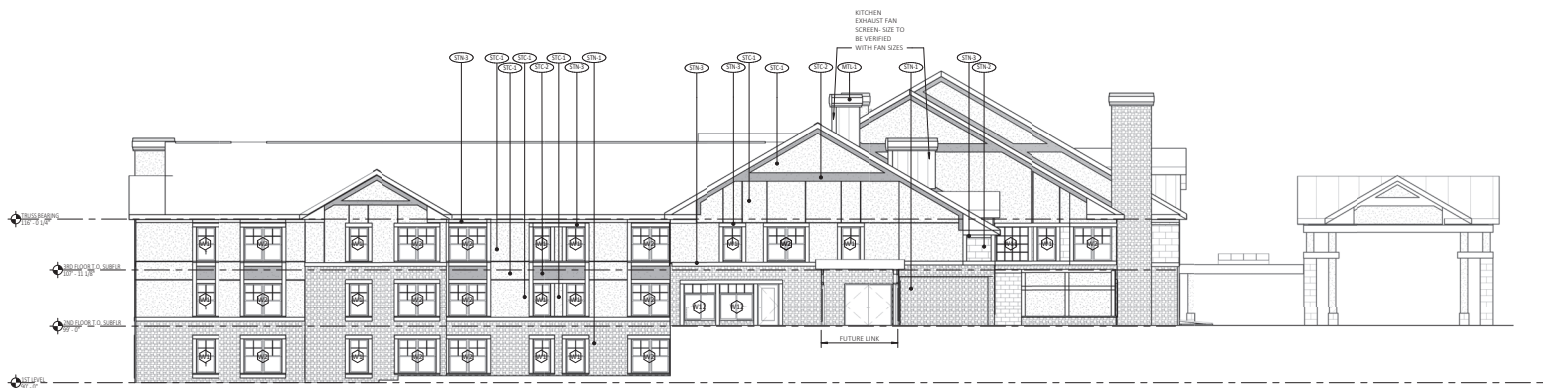
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1152

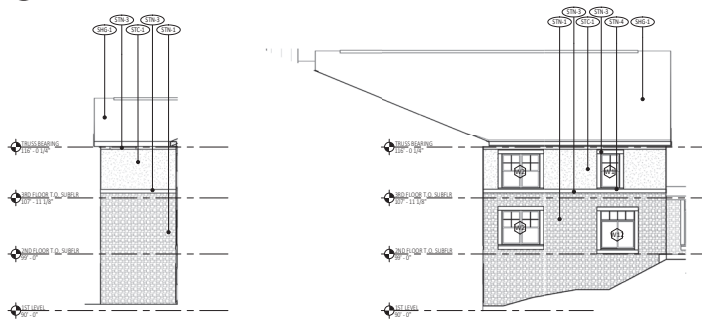
MOBILE

THE SCIENTIST

2044

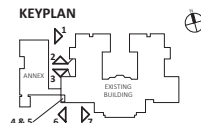


**1 WEST ELEVATION**  
A303 1/8" = 1'-0"

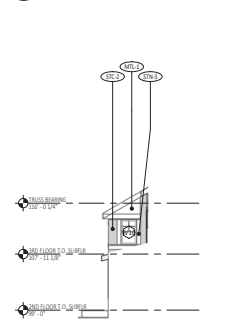


**4 WEST ALCOVE - NORTH ELEV**  
A303 1/8" = 1'-0"

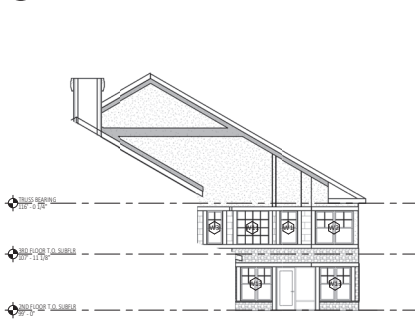
**5 WEST ALCOVE - SOUTH ELEV**  
A303 1/8" = 1'-0"



**2 UNIT WING WEST - SOUTH ELEV**  
A303 1/8" = 1'-0"



**3 NORTH ELEVATION - MAIN BUILDING**  
A303 1/8" = 1'-0"



**6 ELEV - ENTRY EAST NICHE**  
A303 1/8" = 1'-0"

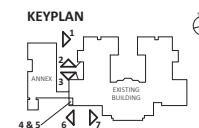


**7 ELEV - ENTRY WEST NICHE**  
A303 1/8" = 1'-0"



| EXTERIOR FINISH SCHEDULE       |                                                                                                                       |        |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------|
| TAG                            | NOTES                                                                                                                 | SAMPLE |
| <b>ASPHALT ROOFING SHINGLE</b> |                                                                                                                       |        |
| SHG-1                          | TYPE: TRIMBLELINE HDZ HIGH DEFINITION ARCH SPACE SHINGLE<br>COLOR: SLATE                                              |        |
| <b>METAL</b>                   |                                                                                                                       |        |
| MFL-1                          | MANUFACTURER: FIRESTONE<br>COLOR: DARK BRONZE                                                                         |        |
| <b>PAINT</b>                   |                                                                                                                       |        |
| EP-1                           | MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH MFL-1                                                               |        |
| EP-2                           | MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH STN-2, BUFF                                                         |        |
| <b>STANDING METAL SEAM</b>     |                                                                                                                       |        |
| SMS-1                          | MANUFACTURER: -<br>COLOR: DARK COPPER                                                                                 |        |
| SMS-2                          | MANUFACTURER: -<br>COLOR: DARK BRONZE                                                                                 |        |
| <b>STONE</b>                   |                                                                                                                       |        |
| STN-1                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>STYLE: COUNTRY SQUIRE<br>COLOR: FORD OIL LAC<br>INSTALLATION: RANDOM ASHLAR |        |
| STN-2                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 12X24 IMPERIAL PANEL<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND     |        |
| STN-3                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 8"X48"X2"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND                |        |
| STN-4                          | MANUFACTURER: -<br>SIZE: 2"X48"X2"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND                                       |        |
| <b>STUCCO</b>                  |                                                                                                                       |        |
| STC-1                          | MANUFACTURER: -<br>TEXTURE: SANDPEBBLE<br>COLOR: LIGHT BUFF                                                           |        |
| STC-2                          | MANUFACTURER: -<br>TEXTURE: ROUGH<br>COLOR: LIGHT BUFF                                                                |        |
| <b>WOOD - STAINED</b>          |                                                                                                                       |        |
| WSTN-1                         | MANUFACTURER: -<br>COLOR: LIGHT BROWN                                                                                 |        |





| TAG                            | NOTES                                                                                                                 | SAMPLE                                                                                |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>ASPHALT ROOFING SHINGLE</b> |                                                                                                                       |                                                                                       |
| SH-1                           | TYPE: THREE-PLY HDZ HIGH DEFINITION ARCH GRADE SHINGLE<br>COLOR: SLATE                                                |    |
| <b>METAL</b>                   |                                                                                                                       |                                                                                       |
| MTL-1                          | MANUFACTURER: FRESTONE<br>COLOR: DARK BRONZE                                                                          |   |
| <b>PAINT</b>                   |                                                                                                                       |                                                                                       |
| EP-1                           | MANUFACTURER: SHERWIN WILLIAMS<br>TO MATCH MTL-1                                                                      |                                                                                       |
| EP-2                           | MANUFACTURER: SHERWIN WILLIAMS<br>TO MATCH STN-2, BUFF                                                                |                                                                                       |
| <b>STANDING METAL SEAM</b>     |                                                                                                                       |                                                                                       |
| SMS-1                          | MANUFACTURER: -<br>COLOR: DARK COPPER                                                                                 |  |
| SMS-2                          | MANUFACTURER: -<br>COLOR: DARK BRONZE                                                                                 |                                                                                       |
| <b>STONE</b>                   |                                                                                                                       |                                                                                       |
| STN-1                          | MANUFACTURER: ENVIRONMENTAL STONENWORKS<br>STYLE: COUNTRY SQUARE<br>COLOR: FON DU LAC<br>INSTALLATION: RANDOM ASHLAR  |  |
| STN-2                          | MANUFACTURER: ENVIRONMENTAL STONENWORKS<br>STYLE: ASPHALT MATERIAL PANEL<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND |                                                                                       |
| STN-3                          | MANUFACTURER: ENVIRONMENTAL STONENWORKS<br>SIZE: 12"x48"x2"<br>INSTALLATION: RUNNING BOND                             |                                                                                       |
| STN-4                          | MANUFACTURER: -<br>SIZE: 2'x4"x3"<br>INSTALLATION: RUNNING BOND                                                       |                                                                                       |
| <b>STUCCO</b>                  |                                                                                                                       |                                                                                       |
| STC-1                          | MANUFACTURER: -<br>TEXTURE: SANDPEBBLE<br>COLOR: LIGHT BUFF                                                           |  |
| STC-2                          | MANUFACTURER: -<br>TEXTURE: ROUGH<br>COLOR: LIGHT BUFF                                                                |                                                                                       |
| <b>WOOD - STAINED</b>          |                                                                                                                       |                                                                                       |
| WSTN-1                         | MANUFACTURER: -<br>COLOR: LIGHT BROWN                                                                                 |                                                                                       |

[illegible]

**DRAWING INFORMATION**

PROJECT NUMBER: 20185

DRAWN BY: Author

CHECKED BY: Checker

DATE: 08/02/2021

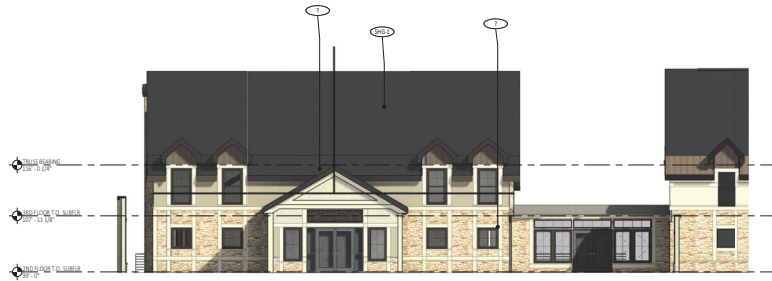
COMPUTER DIRECTORY:

## REFERENCE BUILDING ELEVATIONS

PHASE SHEET

DESIGN DEVELOPEMENT

[illegible]



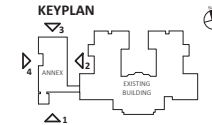
1 ANNEX SOUTH ELEVATION  
A304C 1/8" = 1'-0"



2 PRES ELEV - ANNEX EAST  
A304C 1/8" = 1'-0"



4 PRES ELEV - ANNEX WEST  
A304C 1/8" = 1'-0"



3 PRES ELEV - ANNEX NORTH  
A304C 1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE       |                                                                                                                    |        |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------|--------|
| TAG                            | NOTES                                                                                                              | SAMPLE |
| <b>ASPHALT ROOFING SHINGLE</b> |                                                                                                                    |        |
| SHG-1                          | TYP. TIMBERLINE HDZ HIGH DEFINITION ARCH GRADE SHINGLE<br>COLOR: SLATE                                             |        |
| <b>METAL</b>                   |                                                                                                                    |        |
| MTL-1                          | MANUFACTURER: FIRESTONE<br>COLOR: DARK BRONZE                                                                      |        |
| <b>PAINT</b>                   |                                                                                                                    |        |
| SP-1                           | MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH MTL-1                                                            |        |
| SP-2                           | MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH STN-2, BUFF                                                      |        |
| <b>STANDING METAL SEAM</b>     |                                                                                                                    |        |
| STS-1                          | MANUFACTURER:<br>COLOR: DARK COPPER                                                                                |        |
| <b>STONE</b>                   |                                                                                                                    |        |
| STN-1                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>STYLE: COUNTRY SQUARE<br>COLOR: FEN DU LAC<br>INSTALLATION: RANDOM ASHAR |        |
| STN-2                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 12X24 IMPERIAL PANEL<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND  |        |
| STN-3                          | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 8"X8"X2"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND              |        |
| STN-4                          | MANUFACTURER:<br>SIZE: 2"X48"X2"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND                                      |        |
| <b>STUCCO</b>                  |                                                                                                                    |        |
| STC-1                          | MANUFACTURER:<br>TEXTURE: SANDPBLE<br>COLOR: LIGHT BUFF                                                            |        |
| STC-2                          | MANUFACTURER:<br>TEXTURE: ROUGH<br>COLOR: LIGHT BUFF                                                               |        |
| <b>WOOD - STAINED</b>          |                                                                                                                    |        |
| WSTN-1                         | MANUFACTURER:<br>COLOR: LIGHT BROWN                                                                                |        |

THE MOMENTS OF WAYZATA  
BUILDING RENOVATIONS  
163 WAYZATA BLVD.  
WAYZATA, MN 55391

PROJECT NAME

ARCHITECT

M.H. HANSEN ARCHITECT

1000 Twine Oaks Center Dr.  
Suite 200  
Wayzata, MN 55391  
Tel: 952-425-7400  
Fax: 952-425-7400

REGISTRATION NUMBER: 18078

TOOL: CAD, AIA, NCARB

THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

| NO. | DESCRIPTION               | DATE       |
|-----|---------------------------|------------|
| 1   | PUD AMENDMENT RESUBMITTAL | 09/20/2021 |

PROJECT NUMBER: 20105

DRAWN BY: Author

CHECKED BY: Chadler

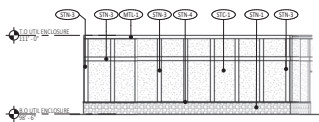
DATE: 09/20/2021

COMPUTER DIRECTORY: C:\Users\Wayzata\Documents\Wayzata 20105

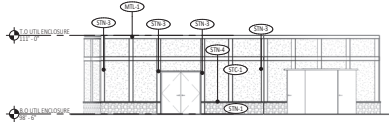
ADDITION REFERENCE BUILDING ELEVATION

PUD AMENDMENT RESUBMITTAL

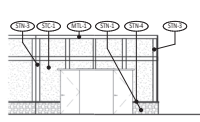
A304C



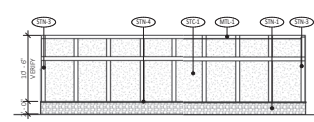
1 UTILITY ENCLOSURE - NORTH  
A305 1/8" = 1'-0"



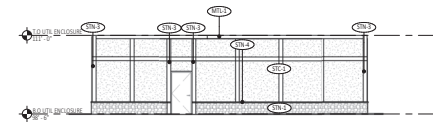
2 UTILITY ENCLOSURE - NORTHWEST  
A305 1/8" = 1'-0"



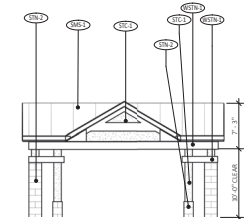
3 UTILITY ENCLOSURE - WEST  
A305 1/8" = 1'-0"



4 UTILITY ENCLOSURE - SOUTH  
A305 1/8" = 1'-0"



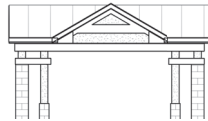
5 UTILITY ENCLOSURE - EAST  
A305 1/8" = 1'-0"



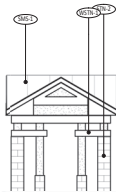
6 GAZEBO - NORTH  
A305 1/8" = 1'-0"



7 GAZEBO - EAST  
A305 1/8" = 1'-0"

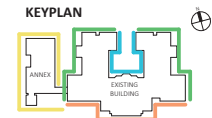


8 GAZEBO - SOUTH  
A305 1/8" = 1'-0"



9 GAZEBO - WEST  
A305 1/8" = 1'-0"

| EXTERIOR MATERIAL PERCENTAGES |                  |
|-------------------------------|------------------|
| SOUTH ELEVATION (ORANGE)      |                  |
| STONE:                        | 4,461 SF - 39%   |
| GLAZING:                      | 1,487 SF - 20%   |
| STUCCO:                       | 876 SF - 12%     |
| METAL AND FACIA:              | 889 SF - 20%     |
|                               | <b>7,514 SF</b>  |
| COURTYARD (BLUE)              |                  |
| STONE:                        | 3,147 SF - 42%   |
| GLAZING:                      | 1,948 SF - 26%   |
| STUCCO:                       | 2,227 SF - 29%   |
| METAL AND FACIA:              | 222 SF - 3%      |
|                               | <b>7,544 SF</b>  |
| HOUSING WING (GREEN)          |                  |
| STONE:                        | 9,109 SF - 47%   |
| GLAZING:                      | 3,400 SF - 17%   |
| STUCCO:                       | 6,249 SF - 32%   |
| METAL AND FACIA:              | 748 SF - 4%      |
|                               | <b>19,507 SF</b> |
| ANNEX (YELLOW)                |                  |
| STONE:                        | 828 SF - 51%     |
| GLAZING:                      | 76 SF - 5%       |
| STUCCO:                       | 154 SF - 12%     |
| METAL AND FACIA:              | 1,286 SF - 81%   |
|                               | <b>1,320 SF</b>  |
| NORTH (RED)                   |                  |
| STONE:                        | 1,296 SF - 40%   |
| GLAZING:                      | 891 SF - 61%     |
| STUCCO:                       | 1,012 SF - 29%   |
| METAL AND FACIA:              | 533 SF - 26%     |
|                               | <b>3,732 SF</b>  |
| EAST (PINK)                   |                  |
| STONE:                        | 1,012 SF - 29%   |
| GLAZING:                      | 533 SF - 26%     |
| STUCCO:                       | 1,012 SF - 29%   |
| METAL AND FACIA:              | 533 SF - 26%     |
|                               | <b>3,090 SF</b>  |



EXTERIOR FINISH PRECEDENT IMAGE  
MOMENTS OF LAKEVILLE

| EXTERIOR FINISH SCHEDULE |                                                                                                                    |        |
|--------------------------|--------------------------------------------------------------------------------------------------------------------|--------|
| TAGS                     | NOTES                                                                                                              | SAMPLE |
| ASPHALT ROOFING SHINGLE  |                                                                                                                    |        |
| SHG-1                    | TYPE: TIMBERLINE HDZ HIGH DEFINITION ARCH GRADE SHINGLE<br>COLOR: SLATE                                            |        |
| METAL                    |                                                                                                                    |        |
| MTL-1                    | MANUFACTURER: FIRESTONE<br>COLOR: DARK BRONZE                                                                      |        |
| PAINT                    |                                                                                                                    |        |
| EP-1                     | MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH MTL-1                                                            |        |
| EP-2                     | MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: TO MATCH STN-2, BUFF                                                      |        |
| STANDING METAL SEAM      |                                                                                                                    |        |
| SHG-1                    | MANUFACTURER:<br>COLOR: DARK COPPER                                                                                |        |
| STONE                    |                                                                                                                    |        |
| STN-1                    | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>STYLE: COUNTRY SQUARE<br>COLOR: FEN DILLAC<br>INSTALLATION: RANDOM ASHAR |        |
| STN-2                    | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 3X4X IMPERIAL PANEL<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND   |        |
| STN-3                    | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 6"X48"X2"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND             |        |
| STN-4                    | MANUFACTURER: ENVIRONMENTAL STONEWORKS<br>SIZE: 2"X48"X2"<br>COLOR: BUFF<br>INSTALLATION: RUNNING BOND             |        |
| STUCCO                   |                                                                                                                    |        |
| STC-1                    | MANUFACTURER:<br>TEXTURE: SANDPEBBLE<br>COLOR: LIGHT BUFF                                                          |        |
| STC-2                    | MANUFACTURER:<br>TEXTURE: ROUGH<br>COLOR: LIGHT BUFF                                                               |        |
| WOOD - STAINED           |                                                                                                                    |        |
| WSTN-1                   | MANUFACTURER:<br>COLOR: LIGHT BROWN                                                                                |        |







\*\*\*LAYOUT AND BOM ARE SUBJECT TO APPROVAL\*\*\*

### Luminaire Schedule

### Expanded Luminaire Location Summary

\* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal  
Patents issued or pending apply.



**ROUZER**  
GROUP

1993 DEVELOPMENT AGREEMENT  
REVIEW COMMENTS

PREPARED BY:  
MOHAGEN HANSEN ARCHITECTURE | INTERIORS  
3-31-2021

6143607

8/17/93

**DEVELOPMENT CONTRACT FOR PLANNED UNIT DEVELOPMENT  
REZONING AND DEVELOPMENT PROJECT**

**MERIDIAN MANOR**

THIS CONTRACT, dated 17 August 1993 is by and between the CITY OF WAYZATA, a Minnesota Municipal Corporation ("City") and Meridian Manor Limited Partnership ("the Developer").

1. Request for Project Approval. The Developer has asked the City to approve the following:

A. Rezoning to a Planned Unit Development District for the property ("Property") legally described below.

B. Minor Comprehensive Plan Amendment approval by the City Council and Metropolitan Council.

C. Issuance of a Planned Unit Development Permit to allow construction and use of the Development Project (as defined below) proposed by the Developer according to the plans (Plans A-H as described below) for a senior care alternative facility, for the property legally described as:

(See Exhibit A)

2. Development Plans. The Property shall be used and developed in accordance with the Plans A through H listed below (the "Plans"), which Plans conform to City requirements (together the "Development Project"). Reduced copies of the Plans are attached to this Contract and large scale copies of the Plans are or will be on file with the City and are incorporated into this Contract by reference. The Plans, as specified below, may be prepared, subject to City approval, after entering into the Contract, but shall be filed with and must be approved by the City before issuance of building permits. If the Plans vary from the written terms of this Contract, the written terms hereof shall control. The Plans are:

Plan A - Development (Site) Plan, dated 14 January 1993, prepared by Carley-Torgersen Inc.

Plan B - Landscape Plan, dated 14 July 1993, prepared by Landplan Inc.

**TRANSFER ENTERED**  
DEPT. OF PROPERTY TAX & PUBLIC RECORDS

AUG 31 1993

HENNING COUNTY MINN.  
BY *[Signature]* DEPUTY

- Plan C - Signing Plan, dated 27 July 1993, prepared by Arvid Elness Architects Inc.
- Plan D - Grading and Drainage Plan, dated 14 July 1993, prepared by Landplan Inc.
- Plan E - Erosion Control Plan, dated 14 July 1993, prepared by Landplan Inc.
- Plan F - Preliminary Building Plans and Elevations, dated 27 July 1993, prepared by Arvid Elness Architects Inc.
- Plan G - Lighting Plan, dated 27 July 1993, prepared by Arvid Elness Architects Inc.
- Plan H - Water Main Improvement Plan, Wayzata Boulevard, dated July 7, 1993 prepared by T.K.D.A. & Assoc., Inc.

3. Effect of Development Approval. Notwithstanding any provisions of this Contract to the contrary, to the full extent permitted by State laws, any further development or construction of new improvements or modification of existing improvements, not expressly approved under this Contract shall require application by the Developer to the City for issuance of a new PUD Permit, amendment to this Contract, and prior approval by the City of such development or construction.

4. Conditions of Approval. The following provisions in this paragraph state the conditions which shall be satisfied by the Developer to obtain the City approvals described in Section 1 hereof and to remain in compliance with this Contract.

A. Development Contract. The City hereby approves the rezoning to Planned Unit Development, the Comprehensive Plan Amendment and Planned Unit Development project on conditions that the Developer enter into and comply with this Contract, City Ordinances and resolutions.

B. PUD Rezoning and Planned Unit Development Project Approval.

(1) Development includes construction of a seventy-five (75) unit senior care alternative facility with surrounding parking lot and site improvements to property owned by the Developer at 163 West Wayzata Boulevard in accordance with the Plans.

(2) The senior care alternative facility shall be occupied by no more than ninety (90) persons at any one time. Double occupancy of any room shall be allowed in only those rooms of five hundred twenty (520) square feet or more as indicated on the building plans found in Plan F.

THE PROJECT WILL NOT SIGNIFICANTLY ALTER THE NATURE OF THE USE IN A MANNER THAT WOULD NOT SATISFY THE INTENT OF THE PUD OR THE INTENT OF THE 2040 COMP PLAN.

THE UNIT COUNT WILL BE INCREASED TO A TOTAL OF 85 BY RECONFIGURING SELECT UNITS THAT ARE INEFFICIENT OR OVERSIZED. THERE MAY BE A FEW UNITS STILL OFFERING DOUBLE OCCUPANCY VIA A TWO BEDROOM CONFIGURATION, SO THE TOTAL RESIDENT COUNT MAY BE 95.

THERE MAY BE SOME ADDITIONAL STAFF ON SITE FOR ADDITIONAL PROGRAMMING BEING OFFERED SUCH AS PHYSICAL THERAPY AND ADULT DAY PROGRAMS, SERVICES NOT FORMERLY AVAILABLE ON SITE. PT SERVICES MAY HAVE BEEN PROVIDED BY ITINERANT STAFF PREVIOUSLY WITHOUT THE BENEFIT OF SPECIFIC PROGRAM SPACE TO SUPPORT THE FUNCTIONS.

THE NEW SITE CONFIGURATION WOULD RESULT IN AN INCREASE OF PARKING FROM 53 TO 67 PARKING STALLS AND ONE DEDICATED LOADING AREA (SUFFICIENT LOADING SPACE FOR A FACILITY THIS SIZE)

(3) The Project shall be constructed with fifty-two (52) off-street parking spaces of which three shall be accessible to the disabled and two (2) loading areas as shown on Plan A, which satisfy the requirements of Section 801.20, Off-Street Parking and Loading of the Wayzata Zoning Ordinance and the requirements of the Minnesota State Council on Disability.

(4) Construction deadlines for the Meridian Manor senior care alternative are as follows:

(a) The Developer shall begin actual construction of the structures shown on Plan F according to final construction plans approved by the City, or on or before 1 October 1994. To satisfy this requirement, Developer must have obtained a building permit, completed excavation of the foundation area, and commenced installation and erection of the foundation by that time.

(b) Notwithstanding the requirements of Section 4.B. (4) (a), if, after 1 July 1994 and prior to 1 October 1994, the Developer provides the City with evidence reasonably satisfactory to the City that it has been unable to obtain construction financing for the Project shown in the Plans, then the City shall have the option to extend the deadline for commencement of construction from 1 October 1994 to 1 July 1995. The City's decision for the deadline extension shall be made only after public notice to property owners within three hundred fifty (350) feet of the property. To justify such extension, the Developer must show that he has made applications for financing, in an amount not to exceed 70% of the total construction costs, with at least five appropriate lenders, and has been rejected by such lenders for reasons other than the credit worthiness of the proposed borrower.

(c) The Developer shall complete construction of the Development Project no later than fifteen (15) months from the date that the building permit is issued. To satisfy this requirement, Developer shall complete all work required by the City as a condition of issuing its occupancy permit for all residential units.

(d) If Developer fails for any reason to satisfy one or both of the deadlines provided for by this Section, then such failure shall constitute an "Event of Default" hereunder, and, in addition to any other remedies provided for in this Development Contract, the City shall cancel the Planned Unit Development Permit granted pursuant to this Development Contract and, on its own motion and initiative, rezone the Property to its original R-2 zoning classification. The Developer acknowledges that City approval of this Development Project has been limited to the specific plans approved, and that the Property's use for other types of multi-family housing would be inappropriate, and agrees not to contest or challenge any rezoning to R-2 classification initiated by the City pursuant to this Section.

(5) The following easements/right-of-way shall be provided by the Developer to the City per the form acceptable to the City:

(a) Utility and drainage easements as indicated in Plan D.

(6) No building permits shall be issued until the Developer has obtained and provided documentation to the City of all ancillary governmental approvals required by this Contract or under State or Federal law.

(7) Review and approval of all landscaping, signage, driveways, parking area and exterior building finishes by the City Design Review Board with final approval by the City Council, shall be required before a building permit is issued.

(8) The following activities and standards are applicable to this PUD Zoning District:

(a) Within this specific PUD District, any development, redevelopment, expansion, alteration, and/or change in the approved use shall require prior City approval pursuant to the provisions of the Wayzata Zoning Ordinance.

(b) Allowed Use: Subject to the requirements of this Contract, and review and approval requirements as specified in the City of Wayzata Zoning Ordinance, the Property may be used for a senior care alternative facility.

(c) Future Use Approval: Any use of the Property different from the senior care alternative facility as approved above shall be either in compliance with use, design and performance standards specified in the R-2, Medium Density Single Family Residential District Zone, or otherwise as the City Council may determine in its sole discretion, provided that such alternate use shall, at a minimum, comply with the requirements listed in the following Design/Performance Standards:

1. The use shall be compatible with and able to exist in harmony with the immediately surrounding properties and neighborhood area, and shall not have a detrimental effect on the market value of such properties.

2. Within the limits specified by the Zoning Ordinance and as determined by the City Council, noise, lighting, signing and other such operational concerns of a development shall not negatively impact the abutting and neighboring residential uses.

3. Off-street parking and off-street loading shall be provided as specified by the applicable Zoning Ordinance provisions.

THE GOAL IS TO MINIMIZE WHAT MUST BE REVIEWED VIA A PUD AMENDMENT PROCESS AND MAXIMIZE WHAT CAN BE REVIEWED ADMINISTRATIVELY IN ORDER TO ACCELERATE CONSTRUCTION ACTIVITIES TO THE GREATEST EXTENT POSSIBLE.

THE PROPOSED USE IS THE SAME AS THE USE IN 1993 BUT WITH ADDITIONAL SERVICES AND FEATURES OFFERED TO THE RESIDENTS AND FAMILIES THAT REFLECT CURRENT TRENDS OR NEW INNOVATIONS IN THE MARKET, ELIMINATING THE DEFICIENCIES OF THE EXISTING FACILITY.

THE PROJECT WILL CONTINUE OR IMPROVE ITS HARMONIOUS RELATIONSHIP TO ITS NEIGHBORS.

THE PARKING WILL BE EVALUATED FOR THE ALTERED USES AND SUFFICIENT PARKING WILL BE ESTABLISHED.



PRIMARY UTILITY FEEDS WILL NOT BE ALTERED AND ARE DEEMED SUFFICIENT FOR THE PROJECT. STORM WATER WILL BE EVALUATED PER THE WATERSHED DISTRICT REQUIREMENTS.

4. Utility service and storm drainage shall be in compliance with the systems and specifications directed by the City Engineer.

THE BUILDING EXTERIOR WILL BE RENOVATED TO ALLOW FOR REPLACEMENT OF DEGRADED AND HAZARDOUS SUBSTRATES WITHIN THE EXTERIOR WALL ASSEMBLY. THIS WILL FORCE REPLACEMENT OF ALL EXTERIOR CLADDING AND WINDOWS. ALL NEW WORK WILL BE RESIDENTIAL IN CHARACTER, BUT WITH UPGRADED QUALITY AND DESIGN FEATURES TYPICAL OF THIS DEVELOPER'S PROJECTS. PRIMARY BUILDING ELEMENTS AND MASSING WILL REMAIN. NEW ELEMENTS WILL REINFORCE THE NEW DESIGN STYLE BEING PROPOSED.

5. The physical design character of any development shall be reflective of a residential use, and the commercial features of such development (i.e., parking, trash removal, etc.) shall be minimized to the extent possible through architectural and landscape measures, subject to the approval of the City.

TRASH ENCLOSURE, SCREENING OF GROUND-MOUNTED EQUIPMENT WILL BE MODIFIED AND INTEGRATED INTO THE DESIGN TO RETAIN THE RESIDENTIAL CHARACTER.

6. The massing, size, height and architectural character of any structure shall be consistent with structures on nearby properties.

THE GOAL IS TO MINIMIZE WHAT MUST BE REVIEWED VIA A PUD AMENDMENT PROCESS AND MAXIMIZE WHAT CAN BE REVIEWED ADMINISTRATIVELY IN ORDER TO ACCELERATE CONSTRUCTION ACTIVITIES TO THE GREATEST EXTENT POSSIBLE.

(9) The design of the structure shall be consistent with the Building Plans and elevations as indicated in Plan F. Building materials for the structure are specified as follows:

- (a) Asphalt shingles referred to as Weathered Wood Horizon.
- (b) Vinyl siding referred to as commercial grade quality "Champagne".
- (c) The entire front facade of the main building in a brick referred to as Avondale Colonial Texture manufactured by Jenkins Brick Company, Montgomery, Alabama.

THE BUILDING HEIGHT WILL NOT BE INCREASED. PRIMARY ROOF LINES WILL REMAIN THE SAME.

(10) The building height of the structure shall be 35 feet in three stories in conformance with the requirements for Planned Unit Developments in Section 801.33 of the Wayzata Zoning Ordinance and shall not exceed a height of 45 feet to the roof peak as measured from the finished elevation of the sidewalk on the south elevation of the proposed structure.

THE FLOOR AREA OF UNITS WILL REMAIN THE SAME IN MOST CASES. SELECT UNITS WILL BE MODIFIED TO SPLIT DOUBLE UNITS INTO SINGLE-OCCUPANCY UNITS AND EFFICIENCY UNITS WHICH ARE COMMON TO THE MARKET TODAY, NECESSARY TO MEET THE NEEDS OF SELECT INDIVIDUALS.

(11) The PUD shall allow the floor area per dwelling unit to be less than what is allowed in Section 801.19.7 of the Wayzata Zoning Ordinance as indicated in the building plans and elevations found in Plan F.

STORM WATER WILL BE EVALUATED PER THE WATERSHED DISTRICT REQUIREMENTS.

(12) Written approval by the Minnehaha Creek Watershed District of the final grading, drainage, and storm water plans must be obtained and evidence thereof provided to the City before issuance of the building permit.

AS PREVIOUSLY MENTIONED, THE GOAL IS TO MAXIMIZE THE CITY'S ABILITY TO APPROVE ITEMS ADMINISTRATIVELY, LIMITING PUBLIC HEARING PROCESSES TO ONLY THOSE ITEMS THAT ARE WHOLELY NEW TO THE SITE. ITEMS THAT ARE NEW EXPRESSIONS OF THE SAME FEATURES SHOULD BE CONSIDERED ADMINISTRATIVELY WHERE POSSIBLE.

(13) Any further development, construction of new improvements not strictly in accordance with this Contract or other changes or modifications of existing improvements which, in the opinion of City differ from what has been approved pursuant to this Contract shall require and be subject to the processing of a new

PUD application and receipt of appropriate City approvals. No issuance of such approvals are intended or implied at this time by the City.

(14) All use, development, construction and operation requirements and standards of the PUD District, as specified in Section 801.33 of the Wayzata Zoning Ordinance, shall apply to and regulate the Property in all respects.

5. Public Improvements - Developer. The Developer shall install and pay for the following:

A. Water and Sanitary Sewer Connections. These improvements shall be installed in accordance with water and sewer permits issued by the City and with City standards, ordinances and plans and specifications approved by the City Engineer.

The Developer shall pay a sanitary sewer and water connection charge based on the Metropolitan Waste Control Commission ("MWCC") SAC rates as determined by MWCC. The Developer shall be responsible for any increase in the fees due at the time of paying the fees to the Commission, and the fees may change to reflect the SAC rate in effect at the time the building permit is issued and the fee paid. The fees are calculated as follows, based upon existing rates:

|                |           |                                    |
|----------------|-----------|------------------------------------|
| To City:       |           |                                    |
| Water          | \$1500.00 | Per sewer availability charge unit |
| Sanitary Sewer | \$ 350.00 | Per sewer availability charge unit |
| To MWCC:       |           |                                    |
| SAC Charge     | \$ 750.00 | Per sewer availability charge unit |

The number of sewer availability charge units in the project shall be determined pursuant to regulations and procedures of the MWCC.

Upon completion of the work and construction required by this Contract, the public improvements lying within public easements shall become City property without further notice or action.

B. Boulevard Trees. Developer shall provide to the City \$6,000.00 to be included in the letter of credit or payment and performance bond as indicated in Section 10 for installation of ten (10) four (4) inch diameter boulevard trees to be planted thirty (30) feet on center on the north side of Wayzata Boulevard as indicated on the Landscape Plan, noted as Plan B. The tree variety shall be chosen by the City in accordance with boulevard tree plantings on Wayzata Boulevard.

LANDSCAPING REFERENCED HERE IS MATURE AND WILL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE. THE DEVELOPER TYPICALLY PROVIDES AND MAINTAINS LANDSCAPES THAT EXCEED CITY MINIMUM REQUIREMENTS, PROVIDING AN AMENITY TO THE RESIDENTS AND THE COMMUNITY AT LARGE. THE SAME IS PROPOSED IN THIS CASE. THE DEVELOPER IS PROPOSING ENHANCED WALKING PATHS, REFRESHING OF EXISTING PLANTINGS, THE ADDITION OF NEW PLANTINGS AND SCREENING, AS WELL AS SITE AMENITIES SUCH AS A CABANA, OUTDOOR DINING AREAS AND PATIOS, AND A NEW PORTE COCHERE.

THE WATER MAIN WILL BE UNALTERED.

C. Water Main. The Developer shall install in accordance with Plan H, a 10 inch water main along the north side of Wayzata Boulevard. The costs of said water main improvement shall be the sole responsibility of the Developer.

D. Public Improvements. Developer shall be solely responsible for completing all other public improvements, at its cost, that are required to complete the Development Project.

6. Private Improvements - Developer. The Developer shall install in accordance with City Ordinances and standards and pay for the following:

A. General:

- (1) Site Grading and Drainage per Plan D.
- (2) Surveying and Staking
- (3) Gas, Electric and Phone Utilities
- (4) Landscaping per Plan B.

All improvements shall be subject to applicable City codes and inspections.

EROSION CONTROL MEASURES WILL BE EMPLOYED  
BASED ON CURRENT STANDARDS AS DICTATED BY THE  
WATERSHED DISTRICT AND THE CITY.

B. Erosion Control. After the site is rough graded, erosion control measures (as provided in Plan E shall be immediately implemented by Developer and then inspected and approved by the City or by the Minnehaha Creek Watershed District. The City and/or Minnehaha Creek Watershed District may impose additional erosion control requirements. All areas disturbed by the excavation and backfilling operations with the exception of those areas to be covered by an impervious surface or built upon, shall be reseeded immediately (weather permitting) after the completion of the work in such area. Except as otherwise provided in the erosion control plan, seed shall be rye grass or other fast growing seed suitable to the existing soil to provide a temporary ground cover as rapidly as possible. All seeded areas shall be mulched and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the development does not comply with the erosion control plan and schedule, or supplementary instructions received from the City or the Minnehaha Creek Watershed District, the City may cause its agents to enter the Property and take appropriate erosion control actions, at Developer's expense. Except in emergency situations, the City shall notify Developer in advance of taking any such action and shall provide the Developer a reasonable opportunity to cure any default not to exceed thirty days. If the Developer does not reimburse the City for any cost the City incurred for such work within thirty (30) days, the City may draw down the letter of credit or payment and performance bond to apply any such costs. No development will be allowed and no building or occupancy permits will be issued unless the development is in full compliance with the erosion control requirements.

LANDSCAPING REFERENCED HERE IS MATURE AND WILL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE. THE DEVELOPER TYPICALLY PROVIDES AND MAINTAIN LANDSCAPES THAT EXCEED CITY MINIMUM REQUIREMENTS, PROVIDING AN AMENITY TO THE RESIDENTS AND THE COMMUNITY AT LARGE. THE SAME IS PROPOSED IN THIS CASE. THE DEVELOPER IS PROPOSING ENHANCED WALKING PATHS, REFRESHING OF EXISTING PLANTINGS, THE ADDITION OF NEW PLANTINGS AND SCREENING, AS WELL AS SITE AMENITIES SUCH AS A CABANA, OUTDOOR DINING AREAS AND PATIOS, AND A NEW PORTE COCHERE. A SECURITY DEPOSIT CAN BE INCLUDED IF WARRANTED.

C. Landscaping. The site shall be landscaped in accordance with the plans and specifications on file with the City and identified in Plan B. The Developer shall provide sufficient security and performance guarantees (as described in Section 10), to assure compliance and implementation of said landscape improvements. Weather permitting, all landscaping for the Development Project shall be installed prior to the issuance of a final certificate of occupancy for the Development.

Developer shall provide, in the sole discretion of the City Engineer, evergreen tree screening to the property at 120 South Westwood Lane at such time as the ingress/egress road for the elderly housing facility is constructed if an issue with headlight interference is determined. The plantings shall be limited to a maximum of three (3), eight (8) foot spruce trees to be provided and planted by the Developer with the placement to be determined by the property owner at 120 South Westwood Lane.

Developer shall plant an experimental section of perennial ivy to cover a minimum of a twelve (12) foot by twelve (12) foot section of the east side of the proposed senior care alternative facility. The Developer is in no way obligated by this agreement to plant the ivy over the entire structure, but that option is at the Developer's discretion.

EXISTING SIGNAGE WILL BE MODIFIED TO EXPRESS THE BRANDING OF THE NEW OPERATOR. NO NEW BUILDING OR SITE SIGNAGE IS EXPECTED.

D. Signage. One identification sign shall be placed at the driveway entrance as indicated in Plan A. Said signage shall be constructed consistent with the Signage Plan indicated in Plan C.

EXISTING PARKING LOT LIGHTING WILL BE MODIFIED PER THE NEW PARKING AND DRIVE LANE CONFIGURATIONS, EMPLOYING LED FIXTURES MEETING ALL ORDINANCE REQUIREMENTS.

E. Lighting. Parking lot and building lighting shall be consistent with the Lighting Plan indicated in Plan G. Said lighting should not exceed a level of one (1) foot candle at any of the property lines.

WHILE A NEW TRASH COLLECTION AREA IS PROPOSED, IT IS EXPECTED THE NEW ENCLOSURE WILL BE REFLECTIVE OF THE DESIGN AESTHETIC OF THE BUILDING AND WILL BE INTEGRATED INTO THE BUILDING AND SITE.

F. Trash Storage and Removal. Trash storage as indicated in Plan B, shall be enclosed in a fully screened area in conformance with Section 801.17.7 of the Zoning Ordinance. The required screening fence shall be constructed of brick materials as specified for the primary structure in Section 4.B.9.

STORM WATER DISCHARGE RATES WILL BE EVALUATED UNDER CURRENT STANDARDS AND IN ACCORDANCE WITH THE WATERSHED DISTRICT PROCESS.

G. Cleanup. Prior to issuance of a certificate of occupancy, the Developer shall remove from the Property any excess soil, earth or debris resulting from construction work by the Developer or its agents or assigns as directed by the City.

H. Storm Sewer. The Developer warrants that it is not increasing the surface storm drainage discharge rate onto adjacent properties more than what is now occurring as a result of the construction contemplated by this Contract. Surface storm drainage will flow as indicated in the Grading and Drainage Plan attached as Plan D.

I. Additional Improvements. Developer shall be responsible, at its sole expense, for completion of all other private improvements required to complete the Development Project.

7. Public Improvements - City. None.

NO CHANGE

8. Snow Removal. The Developer shall be responsible for the plowing and removal of snow from the parking areas, driveways, and sidewalks within the Property and all associated costs. Snow piles shall not be allowed to occupy parking spaces, in order to insure that the required number of spaces are available at all times during the year. Excess snow will be promptly removed from the

Property so that snow or snow piles do not constitute an obstruction to emergency service vehicles. "Promptly" shall mean no later than twenty-four (24) hours after the end of the last snow fall.

9. Warranty. The Developer warrants all work required to be performed by it herein against poor material and faulty workmanship for a period of one (1) year after substantial completion as certified by the Developer's engineer. Any repairs or replacements shall be warranted for twelve (12) months from the time of planting, construction or installation. All trees, grass, and sod, shall be warranted to be alive, of good quality and disease free for twenty-four (24) months after planting. Developer further warrants that no changes in the structure or form of the improvements to the Property visible from outside the boundaries to the Property shown on the Plans shall be made unless this Contract is amended by both parties.

10. Security. The Developer shall furnish the City with an irrevocable letter of credit or payment and performance bond for \$(125% of estimated cost) due at the time of issuance of the building permit. The amount of security shall include, but not be limited to the cost, as estimated by City staff, of all public and private improvements as listed under Section 5 and Section 6.A-H. The amount of security shall be subject to approval by the City Manager at the time of issuance of the building permit and will be adjusted to reflect project costs at that time. The bank and form of the letter of credit or payment and performance bond shall be subject to the approval of the City Manager. The letter of credit or payment and performance bond shall be in force until all obligations under this Development Contract have been satisfied to the satisfaction of the City Manager. The letter of credit or payment and performance bond shall secure compliance with the terms of this Contract and all financial obligations of the Developer under it. The City may draw down the letter of credit or payment and performance bond, with five (5) business days notice, for any violation of the terms of this Contract, or to reimburse itself for costs incurred in performing obligations Developer has defaulted



on, or to pay outstanding, past due costs Developer has incurred under this Contract, provided, however, that the City shall not call such letter or other security, if within such notice period, Developer commences and diligently pursues to completion such cure in a manner satisfactory to the City. The City shall not call the letter of credit or payment and performance bond to pay past due costs incurred by the Developer under this Contract if Developer posts adequate additional security and diligently contest the claims represented by such past due costs. With City approval, the letter of credit or payment and performance bond may be reduced from time to time as obligations of Developer under this Contract secured by such letter of credit or payment and performance bond are satisfied. The amount of such reduction shall equal the lesser of the cost or value of the obligation satisfied.

11. License. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Property to perform all necessary work and/or inspections deemed appropriate by the City, provided that the City shall take no actions on the Property to cure Developer's default without first providing the notice and cure rights provided by Section 13.B hereof. The license shall not expire and may not be terminated until after all the public improvements required by the Development Contract have been installed by Developer and inspected and accepted by the City.

12. Responsibility for Costs.

A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the Development Project itself, including but not limited to Minnehaha Creek Watershed District charges, legal, planning, engineering and inspection expenses incurred in connection with approval and acceptance of the Development Project, the preparation of this Contract and all costs and expenses incurred by the City in monitoring and inspecting the progress of the Development Project.

B. The Developer shall hold the City and its officers, employees and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from development approval, construction and operation, except for such damages or costs resulting from the gross negligence, intentional misconduct or intentional violation of this Contract by the City. Except as limited by the preceding sentence, the Developer shall indemnify the City and its officers and employees for all costs, damages or expenses which the City may pay or incur in consequence of such claims, including attorney and other consulting fees.

C. The Developer shall reimburse the City for reasonable costs incurred in the enforcement of this Contract, including engineering, building official, planning and attorney's fees.

NO CHANGE

D. The Developer shall pay in full all bills submitted to it by the City for obligations properly incurred under this Contract within thirty (30) days after receipt. If the bills are not paid on time, the City may halt all development work and construction until the bills are paid in full, and may draw on the letter of credit or other collateral to discharge such obligations. Bills not paid within thirty (30) days shall accrue interest at the rate of 8% per year.

13. Events of Default.

A. Events of Default Defined. The following shall be "Events of Default" under this Contract:

(1) Failure by the Developer to pay when due amounts required to be paid under any provision of this Contract.

(2) Failure by the Developer to observe and substantially perform any covenant, condition, obligations on its part to be observed or performed hereunder.

(3) Failure by the Developer to comply with any County, Metropolitan, State and Federal laws and regulations or violations of the Development Project or by the Developer of City Subdivision Ordinances, City Zoning Ordinances and environmental regulations.

B. Remedies of Default. Whenever any Event of Default occurs and the Developer fails to cure such default within (i) five (5) days after notice of a monetary default by the City; or (ii) thirty (30) days after notice by the City of a non-monetary default; or (iii) in the case of an emergency, such shorter period of time as may be reasonable under all of the circumstances, then the City may, in addition to any other remedies or rights available to the City at law or equity, and those specifically given the City under this Contract, or its Ordinances, take any one or more of the following actions:

(1) Perform or hire a third party to perform for the account of the Developer any obligation of the Developer. The Developer shall promptly reimburse the City for any expense incurred by the City. This Contract is a license for the City to act, and it shall not be necessary for the City to seek a Court order for permission to enter the Property or act in accordance with this Contract. When the City does any work, the City may, in addition to its other remedies, assess the cost in whole or in part against the Property, and the Property shall be deemed to have benefitted from the work in the amount expended by the City to perform such work.

(2) Withhold approval of any permit with respect to the Property and plat, including building permits for the Property.

(3) Draw on the letter of credit, or payment and performance bond deposited with the city to pay for the cure of the default.

(4) Require the Developer to discontinue work on the Property until such time as the Event of Default has been cured.

(5) Assess against the Property any costs incurred by the City and not theretofore reimbursed by the Developer, and the Property shall be deemed to have benefitted in the amount and to the extent of such costs.

(6) Cancel and terminate the Planned Unit Development Permit, the occupancy permit and any conditional use permits granted to the Developer pursuant to this Contract.

14. Conformance with Laws. The Developer shall comply with the terms of this Contract and all local, state and federal laws and regulations applicable to the development and property.

The Developer represents to the City that to the best of its knowledge, that the development is not of "metropolitan significance" and that an environmental impact statement is not required. If the City or another governmental entity or agency determines that such a review is needed, however, the Developer shall prepare it in compliance with legal requirements so issued from said agency. The Developer shall reimburse the City for all expenses, including staff time and attorney's fees, that the City necessarily incurs in assisting in the preparation of the review.

15. Miscellaneous.

A. The Developer represents to the City that the Development Project complies with all county, metropolitan, state and federal laws and regulations, and that Developer has no knowledge of any violations by the Development Project or Developer of City Subdivision Ordinances, City Zoning Ordinances, and environmental regulations. If the City determines that the Development Project does not comply, the City may, at its option, refuse to allow construction or preliminary work in the development until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

B. Only the Developer shall have recourse against the City under this Contract.

C. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portions of this Contract.

D. If building permits are issued prior to the completion and acceptance of public improvements, the Developer assumes all liability and costs resulting from delays in completion of public improvements and damage to public improvements caused by the City, Developer, its contractors, sub-contractors, employees, agents or third parties. No one may occupy a building for which a building permit is issued on either a temporarily or permanent basis until all streets needed for access have been reconstructed as required by the City Engineer and Hennepin County and all other public and private improvements which serve such building have been completed, and City occupancy certificates have been issued.

E. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. No building permit or certificate of occupancy shall be issued which conflicts with the requirements of this Contract, and any such permit or certificate which does so conflict shall be void. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

F. Developer and its assignees are liable under this Contract. The Developer may not assign this Contract without written consent of the City Council and public notice to property owners within three hundred fifty (350) feet of the property prior to issuance of the Certificate of Completion described below. This Contract shall run with the land and may be recorded against the title to the Property. After the Developer has completed the work required of it under this Contract, at the Developer's request, the City will execute and deliver to the Developer a Certificate of Completion in recordable form evidencing performance by Developer of its obligations hereunder, subject to:

(1) Any representation or warranties which may be in effect subsequent to the date of completion, and

(2) The Developer's obligations to retain the improvements in the form described by the plans referenced herein.

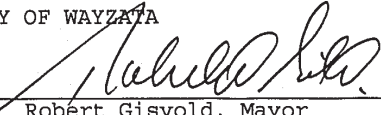
Any obligations imposed by this Contract not certified as having been satisfied in such Certificate of Completion, and all warranties and representations of the Developer, shall remain the on-going obligation of the Developer and its successors and assigns.

G. Each right, power or remedy herein conferred upon either party is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to such party at law or inequity, or under another agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such

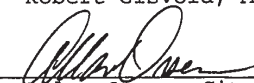
order as may be deemed expedient to the party having such right, power and remedy and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

16. Notices. Required notices to the Developer shall be in writing, and shall be mailed to the Developer by certified mail, at the following address: P.O. Box 251, Wayzata, Minnesota 55391. Notices to the City shall be in writing and shall be mailed to the City by certified mail at the following address: Wayzata City Hall, 600 Rice Street, Wayzata, Minnesota 55391, Attention: City Manager.

CITY OF WAYZATA

By: 

Robert Gisvold, Mayor

By: 

Allan Orsen, City Manager

MERIDIAN MANOR LIMITED PARTNERSHIP  
By Meridian Manor, Inc., Its General  
Partner

By: 

Gerald A. Fenstad, President



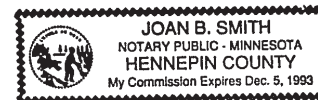
The foregoing instrument was acknowledged before me this 26th day of August, 1993, by Robert Gisvold, Mayor, and by Allan Orsen, City Manager, of the City of Wayzata, a Minnesota Municipal Corporation, on behalf of the corporation.

Don B. Smith  
Notary Public



The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of August, 1993, by Gerald A. Fenstad, President of Meridian Manor Inc., the General Partner of Meridian Manor Limited Partnership, a Minnesota limited partnership, on behalf of the limited partnership.

Gar B. Smith  
Notary Public



Gregory D. Soule  
Best & Flanagan  
4000 First Bank Place  
601 Second Avenue South  
Minneapolis, MN 55402

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

That part of the West 150 feet of Lot 58, Auditor's Subdivision Number 184 Hennepin County, Minnesota lying Southeasterly of the Southeasterly right of way line of State Highway No. 12 as shown by that certain Final Certificate filed June 8, 1973, as Document No. 1073214 in favor of the State of Minnesota according to the plat thereof on file or of record in the office of the Register of Deeds in and for said County, Hennepin County, Minnesota.





**Meridian Manor 7/14/93 P.U.D. Planting**

**7/17/93 Update**

**LANDPLAN Inc.  
Donald L. Hess, Jr.  
Landscape Architect**

**TABULATION**

**EXISTING \***

**37**

Spared as is - 19  
Moved / Salvaged 3  
Removed: 15  
- to accommodate project 3  
- Dutch Elm Disease - 6  
- thinning - 2  
- dead - 4

**Preservation Area - 40,000 sq. ft ( + / - )**

Thickets of:

Elm, disease infected  
Sumac  
Mulberry  
Buckthorn tree / shrubs

**Shade Garden - 12 - 15,000 sq. ft ( + / - )**

Salvaged:

Spirea  
Buckthorn  
Hosta  
Creeping Charley ground cover  
Decorative Boulders  
Wood Chip Mulch

Proposed:

Hosta Varieties  
Pond  
Fern Varieties  
Annuals, i.e.: Impatiens

**Elevated Tenant Gardens - 50 sq. ft ( + / - )**

**Lawn Areas - 53,000 sq. ft. ( + / - )**

**Gen. Planting, i.e.: Foundation & Beds - 4,000 sq. ft. ( + / - )**



PLAN B - LANDSCAPE PLAN (PAGE 2)



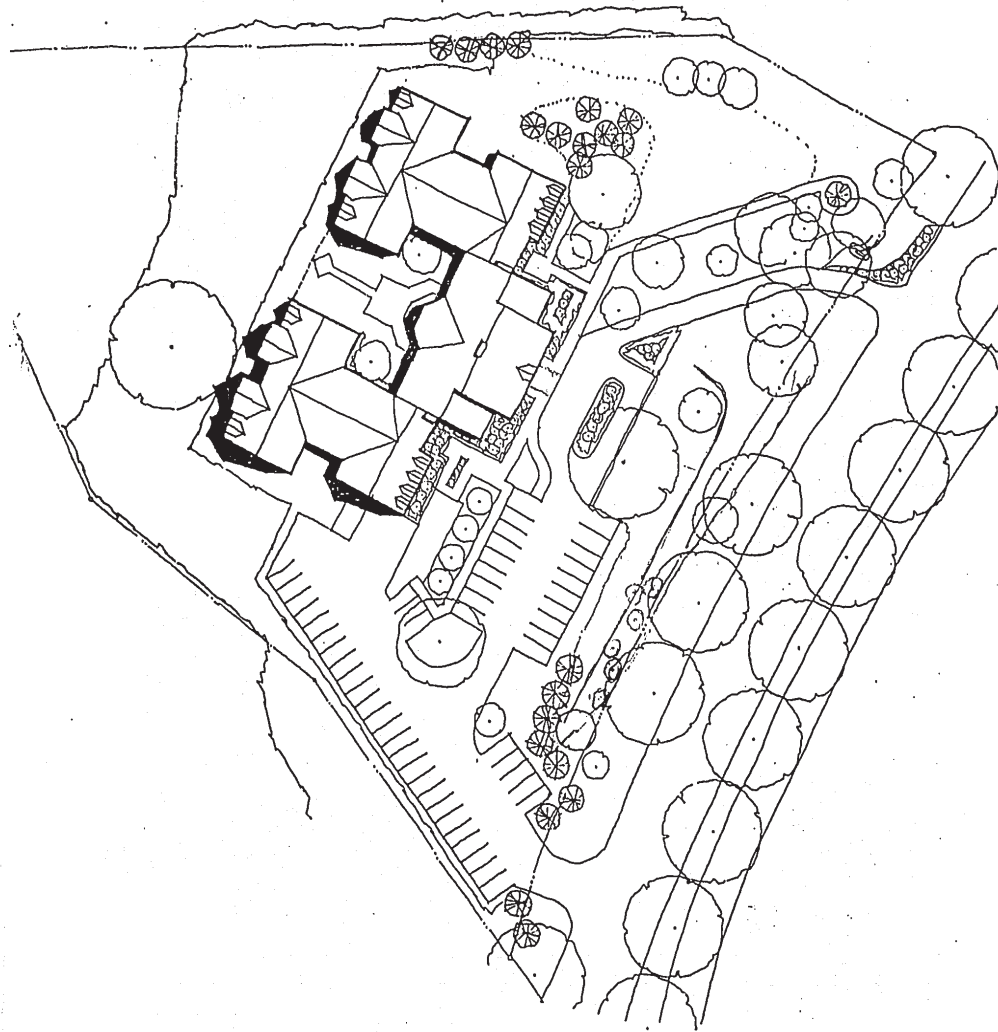
Gen. Tree Planting Additions:

- 25 @ 10 - 12' Spruce, B. & B.
- 6 @ 12 - 15' Buckthorn Trees, spade moved

Limitations:

1. Existing plants are determined to be those shown on the P.U.D.'s Registered Boundary and Topo Survey.
2. Proposed plants moved, destroyed, saved as is per 7/14/93 P.U.D. Development Plan as prepared or updated 7/17/93 by LANDPLAN Inc.,.
3. Developers replacement policy re: site salvaged materials:
  - A. Trees over 6" caliper will be replaced if required with B&B materials similar varieties at 6" caliper.
  - B. Trees under 6" cal. will be replaced if required with B&B materials similar varieties to match caliper tree replaced.
  - C. Specimen sized shrubs over 4' will be replaced with B&B material similar to that being replaced.
  - D. Salvaged shrubs under 4' will be replaced with B&B material similar to that being replaced.
4. Developer's policy per Nursery grown and provided materials in general plant beds and elevated gardens:
  - A. Incidental nursery grown perennials, trees and shrubs will be replaced by the provider per standard Minn. Nurseryman's Association policy.

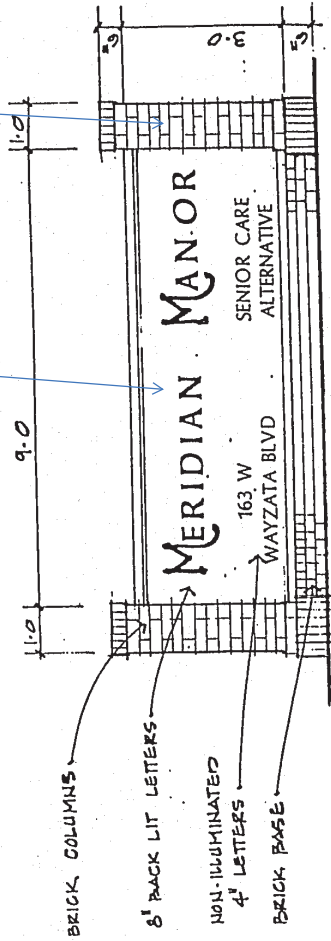




PLAN B - LANDSCAPE PLAN (PAGE 4)

MATERIALS ON SIGN MAY BE ALTERED TO MATCH THE NEW MASONRY MATERIALS ON THE BUILDING, EITHER BY REMOVAL AND REPLACEMENT OR BY OVERLAY.

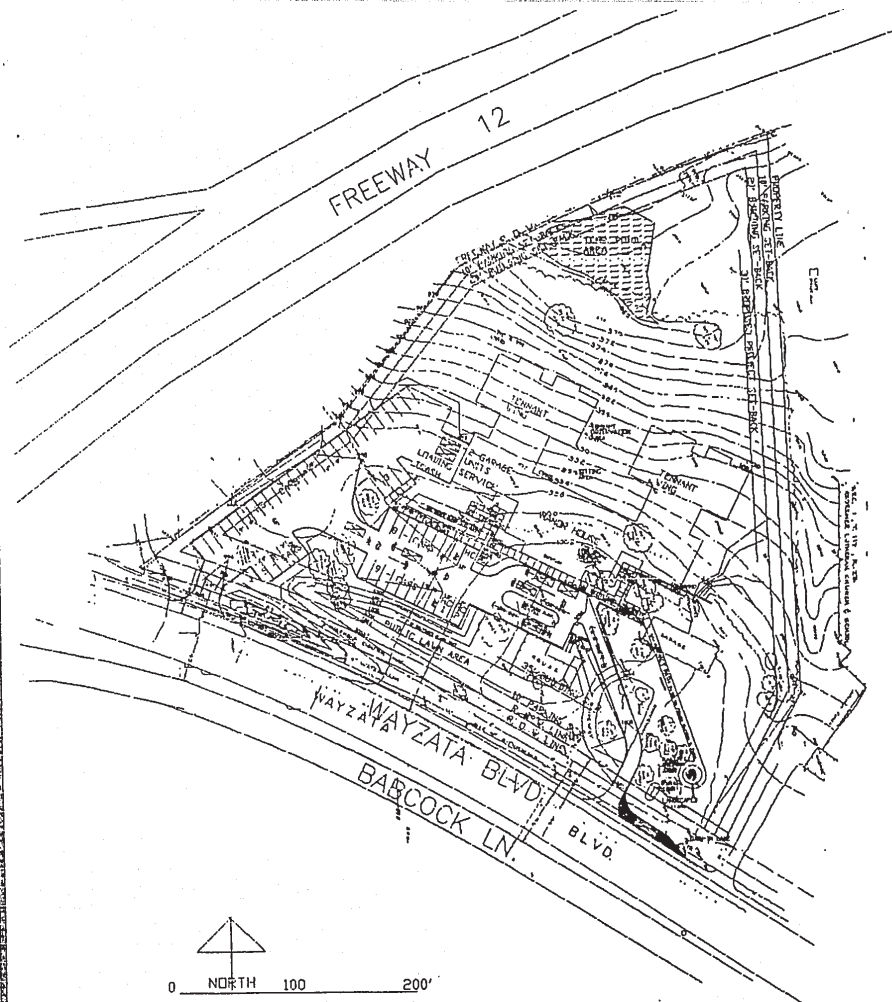
SIGN PANEL TO BE UPDATED PER BRAND STANDARDS OF NEW OPERATOR.



BUILDING SIGN

27 JULY 1992

PLAN C - SIGNING PLAN



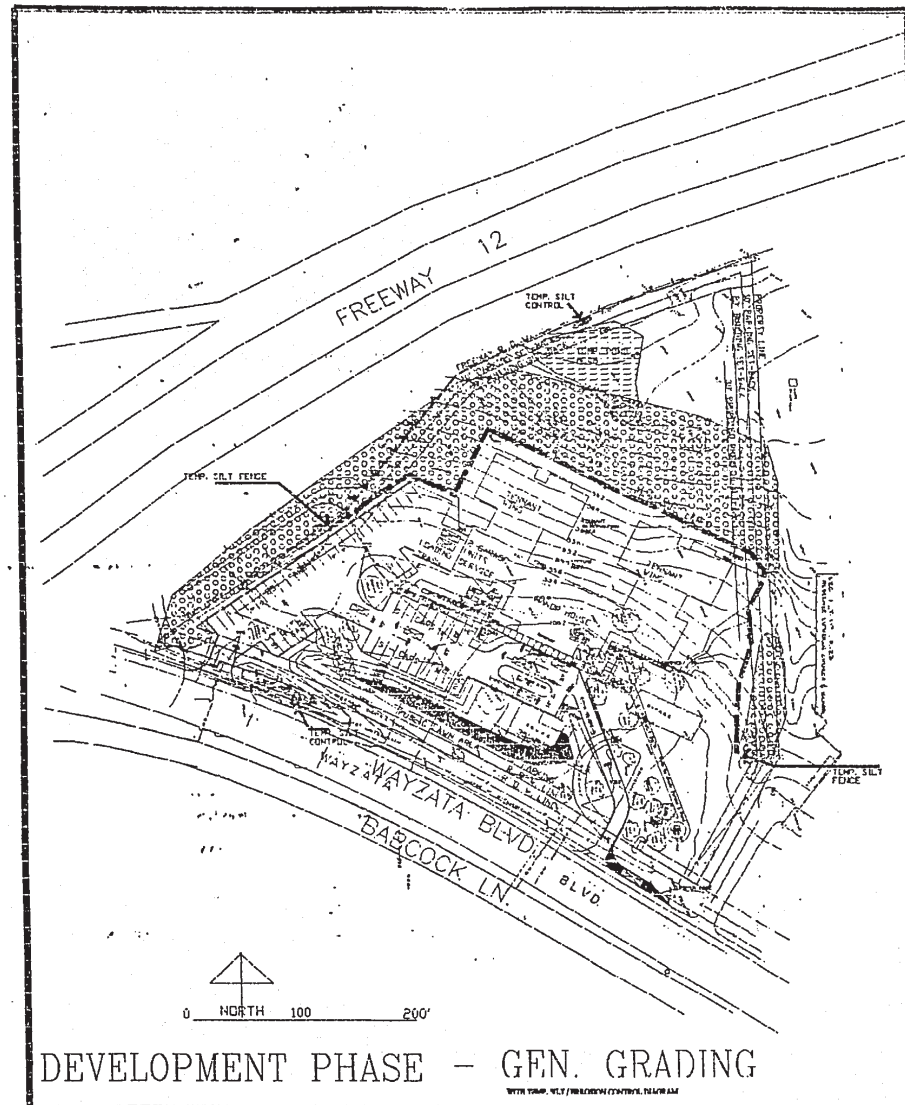
DEVELOPMENT PHASE - GEN. GRADING

MERIDIAN MANOR P.U.D

ALTERNATIVE ADULT CARE FACILITY

GERALD FENSTAD, DEVELOPER

PLAN D - GRADING & DRAINAGE PLAN



# MERIDIAN MANOR P.U.D. ALTERNATIVE ADULT CARE FACILITY

GERALD FENSTAD, DEVELOPER  
3696 MILTON ST.  
SHOREVIEW, MN. 55126

490-9971

PLAN E - EROSION CONTROL PLAN





ENTRY ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"

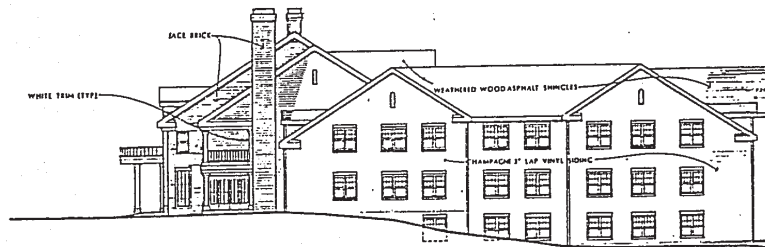


REAR ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"

**Alvord Cline Architects Inc.**  
Dexter North Building, Suite 200  
530 First Avenue North  
Minneapolis, Minnesota 55403  
Telephone 612.339.5508

I, the undersigned, do hereby certify that the above is a true and correct copy of the original drawings as submitted to me for record, and that I am a duly licensed architect in the State of Minnesota.

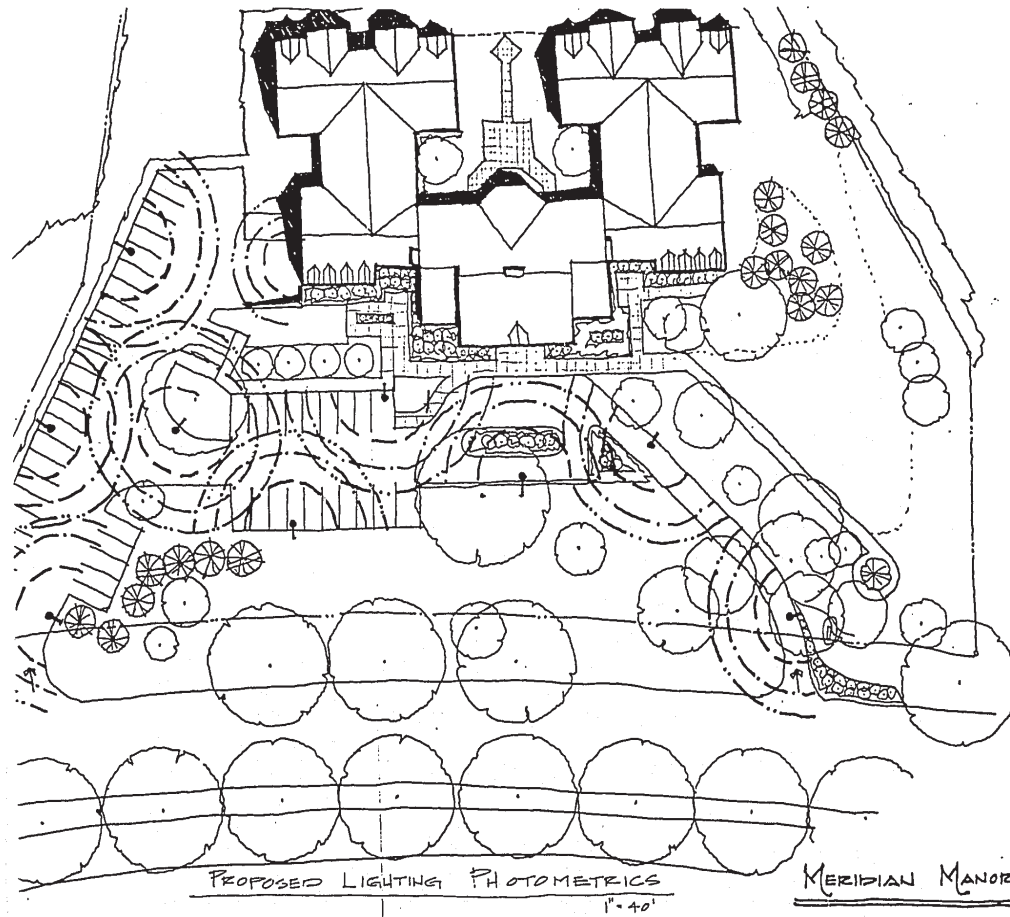
DATE: 10/1/98  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
12/1/98



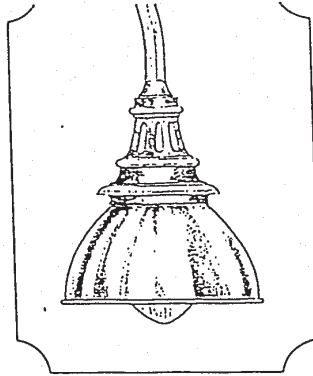
SIDE ELEVATION (EAST - WEST SHEAR)  
SCALE: 1/8" = 1' 0"

**Arvid Einess Architects Inc.**  
 Butler North Building, Suite 200  
 510 First Avenue North  
 Minnetonka, Minnesota 55403  
 Telephone 612.339.5508

DATE: 10/01/00  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]  
 17 Sheet 1/17



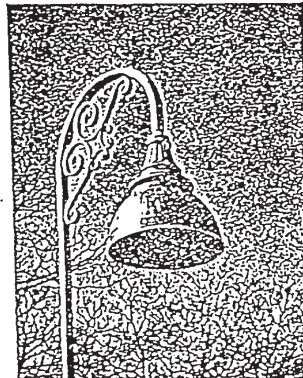
PLAN G - LIGHTING PLAN (PAGE 1)



#### LAKE BLUFF

1910/LIM/508 Our Lake Bluff fixture has a unique cut-off shade design providing maximum down light. Unit is DOT approved for railroad stations. The shade is spun of heavy wall aluminum and the 508 fluted filter is cast with integral ballast. Our 1910 Acorn looks like the original glassware but is molded of super strong polycarbonate (Lexan) for years of durability. The fixture assembly scales 18"x28". See below for installation photos.

|     |                       |
|-----|-----------------------|
| MV  | 100, 175 or 250 watts |
| HPS | 70, 100 or 150 watts  |
| MH  | 70, 100 or 175 watts  |



PLAN G - LIGHTING PLAN (PAGE 2)

# TKDA

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON  
AND ASSOCIATES, INCORPORATED

1500 MERITOR TOWER  
444 CEDAR STREET  
SAINT PAUL, MINNESOTA 55101-2140  
PHONE: 612/292-4400 FAX: 612/292-0063

## MEMORANDUM

To: Dick Sobiech Reference: Water Delivery Capability  
Copies To: Dan Fabian Meridian Manor & Wayzata Community Church  
Wayzata, Minnesota  
From: Tom Kirk T.K.  
Date: July 7, 1993 Commission No. 9363-003

Using the computer model of the City's water distribution system, we have analyzed the available fire flows at the site of the proposed Meridian Manor development and at the Wayzata Community Church on Babcock Lane, west of Ferndale, in Wayzata.

Concurrent with peak day water use, the following fire flows are available without reducing residual pressures to less than 20 psi:

- A. With the existing system:
  - At Wayzata Community Church 1,700 GPM
  - At Meridian Manor 750 GPM
- B. With the installation of a parallel 8" diameter main along Wayzata Boulevard and Babcock Lane, west of Edgewood:
  - At Wayzata Community Church 2,400 GPM
  - At Meridian Manor 1,750 GPM
- C. With the installation of a parallel 10" main instead of an 8" main along Wayzata Boulevard and Babcock Lane, west of Edgewood:
  - At Wayzata Community Church 2,700 GPM
  - At Meridian Manor 2,300 GPM
- D. With the additional construction of the proposed 8" main from Babcock and Westwood Lanes to the north end of the Ferndale bridge across Hwy. 12:
  - At Wayzata Community Church 2,900 GPM
  - At Meridian Manor 2,500 GPM

It was not possible to obtain a 3,250 GPM fire flow at the church, nor at Meridian Manor, in order to satisfy the Fire Marshal's criteria, without adding the "Western Loop" proposed in our 1988 report, raising the elevated tank, or both.

Plan H.



30

6143607

31AUG93 15:42 C6143607 SCD \$4.50  
31AUG93 15:42 C6143607 OOC \$30.00

OFFICE OF COUNTY RECORDER  
HENNEPIN COUNTY, MINNESOTA

CERTIFIED FILED AND OR  
RECORDED ON

1993 AUG 31 PM 3:42

AS DOCUMENT # **6143607**  
*R. Don C. [Signature]* CO. RECORDER

BY *[Signature]* DEPUTY

REC FEE 29-  
COPY FEE 1-

29-

BY 491

# Project Notes

1000 Twelve Oaks Center Dr. Tel 952.426.7400

Suite 200

Wayzata MN 55391

Fax 952.426.7440

[www.mohagenhansen.com](http://www.mohagenhansen.com)

Mohagen  
Hansen  
Architectural  
Group



## NEIGHBORHOOD MEETING MOMENTS OF WAYZATA PUD

---

6/10/21

NAME

ADDRESS (HOUSE# & STREET)

PAUL ABLACK

45 Ferndale Green

Beth Flynn-Ferry

154 BABCOCK LN

Jane Wallace

118 BABCOCK Lane

RACHEL STURGIS

144 BABCOCK LANE

Kris & Keith  
Johnson

166 BABCOCK Lane

Cigun & Van  
Winters

120 Westwood Lane

June 16, 2021

SOCKET® TOPS

MOMENTS OF WAYZATM JUNE 16, 2021

| <u>NAME</u>          | <u>HOUSE # / STREET</u>  |
|----------------------|--------------------------|
| Kris & Keith Johnson | 11616 Babcock            |
| Dan & Sue, Staff     | Redeemer Lutheran Church |
| Rebecca Hawthorne    |                          |
| NATE LEDING          | 353 Maple Square         |
| Laura Merriam        | 100 Serenade             |



## Meeting 6.10.2021 Recap of Moments – Neighborhood Meeting #1 – Gianni's

### QUESTIONS BY TOPIC CATEGORY

#### CHANGE

Preference is status quo, recognize a vacant building is not sustainable for community

#### USE

Continuum with complementary services positive, but corporate office felt uncomfortable for some

#### SERVICE OFFERING

Recap types of Care by provider - Memory Care & High Acuity + Exec. Operations Management

#### DENSITY

Units/ Occupants - Incremental increase net add of 13%

Added density contained within existing community building

Converted oversized 2-bedroom to Single occupant units

Density - ambivalent – “You’ll make money by adding Density.” “Skip Annex - not your core business”

#### ARCHITECTURE – Shape Mass Height

Scale of building + addition – too large scale; Match existing scale and details

Added Density - ‘With more rooms added, financial model is satisfied’; Cost to upgrades

Annex Building Reduce or Omit building, “unnecessary,” “Why do you need the Addition?”; Offer an array of services unable to do within existing structure.

Port Cochere – “Not necessary, it doesn’t fit architectural style. “Massive”; It is a quality of life and well being for our residents. Weather plays a big part in falls. Prevention is the best medicine.

Loading & Delivery – “Why here and not in the back or side yard?” Serves an existing building food service area. Displaced utilities and refuse to side yard for pickup and maintenance.

“Primary building access should be from N side of site”; Existing building services are served from south. We will be gracious and supportive of needs of our surrounding neighbors, their concerns while being supportive of our guests and family members.

#### TRAFFIC - PARKING

Headlights out-bound on East entry – Leaving site, slope, turn – make [situation] worst? Making every effort to recognize limitations inherent in access to and from the property. Add median plant screening and buffering, ‘stone’ walls to screen headlights and direct traffic.

Preferred Angle ingress approach off Wayzata Blvd vs. 90d – 2-way ingress/ egress.

Egress site - headlights – shift change

Why not provide below grade parking (Like Promenade and Folkstone);

Why not shift parking field on S side of parcel - displace entry to N side of parcel;

“Perpendicular Entry” ??; Front yard parking”?? – “Put in side yard or rear yard”; Goal is a continuation of the existing building fabric with significant enhancements

Traffic generation – Adult MC Day Services – trips per day at least 40; Guest arrivals and departures do not coincide with staff shift changes.

EMS – “Lights and noise” “Disruptive”; Our staff type (RN, LPN, CNA) and quantity will ameliorate the frequency of calls. Recognize that this service does require qualified first responders, but through proper management the frequency will be reduced. Our operations is a continuum of past care.

Garbage pickup times – ‘Conflict with neighborhood fabric’; Manage vendor schedules based on contracted services.

“Don’t like Adult Day Care idea” significant traffic generator”; Spouse or significant other is on different schedule than parent dropping child. Takes pressure off shift change arrivals and departures.

Wayzata Blvd Speed limit - East-bound from Long Lake Way Blvd 60 > 35 > 25 mph - Get City to slow incoming traffic; We will express the concerns about speed of Blvd.

## **AMENITY**

Adult Day Services – Located on Level 1 only.

15-residents +/- / day. [Narrative correction] - Says 15, owner said 20. Should say 20. Amended MHA Narrative.

Cabana – Family gathering space; Included as part of the addition.

Port Cochere – “Detracts” “Doesn’t fit the aesthetic”, “Makes it like a hotel” “Addition & Portico too big!”; Will look at ways to mitigate height, express detail. Height is subject to fire marshal’s definition.

The Moments - WH LLC – Executive Operations Office - Why do you need all the extra area? Addition is a blend of amenity services and The Moments Brand Executive offices.

“You should relinquish east parking lot for community site Amenity Garden”; Creation of an expansive north garden with extensive manicured spaces is planned for secure resident safety and walk paths.

## **ENVIRONMENTAL**

Front Yard - Grades remain the same; Grades will be adjusted. Parking and drive lanes are positioned to allow proper access to the drop off area, yet provide unincumbered traffic flow by guests, patrons and emergency service providers.

Access shift - trees – Some large trees will be lost due to proximity of new drive and parking. Replacement meets and exceeds City standards. Select trees will be spaded and complement final installation.

Signage – Size and position remains the same; New graphics on a new complimentary stone base.

East Lot (was pergola) – Lost of public green space; No public green space will be lost. Private green space will be markedly enhanced though this owner’s passion for landscape.

Sidewalk – Added for pedestrians + limited service access; full frontage landscape and street trees will be added and enhanced above city standards.

How much greenspace lost (due to Addition)? Hardscape of garages + loading; shared stats as noted on CSG drawings C2.0.

Screened noise and unsightly elements; Provisions are provided to screen and mitigate per plan.

Landscape buffer - Add on South Side of Wayzata Blvd between Babcock Lane; Subject to City acceptance of recommended plantings and maintenance, we will install new between existing street trees.

## **GENERAL OBSERVATION**

Guests present were receptive after understanding intent, although a few will not endorse or support any changes that developer is proposing, we are seeking and working toward positive mutual results.

“Support the [approved PUD] use, but not sure about the addition. – Don’t open the door to commercial use”; Believe the need for the Wayzata community exists and our desire is to be a good and supportive community member.



## Meeting 6.16.2021 Recap of Moments – Neighborhood Meeting #2 – Wayzata Depot Patio

The Depot provided a positive alternate venue. We found many of the same participants present from the first meeting, that attended the second informational session. A recap overview for the new guest who attended. Shared the aspirational goals of The Moments, where we excel and passion for quality of service offered. Who we serve and what perceive as values. Our support of the overall goals of the community. Similar line of questions were forth coming. Were appropriate added germane comments when different then above.

Response comments shared with

1. Stats | comparison of Existing Building and Addition – footprint at grade ~ 24,000 sf | 6800 sf. Areas remained unchanged, only understanding of how it is distributed.
2. Façades parallel to Wayzata Blvd - ~ 240' | 60', with articulation offset step backs ~ 20' - 40'
3. Presented additional south site landscape planning as layering by CSG
4. Headlights and traffic - shift change and daycare drop off - How many trips.
5. Parking in front of building - This is existing condition with added spaces per city requirements.
6. Grades, retaining walls and existing trees. Do not want existing trees 'clear-cut'. Save the large established trees.
7. Look of front yard - Maintain screening and landscaping.
8. Drive under canopy size - Can this get smaller, less obvious.
9. Adult Daycare resident numbers, how many- 15 or 20ppl. – 20ppl
10. Addition - Do we [you] need 2<sup>nd</sup> floor.
11. Impervious surface - Does this increase?
12. Parking count and locations – Minimum spaces?
13. Added trees to south side of Wayzata Blvd. Work with city and neighbors for additional placement and size.
14. Several comments about speed limit - Can a center island be installed. City to determine.
15. Discussed added sidewalk and street trees added along Wayzata Blvd.
16. Redeemer Church asked if we could have a matching sidewalk access/connection at east property line? We have extended an opportunity to work with the Church for mutual access. On a wider interest, they are excited about engaging with us. Provide singing and worship for our residents. Want to renew their connection with a community they feel an affinity with. Where possible walk over to serve.
17. Building height exceeded 35'? Discussed if City staff took issue with this? Per City's methodology of calculating the standard elevation the combined building exceeds the standard. Nominally it is one foot (1'). This is due to reduction of grade surrounding the existing building to address water draining towards the building and causing moisture infiltration. Measurement of the new buildings is less than average 35' elevation.
18. Neighbors support the project and its use, but a couple neighbors feel the project does not have any empathy toward them and their feelings; We continue to work with the neighbors and their concerns.
19. Neighbors are only concerned about front of building and front yard landscaping. See #4 above.

### General Observation

Similarities existed between both groups. Concerned and passionate citizens of their community.

Attendees included a planning commissioner; a local reporter was present. Our goal is to work with our neighbors and be a responsible community participants.

# Public Comments Provided Prior to June 17, 2021

**From:** Daniel Drotning <[DanielCMB@outlook.com](mailto:DanielCMB@outlook.com)>  
**Sent:** Thursday, June 17, 2021 10:48 AM  
**To:** Christine Plantan  
**Subject:** Former Meridian Manor

Reasons the PUD by TMSC of Wayzata should not be approved as applied for are as follows.

- The preliminary plan site documents supplied by white holdings appears to call for the removal of 25+ mature trees from the site to allow construction of a new front parking lot. This lot will not be necessary as the new ownership has informed the neighborhood that the ownership plans to demolish the garages on the west side of the site and that free space will be available for parking. Wayzata needs to preserve all the mature trees we have, as we did with the "big Woods project" and not cut them down for a parking lot.
- The neighborhood was also informed by TMSC that they are applying on the amended PUD to build a 14,657 SF annex addition to the 74,178 SF existing building that has existed since 1994. The annex is to house offices for their current enterprise and their future office needs. We believe there is sufficient available office space that exists in metro west that there is no need to build an annex on the site and cut down additional trees. Let Wayzata be a "Tree City" not a parking lot city.
- We believe the current building footprint does not need to be increased to 88,835 SF for more offices. The current structure will meet "Moments of Wayzata" needs even with 85 resident units and 15 adult day care "guests" per day, and the staff to support them. Including parking.
- TMSC project Narrative states "By design, 100% of the units are dedicated to memory care and high acuity assisted living". We believe this means the residents will remain supervised on the site. All this can happen in a remodeled site with the same footprint as they purchased, if they do not bring in outside offices.
- We are also very concerned that the statement in the TMSC executive recap: "Potential subdivision for creation of a 9-unit behavioral care unit, as need arises based on demand." Sounds like TMSC thinks they can do as they please in the PUD without the approval of the city of Wayzata. That is not the structure of a PUD.

We the neighbors of "Moments of Wayzata" are pleased to welcome them to the Highlands but without damaging the beautiful land and trees, Please. Thank you Chris for listening to our concerns. Daniel and Eileen Drotning 120 Westwood Ln.

## Nick Kieser

---

**From:** Kris Johnson <krisjohns53@gmail.com>  
**Sent:** Wednesday, June 16, 2021 2:59 PM  
**To:** Public Comment  
**Cc:** Emily Goellner; Nick Kieser  
**Subject:** Moments of Wayzata Renovation Concerns  
**Attachments:** Moments of Wayzata Images.zip

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

We, the residents, of The Highlands neighborhood have the following heightened concerns regarding the proposed redevelopment of Meridian Manor into the Moments of Wayzata:

- The 14,657 square foot addition as presented on the plan. We are not supportive of the annex building for the following reasons:
  - It creates the need for additional parking which necessitates the removal of 26 mature trees and the garden green space adjacent to the east. Both of these are critical for softening the use in a neighborhood setting and are in keeping with Redeemer Lutheran's front yard. We feel the City of Wayzata needs to preserve all the mature trees we have and not cut them down for a parking lot.
  - According to the applicant, the 14,657 square foot building is to be used 50% for corporate offices not only for this facility but for many of the other businesses the applicant owns and the other 50% for senior drop-in daycare. Both uses are of a commercial nature and should be in a commercial zone such as the Folkestone retail office complex.
  - The reconfiguration also changes the traffic pattern through the site which today is a gentle right in on the east side and a full access exit on the west side. The plan calls for a full access entrance and exit on the east side perpendicular to Wayzata Blvd. pointing directly at the neighbors' homes.
  - Substantially increased daily traffic in/out of this building with the dropping off and picking up of the daycare clients and the increased number of employees.
  - This reconfiguration also moves the trash enclosure to the front of the site whereas today it is housed in the building on the west side.
- Port Cochere (covered entry):
  - The mass and size/height is extremely overwhelming. It is on the same scale as porticos outside of chain hotels. The applicant stated there is "little to no traffic" in and out of this building so we feel the massive size of the portico is not appropriate for a site directly across the street from a residential neighborhood.
  - The current canvas covered entry is more in keeping with the residential nature of the building. This is similar in scale to the entry of the Folkestone community of 200+ units.
- Nine-unit behavioral care unit as need arises based on demand. We need clarification as to what this entails.

The neighborhood is pleased the facility is going to continue to be used for a senior care residence. We are in agreement with the interior renovation of the existing building increasing the number of residents from 75 to 85. The addition of a sidewalk on the south side of the property is in keeping with the city's walkability efforts. It will also be much safer for the residents of the facility. We strongly suggest we have trees planted along Wayzata Blvd. and the sidewalk moved back behind the trees to begin the beautification of the west entrance into the city of Wayzata. This could be enhanced by continuing the boulevard configuration similar to what exists between Minnetonka and Walker. We would like to discuss this issue further.

We appreciate the open dialogue and any changes the new owner and city of Wayzata can make to ensure this senior home continues to enhance our small town and respect its location at the west entry to Wayzata directly across from a long established neighborhood.

Please see attached images.

Respectfully,

The Highlands Neighbors

--

**Kris Johnson**

763.438.0072















































## Nick Kieser

---

**From:** kirklanddm@gmail.com  
**Sent:** Thursday, June 17, 2021 1:14 PM  
**To:** Public Comment  
**Cc:** Nick Kieser; Emily Goellner  
**Subject:** Moments of Wayzata development - why always MORE?

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

To the Wayzata City Planning Commissioners

Good morning, this is David Kirkland I reside at 176 Babcock Lane.

I have been a resident of WZ for 15 years and have witnessed the slow but constant loss of the mature green space and open space as development has eaten away at the environmental fabric of this town. I have seen the number of birds and pollinators substantially reduced as their natural environment is depleted. Gone are the small predators, the fox, the raccoon, the wild cats replaced by deer and rabbits!

So I ask 'why always more'? More building, more impervious surface, more traffic, more noise, more light pollution resulting in fewer mature hardwood trees, less natural grasses and shrubs, fewer birds and bees.

The National Park Service charge is to 'preserve and protect' it is time Wayzata adopted this viewpoint now! The Big Woods is an example of meeting that challenge.

Moments of Wayzata is a case in point. The applicant purchased the property in full knowledge of the existing PUD zoning and the need to adhere to it. Now they are asking for more- more building(14,000 sf 3 levels) and therefore more parking, more hardscape, creating more traffic, more noise and light pollution. The plan shows the removal of 26 hardwood trees, the removal of the front easterly garden area all for more employee parking. Gone will be the 75yr old maple just east of the front entry.

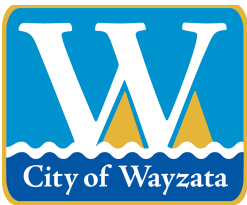
I ask the Planning Commissioners to reject the proposed expansion and have the applicant adhere to the PUD, focusing on the substantial renovation and modest expansion of senior care residents all of which the neighbors favor.

Thank you.

Most sincerely, David Kirkland 612-669-6067.

Sent from my iPad





## City of Wayzata Planning Commission Agenda Report

|                                                                                                    |                         |
|----------------------------------------------------------------------------------------------------|-------------------------|
| <b>MEETING DATE:</b> June 21, 2021                                                                 | <b>AGENDA ITEM:</b> 6.c |
| <b>TITLE:</b> Consider Amendment to Zoning and Subdivision Ordinance Notification Requirements     |                         |
| <b>PREPARED BY:</b> Emily Goellner, Community Development Director, Nick Kieser, Assistant Planner |                         |
| <b>REVIEWED BY:</b>                                                                                |                         |
| <b>60 DAY DEADLINE:</b> N/A                                                                        |                         |

### **BACKGROUND:**

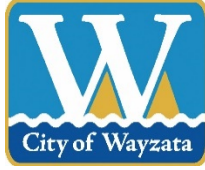
In the City's efforts to manage thoughtful development, staff sees an opportunity to increase community awareness about development proposals and construction activity. Staff recommends increasing the mailing radius required for notifications about public hearings. This requires an Amendment to the Zoning and Subdivision Ordinances, which requires a public hearing with Planning Commission and adoption by City Council. In addition, staff is recommending that Council adopt a Resolution approving a formal Neighborhood Notification and Meeting Policy. Staff is seeking feedback on this document from the Planning Commission. The Policy includes requirements for neighborhood meetings and letter notifications. The Policy also includes a requirement that an applicant/developer/builder requesting a building permit for a new or significantly renovated commercial, office, or multi-family residential structure prepare a mailing on the construction project in order to provide timely information to the residents.

### **ACTION REQUESTED:**

After considering the items outlined in this report and the public hearing held at the meeting, staff recommends that the Planning Commission direct staff to prepare a Planning Commission Report and Recommendation of Approval, with appropriate findings, reflecting a recommendation of approval of the proposed Ordinance Amendments for review and adoption at the next Planning Commission meeting.

### **ATTACHMENTS:**

1. Staff Report and Neighborhood Notification Policy



**Planning Report  
Wayzata Planning Commission  
June 21, 2021**

**Project Name:** Neighborhood Notification and Meeting Policy

**Request:** Amendment to Zoning and Subdivision Ordinance  
Notification Requirements

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

**60-Day Deadline:** N/A

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Introduction

In the City's efforts to manage thoughtful development, staff found an opportunity increase community awareness about development proposals and construction activity.

Current Practices

The following practices will remain in place:

- For all development applications that require a public hearing, a notification of the hearing is published in the local newspaper as required by state law. This is performed by City staff, not the applicant.
- The same notification about the public hearing is also sent to nearby property owners by the City. This is also performed by staff, not the applicant.
- The City website includes a page for each development application. Plan sets, neighborhood meeting invitations, a review schedule, and contact information are posted.
- Once an application is deemed complete for review, information about it is posted in the Wayzata Weekly online publication.
- Signs are temporarily installed on the sites noting that there is a pending development proposal.
- Most applicants agree to host a neighborhood meeting prior to a public hearing based on staff's encouragement.
- A few builders have agreed to send a letter to neighbors prior to the commencement of a large construction project, but this is a new and infrequent practice.

Mailing Radius

Currently, Wayzata City Code requires that the City notify property owners within 350 feet of most development applications. Owners are notified of a public hearing by mail

at least 10 days prior to the hearing. This is consistent with the requirements in State Statutes. For variance applications in particular, the Wayzata City Code requires a radius of 500 feet for notices. It is not clear why the mailing radius is different for variances. State law requires a minimum mailing radius of 350 feet for CUPs and Zoning Map Amendments. The minimum radius for other applications are not specified in state law.

Staff has conducted research on neighborhood notification policies in surrounding communities. Most of the surrounding communities use a 500-foot radius for public hearing notices. The City of Plymouth uses a larger radius of 750 feet. Plymouth is the largest city that was researched, which could account for the exception. Plymouth also has large lot subdivisions, large commercial and industrial properties, and generally a more widespread development pattern compared to Wayzata. In order to reach a similar amount of people as other communities, the mailing radius is larger. Staff proposes to increase the mailing radius from 350 feet to 500 feet for all development applications that require a public hearing. This requires a Zoning and Subdivision Ordinance Amendments to update the required mailing radiuses in the Wayzata Code of Ordinances.

#### Summary of Requests

Staff is recommending the following Ordinance Amendments:

1. Amendment to Zoning Ordinance Notification Requirements. Amend Part IX of the Wayzata City Code (Zoning Ordinance) to add the following new Section 901.5.G: Neighborhood Notification and Meeting Policy. The City may adopt and amend from time to time a policy on neighborhood notification and meetings for applications made under this Ordinance, which shall apply in addition to the requirements of this Ordinance.
  - § 903.02.C – Administration Amendments (Text and Map)
    - Change mailing distance from 350 feet to 500 feet
  - § 904.02.C – Administration Conditional Use Permits
    - Change mailing distance from 350 feet to 500 feet
  - § 909 – Design Standards
    - Add a neighborhood mailing requirement and distance of 500 feet
  - § 911.05.C – Administration Heritage Preservation Board
    - Change mailing distance from 350 feet to 500 feet
  - § 933.05.B.2 – Planned Unit Development
    - Change mailing distance from 350 feet to 500 feet
2. Amendment to Subdivision Ordinance Notification Requirements. Amend Part X of the Wayzata City Code (Subdivision Ordinance) to add the following new Section 1000.03.B: The City may adopt and amend from time to time a policy on neighborhood notification and meetings for applications made under this Chapter, which shall apply in addition to the requirements of this Chapter.

- § 1003.02.A.3 and § 1003.02.B – Procedures for Filing and Review Preliminary Plat
  - Change mailing distance from 350 feet to 500 feet
- § 1009.04.B.6 – Administration and Enforcement Variances, City Council Approval, Standards
  - Change mailing distance from 350 feet to 500 feet

#### Neighborhood Meetings and Letters

Staff has drafted a Neighborhood Notification Policy document (see attached). It outlines the proposed requirements for neighborhood meetings in order to formalize a practice that has been informally in place for many years. It does not require that every project host a neighborhood meeting. This could become overly time-consuming and unnecessary for certain projects. For those that do not warrant a meeting, the applicant is required to send a letter to nearby residents. It would include a more detailed summary of the proposal, a site map, and applicant contact information. Additional details about the required meetings and letters, as well as language giving staff some flexibility in making these determinations, are provided in the policy.

#### Notification to Renters

The City utilizes Hennepin County data to generate a list of property owners within the specified radius of an application. The data is generated from tax records and does not host information about rental units within multi-family residential buildings. A significant proportion of residents rent their house or apartment in Wayzata. Staff will work with applicants under existing limitations to notify renters of projects as best as possible.

There are a few ways that this can be achieved:

- Mailings can be sent to units within a residential building by working with data provided by the US Postal Service. The letter would likely be addressed to the unit number rather than the resident name due to lack of easily accessible public information.
- Data about rental units can be obtained through the City Rental Licensing Program.
- The City has working relationships with some property managers and owners so that notification can possibly be posted in a common area of a building.

Staff will analyze the success of this notification process for residents who rent and suggest changes to the Policy as necessary.

#### Letters Regarding Construction

The Policy also includes a requirement that an applicant/developer/builder requesting a building permit for a new or significantly renovated commercial, office, or multi-family residential structure prepare a mailing on the construction project in order to provide timely information to the residents. For this mailing notification, staff proposes a radius of 350 feet.



#### City Council Workshop

The first draft of the attached Neighborhood Notification Policy was presented to the City Council for review and discussion at the March 16, 2021 workshop. The general feedback on the Policy was supportive from Council and that the increase in mailing distances and requiring neighborhood meetings was beneficial to development applications. At the workshop it was noted that the next step was to bring the required Ordinance Amendments through the public hearing process and gather additional feedback about the Policy.

#### **Action Steps**

After considering the items outlined in this report and the public hearing held at the meeting, staff recommends that the Planning Commission direct staff to prepare a *Planning Commission Report and Recommendation of Approval*, with appropriate findings, reflecting a recommendation of approval of the proposed Ordinance Amendments for review and adoption at the next Planning Commission meeting.

#### **Attachments**

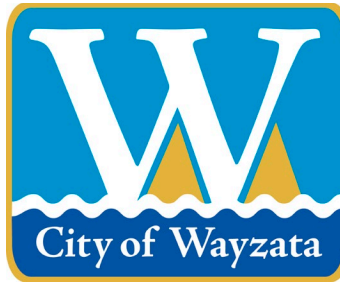
Wayzata Neighborhood Notification and Meeting Policy

## **Applicable Code Provisions for Review**

### Zoning Ordinance Amendment

Section 903.02 F. The Planning Commission shall consider possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

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



**City Council**  
Mayor Johanna Mouton  
Jeff Buchanan  
Cathy Iverson  
Molly MacDonald  
Alex Plechash

**City Manager**  
Jeffrey Dahl

## **City of Wayzata**

### **Neighborhood Notification and Meeting Policy**

(Adopted --\_\_\_\_)

Neighborhood notification in the form of letters or meetings shall be provided for development applications and major construction projects in accordance with this policy outlined below.

#### **A. Letter Notifications of Land Use Applications**

**Applicable to:** *CUP, Variance, Subdivision, Design Deviation, and Minor PUD Amendments*

The applicant shall prepare and send out a mailing regarding the proposal that is the subject of the land use application that provides information to surrounding residents and property owners, and allows them time to give feedback to staff prior to the public hearing. The mailing shall conform with the following:

##### Mailing Process:

1. Mailings shall be sent out by the applicant via U.S. Mail after the land use application has been received and deemed complete by the City, and at least 7 days prior to the public hearing on the application at the Planning Commission meeting.
2. Mailings shall be sent out to all properties within a radius of **500 feet** from the subject property.
3. Mailings shall include all properties that will be notified of the public hearing, or to a larger area up to 1,000 feet for large sites with a high level of public interest, as determined by the Community Development Director.
4. Applicants shall make an effort to notify residents within multi-family rental properties, either by mail or by posting a notice in a common area of the building.
5. Notices shall be postmarked at least 10 days prior to the date of the Planning Commission meeting.
6. If the Community Development Director feels additional time is warranted to solicit neighborhood input, the applicant shall send out the mailings earlier.
7. A draft of the entire mailing must be reviewed and approved by City Planning staff prior to sending.
8. An electronic copy of the mailing shall be sent to Planning staff, who will forward it to members of the Planning Commission and City Council.

##### Mailing Content:

- Applicant name, address, email address, and phone number
- Location of proposed project (map)
- Brief narrative describing the proposed project and specific application request(s)
- A site plan and/or project rendering
- Outline of expected process (i.e., Planning Commission public hearing, anticipated date of City Council review, etc.)
- City Planning staff contact information

## **B. Neighborhood Meetings for Land Use Applications**

**Applicable to:** *PUD Concept Plan, PUD General Plan, Major PUD Amendment, Zoning Map Amendment, Comprehensive Plan Amendment*

Neighborhood meetings must also be held if, in the opinion of the Community Development Director, the potential impact of any development application is great enough to warrant such meeting.

### Meeting Notices:

1. Meeting notices shall be sent out by the applicant to the same properties that will be notified of the public hearing, or to a larger area if staff feels it is warranted.
2. Notices shall be mailed and postmarked at least 7 days prior to the meeting date.
3. A draft of the notice must be reviewed and approved by Planning staff prior to sending.
4. A copy of the final notice shall be sent to Planning staff, who will forward it to members of the Planning Commission and the City Council.
5. Mailings shall be sent out to all properties within a radius of **500 feet** of the subject property.
6. Applicants shall make an effort to notify residents within multi-family rental properties, either by mail or by posting a notice in a common area of the building.
7. Meeting Notices must include:
  - Meeting date, time, and location
  - Applicant name, address, email address, and phone number
  - Location of proposed project (map)
  - Brief narrative describing the proposed project and specific application request(s)
  - Outline of expected process (i.e., Planning Commission public hearing, anticipated date of City Council review, etc.)
  - City Planning staff contact information

### Meeting Guidelines:

1. The meeting shall be scheduled after the formal application has been received and deemed complete by the City and at least 7 days prior to the public hearing on the application at the Planning Commission meeting.
2. If Planning staff feels neighborhood input is warranted in advance of an application, meetings may be scheduled prior to the submission of an application.



3. Meetings shall be held at any time between 4:00pm and 8:00 pm, Monday through Thursday. Meetings shall not be held on holidays. The applicant is required to check potential meeting dates with Planning staff in advance of scheduling.
4. The applicant shall host a neighborhood meeting at City Hall or another public location approved by Planning staff in order to provide information to surrounding residents and property owners, and to gather feedback prior to the public hearing. Meetings may be held virtually if the City's public meetings are being held virtually.
5. The applicant shall host the meeting and make a presentation on the proposal that is the subject of the application. A City representative may be in attendance to observe and to answer questions about City policy and process.
6. A sign-in sheet shall be kept and a copy provided to Planning staff, along with a summary of the meeting, after its conclusion.

### **C. Letter Notifications of Major Construction Projects**

#### **Applicable to:** *Multi-Family, Office, and Commercial Construction Projects*

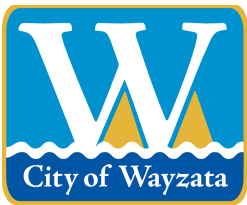
The applicant/developer/builder requesting a building permit for a new or significantly renovated commercial, office, or multi-family residential structure shall prepare a mailing on the construction project in order to provide timely information to the residents.

#### Mailing Guidelines:

1. Mailings shall be sent out by the permit applicant at least 10 days prior to the construction start date. If Planning staff feels additional time is warranted to notify the surrounding properties, mailings shall be sent out earlier as directed by staff.
2. Mailings shall be sent out to all properties within a radius of **350 feet** of the subject property.
3. A draft of the entire mailing must be reviewed and approved by Planning staff prior to sending.
4. Applicants shall make an effort to notify residents within multi-family rental properties, either by mail or by posting a notice in a common area of the building.

#### Mailings Shall Include the Following:

- Applicant/developer/builder name, address, email address, and phone number
- Clear information on how to file complaints or ask questions about construction
- Location of construction project (map)
- Brief narrative describing the construction project and any relevant City approvals
- A site plan and/or project rendering
- Outline of expected construction timeline (expected hours of work, road closures, milestones and completion dates)
- Copy of Construction Management Agreement signed by applicant/developer/builder as required for the issuance of a building permit
- City Planning staff contact information



## City of Wayzata Planning Commission Agenda Report

|                                                                    |                         |
|--------------------------------------------------------------------|-------------------------|
| <b>MEETING DATE:</b> June 21, 2021                                 | <b>AGENDA ITEM:</b> 7.a |
| <b>TITLE:</b> Review of Development Activities                     |                         |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                 |                         |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director |                         |
| <b>60 DAY DEADLINE:</b> N/A                                        |                         |

**BACKGROUND:**

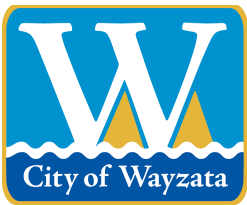
Staff will give a verbal update at the meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

None



## City of Wayzata Planning Commission Agenda Report

|                                                                                |                         |
|--------------------------------------------------------------------------------|-------------------------|
| <b>MEETING DATE:</b> June 21, 2021                                             | <b>AGENDA ITEM:</b> 7.b |
| <b>TITLE:</b> Planning Commissioner Liaison Schedule and City Meeting Calendar |                         |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                             |                         |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director             |                         |
| <b>60 DAY DEADLINE:</b> N/A                                                    |                         |

### **BACKGROUND:**

The next Planning Commission meeting is scheduled for Wednesday, July 7, 2021. The July 6, 2021 City Council meeting is cancelled.

Staff is aware that several commissioners are very interested in remote meeting attendance even after in-person meetings begin again.

The City has been able to meet remotely because of the state of emergency that was declared as part of the pandemic which allowed exceptions to the Open Meeting Law. That state of emergency was just extended to July 14. It has now been recently clarified that way to comply with the Open Meeting Law from that point forward (if it's not extended) and still participate remotely is for certain medial allowances that were recently passed (<https://www.lmc.org/news-publications/news/all/fonl-pandemic-fix-oml/>) So once the emergency is lifted, the City will lack authority to have virtual attendance for Commissioners and Council Members at meetings.

When the City is back to having in person meetings, which for the Planning Commission is scheduled for August 2, the City does not currently have a good audio/visual option to allow for in-person attendance of some commissioners and remote attendance of others. There have been many issues with sound feedback since the Zoom system and the cable system don not communicate with one another in the Community Room. City staff is working on a long-term solution that would hopefully make these systems better work with one another, but without that in place, staff is strongly advising against having some commissioners remote and others in person, even if the emergency order is extended.

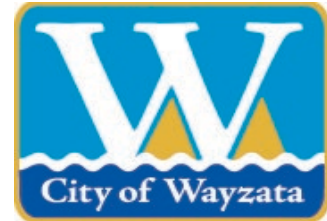
### **ACTION REQUESTED:**

N/A

### **ATTACHMENTS:**

1. 2021 Wayzata Calendar
2. Planning Commission assignments at Council meetings 2021

# City of Wayzata 2021 Meeting Calendar



| January 2021 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|
| S            | M  | T  | W  | Th | F  | S  |
|              |    |    |    |    | 1  | 2  |
| 3            | 4  | 5  | 6  | 7  | 8  | 9  |
| 10           | 11 | 12 | 13 | 14 | 15 | 16 |
| 17           | 18 | 19 | 20 | 21 | 22 | 23 |
| 24           | 25 | 26 | 27 | 28 | 29 | 30 |
| 31           |    |    |    |    |    |    |

| February 2021 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|
| S             | M  | T  | W  | Th | F  | S  |
|               | 1  | 2  | 3  | 4  | 5  | 6  |
| 7             | 8  | 9  | 10 | 11 | 12 | 13 |
| 14            | 15 | 16 | 17 | 18 | 19 | 20 |
| 21            | 22 | 23 | 24 | 25 | 26 | 27 |
| 28            |    |    |    |    |    |    |

| March 2021 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|
| S          | M  | T  | W  | Th | F  | S  |
|            | 1  | 2  | 3  | 4  | 5  | 6  |
| 7          | 8  | 9  | 10 | 11 | 12 | 13 |
| 14         | 15 | 16 | 17 | 18 | 19 | 20 |
| 21         | 22 | 23 | 24 | 25 | 26 | 27 |
| 28         | 29 | 30 | 31 |    |    |    |

| April 2021 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|
| S          | M  | T  | W  | Th | F  | S  |
|            |    |    |    | 1  | 2  | 3  |
| 4          | 5  | 6  | 7  | 8  | 9  | 10 |
| 11         | 12 | 13 | 14 | 15 | 16 | 17 |
| 18         | 19 | 20 | 21 | 22 | 23 | 24 |
| 25         | 26 | 27 | 28 | 29 | 30 |    |

| May 2021 |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| S        | M  | T  | W  | Th | F  | S  |
|          |    |    |    |    |    | 1  |
| 2        | 3  | 4  | 5  | 6  | 7  | 8  |
| 9        | 10 | 11 | 12 | 13 | 14 | 15 |
| 16       | 17 | 18 | 19 | 20 | 21 | 22 |
| 23       | 24 | 25 | 26 | 27 | 28 | 29 |
| 30       | 31 |    |    |    |    |    |

| June 2021 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | Th | F  | S  |
|           |    | 1  | 2  | 3  | 4  | 5  |
| 6         | 7  | 8  | 9  | 10 | 11 | 12 |
| 13        | 14 | 15 | 16 | 17 | 18 | 19 |
| 20        | 21 | 22 | 23 | 24 | 25 | 26 |
| 27        | 28 | 29 | 30 |    |    |    |

| July 2021 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | Th | F  | S  |
|           |    |    |    | 1  | 2  | 3  |
| 4         | 5  | 6  | 7  | 8  | 9  | 10 |
| 11        | 12 | 13 | 14 | 15 | 16 | 17 |
| 18        | 19 | 20 | 21 | 22 | 23 | 24 |
| 25        | 26 | 27 | 28 | 29 | 30 | 31 |

| August 2021 |    |    |    |    |    |    |
|-------------|----|----|----|----|----|----|
| S           | M  | T  | W  | Th | F  | S  |
| 1           | 2  | 3  | 4  | 5  | 6  | 7  |
| 8           | 9  | 10 | 11 | 12 | 13 | 14 |
| 15          | 16 | 17 | 18 | 19 | 20 | 21 |
| 22          | 23 | 24 | 25 | 26 | 27 | 28 |
| 29          | 30 | 31 |    |    |    |    |

| September 2021 |    |    |    |    |    |    |
|----------------|----|----|----|----|----|----|
| S              | M  | T  | W  | Th | F  | S  |
|                |    |    | 1  | 2  | 3  | 4  |
| 5              | 6  | 7  | 8  | 9  | 10 | 11 |
| 12             | 13 | 14 | 15 | 16 | 17 | 18 |
| 19             | 20 | 21 | 22 | 23 | 24 | 25 |
| 26             | 27 | 28 | 29 | 30 |    |    |

| October 2021 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|
| S            | M  | T  | W  | Th | F  | S  |
|              |    |    |    |    | 1  | 2  |
| 3            | 4  | 5  | 6  | 7  | 8  | 9  |
| 10           | 11 | 12 | 13 | 14 | 15 | 16 |
| 17           | 18 | 19 | 20 | 21 | 22 | 23 |
| 24           | 25 | 26 | 27 | 28 | 29 | 30 |
| 31           |    |    |    |    |    |    |

| November 2021 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|
| S             | M  | T  | W  | Th | F  | S  |
|               | 1  | 2  | 3  | 4  | 5  | 6  |
| 7             | 8  | 9  | 10 | 11 | 12 | 13 |
| 14            | 15 | 16 | 17 | 18 | 19 | 20 |
| 21            | 22 | 23 | 24 | 25 | 26 | 27 |
| 28            | 29 | 30 |    |    |    |    |

| December 2021 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|
| S             | M  | T  | W  | Th | F  | S  |
|               |    |    | 1  | 2  | 3  | 4  |
| 5             | 6  | 7  | 8  | 9  | 10 | 11 |
| 12            | 13 | 14 | 15 | 16 | 17 | 18 |
| 19            | 20 | 21 | 22 | 23 | 24 | 25 |
| 26            | 27 | 28 | 29 | 30 | 31 |    |

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

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

Holiday Observed  
City Offices Closed

Precinct Caucuses -

Primary Election -

General Election - School Board Election

**2021**  
**Planning Commission assignments at Council meetings**

| <b><u>Meeting Date</u></b> |                    | <b><u>Commission Representative</u></b> |
|----------------------------|--------------------|-----------------------------------------|
| Tuesday                    | January 5, 2021    | Christine Plantan                       |
| Tuesday                    | January 19, 2021   | Jeff Parkhill                           |
| Tuesday                    | February 2, 2021   | Peggy Douglas                           |
| Tuesday                    | February 16, 2021  | Gregory Flannigan                       |
| Tuesday                    | March 2, 2021      | Larissa Stockton                        |
| Tuesday                    | March 16, 2021     | Laura Merriam                           |
| Tuesday                    | April 6, 2021      | Lindsay Bashioum                        |
| Tuesday                    | April 20, 2021     | Christine Plantan                       |
| Tuesday                    | May 4, 2021        | Jeff Parkhill                           |
| Tuesday                    | May 18, 2021       | Peggy Douglas                           |
| Tuesday                    | June 1, 2021       | Ken Sorensen                            |
| Tuesday                    | June 15, 2021      | Larissa Stockton                        |
| Tuesday                    | July 6, 2021       | Laura Merriam                           |
| Tuesday                    | July 20, 2021      | Lindsay Bashioum                        |
| Tuesday                    | August 10, 2021    | Christine Plantan                       |
| Tuesday                    | August 24, 2021    | Jeff Parkhill                           |
| Tuesday                    | September 7, 2021  | Peggy Douglas                           |
| Tuesday                    | September 21, 2021 | Ken Sorensen                            |
| Tuesday                    | October 5, 2021    | Larissa Stockton                        |
| Tuesday                    | October 19, 2021   | Laura Merriam                           |
| <b>Wednesday</b>           | November 3, 2021   | Lindsay Bashioum                        |
| Tuesday                    | November 16, 2021  | Christine Plantan                       |
| Tuesday                    | December 7, 2021   | Jeff Parkhill                           |
| Tuesday                    | December 21, 2021  | Peggy Douglas                           |

*Last Updated: February 18, 2021*