WAYZATA PLANNING COMMISSION
Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street
Monday, April 18, 2022
6:30 PM

HYBRID MEETING INFORMATION
Click here to join Zoom Meeting
Meeting ID: 836 8414 8680 Passcode: 219442

Members of the public may attend this Planning Commission meeting in person, provided they follow all City policies and protocols related to the pandemic, including wearing masks.

Members of the public may watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV.

Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the zoom call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel**. You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

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 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
   a. Approval of Draft Meeting Minutes of April 4, 2022
   b. Acknowledgement of Development Application Withdrawal for Highcroft Enclave at 301 Peavey Lane
5. **Public Hearing Items**
   a. Consider Adoption of Draft Planning Commission Report and Recommendation of Approval for Site Alteration Permit for Section Foreman House at 738 Lake Street East
   b. Consider Adoption of Draft Planning Commission Report and Recommendation of Approval for New Parks and Open Space Zoning District and Zoning Map Amendments
6. **Other Items**
   a. Review of Development Activities
   b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:

City Council - April 19, 2022
Planning Commission - May 16, 2022

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

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: April 18, 2022	**AGENDA ITEM:** 4.a
TITLE: Approval of Draft Meeting Minutes of April 4, 2022	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

See attached Draft Meeting Minutes of April 4, 2022.

ACTION REQUESTED:

Staff recommends approval of the attached regular meeting minutes of April 4, 2022.

ATTACHMENTS:

1. PC 04.04.2022 Meeting Minutes - Draft

WAYZATA PLANNING COMMISSION
MEETING MINUTES
APRIL 4, 2022

AGENDA ITEM 1. Call to Order

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

Chair Parkhill read a prepared statement regarding the hybrid meeting format, including information on attending in person, viewing online, and providing public comments.

AGENDA ITEM 2. Roll Call

Chair Parkhill asked Community Development Director Goellner to take roll call.

Present at roll call were Commissioners: Douglas, Merriam, Parkhill, Stockton, Sorensen, Schwalbe, and Severson. Community Development Director Emily Goellner, Planning Consultant Eric Zweber, Assistant Planner Valerie Quarles, Director of Public Works/City Engineer Mike Kelly, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Stockton made a motion, seconded by Commissioner Severson, to approve the April 4, 2022 agenda as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the March 21, 2022 Planning Commission Meeting Minutes
b.) Approval of Planning Commission Report and Recommendation of Denial for Development Application at 1022 Wayzata Boulevard
c.) Acknowledgement of Development Application Withdrawal for 150 Broadway Avenue South

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

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

Commissioner Merriam made a motion, seconded by Commissioner Sorensen, to approve the Consent Agenda as presented.

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The motion carried unanimously.

AGENDA ITEM 5. Public Hearing Items

a) Consider Development Application for Highcroft Enclave located at 301 Peavey Lane

Assistant Planner Valerie Quarles stated that the applicant is asking for a Comprehensive Plan amendment, a zoning map amendment, subdivision of an existing lot, a variance for driveway setback, and a variance for cul-de-sac length and width radius for property at 301 Peavey Lane, known as the Blake School location. She reviewed the zoning and land use of the surrounding area, and the existing conditions on the site. She explained that the proposal is to subdivide the existing lot into 15 single-family lots ranging from 15,000 to 25,000 square feet and three outlots. She gave an overview of the application requests including the variances, and reviewed the land use and housing goals in the Comprehensive Plan.

Planning Consultant Eric Zweber gave an overview of the subdivision, outlots, tree preservation plan, environmental considerations of the site including the wetland, park dedication, traffic analysis provided by applicant, and details of the variance requests. He reviewed the comments and concerns received from the Engineering and Fire Departments and details on the home design with regard to building pads, and that some of lots will have basements and some lots will have crawl space areas.

Assistant Planner Quarles noted that the applicant held a neighborhood meeting on March 17, 2022 which was attended by about 30 people and gave an overview of some of the concerns raised at the meeting. She stated that the City had received a number of public comments, and explained that some had been included in the packet and the others that were not received in time were available at the dais as, well as the binder in the front of the room. She reminded the Planning Commission that the Comprehensive Plan and Zoning Map Amendments are legislative decisions, and the subdivision and variance requests are quasi-judicial decisions. She gave the Commission an overview of the questions for consideration during their discussion.

At the conclusion of the Staff presentation, Chair Parkhill asked if the Commission had any clarifying questions for Staff.

Commissioner Severson asked if the Planning Commission was being asked to deny or recommend approval of the whole project, or if they would be able to go item by item and say yes or no to the various requests.

Community Development Director Goellner stated that the Commission can consider each application request separately; however, the Comprehensive Plan and Zoning Map amendments are fundamental to the application because the subdivision is based on this property being re-guided and rezoned. She suggested that the Planning Commission begin with discussion of those two items before they move into the details of the proposal.

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Commissioner Douglas asked about Outlot B, and if the nearby woods was part of this property and, if not, where the outlot would be in relation to that wooded area.

Community Development Director Goellner stated that it appears as though the woods is in the right-of-way area just west of the property line.

Commissioner Douglas asked if the City-owned property on the north east corner of these plans was available for development.

Director of Public Works/City Engineer Mike Kelly noted that with regard to Commissioner Douglas's question about Outlot B, it incorporates the vacated right-of-way directly west of the property. He explained that the neighboring property to the north east of this property was purchased by the City for a potential future well and cannot be developed.

Commissioner Douglas confirmed that some of the trees being removed are from the vacated right-of-way area.

Community Development Director Goellner stated that this was correct and she had misstated that information earlier.

Commissioner Schwalbe asked if this property is changed from Institutional-Public to Residential, how that would that change the percentage of institutional property that is within the City and if that was something the City should take into consideration.

Community Development Director Goellner stated when the Comprehensive Plan was done in 2018-2020, they identified 90 acres in the City currently being used for institutional use. So if this proposal is approved, the City would then only have 82 acres zoned for institutional use.

Commissioner Schwalbe asked about Lots 7, 8, and 9, and if they would be on a slab-on-grade or if they would have any space underneath for mechanicals. She stated that she would like to know how large a crawl space would be and what it would be used for.

Planning Consultant Zweber suggested that the applicant may be the best one to answer those questions, but noted that there would be some space and would not be slab-on-grade; however, it would be too small to classify as a basement.

Commissioner Schwalbe asked if that would be an unusual setup for homes in this price range.

Planning Consultant Zweber stated that it would be unusual, but in many cases the basement is determined by the high water level mark. He noted that the City has quite a few properties that are on wetlands or close to the lake and in those cases, those homes also have homes on crawl spaces which means while it is uncommon, it does happen.

Commissioner Schwalbe asked if she was correct that that there are a certain number of lots on the south side that will have sidewalks leading up to the front door, but the driveways will be off of Peavey Place with addresses also off of Peavey Place.

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Planning Consultant Zweber stated that this was correct, and explained that the Fire Department was recommending that the addresses be off of Peavey Place because that is how emergency personnel would access the structure.

Commissioner Sorensen asked what the U.S. Postal service would consider as their addresses, and where the mailboxes would be located.

Planning Consultant Zweber explained that the address would be considered whatever the City submits, such as the Fire Department recommendation of Peavey Place, and noted that the mailbox location could be discussed with the applicant because that is oftentimes dealt with in the development agreement.

Commissioner Stockton asked if the proposed stormwater pond was just for rainwater collection, or if it had other uses.

Director of Public Works/City Engineer Kelly explained that the stormwater pond is really a means of treating the stormwater for the entire development. He noted that the development is required to meet the standards of the City and the watershed district, so the pond has been sized in order to meet that requirement.

Commissioner Douglas asked about the letter from the Fire Chief. She noted that she lives on Edgewood Court, and explained that they had to have two accesses for fire and emergency vehicles.

Director of Public Works/City Engineer Kelly stated that the Edgewood development does have secondary fire lane access that is provided off of Ferndale. He noted that this access is not currently available for the public, and is blocked off with bollards. He stated that there was also a similar development called Enchanted Woods off of Bushaway Road that has a secondary fire lane provided.

Commissioner Douglas asked if that concept had been discussed with the applicant.

Planning Consultant Zweber stated the Fire Chief asked that the cul-de-sac radius variance be denied, and noted that there is no additional easement next to the drive. He explained that the grade of the cul-de-sac is higher than Peavey Lane, so trying to use it as a turnaround or access would add an additional layer of complications. He reiterated that granting this variance would not be the preference of the Fire Department.

Commissioner Severson stated that staff had mentioned that Peavey Lane would be higher than the houses, and asked if there had been any consideration for the houses that would face Peavey Lane. She asked what it would look like, for example, if there would be a flight of stairs going down to the homes.

Planning Consultant Zweber stated that Peavey Place and Peavey Lane have two different grades, with Peavey Place being relatively flat and Peavey Lane being highest by Peavey Road and lowest

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to the west. He explained that for Lots 1-3, Peavey Lane will be higher than the building pads and for Lots 7 and 8, Peavey Lane will be lower than the building pads.

Commissioner Sorensen noted that his understanding was that the Fire Chief would prefer a second access on Peavey Lane, and also wants a larger radius for the turn around.

Planning Consultant Zweber stated that he would say that is correct and noted that in his conversation with the Fire Chief, he definitely felt that making the connection and getting rid of the cul-de-sac and connecting to Peavey Lane is a 'want' and his preference. He stated that full radius for the cul-de-sac is the Fire Chief's recommendation and is what he thinks should occur.

Commissioner Sorensen explained that it was a bit unclear from the narrative in the packet, and he wasn't sure if it was their preference and they could live with what was proposed; or if it was something that was a legitimate safety concern or a redline issue. He explained that he was not sure how to actually 'land' on this issue.

Planning Consultant Zweber stated that the Fire Chief purposely did not make the extension of Peavey Plance to Peavey Lane a recommended requirement, and it is not a redline issue. He noted that getting the cul-de-sac radius to the correct amount and getting fire hydrants in the right locations would mean he could survive if there was a longer cul-de-sac; but those other elements need to happen in order for him to accept that increased cul-de-sac length.

Commissioner Stockton asked if there were any comparable cul-de-sacs in the City. She noted that one she knows is problematic for snow removal is Byrondale Avenue.

Planning Consultant Zweber stated that there are many cases of long cul-de-sacs within the City, and noted that often there are environmental features such as trees, wetlands, and grade issues that if a block pattern was created would be impacted. He stated that the Planning Commission should consider if there are those same environmental constraints in this situation that would prevent a block or thru-street.

Chair Parkhill asked if there were cul-de-sacs with narrower radii.

Director of Public Works/City Engineer Kelly stated that there are narrower cul-de-sacs in the City. He noted that the one mentioned by Commissioner Stockton is a private street that was allowed by the City Council, so it doesn't necessarily have to meet the City standards and Code requirements, and also is a PUD which gives it more flexibility. He stated that the City is very old, and the standards that were set in the Zoning Code were done in the mid-1900s. Given the City itself goes back to the late 1800s , the dimensions and history gives the City some of the older and smaller cul-de-sacs.

Chair Parkhill asked about the possibility of restricting parking in order to allow emergency vehicles to access the neighborhood.

Director of Public Works/City Engineer Kelly stated that they have not yet gotten into that type of detail, but noted that they want to be able to provide at least 18-20 feet to allow a fire truck to be

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able to pass. He stated that they may restrict parking on a portion of this roadway, and noted that the HOA may also want to restrict parking and explained that they can look into that detail further.

Chair Parkhill asked whether the Commission was supposed to not discuss the three foot grade change tonight, and if it was really more of a City Council discussion item.

Community Development Director Goellner explained that there is a provision within the City Code that if the grading of a lot changes by more than 2 feet, the City Council has the authority to approve the grading plan so they can analyze the effect that it is having on the properties. She stated that it is a City Council decision, but grading is also a very relevant piece of the Commission analysis for the subdivision itself. She stated that if the Commission has any comments about grading, she thinks it is appropriate and relevant to the subdivision, so it would also be relevant to the City Council's discussion.

Steve Bohl, BohLand Development, 849 Mill Street East, shared a video flyover of the site and iterations of the proposed plans. He stated that he understands the concerns regarding the tree removal plans and noted that they do not yet have a landscape plan, because those will come along individually with the building permits. He shared their plans for tree planting on the Outlots, the expected buffer around the development with trees, and the plans for the caliper of trees put on to each lot. He stated that they are expecting the values of these properties to be in the $2,500,000 range, which would include the home and the lot. He stated that they are expecting the location of this project to definitely drive the values.

Commissioner Schwalbe asked about Outlot C because it will be a public park, and Outlot A will serve as the access to Outlot C. She stated that the way it is proposed, it appears as though it is an enclave unto itself, and asked how many people who don't live in the enclave would actually walk up that path and use the park. She stated she wonders what the people who live in the enclave will feel about having people who don't live there come in and use, what feels like 'their park'. She asked if the park could be located in a different location so it really would be open and inviting to other members of the public, for example, on either the east or west end of the project.

Mr. Bohl explained that their current proposed plans show a perimeter sidewalk which they feel will help make it more accessible to everyone. He stated that the park would still be hidden behind the homes, but there will be signs posted to show that it is public, but noted that it is a pocket park.

Commissioner Schwalbe reiterated that her fear is that this park will only be used only by the people who live in this exact neighborhood.

Commissioner Douglas stated that she has trouble with the homes on the south side having their back to the neighborhood, and suggested that there could be more cohesiveness and a feeling that they were part of the neighborhood if they faced the interior of the neighborhood.

Mr. Bohl stated that the have put a lot of thought into the home orientation, and noted that it may make more sense to front load the homes if the park was not there and they just did a 26 foot wide cul-de-sac going to the back. He stated that he loves the orientation how they have proposed it,

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with the home frontages on Peavey Lane on the south side and also the orientation of those on the north.

Commissioner Douglas stated that she looked at it from the viewpoint of having a street on the north side and looking out her home to the park, but beyond that would be looking into someone's backyard. She stated that this, as proposed, also has a wide variety of setbacks.

Mr. Bohl stated that their balance was to make it look very nice on Peavey Lane, but also very nice internally. He stated that he likes that it is connecting to the neighborhood, but also not as though they are leaving the neighborhood. He stated that he is very confident with how these will be designed and placed, and believes the lots will be pretty spectacular.

Commissioner Merriam stated that this is a large piece of land that could have been an open slate, and much could have been done with it. She stated that one of the requirements of a subdivision is that 10% of the gross area is used for public recreation, and yet this falls far short of that because it is proposing 10,000 square feet rather than 36,000 square feet. She asked why their plans are to put so many homes into the neighborhood, rather than use some of it for public recreation purposes.

Mr. Bohl stated that he believes this is an adequately sized park for the neighborhood and those that may want to visit it, especially when there is already the beach and the park just a block to the east. He stated that he would question whether they needed to create another larger park on this site if those benefits are already just down the street.

Commissioner Merriam stated that with regard to their request related to the requirements for cul-de-sac radius, she would reiterate that the applicant has a clean slate.

Mr. Bohl explained that they have modeled some of what they have done here from Locust Hills, and the creativity that was used there.

Commissioner Merriam stated that she felt Locust Hills is a bit different because they have a lot of open area and because that was a true PUD, where they came up with a creative design that included lots of open area and walking trails.

Mr. Bohl stated that what is unique about this site is that it is bordered on half the site by a busy thoroughfare and a highway and a railroad track. He explained that the comparisons he wanted to apply with Locust Hills was regarding the size of the radius of the cul-de-sac. He stated that the public area in Locust Hills is really not public because they have a private building and a private park, but do have a meandering trail system all around it. He reiterated that he felt the park size they are proposing fits perfectly into what they are proposing.

Commissioner Stockton noted that she felt the flyover presentation was very helpful to visualize the plans. She stated that what they are proposing, in isolation, looks very beautiful. She stated that some things that keep popping up on her mind are the park, in terms of the size and the City requirements; fire access; the overall feel and vibe of being a bit dense for the area; sidewalk access because it brings a more urban feel and is not consistent with the neighborhood; and the lot with the driveway variance butting up to the City property, which could in the future be a well location.

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She stated that all of these things 'jump off the page' to her, and she also thinks of the practicalities for things like snow, fire access, and off-street parking for guests and visitors. She stated that this strikes her as a bit congested from that point of view. She stated that she wondered about the possibility of Lot 1 not being a home and keeping some of the heritage trees and even if the park was not moved there, there would be more of a natural look in keeping what it is now, without sidewalks. She noted that it may make for a more accessible public area and would feel less congested, overall. She stated that she would agree with Commissioner Merriam that in Locust Hills, the homes are interspersed with a lot of wetlands and spaces so it does not have the same feeling as what is being proposed in this instance. She stated that in looking at this proposal what came to mind for her was a Portico Drive development in the City of Minnetonka off of Crosby Road, which has very large public space and has less homes. She asked if they had thought about maintaining the natural aspect of the eastern side of the overall lot, and whether there would be an HOA.

Mr. Bohl stated that the neighborhood and the park will be managed by the HOA. He noted that to compare with Locust Hills, he did a comparison of lot widths and explained that they average 85 feet, and the lots on Peavey Lane in their proposal average 120 feet, so they are almost 1/3 larger than Locust Hills.

Commissioner Stockton asked about how this development compares to the lots that continue on down Peavey Lane.

Mr. Bohl stated that the lots to west are bigger, but they do vary. He stated that he does not think it changes the feel and noted that generally the homes are spaced pretty far apart, and noted the wetland delineation line in the area which was why those homes were spread apart. He noted that their goal was to provide a blend between the west to the east considering there is a highway and a railroad track.

Commissioner Stockton asked about the frontages that are east of Peavey Lane, and noted that those appear pretty rhythmic.

Mr. Bohl stated that those are all 114 feet, and reminded the Commission that their lots are at 120 feet for six of the eight lots along Peavey Lane and the other two lots are at 100 feet.

Commissioner Merriam asked if the idea for the houses that face Peavey Lane was for their guests to park in front of the home and then take the sidewalk to the door.

Mr. Bohl stated that it is more of a landscape amenity but that it could be used in that fashion. He stated that the reality is that there is plenty of parking within the development because they have the two 24 feet wide side streets in the loop and explained that he likes the idea of the character of still having a home with a sidewalk that runs out to the street.

Commissioner Severson noted that many of her questions had already been asked but would like to know how they had settled on 15 lots, rather than larger estate lots that can be seen in the area.

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Mr. Bohl explained that when he looked at the Comprehensive Plan and the description of Low Density Residential at 1-3 units per acre, for this parcel, that would be anywhere from 8-24 units. He stated that he also looked at how this parcel may align with the R-2 zoning district. He noted that when they had first looked at the site, they created a plan that was more dense with 27 units, and explained that they had wanted to apply some creativity and include charm, which they feel the 15 lots fits.

Commissioner Severson asked about the timing for completion of all of these homes.

Mr. Bohl stated that Blake would like to continue to use the school on the site for the time being, so they would not gain access to the property until July of 2023. He stated that they expect it would take the remainder of 2023 to do site work for street, utilities, grading, and perimeter landscaping. He stated that with the 15 homes, the pace of construction would take 2.5 to 3 years. He stated that their goal would to be stage the work from the west to the east.

Commissioner Douglas asked if the plans would be to bring in a lot of dirt as part of their grading plans.

Applicant's engineer, Charlie Wiemerslage, of Sathre-Bergquist, explained that they would be importing about 20,000 yards of material in order to bring it up to grade.

Mr. Bohl stated that he understands that there will be questions about how much truck traffic this will entail, and he can get this information to the City. He stated that within their construction schedule, there may be a short period of time when they are doing utility hook-ups to the site that they would need to interrupt traffic on Peavey Lane or Peavey Road. He stated that he would expect that length of time to be minimal and after that there will be no construction traffic anywhere on Peavey Road or Peavey Lane and would all come off of Shoreline Drive.

Commissioner Merriam asked how many yards a truckload can take.

Mr. Wiemerslage stated that depending on the size of the trucks it would be anywhere from 9-12 yards per truck.

Commissioner Sorensen asked if there would be any intent to screen the construction from the traffic on Peavey Lane.

Mr. Bohl stated his idea was a chain link fence approach, which was not well received at the neighborhood meeting. He stated that one idea would be conditioned on the removal of the sidewalk along Peavey. He stated that once the grading work is done, he can see resetting the perimeter with as much landscaping as they could in order to buffer the activity.

Commissioner Schwalbe stated that the whole area to the far west has a lot of soccer fields, baseball fields and have stairs to get to the fields from the parking lot. She asked if that would be where most of the fill would be placed.

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Mr. Bohl stated that will be a good share of it, and gave an overview of the topography of the site and the grade changes.

Commissioner Schwalbe asked how much time it takes for fill to settle before it could be built upon.

Mr. Bohl stated that the fill can be packed so it can be built upon immediately. He noted that they have soil test engineers that will be approving the work at every step of the way.

Planning Consultant Zweber stated there is information on the grading plan on page 104 of the packet, and noted that it is a net of 13,000 yards.

Chair Parkhill stated that the biggest objections from the neighborhood is the size of the lots, the number of trees that will be removed, and the re-grading. He asked if there would be other ways to keep some of those features and not raise the grade so much. He stated that it looked like removal of the sidewalks would save some old growth trees, and asked if there were other things like that which could be done rather than just clear cutting the whole place and leveling it all out. He explained that something the Commission is really supposed to consider in their recommendation is how the applicant is treating the land and existing natural environment.

Mr. Bohl stated that for their tree removal and replacement plan, they purposefully showed the worst case scenario. He stated that after the neighborhood meeting, he met with a tree forester and Mr. Wiemerslage, and walked around the site to see how they could custom grade each lot for individual homes and save some of the trees. He stated that because of the extent of the grading to the west, he cannot save the cottonwoods, but he does feel some of the ash trees on the perimeter can be saved, as well as some along Peavey Lane and Peavey Road. He stated that a decision will need to be made if, because of the types of trees they are, it would be better to simply replace them with something else. He stated he believes that redrawing the grading for individually grading the lots probably saved 10-15% tree removed within the current calculations, but there will still be a lot of trees that are coming out.

Chair Parkhill asked if the sidewalk was made a bit wider on Outlot A, could it be the emergency egress for fire trucks with bollards as discussed earlier.

Mr. Bohl stated that they can absolutely do that, and explained that they set the width of it to meet design standards for emergency vehicle access.

Commissioner Douglas stated that she feels it can be done very attractively, and noted that many people do not even realize it is a second access to the neighborhood.

Commissioner Merriam asked Director of Public Works/City Engineer Kelly if he felt this would be a possible solution.

Director of Public Works/City Engineer Kelly stated that it would be a possible solution for fire access but noted that there is a preference to have a 20 foot side drivable surface. He stated that

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they would need to verify with the Fire Chief that a 15-16 foot wide paved section would be adequate.

Commissioner Stockton asked if the street design would be capable of allowing for a large moving truck to get in and out.

Mr. Bohl stated that it is possible, and explained that the width on both of the loop streets was 24 feet wide which means there would also be room for parking and passing.

There being no additional questions from the Commission for the applicant, Chair Parkhill opened the public hearing on the application at 8:30 pm.

John Sexter, 410 Peavey Lane, stated that the neighborhood does not like the proposed project. He stated that the flyover visual looked great until they got to Peavey Lane because he felt it made it feel like Maple Grove, which he feels would be absurd. He stated that if this project is going to be housing, he felt it should revert to estate lots because that is what it adjoins. He stated that the proposal is basically to clear cut 8 acres of trees which he feels the City cannot let happen because it is unfathomable in a small town like Wayzata. He expressed concern about the applicant asking for two variances when the site is an open slate of 8 acres to work with. He stated that he also feels that the developer is playing around with front yards and backyards in order to get around setbacks so they can cram more houses onto the property and it is not being done for aesthetic purposes. He stated that the developer is proposing to move around 2,420 dump trucks of fill on to the site which he felt was too big of a project for the neighborhood. He noted that he also felt the developer should follow the City rules and maintain 10% of the site for public use. He explained that for the reasons he has shared, he feels the project should be denied. He stated that he also has concern that these plans will end up flooding him out and more water cannot be added to his backyard.

Gregg Peterson, 250 Peavey Lane, stated that they have lived in their home for almost 40 years, and noted that he hopes the City will take input from the overall collective duration of the residency of the neighbors into account because it is about 250 years. He stated that the neighborhood has peacefully co-existed with the school for a long-time, and noted that he was an alumni and is sorry to see it go. He stated that they are opposed to this project as it is currently proposed, and noted that it seems excessive in both scope and scale. He gave the analogy of trying to fit a 15 pound bowling ball into an 8-10 pound sack with part of the sack having a very soggy bottom. He stated that he supports many of the written comments that have been submitted, and noted that he also takes the comments made by the Fire Chief very seriously. He stated that there has been a lot of stewardship of the street, and they have concerns about parallel parking and how they would be able to squeeze down the street during construction. He stated that the graphics presented by the applicant were delightful but the trees depicted would probably be representative of 15 year growth. He explained that he felt there are ways to improve this project, and reiterated that they are opposed to the project in its current form and urged the Commission to deny it.

Jason Mikunda, 401 Peavey Lane, explained that his property abuts Outlot B. He stated that what was presented with the video flyover tonight looks beautiful, but his thoughts resonate with the other neighbors because he would also like to see less. He stated that he would like to know what

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would happen if his house does flood because of the work done on this parcel. He asked if there would be insurance for that and whether that would be something the City delineates. He stated that he has a drain in his front yard, but noted that they end up out there a lot because there is a lot of flooding. He noted that when they fixed the bridge the year he moved in, there were definitely cracks in his house afterwards, and noted that they could feel the shaking from the construction work. He stated that he thinks the concerns being shared are super relevant.

Community Development Director Goellner stated there were three people on-line who have expressed an interest in speaking. Chair Parkhill invited them to speak in turn.

Lindsey Bashioum, 461 Peavey Lane, noted that she had sent quite a bit of information to the Planning Commission and while she would not go over everything she sent, she would like to highlight Chapter 4 of the Comprehensive Plan. She read aloud a portion of the Housing Chapter from the Comprehensive Plan, and stated that the new proposed development fails to meet this very important chapter. She read additional language on housing goals and policies. She noted that the Planning Commission should encourage new family residential development that conforms with the mass and scale of existing residences, and this proposed project also fails to meet those guidelines. She stated that she would encourage the Planning Commission to deny the proposal as it has been presented. She read language from Chapter 9 of the Zoning Ordinance regarding variances, and noted that she feels this project, as proposed, will adversely affect the health, safety, and general welfare of the residents in the surrounding area. She stated that she feels squeezing 15 homes onto 8 acres, and clear cutting all the trees including the cottonwood tree that is close to 150 years old, is unacceptable. She stated that the developer has chosen the conflict by choosing density over proper land use as directed by the 2040 Comprehensive Plan and if the approval is granted, it will definitely alter the essential character of Highcroft, Peavey Lane, and the locality forever. She stated that the developer alone stands to be rewarded financially at the expense of the neighborhood. She reiterated her request that the Planning Commission recommend denial of the application.

Steve Shank, 330 Peavey Lane, explained that their home is located directly across the street from the Blake School. He stated that they are elevated below the site, but Mr. Bohl's keeps saying that the houses on the south side are 40 feet above the site, which ignores his home, and noted that they would be directly impacted by the site. He stated that he would like to add his plea to those already shared that this squeezed in development where the lot designs have been tortured for only economic reasons, be denied. He stated that all the adjoining lots are much larger than what they are proposing, and he feels it does not meet the intent to respect the character of the neighborhood nor does all the fill that is being proposed. He stated that he worries about water run off that will be created and the plan to destroy all of the existing trees, because he felt that was excessive. He stated that he would heartily urge the Planning Commission to take guidance from the intent of the Comprehensive Plan, the ordinances, and the guidelines, and deny this proposal.

Chris Bentley, 290 Peavey Road, stated that he had submitted comments earlier because he was not sure he would be able to join the meeting this evening. He stated that he won't repeat some of the comments that have already been made by other individuals. He stated that he was also unable to attend the neighborhood meeting that was referenced earlier. He stated that the presentation by Mr. Bohl never mentioned the impact on the only two homes that are on Peavey Road. He stated

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that their lot faces west toward Blake School and if this project moves forward, they will be one of two homes that will directly face this development. He stated that this would mean no more mature trees, berm, or grassy school yard. He explained that the quiet and tranquil setting that he has looked at every day for the last few years as he has worked from home would be gone. He stated that he does not understand how this development would enhance neighborhood appeal and noted that from their perspective, they do not see any appeal. He stated that there was also no mention of a perimeter buffer to the east. He referenced the comments he made in his written submissions related to zoning. He stated that this proposal is jamming 15 homes onto 6.05 acres not the 8 acres that has been mentioned, which means these are much smaller than 0.5 acre lots. He stated that all of the surrounding homes sit on 0.5 acre or larger estate lots, and he does not understand how cramming these homes onto this parcel creates anything charming at all especially when homes on the north side face garages on the south side of the development. He stated that if the number of homes were decreased, they would not have to cut down as many trees. He stated that no one has talked about the flag lot of Lot 1 which would be directly across from where he lives. He stated that this lot would destroy the berm and the trees that are currently there because the plan is to remove all the trees along Peavey Road and as already mentioned, many of the trees are 100 years old or older. He stated that he does not feel the developer's highest priority is low impact housing and neighborhood appearance as they have stated. He stated that, to him, Lot 1 is a 'non-starter' because it violates the statement that 'this will provide a true feeling of neighborhood along with best use when looking at homes from Peavey Lane and Peavey Road'. He stated that the applicant contradicted this statement later in their application when they say that there are only a few new homes in Highcroft Enclave that will impact any views beyond the current visual impact of the school building and parking lot. He stated that the developer seems resolute about having a pocket park and suggested that if they removed the idea of Lot 1 and put it together with the outlot, there would be a recreational area that would meet the requirements and the trees, berm, and park-like feel could be maintained, which he feels is better than the pocket park as proposed. He stated that the traffic analysis submitted was good, but he feels it is meaningless because it doesn't address Shoreline Drive because they are proposing one entrance off of the busiest County roads within the City.

Peter Riley, 382 Bovey Road, stated that one of the Commissioners had put the question to the applicant of why they did not proceed with fewer lots, and noted that he did not hear a satisfactory answer from the applicant. He stated that there are more homes proposed in this development alone than there are on the entire rest of Peavey Lane to the west and more than there are on all of Peavey Lane to the east to West Ferndale which he feels should tell the Commission all they need to know about the excessive density of this project. He stated that character is an important part of the Comprehensive Plan and if that is to be the measure, this is a total change from the current character of the area. He stated that Locust Hills has been frequently mentioned and he wanted to point out that Locust Hills is much different than this proposal and would be like comparing his looks to the looks of George Clooney. He explained that the applicant had talked about the frontage of the lots, but he ignored the fact that there is a whole other set behind it. He stated that the park land, as proposed, is way below the standard. He stated that their proposal requires a lot of standards to be changed or avoided which should tell the Commission that this proposal is a radical change from what should be allowed. He asked the Commission to reject this proposal and let the developer work with the neighborhood and come back and create a better project. He noted that they lived at 410 Peavey Lane for many years and explained that he wonders about the traffic

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numbers that were given because they do not seem to account for the fact that two days a week there is no traffic as well as 3 months during the summer and a few other weeks throughout the year when there is no traffic from the school.

Barry Pettit, 420 Peavey Lane, stated that he feels it is fascinating that Peavey Place is being defined as both a street and an alley. He stated that it is a street if you are on County Road 15 and an alley if you are on Peavey Lane because it defines the front yard, conveniently, and allows them to avoid front yard setbacks that are punitive towards the lots that focus on Peavey Place. He stated that this is about allowing the developer to decide front yards and back yards rather than the Fire Chief and the normal planning tradition that the front yard is where the access and address are, which should be the end of the discussion. He stated that he does not understand why the City is not following its own ordinances and listening to the Fire Chief. He stated that the idea that the City would allow a developer to decide front yard versus rear yard is wrong. He stated that the underlying zoning is Institution that allows housing at the density of R-3 and would love the Planning Commission to ask themselves the question of how that happened and why it is there. He stated that all institutional zoning in the City is automatically R-3, as a conditional use, which he feels makes no sense. He stated that he also goes back to the proposed flag lot and noted that he remembers in his days, they made flag lots illegal.

Assistant Planner Quarles that there were no other people that called in to the meeting that have asked to speak at the public hearing.

Carter Peterson, 250 Peavey Lane, stated that one of the things that has not been talked about very much is that twice a day, Peavey Lane is the most dangerous road in the area because of the way it was constructed. She stated that the road is not wide enough from what she has seen from living there and reiterated that the road situation does not work. She stated that the other thing that has not been discussed is the most important trail in Hennepin County and possibility the State, which is the Dakota Trail that is directly across from this location. She stated that she thinks this is a larger problem than anyone realizes and believes parking will be a huge problem.

Dan Kelly, CFO of Blake School, explained that a year ago they announced their decision to combine their Highcroft and Blake lower schools on to their Hopkins campus. He explained that they hired an experienced brokerage team that canvassed the entire market and ran an extensive listing process and at the end of the process, their Board selected Steve Bohl and BohLand Homes to enter into a purchase agreement. He stated that the selection was based on the thoroughness of his proposal, and his extensive experience working with constituencies across Wayzata to build quality properties. He stated that they received a number of proposals from developers and Mr. Bohl's was far and away the most thoughtful and thorough. He explained that they had only received two offers from entities that wanted to use the existing building, but their Board had concerns about the viability of those proposals with both financing and potential parking and traffic problems, including the need for a two level parking garage which they did not feel was appropriate. He reviewed the surrounding zoning and noted that Mr. Bohl's proposal of a charming R-2 development with architecturally distinct homes as a transition between the highway R-3 and the estate sections, made a lot of sense to them.

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There being no one else wishing to comment on the application, Chair Parkhill closed the public hearing at 9:10 pm.

Chair Parkhill asked staff to address the questions that had been raised during the Public Hearing.

Director of Public Works/City Engineer Kelly stated that the property of the individual to the west who had laid out drainage concerns sits in an area where about 2/3 of the existing site today drains through a culvert that sits between his driveways and south to Mr. Sexter's property. He stated that the way the site is currently proposed to be drained, somewhat mimics the current conditions. He explained that the eastern third of the site will drain to the north, and he would say that there is a slight increase of drainage that will go to the west. He stated that the big feature that is not currently there today is the drainage pond which is meant to hold a certain amount of water, and only allow water out of the pond in an overflow condition. The drainage plan submitted in the plans is a depiction of something that would work, but noted that they have indicated to the developer that staff will want to look at it in final detail condition. He stated that it works but is not necessarily ideal, and staff would like to see some minor modifications made but reiterated that it currently works, and it is likely the design of the pond will manage the overall drainage.

Chair Parkhill asked if his understanding was correct that everything coming off the lot would now be going into the retention pond, and the overflow from the retention pond will hit the culvert near Mr. Mikunda's home and then onto Mr. Sexter's property.

Director of Public Works/City Engineer Kelly stated that about 2/3 of the site drains that direction, and the proposal is to do the same.

Chair Parkhill noted that the proposal being presented is that it would first hit the retention pond before moving outward, and asked if that meant there would actually be less water flowing.

Director of Public Works/City Engineer Kelly noted that it would be hard to say because there is obviously a current amount of hard cover on the site which would be changed somewhat with their proposal. He stated that the pond is intended to handle the normal rain events and then in an overflow condition, drain to the south.

Chair Parkhill stated that there may be more water because during construction there will no longer be trees absorbing a bunch of the water.

Director of Public Works/City Engineer Kelly stated there was also a statement made about vibration that may happen during construction and noted that it is not uncommon for a developer to hire a consultant to do an inspection of neighboring house before the project occurs so there is a baseline so if anything were to occur it could be addressed. He stated that this would be something simple enough to ask, and thinks that Mr. Bohl would not be against including this to ensure that he is protecting adjacent properties.

Community Development Director Goellner asked Director of Public Works/City Engineer Kelly to address the concerns raised about the traffic information that had been provided.

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Director of Public Works/City Engineer Kelly stated that the information provided in the packet related to traffic is from an Institute of Traffic Engineers manual that pulls information related to a school, how it would function, and how much traffic would be generated, and the typical traffic generated by a single family home. He stated that he also, personally, has a concern about traffic exiting onto Shoreline Drive, which has been shared with the development team. He stated that it is exiting onto a roadway that is 45 mph at the end of an off ramp, which while not against the rules, is not ideal.

Planning Consultant Zweber addressed the concern raised about the definition of a 'flag lot' in reference to Lot 1. He read aloud from the subdivision ordinance and noted that in this case, this lot has three frontages, so by the ordinance, this lot would not be prohibited.

Community Development Director Goellner stated that there was a question raised about whether housing was permitted in any way in the current industrial district, and they specifically referenced R-3.

Planning Consultant Zweber explained that when the City is looking at a zoning district, there are uses in different types of definitions. He stated that permitted uses do not require any other approval to be implemented and there are accessory uses that can only happen if there is a principal use with it, and then there are conditional uses, which require a CUP, a public hearing, approval by the City Council, and have a number of standards and criteria to be reviewed. He stated that for institutional, the uses that are permitted are schools such as preschools, elementary, junior or senior high schools; religious institutions or places of worship; publicly owned civic or cultural buildings such as libraries; City offices; and auditoriums. He reviewed some of the conditional uses that would be allowed such as parking lots; cemeteries; higher education usage; community center; hospital; and a number of residential type uses which include housing for the elderly; half-way houses; living quarters accessory to principal use; and single family or two-family residences provided they are in compliance with the R-3, but also in compliance with all the other CUP criteria. He explained that in the typical R-1 through R-5 zones, residences are permitted uses and don't need a separate CUP, however, in institutional, if they are looking for residential use they would need to apply for a CUP and meet all the criteria.

Chair Parkhill asked if a Comprehensive Plan amendment and a zoning map amendment qualify, because he was under the impression that this would be under a CUP.

Planning Consultant Zweber stated that the applicant indicated that this could have been a course of action, but all the standards of a CUP would then have needed to be met. He stated that the applicant has choices in how they want to submit an application, and they chose to go the route of a Comprehensive Plan and zoning map amendments.

Community Development Director Goellner noted that staff had spoken extensively with the applicant about that option and recommended that for long term land use planning purposes, it would be appropriate that an all residential development would be guided and zoned as a residential. She stated that is better land use planning for the City in order to guide how the property will be used. She noted that she is not sure about the origin of why single family residences were allowed as conditional uses in the institutional district. She explained that her

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suspicion is that things like half-way houses need to be treated similar to single family dwellings, so it may have been a code change done a long time ago to try to provide some fairness. She stated that the other problematic piece of the option to keep this property in the institutional district for the long term is that the right way to do it would be to issue a CUP for each and every single lot, which would mean there would be 15 properties entitled with 15 different CUPs. She explained that this would be a burden for each homeowner because a CUP runs with the land, so staff had recommended that the applicant move forward with this type of application if they wanted the 15 home proposal.

Chair Parkhill asked the Commission to share their questions and feedback on the application.

Commissioner Merriam stated that Mr. Kelly had mentioned that somebody had been interested in the building, but would need a parking garage. She asked if a proposal like that came forward, how much discretion the Commission would have to allow a two story parking garage and if it would automatically be okay.

Community Development Director Goellner stated that based on a quick read through of the Code, it looks like it talks pretty clearly about 'publicly owned' parking structures but she does not see clarity about privately owned parking structures. She stated that staff may need to do more research on this topic for the City Council.

Planning Consultant Zweber stated that he would need to look into this more deeply and look at the other design standards. He stated that it may be possible that the outside of a parking garage could be treated in a way so it appears as a building. He stated that they would not be able to construct a parking garage that does not meet all the other standards of the Code without requesting a variance.

Commissioner Merriam stated that the Blake School and its layout is attractive, and just wonders how much more impervious surface and lot coverage could occur.

Community Development Director Goellner stated that the lot coverage requirement here is that all buildings not exceed 30% of the lot coverage for Institutional. She stated that a parking lot, which is not lot coverage, would be included in the impervious surface standards.

Planning Consultant Zweber stated that if it were to be a parking garage that would move it into a structure category and therefore included as lot coverage.

Commissioner Merriam explained that she was just asking if there would still be a lot of green space there.

Planning Consultant Zweber noted that currently the institutional zoning district does not have an impervious surface requirement.

Chair Parkhill suggested that the Commission first consider the whole idea of the Comprehensive Plan amendment to move from Institutional to Residential. He asked if anyone on the Commission had major issues with that request.

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Commissioner Douglas stated that she read the possible uses for this land, it reminded her of the recent pressure to do a mega church on the Hillcrest property, and the impact something like that would have on the property and the neighborhood. She stated that she is in support of a Comprehensive Plan amendment to single family housing because she feels that would be the best long-term use of this land.

Commissioner Stockton stated that she agreed with Commissioner Douglas, especially if there are no restrictions related to impervious surface for Institutional properties because that could cause more drainage problems than residential use. She stated that, in general, she thinks residential makes sense for this neighborhood.

Commissioner Sorensen stated that he also agrees that housing a pretty good solution for this property.

Chair Parkhill stated that change would give up 8 acres of the 90 acres of institutional use, and asked if that concerned anyone on the Commission.

Commissioner Merriam stated that does concern her but under the right scenario, she would support a Comprehensive Plan amendment to guide this to low density residential. She stated that she is not necessarily saying, however, that it should happen with the plan that is currently before the Commission. She stated that she does have concerns about changing the use away from Institutional because the City will lose 8 Institutional acres that will never come back.

Commissioner Schwalbe stated that there is only 5.7% of the land as Institutional in the City and the Comprehensive Plan amendment would be a big loss. She stated that on the other hand, she realizes that the City cannot just create someone to come and be another Blake School.

Chair Parkhill stated that it is kind of infill because it is surrounded by residential.

Commissioner Stockton stated that there is nothing Institutional in the whole area other than the Blake School, which has historically been quaint and offers a lot of green space. She stated that the probability of a 'like for like' new owner coming to the site is probably very low, so from her perspective, residential would be preferred.

Chair Parkhill noted that it appears that the Commission was in agreement on guiding the property for low density residential use, and suggested that the Commission continue discussion on the other portions of the proposal.

Commissioner Severson asked what residential zone this would go to.

Community Development Director Goellner stated that the Comprehensive Plan is more of a 40-year land use plan and guidance document, so it is for long term use but is more general and does not have specific regulations. She suggested that the Commission start with the Comprehensive Plan future land use map and go over some of the details. She reviewed the categories as shown in the legend for future land use residential and noted the location of estate lots and what the applicant

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is proposing to move this to the low density category and the neighbors are interested in it becoming estate single-family and stated that there is also the one acre single family option which can be seen on the southern side of the Highcroft neighborhood.

Chair Parkhill suggested the Commission consider the zoning map amendment as well.

Community Development Director Goellner reviewed the surrounding neighborhood zoning, and noted that the applicant is recommending moving to R-2 medium density single-family residential. She stated that it could be argued that this would be a transition between the properties to the east that are zoned R-3.

Commissioner Douglas stated that she thought R-2 was low density residential.

Planning Consultant Zweber stated that the Comprehensive Plan request is to Low Density Residential, but as Community Development Director Goellner pointed out, there are still two land uses that are less dense than Low Density Residential. He stated that in looking at zoning, R-1A fits with the Estate Single Family Residential land use, R-1 fits with the One Acre Single Family Residential and then there are the R-2 and R-2A which are appropriate for Low Density Residential Comprehensive Plan designation. He stated that because this application would be doing a Comprehensive Plan amendment and a rezoning concurrently, it is a request for Low Density Residential Comprehensive Plan designation and R-2 Medium Density Residential zoning designation.

Community Development Director Goellner explained that the Comprehensive Plan is sort of like an umbrella and has less categories because it is less detailed, and then within that umbrella, there are multiple zoning districts that comply because there is a range.

Commissioner Douglas asked about the properties that were just developed on Peavey Road and if they were R-3.

Community Development Director Goellner stated that they are R-3, and noted that it may help the Commission to hear what the minimum lot sizes are for the districts. She noted that R-2 has a minimum lot area of 15,000 square feet and have a minimum lot width of 100 feet and minimum dept is also 100 feet. She stated that R-3 lots have a minimum lot size of 9,000 square feet but noted that ones showing up on the map are allowed to be much smaller than they actually are because many of them are closer to 20,000 square feet. She stated that in actuality, what is being proposed are just a bit smaller than what is seen on the lots currently zoned R-3. She stated that the estate district has a minimum lot size of 80,000 square feet and the R-1 has a minimum lot area of 40,000 square feet, with a lot width and depth each of 150 feet.

Chair Parkhill asked the Commission what they feel the appropriate zoning would be.

Commissioner Stockton stated that she thinks the right question is what lot sizes are appropriate, and suggested that they look at the rail line as a guide for proximity for the City overall. She asked if there were estate lots that go up to the railroad.

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The Commission discussed zoning and density along the rail line.

Commissioner Sorensen stated that he thinks this is an important issue because many of the comments were based on the thought that they felt these should be R-1A lots. He stated that if you step back and take a broader view of it and look at Peavey Lane on the east, that is R-3, even though the lots are larger than they could be. He stated that they are proposing R-2, and it could be said that it would be a bit of a transition so it may make sense. He stated that an R-2 designation, in terms of the Comprehensive Plan, would help promote diversity in housing, and this would probably be widely appealing to young families and seniors with regard to walkability, accessibility and connection to downtown. He stated that R-2 zoning would be very appealing to a broad range of people interested in living in the City.

Chair Parkhill stated that if the Commission is looking in the R-1 or R-2 range, he asked what their concerns would be with this subdivision.

Commissioner Severson stated that she has concerns about this being an 8 acres parcel, but the applicant is already asking for a lot of variances. She stated that the proposed park is significantly smaller than required and reiterated her concern about the variance requests. She stated that this project, even though it is a blank slate is starting off with variance requests.

Commissioner Merriam stated that she echoes Commissioner Severson's concerns, and would also add the issue of all the trees being taken down and the impact on the environment and natural habitat in the area.

Commissioner Douglas stated that she would concur with both Commissioner Severson and Commissioner Merriam. She stated that she had run some numbers earlier today and she was thinking in the range of 10-12 homes. She noted that 12 homes would have a bit over 30,000 square feet lots and with ten homes, it would be 36,000 square foot lots. She stated that making that change would solve a lot of the other issues such as the cul-de-sac radius and perhaps the driveway variance but would still be a nice transition.

Commissioner Sorensen stated that there is obviously a lot of passion surrounding this project, which is understandable. He stated that he thinks in some respects, the applicant has tried to be responsive to neighborhood concerns and thinks the Locust Hills comparison could potentially be a good one if it does end up resembling the flyover visual. He stated that he has gone through some of the applicable Code criteria, and noted that it could be said that much of this application is consistent with the intent of the Comprehensive Plan; however, there are two issues that he is having a hard time getting his head around. He stated that he thinks they are significant issues with the mass clearing of trees, and that having 15 lots is creating other challenges that could be dealt with more appropriately if there were a few less lots. He stated that there are other issues such as the park deficiency, the flag lot, the emergency access issue, and the sidewalk issue. He noted that he feels that with a little more work there could be a lot to like about this proposal but he does not feel it is quite there yet.

Commissioner Stockton stated that she agreed with Commissioner Sorensen.

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Commissioner Schwalbe stated that she seems to be the one having the most trouble with letting go of the Institutional designation. She stated that the City has so little of it and they will never get it back, but realizes that she cannot create the perfect school, students, and organization to take this over. She stated that as far as this proposal goes, she thinks they did a great job of putting it together because she loved the flyover visual, but she does have concerns about the way this is plotted out. She stated that she is worried about Lots 8 and 9 because it will require a tremendous amount of fill in order for them to work. She stated that the neighbor who lives just to the west had concerns about what would happen if anything does go wrong with drainage. She stated that she read what the Fire Chief had said about wanting another road leading into the development. She stated that keeping something on Peavey Lane would be desirable but that would mean reworking a lot of the plans. She stated that she also has concerns about Lot 1, and she also does not feel Outlot C that is planned to be a public park will never actually be a 'public' park. She feels that it will be a park for the people who live there, even if there is a 15 foot walkway, because she does not think that will make it feel welcoming to people outside of the neighborhood. She stated that she would like the houses on the north and the south side to face each other. She stated that to her, it seems like there could be a spot in here to make a very nice park that everyone could use which she would like to see. She stated that if there is a cul-de-sac, it should conform with what the Fire Chief has asked for. She noted that other than these issues, she does think it could be a very beautiful development.

Commissioner Stockton asked if the City had a concern with the front yard/backyard issue.

Community Development Director Goellner noted that it was an interesting issue and explained that the typical process is creating legal lots and then the owners decide how to use the legal lot. She stated that perhaps there could be an arrangement where the owner would sell the lots with particular restrictions such as the way the houses face, but that is not typically the City government deciding that. She noted that they do have to keep in mind health, safety, and welfare, so there is an interest in there being consistency in these lots but noted that she thinks this is an area that needs further discussion.

City Attorney Schelzel asked Planning Consultant Zweber if this lot is currently platted in a manner that the front of the lot, by definition in the City's Zoning Code is Peavey Place. He explained that the City has a definition in the Code of the front of a lot, so while individual homeowners may have some discretion about orientation of their building pad and how they build the house to reflect what looks like the front of the house facing the rear of the lot, the Code does tell the City which is which.

Planning Consultant Zweber stated that there are two separate issues in this situation with one being the question of what is the front yard which would relate to the setbacks, and the other issue is lot width. He stated that the front yard is the narrowest point, so for Lots 1, 2, and 3 the front yard is Peavey Place; however, the Code says the lot width is measured at the building setback and does not say front building setback. He explained that this means you would measure lot width from the rear building setback which is what the developer is currently doing. He stated that the parking code, that deals with driveways, doesn't say that a driveway has to be through the front yard. He stated that front yard really has to do with how close you can be to the road, and lot configuration and use of the lot falls more into lot width, which can be measured from the front or

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the rear, and driveways can be accessed to public streets that do not have some other access limitation. He clarified from a Code standpoint, whether it is front yard or rear yard doesn't dictate where the driveway goes.

Chair Parkhill stated that he thinks the developer has tried to put the best part of the house towards the most visible part of the neighborhood. He stated that he thinks there is a lot of really good stuff in this application, but it is a big decision to go from Institutional to Residential. He thinks for the right project it is an okay thing to do for the community, especially given this is infill. He explained that he did not yet think this was right project because there hasn't been enough consideration for various things such as the feeling that it is too congested, the issues with the wetland, trees, natural topography, and the idea of bring in 2,000 truck loads of fill. He stated that if there are modifications made, he would love to see the development preserve a bit more the way it is now, especially on the perimeter because he thinks that would be beneficial to all. He stated that he thinks Lot 1 is something that should be up for discussion, as well as one of the lots near the retention pond. He stated that the Commission has given Mr. Bohl a lot of feedback, and that most of the Commission feels this may be close but are not comfortable with the way it is now, and there are some things that need to be changed.

Commissioner Sorensen noted that the current proposal has eight homes facing Peavey Lane and if this were R-1 and each lot was 40,000 square feet, there would still be eight lots lined up along Peavey Lane.

Chair Parkhill noted that he had also written that point down because the density he is seeing is on Shoreline Drive is really what resonated with him. He stated that he thinks this is a reasonable thing for the Commission to look at because what you see along Peavey Lane is the estate lot look, and it is really what is behind them that is causing the density which may not be as visible.

Commissioner Stockton stated that this is where she thinks the public park becomes a back yard extension to those homes which is a plus for the development but raises the question of public access. She stated that for specific feedback, she likes the rhythm that was presented, if it was consistent and there was a guarantee through the development going forward as they are built that the houses are facing in the same direction. She stated that she thinks the Commission wants to see the public use meet the 10% requirement and also be more accessible. She stated that if you are thinking about trees, it appears as though Lot 1 and the sidewalks are inhibitors and the size of the public space and its location may not be adequate. She stated that the fire access has been sort of addressed with the side road and having constraints over things like trees growing into it but thinks these are all key points for consideration.

Commissioner Merriam stated that she would like to see less homes.

Chair Parkhill stated that he did not think there was any way to accomplish what the City would like to see here without there being less homes.

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

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Commissioner Merriam made a motion, seconded by Commissioner Schwalbe, to direct staff to prepare a draft Planning Commission Report and Recommendation with appropriate findings reflecting a recommendation of denial of the requested subdivision, Comprehensive Plan amendment, Zoning Map amendment, variance for driveway setback, variance for cul-de-sac length, right-of-way, and radius for Highcroft Enclave property located at 301 Peavey Lane, for review and adoption at the next Planning Commission meeting.

The motion carried unanimously.

Chair Parkhill recessed the meeting at 10:15 p.m. and reconvened at 10:22 p.m.

<u>AGENDA ITEM 6.</u> Old Business Items

a) Approval of Planning Commission Report and Recommendation for Changes to Residential and Commercial Zoning Districts

Assistant Planner Quarles gave an overview of the recommended changes to the residential and commercial zoning districts based on the discussion of the Commission related to Accessory Dwelling Units (ADU), and asked if the Commission wanted to discuss further the lot size minimum.

Commissioner Stockton stated that she felt ADUs should start with 11,000 square feet as the minimum property size. She asked what the minimum size lot would have been for keeping chickens under the proposed ordinance on that, and if there should be some consideration of those two things.

Community Development Director Goellner stated that she would have to look at that ordinance but believes for chickens it was a minimum of 10,000 square feet.

Commissioner Stockton stated that the City has struggled with this, and spent a lot of time talking about ADUs. She stated that a chicken coop is much smaller than an ADU and thought it would make sense, as a whole, to think about that comparison.

Commissioner Severson stated that she believes the square footage was actually larger than 10,000 square feet because she is in R-2 and she would not be able to have chickens.

Community Development Director Goellner stated that she will look and clarified that the City has not approved a chicken ordinance because the Council felt it was not enough of a priority to continue to work on, at this time.

Commissioner Douglas stated that she definitely feels the minimum lot size for an ADU should be increased to 11,000 square feet, especially in relation to parking on the street. She stated that she feels this is important, and wants her comments to be reflected in the record.

Commissioner Merriam asked what the rental license statement will say that is proposed to be included in the new ordinance language.

DRAFT

Assistant Planner Quarles stated that it basically says that if you are going to have an ADU unit for rental, you must have a rental license, and explained that it did not add any additional weight to what is already in the Code.

Commissioner Merriam clarified that her big concerns with ADUs was things like everyone renting out their ADU as an Airbnb.

Assistant Planner Quarles stated that there is not a quota for rental licenses for ADUs, but asked if Community Development Director Goellner had any ideas on when the Council would once again have the short term rental discussion.

Community Development Director Goellner stated that she would suggest that the Council consider short term rentals at the same time as they are looking at this.

Commissioner Sorensen stated that he also supports raising the minimum lot size in the proposed ordinance amendments to 11,000 square feet.

Community Development Director Goellner noted she had found the information on the chicken keeping ordinance, and stated the proposal was for a minimum lot size of 40,000 square feet for keeping chickens.

Commissioner Douglas stated she feels that the City should limit the ADUs to where they are now, and grandfather those ones in and move on.

Assistant Planner Quarles gave an overview of the recommended changes to the Commercial and Residential districts, and creation of a new C-3A district.

Commissioner Sorensen confirmed that C-3 currently along Wayzata Boulevard would be two stories and until the corridor study is done, anything that would come in front of the Commission would have that standard before any changes were made to the Zoning Ordinance.

Community Development Director Goellner stated that basically they would put the text in the Code, but no properties would have the C-3A zoning designation on the map.

Assistant Planner Quarles reviewed the items staff felt were lacking consensus at the March 22, 2022 meeting, and how explained how staff was proposing those be handled. She noted that staff is planning to work on a mini “Round 2” of Code clean-up and minor policy questions that they feel would benefit from input from the Planning Commission.

Commissioner Merriam stated that she still has concerns about lots zoned R-5 along Wayzata Boulevard west of Superior Boulevard for many reasons, such as their height limitations being different. She asked if she was correct that you could not build single family in R-5 zoning.

Community Development Director Goellner stated that this was correct.

DRAFT

Commissioner Merriam asked if on those parcels there could be an exception made and written in as part of the code, 'unless it is abutting single family residential'.

Community Development Director Goellner stated that she thinks the best way to handle this issue would be a map amendment. She noted that what she feels Commissioner Merriam was suggesting is that those properties do not stay zoned as R-5 forever. She stated that those unique locations may not be appropriate for R-5, so it may be more of a map amendment rather than changing the text of standards for that district. She explained that she would like to do a bit more analysis to see exactly what is happening on those lots, and which could perhaps be wrapped into the corridor study.

Commissioner Merriam stated she would like a closer look at everything west of Superior along Wayzata Boulevard. She noted that the other thing that she is observing is that with the new medical building at 1120 Wayzata Boulevard, it seems like there is not enough space between the sidewalk and the building to allow a nice landscape plan. She said she wonders if there should be more thought given to having a greater setback.

Assistant Planner Quarles stated that would also be a good corridor study discussion on how the public realm is treated on Wayzata Boulevard, and if it is just the sidewalk.

Commissioner Merriam stated that she was comfortable deferring that issue to the corridor study.

There being no further discussion, Chair Parkhill asked for a motion.

Commissioner Merriam made a motion, seconded by Commissioner Severson, to Adopt the Draft Planning Commission Report and Recommendation of changes to Residential and Commercial Zoning Districts, with a change of the minimum lot size for detached ADUs to 11,000 square feet.

The motion carried unanimously.

<u>AGENDA ITEM 7.</u> Other Items:

a) Review of Development Activities

Community Development Director Goellner noted that the next meeting is April 18, 2022, and there are two public hearings planned. One public hearing is regarding the Section Foreman House, and the other a proposal to rezone several parcels that are City-owned parks into a new parks and open space zoning district.

b) Planning Commission Meeting Schedule

Community Development Director Goellner noted that right now it looks like the May 2, 2022 meeting will be cancelled because she will be out of town.

<u>AGENDA ITEM 8.</u> Adjournment.

DRAFT

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

Commissioner Douglas made a motion, seconded by Commissioner Stockton, to adjourn the Planning Commission meeting.

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

The Planning Commission meeting was adjourned at 10:48 p.m.

Respectfully submitted,
Kayla Atkins Rokosz
TimeSaver Off Site Secretarial, Inc.

DRAFT

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: April 18, 2022	**AGENDA ITEM:** 4.b
TITLE: Acknowledgement of Development Application Withdrawal for Highcroft Enclave at 301 Peavey Lane	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: Extended to the 120-Day Deadline of July 7, 2022	

BACKGROUND:

The applicants, BohLand Development and Highcroft LLC, have formally withdrawn their development application in order to work through additional options for the site.

ACTION REQUESTED:

Acknowledgement of withdrawal letter from applicants, BohLand Development and Highcroft LLC, for the Comprehensive Plan Amendment, Zoning Map Amendment, Subdivision, and two Variances for Highcroft Enclave at 301 Peavey Lane.

ATTACHMENTS:

1. Bohland Development Withdrawal Email

From: Steve Bohl <steve@bohlanddevelopment.com>
Sent: Wednesday, April 13, 2022 10:51 AM
To: Planning; Emily Goellner; Valerie Quarles; Jeffrey Dahl
Subject:

Emily,

BohLand is formally withdrawing the redevelopment application for the property at 301 Peavey Ln, Wayzata.

Thank you,

Steve

STEVE BOHL

President & Owner

BohLand Development | BohLand Homes | BohLand Hotel Group

849 Mill Street East |Wayzata, Minnesota 55391

Office: 952.473.2089 | Cell: 612.221.8741

Stay connected! Visit our new website<http://www.bohlandcompanies.com/>.

Steven Bohl is an owner of BohLand Hotel Group, LLC., Hickory Classics, Inc. dba BohLand Homes (Builder License #BC547551), BohLand Development, Inc., and related companies.

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City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: April 18, 2022	**AGENDA ITEM:** 5.a
TITLE: Consider Adoption of Draft Planning Commission Report and Recommendation of Approval for Site Alteration Permit for Section Foreman House at 738 Lake Street East	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The Section Foreman House is a City-owned historic home located at 738 Lake St E. The building is on the National Register of Historic Places and locally designated as a Heritage Preservation Site. Changes to Heritage Preservation Sites require a Site Alteration Permit to be reviewed by the Heritage Preservation Board and Planning Commission and approval from the City Council. The City is proposing to rehabilitate and reuse the home as a learning center, build an accessibility ramp, and make landscaping improvements.

The Heritage Preservation Board (HPB) is reviewing the Site Alteration Permit on April 14, 2022. The schematic design for the Section Foreman House has been reviewed by the Section Foreman House Design Review Committee, which includes members of City Council, volunteers from partnering organizations, city staff, and historic consultants from local firm New History.

A Site Alteration Permit requires a public hearing. Following the public hearing, staff recommends adoption of the draft report and recommendation of approval.

No public comments have been received regarding the Site Alteration Permit to date.

ACTION REQUESTED:

Staff recommends Adoption of the Draft Report and Recommendation of Approval for the Site Alteration Permit for Section Foreman House at 738 Lake Street East

ATTACHMENTS:

1. PC Staff Report Section Foreman House
2. PC Report and Recommendation - Section Foreman House Site Alteration Permit
3. SFH_Site Alteration Permit_Attachments
4. SFH_Updated Land Survey

Staff Report

Wayzata Heritage Preservation Board

April 18, 2022

Address:	738 Lake Street East – Section Foreman House
Requests:	Heritage Preservation Site Alteration Permit
Property Owner:	City of Wayzata
Prepared by:	Valerie Quarles, Assistant Planner

Background

One of the seven responsibilities and duties of the Heritage Preservation Board is to survey historically significant sites to advise property owners on ways to preserve, restore and rehabilitate such a site that is found to be historical. The Section Foreman House represents an essential part of Wayzata's history with the railroad. The site was designated locally as a Heritage Preservation Site in 2020 and joined the National Register of Historic Places in 2021. The house is currently owned by the City of Wayzata. As the home and surrounding landscape is proposed to be rehabilitated and reused as a lakeshore learning center, the City as owner is requesting a Site Alteration Permit in accordance with §911.05.C of the Wayzata City Code. In addition to consideration by the Heritage Preservation Board, the permit also requires a public hearing with Planning Commission and approval by City Council.

Property Information

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

Address	PID	Owner
738 Lake St E	06-117-22-42-0032	City of Wayzata

The 36,040 square foot parcel includes the home, immediate landscape, and detention pond to the east. The house is located on the west side of the parcel. Access to the site comes from the west, on a City easement over property that is owned by Burlington Northern Santa Fe.

Sources: Hennepin County, Wayzata Historical Society

Zoning

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

Current Zoning:	R-2 Medium Density Single Family Residential
Proposed Zoning:	Parks and Open Space
Comprehensive Plan Designation:	Parks
Overlay Districts:	Shoreland Overlay District
Design District:	Bluff District (outside designated Design District)

The proposed use for the home as a lakeshore learning center is not compatible with R-2 zoning. The property is intended to be re-zoned as part of a broad proposal to rezone much of the City's public open space to a new Parks and Open Space District. This action would also bring the property in line with its Comprehensive Plan designation (Parks). However, the re-zoning is not part of this application as the Site Alteration Permit approval criteria do not include zoning compatibility.

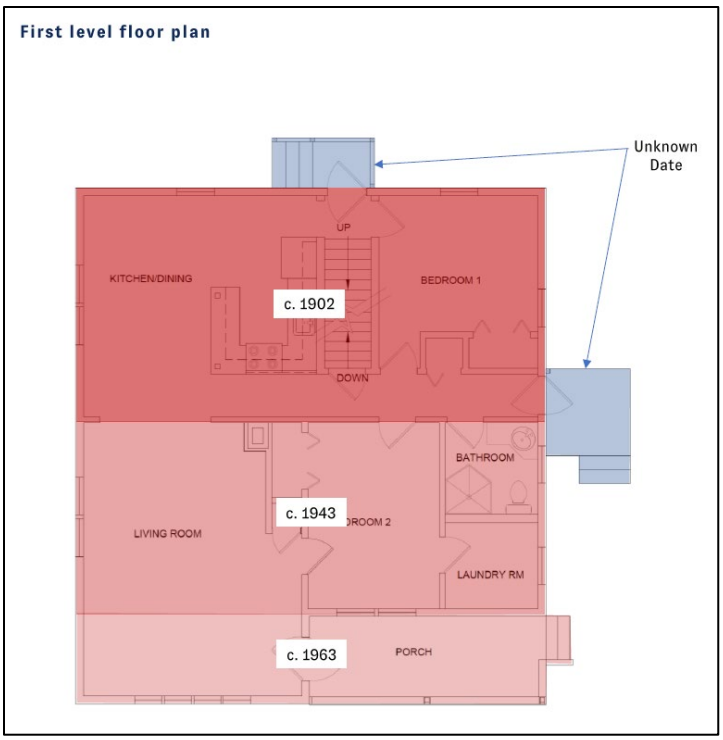
The building is a legal, non-conforming structure under the Shoreland Overlay District due to its close proximity to Lake Minnetonka. Structures of this type are limited in the type of changes that can be made, especially to the building footprint, without becoming subject to current setbacks and other regulations. The only proposed change to the building footprint that needs to be evaluated under the rules of the Shoreland Overlay District is the proposed accessibility ramp on the south and east sides of the building. §991.15.A.2 allows for deck additions to a structure without a variance.

The proposed changes to the structure do not meet the threshold to be considered under the Design Standards. The Design Standards do not apply to repair or replacement of existing windows with those of a similar size or design; replacement, repair, or modification of roofs with the same or equivalent quality materials; exterior painting; exterior renovations; or site alterations limited to the repaving or repair of the existing site. The scope of the proposal falls within these activities.

House

The Section Foreman House was built as a home for the Section Foreman of the Great Northern Railroad c. 1902. The Section Foreman was the person responsible for maintaining portions of railroad track. To serve this purpose, the house is located immediately adjacent to the railroad track.

The original 1902 home was significantly smaller than the building that exists today. In the 1940s, the original building was lifted to construct a cast-in-place basement and in the same time period a one-story addition was constructed to the south. In c. 1963, the 1940s addition was modified to create a larger living room and add a porch. Modifications since that time have been maintenance-oriented, including repairs to address storm damage in the 1980s. The entire home is of wood construction.



From "Wayzata Section Foreman House: Design Framework for Reuse", created by New History in 2019.

The occupancy and purpose of the structure has changed over time. Though the home originally housed Section Foremen and their families, the Great Northern Railroad sold the house to a private party in 1962 for residential use. The house changed owners multiple times, and was bought by the City in 1992. The City struggled to decide what use was feasible for the deteriorating house during this time, so the home was generally used for storage. The house was also often subject to vandalism.

After strong advocacy from community members, the house was designated as a Heritage Preservation Site in 2020. It then gained a place on the National Register of Historic Places in 2021. The process of these two designations increased community interest in the property and helped to spur a significant amount of research and documentation about the home, of which much is attached to this report. The resulting materials massively informed the design and rehabilitation plan.

Design and Community Engagement

As the owner of the property, the City of Wayzata released a Request for Proposals (RFP) in 2021 to solicit services to rehabilitate the Section Foreman House. The Selection Committee, comprised of members of City staff, City Council, New History, the Heritage Preservation Board and the Wayzata Historical Society, selected Cushing Terrell as the lead architectural firm. Cushing Terrell's group of subcontractors include Kimley-Horn, Victus Engineering, and Nor-Son Construction. New History was retained in a historic advisory capacity.

The project was advertised in the bidding process as a lakefront learning center that retains its historic nature. This concept was shaped by a community survey conducted in July 2021, as well as the larger context of the Panoway project along much of Wayzata's publicly accessible shoreline. The project is funded by the Wayzata Conservancy's fundraising efforts, and a Legacy Grant from the Minnesota Historical Society.

In order to create a collaborative design process with maximum community buy-in, a Design Committee was formed. The Design Committee includes City staff, City Council, the Heritage Preservation Board, the Wayzata Historical Society, the Wayzata Conservancy, the Sailing Center, Wayzata Community Education, and the YMCA. These stakeholders were chosen due to their historic expertise, involvement in funding, and anticipated involvement in programming the space. The learning-oriented part of the project is meant to focus on science, technology, engineering, arts, and math (STEAM) and outdoor activities, which drove the selection of the programming stakeholders.

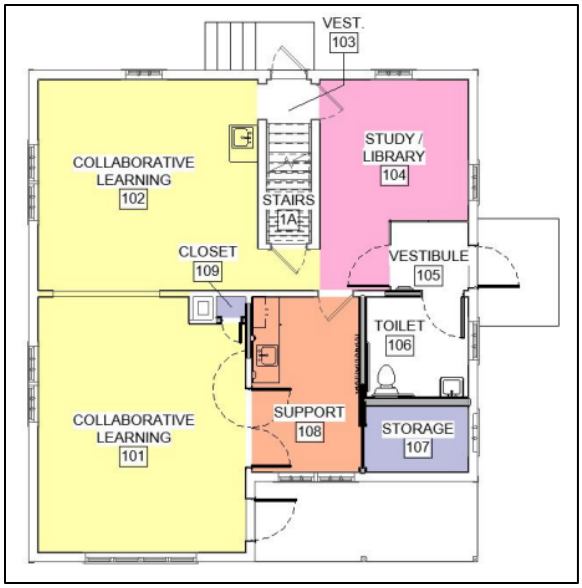
The Design Committee set guiding principles for the project, refined the overall vision, evaluated floor plans and exterior landscaping options, and provided valuable input on balancing the usability of the space with its historic nature over the course of seven meetings, with more to come as of March 2022. Please refer to the Schematic Design Package attached to this report for detailed information.

The schematic design created by Cushing Terrell and their team, in collaboration with the Design Committee, was also reviewed by the community in a city-wide meeting conducted on March 15, 2022. About 15 people were in attendance.

Proposal

The rehabilitation of the Section Foreman House will include interior improvements on all floors to replace damaged and deteriorated building elements to match existing materials in-kind. Historically compatible modifications will be made to interior gathering and utility spaces. Exterior work will include new structural support for foundation walls where required, the addition of a ramp to provide accessibility, replacement of deteriorated and missing wood siding and trim, and the repair of existing windows. The exterior paint will be restored to the original gray commonly used on homes for Section Foremen. Additions to existing building systems will be concealed within the existing structure to the greatest extent possible. Where required, soffits or other new built elements will be a minimal size and located at the periphery of rooms accessible to the public. All work will conform to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

The principal changes to the interior layout are on the first floor, and are intended to increase the usability of the space for larger groups (10-15) and facilitate the building's use as a learning center. They include reconfiguration to create an ADA-accessible bathroom, removal of the kitchen (remodeled in the 1960s), the addition of a vestibule at the east entrance, and removal of two closets. No new building additions are planned. The basement will be utilized for storage and operation of mechanical equipment. The second floor will not be designed as ADA-accessible space (no elevator), so no programming is planned for the second floor. While it is possible that it could be utilized as a small office or meeting space in the future, that is not currently anticipated due to lack of ADA accessibility and its limited size.



First floor diagram of the Section Foreman House.

The principal changes to the broader site include an ADA-accessible path to the home from the railroad crossing at the Broadway Avenue plaza of Panoway, a landscaped path to support city vehicle access to the on-site lift station, and grading changes. The entire scope of work is detailed in the attached Schematic Design Package.

A rendering of the proposed exterior shown at the March 15, 2022 community meeting.

Site Alteration Permit (§911.05.C) Process and Analysis

The modification of Heritage Preservation Sites requires a Site Alteration Permit. The application for a Site Alteration Permit is reviewed by the City Planner, recommended for approval or denial by the Heritage Preservation Board and Planning Commission, and approved or denied by the City Council. Modifications that trigger this requirement are listed below and the relevant activities are bolded.

1. **Remodel, alter or repair in any manner, including paint color, which will change the exterior appearance of the Heritage Preservation Site.**
2. **New exterior construction.**
3. Signs.
4. Moving of buildings.
5. Demolition in whole or in part. This does not apply to structures required to be demolished in accordance with Minn. Stats. Ch. 463.

Applications for a Site Alteration Permit must be accompanied by detailed plans including a site plan, building elevations, and design details and materials as deemed necessary by City staff to evaluate the request. Besides the Site Alteration Permit the regular City Permits shall be required. Plans are attached to this report. Regular City permits will be sought before construction begins.

The Secretary of Interior's Standards for Rehabilitation as set forth in 36 CFR 67 will be the basis for a Site Alteration Permit application. The Building Official will not issue a Site Alteration Permit if the City Council finds that the change(s) will materially impair the historical integrity of the specific criteria that was used to justify the designation of the respective site. The Standards are listed below and the most relevant criteria for the Heritage Preservation Board's evaluation are bolded.

1. A property shall be used for its historic purpose or be **placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment**.
2. The **historic character** of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a **false sense of historical development**, such as adding conjectural features or architectural elements from other buildings, shall **not** be undertaken.
4. Most properties change over time; **those changes that have acquired historic significance in their own right shall be retained and preserved**.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. **Deteriorated historic features shall be repaired rather than replaced**. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. **The new work shall be differentiated from the old and shall be compatible** with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic consulting firm New History continues to review the plans for rehabilitation and reuse to ensure compliance with the Secretary of the Interior's Standards due to the National Register designation, but also due to conditions of Legacy Grant funding from the Minnesota Historical Society. See the attached documents for more information.

Heritage Preservation Board

The Heritage Preservation Board met on Thursday, April 14 to discuss the Site Alteration Permit. A summary of their comments will be included in the presentation at the April 18 Planning Commission meeting.

Staff Recommendation

Staff recommends approval of the Site Alteration Permit for the Section Foreman House, located at 738 Lake Street East, based on the following findings:

1. The new use as a learning center requires minimal changes to the defining characteristics of the building and environment, as detailed by the attachment "Design Standards for Reuse", created in 2019 by New History. Interior changes are focused upon the 1940s and 1960s additions and the vestibule proposed for the 1902 portion could be removed in the future.
2. Changes to the building are intentionally designed to avoid a false sense of historical development. The new work, when not based in repair or restoration, does not purport to be historic.
3. While the period of significance ends before the 1963 addition was built, as the principal change that may have acquired historical significance in its own right it is retained.
4. Where possible, historic features, finishes, and construction techniques are preserved and repaired rather than replaced in whole.

Action Steps

After considering the information and staff recommendation outlined in this report and attachments, the Planning Commission should consider adoption of the attached Draft Report and Recommendation.

Attachments

Section Foreman House 100% Schematic Design Package prepared by Cushing Terrell and co. (2022)

Section Foreman House Architectural Set prepared by Cushing Terrell and co. (2022)

Historic Assessment prepared by Miller Dunwiddie Architecture (2015)

Wayzata Section Foreman House: Design Framework for Reuse prepared by New History (2019)

Updated Land Survey (2022)

WAYZATA PLANNING COMMISSION

April 18, 2022

REPORT AND RECOMMENDATION OF APPROVAL OF SITE ALTERATION PERMIT FOR THE SECTION FOREMAN HOUSE AT 738 LAKE STREET E

SUMMARY OF RECOMMENDATION

Approval of Site Alteration Permit for Section Foreman House

REPORT

Section 1. BACKGROUND

1.1 Section Foreman House. The City of Wayzata has submitted an application (the "Application") for a Site Alteration Permit in accordance with Sec. 911.05.C of the Wayzata City Code for the building known as the "Section Foreman House" located on 738 Lake Street East (the "Section Foreman House"). The Section Foreman House was designated locally as a Heritage Preservation Site in 2020 and joined the National Register of Historic Places in 2021. The house is currently owned by the City of Wayzata. The Section Foreman House and surrounding landscape is proposed to be rehabilitated and reused as outlined in the Schematic Design and Architectural Set attached hereto as Attachment 1 (the "Site Alterations").

1.2 Site Alteration Permit. The City of Wayzata is requesting a site alteration permit for Site Alterations to the Section Foreman House under Sec. 911.05.C of the Wayzata City Code (the "Site Alteration Permit").

1.3 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Wayzata Sun Sailor* on March 29, 2022 and mailed to all property owners located within 500 feet of the Property on April 5, 2022. The public hearing on the Application was held at the April 18, 2022 Planning Commission meeting.

DRAFT

Section 2. STANDARDS

2.1 Site Alteration Permit. Once a property has been designated as a Heritage Preservation Site, the owners of said property must apply for a site alteration permit from the City Council in order to (i) remodel, alter or repair in any manner which will change the exterior appearance of the Heritage Preservation Site, or (ii) involve new exterior construction. Sec. 911.05.C.

A. The Secretary of Interior's Standards for Rehabilitation, as set forth in 36 CFR 67, are the basis for a Site Alteration Permit application, and those standards that are applicable to the Section Foreman House are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

B. The Site Alterations will not materially impair the historical integrity of the specific criteria that was used to justify the designation of the respective site.

Section 3. FINDINGS

Based on the Application materials, staff report, the Heritage Preservation Board discussion, 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 Site Alteration Permit.

A. The Site Alterations would comply with the Secretary of Interior's Standards for Rehabilitation, as set forth in 36 CFR 67, in that:

1. The new use of the Section Foreman House as a learning center requires minimal changes to the defining characteristics of the building and environment, as detailed by the attachment "Design Standards for Reuse", created in 2019 by New History. Interior changes are focused upon the 1940s and 1960s additions and the vestibule proposed for the 1902 portion could be removed in the future.

2. Changes to the Section Foreman House are intentionally designed to avoid a false sense of historical development. The Site Alterations do not purport to be historic.

3. While the period of significance of the Section Foreman House ends before the 1963 addition was built, the principal change that may have acquired historical significance in its own right it is retained in the Site Alterations.

4. Where possible, historic features, finishes, and construction techniques will be preserved and repaired rather than replaced in whole.

B. The Site Alterations will not materially impair the historical integrity of the specific criteria that was used to justify the designation of the Section Foreman House as a Heritage Preservation Site.

Section 4. RECOMMENDATION

Based on the Findings of this Report, the Planning Commission recommends that the Site Alteration Permit requested in the Application be **APPROVED** and issued for the Section Foreman House in accordance with Section 911.05.C of Wayzata City Code.

Adopted by the Wayzata Planning Commission the 18th day of April 2022.

Attachment 1

Section Foreman House Schematic Design Package (Cushing Terrell and co., 2022)
Section Foreman House Architectural Set (Cushing Terrell and co., 2022)

Additional Attachments

Design Standards for Reuse (New History, 2019)

hello.

Section Foreman House - Schematic Design 100%

01.31.2022

Update 2.04.2022

Cushing Terrell

Design PROCESS

Guiding Principles

- Restoring the home's significance
- Telling the unique story of the history and place
- Inspiring past, present and future community advancements
- A distinctive place for year round indoor and outdoor learning
- Flexible and adaptable for diversity of community ages and activities
- Vibrant, safe, accessible and welcoming to all
- Celebrating connections to the community, railroad, lake and pond
- Environment, ecology and energy friendly
- Simple, classy, charming, elegant and easy to maintain
- Strong bookend of the overall community pathway
- Reinforces Wayzata's authentic inviting small town feel
- Point to other significant places in Wayzata

Guiding Framework

Historic Standards
- 1902 building and 1944 addition are historic
- No addition
- Limited removals

Programming
- Flexible interior learning environment
- 12-15 people groups most common size
- Indoor/Outdoor connections for learning
- Four season use

Code requirements
- ADA accessible entrance
- ADA accessible restroom
- Energy efficient equipment upgrades

Cushing Terrell

Project Narratives

Architecture

Codes and Standards

This facility will be designed in accordance with the Minnesota Building Codes as well as other industry recognized codes and standards. The applicable codes and standards include, but are not limited to, the following:

1. 2020 Minnesota Building Code
2. 2020 Minnesota Energy Conservation Code: 2018 IECC Compliance Path
3. 2020 Minnesota Plumbing Code
4. 2020 Minnesota Conservation Code for Existing Buildings
5. 2020 Minnesota Accessibility Code
6. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

Programming and Design Intent

The intended adaptive reuse of the former residence is a learning center. The building will be used all seasons during regular business hours with after-hour use by appointment only. The building will not have a full-time staff person and will have multiple programmatic user groups utilizing the space throughout the year.

Architecture - Continued…

The main floor is where the programmatic areas are focused as this can be made accessible to the public with minor adjustments to the existing structure. An accessible ramp will be provided to the east entry and up to the existing porch. The two east doors will be slightly widened to allow an accessible means into the building. This creates an opportunity to have a circular pattern from east entry, through the building, to the porch and back to the east entry.

The existing restroom will be slightly increased in dimension, updated with new lavatory and water closet, provided with grab bars and become fully ADA compliant.

The Collaborative Learning rooms will be located at the western half of the house where the former dining and living room were. The former kitchen will be removed, reduced in size and relocated back to its approximate original location. This reduction and relocation allows for a Support Room that is placed at the center of the house next to the Collaborative Learning environments, near the restroom and storage room and south of the Study Library. This support room will have a counter at ADA height with a sink, undercounter refrigerator and upper cabinet, coat hooks, and fire extinguisher. There will be a small storage room accessed from this support space which was the former laundry room. This will have a pocket door and storage for miscellaneous chairs, carts and other items needing to be stowed away to allow flexibility within the Collaborative Learning Environments.

Architecture - Continued…

There will be a small Study/Library space a the northeast corner of the house. This space will be largely used as the first impression to the Section Foreman House as you first come into it off the east entry. It will be historic in character with the 1902 original building and include interpretive and program information.

The upper floor and basement floor will primarily be used as storage as needed. Additionally, the basement will act as the main utility hub, housing several MEP systems (furnace, water heater, electrical panels). A sprinkler system will be added to the building which will enter into the basement and be piped throughout the three levels. Discreet sprinkler heads will be placed throughout as required and piping will be located as sensitively as possible to avoid a negative impact on the historic character of the building's interior.

Architecture - Continued…

Rehabilitation Scope

General

The rehabilitation of the Section Foreman House will include interior improvements on all floors to replace damaged and deteriorated building elements to match existing materials in-kind. Historically compatible modifications will be made to interior gathering and utility spaces. Exterior work will include new structural support for foundation walls where required, the addition of a ramp to provide accessibility, replacement of deteriorated and missing wood siding and trim, and the repair of existing windows. Additions to existing building systems will be concealed within the existing structure to the greatest extent possible. Where required, soffits or other new built elements will be a minimal size and located at the periphery of rooms accessible to the public. This building is individually listed in the National Register of Historic Places. All work will conform to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

Exterior

The wood landing and stair on the north side of the building's exterior will be replaced by a code-compliant wood landing and stair. Ipe, a species likely to withstand the moisture that degraded the older stair, will be used on the new stair and landing's horizontal surfaces. The older stair's date of construction is unknown. The existing non-historic concrete stoop and concrete stairs on the home's east side will be removed. Non-historic railings and shutters will also be removed. Two non-historic openings will be widened to create accessible entrances to the home.

Architecture - Continued…

The home's wood siding is historic on most of the east and west façades and on the entirety of the north façade. Galvanic rot is ubiquitous on all façades, but less so on the north side. The siding will be retained to the greatest extent possible. Where replacement is required, new wood siding will match the existing. Where structurally sound siding is loose it will be reset.

A new ADA compliant Ipe wood ramp will be installed adjacent to the east façade. An Ipe porch will extend the non-historic porch on the south façade towards Lake Minnetonka. This porch will wrap around the building to meet the top of the ramp on the east façade.

Basement

This project includes the removal of wood in the basement area that has been rotted by water intrusion events over the years. Structural posts and columns will be replaced in kind and a simple wood wall partition will be removed. The door in that wood wall may be original to the home and will be retained and salvaged for reuse; its destination has yet to be determined. The basement windows will be repaired and window components beyond repair will be replaced in kind. Repairs will be guided by NPS Preservation Brief # 9, *The Repair of Historic Wooden Windows*. Lastly, the chimney in the basement will be repointed where joints are deteriorated. Repointing will be guided by NPS Preservation Brief #2, *Repointing Mortar Joints in Historic Masonry Buildings*.

Architecture - Continued…

First Floor

On the home's first floor interior, items to be removed include bathroom fixtures, non-historic walls, non-historic doors and the non-historic kitchen. Some historic walls immediately adjacent to the Laundry and Toilet areas will be removed to accommodate an ADA compliant restroom and the widening of a non-historic entry on the east side of the building. The fiberboard finish that predominates on those walls to remain will be removed in only one lower-wall location. In that location, the fiberboard is already missing on the upper portion of the wall. Repairs to the fiberboard, wall base and quarter round will be made to match those existing, adjacent features. Historic ceilings will be removed only where demolition or new building systems make their retention impossible.

The first floor windows will be repaired and window components beyond repair will be replaced in kind. Repairs will be guided by NPS Preservation Brief # 9, *The Repair of Historic Wooden Windows*. The existing historic and non-historic wood floor will be patched, repaired, and refinished to match the existing floor. Walls and doors will be added where required for the learning center program. At the east entry, a glass wall and door will be added to create an interior vestibule.

Architecture - Continued…

Second Floor

The second floor windows will be repaired and window components beyond repair will be replaced in kind. Repairs will be guided by NPS Preservation Brief # 9, *The Repair of Historic Wooden Windows*. Repairs to the fiberboard, wall base and quarter round will be made to match those existing, adjacent features. The historic wood floor will be patched, repaired, and refinished to match the existing floor.

Project Narratives

Civil & Landscape Architecture

Access Path

- The Project site is connected by a path that originates at the Panoway Plaza along Lake Street.
- This path will be enhanced to accommodate emergency vehicles and pedestrian access alike.
- Site lighting will be provided along one side of the path.
- The access path materials are intended to provide ADA compliant access from the Panoway Plaza to the Section Foreman House.
- The majority of the access path exists on land owned by BNSF Railway (with 16' wide access easement in place) and the project improvements will require coordination with and approval from BNSF.

Building Site

- The Section Foreman House does not include any on-site parking areas.
- An accessible ramp will be added to the exterior of the Section Foreman House with built-in seating as appropriate for outdoor STEM learning activities or a place to sit and relax.
- New pathways will be provided connecting from the access path to the porch steps and ramp.
- A vehicle access path (for City access to the sanitary sewer lift station) will be provided via a reinforced turf system or similar material to provide a durable and sustainable solution.

Project Narratives

Civil & Landscape Architecture

- Yet to be confirmed with the City, the adjacent stormwater pond (East of the House) edge may be modified to improve access to the lift station.

- Some existing trees and vegetation around the House will be removed, while new groundcover vegetation and plants will be added around the House.

- The project is not anticipated to require any stormwater modeling or new stormwater management features (BMPs) due to the limited amount of added impervious surfaces.

<u>Site Utilities</u>

- The existing water service is anticipated to be replaced with a new water service for domestic water and possibly for fire suppression (to be confirmed by the City and MEP).

- The project may include a new fire hydrant (to be confirmed by the City).

- The existing sanitary sewer line will likely be replaced depending on it's existing condition and capacity (to be confirmed by the City and MEP).

- The project is going to include upgraded or new dry utilities such as electric, gas and communications/data (to be confirmed by the City and MEP)

- The project is not expected to include any storm sewer or stormwater management features.

Structural

Existing Structure:

The existing 2 story building above grade consists of wood framing for the walls, floors and sloping roofs. The basement consists of concrete walls and floor slab.

Basement:

The structural modifications to the basement include a replacement of the stair framing and the support columns in the basement. Due to previous water damage and dry rot at the column bases, the 4 columns should be replaced with wood posts of similar size along with a base-plate attachment.

The exterior foundations at the front entrance addition are also showing signs of settlement. To prevent future settlement, helical piers are recommended to be installed around the perimeter at about 5’-0” on center. The footings are assumed to be at frost depth and will require excavation at the perimeter. The piers are installed in the soils below and then support brackets are applied below the wall foundation.

Structural - Continued…

First Floor:

At the first floor a variety of new and wider openings are proposed for the new interior layout. New headers and jamb studs will be needed to support the new openings. New partition wall framing will also be needed for the revised bathroom layout.

A new handicap access ramp will also be added to the east entrance. The ramp framing will be of wood or steel and supported by helical piers.

Second Floor:

Structural modifications are not currently required.

Mechanical + Plumbing

Codes and Standards

All mechanical systems for this facility will be designed in accordance with the Minnesota Building Codes as well as other industry recognized codes and standards. The applicable codes and standards include, but are not limited to, the following:

1. 2020 Minnesota Building Code
2. 2020 Minnesota Energy Conservation Code: 2018 IECC Compliance Path
3. 2020 Minnesota Plumbing Code
4. 2020 Minnesota Conservation Code for Existing Buildings

HVAC System Design Conditions

1. Outdoor Design Conditions:

    a. Summer: 95°F DB/73°F WB

    b. Winter: -20°F DB

2. Minimum Outside Air Ventilation (non-residential spaces): Per ANSI/ASHRAE Standard 62.1-2010, "Ventilation for Acceptable Indoor Air Quality," addendum N, Appendix G, and Table 6.1

Mechanical + Plumbing - Continued…

3. Minimum Exhaust Air Rates: Per ANSI/ASHRAE Standard 62-2010, “Ventilation for Acceptable Indoor Air Quality,” addendum N, and Table 6.4.

4. Maximum sound levels in private offices and conference rooms will not exceed NC-30, and maximum sound levels in corridors and open offices will not exceed NC-40 per ASHRAE Handbook Chapter 48.

Basic Mechanical Materials and Methods

Emphasis in equipment and systems selection will be placed on manufacturers readily available to and serviceable from the city of Minneapolis and Metropolitan Area. Equipment used will be manufacturer’s standard where possible.

General Provisions

A. Provide all work and materials as required herein in full accordance with National, State, and local Codes, Ordinances and/or regulations having jurisdiction over this work.

B. Contractor shall be responsible for all necessary permits, licenses, and certificates and pay all fees connected therewith.

Mechanical + Plumbing - Continued…

C. At the completion of the work, Contractor shall remove all rubbish, dirt, and stains caused by their work and shall thoroughly clean all mechanical work including equipment, appliances, fixtures, ductwork, piping, etc.

D. Contractor shall touch up or refinish the factory finish of equipment marred during shipment or installation.

E. Hangers and Supports: Comply with requirements of state and local building codes, amendments, and referenced standards if more restrictive than MSS SP-69 and SP-89.

F. Mechanical Identification: Provide identification of mechanical piping and duct systems. Comply with ASME A13.1 for lettering size, length of color field, colors, and viewing angles of identification devices. Provide standard stencils of prepared letter sizes conforming to recommendations of ASME A13.1

G. Mechanical Motors: All motors provided with mechanical equipment shall meet or exceed the Energy Independence & Security Act of 2007 criteria for energy efficient motors.

H. Mechanical Insulation: Type and thickness of insulation as required by the International Energy Code with Minnesota Amendments.

I. Should any asbestos be present in the area of work, this will be abated by the owner in a separate contract.

Mechanical + Plumbing - Continued…

J. Contractor shall disconnect and remove all existing ductwork, plumbing, fire protection, hydronic piping, and all associated terminals, accessories, supports, and controls.

K. Disconnect and remove existing domestic water back to water meter.

L. Disconnect and remove existing hot and cold domestic water system including existing gas water heater and associated flue.

M. Disconnect and remove existing waste line back to 4” wye fitting at basement wall penetration. Terminate piping for reconnection to new.

N. Disconnect and remove existing sump pump. Terminate piping for reconnection to new.

O. Disconnect and remove existing vent line up to vent stack in the attic. Terminate piping for reconnection to new.

P. Disconnect and remove all existing ductwork, diffusers, grilles, registers, gas furnace, flue pipe, combustion air ductwork, and gas piping back to gas meter.

Mechanical + Plumbing - Continued…

Heating, Ventilation, and Air Conditioning

Design Criteria

A. Typical Collaborative Learning, Study/Library
    a. Provide floor supply register at perimeter zone.
B. Toilet
    a. Provide a floor supply register at perimeter.
    b. Provide a ceiling exhaust grille from ERV.
    c. Space pressure shall be negative to adjacent space.
C. Support
    a. Provide a floor supply register.
    b. Provide a ceiling exhaust grille from ERV.
D. Vestibule
    a. Provide a wall mounted electric unit heater.
E. Typical Storage
    a. Provide a floor supply register at perimeter.

Mechanical + Plumbing - Continued…

F. Air Distribution
   a. All ductwork will be galvanized steel, constructed according to SMACNA standards.
   b. Insulated flexible duct with inner lining will be used for runouts to all lay-in type diffusers.
   c. Flexible duct runouts will be a maximum of 5 feet in length.
   d. All return air shall be plenum.

G. HVAC Piping Material
   a. Schedule 40 steel piping

H. HVAC Piping Insulation
   a. Fiberglass insulation

I. Duct Insulation
   a. All supply ductwork will be fully insulated.

Temperature Controls

<u>Design Criteria</u>

A. Smart wi-fi enabled thermostat to control the furnace.

Mechanical + Plumbing - Continued…

HVAC System Testing, Start-up and Training

Design Criteria

A. Gas fired furnace

a. 98% efficiency 80,000 BTUH modulating up-flow.

b. Variable speed motor.

c. MERV 8 filter

d. 3-ton outdoor condensing unit with variable speed compressor.

B. Energy Recovery Ventilator

a. 315 CFM capacity.

b. Summer total effectiveness of 59%, total winter effectiveness of 76% non-frosting core under normal operating conditions (defined as outside temperature above -10 degrees F and inside relative humidity below 40%).

Mechanical + Plumbing - Continued…

C. Electric Unit Heater

a. 1.5KW electric wall mounted.

b. Automatic fan delay circuit.

c. Automatic reset thermal unit.

d. Power coated 18-gauge steel grille with extruded aluminum front frame.

e. Built-in tamper proof thermostat.

D. Testing and Balancing

a. HVAC air and water systems will be tested, adjusted, and balanced by an AABC certified agency independent of the Mechanical Contractor.

b. The T&B contractor is under the general contractor's contract.

E. Equipment Start-up and Training

a. Equipment startup and testing will be accomplished by the Mechanical Contractor.

b. Each piece of equipment will be started and checked out according to manufacturer's recommendation to assure proper operation.

c. Limited commissioning will be done by Owner's independent commissioning agent.

Mechanical + Plumbing - Continued…

F. Owner Training

a. The Mechanical Contractor will demonstrate the operation and maintenance procedures of each mechanical system or equipment item for the Owner's representative.

Plumbing

Design Criteria

A. Gas fired water heater
   a. 40-gallon capacity, with recirculating pump.
   b. Power vent
   c. Hot-surface ignitor
   d. Blue diamond glass coating

B. Sump pump

   a. ¾ HP submersible with PSC motor.

   b. Heavy-duty cast iron.

   c. Corrosion resistant stainless-steel fastener and powder coated epoxy finish.

Mechanical + Plumbing - Continued…

C. Plumbing Fixtures
   a. Plumbing fixtures and their installation will meet the requirements of the Americans with Disabilities Act (ADA) for accessibility.
   b. Toilets will be porcelain wall-mounted flush valve. Single lever faucet with 4” faucet centers.
   c. Lavatories in the toilet room will be porcelain undermount with manual single handle faucets.
   d. Freezeless lockable hose bib
   e. Utility sink with stainless steel finish faucet, 19-gallon capacity.
   f. Single bowl drop-in 18-gauge 304 stainless steel sink for Collaborative Learning and Support space. Gooseneck faucet with wrist blade handles, 4” faucet centers.

D. Sanitary Piping
   a. Sanitary waste systems include waste and vent piping, cleanouts, and floor drains/sinks.
   b. All waste and vent piping located in plenum ceilings shall be Schedule 40 cast iron.

E. Piping Material
   a. Domestic water piping will be type ‘L’ copper with silver solder joints; no type ‘M’ copper will be allowed on this project.

F. Piping Insulation
   a. Domestic cold water, hot water, and recirculated hot water piping will have pre-formed fiberglass insulation with an all-service vapor barrier jacket.

Electrical

Codes and Standards

All electrical systems for this facility will be designed in accordance with the Minnesota Building Codes as well as other industry recognized codes and standards. The applicable codes and standards include, but are not limited to, the following:

1. 2020 Minnesota Building Code
2. 2020 Minnesota Energy Conservation Code: 2018 IECC Compliance Path
3. 2020 NFPA 70: National Electrical Code
4. 2021 NFPA 101: Life Safety Code
5. Illuminating Engineering society of North America Handbook, 10th Ed.

Basic Electrical Materials and Methods

Emphasis in equipment and systems selection will be placed on manufacturers readily available to and serviceable from the city of Minneapolis and Metropolitan Area. Equipment used will be manufacturer's standard where possible.

Electrical - Continued…

General Provisions

Provide all work and materials as required herein in full accordance with National, State, and local Codes, Ordinances and/or regulations having jurisdiction over this work.

Contractor shall be responsible for all necessary permits, licenses, and certificates and pay all fees connected therewith.

At the completion of the work, Contractor shall remove all rubbish, dirt, and stains caused by their work and shall thoroughly clean all electrical work including equipment, fixtures, conduit, boxes, etc.

Equipment startup and testing shall be performed by the Electrical Contractor. Each piece of equipment shall be started and checked out according to manufacturer's recommendation to assure proper operation.

Lighting control system startup and testing shall be performed by a factory-authorized service representative.

The Electrical Contractor shall demonstrate the operation and maintenance procedures of each electrical system or equipment item for the Owner's representative.

Electrical - Continued…

Electrical Power Distribution

The electrical power distribution system within the Section Foreman House will be replaced in its entirety. The existing panelboard, branch circuits, and devices will be removed and replaced with new. A new service disconnect switch will be provided on the exterior of the building, and a new 120/240 V panelboard sized for the new anticipated loads will be provided in the northeast corner of the basement. A new grounding electrode system will be established with a new ground rod and a new bond to the water service piping.

Options for connecting the new site lighting to the new Section Foreman House and the existing street/boardwalk lighting services will be explored, and the most practical solution selected. All exterior conductors operating at 50 V or greater will be installed in rigid metal or PVC conduit.

Emergency Power

No central emergency power source (e.g., generator) is anticipated. Battery backup ballasts will provide emergency power for exit and egress lighting. Battery modules will provide emergency power for the fire alarm system. A stand-alone UPS unit will provide emergency power to data network and security equipment.

Electrical - Continued…

Interior Lighting

New lighting fixtures will be provided throughout the house and the site. Where practical and appropriate, existing interior light fixtures will be replaced with similar. Where new lighting applications are needed, such as illumination of exhibits or collaboration spaces, new light fixtures suitable for the task will be provided. Examples include adjustable recessed downlights for illuminating exhibits or under-cabinet lighting at the kitchenette.

The lighting design team will perform all photometric modeling of the new lighting system. New LED light fixtures with sophisticated optics and precise beam distributions will be used to illuminate the many beautiful, historic architectural elements of the building while also providing comfortable and functional general lighting throughout the building. Rather than attempting to create a false sense of history by mimicking the lighting fixtures of the building's vintage, lighting elements in architecturally significant areas will be selected that illuminate the building without drawing attention to themselves. Preliminary lighting selections intended to communicate the design intent are included as an attachment (E1) to this report.

Color temperature and color rendering index (CRI) ratings of the LED engines will be thoughtfully specified to assure decorative architectural elements are highlighted in vivid color. Similar thoughtfulness will be applied to ensure interior spaces are illuminated by comfortable, glare-free lighting. New interior lighting controls, including scheduled switching, daylight harvesting, and occupancy/vacancy sensing, will further increase the potential energy savings of the new system.

Electrical - Continued…

New architectural and site LED lighting will be carefully modeled to ensure the design highlights the building without contributing to night sky light pollution. Uniform, pedestrian-scale lighting will be provided where appropriate to create well-illuminated, secure exterior environments. LED color temperature and control strategies that minimize the negative impact on Minnesota's wildlife will be specified.

Exterior Lighting

New LED site lighting elements will be provided along pedestrian pathways in the Eco-Park and linking the Section Foreman House to downtown Wayzata. Exterior lighting will be carefully modeled using photometric modeling software to ensure the design safely illuminates pedestrian walkways and site elements without contributing to night sky light pollution. LED color temperature and control strategies that minimize the negative impact on Minnesota's wildlife will be specified.

Site lighting will be designed in layers, each appropriate for a particular application: wayfinding, visitor safety, and facility security. Wayfinding lighting will typically consist of step lighting or concealed LED strip lighting installed below waist-height to illuminate walkways and support wayfinding. In areas where people might gather or use is expected to be more intense, an additional layer of pedestrian-scale lighting supplied by illuminated bollards or pole-mounted area lights will be provided to enhance visitor safety. Selectively applied flood or area lighting solutions will be provided in areas where facility security or vandalism are a concern.

Electrical - Continued…

General Power

As a part of the new work, new convenience power receptacles will be provided throughout the building in a layout and concentration appropriate for the building's current and future use. Care will be taken to route electrical raceways in a manner that respects significant architectural elements.

Fire Alarm

A new fire alarm system will be provided that notifies emergency services in the event of fire sprinkler or manual pull station operation. The fire alarm control panel (FACP) will be provided in the basement. A fire alarm remote annunciator (FARA) will be provided near the main entrance at a location coordinated with the local fire department. Audible and visible fire alarm notification appliances will be provided if and where required by the building code.

Electrical - Continued…

Voice and Data

Voice and data systems have become as important to the functionality of a building as its plumbing, power, and HVAC systems. The telecom entrance facility (EF) is anticipated to be in the northeast corner of the basement level, near the electrical power service entrance. No telephone services is planned for the building. Data network infrastructure is anticipated to consist of a cable modem or other interface with the service provider, a gigabit network switch, Category 6 horizontal cabling, wireless access points for Wi-Fi throughout the building and the site. Hardwired telecom outlets will be provided for select equipment (e.g., security cameras, wireless access points). Wireless access points and security cameras will be power-over-ethernet (PoE) devices powered by the network switch.

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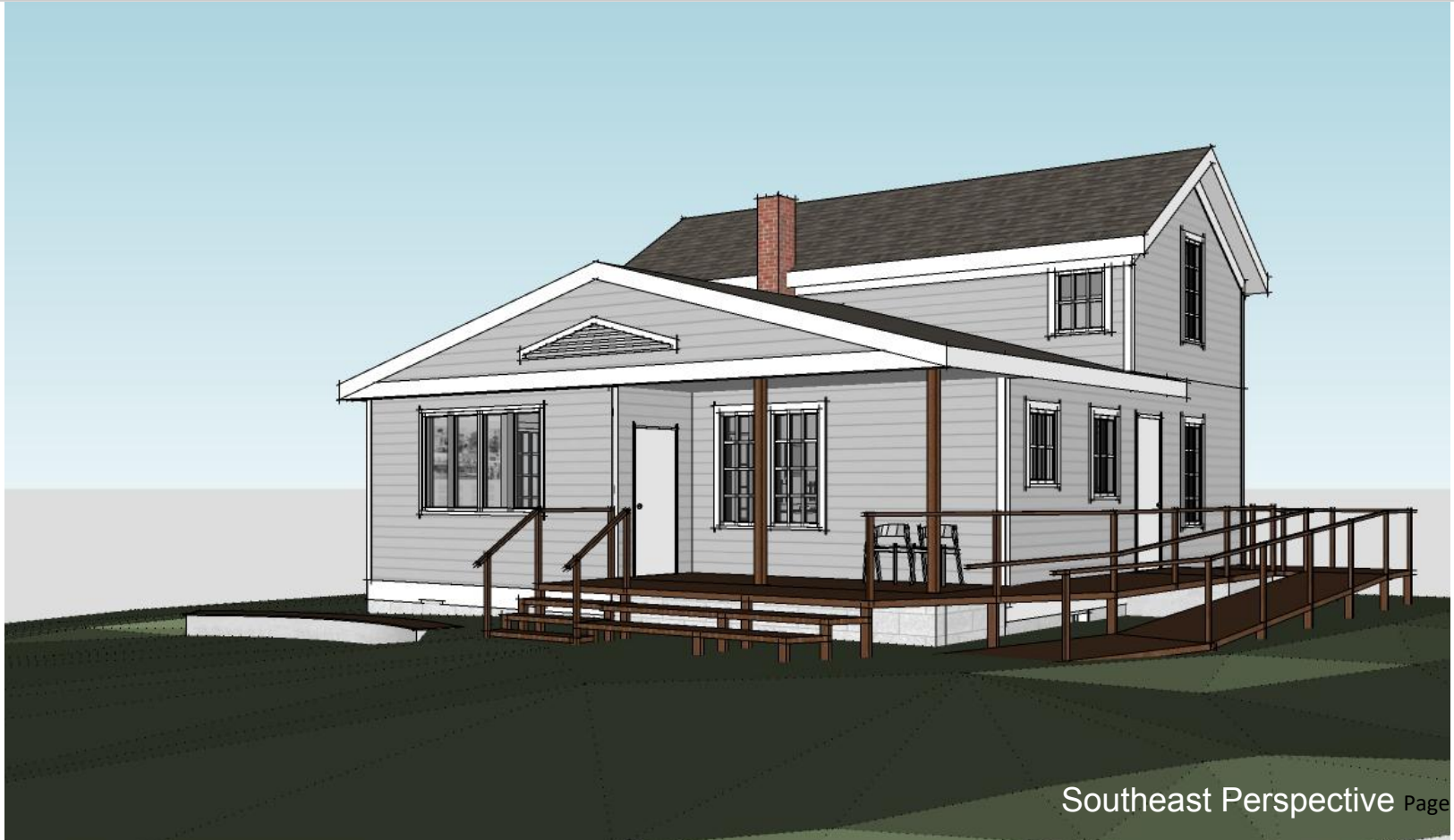
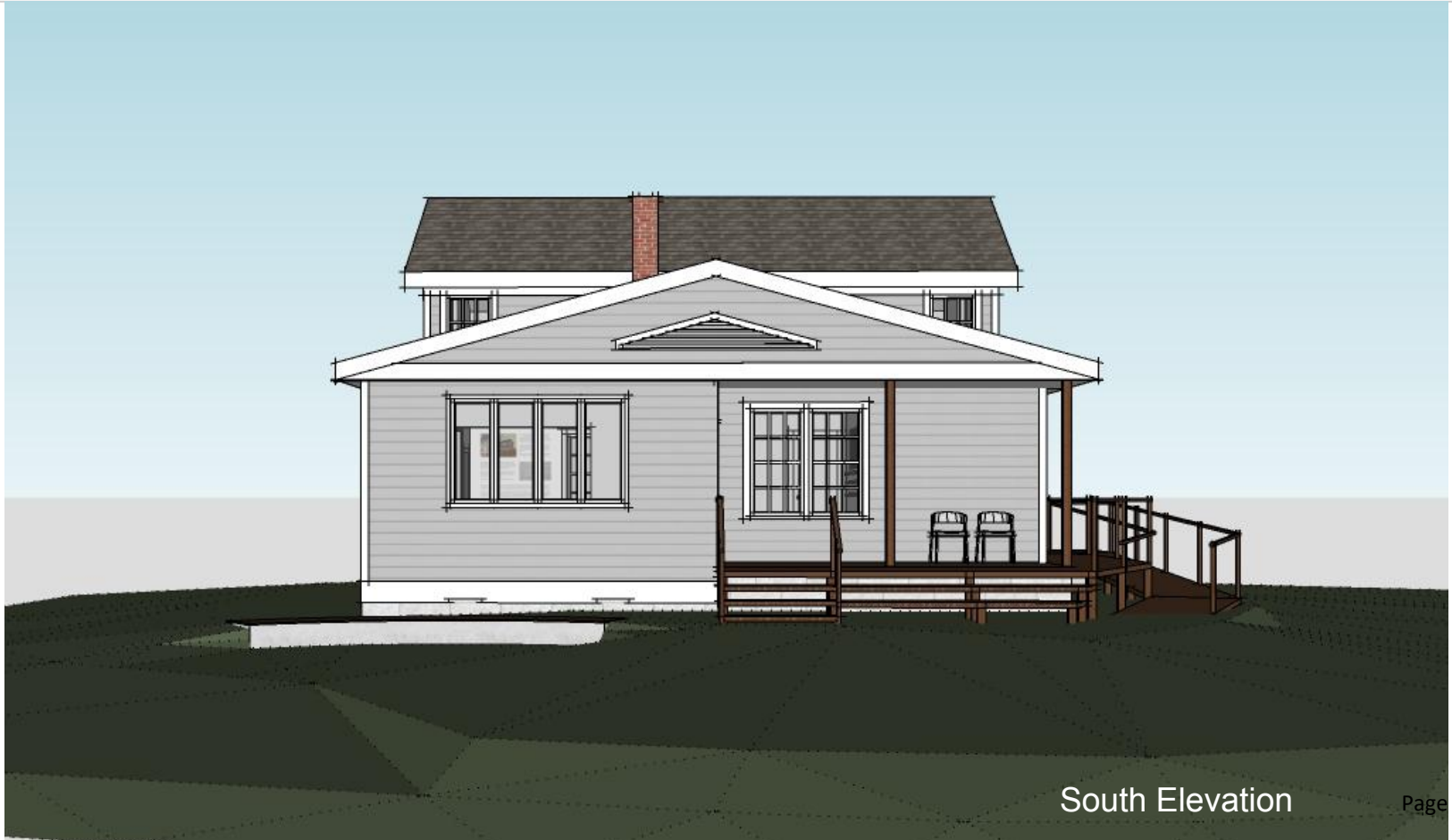
Project Drawings

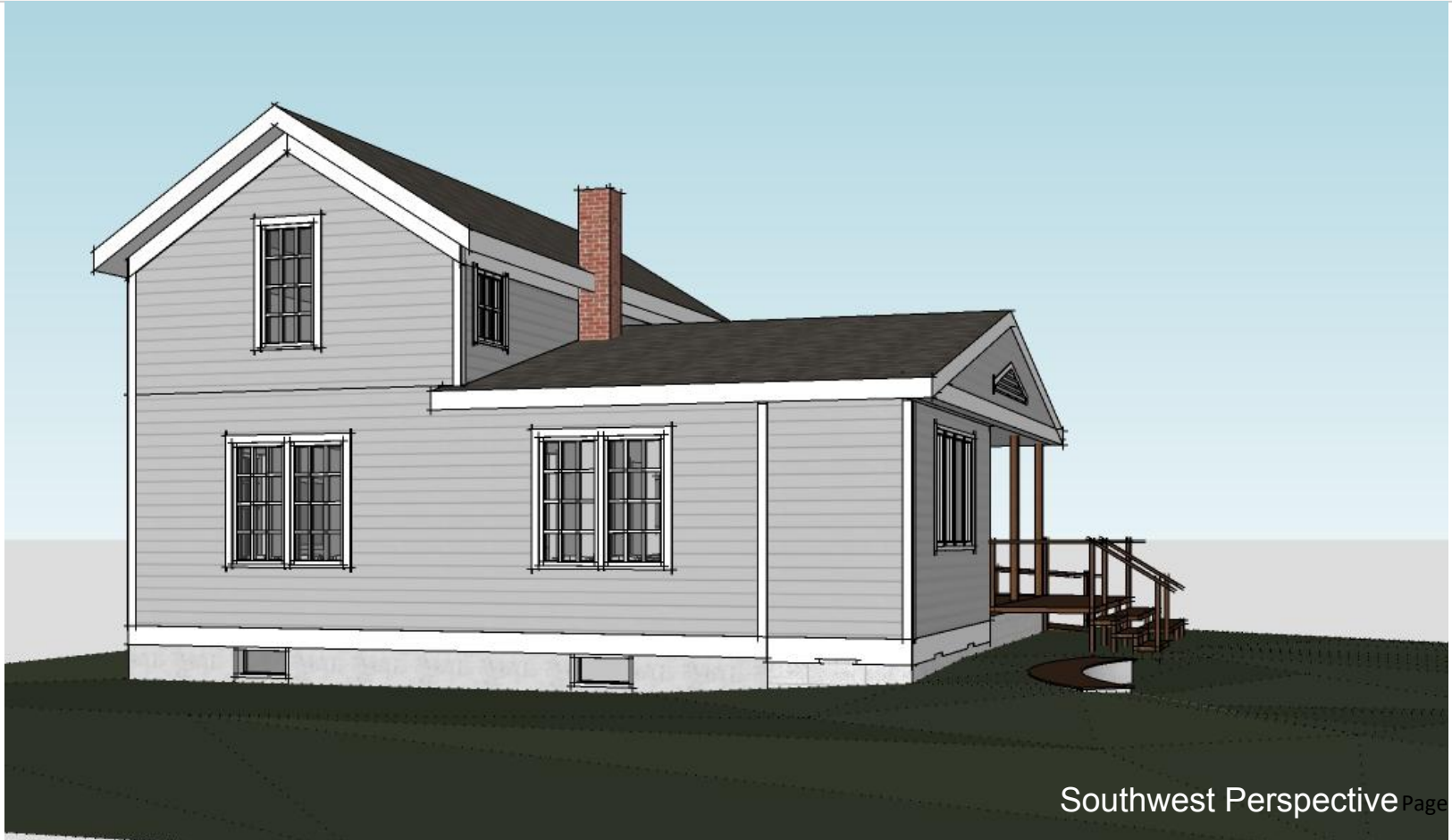
Schematic Floor Plan - 3D Perspective



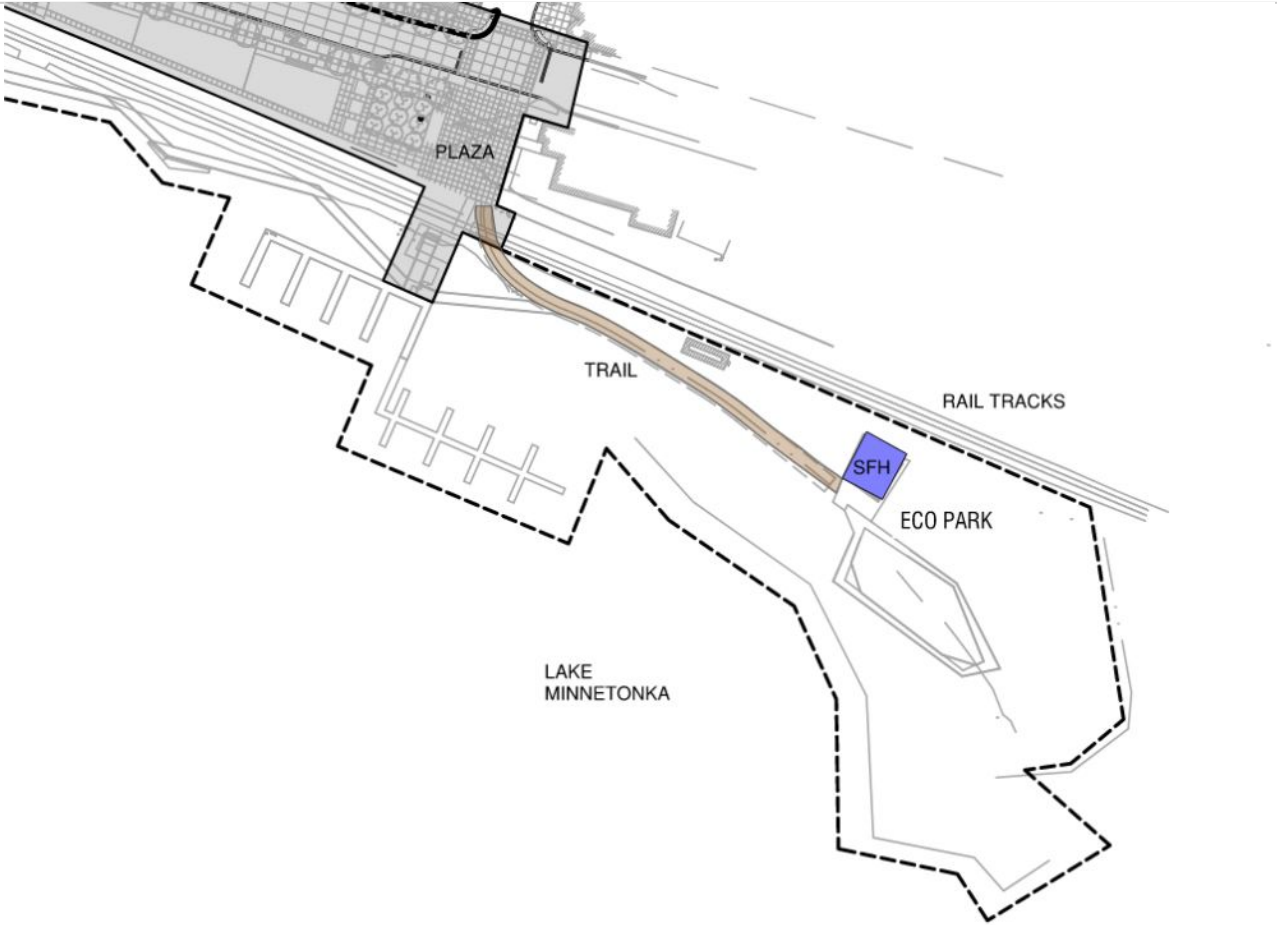
Schematic Floor Plan - 3D Perspective



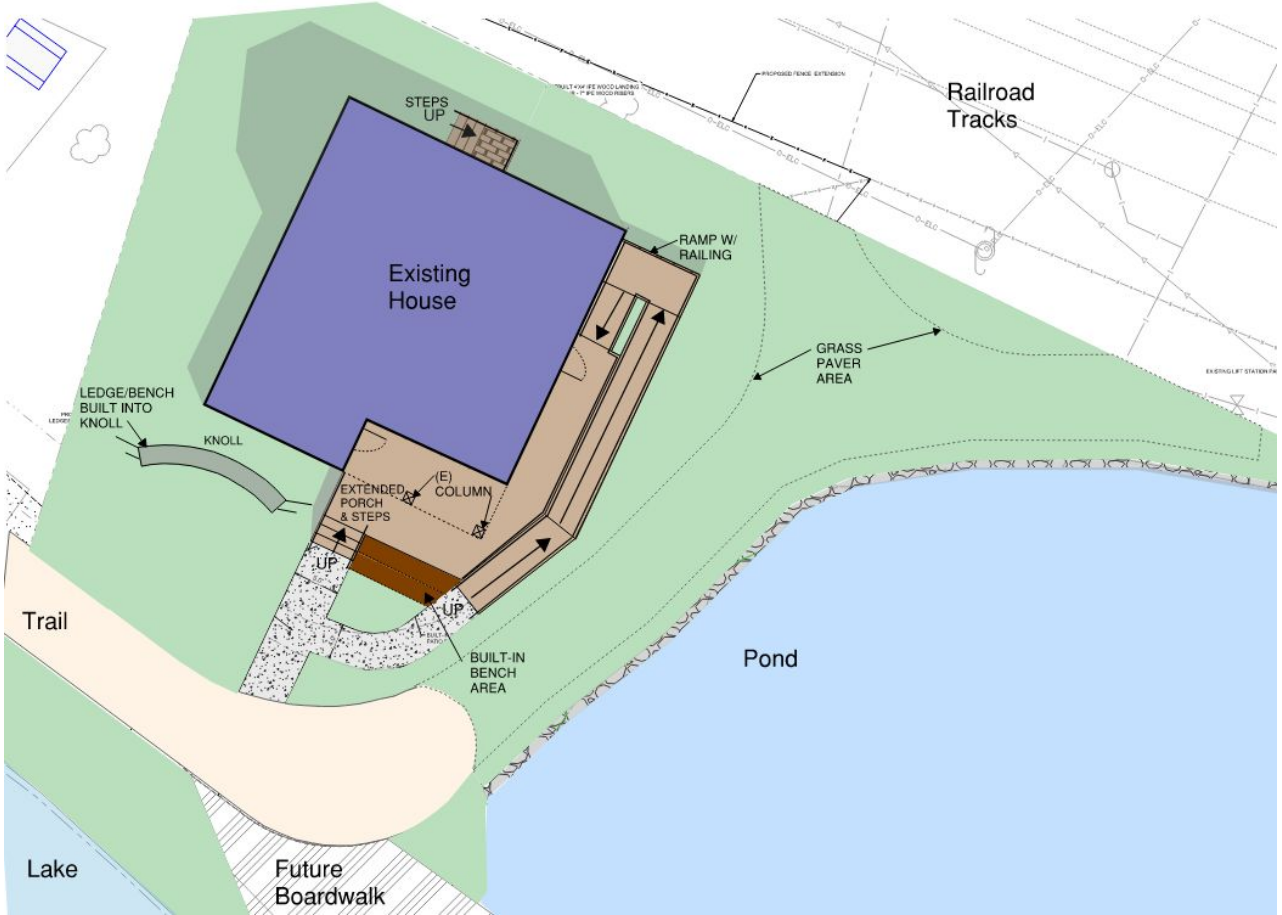
Schematic Floor Plan - 3D Perspective



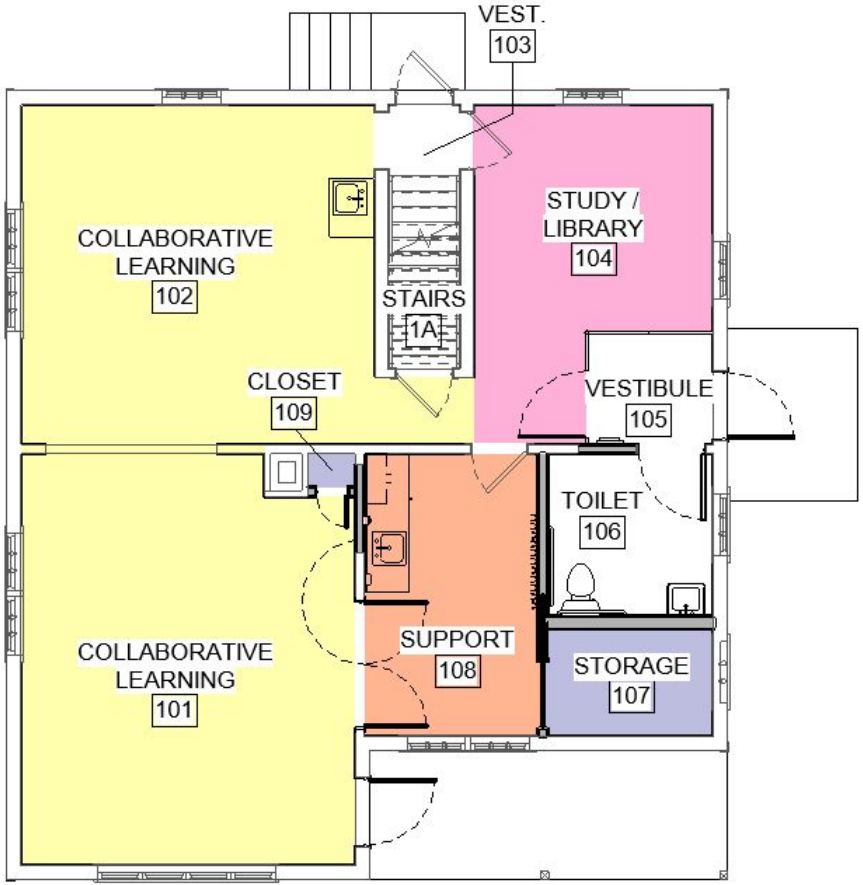
Schematic Site Plan - Trail



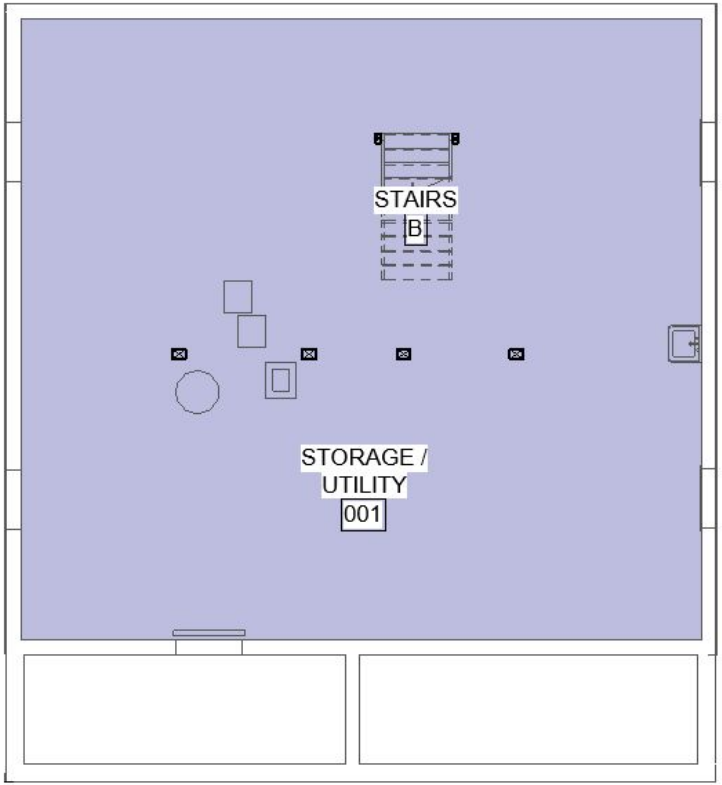
Schematic Site Plan - House



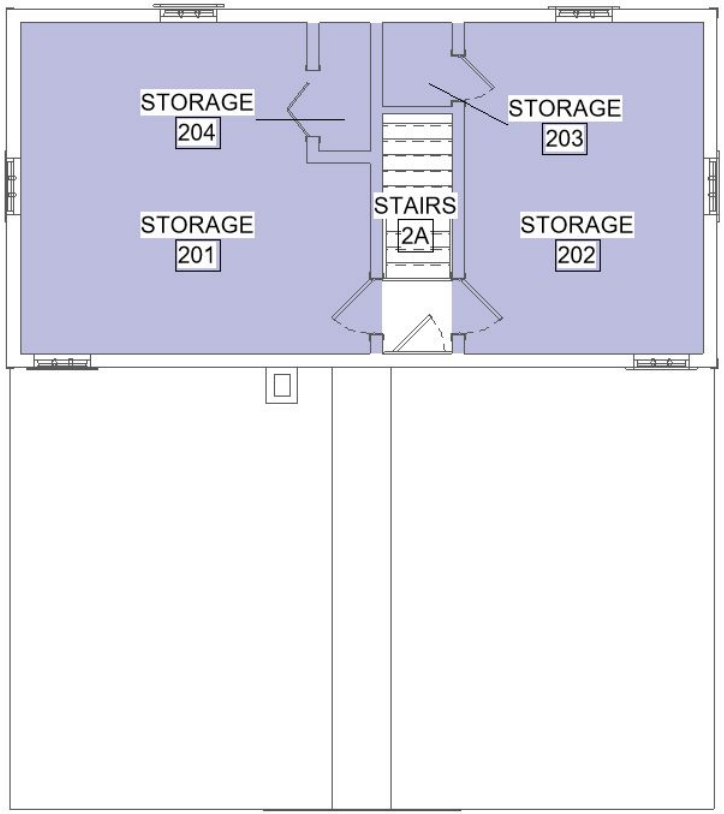
Schematic Floor Plan - Main Level



Schematic Floor Plan - Basement Level



Schematic Floor Plan - Upper Level



Schematic Floor Plan - Elevations

SOUTH

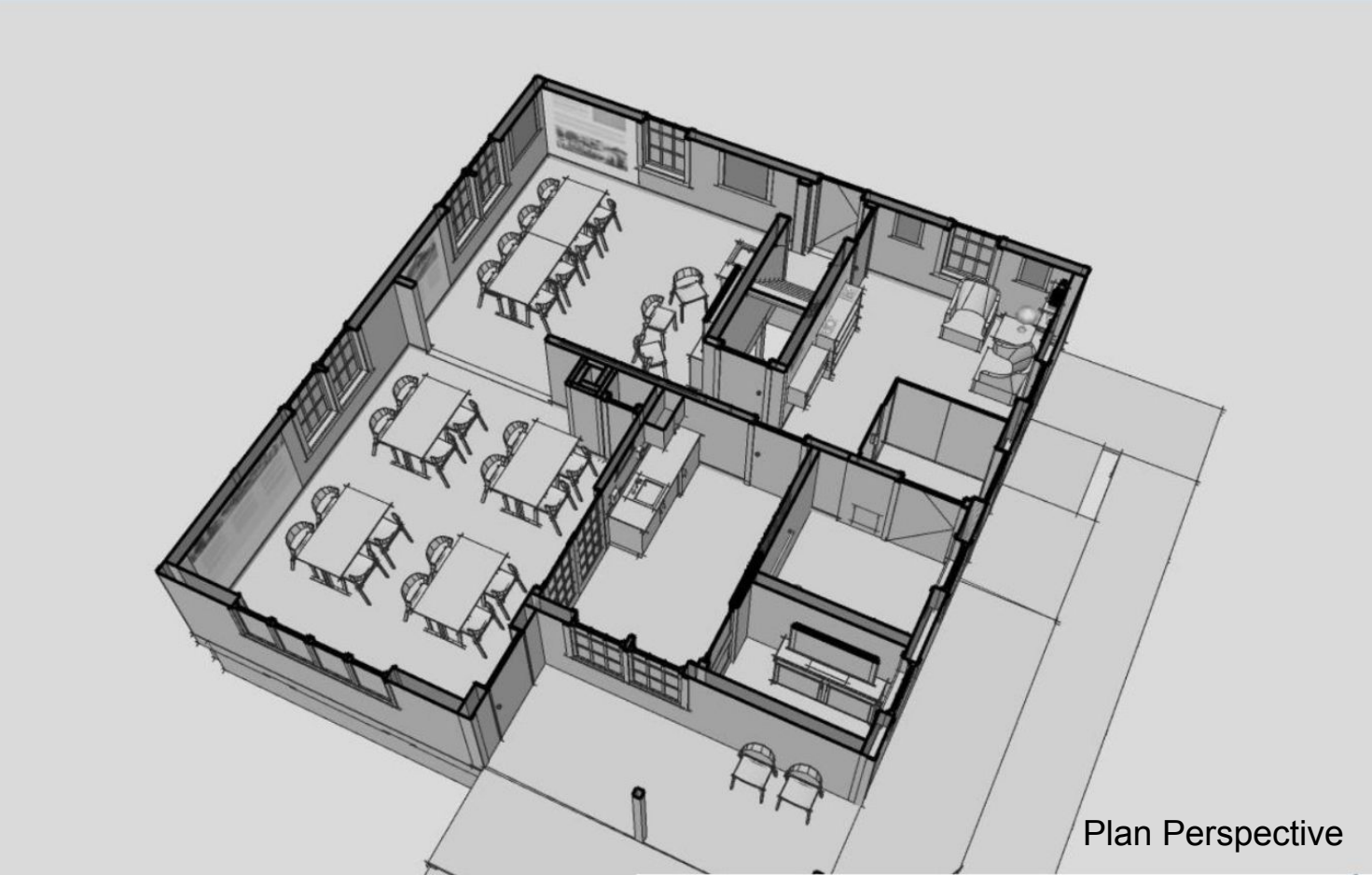
WEST

Schematic Floor Plan - Elevations

NORTH

EAST

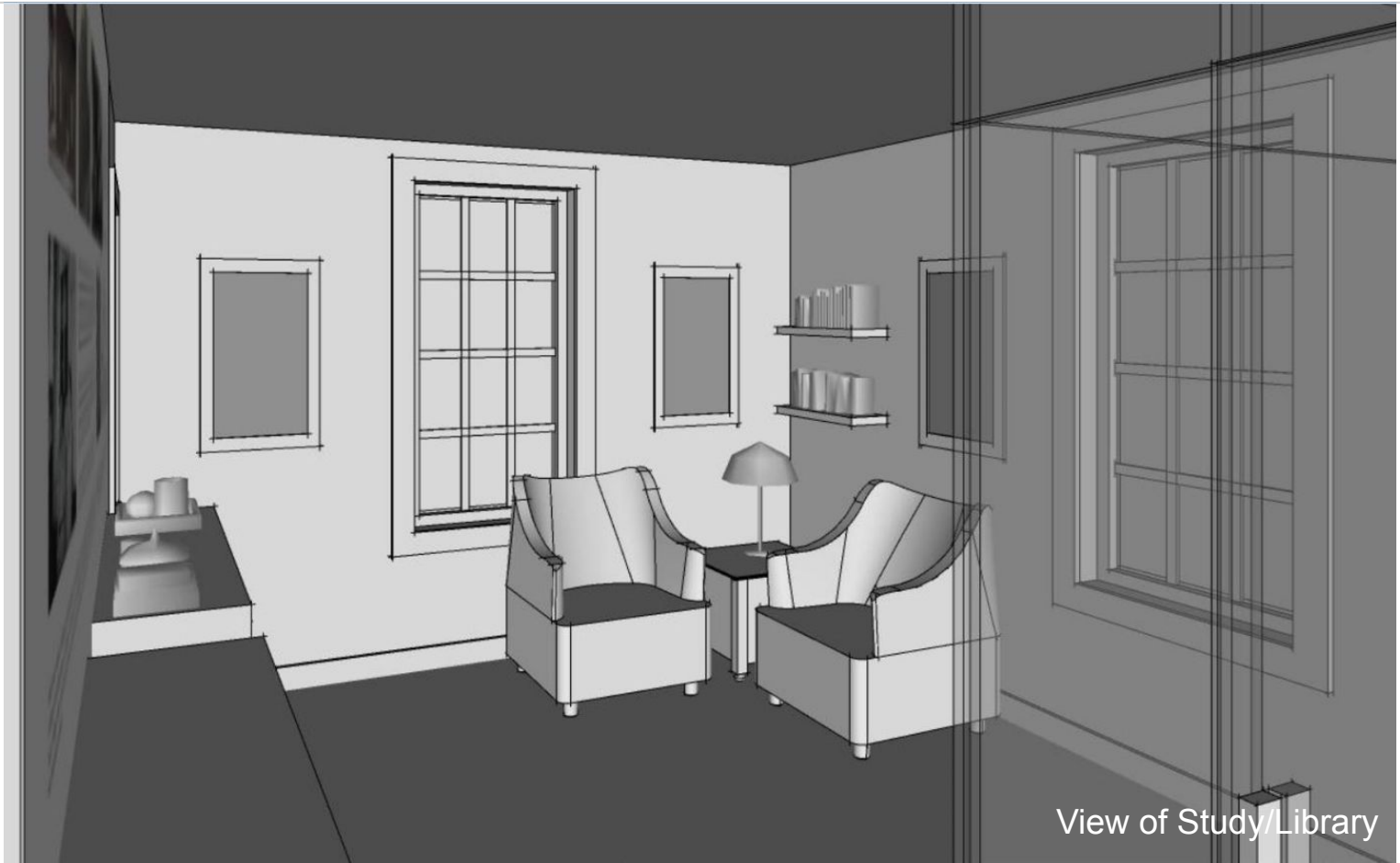
Schematic Floor Plan - Interior Perspectives



Schematic Floor Plan - Interior Perspectives

View of Study/Library

Schematic Floor Plan - Interior Perspectives



Schematic Floor Plan - Interior Perspectives

View of Collaboration Room

Schematic Floor Plan - Interior Perspectives

View of Collaboration Room

Schematic Floor Plan - Interior Perspectives

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220523.12 BALL VALVES FOR PLUMBING PIPING

220529 HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

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271116 COMMUNICATIONS RACKS, FRAMES, AND ENCLOSURES.

271513 COMMUNICATIONS COPPER HORIZONTAL CABLING

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

284621.13 CONVENTIONAL FIRE-ALARM SYSTEMS

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311000 SITE CLEARING AND DEMOLITION

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312500 SOIL EROSION AND SEDIMENTATION CONTROL

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323223 SEGMENTAL RETAINING WALLS

329200 TURF AND GRASSES

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DIVISION 33 – EXTERIOR IMPROVEMENTS

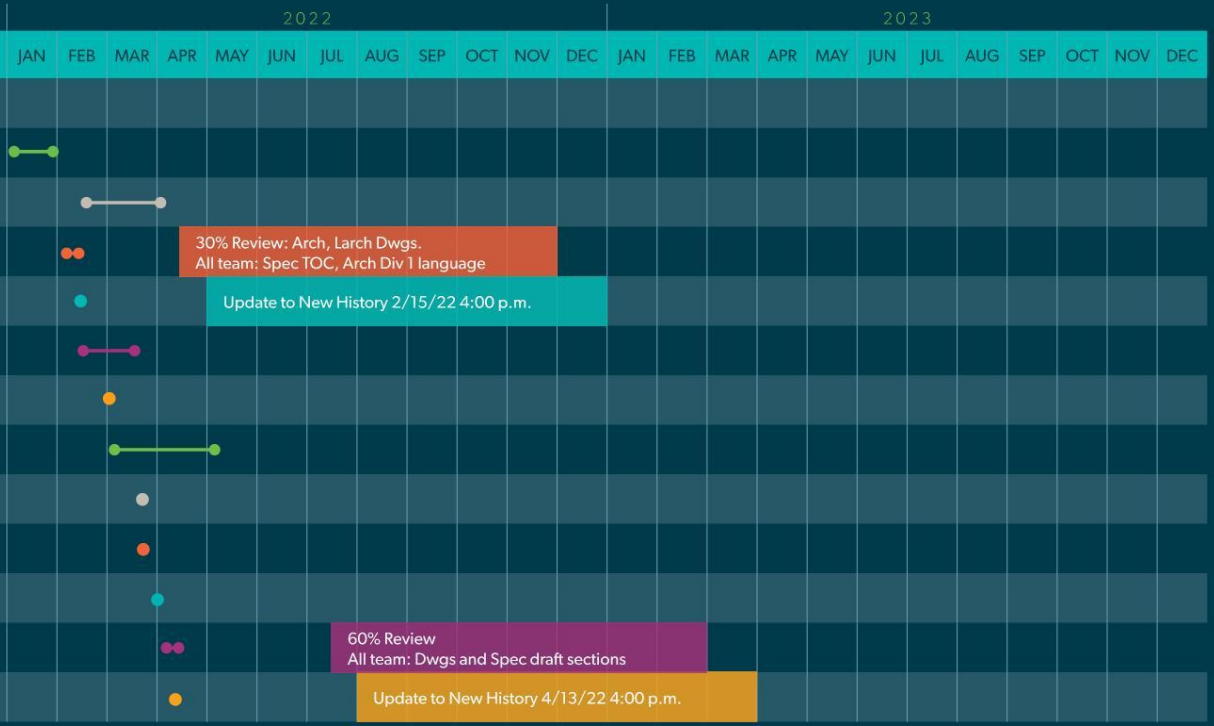
330000 SITE UTILITIES

Cushing Terrell

Project Schedule

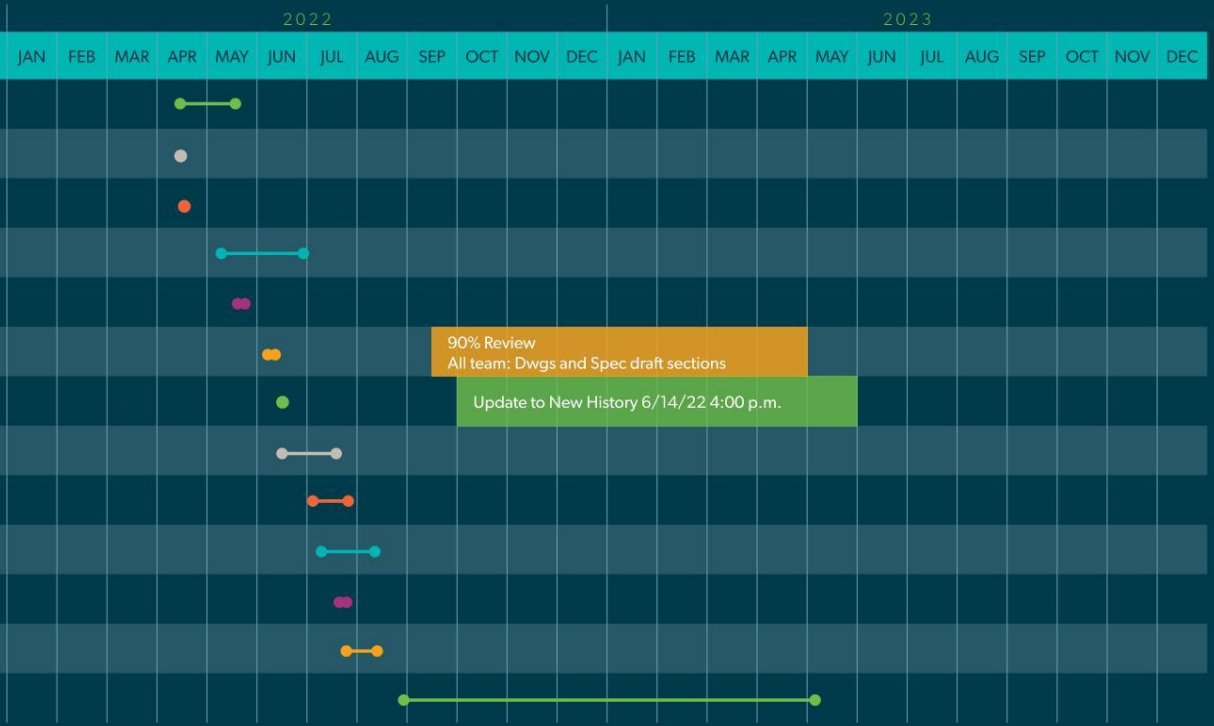
Project Schedule

ACTIVITY NAME	DURATION (DAYS)	START DATE	FINISH DATE
Programming	19	10/26/21	11/19/21
Schematic Design	51	11/22/21	1/31/22
Entitlement Start	45	2/1/22	4/4/22
30% Milestone Deliverable (City/Conservancy/New History)	6	2/4/22	2/11/22
CT Team comment pickup	3	2/14/22	2/16/22
30% Milestone Deliverable (MNHS)	23	2/16/22	3/18/22
Community Meeting	2	3/15/22	3/2/22
Design Development	45	3/7/22	5/6/22
Review MNHS 30% Deliverable Comments/pickup	5	3/18/22	3/24/22
Planning Commission Public Hearing	1	4/18/22	3/21/22
Heritage Preservation Board Meeting	2	3/31/22	4/1/22
60% Milestone Deliverable (City/Conservancy/New History)	6	4/4/22	4/11/22
CT Team comment pickup	3	4/12/22	4/14/22



Project Schedule

ACTIVITY NAME	DURATION (DAYS)	START DATE	FINISH DATE
60% Milestone Deliverable (MNHS)	23	4/15/22	5/17/22
Hold: Design Review Meeting	2	4/18/22	4/19/22
City Council Meeting	1	5/17/22	4/19/22
Construction Documents	39	5/9/22	6/30/22
Review MNHS 60% Deliverable Comments/pickup	5	5/18/22	5/24/22
90% Milestone Deliverable (City/Conservancy/New History)	6	6/3/22	6/10/22
CT Team comment pickup	3	6/13/22	6/15/22
90% Milestone Deliverable (MNHS)	23	6/16/22	7/18/22
Bidding/Issue for Permit	20	7/1/22	7/28/22
City Approval	25	7/7/22	8/10/22
Review MNHS 90% Deliverable Comments/pickup	5	7/19/22	7/25/22
Addendum 1	14	7/26/22	8/12/22
Construction Administration	176	8/29/22	5/1/23



Cushing
Terrell

Thank You!

02.04.2022

CITY OF WAYZATA

SECTION FOREMAN HOUSE REHABILITATION

30% SUBMISSION

NOT FOR CONSTRUCTION

OWNER
Contact: Emily Goellner
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Wayzata, MN 55391
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Kimley-Horn
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St. Paul, MN 55114
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Victus Engineering
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St. Paul, MN 55114
612.461.3173

PROJECT LOCATION:

738 LAKE ST N, WAYZATA, MN 55391

VICINITY MAP: *Locator*

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G002 ADA STANDARDS
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G005 LIFE SAFETY PLAN

CIVIL
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LANDSCAPE

STRUCTURAL

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AD102 DEMOLITION PLAN - FIRST FLOOR
AD103 DEMOLITION PLAN - SECOND FLOOR
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PLUMBING

MECHANICAL

ELECTRICAL

GENERAL PROJECT NOTES

A. THIS BUILDING IS INDIVIDUALLY LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES. ALL WORK SHALL CONFORM TO THE SECRETARY OF INTERIOR'S STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES.
B. DURING THE COURSE OF CONSTRUCTION, CONTRACTOR TO FULLY PROTECT ALL SURFACES AND ITEMS TO REMAIN. ALL COMPONENTS AND FINISHES DAMAGED AS A RESULT OF WORK ARE TO BE RESTORED BY CONTRACTOR TO MATCH ORIGINAL CONSTRUCTION.
C. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE 2018 INTERNATIONAL BUILDING CODE.
D. DO NOT SCALE THE DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
E. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES IN THE DRAWINGS AND/OR SPECIFICATIONS COMPARED TO EXISTING CONDITIONS.
F. PROVIDE DEMOLITION AND PATCHING NOT SHOWN BUT REQUIRED FOR THE INSTALLATION OF NEW DETAILS OR AS REQUIRED FOR THE WORK.
G. ALL WORK SHALL BE PERFORMED IN A MANNER SO AS NOT TO INCREASE/CAUSE A FIRE HAZARD.
H. ALL WORK SHOWN ON THESE DRAWINGS IS NEW UNLESS OTHERWISE INDICATED.
I. CONTRACTOR TO PROVIDE PROTECTION WHERE NECESSARY TO PROTECT THE PUBLIC AND ADJACENT AREAS OF THE BUILDING DURING CONSTRUCTION AS DIRECTED BY THE OWNER.
J. CONTRACTOR TO PROVIDE TEMPORARY STRUCTURAL BRACING AS REQUIRED DURING WORK.
K. WHERE INSTRUCTED TO MATCH EXISTING MATERIALS, DUPLICATE DAMAGED AND DETERIORARTED BUILDING ELEMENTS IN ALL RESPECTS INCLUDING, BUT NOT LIMITED TO, MATERIAL, FINISH, DIMENSION, AND PROFILE.
L. UTILIZE APPROPRIATE REPLACEMENT AND REPAIR TECHNIQUES TO ENSURE HISTORICALLY COMPATIBLE MODIFICATIONS. REPAIR OR IN-FILL ITEMS ARE TO MATCH AND BLEND WITH ADJACENT SURFACES AND FEATURES.

Cushing Terrell
MINNEAPOLIS, MN
p 612.284.5697

738 LAKE ST N, WAYZATA, MN 55391
CITY OF WAYZATA
SECTION FOREMAN HOUSE REHABILITATION

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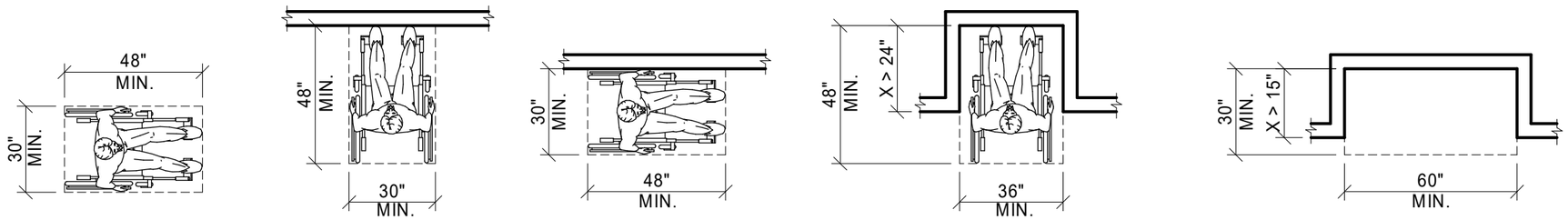
DRAWN BY
MCCOY
CHECKED BY
MUCHOW

COVER

SHEET
G001

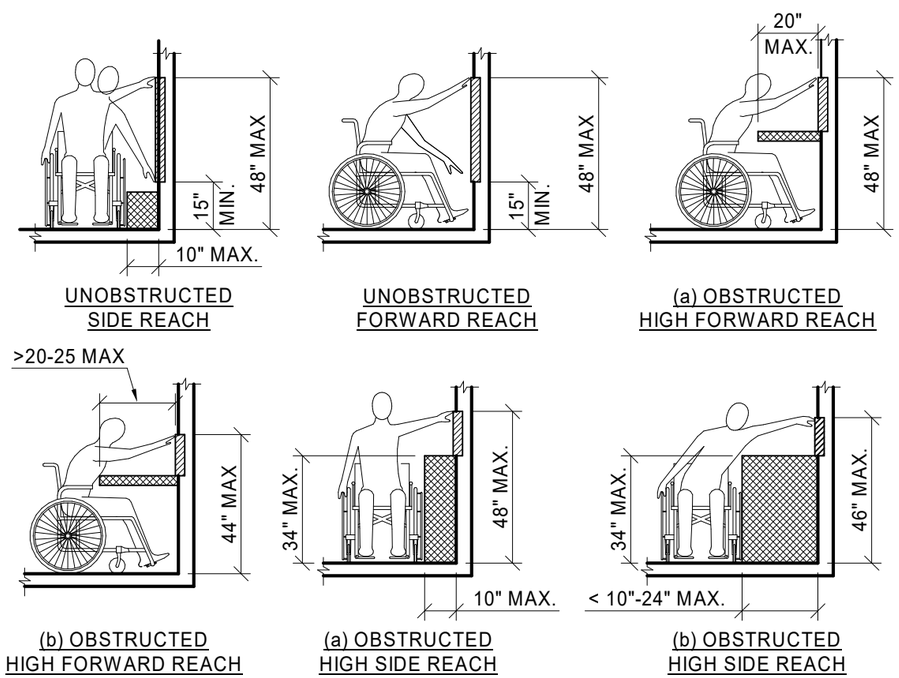


CLEAR FLOOR SPACE | (a) FORWARD APPROACH | (b) PARALLEL APPROACH | (a) FORWARD APPROACH IN AN ALCOVE | (b) PARALLEL APPROACH IN AN ALCOVE

1 / G002

SECTION 305 CLEAR FLOOR SPACE

1/4" = 1'-0"

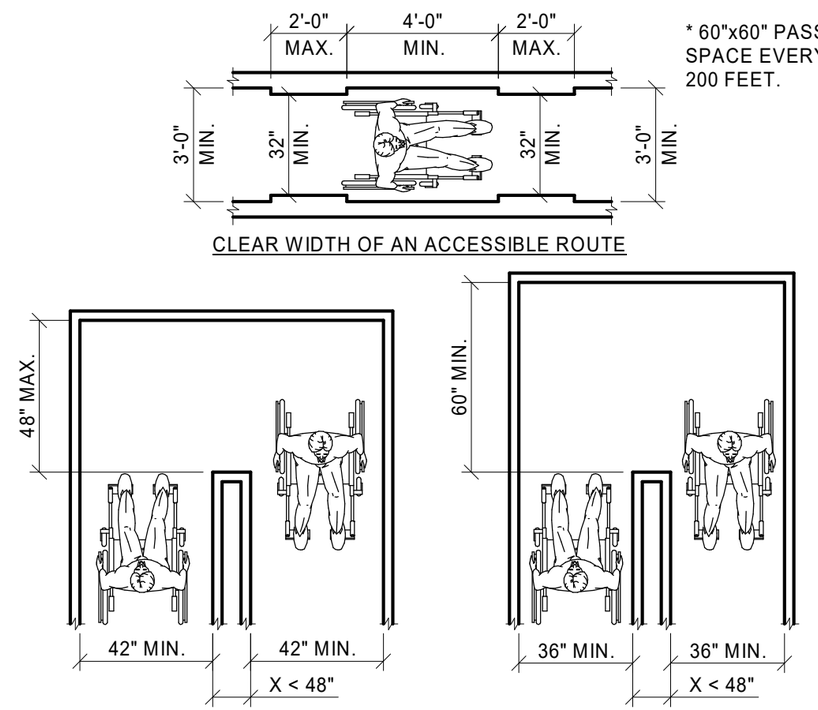


UNOBSTRUCTED SIDE REACH | UNOBSTRUCTED FORWARD REACH | (a) OBSTRUCTED HIGH FORWARD REACH | (b) OBSTRUCTED HIGH FORWARD REACH | (a) OBSTRUCTED HIGH SIDE REACH | (b) OBSTRUCTED HIGH SIDE REACH

2 / G002

SECTION 308 REACH RANGES

1/4" = 1'-0"



* 60"x60" PASSING SPACE EVERY 200 FEET.

CLEAR WIDTH OF AN ACCESSIBLE ROUTE

(a) 180 DEGREE TURN | (b) 180 DEGREE TURN (Exception)

3 / G002

SECTION 403 WALKING SURFACES

1/4" = 1'-0"

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MINNEAPOLIS, MN
p 612.284.5697

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CITY OF WAYZATA
SECTION FOREMAN HOUSE REHABILITATION

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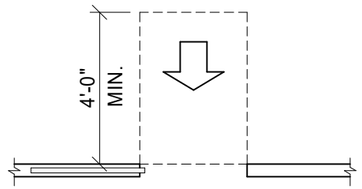
CHECKED BY MUCHOW

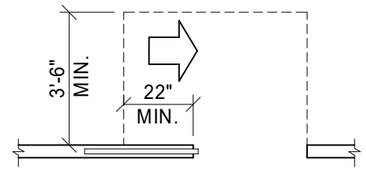
ADA STANDARDS

SHEET
G002

MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS

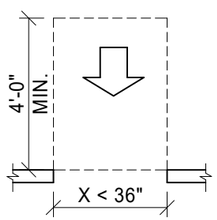


(a) FRONT APPROACH

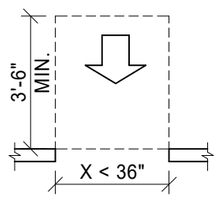


(b) POCKET OR HINGE APPROACH

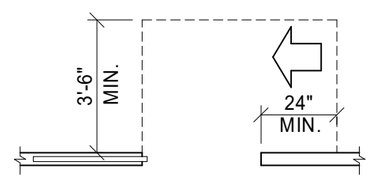
MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS



(a) FRONT APPROACH

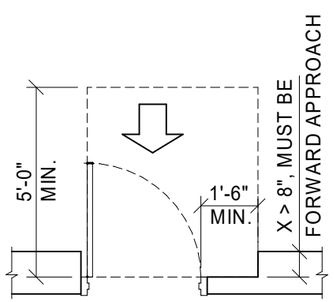


(b) SIDE APPROACH

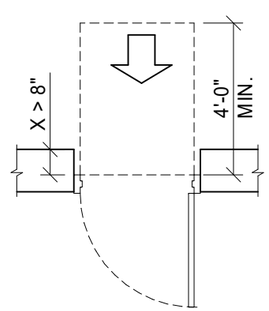


(c) STOP OR LATCH APPROACH

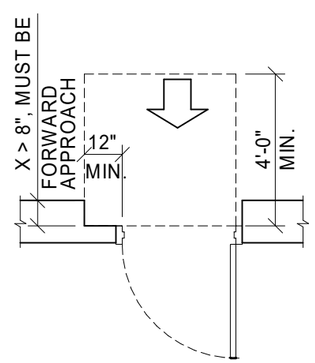
MANEUVERING CLEARANCE AT RECESSED DOORS



(a) PULL SIDE

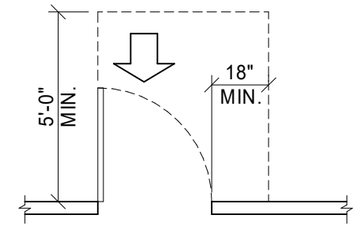


(b) PUSH SIDE

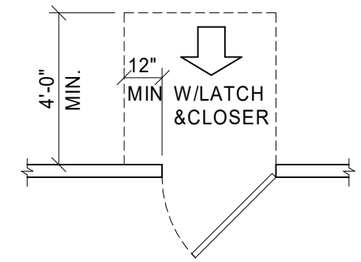


(c) PUSH SIDE, DOOR PROVIDED w/ BOTH CLOSER AND LATCH

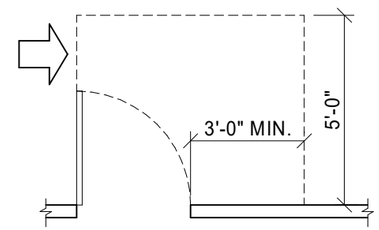
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS



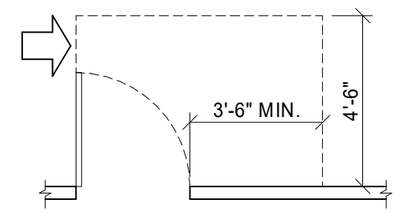
(a) FRONT APPROACH, PULL SIDE



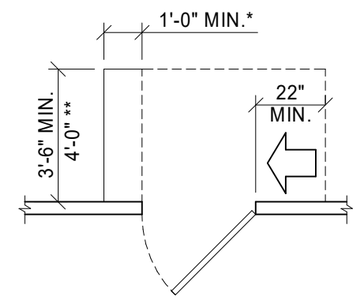
(b) FRONT APPROACH, PUSH SIDE



(c) HINGE APPROACH, PULL SIDE

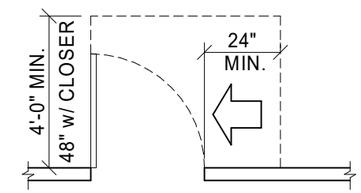


(d) HINGE APPROACH, PULL SIDE

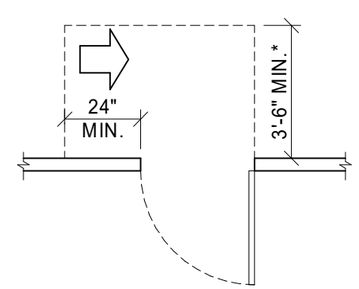


* IF BOTH LATCH & CLOSER ARE PROVIDED
**48" MIN. IF BOTH CLOSER & LATCH PROVIDED

(e) HINGE APPROACH, PUSH SIDE



(f) LATCH APPROACH, PULL SIDE



* 48" MIN. IF CLOSER IS PROVIDED

(g) LATCH APPROACH, PUSH SIDE

SECTION 404 DOORS AND DOORWAYS

1 / G003

1/4" = 1'-0"

Cushing Terrell

MINNEAPOLIS, MN
p 612.284.5697

738 LAKE ST N, WAYZATA, MN 55391
CITY OF WAYZATA
SECTION FOREMAN HOUSE REHABILITATION

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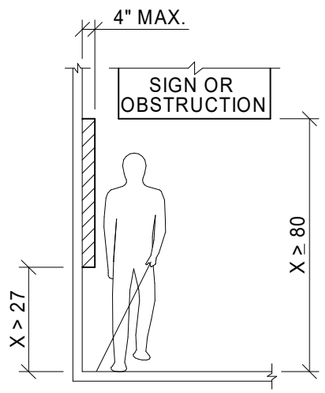
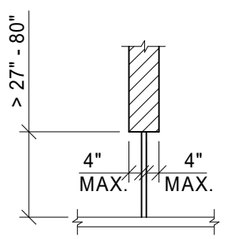
DRAWN BY
MCCOY
CHECKED BY
MUCHOW

ADA
STANDARDS

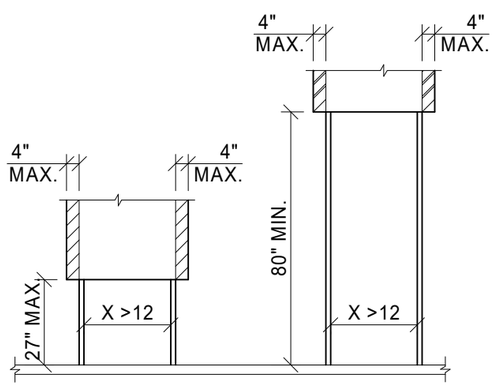
SHEET
G003



LIMITS OF PROTRUDING OBJECTS



(a) POST MOUNTED PROTRUDING OBJECTS



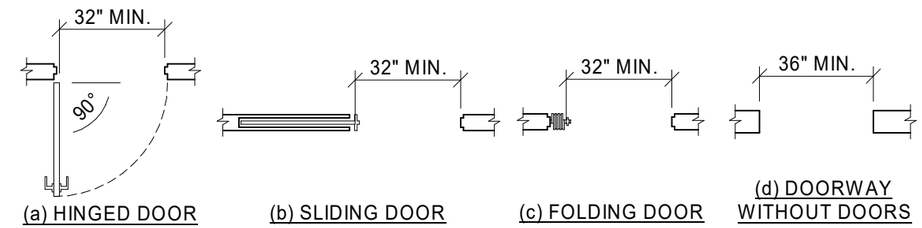
(b) POST MOUNTED PROTRUDING OBJECTS

1 G004

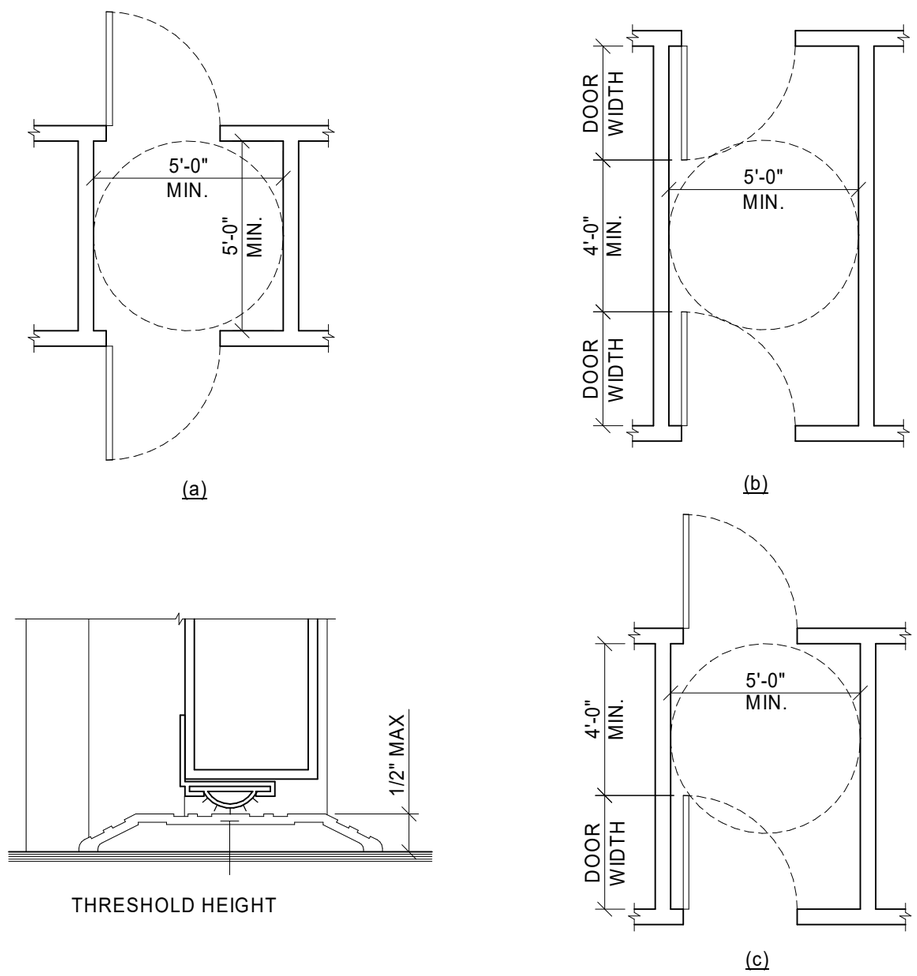
SECTION 307 PROTRUDING OBJECTS

1/4" = 1'-0"

CLEAR WIDTH OF DOORS



TWO DOORS IN A SERIES



2 G004

SECTION 404 DOORS AND DOORWAYS 2

1/4" = 1'-0"

Cushing Terrell
MINNEAPOLIS, MN
p 612.284.5697

738 LAKE ST N, WAYZATA, MN 55391
CITY OF WAYZATA
SECTION FOREMAN HOUSE REHABILITATION

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MCCOY
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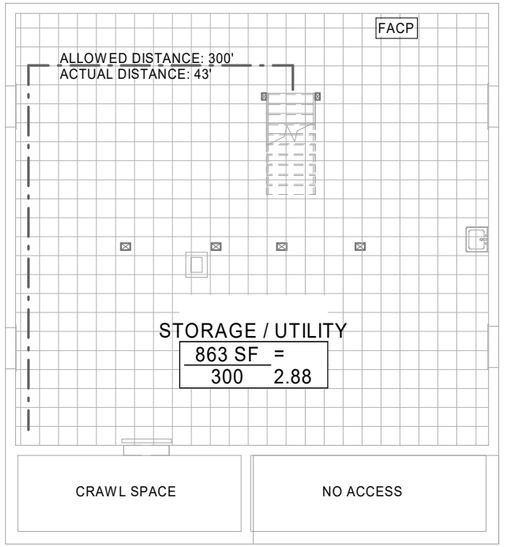
MUCHOW

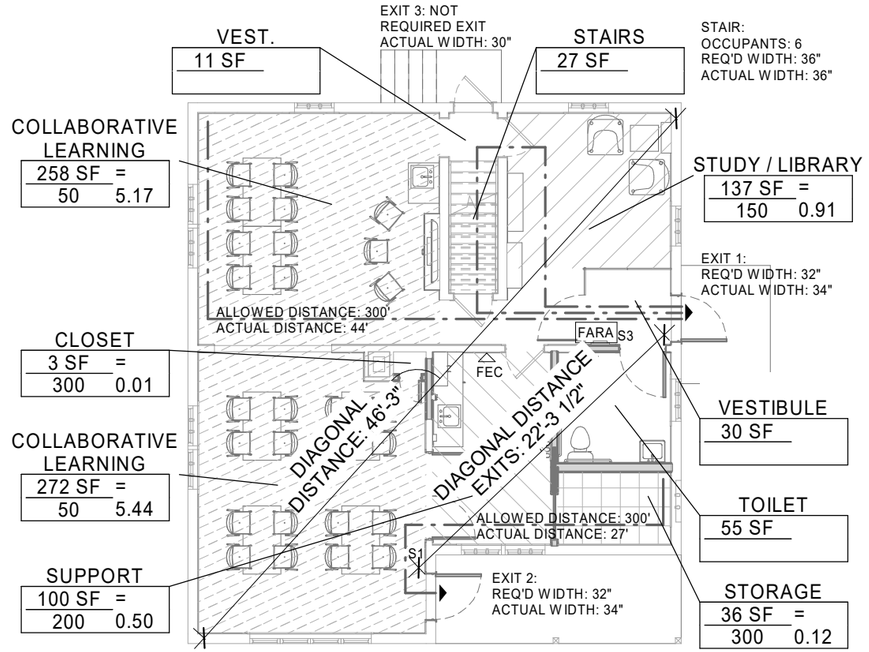
ADA
STANDARDS

SHEET
G004



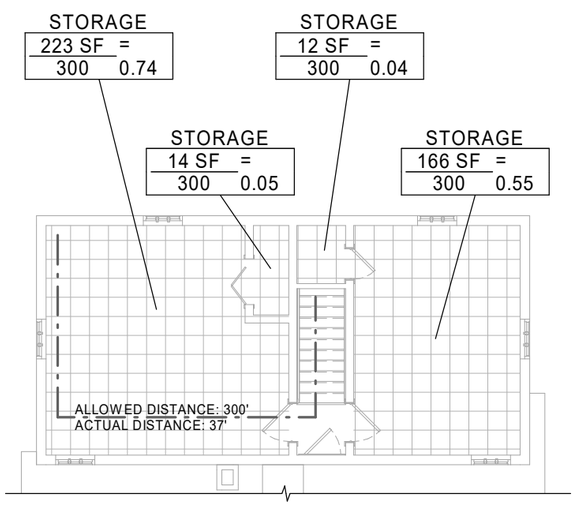
1 G005 LIFE SAFETY PLAN - BASEMENT

1" = 10'-0"



2 G005 LIFE SAFETY PLAN - FIRST FLOOR

1" = 10'-0"



3 G005 LIFE SAFETY PLAN - SECOND FLOOR

1" = 10'-0"

SUMMARY CODE REVIEW

CODE PLAN LEGEND

OCCUPANCY TAG:

ROOM NAME
88888 SF = ###

- ROOM / AREA NAME
- ROOM / AREA NUMBER
- SPACE AREA
- NUMBER OF OCCUPANTS
- OCCUPANT LOAD FACTOR

OCCUPANCY TYPE 'B-2'
SEE PLAN FOR SEATING TYPES

OCCUPANCY TYPE 'B'
LIBRARY - 50 NET

OCCUPANCY TYPE 'B'
KITCHEN - 200 GROSS

OCCUPANCY TYPE 'S-1'
STORAGE - 300 GROSS

EXIT PATH

1 HOUR FIRE BARRIER - SEAL PERMIETER AND PENETRATIONS PER DETAILS ON THIS SHEET

60M — UL RATED FIRE DOOR AND FRAME WITH RATING AS INDICATED - SEE SHEET A601

EXIT

FEC — FIRE EXTINGUISHER CABINET AND EXTINGUISHER - SEE SPECS

FE — SURFACE MOUNTED FIRE EXTINGUISHER - SEE SPECS

S# — SURFACE MOUNTED SIGN
- S1 OCCUPANT CAPACITY
- S2 LIVE LOAD
- S3 ACCESSIBLE RESTROOM PICTOGRAPH

FARA — FIRE ALARM ANNUNCIATOR, SEE ELEC.

FACP — FIRE ALARM CONTROL PANEL, SEE ELEC.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

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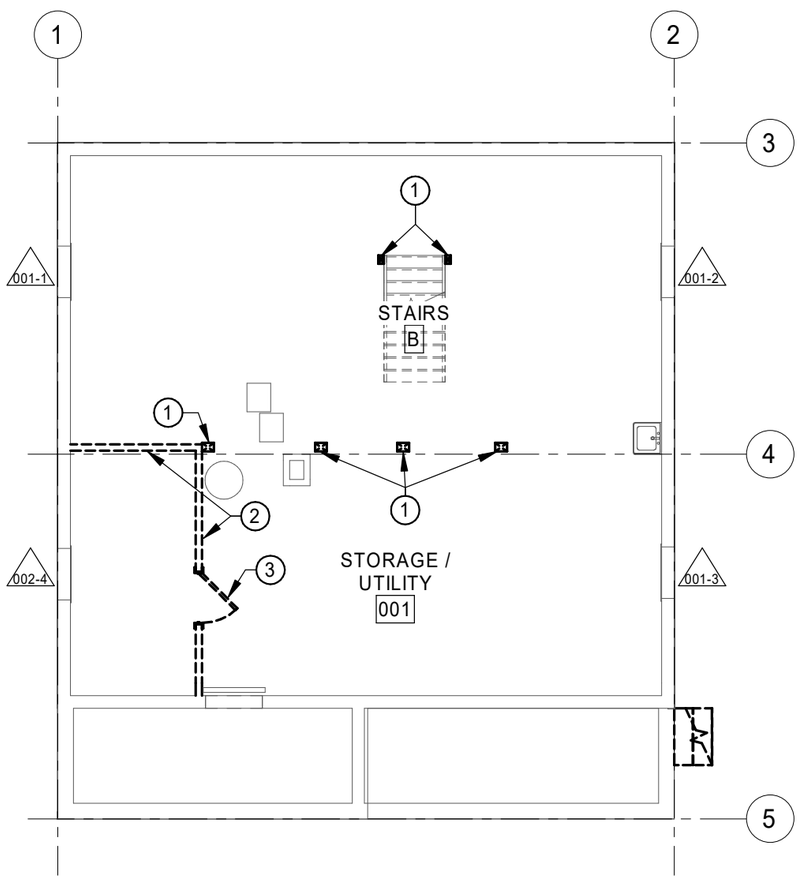
LIFE SAFETY PLAN

SHEET
G005

PLAN LEGEND

- X — ASSEMBLY TYPE (SEE ASSEMBLIES SHEET)
- XX — ASSEMBLY MODIFIER, PER TYPE
- NAME 101 — ROOM NAME AND NUMBER
- X — WINDOW TYPE (SEE A600s)
- X — KEYNOTE
- 101-1 — DOOR NUMBER (SEE SHEET A601)
- SIM — DIRECTION OF VIEW, IF APPLICABLE
- 1 — DRAWING NUMBER
- A101 — SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- ℄ — DIMENSION TO CENTER LINE



1 / AD101 DEMOLITION PLAN - BASEMENT

1/8" = 1'-0"

DEMOLITION GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

DEMOLITION KEYNOTES

1 REMOVE DETERIORATED STRUCTURAL POST. REF STRUCTURAL.
2 REMOVE DETERIORATED WALL.
3 REMOVE DOOR. PROTECT AND RETAIN FOR REUSE.

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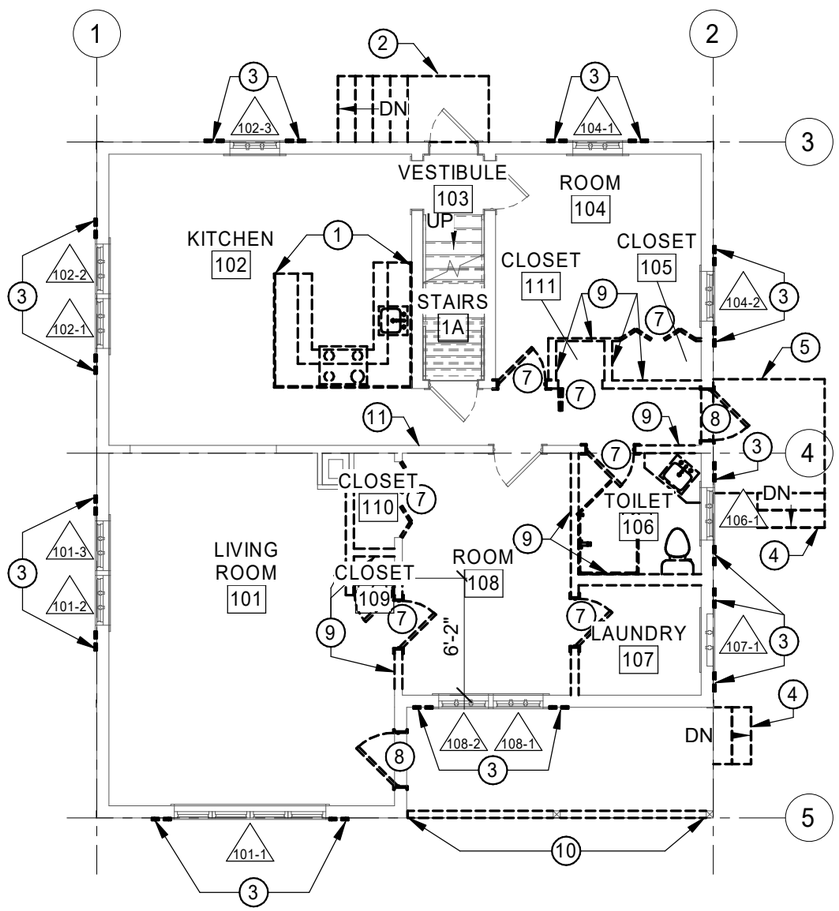
DEMOLITION PLAN - BASEMENT

SHEET
AD101

PLAN LEGEND

- ASSEMBLY TYPE (SEE ASSEMBLIES SHEET) — X
- ASSEMBLY MODIFIER, PER TYPE — XX
- ROOM NAME AND NUMBER — NAME 101
- WINDOW TYPE (SEE A600s) — X
- KEYNOTE — X
- DOOR NUMBER (SEE SHEET A601) — 101-1
- DIRECTION OF VIEW, IF APPLICABLE — SIM
- DRAWING NUMBER — 1
- SHEET WHERE DRAWN — A101
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- DIMENSION TO CENTER LINE



1 DEMOLITION PLAN - FIRST FLOOR

AD102

1/8" = 1'-0"

DEMOLITION GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

DEMOLITION KEYNOTES

1 REMOVE EXISTING NON-HISTORIC KITCHEN CABINETS, SINK, AND STOVE.
2 REMOVE EXISTING WOOD EXTERIOR STAIRS AND LANDING.
3 REMOVE EXISTING NON-HISTORIC WINDOW SHUTTERS.
4 REMOVE EXISTING NON-HISTORIC CONCRETE STEPS.
5 REMOVE EXISTING NON-HISTORIC CONCRETE STOOP.
6 REMOVE ALL NON-HISTORIC BATHROOM FIXTURES INCLUDING SINK, CABINETS, TOILET, AND SHOWER.
7 REMOVE EXISTING NON-HISTORIC DOOR.
8 REMOVE EXISTING DOOR AND WIDEN EXISTING NON-HISTORIC OPENING TO ACCOMODATE 36" DOOR.
9 REMOVE EXISTING WALLS.
10 REMOVE EXISTING NON-HISTORIC RAILING.
11 REMOVE FIBERBOARD ON LOWER HALF OF FRAMED WALL. SALVAGE WOOD BASE FOR REUSE.

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DEMOLITION PLAN - FIRST FLOOR

SHEET
AD102

PLAN LEGEND

- X — ASSEMBLY TYPE (SEE ASSEMBLIES SHEET)
- XX — ASSEMBLY MODIFIER, PER TYPE
- NAME 101 — ROOM NAME AND NUMBER
- X — WINDOW TYPE (SEE A600s)
- X — KEYNOTE
- 101-1 — DOOR NUMBER (SEE SHEET A601)
- SIM — DIRECTION OF VIEW, IF APPLICABLE
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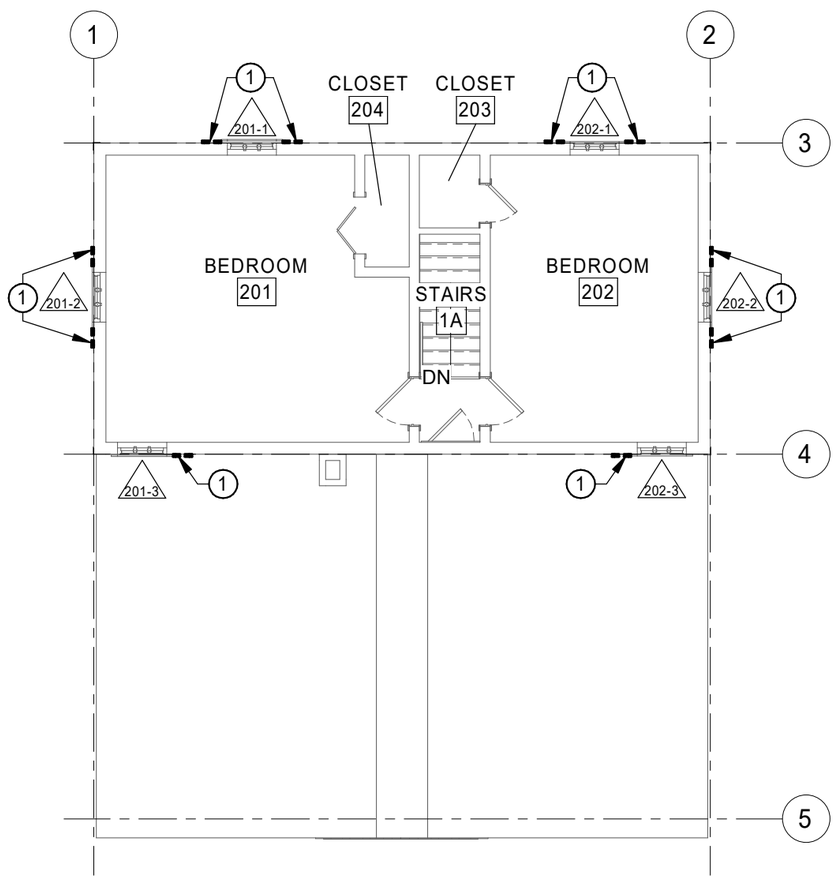

1 / AD103 DEMOLITION PLAN - SECOND FLOOR

1/8" = 1'-0"

DEMOLITION GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

DEMOLITION KEYNOTES

1 REMOVE EXISTING NON-HISTORIC WINDOW SHUTTERS.

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DEMOLITION PLAN - SECOND FLOOR

SHEET
AD103

REFLECTED CEILING LEGEND

CEILING MATERIAL — ACT
CEILING HEIGHT — 00'-00 00/00"
ADDITIONAL NOTES — NOTES

1X1 ACOUSTICAL CEILING

GYPSUM BOARD CEILING - PAINT

LIGHTING - SEE ELECTRICAL

HVAC REGISTERS - SEE MECHANICAL

CEILING MATERIAL

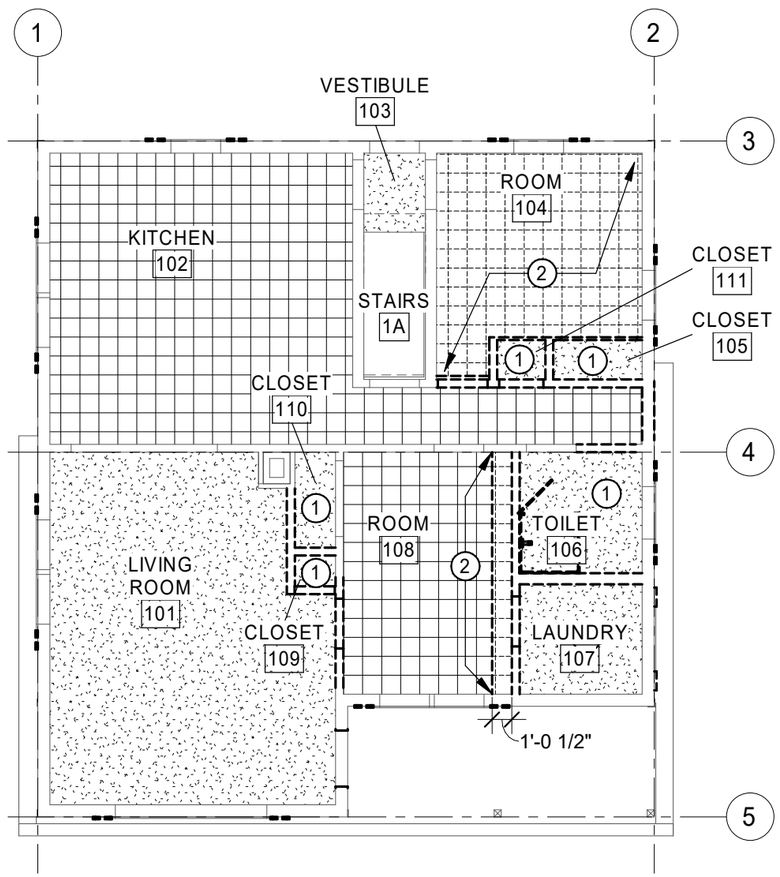
ACT1	1X1 ACOUSTICAL TILE
GYP	GYPSUM BOARD - PAINT

CEILING HEIGHT

VAR	VARIES

ADDITIONAL NOTES

1. NOT USED.
2. NOT USED.



DEMOLITION RCP - FIRST FLOOR

1 / AD104

1/8" = 1'-0"

DEMOLITION GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

DEMOLITION KEYNOTES

1 REMOVE EXISTING GYP CEILING.
2 REMOVE EXISTING ACOUSTIC TILE CEILING.

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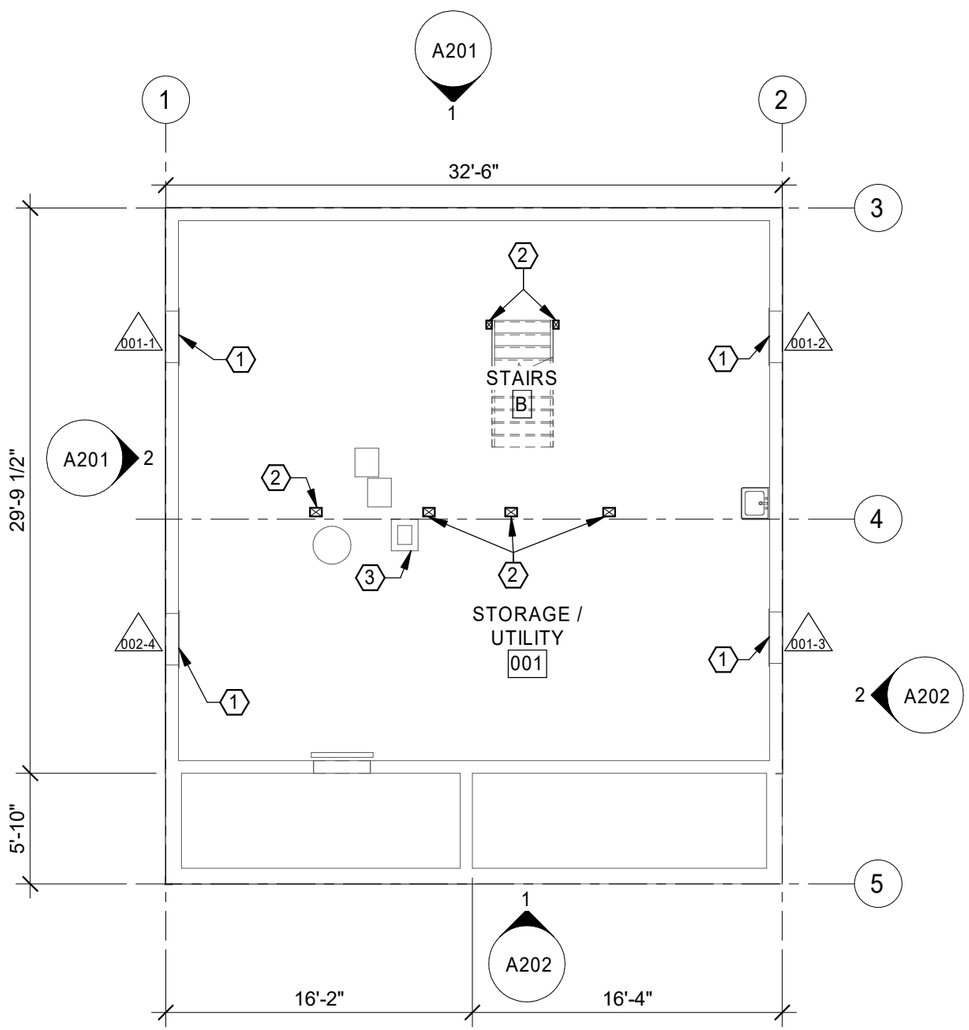
DEMOLITION RCP - FIRST FLOOR

SHEET
AD104

PLAN LEGEND

- X — ASSEMBLY TYPE (SEE ASSEMBLIES SHEET)
- XX — ASSEMBLY MODIFIER, PER TYPE
- NAME 101 — ROOM NAME AND NUMBER
- X — WINDOW TYPE (SEE A600s)
- X — KEYNOTE
- 101-1 — DOOR NUMBER (SEE SHEET A601)
- SIM — DIRECTION OF VIEW, IF APPLICABLE
- 1 — DRAWING NUMBER
- A101 — SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- ℄ — DIMENSION TO CENTER LINE



2 / A101 FLOOR PLAN - BASEMENT

1/8" = 1'-0"

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

CONSTRUCTION KEYNOTES

1 REPAIR EXISTING WINDOW. SEE A600s FOR SCHEDULE AND DETAILS.
2 INSTALL STRUCTURAL WOOD POST. REF STRUCTURAL.
3 REPOINT DETERIORATED MORTAR JOINTS AT HISTORIC BRICK CHIMNEY. ASSUME 25% OF JOINTS ON ALL SIDE REQUIRE REPOINTING.

ADDITIONS TO EXISTING BUILDING SYSTEMS WILL BE CONCEALED WITHIN EXISTING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. WHERE REQUIRED, SOFFITS OR OTHER NEW BUILDING ELEMENTS WILL BE A MINIMAL SIZE AND LOCATED AT THE PERIPHERY OF ROOMS ACCESSIBLE TO THE PUBLIC.

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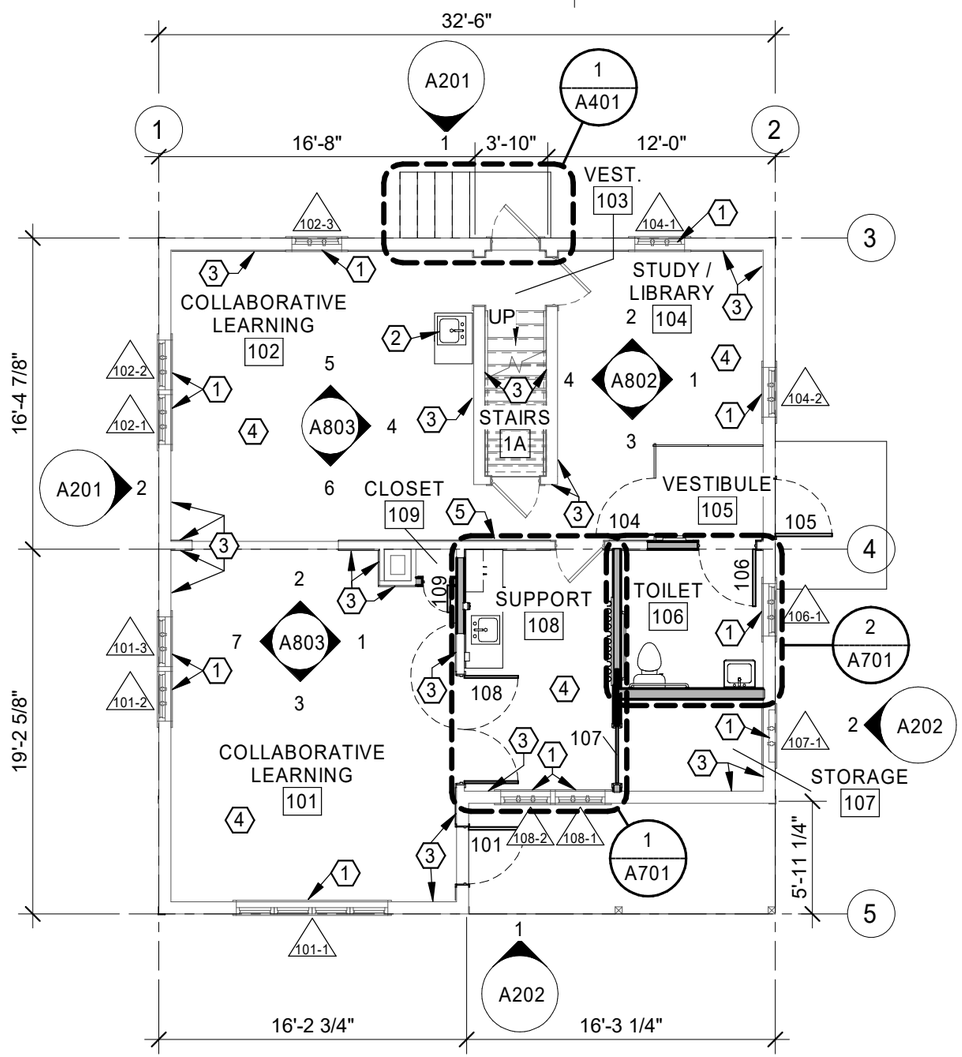
FLOOR PLAN - BASEMENT

SHEET
A101

PLAN LEGEND

- X / XX — ASSEMBLY TYPE (SEE ASSEMBLIES SHEET) / ASSEMBLY MODIFIER, PER TYPE
- NAME 101 — ROOM NAME AND NUMBER
- X — WINDOW TYPE (SEE A600s)
- X — KEYNOTE
- 101-1 — DOOR NUMBER (SEE SHEET A601)
- SIM — DIRECTION OF VIEW, IF APPLICABLE
- 1 — DRAWING NUMBER
- A101 — SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- ℄ — DIMENSION TO CENTER LINE



1 / A102 FLOOR PLAN - FIRST FLOOR

1/8" = 1'-0"

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

CONSTRUCTION KEYNOTES

1 REPAIR EXISTING WINDOW. SEE A600s FOR SCHEDULE AND DETAILS.
2 INSTALL SINK.
3 PATCH, REPAIR AND PAINT FIBERBOARD, WALL BASE AND QUARTER ROUND.
4 PATCH AND REPAIR EXISTING WOOD FLOOR. REFINISH WITH CLEAR FINISH.
5 INSTALL GYPSUM BOARD WHERE MISSING AT EXPOSED WALL FRAMING MATCHING EXISTING ADJACENT GYPSUM BOARD. INSTALL SALVAGED WALL BASE AND QUARTER ROUND.

ADDITIONS TO EXISTING BUILDING SYSTEMS WILL BE CONCEALED WITHIN EXISTING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. WHERE REQUIRED, SOFFITS OR OTHER NEW BUILDING ELEMENTS WILL BE A MINIMAL SIZE AND LOCATED AT THE PERIPHERY OF ROOMS ACCESSIBLE TO THE PUBLIC.

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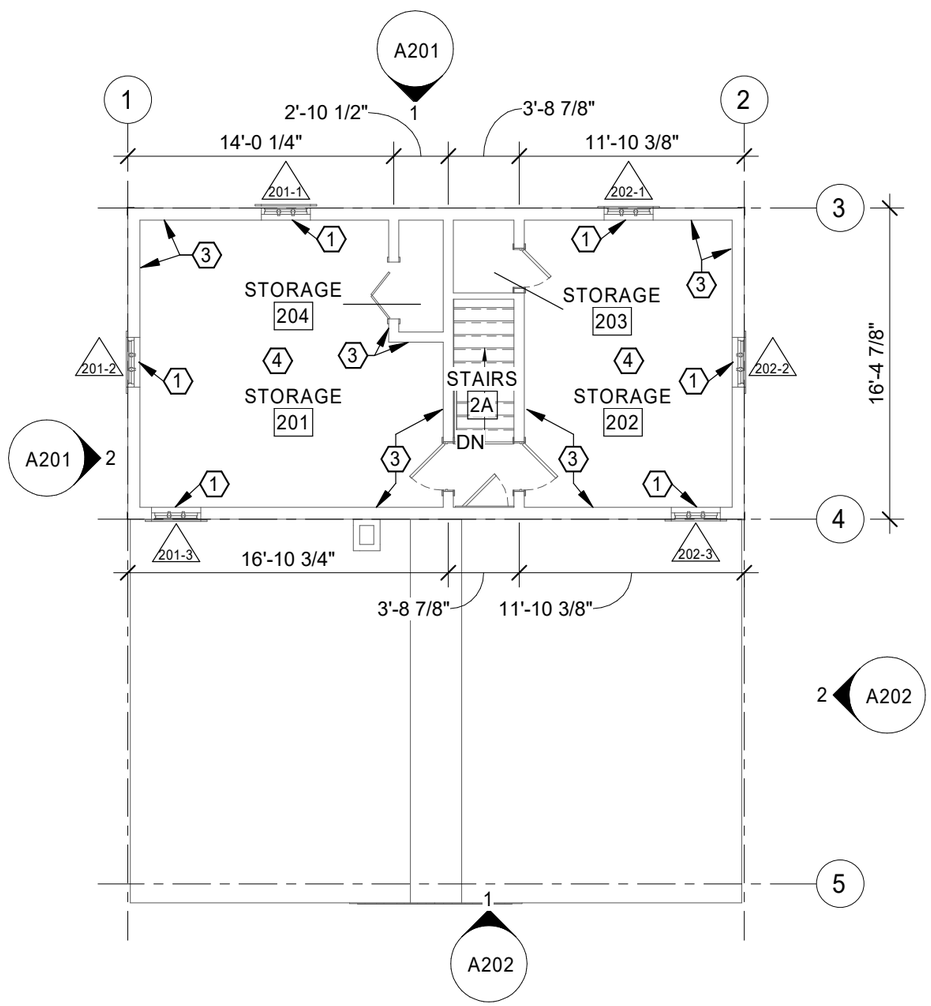
FLOOR PLAN - FIRST FLOOR

SHEET
A102

PLAN LEGEND

- X / XX — ASSEMBLY TYPE (SEE ASSEMBLIES SHEET) / ASSEMBLY MODIFIER, PER TYPE
- NAME 101 — ROOM NAME AND NUMBER
- X — WINDOW TYPE (SEE A600s)
- X — KEYNOTE
- 101-1 — DOOR NUMBER (SEE SHEET A601)
- SIM / 1 / A101 — DIRECTION OF VIEW, IF APPLICABLE; DRAWING NUMBER; SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- ℄ — DIMENSION TO CENTER LINE



1 / A103 FLOOR PLAN - SECOND FLOOR

1/8" = 1'-0"

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

CONSTRUCTION KEYNOTES

1 REPAIR EXISTING WINDOW. SEE A600s FOR SCHEDULE AND DETAILS.
3 PATCH, REPAIR AND PAINT FIBERBOARD, WALL BASE AND QUARTER ROUND.
4 PATCH AND REPAIR EXISTING WOOD FLOOR. REFINISH WITH CLEAR FINISH.

ADDITIONS TO EXISTING BUILDING SYSTEMS WILL BE CONCEALED WITHIN EXISTING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. WHERE REQUIRED, SOFFITS OR OTHER NEW BUILDING ELEMENTS WILL BE A MINIMAL SIZE AND LOCATED AT THE PERIPHERY OF ROOMS ACCESSIBLE TO THE PUBLIC.

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FLOOR PLAN - SECOND FLOOR

SHEET
A103

MATERIALS LEGEND

REPLACE SIDING TO MATCH EXISTING - SEE DETAIL #/A###

REPLACE DECKING, STAIR, AND RAIL TO MATCH EXISTING

REPAIR FASCIA AND MOLDING TO MATCH EXISTING - SEE DETAIL #/A###

CONCRETE STOOP AND STAIR

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

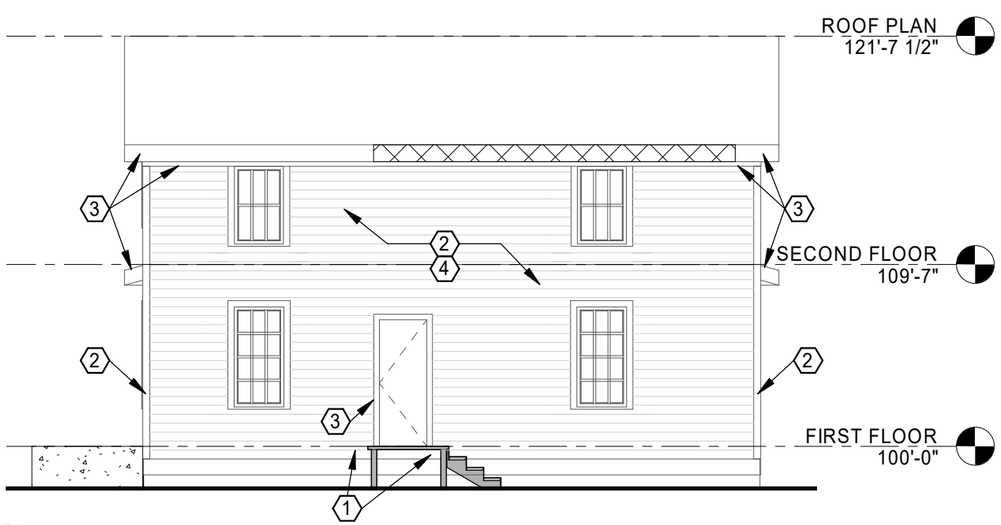
KEYNOTES

1 UNIT PRICING: REMOVE AND REPLACE ROTTED WOOD SIDING BACK TO EXISTING FRAMING. MATCH EXISTING ADJACENT SIDING. UNIT PRICE PER L.F.

2 PAINT EXTERIOR SIDING AND VERTICAL TRIM. COLOR TO BE XXX. SEE SPEC SECTION 099113 FOR SURFACE PREPARATION.

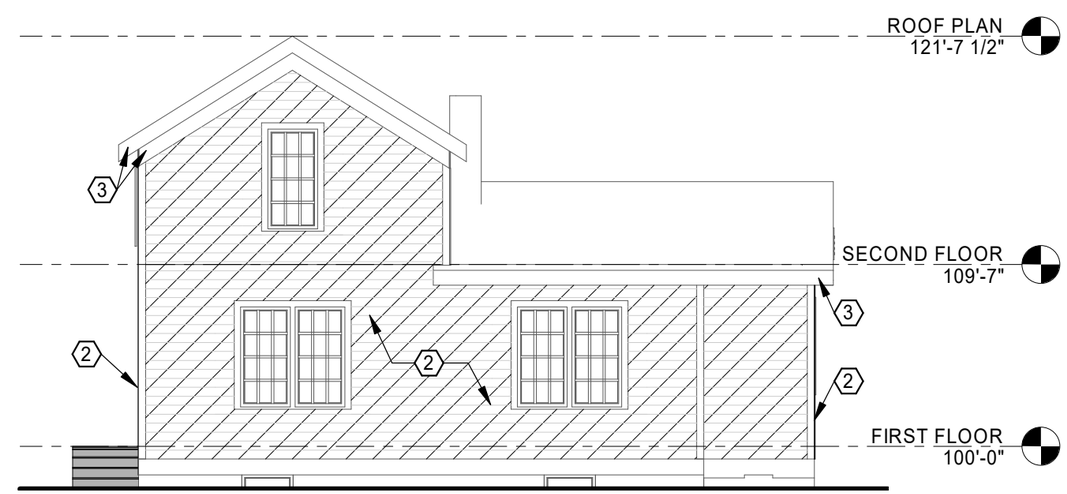
3 PAINT FASCIA, MOLDING, SOFFIT AND DOOR TRIM. COLOR TO BE XXX. SEE SPEC SECTION 099113 FOR SURFACE PREPARATION.

4 RESET INTACT AND STRUCTURALLY SOUND LOOSE WOOD SIDING.



1 / A201 EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



2 / A201 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

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EXTERIOR ELEVATIONS - NORTH & WEST

SHEET
A201

MATERIALS LEGEND

REPLACE SIDING TO MATCH EXISTING - SEE DETAIL #/A###

REPLACE DECKING, STAIR, AND RAIL TO MATCH EXISTING

REPAIR FASCIA AND MOLDING TO MATCH EXISTING - SEE DETAIL #/A###

CONCRETE STOOP AND STAIR

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

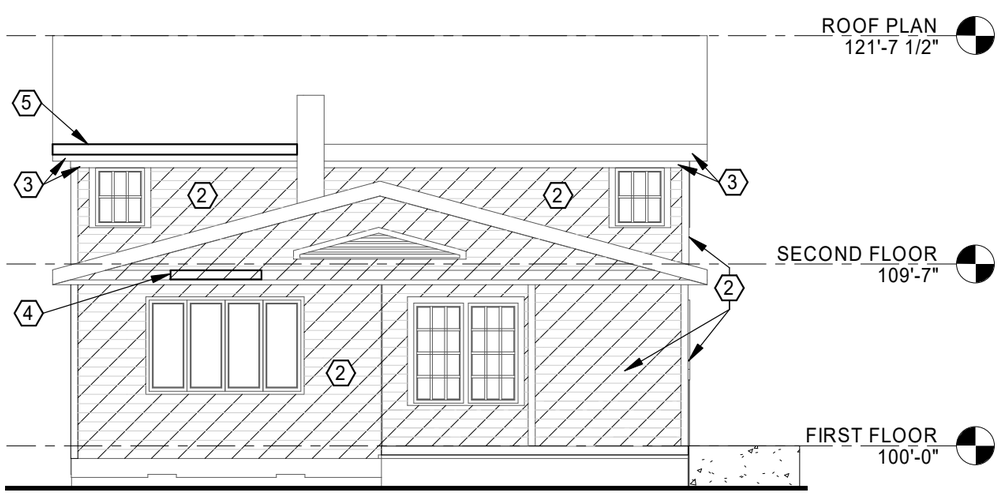
KEYNOTES

2 PAINT EXTERIOR SIDING AND VERTICAL TRIM. COLOR TO BE XXX. SEE SPEC SECTION 099113 FOR SURFACE PREPARATION.

3 PAINT FASCIA, MOLDING, SOFFIT AND DOOR TRIM. COLOR TO BE XXX. SEE SPEC SECTION 099113 FOR SURFACE PREPARATION.

4 REPLACE FASCIA BOARD WHERE ROTTED.

5 REPLACE MOLDING WHERE ROTTED.



1 A202 EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"

2 A202 EXTERIOR ELEVATION - EAST

1/8" = 1'-0"

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EXTERIOR ELEVATIONS - SOUTH & EAST

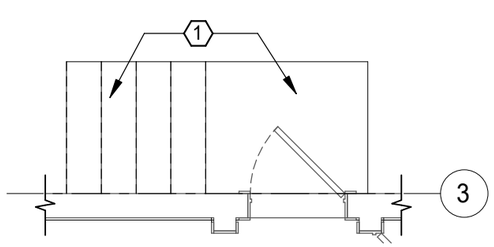
SHEET
A202

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

⟨#⟩ CONSTRUCTION KEYNOTES

1 REBUILD LANDING AND STAIR TO MATCH EXISTING DETERORATED LANDING AND STAIR



1
A401

NORTH STAIRS ENLARGED PLAN

1/4" = 1'-0"

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STAIR PLANS
AND DETAILS

SHEET
A401

DOOR & FRAME SCHEDULE

DOOR NUMBER	ROOM NUMBER	ROOM NAME	DOOR							FRAME						FIRE RATING
			SIZE			MTL	TYPE	GLAZE	NOTES	MTL	TYPE	DETAIL			NOTES	
			W	H	T							HEAD	JAMB	SILL		
101	101	COLLABORATIVE LEARNING	3'-0"	7'-5"	1 3/4"											
104	105	VESTIBULE	3'-0"	6'-8"	1/2"											
105			3'-0"	7'-5"	1 3/4"											
106	106	TOILET	3'-0"	6'-8"	1 3/4"											
107	108	SUPPORT	3'-0"	6'-8"	1 3/8"											
108	108	SUPPORT	5'-8"	7'-5"	1 3/8"											
109	109	CLOSET	1'-5"	6'-8"	1 3/4"											

DOOR HARDWARE SCHEDULE

DOOR NUMBER	ROOM NUMBER	ROOM NAME	HARDWARE								
			THRES	HINGE	LOCK	PUSH PULL	CLOSE	STOP HOLD	MISC	WTHR	NOTES
101	101	COLLABORATIVE LEARNING									
104	105	VESTIBULE									
105											
106	106	TOILET									
107	108	SUPPORT									
108	108	SUPPORT									
109	109	CLOSET									

DOOR HARDWARE

ABBREVIATIONS

AL ALUMINUM
HM HOLLOW METAL
IN 1" INSULATED TEMPERED GLAZING
T 1/4" TEMPERED GLAZING
WD WOOD
CLAD ALUMINUM CLAD WOOD

DOOR NOTES

1. NOT USED

FRAME NOTES

1. NOT USED

THRESHOLDS

1. NOT USED

HINGES

1. NOT USED

LOCKS

1. NOT USED

PUSH/PULLS

1. NOT USED

CLOSERS

1. NOT USED

STOPS/HOLDS

1. NOT USED

MISCELLANEOUS

1. NOT USED

WEATHERSTRIPPING

1. NOT USED

HARDWARE NOTES

1. NOT USED

GENERAL NOTES

1. NOT USED

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DOOR
SCHEDULE

SHEET
A601

WINDOW SCHEDULE

WINDOW #	LOCATION (ROOM #)	WINDOW			FRAME		DETAILS			REMARKS				
		GLAZING TYPE	FINISH	HARDWARE	STORM FRAME TYPE	BOTH FRAME FINISH	HEAD	JAMB	SILL					
001-1	STORAGE / UTILITY 001													
001-2	STORAGE / UTILITY 001													
001-3	STORAGE / UTILITY 001													
002-4	STORAGE / UTILITY 002													
101-1	COLLABORATIVE LEARNING 101													
101-2	COLLABORATIVE LEARNING 101													
101-3	COLLABORATIVE LEARNING 101													
102-1	COLLABORATIVE LEARNING 102													
102-2	COLLABORATIVE LEARNING 102													
102-3	COLLABORATIVE LEARNING 102													
104-1	STUDY / LIBRARY 104													
104-2	STUDY / LIBRARY 104													
106-1	TOILET 106													
107-1	STORAGE 107													
108-1	SUPPORT 108													
108-2	SUPPORT 108													
201-1	STORAGE 201													
201-2	STORAGE 201													
201-3	STORAGE 201													
202-1	STORAGE 202													
202-2	STORAGE 202													
202-3	STORAGE 202													

WINDOW REMARKS

1. NOT USED.

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CITY OF WAYZATA
SECTION FOREMAN HOUSE REHABILITATION

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MUCHOW

WINDOW
SCHEDULE

SHEET
A602

PLAN LEGEND

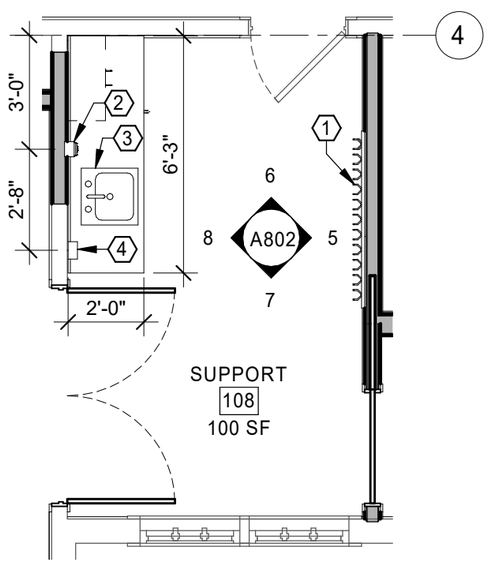
- X — ASSEMBLY TYPE (SEE ASSEMBLIES SHEET)
- XX — ASSEMBLY MODIFIER, PER TYPE
- NAME 101 — ROOM NAME AND NUMBER
- X — WINDOW TYPE (SEE A600s)
- X — KEYNOTE
- 101-1 — DOOR NUMBER (SEE SHEET A601)
- SIM — DIRECTION OF VIEW, IF APPLICABLE
- 1 — DRAWING NUMBER
- A101 — SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- ℄ — DIMENSION TO CENTER LINE

GENERAL NOTES

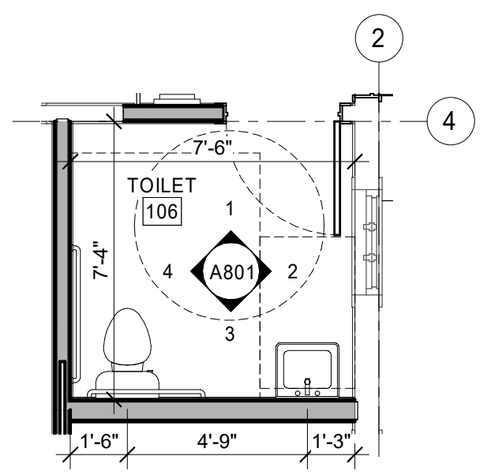
A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

KEYNOTES

1 INSTALL WALL-MOUNTED COAT RACK.
2 INSTALL WALL-MOUNTED SOAP DISPENSER.
3 INSTALL SINK.
4 INSTALL WALL-MOUNTED PAPER TOWEL DISPENSER.



1 / A701 ENLARGED PLAN - SUPPORT
1/4" = 1'-0"



2 / A701 ENLARGED PLAN - TOILET
1/4" = 1'-0"

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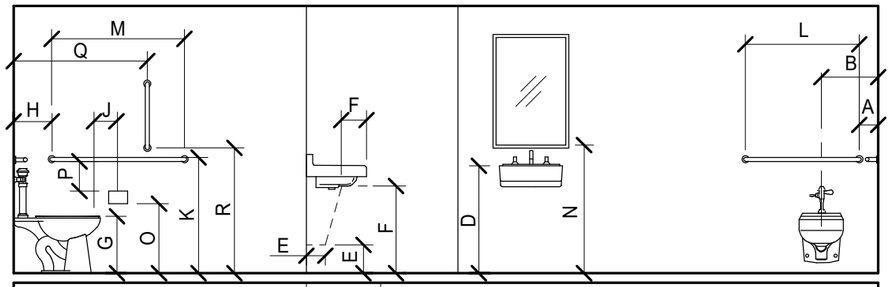
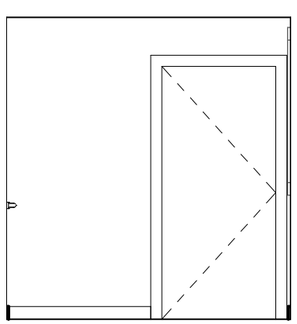
ENLARGED PLANS AND DETAILS

SHEET
A701



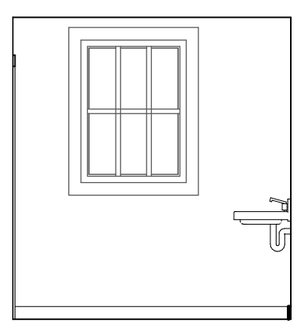
FIXTURE	DIM#	MOUNTING HEIGHT
GRAB BAR	A	6" TO CENTER FROM ADJACENT WALL
TOILET (ADA)	B	18" TO CENTER FROM ADJACENT WALL
SINK (ADA)	D	34" MAX TO SINK RIM ABOVE FINISH FLOOR
SINK (ADA)	E	9" HIGH X 6" DEEP TOE CLEARANCE
SINK (ADA)	F	27" MIN X 8" DEEP KNEE CLEARANCE
TOILET	G	14" TO TOP OF SEAT
TOILET (ADA)	G	17" - 19" TOP OF SEAT
GRAB BAR (ADA)	H	12" TO CENTER FROM ADJACENT WALL
TOILET PAPER HOLDER	J	7" - 9" TO CENTERLINE FROM TOILET
GRAB BAR	K	33" - 36" TO TOP A.F.F.
GRAB BAR	L	36" OUTSIDE TO OUTSIDE
GRAB BAR	M	42" OUTSIDE TO OUTSIDE
MIRROR	N	40" MAX TO BOT OF MIRROR SURFACE
TOILET PAPER HOLDER	O	19" MIN. TO CENTER ABOVE FINISH FLOOR
TOILET PAPER HOLDER	P	1 1/2" MIN. FROM BOTTOM OF GRAB BAR
18" VERTICAL GRAB BAR	Q	39" - 41" FROM WALL
18" VERTICAL GRAB BAR	R	39" - 41" FROM FLOOR

KEYNOTES



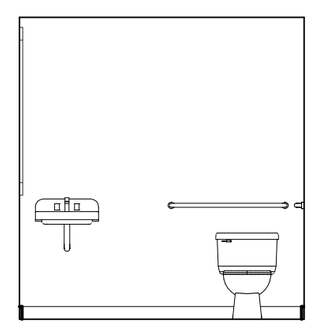
1 / A801 TOILET 106 - NORTH ELEVATION

1/4" = 1'-0"



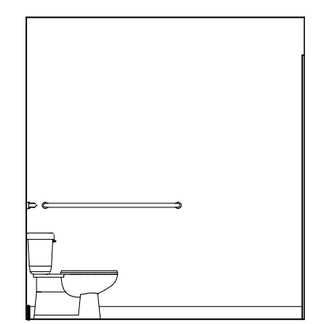
2 / A801 TOILET 106 - EAST ELEVATION

1/4" = 1'-0"



3 / A801 TOILET 106 - SOUTH ELEVATION

1/4" = 1'-0"



4 / A801 TOILET 106 - WEST ELEVATION

1/4" = 1'-0"

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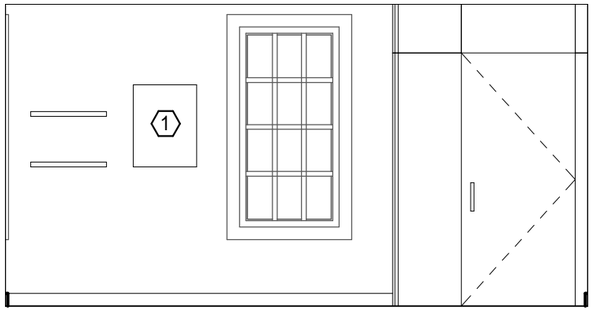
INTERIOR ELEVATIONS - TOILET

SHEET
A801



1 / A802 STUDY 104 - EAST ELEVATION

1/4" = 1'-0"

KEYNOTES

1 PHOTO FRAME.
2 WALL GRAPHIC.
3 ART.

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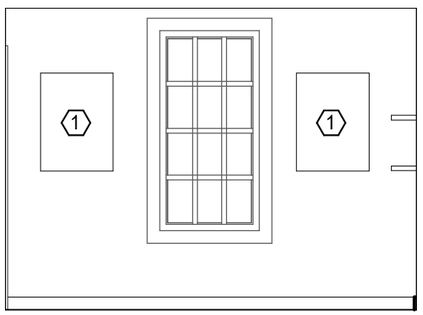
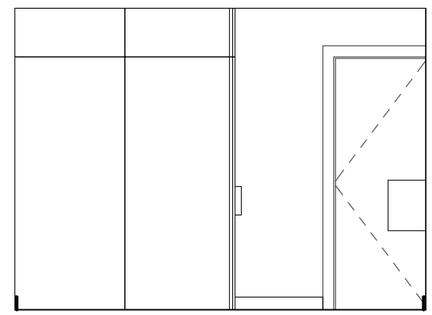


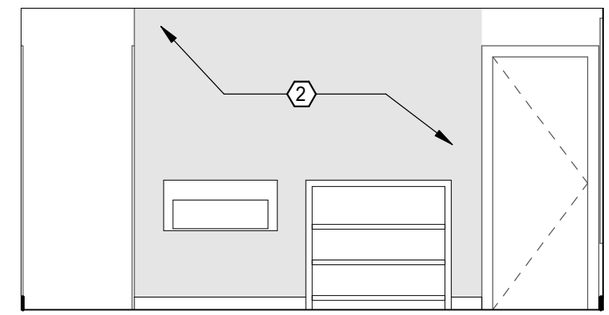
2 / A802 STUDY 104 - NORTH ELEVATION

1/4" = 1'-0"



3 / A802 STUDY 104 - SOUTH ELEVATION

1/4" = 1'-0"



4 / A802 STUDY 104 - WEST ELEVATION

1/4" = 1'-0"

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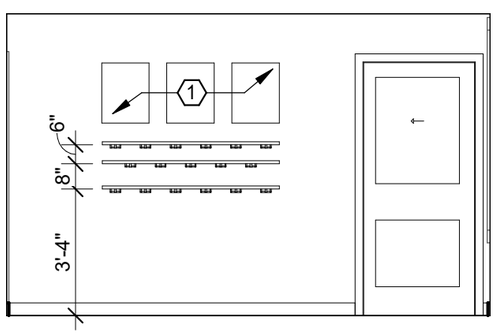
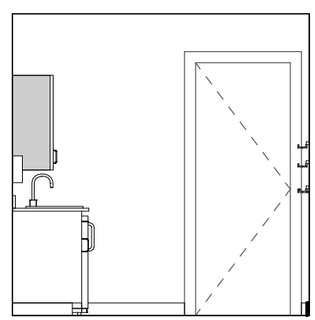
SECTION FOREMAN HOUSE REHABILITATION



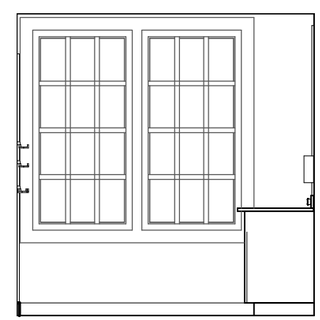
5 / A802 SUPPORT 108 - EAST ELEVATION

1/4" = 1'-0"



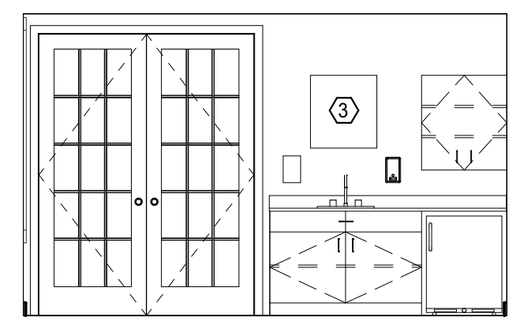
6 / A802 SUPPORT 108 - NORTH ELEVATION

1/4" = 1'-0"



7 / A802 SUPPORT 108 - SOUTH ELEVATION

1/4" = 1'-0"



8 / A802 SUPPORT 108 - WEST ELEVATION

1/4" = 1'-0"

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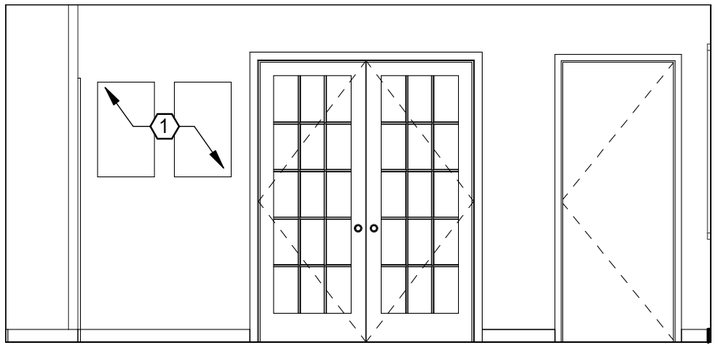
INTERIOR ELEVATIONS - STUDY & SUPPORT

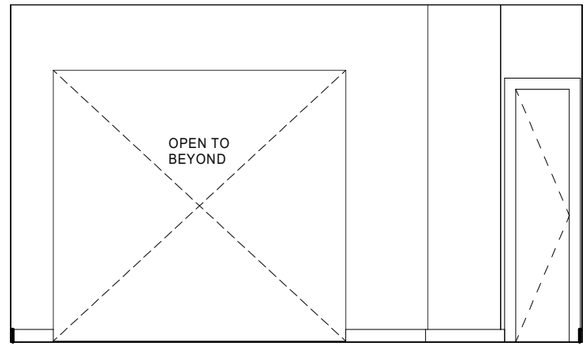
SHEET
A802



1 A803

COLLAB LEARNING 101 - EAST ELEVATION

1/4" = 1'-0"



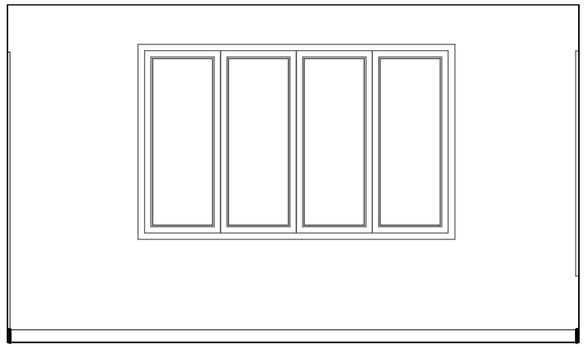
2 A803

COLLAB LEARNING 101 - NORTH ELEVATION

1/4" = 1'-0"

KEYNOTES

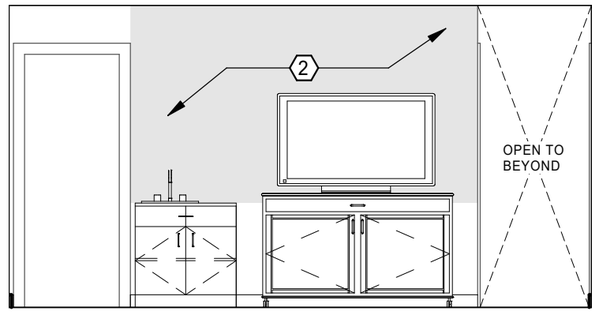
1 PHOTO FRAME.
2 WALL GRAPHIC.
3 ART.



3 A803

COLLAB LEARNING 101 - SOUTH ELEVATION

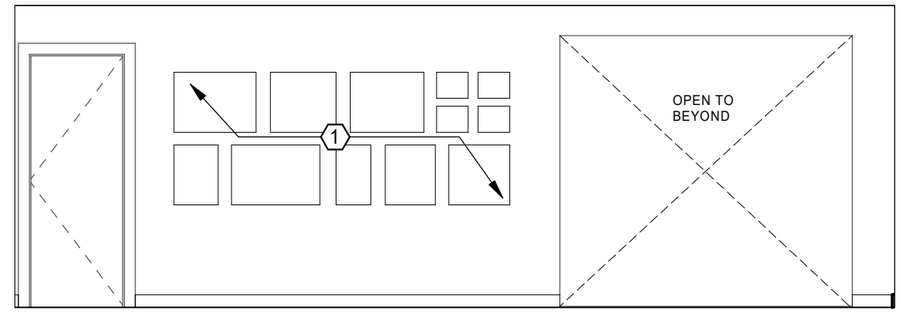
1/4" = 1'-0"



4 A803

COLLAB LEARNING 102 - EAST ELEVATION

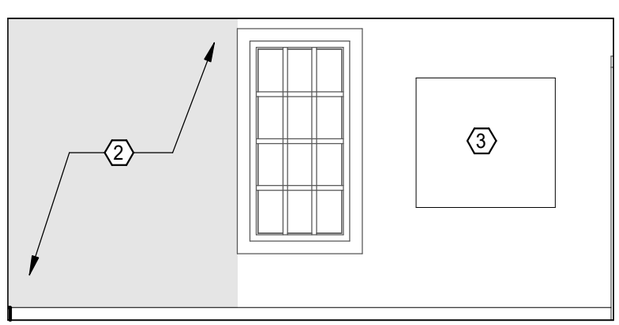
1/4" = 1'-0"



6 A803

COLLAB LEARNING 102 - SOUTH ELEVATION

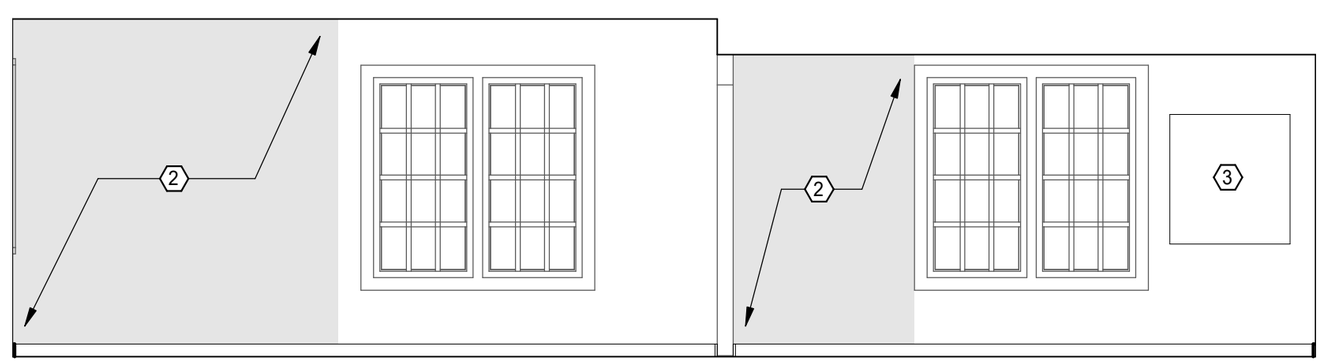
1/4" = 1'-0"



5 A803

COLLAB LEARNING 102 - NORTH ELEVATION

1/4" = 1'-0"



7 A803

COLLABORATIVE LEARNING 101 & 102 - WEST ELEVATION

1/4" = 1'-0"

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INTERIOR ELEVATIONS - COLLAB LEARNING

SHEET
A803

REFLECTED CEILING LEGEND

CEILING MATERIAL	ACT
CEILING HEIGHT	00'-00 00/00"
ADDITIONAL NOTES	NOTES

1X1 ACOUSTICAL CEILING

GYPSUM BOARD CEILING - PAINT

LIGHTING - SEE ELECTRICAL

HVAC REGISTERS - SEE MECHANICAL

CEILING MATERIAL

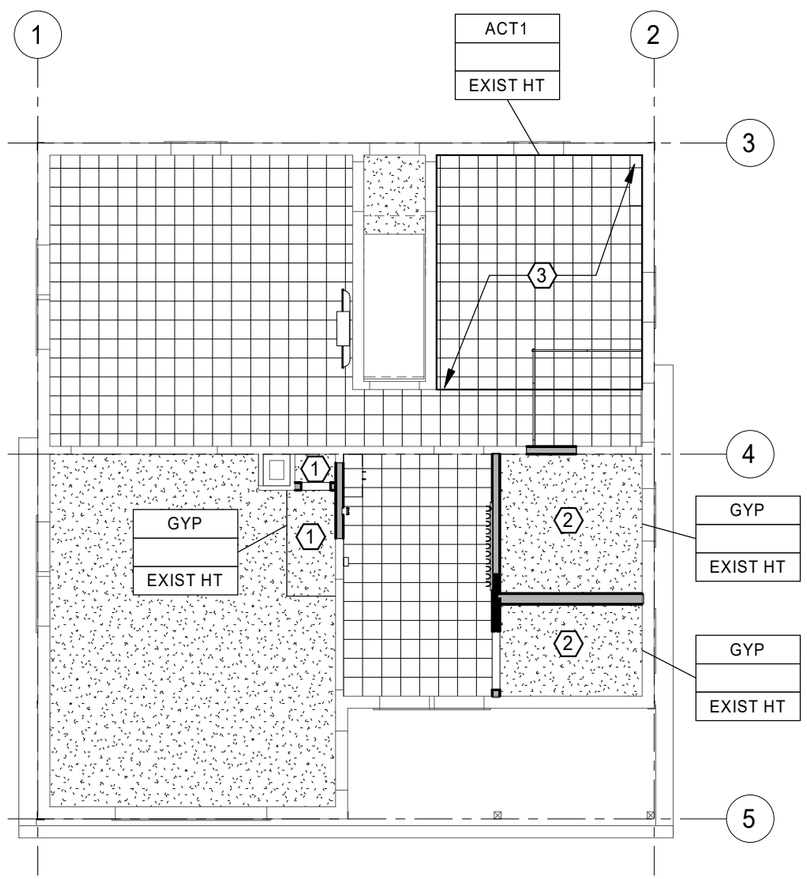
ACT1	1X1 ACOUSTICAL TILE
GYP	GYPSUM BOARD - PAINT

CEILING HEIGHT

VAR	VARIES

ADDITIONAL NOTES

1. NOT USED.
2. NOT USED.



2 / A901 REFLECTED CEILING PLAN - FIRST FLOOR

1/8" = 1'-0"

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. SEE OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION.

CONSTRUCTION KEYNOTES

1 INSTALL GYP CEILING TO MATCH ADJACENT EXISTING CONDITION.
2 INSTALL GYP CEILING TO MATCH PREVIOUS EXISTING CONDITION.
3 INSTALL ACOUSTIC TILE CEILING TO MATCH ADJACENT EXISTING CONDITION. ALIGN WITH ADJACENT HEIGHT AND GRID LINES.

ADDITIONS TO EXISTING BUILDING SYSTEMS WILL BE CONCEALED WITHIN EXISTING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. WHERE REQUIRED, SOFFITS OR OTHER NEW BUILDING ELEMENTS WILL BE A MINIMAL SIZE AND LOCATED AT THE PERIPHERY OF ROOMS ACCESSIBLE TO THE PUBLIC.

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REFLECTED CEILING PLAN - FIRST FLOOR

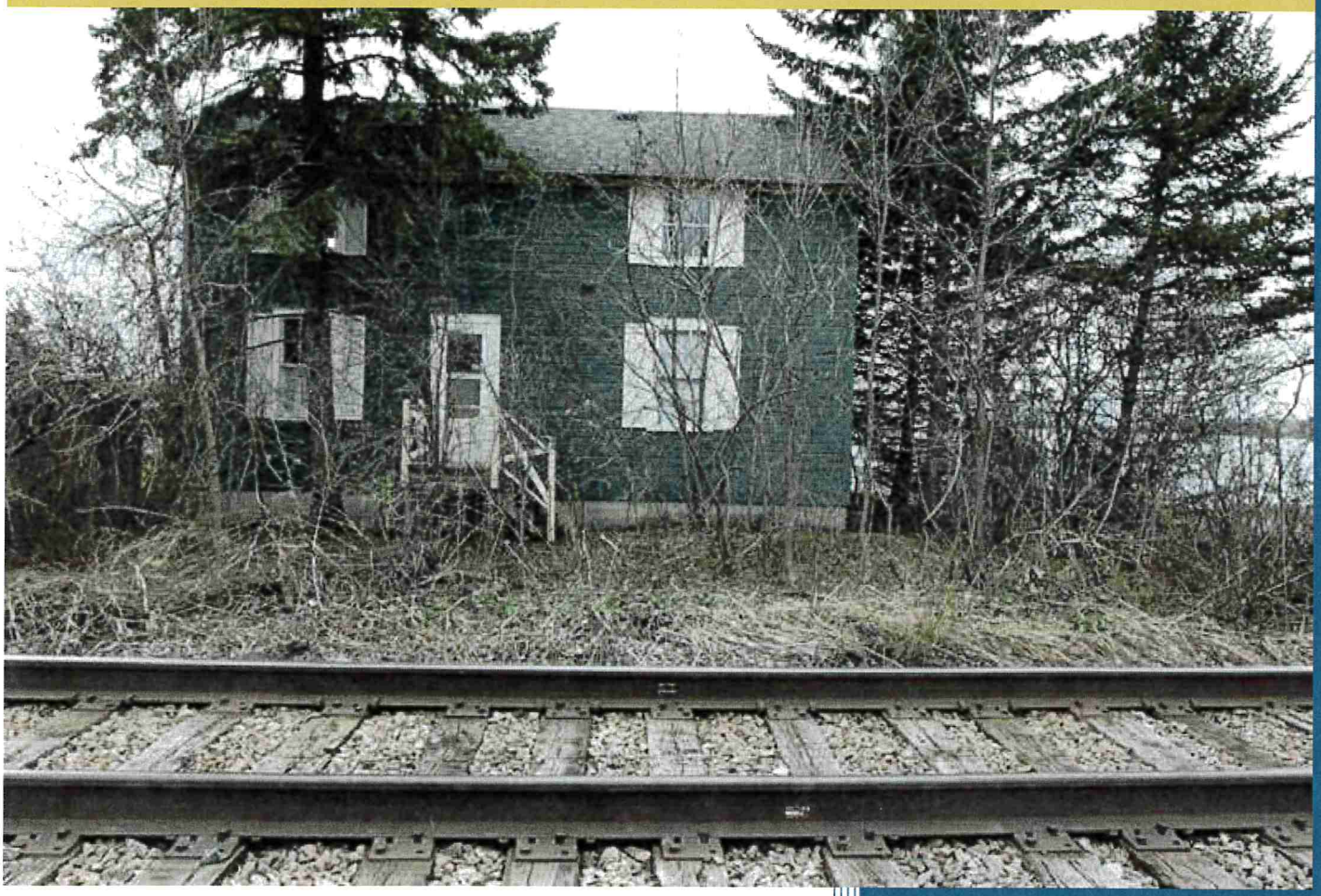
SHEET
A901

City of Wayzata

Historic Assessment

of the

Wayzata Section House



April 21, 2015

Amended April 27, 2015

City of Wayzata
738 East Lake Street
Wayzata, Minnesota

HISTORIC STRUCTURES REPORT

FOR THE

WAYZATA SECTION HOUSE

PREPARED FOR

THE WAYZATA HISTORICAL SOCIETY
AND
THE CITY OF WAYZATA
WAYZATA, MINNESOTA

With Participation by:

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Heidi Nelson, City of Wayzata
Bryan Gadow, City of Wayzata
The Wayzata City Council
Michael Koop, Minnesota Historical Society

PREPARED BY:

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Minneapolis, MN 55401

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Elise Kelly, Assoc. AIA
Chuck Liddy, FAIA

Approved by City Council

April 21, 2015

Amended:
April 27, 2015

This project has been financed with funds provided to the Wayzata Historical Society by the BNSF Railway Foundation.

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Appendices:

A. A National Register Assessment, prepared by Hess, Roise and Company, June 2011
B. G.N. RY. Section House Drawings, July 1898 (Wayzata Historical Society maintains a copy)
C. Excerpts from: Lake Effect, Wayzata, Final Draft March 2014, pages 20-21 and 52-53

Executive Summary

The Wayzata Section House is located within the central business district of Wayzata, Minnesota on Lake Minnetonka. It is currently owned by the City of Wayzata and is not currently listed on the National Register of Historic Places.

According to research, it was originally constructed in 1902 to accommodate the new Section Foreman for the expanding Great Northern Railroad. While most of documents have suggested that Section Foremen and their families lived in this house, it is unknown whether the crews were also housed here.

The building is constructed of wood frame exterior and interior walls, with a poured concrete basement and foundation added later. It was originally a rectangular, two-story building with two rooms on each level. In 1943, the house underwent a large addition which added four more rooms on the first level, including a restroom. In 1962, the railroad sold the property to a private owner. It was later sold to the City of Wayzata.

Based on selective demolition and visual surveying, it appears that the construction of the house supports the research that was completed previously noting a 1902 date of construction. However, the first addition appears to be in 1943 when the house was put on a concrete foundation. The second addition was completed in 1962.

The northern two rooms of the first level and the second level rooms above appear to be what was constructed originally. The first level rooms directly to the south, including the bathroom, laundry, bedroom and a portion of the living room, were added in 1943. It appears that all of the windows have been replaced. Later in 1962, the living room was extended to the south and the front porch was added.

Based on the previous research, the house was determined eligible for listing in the National Register of Historic Places. It is recommended that if listing is pursued, the period of significance range from when the house was originally constructed in 1902 to 1962 which is when the house was sold by the railroad to a private party.

Overview

INTRODUCTION

In October of 2014, the City of Wayzata and the Wayzata Historical Society retained Miller Dunwiddie Architecture, Inc. (MDA) to review the existing conditions of the Great Northern Section House (Section House) located on the waterfront of Lake Minnetonka in Wayzata, MN. The property is currently owned by the City of Wayzata.

In reviewing the existing conditions, interior selective demolition was performed in order to determine the composition of the exterior walls and determine what remains of the original structure and what was later added. This report supplements the preliminary National Register Assessment prepared by Hess, Roise and Company. In 2011 specifically, MDA was requested to provide the following:

- **Measured Drawings and Record Photography:** Collect and review historic documents/photographs, as well as, prepare measured drawings and photographic documentation to portray the current condition of the property. The measured drawings include plans and elevations depicting the existing conditions while also noting the original structure and additions.
- **General Evaluation of Conditions:** Evaluate the physical condition of the building and document the condition of its features, materials, and spaces in addition to determining what remains of the original structure and what was added later. This required selective demolition, – i.e. opening up walls to try to determine the history of the house's construction and its current condition.
- **Structural Evaluation:** Evaluate and note any conditions that cause concern and warrant further study by a structural engineer.
- **Suggest National Register of Historic Places (Register) Treatment Approach: (Preservation, Rehabilitation, Restoration or Reconstruction)** based upon the intended uses of the property, present a recommended treatment and recommended techniques for exterior and interior work.

METHODOLOGY

The methods of evaluation for the Section House began with the collection of background information from the City of Wayzata and Hess, Roise and Company. This information included historical research and sample or pattern plans of other Section Houses built around the same era as Wayzata's Section House. MDA used the pattern plans as a guide when reviewing the existing conditions to determine where selective demolition should occur.

Existing Conditions Survey

An existing conditions survey was performed to document the physical spaces, architectural elements and to assess the current condition of materials and systems, along with noting key construction date ranges. Existing condition photographs are included in this report. In conjunction with historic research, this condition assessment helps determine historic integrity of the building and various changes made over time.

Measured Drawings

Measured drawings for the building were prepared by MDA using laser and tape measuring devices. Dimensions obtained were then used to create scaled AutoCAD drawings. The scaled plans and elevations serve as an important analytical tool for highlighting dates of construction and the base for proposed treatment plans. They also serve as a documentation record of the building's design and current configuration.

Developmental History

Location of Property

The Section House at 738 East Lake Street of Wayzata, MN sits hidden by trees and vegetation on the northern shore of Wayzata Bay, Lake Minnetonka. It lies on a narrow strip of land between the lake and a single Burlington Northern & Santa Fe (BNSF) railroad track. Although the property is located downtown near Wayzata's main commercial corridor, the Section House is out of view and only accessible by a private, narrow lane at the southeast corner of the public parking lot. The lane is gated, crosses the tracks and turns past a modern storage building and small dock before reaching the residence.

The Section House is immediately adjacent to a storm water management pond to the east and Lake Minnetonka to the south; and to the north, the original entrance is within feet of the tracks. A few blocks to the west is the historic Great Northern Depot at 402 East Lake Street, which dates from 1904-1905.

For the purpose of this report and associated building drawings, the slightly off-axis plan will be rotated to show the façade facing the lake as the south façade. All other facades will be respectively noted.

Summarized Historical Background and Context[1]

Shortly after it was founded in 1854, the City of Wayzata strongly relied on the attraction of Lake Minnetonka and the new railroad link to Minneapolis which brought a new form of economic vitality: tourism. In 1905, the newly erected downtown depot known as Station No. A24 accommodated both passengers and freights. This was popular for many decades but soon had to compete with the Twin City Rapid Transit Company's streetcar line in 1914 and, later, cars and trucks. This lead to a decline in railroad traffic and ultimately the discontinuation of passenger service to Wayzata in 1958.

During the early and busy years of the Wayzata railroad, the operations required a variety of buildings, facilities, and staff. Some of the buildings and facilities necessary included the depot, a large dock, a 50,000-gallon wood water tank with a pump house, coal shed, tool house, a "box car body bunk house" and a Section House for maintenance crews and the Section Foreman. The occupation of Section Foreman was of high rank and responsibility. They were in charge of maintaining their section (up to 6 miles) of track with a crew.

[1] Summarized from the following source: Roise, Charlene, "Great Northern Section House 738 East Lake Street, Wayzata," A National Register Assessment, June 2011, prepared by Hess, Roise and Company for the Wayzata Historical Society.

Based on historical research, it is likely that the Wayzata Section House was erected in 1902 as a 32-foot by 16-foot austere structure. It had two rooms each on the first and second levels. While the character of section houses can vary, the standard layout was often utilitarian, as their main purpose was to house trackmen, who typically led transient lives. The houses were usually framed structures, and were built single or double – the latter to hold two crews. Section houses typically held the Section foreman, his wife and his crew, while Section Foreman houses only housed the Foreman and his family. The Wayzata Section House may have been large enough to house the entire crew; however, according to the 1910 census, the Foreman who occupied the Section House at the time had a large family, which apparently prohibited them from taking in boarders.

Throughout the years, the Section House had many occupants as well as many alterations. This included remodeling the kitchen, repainting interior and exterior, reroofing, new windows, adding a layer of gypsum board and/or fiberboard for insulation, and a few additions to the south side of the house. The updates and alterations took place between 1926 and 1984.

The railroad also changed overtime; installing a crossover for the mainline between Wayzata and Ferndale in 1905, relocating the tracks in 1905 for the new depot, and relocating the tracks again in 1946 to expand Lake Street. In the 40's the significant decline in railway use was evident and the pedestrian dock, car body repair shop, and tool house were all "retired" in 1943. This was a major change in the railroad's operations in Wayzata.

Chronology and Timeline of Subsequent Modifications[2]

1902 The Section House at 738 E Lake street was erected. Original Dimensions measuring 32' wide x 16' deep.

1926 Railway employees installed electrical lights

1938 100 foot pipeline installed between city water main and Section House. Also installed cesspool.

1942 Placed 725 cubic yards of riprap along bank of Lake Minnetonka behind Section House.

1943 Lifted house to install concrete foundation and basement. Original foundation/basement unknown. Assumed addition expanded the first level towards the lake (south), including a living room and bedroom. New dimensions of the house: 32' wide x 30' deep. It is speculation that either this date or 1963 may have reoriented the entrance to the south and covered the wallpapered walls with gypsum board on the first level and fiberboard on the second level for insulation.

1944 Installed toilet facilities and sewer line.

1946 Railroad shifted tracks towards the lake in order to widen Lake Street.

1954 Painted façade green with cream trim.

1962 Railroad sold house to Dr. Charles N. Brooks

1963 Permit to remodel the south façade. This likely included a new entrance to the south with front porch and expanded living room. It is further speculated that this date also included reroofing the additions, updating the kitchen, and possibly covering wallpapered walls with gypsum board on first level and fiberboard on the second level for insulation.

1984 Repaired after storm damage: replaced damaged framing on roof/walls. Interior and exterior painting. Replaced brick chimney.

1988 The City of Wayzata installed a storm water treatment pond directly east of the building.

[2] Unless indicated otherwise, the information in this section is taken from the following source: Roise, Charlene, "Great Northern Section House 738 East Lake Street, Wayzata," A National Register Assessment, June 2011, prepared by Hess, Roise and Company for the Wayzata Historical Society.

Introduction and General Building Description

Figure 1.1 North façade of house as seen from railroad tracks (original entrance).

Figure 1.2 East façade showing addition and original house.

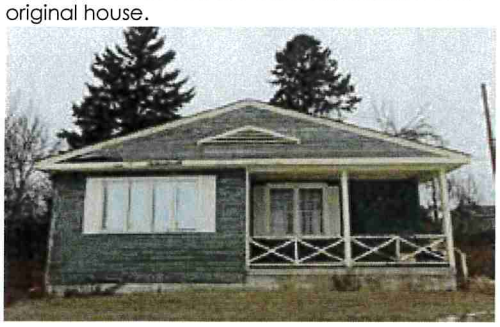


Figure 1.3 South façade of house (addition) as seen from Lake Minnetonka.

Figure 1.4 West Façade showing the three sections – original, first addition to vertical edge board and second addition to the right of the board.

The Section House is rectangular in plan and originally faced the railroad tracks to the north. Based on investigation at the interior, it is evident that there were three significant phases of construction. The first was the original one-and-one-half story house built in 1902, the second, a 1940's era 1-story addition to the south, and the third an extension of the 1-story addition to the south, enlarging the living room and adding a porch.

The northern section of the house is one-and-one-half stories tall with a side gable roof. The southern section of the house is a single-story with a front gable facing south towards Lake Minnetonka.

The original front entrance faces the railroad tracks to the north, which is slightly off center with two stacked single windows flanking each side. The east and west ends of the building also have centrally located windows on each level of the taller northern section. On the east side, there is a centrally located door with two additional windows to the south at the main level. There are two pairs of double windows located at the main level on the west side. The south side has two small windows located in the corners of the second level, directly below the roof eave, in addition to a pair of windows at the main level porch on the east end and a row of four windows on the west end.

The description of the interior as stated by one of the Section House's occupants, Mr. Gustave Frederick Ehrreich, is that section houses were all identical, "the paint color was always grey, inside and out, and the layout was austere, simple with two rooms upstairs and two down."[3] The original layout was simple: a main entrance opening directly to stairs. To the west of the stairs was the kitchen and on the east end, a living room or bedroom. Upstairs were two more bedrooms. This description accurately describes the current room layout within the north section of the house, where there are two rooms upstairs, likely bedrooms, and two rooms on the main level with a stair hall, in line with the front entry door, separating the two spaces. At the main level, the room on the west currently has a kitchen and dining room. The kitchen was likely updated in the 60's, after the house was purchased by Dr. Brooks, and retains much of the original equipment from that era.

There is a hallway that runs from east-west along the south side of the northern section, in line with the door on the east side. This hallway separates the original two rooms on the north from the

[3] Roise, Charlene, "Great Northern Section House 738 East Lake Street, Wayzata," A National Register Assessment, June 2011, prepared by Hess, Roise and Company for the Wayzata Historical Society. Pg. 14

Figure 1.5 View of house from approaching driveway.

added rooms to the south. There is a living room at the southwest corner, a bedroom at the center, and bath and laundry rooms on the east end. The living room was further extended to the south on the west end and a covered porch added to the east end. This work was likely done as part of the permitted work in 1963 after the railroad sold the house.

EXTERIOR

EXTERIOR ELEVATION DRAWINGS:

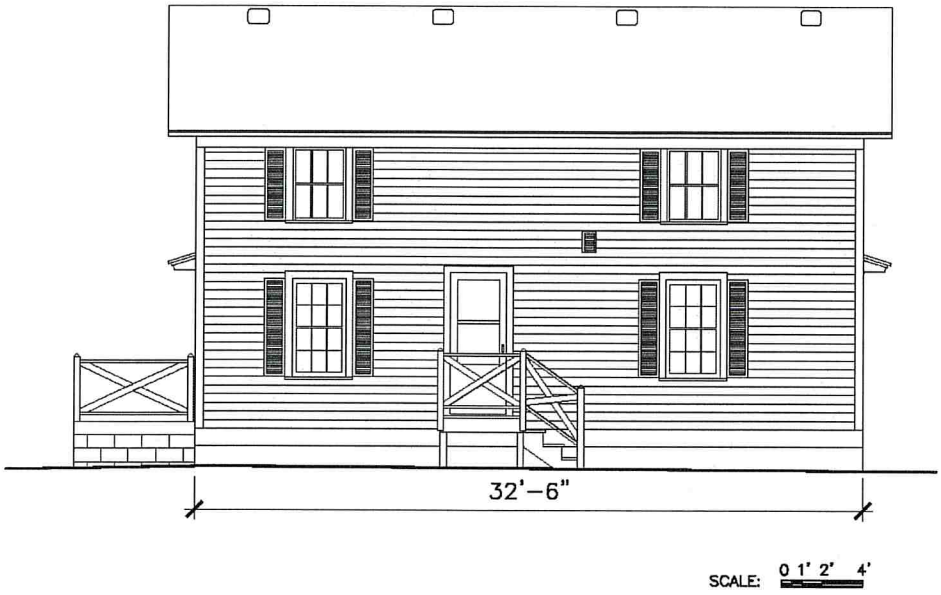


Figure 1.6 Existing north elevation drawing

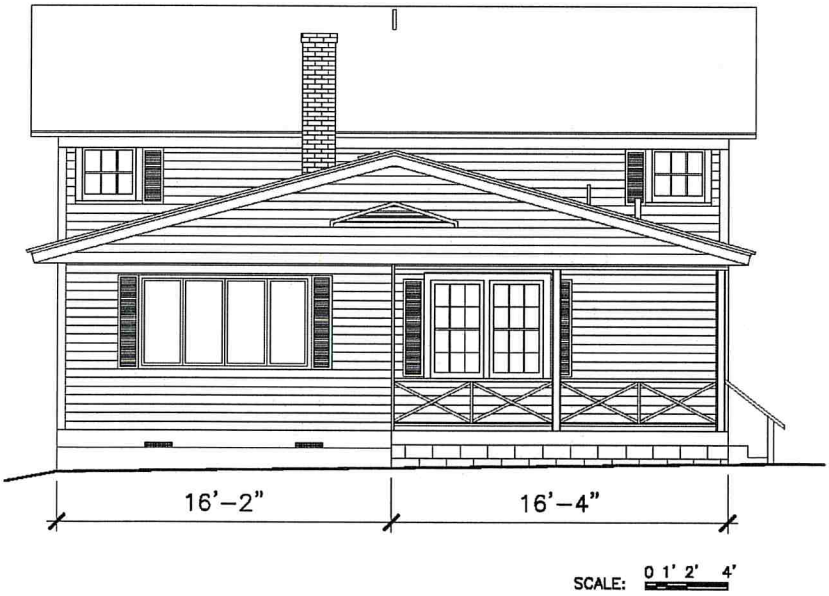


Figure 1.7 Existing south elevation drawing

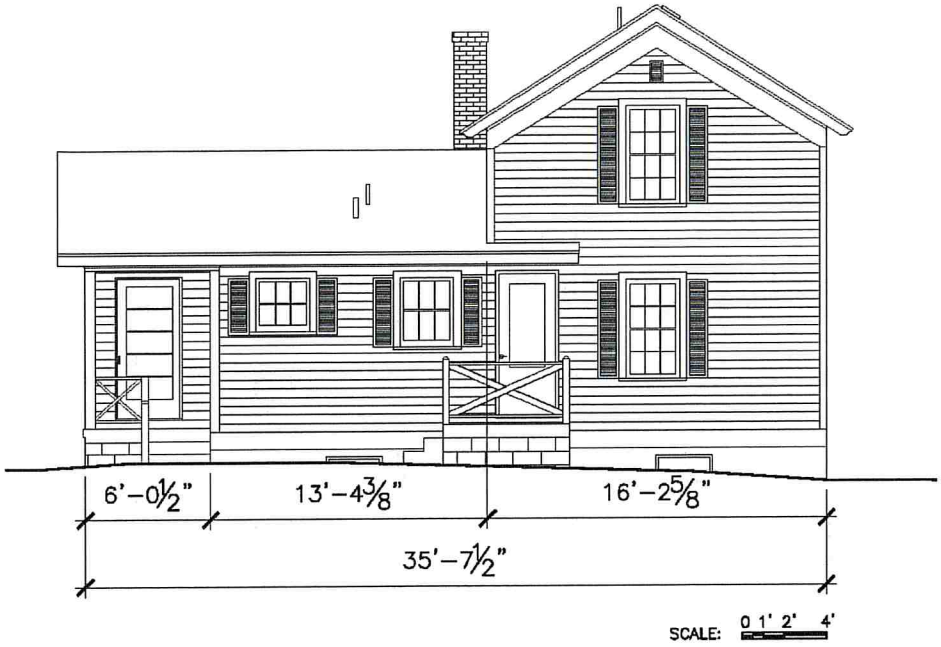


Figure 1.8 Existing east elevation drawing.

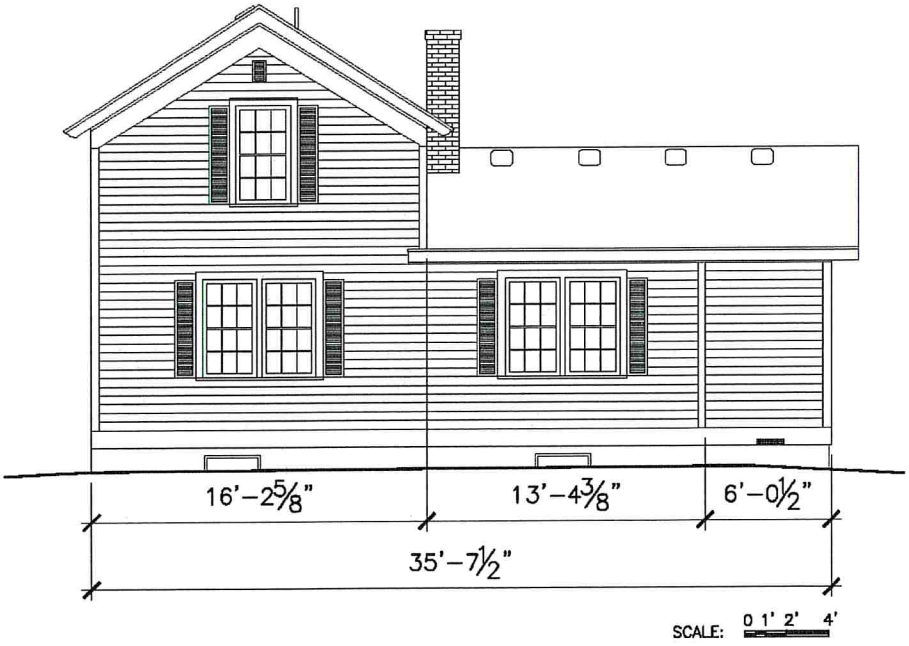


Figure 1.9 Existing west elevation drawing.

Figure 1.10 CMU block foundation at porch and south end addition. Crack at porch.

Figure 1.11 Poured concrete foundation meets CMU block foundation on the west end at the 1960's addition.

Figure 1.12 Missing shiplap on east façade

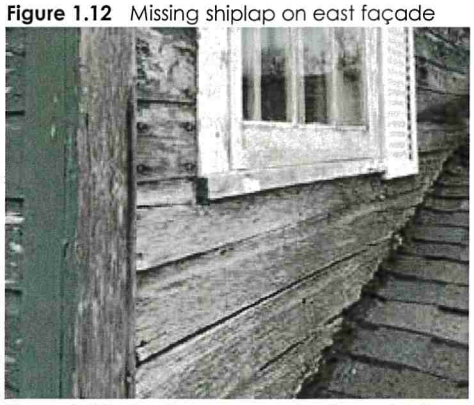


Figure 1.13 Southern wood clapboard siding with significant paint peeling and weathering.

Figure 1.14

EXTERIOR FOUNDATION:

Description:

The poured concrete foundation walls are not original to the building. In the 1940's the house was lifted and the concrete foundation was poured below at the same time of the first addition. The walls are partially exposed above grade about one to three feet, with four half windows to allow light into the basement; two windows on the east and west walls each.

At the second addition on the south end, the foundation walls are CMU blocks with three vents to the crawl space below. The east exterior stair is poured concrete slab that also sits on CMU blocks.

Condition:

The concrete is in good condition. The CMU blocks are in fair condition; however there are some large cracks where the foundation has settlement in the southwest corning of the house. There are also cracked and deteriorated CMU blocks at the east exterior stair.

EXTERIOR SIDING AND TRIM:

Description:

The wood shiplap siding is painted dark green with 5" corner boards. The starter board at the rim joist is 10" particleboard or plywood. Because the siding is continuous from the 1902 and 1940's era addition, it is likely the whole house was re-sided at the time of construction and new windows were added. There is a vertical board marking the location of the 1960's era addition on the west façade (see Figure 1.8). At this addition, there are also three vents in the lower starter board to ventilate the crawlspace below.

Condition:

Overall the wood shiplap siding is in fair condition, with some checking, loose or missing boards, recessing nails and deterioration caused by moisture and fasteners. The painted surface is significantly weathered. Peeling paint can be found on all facades, but is most prominent on the south-facing facades. In some areas the paint is completely worn away. The northern façade facing the tracks and the western façade are generally in the best condition. About 40% of end boards need repair as the nails are recessing. The starter board in the southwest corner is sagging, most likely due to settlement after the 1960's addition.

Figure 1.15 East entrance original opening
Figure 1.16 Original main entrance to the north with non-original aluminum storm.

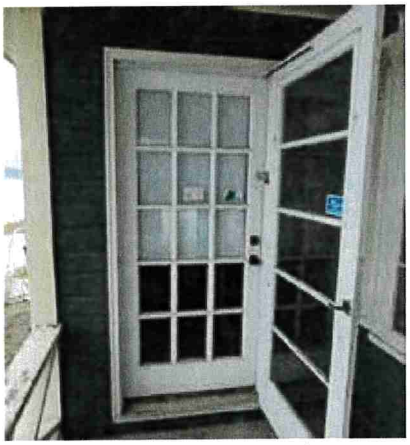


Figure 1.17 South addition entrance

Figure 1.18 Interior view of smaller wood window in upstairs east bedroom. Deteriorating wood at bottom rail

Figure 1.19 Deteriorated glazing compound

EXTERIOR DOORWAYS AND DOORS:

Description:

At the north and east entrances, the interior wood paneled doors with glass and wood trim appear to be original to the 1902 structure. It appears that the original divided lights on the north interior door were replaced with a single pane of glass. The wood storm door with glass at the east side may also be original; however, it is unlikely the glass would have been that large and would have been divided similarly to the windows and door. The storm door to the north has been replaced with an aluminum door and frame within the original wood trim. The replaced aluminum storm is a few inches too short for the door opening leaving a large gap at the base.

The interior door at the south porch is wood with 15 glass panels. The storm door is also wood with 5 panels which align with the interior door. Both the door and storm appear to be original to the date of the 1960's construction.

Condition:

Overall, the existing wood doors appear to be in good condition with some peeling paint. The wood storm door on the east elevation is in poor condition. There is some rot, a significant amount of peeling paint, and the glass panel has fallen out. The other two storm doors appear to be in good condition.

The wood sill at the east door is in poor condition with signs of rot. Other wood trim and sills appear to be in good condition.

WINDOWS:

Description:

There is a mix of wood, double-hung, single glazed, three-over-three windows at the north and south facades of the second level, and six-over-six windows at the main level and east & west facades of the second level. Based on the metal springs used for operating the windows, it is assumed that these windows are not original, but later added during the 1940's when this operating type commonly replaced the former pulley operators using rope sash cords and counterweights. All of the wood is painted at the interior and exterior. At the first level, the windows have lower interior wood shutters at the lower sash that are likely not original.

There is a pair of windows on the west façade that likely replaced a former single window at the time the windows were replaced. Selective demolition was done to determine if the original framing held a single window instead of a double at one time, however evidence was inconclusive as it appears framing was also modified.

There are also two wood, 6-pane, double hung windows on the east elevation of the assumed 1940's era addition at the current

and peeling paint at storm window

Figure 1.20 Window at south addition – bedroom

Figure 1.21 Window at south addition living room

Figure 1.22 Selective demolition below west kitchen window

bathroom and laundry rooms. The windows on the west side of the south façade at the living room are a set of four single pane, fixed casement wood windows that appear to be original to the 1960's era addition.

At the original southern façade, which is now the wall south of the hallway, the wall was opened up to find evidence of original window and/or door framing. It appears that there were perhaps one or two tall windows to the east of the chimney. There may also have been a window to the west of the chimney that was expanded into a larger opening between the dining and living room areas. There is framing at the same heights and similar widths as the remaining windows at the northern section of the house. It is possible that the current door frame for the bathroom was also once a window (see Figure 1.26 for speculation of original 1902 southern façade).

All of the double-hung windows have a wood storm with divided light patterns matching the interior window patterns. There are metal exterior shutters at all windows that are not original to the building.

Condition:

Overall, the windows are in good to fair condition. There is peeling paint and deteriorated glazing compound. Some glazing on the west and north façade is broken and missing. Most of the interior shutters at the first level are broken. The exterior wood storm windows are in varying ranges of condition from poor to moderately good.

On the second level south façade one storm window is severely deteriorated and the glazing is not secure (see figure 1.19). Many of the storms have deteriorated or missing glazing compound, peeling paint, and broken glazing in a few locations. Three of the six second level storm windows are missing; however they may be stored in the basement. There is rot and deterioration at most sills with peeling paint. The second level windows on the north façade appear to be replacement sills.

Figure 1.23 Selective demolition at original south wall.

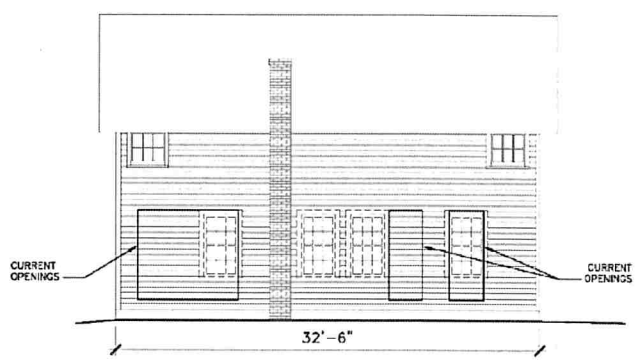


Figure 1.24 Speculation of original 1902 southern façade. Current openings highlighted with solid dark line.

Figure 1.25 Image of roof over addition looking east.

Figure 1.26 Roof intersects with original southern façade.

Figure 1.27 Attic of original structure with vermiculite insulation

ROOF:

Description:

The building has two levels of gabled roofs currently covered with asphalt shingles. Based on the spacing between the roof decking boards at the second level roof as visible from within the attic space, the roof was likely originally covered with wood shingles. This spacing was important for air flow to dry the wood shingles from below and extend their useful life. There are also attic vents at both east and west gabled ends.

It is unknown how the1950's era addition roof was constructed originally. It appears the roof framing may have been modified as part of the work to add the southern addition and porch in the 1960's. There is a large triangular louver at the south gabled end and vents near the ridge for air circulation in the attic space.

It is possible that the entire roof was re-shingled in the 1980's after a damaging storm, as that was also when the chimney was repaired. It is likely that the current shingles were more recently replaced at an unknown date as they appear to be in good condition and not close to 30-years in age.

The wood fascia, soffit and cornice boards appear to be original on the northern section. At the 1940's and 1960's era additions, it is likely original to the 1960's remodel.

Condition:

Overall, the asphalt shingles appear to be in good condition with only minor warping appearing to be caused by warping metal flashing below. There were no reports from staff regarding any roof leaks.

Overall the wood fascia, soffit and cornice boards appear to be in fair to good condition with minor areas of wood deterioration and peeling paint.

Figure 1.28 Replaced Chimney

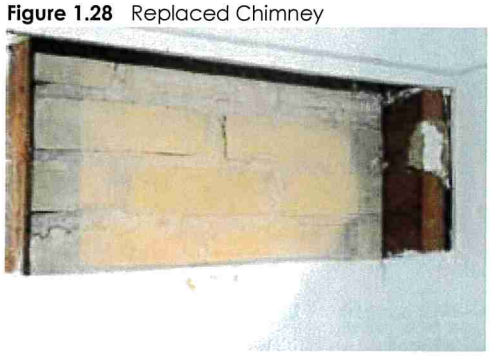


Figure 1.29 Interior Chaska cream brick chimney at the closet demolition area showing struck joints.

Figure 1.30 Interior Chaska cream brick chimney at hallway demolition area with unfinished joints

CHIMNEY:

Description:

There is a masonry chimney adjacent to the original south exterior wall of the original northern section that extends above the lower roof. From the basement up to the attic level the chimney is made of cream-colored Chaska-style brick. Above the roof level it transitions to red brick. Based on the good condition of the red brick, it is possible that the full chimney might have been constructed of Chaska brick, which is significantly softer and more susceptible to damage, and the exposed brick was later replaced with red brick as a part of the 1980's repair work.

Additional evidence that the chimney was originally against the exterior of the south side of the house was discovered through selective demolition. Within the wood frame and gypsum board chase created at the closet, clean struck joints are visible. At the inside of the hallway wall, the joints were not struck, indicating that access was restricted by the building.

Condition:

Overall, the masonry is in very good condition.

INTERIOR

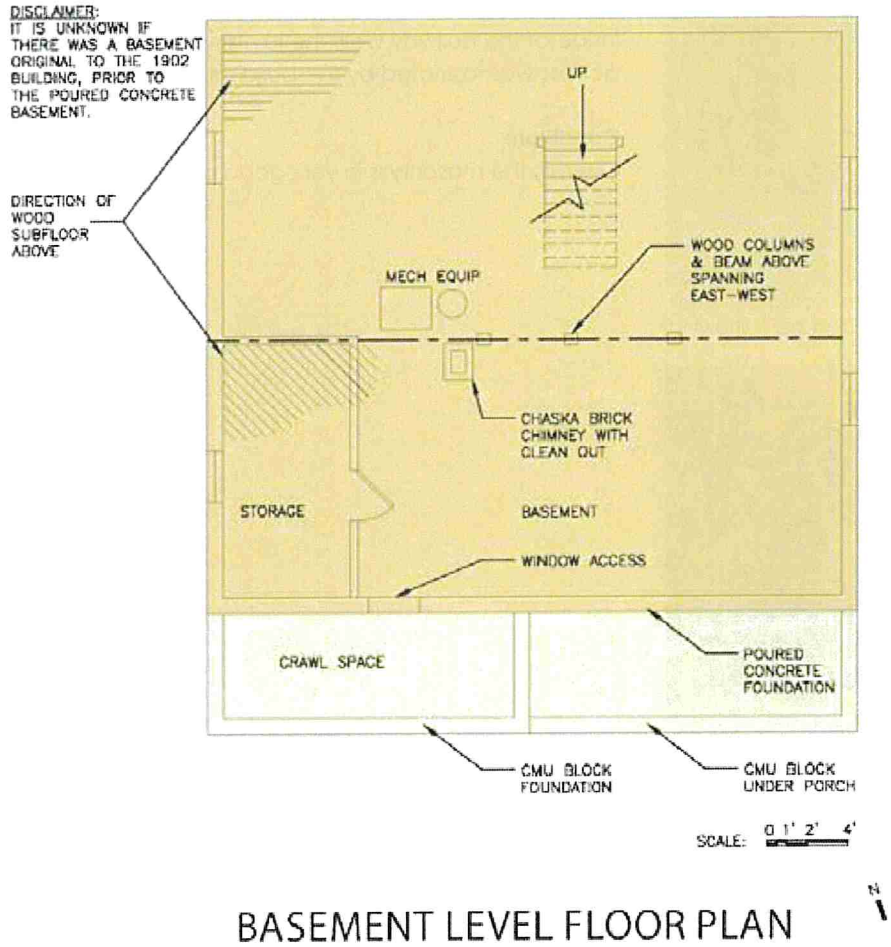
KEY

- POSSIBLE ORIGINAL WINDOW LOCATION
- 1902 SECTION HOUSE
- 1943 ADDITION
- 1963 ADDITION

EXISTING FLOOR PLANS:

Basement Level:
The basement has one large space for storage, a smaller storage room below the 1940's addition and a crawl space below the 1960's addition.

There is one entrance to the basement from the central staircase. There is no accessible access to this level.



BASEMENT LEVEL FLOOR PLAN

Figure 1.31 Basement Level Floor Plan

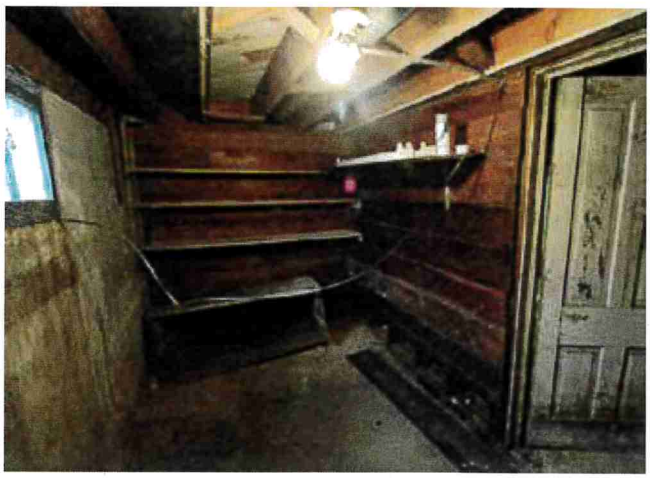


Figure 1.32 Left: Basement stairs below 1902 structure
Figure 1.33 Right: smaller storage room below 1943 addition

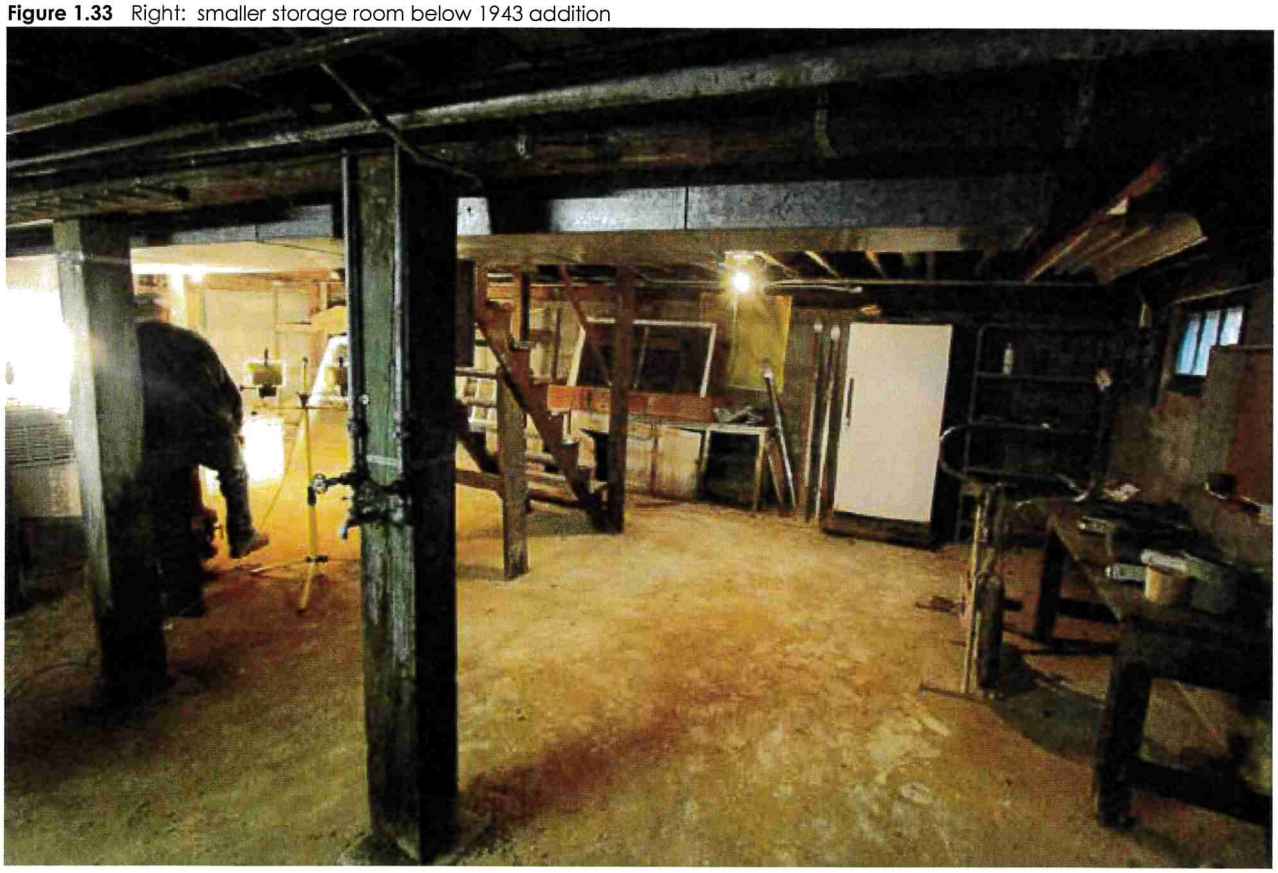


Figure 1.34 Wood columns and beam in center of Basement

KEY

POSSIBLE ORIGINAL WINDOW LOCATION

1902 SECTION HOUSE

1943 ADDITION

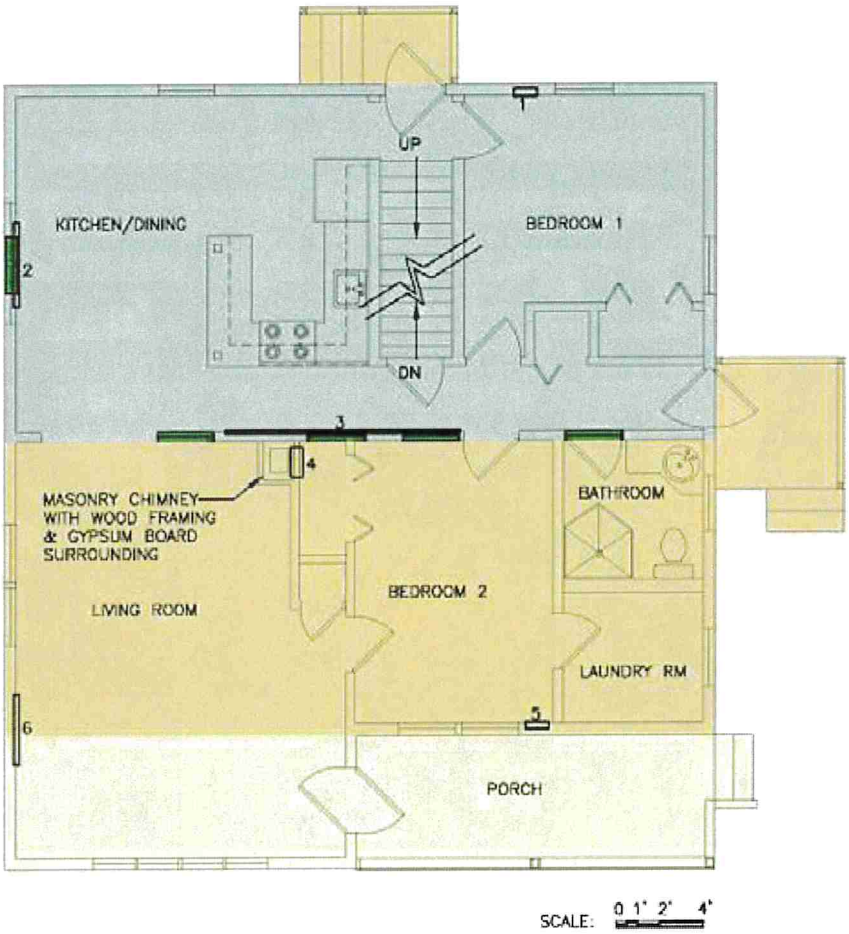
1963 ADDITION

INVESTIGATIVE LOCATION

First Level:
The first level was originally rectangular in shape and had two rooms; a kitchen on one side of the central stairs, and a living room or bedroom on the other side. The stairs are directly in-line with the front entrance, and the east-west hallway behind the stairs is in-line with the secondary east entrance.

The first addition enclosed the chimney and added the living room, another bedroom, a laundry room and a bathroom. The second addition extended the living room and added the southern porch with a third entrance.

The areas numbered below correspond with the locations where selective demolition was performed in order to determine the original construction of the wall assemblies.



FIRST LEVEL FLOOR PLAN

Figure 1.35 First Level Floor Plan

Figure 1.36 Kitchen and Dining Room

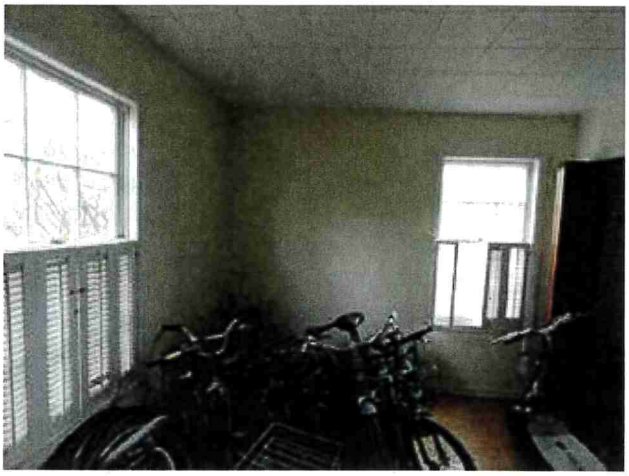


Figure 1.37 Bedroom 1

Figure 1.38 Living Room

Figure 1.39 Bathroom

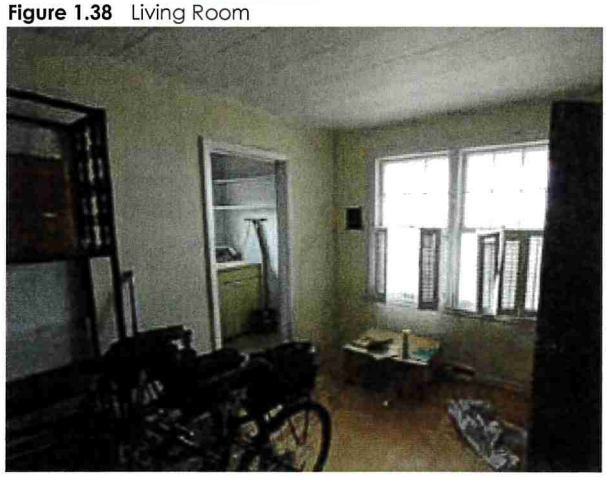
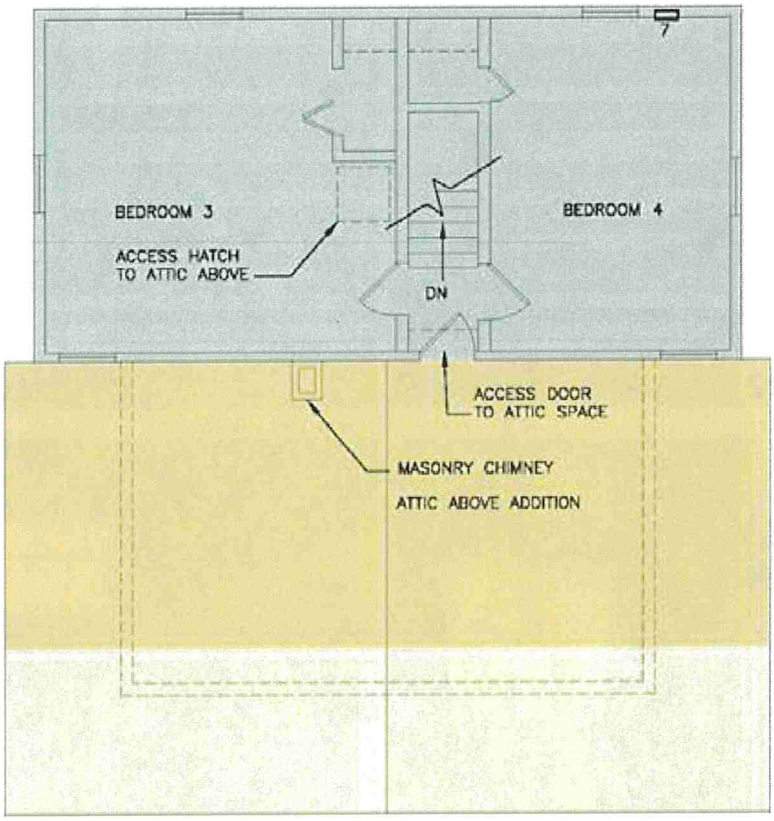


Figure 1.40 Bedroom 2

Figure 1.41 Laundry Room

Second Level:
The second level, both originally and currently, had bedrooms with one on either side of the stairs. Each bedroom has three windows and a closet. Access to the attic is located in the west bedroom(#3). After the south addition, a knee wall door was added to the top of the stairs for access to the attic above the addition. From here, the original Chaska-style brick chimney is visible.



SECOND LEVEL FLOOR PLAN

Figure 1.42 Second Level Floor Plan

Figure 1.43 Bedroom #4

Figure 1.44 Bedroom #3

Figure 1.45 Attic above bedrooms

Figure 1.46 Attic above additions

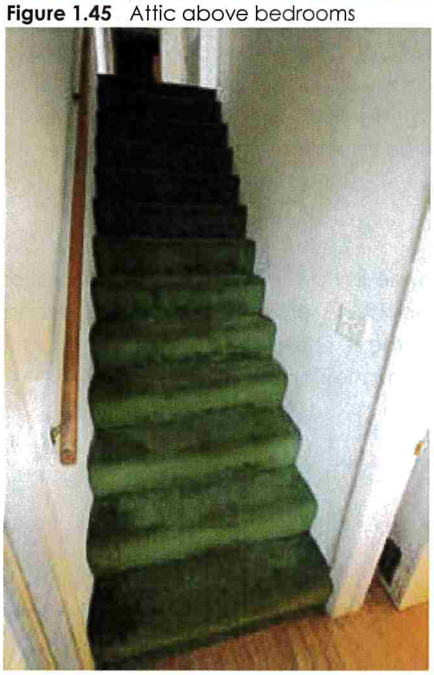


Figure 1.47 Stairs to second level

Figure 1.48 Selective Demolition on first level exterior wall.

Figure 1.49 Wallpaper on first level

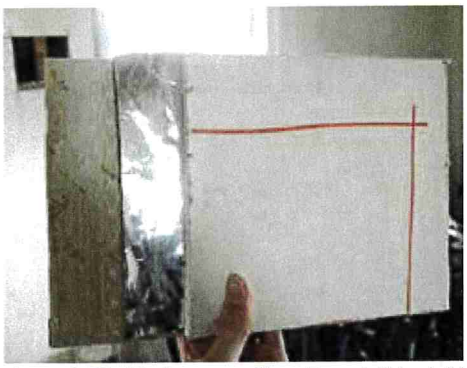


Figure 1.50 Wall composition: From left to right, wallboard covered with felt and wallpaper, foil, and gypsum board.

Figure 1.51 Cross section of tongue and groove wallboard with felt and wallpaper attached.

WALLS:

Description:

Selective demolition was used to reveal the composition of the exterior walls to determine what may have been the original construction and what was added later. A portion of the walls were opened in various locations including: the north wall of Bedroom #4, the north wall of Bedroom #1, the south wall of Bedroom #2 and closet, the west wall of the Living Room, the west Dining Room wall, and the south wall of the main level hallway. The demolition in these areas helped to reveal the changes made to the finishes as well as the building materials used for the original versus the addition walls.

The original exterior walls of the 1902 building are composed of wood shiplap siding, (no sheathing), 4"x4" wood stud framing, and 1" thick tongue & groove horizontal wood planks in varying depths painted green on the interior side. The interior planks are covered with felt and wallpaper and there is no insulation. At a later, unknown date, the wallpapered exterior walls were covered with non-adhesive foil and either a ¾" fiberboard or ¾" gypsum board. The fiberboard is only located in the upstairs rooms and the gypsum board is on the main level and stairway. Since the selective demolition was only done from the interior, it is not certain if there is sheathing, but based on overall measurements and what is visible from the interior demolition, it is assumed that there is not sheathing.

The exterior walls of the additions are similar to the original walls with some minor differences. The walls consist of shiplap siding, (possibly no sheathing), wood stud framing, tar paper attached to the interior side of the wood framing, 1" lapped wood wallboards, foil, and ¾" gypsum board. Demolition only removed up to the tar paper, so it is only a speculation that there is no insulation or sheathing.

Condition:

Aside from the large cracks in the living room or moisture infiltration noted between the 1940's and 1960's era additions, the walls are not showing evidence of movement. There are also large cracks in the gypsum board around the chimney.

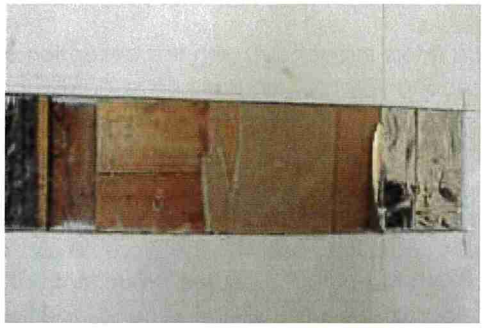
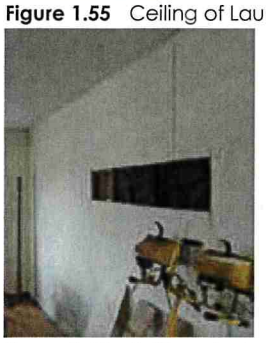


Figure 1.52 Exterior wall composition at south Living Room first and second additions.

Figure 1.53 Sample of fiberboard wall and ceiling at second level.

Figure 1.54 Acoustic ceiling tile in Kitchen

Figure 1.55 Ceiling of Laundry Room



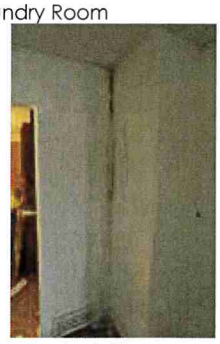


Figure 1.56 (left) rack at second addition
Figure 1.57 (right) cracks in gypsum board around chimney

WALL AND CEILING FINISHES:

Description:

It is likely that the original interior appearance at the 1902 building was the green painted tongue and grove wood planks or wallpaper, and later, the foil and gypsum board were added. The gypsum board at the main level is continuous from the 1902 building to the 1960's era addition and likely completed at the same time.

With the exception of the tile wainscot in the bathroom, all walls have painted fiberboard finish on the second level, and a gypsum board finish on the first level. The basement is unfinished concrete and CMU walls. The small storage room in the basement has two walls of 1'-0" wide horizontal wood planks on the interior only. The exposed wood framing is outside of the storage room.

As discussed in the previous section, it appears the original interior finish was painted wood planks followed by wallpaper, which was later covered with gypsum or fiber boards.

The ceilings on the first level are approximately 8'-0" above the finish floor (AFF) and consist of flush acoustic ceiling tile throughout the original 1902 section and gypsum board ceilings throughout the additions. The ceilings of the second level are sloped at the north and south walls and are approximately 7'-5" AFF in the center of the room and 5'-5" AFF at the lowest ceiling point. The ceilings are assumed to be of similar construction as the exterior second level walls. The basement ceiling has exposed wood floor joists and the underside of the main level wood sub-floor is also exposed. The height to the bottom of the joist is approximately 6'-7¾" AFF and 7'-4¼" AFF to the top of the joists.

Condition:

Walls are generally in fair condition with some cracks at the addition. The largest cracks are located at the point of the second addition along the west wall of the living room which may be the result of settlement. The other significant cracks are located around corners of the chimney. There is minimal evidence of settlement on the exterior of the building and isolated to the 1960's era addition, and therefore is of minimal significant concern at this time.

Ceilings throughout the building are in fair condition. The laundry room ceiling has some peeling paint.

Figure 1.58 Hardwood floor upstairs bedroom

Figure 1.59 Linoleum in laundry room

Figure 1.60 Transition line in hardwood floor in living room at area of second addition.

FLOORING:

Description:

The house has hardwood floors throughout, with the exception of carpeted stairs to the second level, which likely have hardwood treads below; the concrete basement floor; and linoleum or vinyl sheet in the laundry room and bathroom.

At the first level, the hardwood floor is continuous from the 1902 building into the 1940's addition and is therefore likely a replacement hardwood from the 1940's. There is a prominent butt-joint in the living room floor at the area of the second addition indicating that the hardwood floor in only that area is likely original to the 1960's era construction date.

The second level hardwood floors do not match the first level hardwood flooring and could be original to the 1902 building. The in-floor metal heat transfer grates at the second level may also be original to the 1902 building.

The original subflooring can be seen from the basement. Below the original building the floorboards run horizontally, but below the addition the floor boards are narrower and run diagonally. They are also painted white in areas and likely reclaimed wood from an unknown source. It is possible these might have original been exterior siding.

The basement is unfinished with exposed concrete at the floors or dirt in the crawl spaces. The laundry room and bathrooms are covered with linoleum or vinyl.

Condition:

Overall the wood floors are in good to fair condition with minor areas of wear. The linoleum or vinyl sheet flooring is in poor condition with water damage and deterioration. The carpeted areas are in fair condition with some visible wear.

Figure 1.61 Horizontal floor boards of original building as seen from basement.

Figure 1.62 Diagonal floor boards of addition as seen from basement

Figure 1.63 Painted wood doors second level.

Figure 1.64 Folding wood door second level

DOORWAYS AND DOORS:

Description:

At the second level, the solid wood stile and rail doors and 4" wood trim are painted white. The west bedroom has a folding door to the closet which is not original. There is a wood knee-wall door added during the 1940's addition which leads to the attic above the first level addition.

The first level has stained wood or possibly manufactured doors throughout. The bathroom door is painted on the inside and stained facing the hallway. Addition doors match the doors in the original section indicating they may have all been replaced at a later date.

The basement door to the small storage room is a wood paneled door painted green then white. This may date from the 1902 construction and may have been relocated from another location on the house.

Condition:

All of the wood doors and associated trim are in good condition with some minor areas of peeling paint or other worn surfaces. Most doorknobs appear to be contemporary brass knobs. The basement storage door has water damage from flooding.

Figure 1.65 Stained/painted wood doors on first level

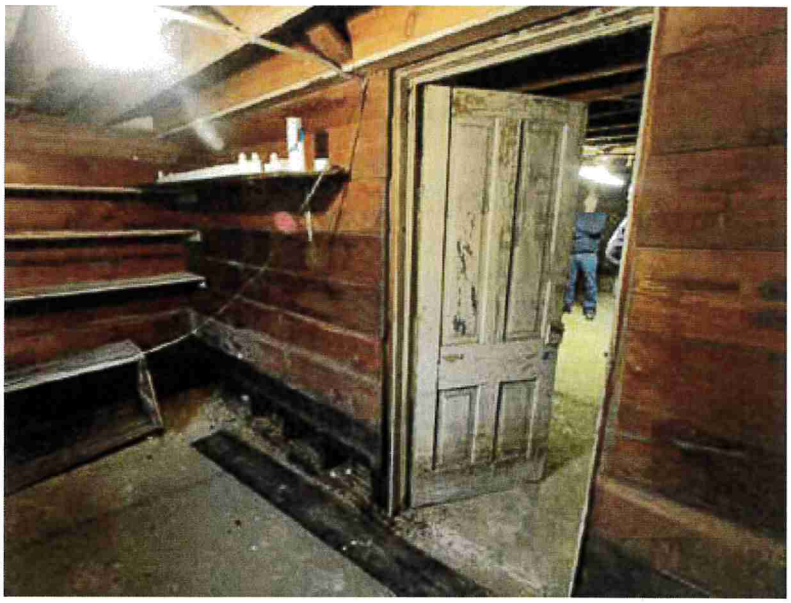


Figure 1.66 Original painted solid wood door in basement may have been relocated.

Figure 1.67 Stair at basement level

Figure 1.68 Stair looking up to the second level landing from the first level entrance.

STAIRWAYS:

Description:

There are two interior stairways in the house. One is centrally located and faces the main north entrance. It is covered with green carpeting which is assumed to be covering the original wood treads and risers. It does not meet current code requirements for riser and tread dimensions nor does it meet requirements for handrails, as they are not the correct height and do not have adequate extensions at the top and bottom.

The second is located directly below to access the basement level. This stair was added during the 1940's era addition when the basement was built. The stair has a straight run of open wood stringer and tread construction with two square posts at the bottom. The treads are very narrow and almost equal to the rise. This stair also does not meet current code requirements.

Condition:

Both interior stairs are in good condition with some wear visible at both the wood and carpeted treads.

Figure 1.69 Baseboard in second level bedrooms.

Figure 1.70 Baseboard at living room near chimney

DECORATIVE FEATURES AND TRIM:

Description:

There is simple wood base with quarter round trim at the floor. All base is solid wood and painted white.

Door and window trim in the 1902 section is a simple squared 1x while the trim in the additions is more contemporary, appearing to have a "ranch" profile. All wood trim is painted white.

Condition:

The majority of the wood trim is in good condition, however the baseboard in the addition rooms is in poor condition.

Figure 1.1 Original 1902 attic

Figure 1.2 Attic above additions

ATTICS:

Description:

The original 1902 attic is a limited height space above the second level. It is wood framed with spacing between the roof decking which most likely indicates the original roof had wood shingles. There are vents on both the east and west gabled ends and vermiculite insulation covering what is likely the second level ceiling. Access is located in a hatch in the west bedroom.

The attic above the additions has wood roof decking and wood trusses. It is also a limited height space with access from a knee-wall door at the second level landing. There is a large louver at the south gabled end and vents near the ridge for air circulation in the attic space. It is unknown how the 1940's era addition roof was constructed originally as it appears the roof framing may have been modified as part of the work to add the southern 1960's era addition.

Condition:

The wood frame trusses and wood roof decking appear to be in fair to good condition.

Figure 1.3 Poured concrete foundation.

Figure 1.4 6x8 wood columns and concrete foundation

Interior Foundation Walls

Description:

The foundation of the structure was likely added during the 1940's era addition. It is unknown if there was originally a basement or what the original foundation was, but it was likely a stone foundation and highly susceptible to moisture infiltration with close proximity to the lake. The house has a full size basement comprised of poured concrete walls and floors. A crawl space is located at the south west corner of the basement and is made up of CMU block walls and dirt floors. Three (6x8) wood columns on concrete footings are located near the center of the basement at the intersection of the original building and the 1940's addition.

Condition:

The concrete and CMU blocks are in fairly good condition with a few water stains from previous flooding and moisture infiltration below the windows. The wood columns appear to be in fair to good condition with little evidence of displacement or other structural failure and only have areas of peeling pain.

Evaluation of Significance and Potential Eligibility for the National Register

The Wayzata Section House was previously determined eligible for listing in the National Register of Historic Places by Susan Roth, the former National Register historian for MHS prior to her retirement in November of 2011. The removal of the 1960's era addition was noted, and MHS staff indicated that doing so could help to improve the overall integrity of the building and therefore improve its National Register eligibility. This report has attempted to fill in missing information that can help determine an appropriate treatment for the house.

After researching and examining the Wayzata Section House, it seems this house is a rare survivor of a once common property type for the Great Northern Railroad Company. According to Michael Koop at the Minnesota Historical Society (MHS), there is only one other Section House extant at its original location listed in the National Register in Minnesota: the Sioux City and St. Paul Section House in Dundee (Nobles County). It is a two-story clapboard building constructed in 1879. The Chicago North Western Section House in Comfrey (Brown County) had been listed, but it was later relocated and subsequently removed from the National Register.

Although the Wayzata Section House is not identical to any plans found to date, there is ample evidence that the typology and building styles are similar to the Section Houses of that era. According to the research noted above and in the report prepared by Hess Roise, the property is most likely to qualify for the National Register under Criterion C: Design/Construction, for embodying the distinctive characteristics of standard design of Section Houses for the Great Northern Railroad. Although the Hess Roise report includes discussion regarding requirements for "associated property types" including section houses to be eligible under Criterion A: Event, a railroad corridor must retain integrity as a historic district, otherwise a section house will not convey its function as a specialized railroad building. An argument could be made for including eligibility under Criterion A for its association with the Great northern Railroad in that this house is different from others because it remains in its original location with proximity to the railroad unlike others where railroads have either been abandoned and/or significantly re-routed.

The property's period of significance is proposed to begin in 1902, when the house was initially constructed and ready for use. The ending date of significance is proposed to be 1962, when the railroad sold the house to a private party. The first addition added in 1940's was completed while still under the ownership of the railroad and could be considered significant as it increased the proportions of the house to more closely match other pattern plans. It is our understanding that removal of the later addition is not a requirement for eligibility, however it would improve the overall integrity of the building. Removal could be considered based on the future programming of the building, however additional research would be required to determine the previous appearance of the building's south façade and roof profile. Relocating the house is not recommended.

Integrity

Once a resource has been identified as being potentially eligible for listing in the National Register, its historic integrity must be evaluated. The National Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact.

As described in this report, the Wayzata Section House and its landscaping have undergone many alterations since its completion in 1902. This has greatly compromised the building's historic integrity. Most of these changes were confined to additions on the first level, but there are many finish changes throughout. The landscaping has also undergone relatively major changes. With the relocation of the main entrance, trees and underbrush have overgrown the northern original entrance. A storm water treatment pond replaced an original creek

to the east of the house in 1988. This is a modern intrusion and changes the relationship the house once had to the small creek. However, the overall construction integrity of the Section House is fair for a building approaching 113 years of age. The following information goes through each of the seven aspects of integrity: design, setting, materials, workmanship, feeling and association:

LOCATION: The Wayzata Section House has not been moved since it was completed; therefore it retains integrity of Location.

DESIGN: The building has undergone two substantial additions to the first level, which affects both the interior and the exterior design. Aside from the exterior surface area modified for the additions, the interior of the original house has only had incremental finish changes and it appears that many, if not all, of the original finishes remain hidden below the existing. As the house stands currently today, its integrity of Design is debatable and could be improved with the restoration of the original finishes.

SETTING: The site of the Wayzata Section House has been altered on the east side and overall the site is very overgrown with volunteer trees and shrubs. The railroad tracks still remain on the north and the lake remains on the south sides. The integrity of Setting is also debatable, however, could also be improved with the restoration of the landscape around the building.

MATERIALS: As mentioned above, the Wayzata Section House has undergone many alterations but the original interior wall boards later covered with wallpaper is well preserved behind the existing fiberboard/gypsum board walls. The existing wood window and door frames remain in fair condition. The windows appear to have been replaced in the 1940's based on their operating hardware, which would be within the period of significance. Storm windows were also added. The hardwood floor on the first level was also likely replaced at the time of the 1940's addition. It is likely that all of the exterior siding was replaced at the time of the 1940's addition and new matching siding added for the 1960's addition. Portions of the interior retain integrity of Materials, however the exterior is questionable. If the house is approximately restored to match the appearance during the period of significance, it would have integrity of Materials.

WORKMANSHIP: As a standard section house building designed for practical needs of the railroad employees, the house is constructed of simple methods without embellishment and decoration; therefore it retains integrity of Workmanship.

FEELING: Based on the retention of the majority of its historic design and materials, the Section House is capable of conveying the aesthetic sensibility of the turn of the 20th century. The Wayzata Section House retains integrity of Feeling should the building be restored to match its original appearance.

ASSOCIATION: The facility was originally intended to house a Section Foreman and his crew, or just the Section Foreman and his family, which it no longer serves today. However, an argument could be made that the building is still located in close proximity to the railroad and that relationship is sufficiently intact to convey that importance and could there retain integrity of Association.

BENEFITS / OBLIGATIONS FOR LISTING IN THE NATIONAL REGISTER

Listing in the National Register of Historic Places provides formal recognition of a property's historical, architectural, or archeological significance based on national standards used by every state. The benefits and obligations are as outlined below:

Benefits

- Encourages preservation of historic resources by documenting a property's historic significance.
- Provides opportunities for specific preservation incentives, such as:
    - Preservation grants for planning and rehabilitation
    - Federal and State investment tax credits
    - Local Grants such as:
        - Minnesota Historical & Cultural Heritage Grants
        - Certified Local Government Grants
        - State Capital Project Grants-in-Aid
    - Preservation easements to nonprofit organizations
    - International Building Code fire and life safety code alternatives
- Helps promote community development, tourism, and economic development
- Involves the Advisory Council on Historic Preservation when a Federal agency project may affect historic property.
- National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.
- National Register listing does not lead to public acquisition or require public access.
- National Register listing does not automatically invoke local historic district zoning or local landmark designation.
- The National Register DOES NOT
    - Require that properties be maintained, repaired or restored
    - Allow the listing of individual private property over an owner's objection
    - Allow the listing of historic districts over a majority of property owners' objections
    - Require public access to private property

Obligations

- Should a property be listed as a local historic landmark by a Certified Local Government (CLG), any work proposed to be performed would be subject to review by the governing agency (HPC) to confirm that proposed work is compliant with the *Secretary of the Interior's Standards*.
- If historic grants, tax credits, etc. are used, it will require review for compliance with the State Historic Preservation Office (SHPO).

Note, even though the Section House has previously been determined to be eligible for listing in the National Register by MHS, it is no guarantee that its nomination will be accepted in the end.

Conclusion

The value of adding the Wayzata Section House to the National Register far outweighs any potential disadvantages, as the only foreseen disadvantage could be the rejection of the nomination in the end. Being listed in the National Register would open up historic preservation funding opportunities such as legacy grants, historic tax credits, etc. By restoring/rehabilitating the house to have a public use, the City of Wayzata could continue to celebrate their railroad town heritage by highlighting and acknowledging the role this house played with an interpretive exhibit.

PRESERVATION POLICIES/OBJECTIVES

STANDARDS FOR THE TREATMENT OF HISTORIC BUILDINGS:

The Wayzata Section House is likely a candidate for the National Register of Historic Places. To preserve and/or restore its historic integrity, any proposed work should be in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* depending on funding sources (historic grants, tax credits, etc.). Review and approval by the State Historic Preservation Office, who performs reviews in Minnesota for compliance with the Standards, will also be required. These Standards, created in the 1970s and updated periodically, have been applied to the restoration and rehabilitation of thousands of historic properties nationwide.

The *Standards for Rehabilitation* (as quoted from the National Park Service, [NPS], website) are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Building Treatments Approach

"The *Standards* are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the *Standards* provide philosophical consistency to the work."

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction. The National Park Service definitions of each treatment is found below:

"The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials." This approach assumes there is adequate documentation to reconstruct accurately the non-surviving design.

In addition to the definitions from the NPS, Miller Dunwiddie Architecture has added a fifth treatment:
Renovation, a renovation treatment means that a space, feature or elevation contains little or no character-defining features, materials or special qualities that warrant a formal preservation treatment.

APPLYING THE STANDARDS TO THE SECTION HOUSE:

Choosing the most appropriate treatment for a building requires careful decision making about a building's historical significance and integrity:

- What is the level of integrity of the existing building?
- How has it been altered over time and are the alterations important to the building's history?

In current form and plan, the Wayzata Section House's integrity is debatable with at least two additions over the decades. The first addition in 1943 occurred while still under the railroad's ownership, and the second in 1963, which does not fall into the period of significance and could be removed to improve the overall integrity of the building.

It is therefore recommended that the treatment approach to follow is **Restoration**. Any potential work to be performed in the future should closely follow the *Standards* set forth for the restoration of historic properties, focusing attention on the preservation of the materials, features, finishes, spaces and spatial relationships that, together, give a property its historic character from the most significant time in the building's history. This recommendation is based on the following assumptions:

- The City of Wayzata has one or more reuse options for the Section House.
- A period of significance ending in 1963 is determined.
- The reuse options can fit within the building footprint of the determined period of significance.

The Wayzata Section House was first built as a quaint 16'x32' home with two rooms on each level. After a few decades, the building's interior was remodeled, with changes to the interior finishes, and in 1943 an addition was added to the south that doubled the depth of the house. It was later added onto again in the 1960's after the railroad sold the property to a private party. One or both of these additions may be considered part of the historical significance of the building, pending the period of significance determined for the house.

Upon reviewing the eligibility of adding the house in the National Register of Historic Places with the Minnesota Historical Society staff, they agree that the end date for the period of significance should be when the railroad sold the house to a private party in 1962. As such, the latest addition would have been added outside the period of significance. Removing the 1963 addition would improve the building's overall integrity, which today is quite poor as reviewed and commented above, and by Hess, Roise and Company in their 2011 report. Restoring the building to its 1962 appearance by removing the latest addition would subsequently require additional research to determine the appearance of the south façade. Additionally, the removal of the addition would be dependent on the potential future reuse of the property as determined by the City of Wayzata.

RECOMMENDATIONS

It is recommended that the City of Wayzata consider listing the Wayzata Section House in the National Register of Historic Places. There are many potential funding source options that could be utilized to help cover design and construction costs to restore and/or rehabilitate the house, including grants and historic tax credits.

Pending possible reuses of the property, work could include:

- Additional research to determine the 1943 to 1962 appearance of the structure
- Removal of the 1963 addition and restoration of the exterior of the house to the 1962 appearance
- Restoration of the interior
    - Removal of non-historic materials and repair of original finishes and/or replacement with historically compatible finishes.
      For example: removal of the gypsum board layer at the walls to reveal the original wall finish, and/or repair/replace to match the original finish.
    - Rehabilitate/update the kitchen in a historically sensitive manner.
    - Rehabilitate/update the restroom in a historically sensitive manner to be ADA accessible.
- Restoration of the site/landscape surrounding the house to its appearance during the period of significance.
- In lieu of removing the 1963 addition, the addition could be redesigned so that it is compatible with historic structure, but distinctively identifiable as being added outside the period of significance. This would be considered a Renovation treatment approach of the existing structure not considered historic, thus preservation funding sources would likely not be available.

Possible Reuse Considerations

At a meeting with Heidi Nelson and Bryan Gadow, with the City of Wayzata, and Sue Sorrentino, with the Wayzata Historical Society, it was indicated that the City's preference for a potential, lower intensity reuse of the property be in line with the recent "Lake Effect: Wayzata" report, prepared in March of 2014, excerpts of the report relating to the Section Foreman's House are included in Appendix C. The report proposes a new park, Section Foreman's Park, be created in the area immediately surrounding the house.

Some of the objectives noted in the report for the new park include:

- Create new lakeside public gathering space
- Provide year-round food vendor space
- Incorporate all-season programming
- Preserve historic character

The strategies noted include:

- Develop the Section Foreman's Park as a distinctive lakefront venue.
- Provide year-round programming to fully activate the space.
- Acknowledge the role of the railroad in Wayzata's history with an interpretive exhibit.

Based on the proposed plan, it appears that the Section Foreman's Park is to be an anchor for the proposed lake walk. As such, it is recommended that the use of the house be a destination that is open to the public. With this in mind, some possible, lower intensity reuses that would have minimal impact on the historic property could include:

- Dining – café style restaurant similar to Sea Salt at the Minnehaha Refectory, a building managed by the Minneapolis Park & Recreation Board.
- Location for rental of bikes and/or kayaks
- Warming house for ice skating
- Regional trail rest stop

It is recommended that any work that would be required to rehabilitate the house for any future use, be performed in a compatible way and that any original historic fabric be persevered and/or restored. All proposed reuses could provide a historic interpretative area where the railway town's heritage can be celebrated and the role of the Section House acknowledged.

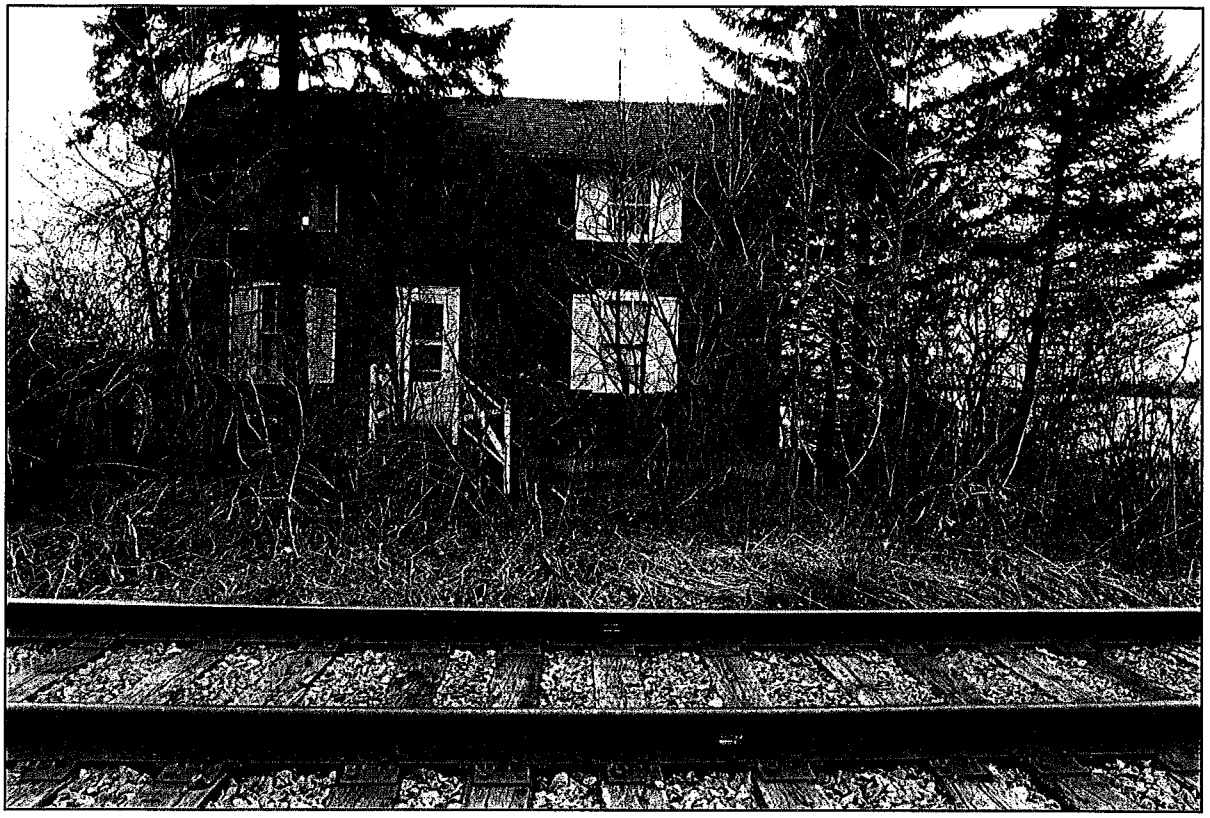
If the house is to be rehabilitated with a change in use from a private residence to a public use, it will require work to conform with current codes. In addition to the 2012 International Building Code (IBC) that was recently adopted in Minnesota, the 2015 Minnesota Conservation Code for Existing Buildings was also recently adopted. The Conservation Code for Existing Buildings regulates the design, alteration, repair, addition, change of occupancy and relocation of existing buildings and structures, including historic buildings. It contains regulations for building conservation using both prescriptive and performance-based provisions with emphasis on performance. These regulations may often be less restrictive than the IBC, making building conservation and reuse of existing buildings most cost effective while maintaining building safety.

In addition to any restoration work, addressing the following will likely be required part of any rehabilitation project:

- Life/Safety Concerns
  - Exiting requirements
  - Occupancy restrictions
- Accessibility
  - Access to all public areas. Access to the second level would not be required if it is private space and not open to the public
  - Facilities open to the public, i.e. restrooms and usable areas

Appendix A: A National Register Assessment

Prepared by Hess, Roise, and Company, June 2011



GREAT NORTHERN SECTION HOUSE
738 EAST LAKE STREET, WAYZATA:
A NATIONAL REGISTER ASSESSMENT

(MHS GRANT #3989L-11-HE)

PREPARED FOR
WAYZATA HISTORICAL SOCIETY
402 EAST LAKE STREET
WAYZATA, MINNESOTA 55391

PREPARED BY
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JUNE 2011

INTRODUCTION

The house at 738 East Lake Street is located in downtown Wayzata, on a narrow strip of land between Lake Minnetonka and a single railroad track. It is hidden from view from Lake Street, one of Wayzata's main commercial corridors, by buildings along that street and by trees and other vegetation along the tracks. The property is accessed by a lane at the southeast corner of a public parking lot between the street and the lake. The lane goes south across the tracks, then turns southeast along the shore, passing a modern storage building and a small dock. The lane ends on the south side of the residence.[1] Land east of the house has been excavated for a storm water management pond. A few blocks to the west is the Great Northern Depot at 402 East Lake Street. The depot was erected in 1904-1905 and listed in the National Register in 1981 under Criterion C for its architectural significance and under Criterion A for its historic role in serving commuter and resort traffic.

Bryan Gadow, a planner in the Wayzata Planning Department, prepared a draft National Register nomination in 2007. Two architecture students from the University of Minnesota, Tyler Wilfahrt and Shari Hemmingsen, conducted research and drafted a National Register nomination for 738 East Lake Street in 2009. In March 2010, Gadow sent both studies to Susan Roth, the Minnesota State Historic Preservation Office National Register historian, asking for comments on the draft nomination forms. Roth sent a letter in response on July 15, 2010, raising a number of questions about the history of the building's construction and its current condition. To address this request for more information, the Wayzata Historical Society obtained a $7,000 grant from the Arts and Cultural Heritage Fund through the Minnesota Historical Society and hired Hess, Roise and Company to prepare a preliminary National Register assessment. Bernie Klein oversaw the project for the Wayzata Historical Society. Hess Roise historian Charlene Roise served as project manager and principal author of this report with assistance from researcher Penny Petersen.

This project has been made possible by the Arts and Cultural Heritage Fund through the vote of Minnesotans on November 4, 2008. Administered by the Minnesota Historical Society.

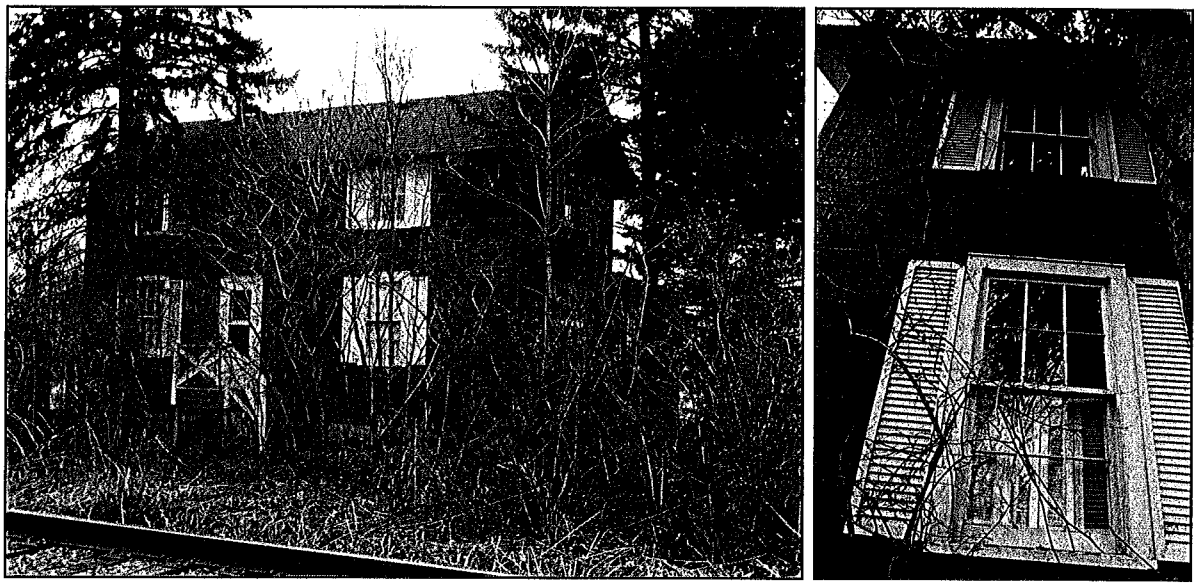
[1] Although the alignment of the residence is slightly off of cardinal directions, to simplify the following discussion, the side facing the lake will be assumed to be south with the other sides corresponding to this alignment.

DESCRIPTION

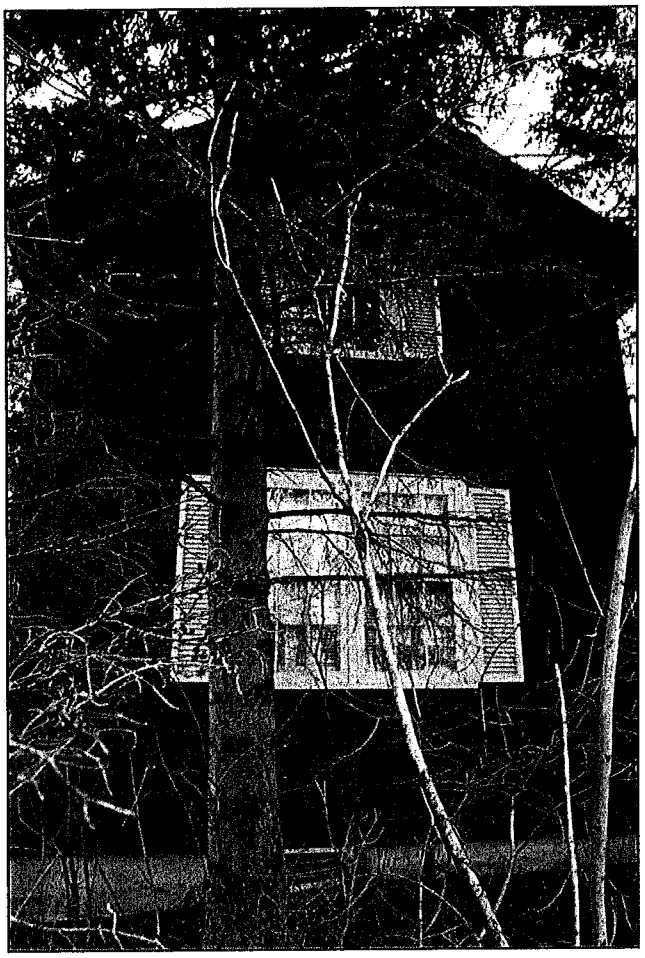
The house originally faced the railroad tracks to the north. Additions have reoriented it 180 degrees to front on Lake Minnetonka. The original section, measuring about 32 feet wide by 16 feet deep, rises one-and-one-half stories and has a side gable roof. With two single-story extensions to the south, the depth is now about 36 feet. The building, including the additions, are covered with clapboard. The north facade has an off-center door, creating a slightly asymmetrical facade. One window is centered in each of the walls that flank the door. Small second-floor windows are directly above the first-floor windows. The west facade of the original building has paired nonhistoric windows on the first floor and a single window on the second floor. The east facade has a window centered on each floor and a door on the south end, which is approached by steps from the south. A small window is beneath the projecting eaves on the east end of the south side. Some of the windows appear to be original; many have newer shutters.

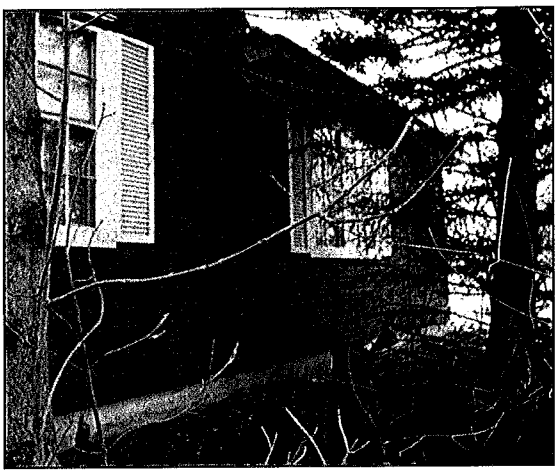
A porch with paired windows and a doorway is tucked into the southeast corner of the addition section. A band of casements is to the west. The east wall has two windows, and paired windows are on the west wall.

On the interior, a stair divides the first floor of the original section into two rooms, an arrangement repeated on the second floor. A hallway runs east-west to the exterior door in the east wall. The addition section is divided into several rooms. While the interior of the original section has been extensively remodeled, including the insertion of a modern kitchen in the northwest room, some doors, windows, and trim seem to be original. A more detailed physical investigation will be needed to identify original features. The basement contained a large amount of water during a May 2011 site visit and was difficult to examine as a result.



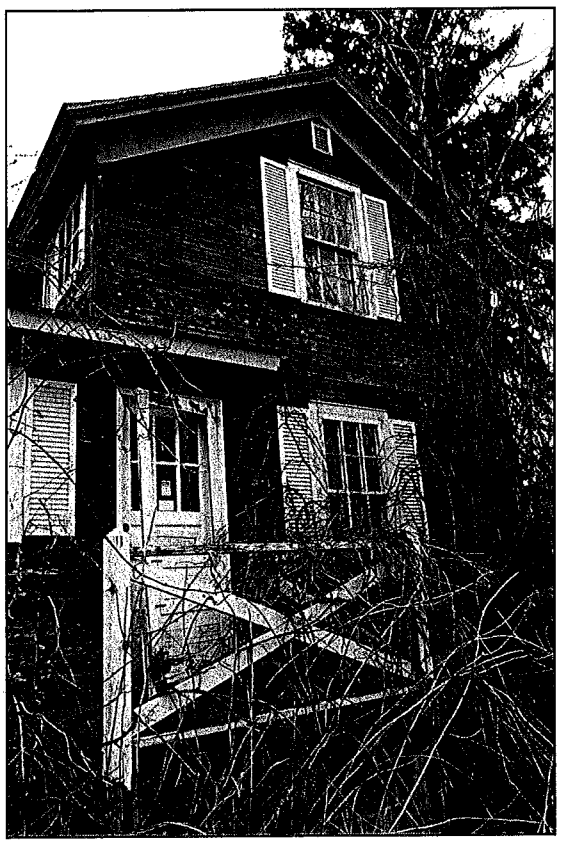
Front (north) facade, and detail of west end of front facade.

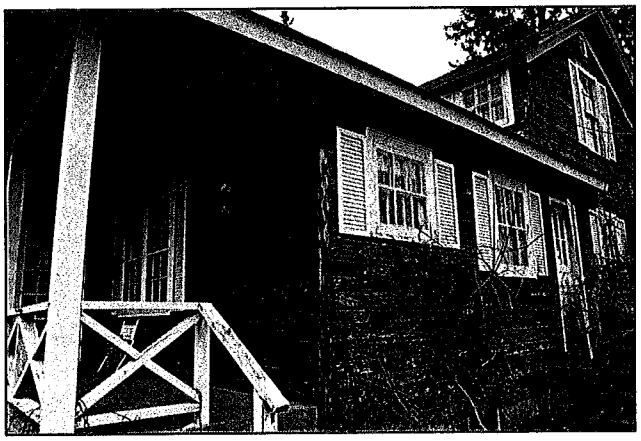




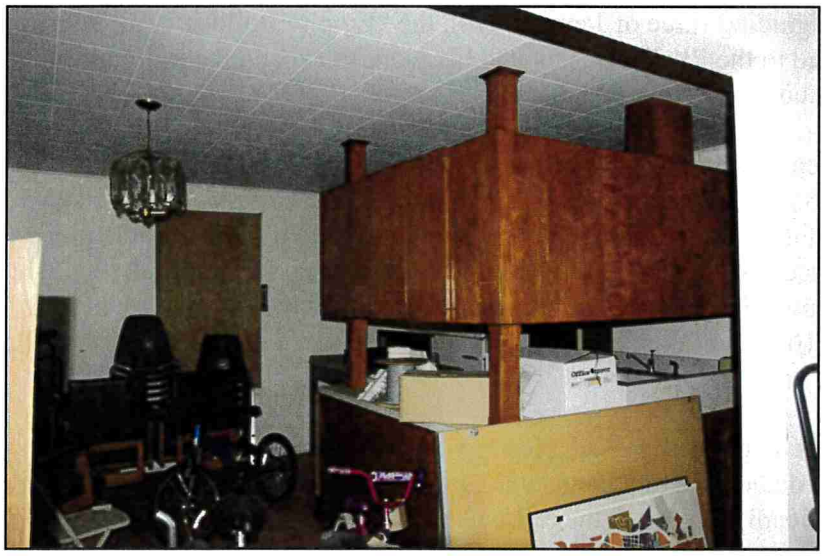
West side of original section (left) and addition (above).

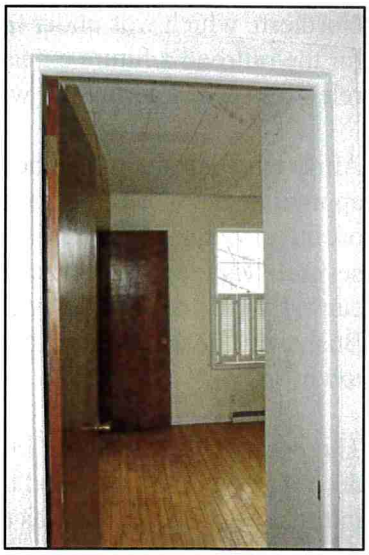
East and south sides of original section (right) and addition (below).

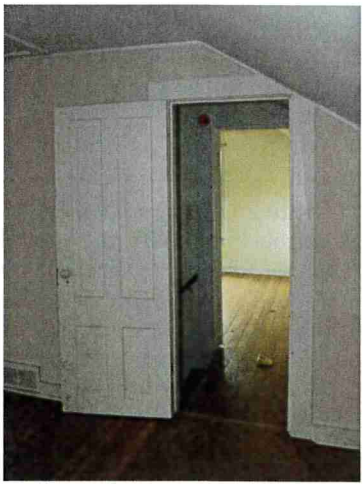




Above: The section house in its setting, with views to the northwest (left) and southwest (right).
Below: The interior of the original section. The top photographs show the west (left) and east (right) rooms on the first floor. The lower photographs are of the second-floor bedrooms.







HISTORICAL CONTEXT

The Depot War

The original site of Wayzata was platted in 1854. While its founders attempted to make it a local trade center, a financial panic in 1857 thwarted these ambitions. The community was revived in 1867 when the main line of the Saint Paul and Pacific Railroad Company linked it to Minneapolis some twenty-five miles to the east. This soon brought a new form of economic vitality: tourism. Wayzata, blessed with a beautiful setting on Lake Minnetonka, was one of the lakeshore communities that benefitted from an influx of seasonal visitors by the late nineteenth century.[2]

The Saint Paul and Pacific was acquired by the Saint Paul, Minneapolis and Manitoba Railway in 1879. The operations of that company were transferred to the Great Northern Railway Company in 1890. Wayzata was part of the company's Willmar Division, which extended west from Saint Louis Park. These communities were fortunate in being in the orbit of the Great Northern, which was under the guiding force of James J. Hill, the "Empire Builder." Hill's vision for the railroad's future extended to the Pacific Ocean, and his work to expand the railroad was relentless. The Pacific link was completed in 1893.[3]

Although Wayzata was beholden to the railroad for its growth, the citizens did not always appreciate the noise, soot, and hazard associated with train traffic. In 1883, Wayzata passed an ordinance requiring the railroad to move the tracks. When the community tried to enforce it several years later, the case ended up in court. In retaliation for the affront, Hill razed the centrally located Broadway Depot. He built two smaller depots at Holdridge (near today's Bushaway Road/County Road 101) and Ferndale, less convenient locations on the outskirts of town.[4]

The impasse remained until the city council passed a reconciliation ordinance in 1905. It had the desired effect. Hill attended the dedication of a handsome new depot that was erected downtown in the following year. It was officially known in the railroad's records as Station No. A24. While the combination depot accommodated passengers and freight for decades, the arrival of the Twin City Rapid Transit Company's streetcar line in 1914 diverted many commuters and tourists away from the railroad. Cars and trucks were even tougher competition. This ultimately led to the discontinuation of passenger service to Wayzata in 1958 and the transfer of the depot property to the city in 1972.[5]

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[2] Richard Prosser, *Rails to the North Star: A Minnesota Railroad Atlas* (Minneapolis and London: University of Minnesota Press, 2007), 135, 160; Ralph Hidy, Muriel Hidy, Roy Scott, and Don Hofsommer, *The Great Northern Railway: A History* (Minneapolis and London: University of Minnesota Press, 1988), 72-73.
[3] Hidy et al, *Great Northern Railway*, 72-73, 85.
[4] Robert Vogel, "Historical and Architectural Resources of Wayzata, Minnesota," July 2003, Appendix J, page 13, prepared for the Heritage Preservation Board, Wayzata Historical Society; *History of Wayzata, 1854-2004* (Wayzata: Wayzata Historical Society and City of Wayzata 150 Year Celebration Committee, 2004), 19-20.
[5] Vogel, "Historical and Architectural Resources," Appendix J, page 13; *History of Wayzata, 1854-2004*. Data on many of the company's authorizations for expenditures (AFE) are included in a joint archive website maintained by the Great Northern Railway Historical Society and the Northern Pacific Railway Historical Association (http://www.gn-npjointarchive.org/Lists/AFE_List/), hereafter cited as GNRHS/NPRHA Archives. The original

Railroad Operations in Wayzata

Railroad operations required a large staff and a variety of buildings and other facilities. A sense of the scale of the latter is provided by Great Northern records of construction and maintenance associated with Wayzata in the early twentieth century. In 1901, a storage house for hand cars was relocated to Saint Anthony Park. In the following year, the railroad moved a privy from Ferndale to Wayzata and erected a 16-foot by 32-foot section house with a 14-foot by 16-foot kitchen. The budget for the house was $775. This is apparently the building at 738 East Lake Street. On May 17, 1902, the *Minneapolis Journal* reported that "the Great Northern railway is building a house at Wayzata."[6]

The return of the depot to Wayzata a few years later also entailed removing the old stations and erecting a 16-foot by 150-foot dock just east of the new depot. The building was connected to the city water supply and a well was retired. During the same period, the railroad installed a 400-gallon steel tank with a brick structure, as well as a 50,000-gallon wood water tank on a 30-foot-tall wood tower with a 12-foot by 14-foot pump house. (Sanborn maps and a photograph in the collections of the Wayzata Historical Society indicate that the wood water tower was near the section house.) In 1907, a coal shed was relocated, and in 1910 the railroad built an 8-foot by 15-foot wood septic tank and a 16-foot by 32-foot freight depot. A "box car body bunkhouse" was placed in the vicinity in 1912, presumably to house maintenance crews. (This structure was sold to a private party in 1933 after being condemned.) Railroad property also included a signal maintainer's building.[7]

In addition, major and minor adjustments were made to the track over time. The railroad installed a crossover for the main line between Wayzata and Ferndale in 1904, for example, and removed a 202-foot-long main-line crossover from the Peoples Ice Company the next year. Track had to be relocated when the depot was erected in 1905, and a new 1,120-foot side track accompanied the freight depot in 1910.[8]

The pedestrian dock, car body repair shop, and tool house were "retired" in 1943, signifying a major change in the railroad's operations in Wayzata.[9]

Maintenance of Way

Given their extensive holdings and nonstop operation in all seasons, railroad facilities were costly to maintain. According to an early twentieth-century source, "experience shows that over 23 per cent of all the expense of operating the road is required for maintaining the track, bridges, culverts, buildings, fences, gates and crossings, and over 15 per cent for maintaining the

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source for this information is the Great Northern Railway Company Archives at the Minnesota Historical Society. Box 133-F-11-8-F contains index cards for AFEs at the Wayzata station from 1917 to 1974; these are cited as Index Cards, GNRCA-MHS. An entry on a card dated November 1, 1972, documents the transfer of the depot: "Retire and donate in place depot facilities to the City of Wayzata, relocate telephone."

[6] This information is from entries in the GNRHS/NPRHA Archives and the *Minneapolis Journal*, May 17, 1902.

[7] GNRHS/NPRHA Archives; Index Cards, GNRCA-MHS.

[8] GNRHS/NPRHA Archives.

[9] Index Cards, GNRCA-MHS.

equipment in good order so that operations may be continued with economy and safety." It added: "The problem of maintenance of track is constantly becoming more and more difficult by reason of the increased weight of rolling stock and the heavier loads hauled."[10] Indeed, tracks were one of the most critical components of the system, requiring day-to-day maintenance and repair. Despite the best diligence, emergencies were inevitable, and personnel had to be available twenty-four hours a day, seven days a week, to address any problems that came up.

A book published in 1915 explained: "The territory covered by a railway is divided into districts or divisions each of which is further subdivided and each subdivision placed in charge of a roadmaster or supervisor of track. Each subdivision is in turn subdivided into sections. The section-foreman is in charge of the section and is assigned a force of men varying in number according to the location and length of the section, density of traffic, equipment of track, season of the year, etc."[11]

The person directly responsible for keeping the track in good operating condition was the section foreman. This position was the highest some men attained, while others used it as a stepping stone to other management jobs. A 1901 text noted that fieldwork provided critical training for young engineers, who are placed "in section gangs where they can learn the practical work and are then advanced to section foremen, supervisors of several gangs of section men, and then to roadmasters."[12]

Sections were a very small unit in a vast railway system. "On our more important lines," a 1901 book reported, "a section of single track should not exceed six miles, and section-houses should be placed as near a telegraph office or station as possible." Double-track sections were shorter, around four miles in length. (Separate bridge crews had special equipment and training and covered a larger territory.) "The foreman should have the care of track and property of the company on his section, and should be held accountable for their proper care and maintenance." They used handcars to inspect all of the tracks within their purview, usually twice a week. The size of a section gang related to the scale and use of the track: "On roads having a large traffic, each section gang should consist of a foreman and one and one-half men per mile of double track, with an additional allowance of one man for every two miles of sidings. On single track each gang should consist of a foreman and one man per mile of track, with an additional allowance of one man for every two miles of sidings." Maintenance work required specialized equipment, so "each section should have a tool house large enough to accommodate a hand car and a full complement of tools."[13]

Convenient housing was not always readily available for trackmen, who typically led a rather transient life, so railroads provided "section houses" for these workers. Standardization was required for the operation of a rail system, and this approach was extended into ancillary structures including section houses. Situated in the right of way, "the houses are usually framed structures, and are built single or double"—the latter to hold two crews—according to a book on

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[10] Marshall M. Kirkman, *Building and Repairing Railways—Supplement to the Science of Railways* (New York and Chicago: World Railway Publishing Company, 1901), 323.
[11] William C. Willard, *Maintenance of Way and Structures* (New York: McGraw-Hill Book Company, 1915), 23.
[12] Kirkman, *Building and Repairing Railways*, 325.
[13] Ibid., 327, 331-332.

railroad structures published in 1918. "The character of these houses varies to suit the class of labor and the accommodation necessary or desirable to provide under different conditions."[14]

Another book from the same period explained that "section dwelling-houses are of three kinds: Section-houses, in which both foreman and laborers live; section-foreman's houses and section-laborers' houses. The plans of these vary greatly on different railways." Costs could vary greatly as well—from $600 to $5,000, with around $2,000 said to be the norm.[15]

"The general plans are based on climatic conditions and adaptability to different nationalities of laborers." One of the biggest challenges that section foremen faced—one that seemed to loom larger than the relatively straightforward task of keeping the rails in service—was training and managing crew members. "The ordinary wages paid section-laborers are not enough to attract reliable men," one writer complained. The first chapter of another early twentieth-century book on *Practical Track Maintenance* was headed "The Big Problem—Labor," and the third chapter covered "Handling Laborers of Different Nationalities." Rather surprisingly, "outside of the American or northern European trackmen who used to be available for section work, the American hobo is conceded to be the best all around trackman. . . . A foreman could come nearer [to] treating such men as equals than he could men of foreign nationalities. It is a much easier and pleasanter job to handle men who not only understand the English language but who understand track work thoroughly."[16]

To retain crews, the foreman often had to share lodging and food. "Under such circumstances the foreman's wife generally has charge of the house and boards the men of the gang." A contemporary source confirms that "in order to have the trackmen live on their sections it is often necessary to provide houses for them, the foremen very generally boarding the single men."[17] It appears that residences designed to include borders were larger as the illustrations on the next page suggest. More illustrations on the following pages show some typical station house designs.

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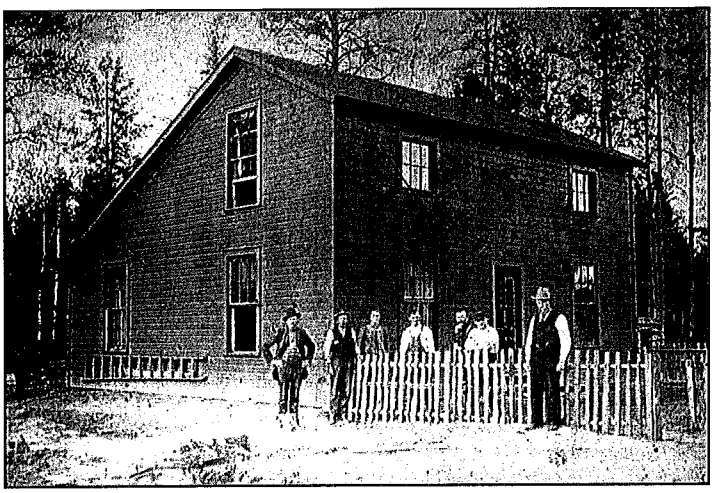
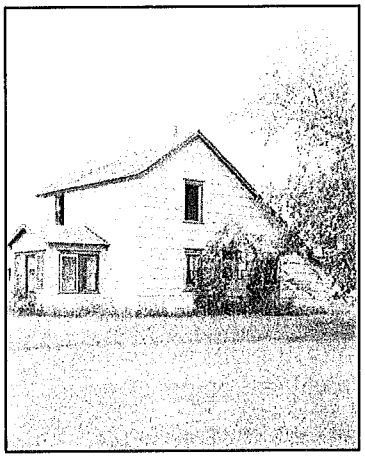
[14] J.W. Orrock, *Railroad Structures and Estimates* , 2d ed. (New York: John Wiley and Sons, 1918), 343.
[15] Willard, *Maintenance of Way and Structures*, 23.
[16] Ibid., 23, 272-273; Kenneth L. Van Auken, *Practical Track Maintenance*, 2nd ed. (Chicago: Railway Educational Press, 1921), 13, 52.
[17] Willard, *Maintenance of Way and Structures*, 23, 272-274; E. E. Russell Tratman, *Railway Track and Track Work*, 3d ed. (New York: Engineering News Publishing Company, 1908), 213.



The photograph to the left, dated 1900, depicts a large section house for the Eastern Minnesota Railroad in Ball Club, Minnesota.



The front and side (left photograph) and back (right) of a section house of similar design in Henricks, Minnesota, in 1990. It has suffered a number of alterations since its construction in the late nineteenth or early twentieth century.

(All photographs from Minnesota Historical Society Collections)

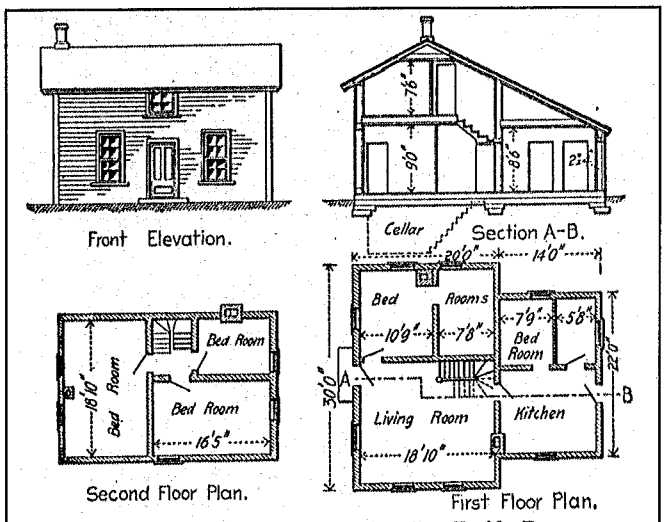


Fig. 138.—Section House; Canadian Pacific Ry.

These drawings from a book published in 1908 show a section house of the Canadian Pacific Railway that was designed to accommodate a number of workers. The text describes the structure as "a very plain house." *(Tratman,* Railway Track and Track Work, *213-214)*

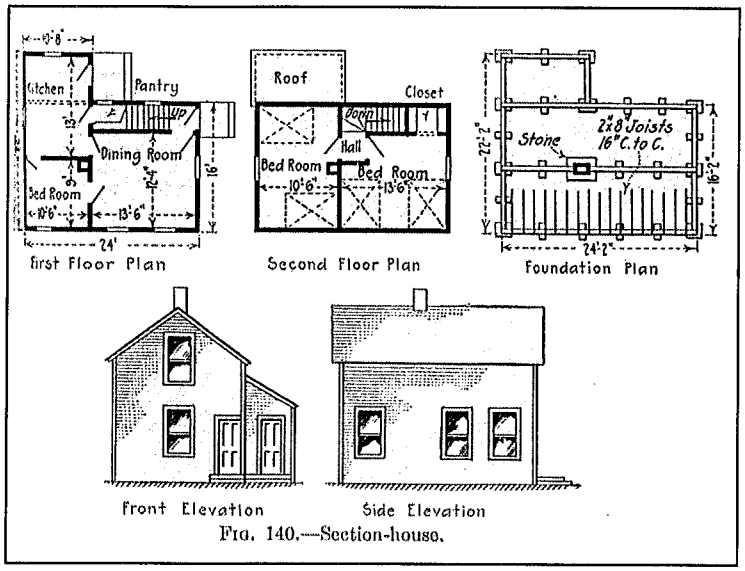


Fig. 140.—Section-house.

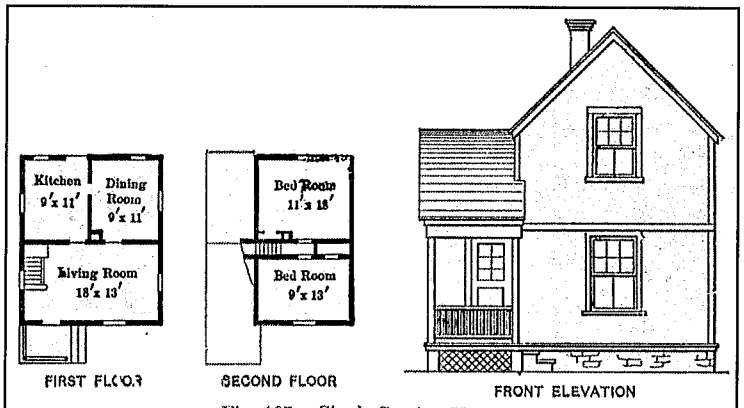
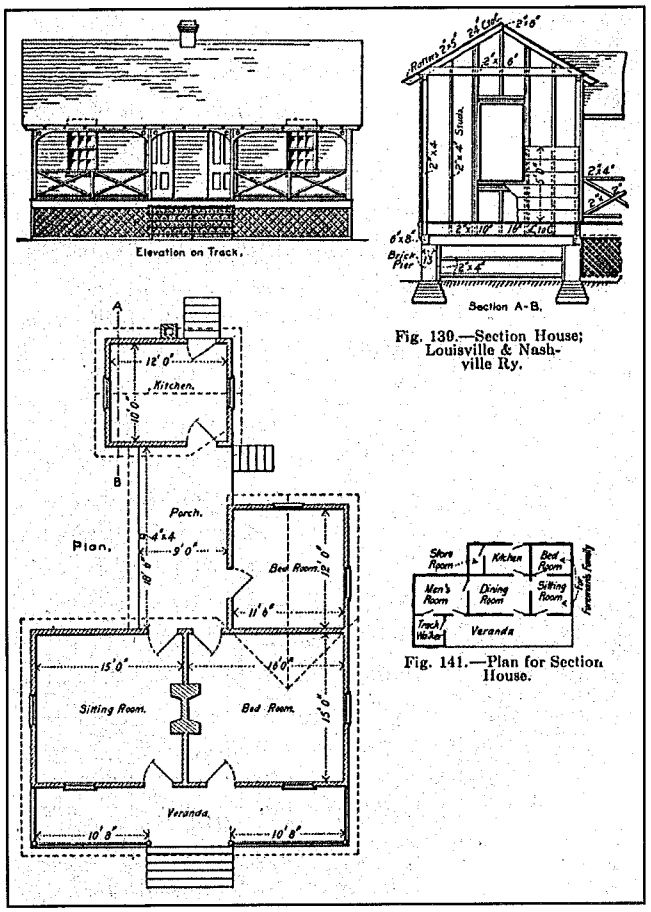


Fig. 167. Single Section House.

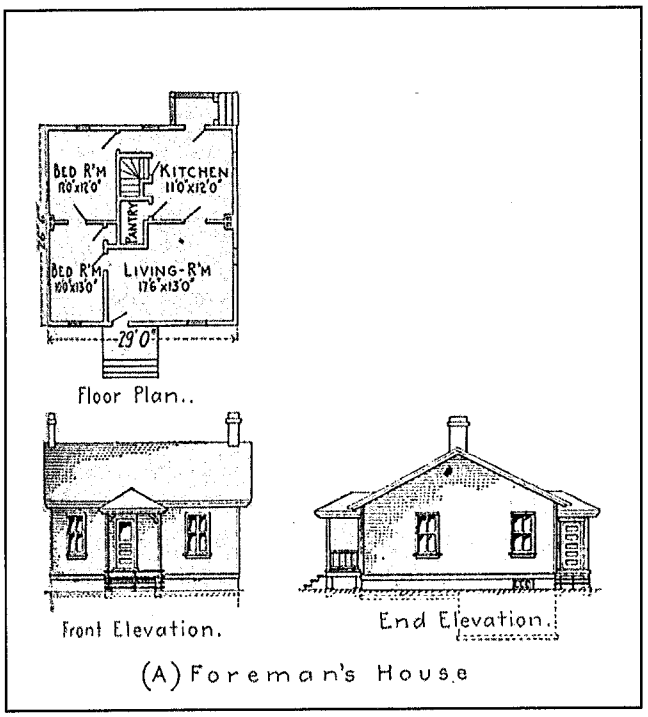
Both of the section houses illustrated on this page are similar, with gable-front designs. One has a projecting front entry porch; the kitchen extends from the side of the other plan. The main mass of the upper house is 16 wide by 24 feet deep; the lower house is about 2 feet wider and of the same depth.

The top drawings are from a 1915 publication and depict "a typical wooden section-house." This was apparently a standard design of the Lehigh Valley Railroad, and it was also used by the Northern Pacific. "The outside painting is Indian red with bottle green trimmings, and is sanded to a height of 6 ft. The inside is sealed." The text notes that "bridge-gangs are housed in old passenger-cars converted into living quarters. Floating gangs are housed in old box cars converted into bunk-cars." (Willard, Maintenance of Way and Structures, *273-274)*

According to a 1918 publication, the section house in figure 167 (bottom drawing) is "an ordinary single section house" that "can be built for $750, wood foundation, or $900 with concrete foundation." It provides further details of the construction: "Frame and partitions, spruce; rough boarding, floors, clapboards, outside and inside finish, frames, etc., good quality native spruce or pine; shingles, pine or cedar; all mouldings, doors, windows, and inside finish, stock pattern." "Cedar sills or posts about 5-ft. centers, or when it can be done cheaply, concrete, stone, or brick foundation with cellar. Frame, 2" × 3" studs at 16-in. centers, 2" × 10" joists at 16-in. centers, ceiling roof joists and rafters 2" × 6" at 16-in. centers, 4" × 3" wall plates and runners, outside walls 7/8-in. rough boarding, with 7/8-in. ship lap, siding, or shingles, with building paper between, and 1" × 5" trim around windows, doors, porch, eaves, etc. All inside walls lathed and plastered. Shingle roof, 7/8-in. boards with building paper between. Floors 7/8-in. rough boards and 7/8-in. finished floor with building paper between for ground floor, and 7/8-in. finished floor only for upper story." (Orrock, Railroad Structures and Estimates, *343-344)*



The drawings on the left depict two section houses of the Louisville and Nashville Railway. The single-story plan and the inclusion of verandas is a sign that section house designs sometimes responded to particular regional conditions.
(Tratman, Railway Track and Track Work, *213, 215)*



This house is for a section foreman of the Lehigh Valley Railroad. It has a larger footprint than many of the plans—29 feet by 26.5 feet, plus projecting entries on the front and back—but is only a single story.
(Willard, Maintenance of Way and Structures, *273-274)*

Great Northern Standard Plans

The Engineering Department records in the substantial Great Northern archives, which are located at the Minnesota Historical Society, have standard plans for some section houses. None have been found, however, that could have provided the design for the Wayzata structure. Design 8324, for example, which is dated 1899, is for a two-story, 30-foot by 30-foot structure with eight rooms. Other standard plans are for smaller, single-story houses. By 1918, the railroad had adopted a bungalow style (the 8141 series) for cottages with four to six rooms.[18]

Although standard plans that match the design of the Wayzata section house have not been located, an 1890 photograph (below) of a Great Northern section house in Askov, Minnesota, suggests that other buildings shared the same design.

Askov section house (below),
and detail of Wayzata section house (right).
(Historic photograph from Minnesota Historical Society Collections)

[18] The drawings were in GNRCR-MHS, Chief Engineer, Structures Drawings Code #0012, 1882-1964.

The Wayzata Section House

Although some sources give a construction date of 1914, it appears that the house was erected in 1902, based on the Great Northern's records. The 1905 federal census listed only one person in Wayzata whose occupation was given as "railroad": Thomas Gannon. The twenty-nine-year-old man was born in Minnesota to Irish parents and had a twenty-year-old wife, Julia, who was born in "Dakota." Her parents were from Wisconsin. Although his position with the railroad is not provided, they presumably occupied the section house.[19]

Two people associated with the railroad appear in the 1910 census. Maurice Carmody was a "towerman." The thirty-three-year-old single man was a border with the family of Lars Pederson, a sail maker. The second railroad employee, Ole Stafney, was a railroad section foreman. The forty-nine-year old man emigrated from Norway in 1888, as did his wife, Anna, who was forty-five years old in 1910. By 1910, she had produced nine babies, and six survived. Five lived with them in Wayzata: sons Olaf (age 19, a grocery wagon teamster), Jalmer (age 12), Custer (age 7), and Lowell (age 2), and daughter Olga (age 15). They presumably occupied the building at 738 Lake Street, and the size of the family apparently prohibited them from taking in borders.[20]

An index of the railroad's authorizations for expenditure occasionally mention the section house, and other entries might also relate to the property. An order on December 8, 1926, was for "installing electric lights in section house," a project apparently done by railway employees. A payment approved May 23, 1938, covered an "assessment for five year period 1933 to 1937 incl. levied against railway co. property for cost of construction of water main." On September 26, 1938, an expenditure of $190 was approved to "install 100 ft. pipe line between City water main and the section house and install cesspool." Other payments to the city for assessments related to water main construction were approved June 6, 1939, and June 13, 1941. An entry on August 10, 1942, is to "furnish and place 725 cu yds riprap and slope bank of Lake Minnetonka from sta. 765+75 to 766+60" for $825.[21]

On June 12, 1943, work was authorized to "place section house on concrete foundations, etc., $2175." An entry on December 8 of the next year was to "install toilet facilities in section house and place sewer line" at a cost of $550. (Wayzata did not have a municipal sewer system until the 1930s; before that, according to a local history, "The Lake was both water supply and sewage receptacle!")[22]

One of the main sources of information about the building is a 1959 article in the *Minnetonka Herald* entitled "Wayzata Section House among Last of Those that Once Lined Railroad." Written only a few years before the house was sold by the Great Northern, the article has

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[19] U.S. Census enumeration records for the Village of Wayzata from the Fifth Decennial Census of Minnesota (1905), Sheet 4.

[20] U.S. Census enumeration records for the Village of Wayzata from the Thirteenth Census (1910), sheets 19 and 20. The Minnesota birth certificates index on the Minnesota Historical Society website (www.mnhs.org) lists a Custer Gerald Stafney born on December 27, 1902, in Meeker County and a Lowell Russell Stafney born on November 21, 1907 in Hennepin County.

[21] Cards for Wayzata in Box 133-F-11-8-F, GNRCR-MHS.

[22] Ibid; *History of Wayzata, 1854-2004* (Wayzata: Wayzata Historical Society and City of Wayzata 150 Year Celebration Committee, 2004), 31.

information about both the house and the lives of its occupants, Mr. and Mrs. Gustave Frederick Ehrreich. Gustave, who was born in about 1900, had started working for the railroad at the age of fifteen and had been become a foreman by the time he was twenty-five. He got married about a decade later, and the couple had lived in railroad housing their entire wedded life. The article noted that although they had moved numerous times, Mrs. Ehrreich "never once . . . experienced the frustration of trying to make the old curtains fit windows in the new place. The reason is quite simple. The houses have all been identical." The paint color was always grey, inside and out, and the layout was "austere, simple with two rooms upstairs and two down."[23]

According to the article, the section houses were built by carpenters employed by the railroad and situated at about ten-mile intervals on the Willmar line. The railroad did not charge rent, but the occupants were responsible for paying for their own utilities. Assignments for sections were based on seniority, and "Wayzata has been a high ranking location for many years, perhaps because of its ideal location on a perfect stretch of beach with a million-dollar view across the bay."[24]

As more rental housing became available, it was no longer essential to provide quarters for the section men, and the railroad sold off most of the houses. The article claimed that the section house "in Wayzata is the only one in Minnesota," but also reported that "the house in the St. Boni sector on Lake Waconia was purchased by the section foreman . . . when he retired. He remodeled the house and his wife still lives there. The section house in Willmar was sold recently." This contradiction suggests that the article is not altogether reliable, but it seems likely that few houses are extant and that the survivors have been altered.[25]

By the mid-twentieth century, the railroad apparently loosened its requirements for conformity. The 1959 article reported that "about five years ago Wayzata broke with the old custom, and the section house was painted white with green trim. Two rooms were also added to the first floor facing the lake."[26]

The final mention of the section house in the railroad's authorizations for expenditures comes on October 8, 1962: "Sale of approximately .11 acres land and section house to Dr. Charles N. Brooks at Wayzata, Minnesota."[27]

The new owner received a permit from the city to "remodel front" in the following year, a project estimated to cost $3,800. The existing building dimensions shown on the permit are 32 feet wide and 30 feet deep, so the project apparently produced the southernmost section of the building.[28]

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[23] ""Wayzata Section House among Last of Those that Once Lined Railroad," *Minnetonka Herald*, July 23, 1959.
[24] Ibid.
[25] Ibid.
[26] Ibid.
[27] Ibid; *History of Wayzata, 1854-2004*, 31.
[28] A copy of the building permit application, dated June 12, 1963, is included in Bryan Gadow, "Roadmaster's Cottage," draft National Register of Historic Places Nomination Form, 2007, 7-1, prepared for the City of Wayzata.

In 1984, the building was repaired after storm damage. The work is described on the building permit: "Replace damage[d] framing on roof/walls. Interior/exterior painting, replace brick chimney."[29]

[29] Ibid.

NATIONAL REGISTER EVALUATION

Wayzata 2003 Survey

A survey of Wayzata's historical and architectural resources was completed in July 2003 by historian Robert Vogel. The survey classified properties into three categories related to potential local "Heritage Preservation Site" designation: 1) properties that were individually eligible; 2) properties that were not individually eligible but that contributed to one of three potential historic neighborhood heritage preservation districts—South Wayzata ("Bluff"), North Wayzata, and Old Holdridge; and 3) "old buildings and sites . . . [that] were evaluated as nonsignificant and therefore ineligible for Heritage Preservation Site designation because of their lack of architectural distinction or compromised historic integrity due to alterations, additions, or deterioration."[30]

The survey identified several buildings in addition to the Great Northern Depot that were associated with the railroad. Two were classified as being contributing features in potential local historic districts, although neither was flagged as "pivotal" in those districts:

- The O'Laughlin House, 507 Rice Street East: "Four-Square Style suburban cottage; historically associated with the Great Northern Railroad (station master's residence). . . . Built in 1915." The study found that it "contributes to the historic character of the [Bluff Neighborhood] district."
- House, 337 Reno Street: "Gabled Ell Style suburban cottage; historically associated with the Great Northern Railroad (station master's residence). . . . Built in 1904." Even though the property was altered, it was determined to contribute to the historic character of the proposed Old Holdridge Historic District.[31]

The survey also mentioned the Wayzata Section House, which was identified as "House (Roadmaster's Cottage)" and described as a "vernacular suburban cottage on Wayzata Bay." The report gave a construction date of 1914, and noted the property's association with the Great Northern Railway. The building was placed in the third category as "nonsignificant."

The designations of "station master's residence" for 337 Reno and "roadmaster's cottage" for 738 Lake are questionable. While the 1904 construction date of the house at 337 Reno coincides with the construction of the new depot, the house is located about a mile to the east, near the Wayzata Yacht Club, not a convenient location for a station master. It is, though, very close to the tracks. The house at 507 Rice Street, on the other hand, is only two blocks from the depot, making it a more logical location for someone in that position, but it was built a decade later, if the construction date is correct. The label of "roadmaster's cottage" for the residence at 738 Lake Street is also suspect. As discussed above, the roadmaster was at the apex of field workers; the modest building at 738 Lake seems more likely a section foreman's residence.

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[30] Vogel, "Historical and Architectural Resources of Wayzata," Appendix J, page 98.
[31] Ibid., Appendix J, pages 88 and 98.

National Register Multiple Property Listing

A National Register of Historic Places Multiple Property Documentation Form has been prepared for "Railroads in Minnesota, 1962-1956." Section F, "Associated Property Types," includes a discussion of section houses and provides registration requirements. It outlines registration requirements for individual section houses by criteria:

- Criteria A and B: "If the railroad corridor does not retain integrity as a historic district, a section house will not convey its function as a specialized railroad building."
- Criterion C: "A railroad section house will meet Criterion C if it meets one of the following conditions: it embodies the distinctive architectural design or construction methods associated with significant railroads, including the use of standard company designs; it embodies the work of a significant architect, engineer or builder; or it represents historically important trends in the evolution of standardized railroad company architecture."
- Criterion D: "The structure or its ruin itself must be, or must have been, the principal source of . . . important information" regarding "a significant aspect of the standardized architecture developed as part of the evolution of its class of railroad-related properties."[32]

Evaluation of Wayzata Section House

The Wayzata Section House is most likely to qualify for the National Register under Criterion C for embodying the standard design of a significant railroad, the Great Northern. More research should be done to verify that the Wayzata house is a rare survivor of a once common property type. Assuming this is the case, however, the property appears likely to meet the registration requirement for Criterion C.

Although some information has been discovered about the property, there are many gaps—for example: Who occupied the house over time and what were their backgrounds? Did it sometimes shelter laborers as boarders in addition to the foreman's family? Do standard plans survive anywhere? What other railroad structures (e.g., tool house) were associated with the house, and where were they located? Information to fill these gaps might be obtained from in-depth research that was beyond the scope of this project (e.g., a more intensive probe of the archives of the Great Northern Railway Company, a detailed examination of local newspapers and other publications, interviews with individuals knowledgeable about the Great Northern's history).

The period of significance begins with the building's construction in 1902. Further research is needed to establish the ending date. There are at least three options: 1943, the mid-1950s, or 1962. The early to mid-1940s appear to be a turning point for the railroad's operations in Wayzata. As mentioned above, the pedestrian dock, car body repair shop, and tool house were "retired" in 1943. The section house was placed on a concrete foundation and had other work performed in the same year. In the following year, a sewer line and toilet facilities were installed in the house. In 1945-1946, the tracks were shifted towards the lake so that Lake Street could be

[32] Andrew Schmidt, Daniel Pratt, Andrea Vermeer, and Betsy Bradley, "Railroads in Minnesota, 1962-1956," National Register of Historic Places Multiple Property Documentation Form, prepared by Summit Envirosoloutions, Saint Paul, F-243 – F-246.

widened—a project that cost the railroad over $100,000. Further change occurred in 1953 when the railroad logged a work order to convert a "public crossing to private crossing on Broadway st. and construct fence and gate." This might refer to the access road to the section house, which is at the foot of Broadway. Around the same time, two rooms were added to the south side of the section house. Finally, the railroad sold the house in 1962. There does not appear to be a reasonable argument for extending the period of significance beyond that date.[33]

Issues of Integrity

As is apparent from the description earlier in this report, the Wayzata Section House has been subjected to many alterations. These have affected its integrity.

Some alterations to the building are minor in nature and easily reversible. Nonhistoric shutters could be removed and the location of the attachments repaired. The exterior paint scheme, now green and cream, could be returned to the original gray color. The modern asphalt-shingle roofing could be replaced by something more appropriate to the early twentieth century.

Some of the alterations might date from the building's period of significance and could be significant in their own right. One addition is clearly later. On June 12, 1963, the Dahl and Baldus Construction Company applied to the City of Wayzata for a building permit to remodel the property. At that time, the dimensions of the house were given as 32 feet across the front, 30 feet in depth, and 20 feet (1.5 stories) high. The project was estimated to cost $3,800.[34]

The remodeling apparently produced a single-story extension to the south holding a recessed entry porch. The south facade clearly reflects its 1960s origin and is visually jarring. This further reinforced the building's reorientation to the south, which began with the 1950s addition, detracting from its relationship to the railroad tracks to the north.

Another strike against the building's integrity is the replacement of the chimney in 1984. The chimney, a functional necessity, would have been of little visual interest on a more ornate structure. Because the building's design was so utilitarian, however, the chimney was a pivot point, reinforcing the symmetry and serving as the building's apex.

The setting has also experienced alteration. In about 1988, the City of Wayzata installed a storm water treatment pond directly east of the building. This is a modern intrusion, and changes the relationship the house had to a small creek that emptied into the lake in that vicinity.[35]

The growth of vegetation on the north side of the house makes it difficult to imagine that as the front facade. The vegetation is overgrown on the other sides as well, particularly to the west. This, however, would be easy to reverse.

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[33] Index Cards, GNRCA-MHS.
[34] Dahl and Baldus Contracting Company, Application for Building Permit to City of Wayzata, June 12, 1963, reprinted in "Railroad Section House," draft National Register of Historic Places Registration Form for 738 Lake Street East, Wayzata, prepared by Shari Hemmingsen and Tyler Wilfahrt, December 8, 2009.
[35] Hemmingsen and Wilfahrt, "Railroad Section House," 3.

Recommendations

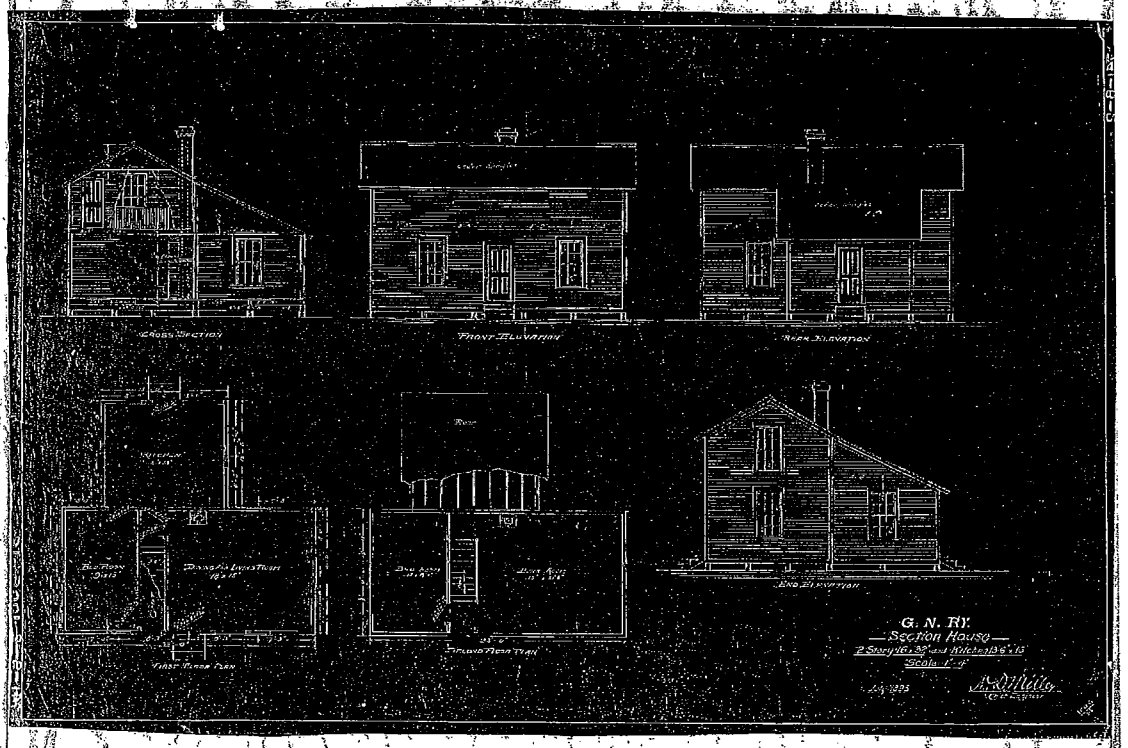
The building, constructed from a standard Great Northern plan, once had numerous contemporaries. Few if any are known to survive in Minnesota, the company's headquarters. While a comprehensive inventory of this property type has not been completed, it seems likely that the attrition rate for this utilitarian building type is high. As such, the building is significant under Criterion C in the area of transportation as a representative example of a once common building type that was an important component in the operation of a main line of a major American railroad, the Great Northern.

The building's integrity is greatly compromised. A historic structures report conducted by architects and historians who meet the Secretary of the Interior's Professional Qualifications Standards would be extremely helpful in answering questions about the original design that might not be provided by archival sources.

Given the building's poor integrity, it is probably necessary to undertake some restoration before the property could be successfully nominated to the National Register. It is imperative that any surviving historic materials and elements, such as windows, be retained. The case for designation would be strengthened by the restoration of some components, such as interior window trim, and removal of the 1963 addition. Moving the building to a different location would further harm its integrity and is not recommended.

Appendix B: G.N. RY. Section House Drawings, July 1898

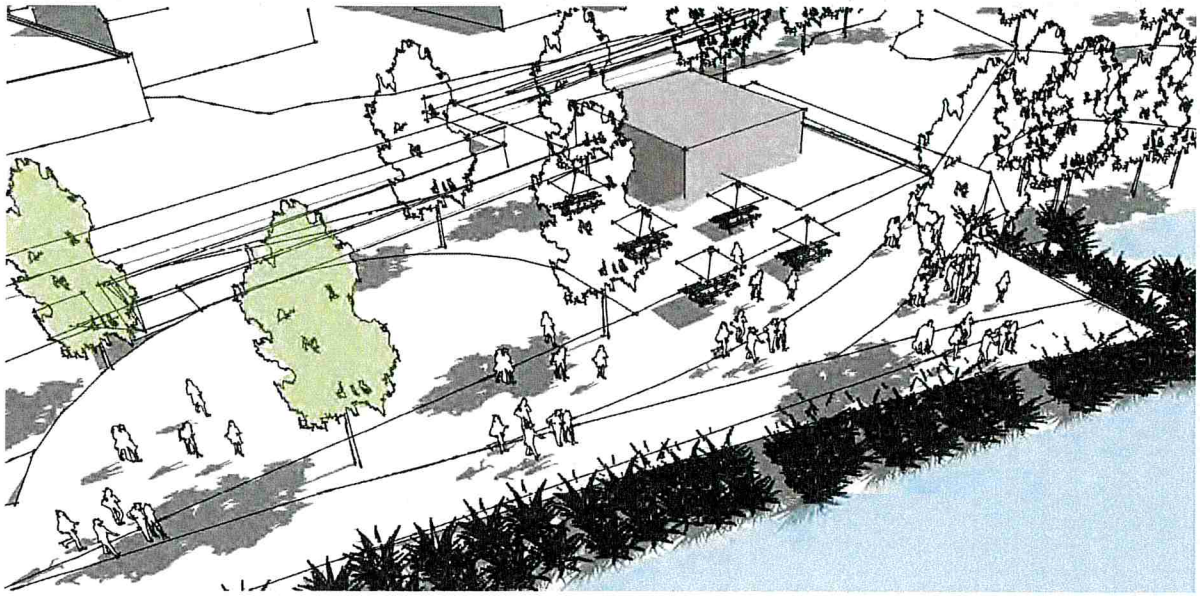
(Wayzata Historical Society maintains a copy)


Cross Section
Front Elevation
Rear Elevation
First Floor Plan
Second Floor Plan
End Elevation
G. N. Ry.
Section House
Scale 1" = 1'

Appendix C: Excerpts from: Lake Effect: Wayzata

Final Draft March 2014, pages 20-21 and 52-53

SECTION FOREMAN'S PARK



HIDDEN GEM REVEALED

Embracing this historic site offers many opportunities for Wayzata. A rehabilitated Section Foreman's house serves as a touchstone to the past, acknowledging the role of the railroad in keeping Wayzata's lakefront open. This project also creates a new lakeside venue with unique opportunities for summer and winter activities.

OBJECTIVES

- Create a new lakeside public gathering space
- Provide year-round food vendor space
- Incorporate all-season programming
- Preserve historic character

SECTION FOREMAN'S PARK

Suggested Enhancements	Description	Order of Magnitude Cost
Rehabilitate Section Foreman's House	Repair and update house.	$ 1,000,000 - 1,175,000
Landscape and stormwater pond cleanup	Invasive species monitoring and removal, stormwater pond re-engineering, landscape design, installation, and maintenance, shoreline restoration, litter removal.	$ 575,000 - 675,000
Vehicle and pedestrian access	Permeable pavers on access road and walking trail from Broadway pier to Section Foreman's Park	$ 250,000 - 275,000
Total		$ 1,825,000 - 2,125,000

STRATEGIES

Develop the Section Foreman's Park as a distinct lakefront venue.

Provide year-round programming to fully activate the space.

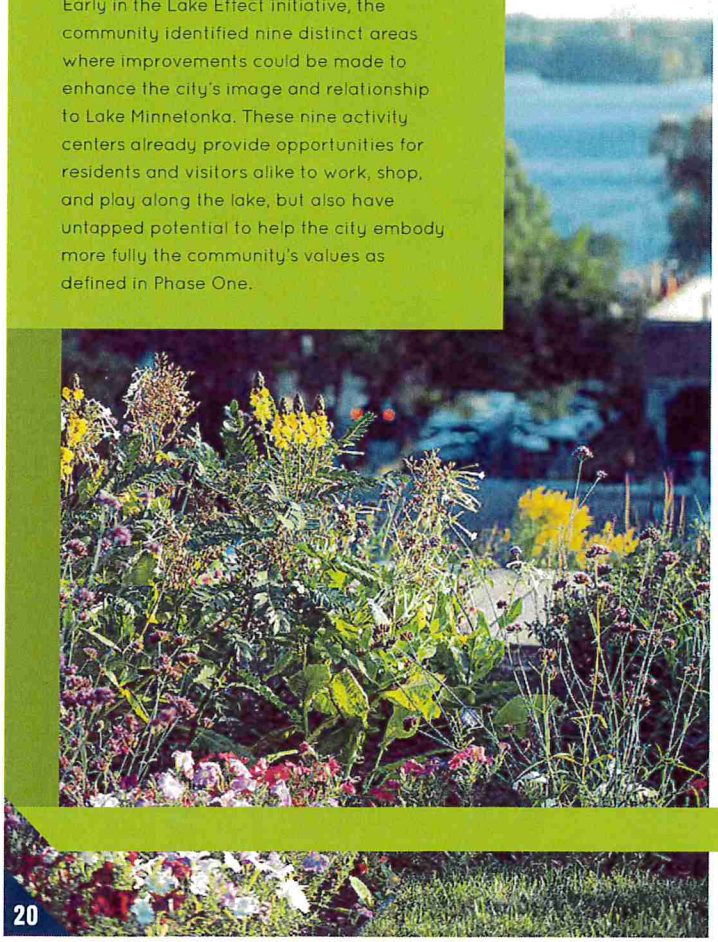
Acknowledge the role of the railroad in Wayzata's history with an interpretive exhibit.

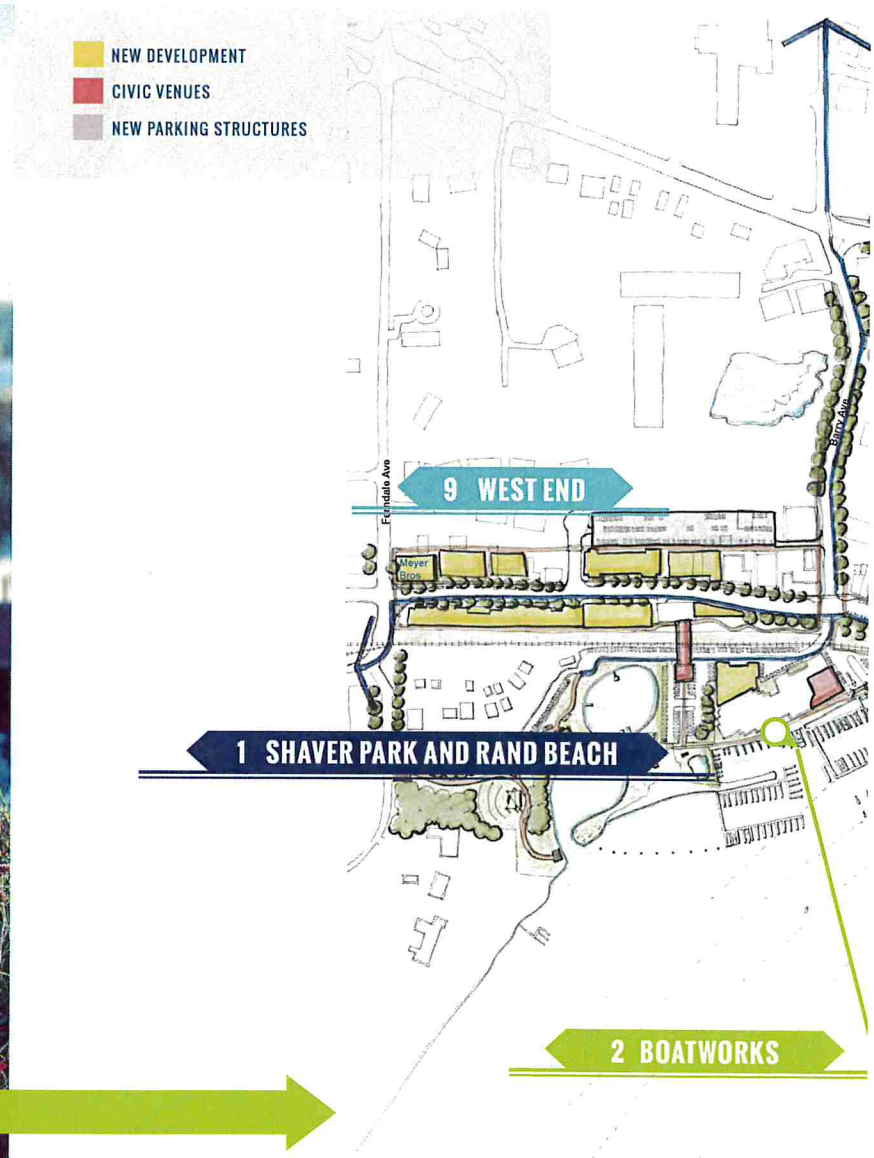
When the railroad tracks were built, a section foreman oversaw track workers for each section of the track. This railroad company employee was also responsible for inspecting and maintaining the tracks, and was housed next to them for that purpose.

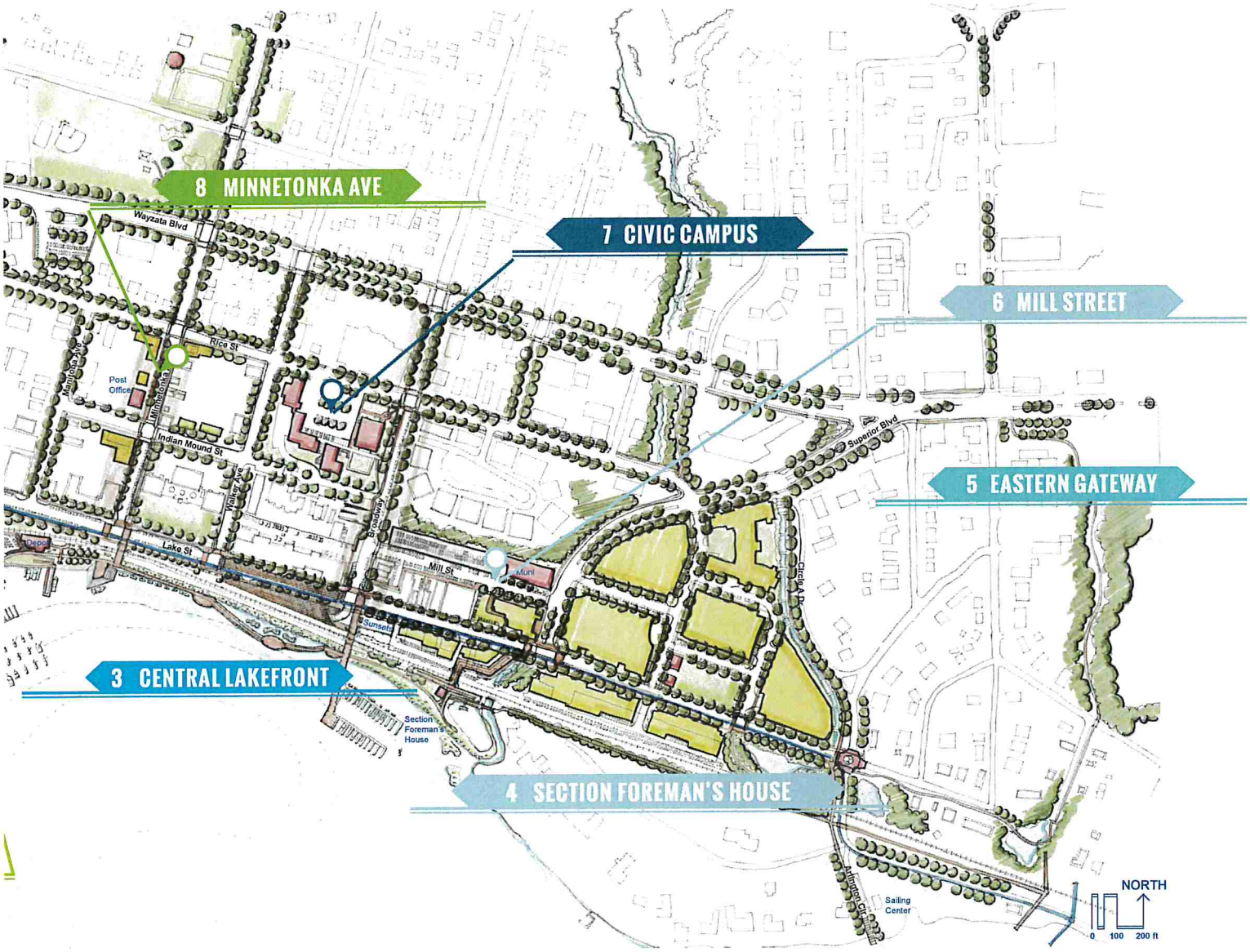
WAYZATA LAKE EFFECT

ACTIVITY CENTERS

Early in the Lake Effect initiative, the community identified nine distinct areas where improvements could be made to enhance the city's image and relationship to Lake Minnetonka. These nine activity centers already provide opportunities for residents and visitors alike to work, shop, and play along the lake, but also have untapped potential to help the city embody more fully the community's values as defined in Phase One.






8 MINNETONKA AVE
7 CIVIC CAMPUS
6 MILL STREET
5 EASTERN GATEWAY
3 CENTRAL LAKEFRONT
4 SECTION FOREMAN'S HOUSE
Wayzata Blvd
Rice St
Post Office
Minnetonka
Indian Mound St
Walker Ave
Lake St
Depot
Broadway
Mill St
Muni
Sunset
Superior Blvd
Section Foreman's House
Sailing Center
NORTH
0 100 200 ft

NEW HISTORY

WAYZATA SECTION HOUSE:

2019 CONDITIONS ASSESSMENT UPDATE

October 31, 2019

575 9TH STREET SE, SUITE 215 | MINNEAPOLIS, MN 55414 | 612.843.4140

2019 CONDITIONS ASSESSMENT UPDATE

Of the

2015 Historic Assessment for
The Wayzata Section House
Miller Dunwiddie Architecture, Inc., dated 4/27/2015

738 Lake Street
Wayzata, MN 55391

October 31, 2019

Prepared for:
City of Wayzata
600 East Rice Street
Wayzata, MN 55391
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EXECUTIVE SUMMARY

The purpose of this report is to update the conditions assessment report developed by Miller Dunwiddie Architecture in 2015 to reflect current site conditions in advance of the stabilization scope development and construction documents[1]. The exposure of the building to extreme weather, adjacent site elements such as the lake and railroad, and vandalism may have accelerated the deterioration of the building. This report is an update of the 2015 report section entitled *Description, Assessment and Recommendations* (see 2015 report pp. 7-27). This report format is developed based on the 2015 conditions assessment and updated with on-site observations performed by Quentin Collette and Lauren Anderson on August 15, 2019.

The plain text in the following section of this report has been copied verbatim from the 2015 Miller Dunwiddie Architecture report. For each exterior and interior building feature, the section beginning with "Current Condition" was developed by New History to reflect any changes in the existing conditions since 2015. New History's text is differentiated in bold and italic throughout this document. Unless noted otherwise, all photographs were taken by New History and reflect current conditions.

Major findings of this report include:

- The CMU (concrete block) foundation walls at the crawlspace are generally in fair to poor condition with large cracks at two locations where the foundation has most likely settled in the southwest corner of the house.
- The wood columns at the basement level are in fair condition with notable wood deterioration at the base due to standing water. The wood joists of the first-floor framing are in fair condition with evidence of joist rotation and lack of connectivity at the supports.
- Based on observations made from the ground, the asphalt shingles appear to be in good to fair condition with warping where metal flashing is deteriorated or fascia is loose at the north end of the 1940s roof addition and along the west and east ends of the 1902 building. The wood fascia is in fair to poor condition at the north, west and east sides of the 1902 building where it is loose or missing.
- The wood shiplap siding is generally in fair condition in most locations with some checking, warping, holes, loose or missing boards, recessing nails, peeling paint, and staining and surface deterioration caused by moisture and corroded fasteners. A few boards are missing or rotten at the east and south façades.
- All windows and exterior doors are boarded up with plywood sheathing at the exterior. Doors are generally in good to fair condition. Windows are typically in poor condition at the lower level, fair condition at the first level, and fair to poor condition at the second level. Some door and window sills are in poor condition with evidence of rot.
- Floor finishes are typically in good to fair condition at the wood flooring and fair to poor condition at the linoleum or vinyl sheet flooring.
- Wall finishes are generally in good condition, and fair condition where cracking was observed.

[1] Christenson Ekman M., Kelly E., and Liddy C., "Historic Structures Report for the Wayzata Section House," April 27, 2015, prepared by Miller Dunwiddie Architecture, Inc. for the Wayzata Historical Society and the City of Wayzata.

- Ceiling finishes are in good to fair condition with minor cracking, holes, and missing acoustic ceiling tiles.
- The lower-level stair is in poor condition with wood splitting and wood deterioration at the stair base due to standing water.

DESCRIPTION AND CONDITION

Fig. 1.1 Portion of north façade showing the original, two-story house

Fig. 1.2 East façade showing addition on left and original house on right

General Building Description:

The Section House is rectangular in plan and originally faced the railroad tracks to the north. Based on investigation at the interior, it is evident that there were three significant phases of construction. The first was the original one-and-one-half story house built in 1902, the second, a 1940's era one-story addition to the south, and the third an extension of the one-story addition to the south, enlarging the living room and adding a porch.

The northern section of the house is one-and-one-half stories tall with a side gable roof. The southern section of the house is a single-story with a front gable facing south towards Lake Minnetonka.

The original front entrance faces the railroad tracks to the north, which is slightly off center with two stacked single windows flanking each side. The east and west ends of the building also have centrally located windows on each level of the taller northern section. On the east side, there is a centrally located door with two additional windows to the south at the main level. There are two pairs of double windows located at the main level on the west side. The south side has two small windows located in the corners of the second level, directly below the roof eave, in addition to a pair of windows at the main level porch on the east end and a row of four windows on the west end.

The description of the interior as stated by one of the Section House's occupants, Mr. Gustave Frederick Ehrreich, is that section houses were all identical, "the paint color was always grey, inside and out, and the layout was austere, simple with two rooms upstairs and two down."[2] The original layout was simple: a main entrance opening directly to stairs. To the west of the stairs was the kitchen and on the

[2] Roise, Charlene, "Great Northern Section House 738 East Lake Street, Wayzata," A National Register Assessment, June 2011, prepared by Hess, Roise and Company for the Wayzata Historical Society. p. 14

Fig. 1.3 South façade of house (addition) as seen from Lake Minnetonka

Fig. 1.4 Portion of west façade showing the original, two-story house

Fig. 1.5 View of house from approaching driveway

east end, a living room or bedroom. Upstairs were two more bedrooms. This description accurately describes the current room layout within the north section of the house, where there are two rooms upstairs, likely bedrooms, and two rooms on the main level with a stair hall, in line with the front entry door, separating the two spaces. At the main level, the room on the west currently has a kitchen and dining room. The kitchen was likely updated in the 60's, after the house was purchased by Dr. Brooks, and retains much of the original equipment from that era.

There is a hallway that runs from east-west along the south side of the northern section, in line with the door on the east side. This hallway separates the original two rooms on the north from the added rooms to the south. There is a living room at the southwest corner, a bedroom at the center, and bath and laundry rooms on the east end. The living room was further extended to the south on the west end and a covered porch added to the east end. This work was likely done as part of the permitted work in 1963 after the railroad sold the house.

Exterior Elevation Drawings:

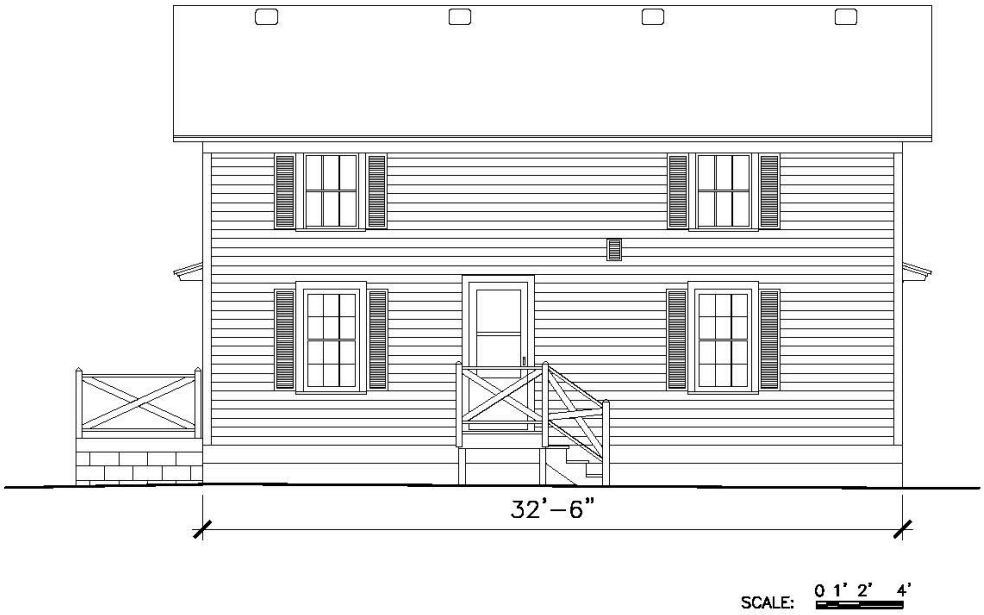


Fig. 1.6 Existing north elevation (Miller Dunwiddie Architecture 2015)

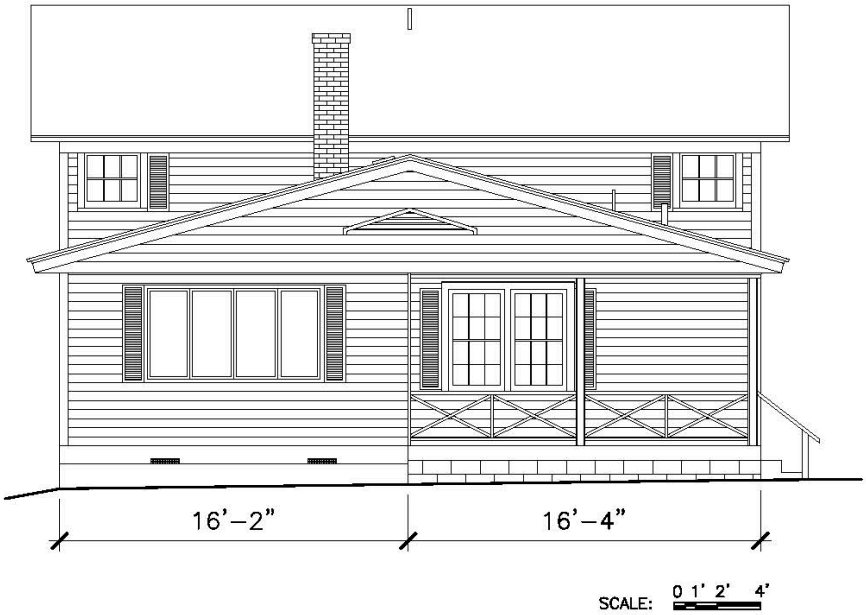


Fig. 1.7 Existing south elevation (Miller Dunwiddie Architecture 2015)

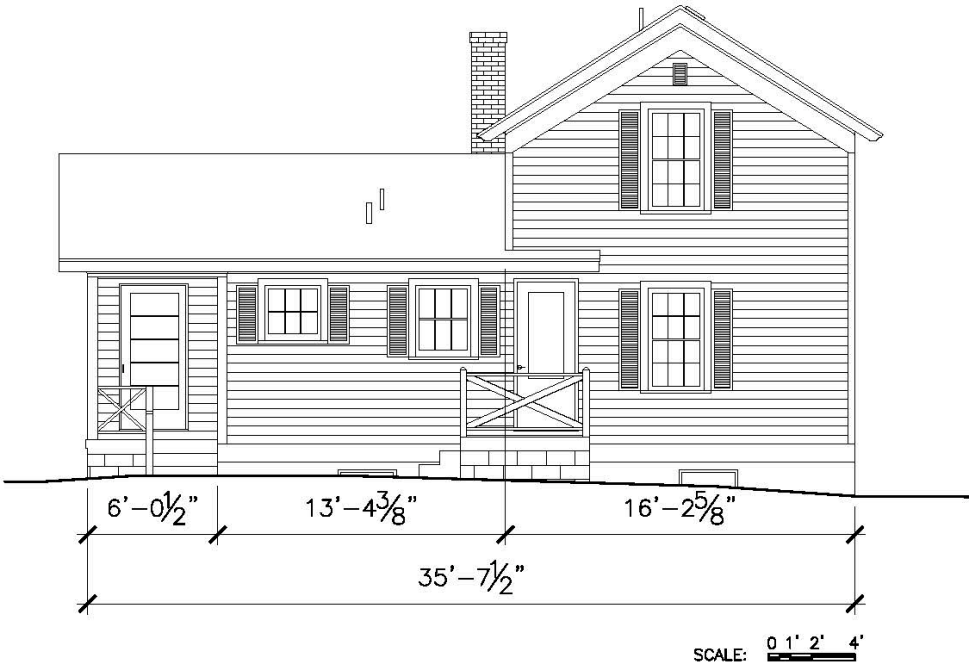


Fig. 1.8 Existing east elevation (Miller Dunwiddie Architecture 2015)

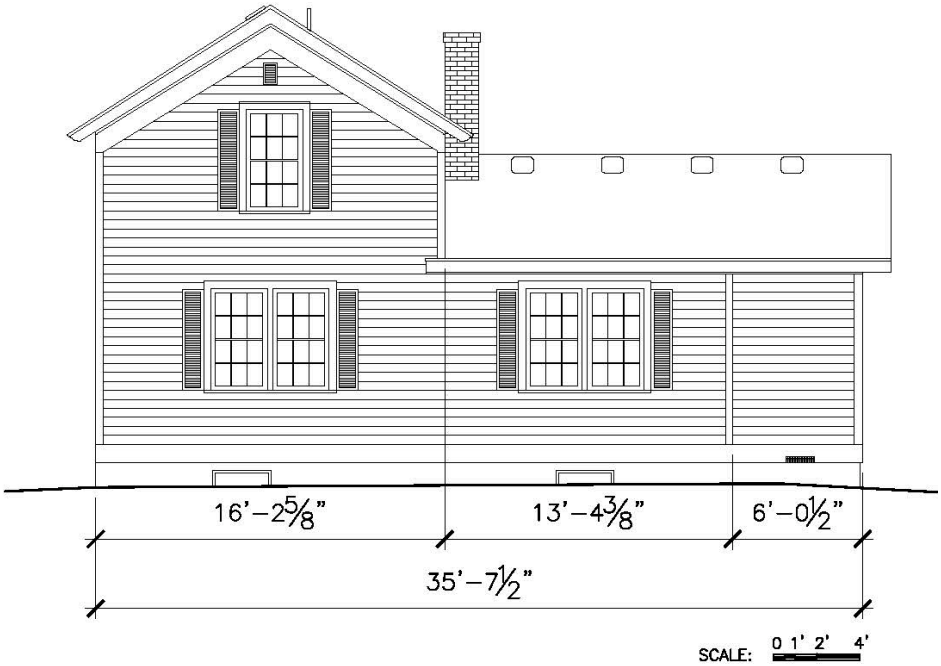


Fig. 1.9 Existing west elevation (Miller Dunwiddie Architecture 2015)

Fig. 1.10 CMU block foundation at porch and south end addition. Note crack at porch.

Fig. 1.11 Poured concrete foundation intersection with CMU block foundation on the east end at the 1960's addition

Fig. 1.12 Missing shiplap on east façade

Exterior Foundation:

Description:

The poured concrete foundation walls are not original to the building. In the 1940's the house was lifted and the concrete foundation was poured below at the same time of the construction of the first addition. The walls are partially exposed above grade about one to three feet, with four half windows to allow light into the basement; two windows on the east and west walls each. ***There is an exterior concrete stair and landing at the east entrance.***

At the second addition on the south end, the foundation walls are concrete masonry unit (CMU) blocks with three vents to the crawl space below. The east exterior porch is poured concrete slab that also sits on CMU blocks.

Current Condition:

The condition at the concrete has changed; it is in good to fair condition with minor cracking at the east exterior concrete stair. The condition at the CMU blocks has mostly remained the same. It is generally in fair to poor condition with large cracks at two locations where the foundation has most likely settled in the southwest corner of the house. There are also cracked and spalled CMU blocks at the east exterior stair. The west foundation wall could not be assessed due to the vegetation.

Exterior Siding and Trim:

Description:

The wood shiplap siding is painted dark green with 5" corner boards. The starter board at the rim joist is 10" particleboard or plywood. Because the siding is continuous from the 1902 and 1940's era addition, it is likely the whole house was re-sided at the time of construction and new windows were added. There is a vertical board marking the location of the 1960's era addition on the west façade (see Figure 1.9). At this addition, there are also three vents in the lower starter board to ventilate the crawlspace below.

Fig. 1.13 Southern wood clapboard siding with significant peeling paint and weathering

Current Condition:

The condition has mostly remained the same. The painted surface is however more significantly weathered. Overall the wood shiplap siding is in fair condition with checking, warping, holes, loose or missing boards, recessing nails, and staining and surface deterioration caused by moisture and corroded fasteners. Peeling paint can be found on all facades, but is most prominent on the east and south-facing facades. In some areas the paint is completely worn away. The northern façade facing the tracks and the western façade are generally in the best condition. A few boards are missing or rotten at the east and south façades. Nails are typically corroded. The starter board in the southwest corner is sagging or missing, most likely due to settlement after the 1960's addition.

Fig. 1.14 East entrance original opening

Fig. 1.15 South addition entrance at porch

Exterior Doorways and Doors:

Description:

There is a wood stair and landing with railing leading to the north entrance. There is a wood railing at the south porch.

At the north and east entrances, the interior wood paneled doors with glass and wood trim appear to be original to the 1902 structure. It appears that the original divided lights on the north interior door were replaced with a single pane of glass. The wood storm door with glass at the east side may also be original; however, it is unlikely the glass would have been that large and would have been divided similarly to the windows and door. The storm door to the north appears to be a replacement aluminum door and frame within the original wood trim.

The interior door at the south porch is wood with 15 glass panels. The door appears to be original to the date of the 1960's construction.

Current Condition:

The condition has changed. At the north entrance, the wood stair and landing are in fair condition with wood deterioration. The wood railing failed and is damaged. The wood railing at the east entrance is missing. The wood railing at the south porch is in fair condition with failed connections, staining, and surface deterioration.

All doors are boarded up with plywood sheathing at the exterior. The north wood door appears to be in good condition with minor peeling paint. The east and south wood doors appear to be in fair condition with broken glass, peeling paint, and minor surface deterioration. One muntin is missing at the east door. The condition of the north aluminum storm door could not be assessed due to be plywood sheathing. The east and south storm doors are missing. These doors were likely removed for the installation of the plywood sheathing.

Fig. 1.16 Interior view of smaller wood window in upstairs east bedroom

Fig. 1.17 Deteriorating glazing compound at window in upstairs west bedroom

Fig. 1.18 Window at south addition – bedroom

Fig. 1.19 Window at south addition – living room

The wood sill at the east door is in poor condition with signs of rot. The condition of other wood trim and sill at the north and east doors could not be assessed due to the plywood sheathing. The wood trim and sill at the south door is in good condition.

Windows:

Description:

There are four multi-divided lite wood windows with storms at the basement.

There is a mix of wood, double-hung, single glazed, three-over-three windows at the north and south facades of the second level, and six-over-six windows at the main level and east & west facades of the second level. Based on the metal springs used for operating the windows, it is assumed that these windows are not original, but later added during the 1940's when this operating type commonly replaced the former pulley operators using rope sash cords and counterweights. All of the wood is painted at the interior and exterior. At the first level, the windows have lower interior wood shutters at the lower sash that are likely not original.

There is a pair of windows on the west façade that likely replaced a former single window at the time the windows were replaced. Selective demolition was done by Miller Dunwiddie Architecture in 2015 to determine if the original framing held a single window instead of a double at one time, however evidence was inconclusive as it appears framing was also modified.

There are also two wood, 6-pane, double hung windows on the east elevation of the assumed 1940's era addition at the current bathroom and laundry rooms. The windows on the west side of the south façade at the living room are a set of four single pane, fixed casement wood windows that appear to be original to the 1960's era addition.

At the original southern façade, which is now the wall south of the hallway, the wall was opened up by Miller Dunwiddie Architecture in 2015 to find evidence of original window and/or door framing. It appears that there were perhaps one or two tall windows to the east of the chimney. There may also have been a window to the west of the chimney that was expanded into a larger opening between the dining and living room areas. There is framing at the same heights and similar widths as the remaining windows at the northern section of the house. It is possible that the current door frame for the bathroom

Fig. 1.20 Selective demolition below west kitchen window

Fig. 1.21 Selective demolition at original south wall

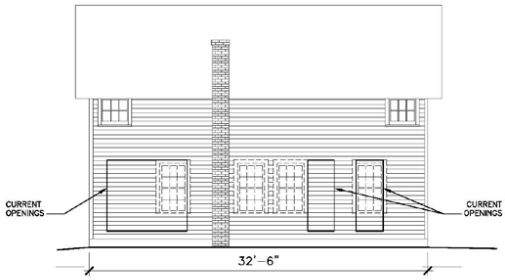


Fig. 1.22 Speculation of original 1902 southern façade. Current openings highlighted with solid dark line. (Miller Dunwiddie Architecture 2015)

was also once a window (see Figure 1.22 for speculation of original 1902 southern façade).

All of the double-hung windows have a wood storm with divided light patterns matching the interior window patterns. There are metal exterior shutters at all windows that are not original to the building.

Current Condition:

The condition has changed. All windows are boarded up with plywood sheathing at the exterior. Based on interior observations, the windows are generally in fair condition with peeling paint, deteriorated glazing compound, broken glass, surface deterioration, and missing or broken hardware. The windows at the basement level are in poor condition with broken glass, wood deterioration, and missing wood components. The windows at the second level on the west and east facades are in fair to poor condition where the frame/muntin is deteriorated or missing. Most of the interior shutters at the first level are broken. The condition of the exterior wood storm windows could not be assessed due to the exterior plywood sheathing. Some windows are stored in the basement.

There is rot and deterioration at most sills with peeling paint. The second level windows on the north façade appear to be replacement sills.

Fig. 1.23 Image of roof over addition looking east

Fig. 1.24 Roof intersects with original southern façade

Fig. 1.25 Attic of original structure with vermiculite insulation

Roof:

Description:

The building has two levels of gabled roofs currently covered with asphalt shingles. Based on the spacing between the roof decking boards at the second level roof as visible from within the attic space, the roof was likely originally covered with wood shingles. This spacing was important for air flow to dry the wood shingles from below and extend their useful life. There are also attic vents at both east and west gabled ends.

It is unknown how the 1940's era addition roof was constructed originally. It appears the roof framing may have been modified as part of the work to add the southern addition and porch in the 1960's. There is a large triangular louver at the south gabled end and vents near the ridge for air circulation in the attic space.

It is possible that the entire roof was re-shingled in the 1980's after a damaging storm, as that was also when the chimney was repaired. It is likely that the current shingles were more recently replaced at an unknown date as they appear to be generally in fair condition.

The wood fascia, soffit and cornice boards appear to be original on the northern section. At the 1940's and 1960's era additions, it is likely original to the 1960's remodel.

Current Condition:

The condition appears to have remained unchanged. (The condition of the asphalt shingles was assessed from the ground.) Overall, the asphalt shingles appear to be in good to fair condition with warping at deteriorated metal flashing and loose fascia. Deteriorated shingles were observed at the north end of the 1940s roof addition and along the west and east ends of the 1902 building. Additional site investigations should be performed by a roofing contractor to assess the condition of the asphalt shingles.

Overall the wood fascia, soffit and cornice boards appear to be in good to fair condition with minor areas of wood deterioration and peeling paint. The wood fascia is in fair to poor condition at the north, west and east sides of the 1902 building where it is loose or missing. The triangular louver at the south gable is in fair condition with peeling paint, surface deterioration, and missing trim. Metal flashing is in fair condition with warping and surface corrosion.

Fig. 1.26 Replaced chimney

Fig. 1.27 Interior Chaska cream brick chimney at the closet demolition area showing struck joints

Fig. 1.28 Interior Chaska cream brick chimney at hallway demolition area with unfinished joints

Chimney:

Description:

There is a masonry chimney adjacent to the original south exterior wall of the original northern section that extends above the lower roof. From the basement up to the attic level the chimney is made of cream-colored Chaska-style brick. Above the roof level it transitions to red brick. Based on the good condition of the red brick, it is possible that the full chimney might have been constructed of Chaska brick, which is significantly softer and more susceptible to damage, and the exposed brick was later replaced with red brick as a part of the 1980's repair work.

Additional evidence that the chimney was originally against the exterior of the south side of the house was discovered through selective demolition performed by Miller Dunwiddie Architecture in 2015. Within the wood frame and gypsum board chase created at the closet, clean struck joints are visible. At the inside of the hallway wall, the joints were not struck, indicating that access was restricted by the building.

Current Condition:

The condition has mostly remained the same. The masonry is in generally good condition and fair condition at the chimney base at the basement level where mortar joints are deteriorated due to standing water.

Interior:

Existing Floor Plans – Basement Level:

The basement has one large space for storage, a smaller storage room below the 1940's addition and a crawl space below the 1960's addition.

There is one entrance to the basement from the central staircase. There is no accessible access to this level.

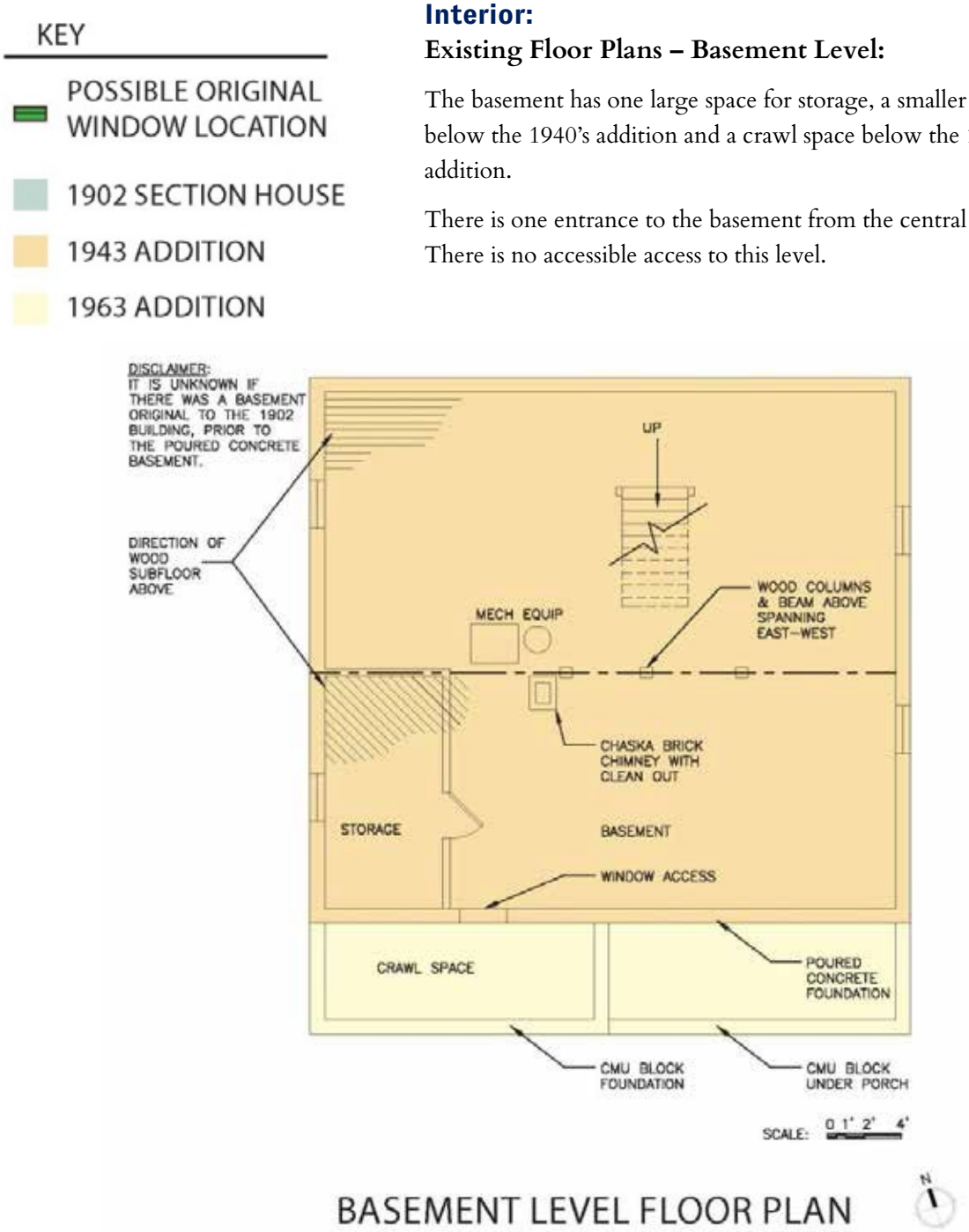


Fig. 1.29 Basement Level Floor Plan (Miller Dunwiddie Architecture 2015)

Fig. 1.30 Basement stairs below 1902 structure

Fig. 1.31 Smaller storage room below 1943 addition

Fig. 1.32 Wood columns and beam in center of basement

KEY

POSSIBLE ORIGINAL WINDOW LOCATION

1902 SECTION HOUSE

1943 ADDITION

1963 ADDITION

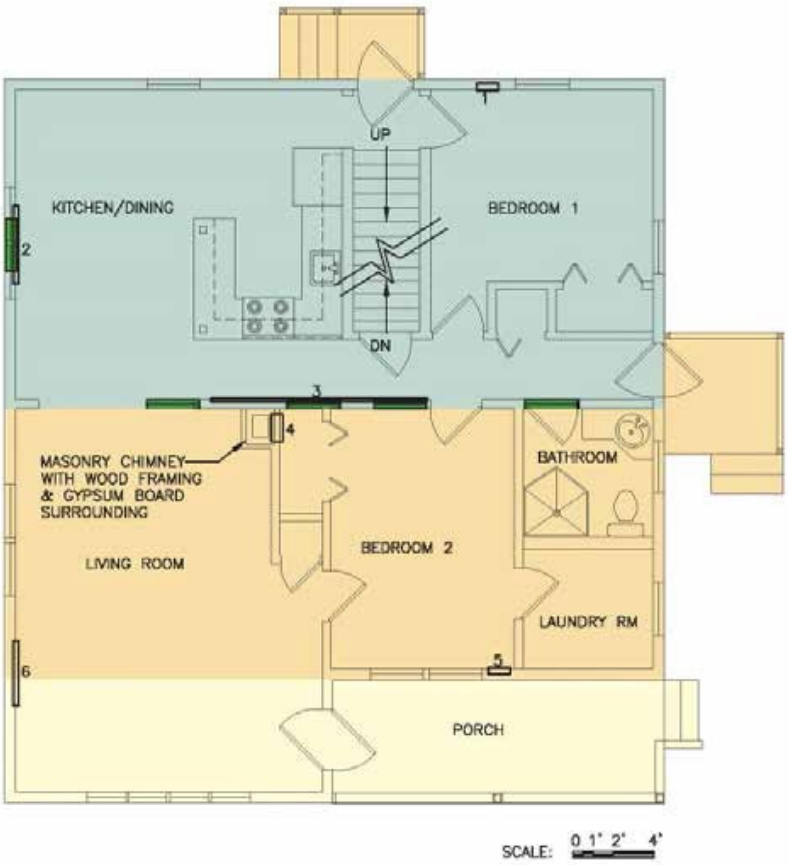
INVESTIGATIVE LOCATION

Existing Floor Plans – First Level:

The first level was originally rectangular in shape and had two rooms; a kitchen on one side of the central stairs, and a living room or bedroom on the other side. The stairs are directly in line with the front entrance, and the east-west hallway behind the stairs is in line with the secondary east entrance.

The first addition enclosed the chimney and added the living room, another bedroom, a laundry room and a bathroom. The second addition extended the living room and added the southern porch with a third entrance.

The areas numbered below correspond with the locations where selective demolition was performed by Miller Dunwiddie Architecture in 2015 in order to determine the original construction of the wall assemblies.



FIRST LEVEL FLOOR PLAN

Fig. 1.33 First Level Floor Plan (Miller Dunwiddie Architecture 2015)

Fig. 1.34 Kitchen and Dining Room

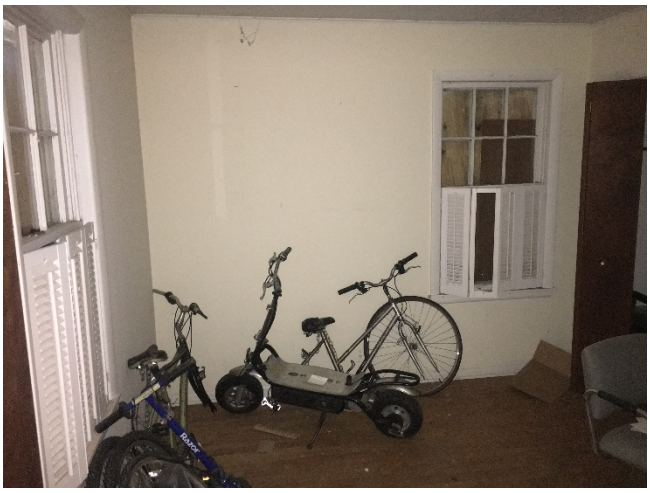


Fig. 1.35 Bedroom 1

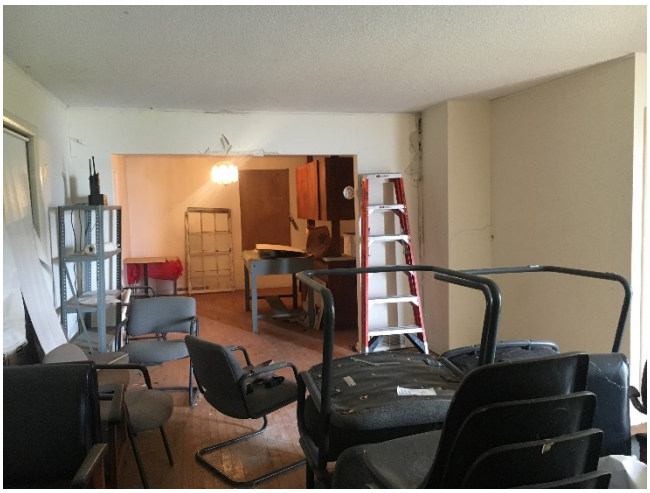


Fig. 1.36 Living Room

Fig. 1.37 Bathroom

Fig. 1.38 Bedroom 2

Fig. 1.39 Laundry Room

KEY

POSSIBLE ORIGINAL WINDOW LOCATION

1902 SECTION HOUSE

1943 ADDITION

1963 ADDITION

INVESTIGATIVE LOCATION

Existing Floor Plans – Second Level:

The second level, both originally and currently, had bedrooms with one on either side of the stairs. Each bedroom has three windows and a closet. Access to the attic is located in the west bedroom (#3). After the south addition, a knee wall door was added to the top of the stairs for access to the attic above the addition. From here, the original Chaska-style brick chimney is visible.

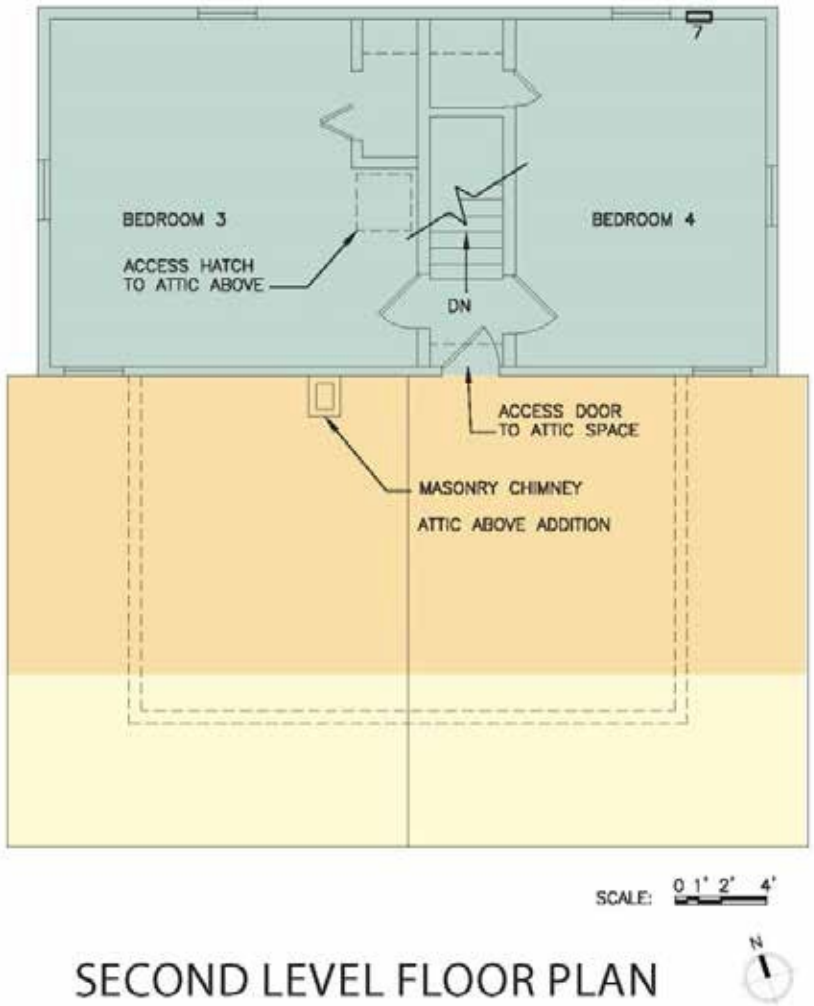


Fig. 1.40 Second Level Floor Plan (Miller Dunwiddie Architecture 2015)

Fig. 1.41 Bedroom #4

Fig. 1.42 Bedroom #3

Fig. 1.43 Attic above bedrooms

Fig. 1.44 Attic above additions

Fig. 1.45 Stairs to second level

Fig. 1.46 Selective demolition on first level exterior wall

Fig. 1.47 Wallpaper on first level

Fig. 1.48 Cross section of tongue and groove wallboard with felt and wallpaper attached

Walls:

Description:

Selective demolition was previously used by Miller Dunwiddie Architecture to reveal the composition of the exterior walls to determine what may have been the original construction and what was added later. A portion of the walls were previously opened in various locations including: the north wall of Bedroom #4, the north wall of Bedroom #1, the south wall of Bedroom #2 and closet, the west wall of the Living Room, the west Dining Room wall, and the south wall of the main level hallway. The demolition in these areas helped Miller Dunwiddie Architecture to reveal the changes made to the finishes as well as the building materials used for the original versus the addition walls.

The original exterior walls of the 1902 building are composed of wood shiplap siding, (no sheathing), 4”x4” wood stud framing, and 1” thick tongue & groove horizontal wood planks in varying depths painted green on the interior side. The interior planks are covered with felt and wallpaper and there is no insulation. At a later, unknown date, the wallpapered exterior walls were covered with non-adhesive foil and either a ¾” fiberboard or ¾” gypsum board. The fiberboard is only located in the upstairs rooms and the gypsum board is on the main level and stairway. Since the selective demolition was only done from the interior, it is not certain if there is sheathing, but based on overall measurements and what is visible from the interior demolition, Miller Dunwiddie Architecture assumed that there was no sheathing.

The exterior walls of the additions are similar to the original walls with some minor differences. The walls consist of shiplap siding, (possibly no sheathing), wood stud framing, tar paper attached to the interior side of the wood framing, 1” lapped wood wallboards, foil, and ¾” gypsum board. Demolition performed by Miller Dunwiddie Architecture only removed up to the tar paper, so it is only a speculation that there is no insulation or sheathing.

Current Condition:

The condition has mostly remained the same. Walls are generally in good condition and fair condition with holes, cracking, and missing shiplap siding. Cracking was observed at the southwest corner of the 1960s addition, which likely results from the differential settlement observed. Cracking is also present at the chimney at the main level, and some window and door openings throughout the house. Shiplap siding is missing at locations where selective demolition was performed.

Fig. 1.49 Exterior wall composition at south Living Room first and second additions

Fig. 1.50 Fiberboard wall and ceiling at second level

Fig. 1.51 Acoustic ceiling tile in kitchen

Fig. 1.52 Ceiling of Laundry Room

Fig. 1.53 (left) crack at second addition

Fig. 1.54 (right) cracks in gypsum board around chimney

Wall and Ceiling Finishes:

Description:

It is likely that the original interior appearance at the 1902 building was the green painted tongue and grove wood planks or wallpaper, and later, the foil and gypsum board were added. The gypsum board at the main level is continuous from the 1902 building to the 1960's era addition and likely completed at the same time.

With the exception of the tile wainscot in the bathroom, all walls have painted fiberboard finish on the second level, and a gypsum board finish on the first level. The basement is unfinished concrete and CMU walls at the crawl space. The small storage room in the basement has two walls of 1'-0" wide horizontal wood planks on the interior only. The exposed wood framing is outside of the storage room.

As discussed in the previous section, it appears the original interior finish was painted wood planks followed by wallpaper, which was later covered with gypsum or fiber boards.

The ceilings on the first level are approximately 8'-0" above the finish floor (AFF) and consist of flush acoustic ceiling tile throughout the original 1902 section ***and bedroom of the 1940 addition, and gypsum board ceilings elsewhere***. The ceilings of the second level are sloped at the north and south walls and are approximately 7'-5" AFF in the center of the room and 5'-5" AFF at the lowest ceiling point. The ceilings are assumed to be of similar construction as the exterior second level walls. The basement ceiling has exposed wood floor joists and the underside of the main level wood sub-floor is also exposed. The height to the bottom of the joist is approximately 6'-7¾" AFF and 7'- 4¼" AFF to the top of the joists.

Current Condition:

The condition has mostly remained the same. Wall finishes are generally in good condition and fair condition where cracking was observed (see Walls section for more details). The wood planks of the storage room are in poor condition at the base due to water damage.

Ceiling finishes throughout the building are in good to fair condition with minor cracking, holes, and missing acoustic ceiling tiles. The laundry room ceiling has some peeling paint.

Fig. 1.55 Hardwood floor upstairs bedroom

Fig. 1.56 Linoleum in laundry room

Fig. 1.57 Transition line in hardwood floor in living room at area of second addition

Fig. 1.58 Horizontal floor boards of original building as seen from basement

Floors:

Description:

The house has hardwood floors throughout, with the exception of carpeted stairs to the second level, which likely have hardwood treads below; the concrete basement floor; and linoleum or vinyl sheet in the laundry room and bathroom.

At the first level, the hardwood floor is continuous from the 1902 building into the 1940's addition and is therefore likely a replacement hardwood from the 1940's. There is a prominent butt joint in the living room floor at the area of the second addition indicating that the hardwood floor in only that area is likely original to the 1960's era construction date.

The second level hardwood floors do not match the first level hardwood flooring and could be original to the 1902 building. The in-floor metal heat transfer grates at the second level may also be original to the 1902 building.

The original subflooring can be seen from the basement. Below the original building the floorboards run horizontally, but below the addition the floor boards are narrower and run diagonally. ***Floor boards are supported by wood joists, beams, and columns at the basement.*** Floor boards are painted white in areas and likely reclaimed wood from an unknown source. It is possible these might have originally been exterior siding.

The basement is unfinished with exposed concrete at the floors or dirt in the crawl spaces. The laundry room and bathrooms are covered with linoleum or vinyl.

Current Condition:

Additional conditions were observed at the basement. The concrete basement floor is in fair condition with evidence of standing water, dirt, and cracking. The wood columns at the basement level are in fair condition with wood deterioration at the base due to standing water. The wood joists of the first-floor framing are in fair condition with evidence of joist rotation and lack of connectivity at the supports. Additional investigations should be performed by a Structural Engineer to assess the structural integrity and capacity of the floor framing.

The condition of floor finishes has mostly remained the same. Overall the wood floors are in good to fair condition with staining and minor areas of wear. The linoleum or vinyl sheet

Fig. 1.59 Diagonal floor boards of addition as seen from basement

flooring is in fair to poor condition with staining, water damage, and deterioration. The carpeted areas are in fair condition with visible wear.

Doorways and Doors:

Description:

The basement door to the small storage room is a wood paneled door painted green then white. This may date from the 1902 construction and may have been relocated from another location on the house.

The first level has stained wood or possibly manufactured doors throughout. The bathroom door is painted on the inside and stained facing the hallway. Addition doors match the doors in the original section indicating they may have all been replaced at a later date.

At the second level, the solid wood stile and rail doors and 4" wood trim are painted white. The west bedroom has a folding door to the closet which is not original. There is a wood knee-wall door added during the 1940's addition which leads to the attic above the first level addition.

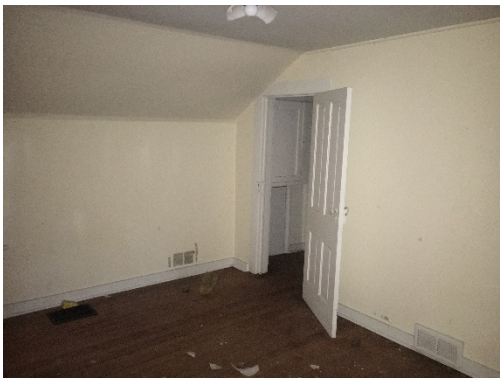


Fig. 1.60 Painted wood door at second level

Current Condition:

The condition has mostly remained the same; however, the door is missing at the kitchen and laundry room. The wood doors and associated trim are typically in good condition with some minor areas of peeling paint or other worn surfaces. Most doorknobs appear to be contemporary brass knobs. The basement storage door has water damage from standing water.

Fig. 1.61 Folding wood door at second level

Fig. 1.62 Stained/painted wood doors on first level

Fig. 1.63 Original painted solid wood door in basement may have been relocated

Fig. 1.64 Stair at basement level

Fig. 1.65 Stair looking up to the second level landing from the first level entrance

Fig. 1.66 Baseboard in second level bedrooms

Fig. 1.67 Baseboard at living room near chimney

Stairways:

Description:

There are two interior stairways in the house. One is centrally located at the first level and faces the main north entrance. It is covered with green carpeting which is assumed to be covering the original wood treads and risers. It does not meet current code requirements for riser and tread dimensions nor does it meet requirements for handrails, as they are not the correct height and do not have adequate extensions at the top and bottom.

The second stair is located directly below to access the basement level. This stair was added during the 1940's era addition when the basement was built. The stair has a straight run of open wood stringer and tread construction with two square posts at the bottom. The treads are very narrow and almost equal to the rise. This stair also does not meet current code requirements.

Current Condition:

The good condition of the first-level stair has remained the same with evidence of wear at carpeted treads. However, the lower-level stair is in poor condition with wood splitting and wood deterioration at the stair base due to standing water.

Decorative Features and Trim:

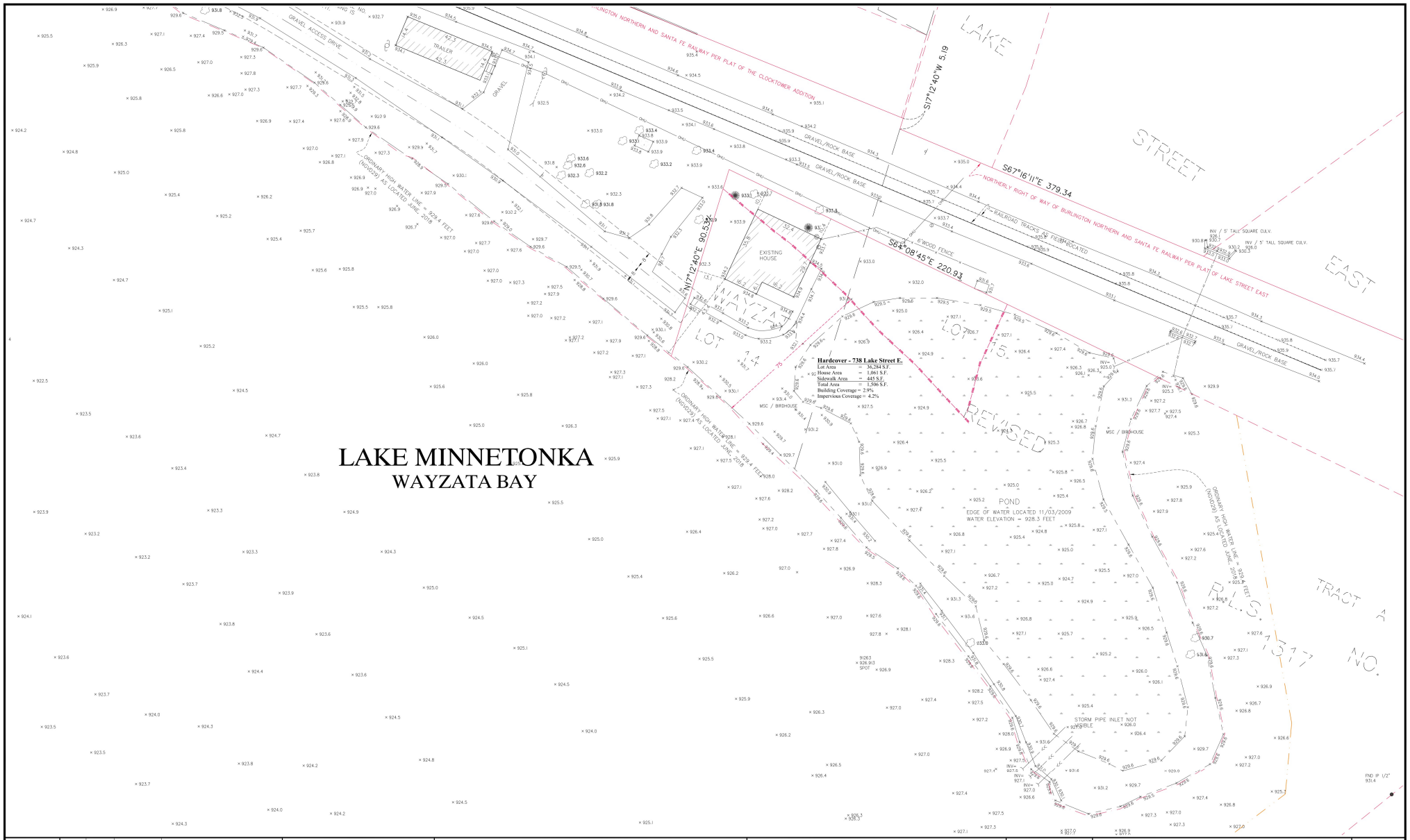
Description:

There is simple wood base with quarter round trim at the floor. All base is solid wood and painted white.

Door and window trim in the 1902 section is a simple squared 1x while the trim in the additions is more contemporary, appearing to have a "ranch" profile. All wood trim is painted white.

Current Condition:

The condition has mostly remained the same. The majority of the wood trim is in good to fair condition with staining, minor surface deterioration, and holes, and poor condition where it is loose.



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LAKE	1	EMW	3/8/2022	ADDED TIES, SETBACK, HC FOR 738 LAKE ST
DRAWN				
DBP/EMW				
CHECKED				
DBP				
DATE				
JUNE, 2018				

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12

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: April 18, 2022	**AGENDA ITEM:** 5.b
TITLE: Consider Adoption of Draft Planning Commission Report and Recommendation of Approval for New Parks and Open Space Zoning District and Zoning Map Amendments	
PREPARED BY: Nick Kieser, Parks Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

In order to implement the goals of the 2040 Comprehensive Plan, City of Wayzata staff is recommending that the City establish a new zoning district for Parks and Open Space. In addition to introducing a new District, staff recommends amending the Zoning Map to rezone nearly all city-owned parks and open spaces to the newly created District. Currently, all subject properties are zoned for a residential use, commercial use, or a Planned Unit Development. The goal of the text and map amendments are to protect and preserve the parcels from any future development and to create a new zoning district that fits the current and future use of the properties.

After conducting a public hearing, staff recommends adoption of the draft report and recommendation of approval.

ACTION REQUESTED:

Consider Adoption of Draft Planning Commission Report and Recommendation of Approval for New Parks and Open Space Zoning District and Zoning Map Amendments

ATTACHMENTS:

1. PC Report and Attachments - Parks Zoning

Staff Report
Wayzata Planning Commission
April 18, 2022

Project Name:	Parks and Open Space Rezoning
Requests:	Zoning Map Amendment
	Zoning Text Amendment
Applicant:	City of Wayzata
Addresses of Request:	Multiple Parcels
Prepared by:	Nick Kieser, Parks Planner

Development Application Introduction

In order to implement the goals of the 2040 Comprehensive Plan, City of Wayzata staff is recommending that the City establish a new zoning district for Parks and Open Space. In addition to introducing a new District, staff recommends amending the Zoning Map to rezone nearly all city-owned parks and open spaces to the newly created District. Currently, all subject properties are zoned for a residential use, commercial use, or a Planned Unit Development. The goal of the text and map amendments are to protect and preserve the parcels from any future development and to create a new zoning district that fits the current and future use of the properties.

Property Information
The addresses and property identification numbers of the city-owned parcels are as follows:

Address	PID
699 Lake St W	**0111723130005**
599 Lake St W	**0111723140047**
499 Lake St W	**0111723410029**
220 Grove La E	**0611722320007**
228 Minnetonka Ave S	**0611722240063**
340 Park St E	**0611722240060**
320 Margaret Cir	**3111822340027**
550 Ridgeview Dr E	**0611722120023**
552 Ridgeview Dr E	**0611722120055**

550 Broadway Ave N	**0611722120007**
570 Broadway Ave N	**3111822440004**
600 Broadway Ave N	**0611722110010**
821 Wayzata Blvd E	**0611722140020**
508 Broadway Ave N	**0611722120012**
831 Superior Blvd	**0611722420048**
738 Lake St E	**0611722420032**
998 Lake St E	**0611722440004**
330 Central Ave S	**0511722330038**
330 Reno St	**0511722330054**
1115 Lasalle St	**0511722320078**
1106 Wayzata Blvd E	**0511722320054**
120 Central Ave S	**0511722320059**
120 Central Ave S	**0511722320060**
1225 Wayzata Blvd E	**0511722230025**
1223 Wayzata Blvd E	**0511722230023**
380 Broadway Ave N	**0611722120010**

Project Location
A proposed zoning map is attached that shows the thirty applicable parcels throughout the city.

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

A. Zoning Text Amendment (§ 903.02.F): Staff proposes to establish a new Parks and Open Space zoning district.

B. Zoning Map Amendment (§ 903.02.F): Staff proposes to rezone the subject properties to a new zoning district: Parks and Open Space District.

Public Hearing Notice
Notice of the public hearing on the Application was published in the *Sun Sailor* on April 8, 2022. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on April 6, 2022.

Community Input
Community Meeting
Staff held a neighborhood meeting on March 10, 2022 to discuss the rezoning proposal. The following primary concerns were discussed:

- Building height – the community noted that the building height should be a maximum one-story

- Open space parcels – the community brought up concerns that residents could believe that the parcels that are not designated as a public park are open to the public to access if they are in the same zoning district.

Zoning Task Force (ZTF)
The ZTF discussed this item at the February 28, 2022 and March 28, 2022 meetings. Discussion focused on the building height, comparison of the long-term plan for various parks and open spaces in the city, and the types of existing structures on the properties. At the March meeting, the ZTF decided to keep the code language as presented, including the reduction of the maximum height in the district from two stories to one story.

Parks and Trails Board (P&T Board)
The P&T Board discussed this item at the March 1, 2022 and March 16, 2022 meetings. The Board was in favor of the rezoning application, but requested that the building height be maintained at two stories to allow more flexibility for future projects if necessary.

Existing Conditions
The proposed parcels to be rezoned are either a public park noted in the Parks and Trails Master Plan or are parcels that are not developed. 11 parcels are part of the parks system and the remaining 15 parcels are open space areas. The parcels that are not developed are mainly wetland areas so the city does not have a plan to develop these properties. Any development of these properties would face significant environmental constraints. Currently, all of the subject properties are either zoned as residential, commercial, or a Planned Unit Development. The proposed parks that are proposed to be rezoned are as follows:

- Klapprich Park
- Shaver Park
- Margaret Circle Park
- Post Office Park
- Heritage Park
- Big Woods
- Nature Center
- Future Eco Park/Section Foreman House

Each of the parks listed above have a future plan for updates listed in the Parks and Trails Master Plan. The Parks and Trails Board and staff are currently working to implement this Master Plan in approximately 8 years. The proposed updates in the Master Plan are incorporated into the current Capital Improvement Plan (CIP). The proposed zoning district was created with the current and proposed conditions for each property under consideration.

Proposed Code Language
Overall, the goal of rezoning the parcels to Park and Open Space is to add an additional layer of protection for these areas from any future development.

Permitted Uses
The proposed code language is attached. The permitted uses are as follows:

A. Public parks, open spaces, playgrounds, swimming pools, natural and recreational areas
B. Park buildings
C. Public docks
D. Public service and water treatment structures
E. Utility substations

The list permitted uses was created to have a broad list of usual park uses to allow for flexibility since each park use is unique. Public service and water treatment structures and utility substations were included in this list because there are currently water treatment structures and utility structures at 340 Park St E (Klapprich Park) and 499 Lake St W. It is staff's intention to avoid the creation any non-conforming uses in this zoning district so these items were included in the list of permitted uses.

Accessory Uses
The accessory uses are as follows:

A. Uses customarily and incidental to the uses permitted in Sections 960.02 and 960.05
B. Off-street parking and loading areas

Items that would be considered as customarily and incidental to the uses permitted would be; rental equipment structures, "little free" libraries, observation towers, fire pits, etc.

Staff is not proposing to include any Conditional Uses.

Setbacks
The proposed language includes a setback requirement of 10 feet from every property line. The main reasoning for this requirement is that in the R-2, R-3A, R-3, R-4A (single-family), R-4 (single-family), zoning districts the side-yard setback minimum is ten feet. Since the proposed properties abut most of these core residential districts it was important to keep a similar setback requirement for any kind of structure placed on these properties.

Lot Requirements
A minimum lot area, width, and depth was not incorporated in this zoning district to avoid the creation of non-conforming lots. There is a significant variety of lot sizes in the proposed zoning district. For example, 120 Central Ave S, which is one of the parcels of Heritage Park, is 884 square feet compared to 340 Park St E, Klapprich Park, is 386,910 square feet. Therefore, creating a lot size requirement would either create non-conformities or the area requirement would need to be extremely low. Another reason is

that this allows flexibility to potentially include additional properties in this zoning district more easily if there is not lot size restrictions.

Building Height

As stated previously, the main topic of discussion with the community, Zoning Task Force, and the Parks and Trails Board revolved around building height. Staff first introduced the code language with a maximum two-story, 30 foot building height requirement. This evoked major discussion to determine if a two-story building would be desired and aesthetically fit within the proposed properties. Hearing from these groups, the consensus was that the building height should be reduced to one-story.

Therefore, staff created a building height requirement that may not exceed one-story or 20 feet. The height of 20 feet was reviewed in relation to the existing structures in the parks system. For example, the Klapprich Park warming house has a maximum building height of 18’8’’.

The only group that desired to keep the building height at two stories was the Parks and Trails Board. The reasoning for their decision was that they did not want to limit the options for future amenities in the parks system to one-story. For example, at one point the Board was exploring an option of a two-story building in Klapprich Park with the platform tennis project. Since then, that project has changed location and scope, but the point was that there could be a reasonable option for a two-story building in the future. In addition, the one-story requirement will create a legal non-conformity for the Section Foreman House, which is two-stories in height. Therefore, if the city ever decided to expand the size of the Section Foreman House, a variance would need to be requested. This House is a unique example because it is on the National Register of Historic Places and the House is in the preservation and restoration process which would keep the House essentially as it currently is. A variance would not be needed for the proposed work to the House at this time. Only if the House is expanded in any way then that work could require a variance.

Review

The criteria to evaluate a Zoning Map and Text Amendment are listed within City Code Section 903.02.F, which is included within the summary at the end of this report. Those criteria include evaluating if the request is in conformance with the present and future uses of the area, conformance with the performance standards of the City Code, and if the application would affect the area in which the development is proposed.

The Zoning Map and Text Amendment requests are legislative reviews and decisions, 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 Planning Commission should recommend approval of the zoning map and text amendment if the Commission determines that there are no substantial adverse effects of the amendment in City Code § 903.02.F

Staff Recommendation
Staff recommends approval of the Zoning Map and Text Amendment for the Parks and Open Space rezoning. Staff believes the new zoning district fits the current and future uses of these properties better and will also help to protect them from any future development. In the 2040 Comprehensive Plan, one guiding principle is Vibrant Parks and City Spaces which has a specific statement, “vibrant City parks and City spaces are essential to Wayzata’s future”. The Parks and Open Space District will support the Parks and Trails Master Plan by designating these properties only for park use instead of permitting residential or commercial uses. Also, the city-owned open spaces that are included in the Park and Open Space zoning district since this fits the current and future use of those properties better than a residential or commercial district.

Primary Questions to Consider
- Does this text and map amendment fit with the City’s 2040 Comprehensive Plan?
- Does the proposed zoning district conform to the current and proposed land uses?

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 can consider adopting the draft *Planning Commission Report and Recommendation of Approval* that is attached.

Attachments
- Proposed code language
- Applicable Sections of the Parks and Trails Master Plan
- Proposed Zoning Map
- Draft Report and Recommendation of Approval

Applicable Code Provisions for Review

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

2040 Comprehensive Plan Amendment

Guiding Principles of the Comprehensive Plan

Charming

- **Fostering charm in a community known for its small-town character requires intentionality and purpose. A stronger focus on design – sending developers back to the proverbial drawing table to bring a more tasteful proposal – is a check that would go a long way.** City residents want to connect to the City's shared spaces. City spaces can be plain, or they can be charming – it is just a question of thoughtfulness. **Visitors and residents connect to places that evoke a sense of belonging, and a sense of nostalgia.** Wayzata – by nature, as it is located on the shore of Lake Minnetonka – evokes these feelings. **The challenge for the City is to make charm an utmost priority not only in new developments but in every aspect of the City's lifecycle.** Placing emphasis on the arts, for example, is something that allows passers-by and visitors to slow down and enjoy the City. **Development should be small and intimate, creating room for "randomness."**

Walkable and Pedestrian Friendly

- A walkable and pedestrian friendly environment leads to a greater vibrancy in the community, reduces social isolation, and leads to healthier and happier communities. **Wayzata is primed for increasing its walkability: it is compact, has great connectivity potential, and counts with a demographic that is highly interested in walkable spaces.** The argument for a more pedestrian oriented community goes beyond the social and health benefits it provides – walkable communities also lead to increased economic activity.
- **In order to foster a more walkable community, it is key to create safe and physically enticing spaces, convenient locations to go to and from, and routes that are welcoming to pedestrians.** City ordinances and design standards relating to sidewalk widths would have to be revisited, commercial space design would have to be evaluated through a pedestrian centric lens as human scale spaces need to be at the forefront of any new development.
- For Wayzata to be more walkable, development needs to occur on a smaller human scale – **smaller parks near neighborhoods**, small node development for small economic activity in otherwise traditionally residential neighborhoods, and housing within traditionally commercial spaces.

Healthy, Engaged and Active

- The built environment has a direct impact on the community's health, engagement, and activity level. Thoughtful and intentional City planning can foster greater levels of activity, engagement and positively impact human health. Healthy communities are communities where residents have easy access to good nutrition, access to transportation, and **plenty of physical activity opportunity.**
- **Easily accessible physical activity is another area of opportunity in Wayzata. Enhanced parks, greater access, recreation and enrichment opportunities could be greatly enhanced, making physical activity and the outdoors part of the Wayzata community's daily life.**

Vibrant Parks and City Spaces

- **Vibrant City parks and City spaces are essential to Wayzata's future.** Parks provide mental health benefits to residents, opportunities for physical activity, and bring the important nature connection to daily routines. City spaces allow residents and visitors to come together, create a sense of belonging, and encourage walkability. **Wayzata, through the upcoming robust Parks and Trails System Master Plan, can revive its park spaces and transform them into inter-generational centers with opportunities and spaces from young families to older generations.** Connecting the parks and city spaces are also crucial for Wayzata's vitality. **While Wayzata has plenty of park land, some spaces feel forgotten. The Nature Center is the key example of a place that could be reinvented to further connect residents and visitors with nature, and provide opportunities for physical activity.**
- **Recreation opportunities can be further enhanced by improved Wayzata parks and recreation.** The work currently being carried out through partnerships fostered by the Lake Effect Conservancy (with the YMCA, Wayzata Sailing School, Wayzata School District, Interfaith Outreach, and Science Museum of Minnesota) is a fantastic step in that direction, so the focus should be on enhancing those partnerships and centralizing them at the City level so as to enhance access and grow the number of programs offered.

Connected

- City-wide connectivity is a topic that came up repeatedly throughout the visioning process. Wayzata residents and stakeholders want to interact with the City in ways they haven't interacted before. To achieve a fully connected and vibrant City, Wayzata should approach connectivity from a multidimensional standpoint. **Parks, trails, and City spaces systems should be linked to each other. Pedestrian focus should be a high priority.** A transportation system that better addresses both intracommunity and intercommunity mobility should be considered.
- **Additionally, connectivity could be greatly enhanced if green networks were created throughout the City.** The wetlands on the Nature Center could serve as a main green artery connecting Wayzata Boulevard to the downtown area. The

more visibility there is between City nodes, the more natural mobility between them can occur.

Zoning Map and Text Amendment (§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.

CHAPTER 960 - P PARK AND OPEN SPACE DISTRICT

960.01 Purpose.

The purpose of the P District is to provide a district for public parks, open spaces, natural areas, and recreational uses.

960.02 Permitted Uses.

Subject to applicable provisions of this Ordinance, the permitted uses in the P District are:

A. Public parks, open spaces, playgrounds, swimming pools, natural and recreational areas
B. Park buildings
C. Public docks
D. Public service and water treatment structures
E. Utility substations

960.03 Interim Uses.

No interim uses are allowed in the P District.

960.04 Accessory Uses.

Subject to applicable provisions of this Ordinance, the accessory uses allowed in the P District are:

A. Uses customarily and incidental to the uses permitted in Sections 960.02 and 960.05
B. Off-street parking and loading areas

960.05 Conditional Uses.

No Conditional Uses are allowed in the P District.

960.06 Lot Size and Setbacks.

The following minimum requirements must be met for all lots and structures in the P District, subject to additional requirements, exceptions, and modifications set forth in this Ordinance:

A. Minimum Lot Size:
    1. Lot Area: No minimum
    2. Lot Width: No minimum
    3. Lot Depth: No minimum

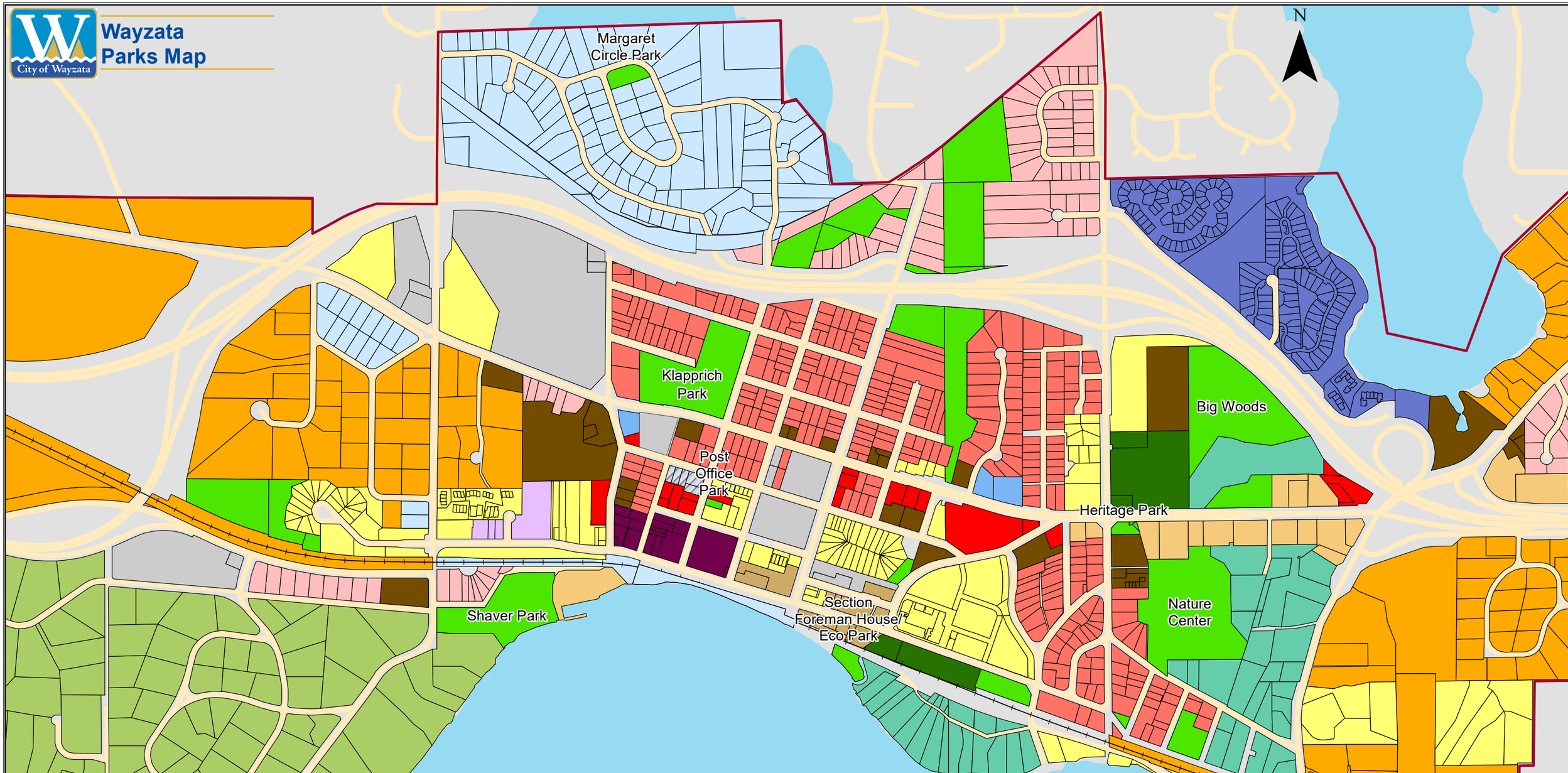
B. Minimum Setbacks for Principal and Accessory Structures:
    1. Front Yard: 10 feet
    2. Side Yard: 10 feet
    3. Rear Yard: 10 feet

960.07 Building Height.

All buildings in the P District may not exceed a height of one story or 20 feet.

Wayzata Parks Map

City of Wayzata



Zoning Designation

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

0 0.1 0.2 0.3 0.4 0.5 Miles

Map Updated: April 5, 2022

KLAPPRICH PARK + BELL COURTS

EXISTING CONDITIONS

Klapprich Park is at the center of the Wayzata park system located off of Wayzata Boulevard and Minnetonka Avenue North. Klapprich Park is considered an "active park" and includes many facilities including picnic tables, a softball diamond, a multi-use field, a permanent hockey rink that serves as a seasonal off-leash dog park, a warming house, a large hill for sledding and viewing the park, and a playground. Being restricted in size, the ball diamond is predominantly used by younger children. The multiuse field is in good condition, but is left unstriped, making it available for casual use and pick-up games. This park attracts users all year with the hockey rink, and a popular, but unofficial sledding hill during the winter months. The warming house is open 3:00-10:00pm on weekdays and 10:00am-10:00pm on weekends and when school is not in session. The warming house is small and fairly distant from the hockey rink. The playground has two traditional structures that are in fair condition, but do not meet current ADA accessibility standards. A few picnic tables, surrounded by a number of large shade trees, are also located near the playground.

Bell Courts is adjacent to Klapprich Park and separated only by Park Street East. Bell Courts Park, originally called the Tourist Park by local residents, features three striped tennis courts, two of which are striped to accommodate pickleball; two bocce courts; and a grill and picnic tables. The bocce courts are popular with local residents and are currently reserved in the summer by the bocce leagues. The Louise H. Bell cabana overlooking the courts was a gift to the city in the mid-1960s from the James Ford Bell family. This facility has recently been renovated with restrooms.

The City Water tower and water treatment facility are located on the site as well as several existing telecommunication facilities. These telecommunication utilities have future plans for relocation to the City's new monopole, but have been designed around for this plan.

Existing playground outdated and inaccessible.

Existing hillside showing erosion on non-accessible route.

Existing tennis facility at Bell Courts

THE PROPOSED DESIGN

Klapprich Park and Bell Courts are intended to be utilized in a similar fashion as today, but with improvements that will create more opportunities for year-round and multi-generational use. Currently, the north and east sides of Klapprich Park are disjointed with steep grades and few walking paths.

The current maintenance drive is proposed to be modified to allow for drop-off and additional ADA accessible parking spaces adjacent to the proposed playground. The outdated and inaccessible playground is proposed to be replaced with an ADA accessible route for inclusive play built into the hillside. Play options will be expanded with a new nature play element tucked into the trees near the top of the hill.

The existing softball diamond will remain for casual play and use by youth teams. The existing hockey rink/ dog park is to remain in in its current configuration.

Klapprich Park Plan proposed to provide several winter recreational opportunities, including the current ice skating and sledding activities.

Bell Courts will retain its primary uses, but this master plan will expand the tennis court and move the bocce courts to accommodate four new pickleball courts, while retaining two doubles tennis courts. Minimal improvements to the north side of Bell Courts Park include additional screening between adjacent residences and an additional butterfly garden surrounding the existing water tower.

Additional street improvements are proposed to accommodate safer crossings and dedicated bike sharrow lanes.

Updated Play

Nature Play

Dog Park

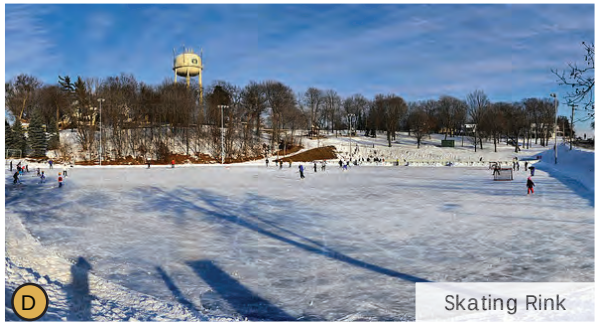
KLAPPRICH PARK + BELL COURTS PROPOSED PLAN

KLAPPRICH PARK + BELL COURTS WINTER PLAN

IMPROVEMENT OVERVIEW

- renovated and relocated ADA accessible playground
- addition of nature play
- addition of four (4) pickleball courts
- renovated tennis courts and bocce courts
- renovated existing diamond and field
- renovated Bell Court building
- addition/renovation of new and existing trails
- renovated driveway/drop-off and ADA accessible parking
- pedestrian crossing improvements
- expansion of existing warming house/ storage building

Sledding Hill



Skating Rink

WAYZATA BEACH + SHAVER PARK EXISTING CONDITIONS

WAYZATA BEACH + SHAVER PARK

EXISTING CONDITIONS

Wayzata beach is located on the south side of Lake Street East near the Dakota Trail trailhead. Given to the citizens of Wayzata in 1930 by the first Mayor, Rufus Rand, Wayzata's swimming beach is a favorite among local families. A seasonal concession stand gives park users the opportunity to stay at the beach throughout the day. Picnic tables and Adirondack chairs available throughout the park provide places to eat and view the lake. The existing playground has a central location, but its traditional play style and open layout should be updated to current standards and trends. A swimming dock provides access to the lake for swimmers of all abilities.

The beach, located at 220 Grove Lane East, is open to the public from mid-June to mid-August. A lifeguard is on duty from noon until 6:00 PM, seven (7) days a week. The beach is not guarded on any day that the air temperature is at or below 65 degrees Fahrenheit and remains so during regular hours. This beach is located just across the walking bridge, east of Shaver Park and close to the Dakota Rail Trail trailhead.

Shaver Park is located on the west side of Wayzata Beach, south of Grove Lane. The park includes a connection to the regional trail system, an existing sand volleyball court, a picnic and grilling area, as well as the historic Trapper's Cabin.

Existing parking lot dead-end and beach entrance.

Existing showers hidden behind the building.

Existing historic Trapper's Cabin.

WAYZATA BEACH + SHAVER PARK PROPOSED PLAN

PROPOSED DESIGN

Preserving the character and general feel of the park, while optimizing spaces to provide residents with the best experience, was the primary consideration when evaluating improvements in this area. The reconfigured parking is proposed to allow for easier access and drop-off. This change would simply close off the mid-access point between the two lots and provide a drop-off and circulation area between the sections of the lot at the south. This would also eliminate the dead-end parking and create a new sense of entry. A new picnic/dining plaza would provide more eating and gathering space around the existing concessions building at the entrance. The showers would be moved from their current location behind the concession building to the beach entrance. This will make clean up after a day at the beach easier.

A new play structure will open up views to the lake, while providing children with more exciting opportunities to climb and explore. The playground will be placed in the same location. The beach will be retained in virtually the same footprint. Expansion of the beach was explored, but many residents felt the green space was valued for lounging, picnicking, and keeping things out of the sand. Provide more Adirondack chairs and picnic tables along the grassy areas and in the shade to better utilize green spaces. A new shade structure is suggested to provide more opportunities for gathering and may include a gas firepit for extended seasonal use. It is to be noted that the shelter is adjacent to a natural area that is to be preserved.

The lagoon, boat slips, and boat access are to be preserved and maintained, as necessary. The small peninsula near the access is an existing gathering area that provides a space for relaxation. This area is proposed to be enhanced with hammock poles that double as art features. The hammock poles also protect trees in this area, by providing a dedicated space for the popular activity. In the future, there may be opportunities for hammocks to be rented to visitors who may not have one themselves.

Shaver Park will include a new drainage swale to help move water from the flat land near the volleyball court to the lake, while improving water quality and providing a buffer between the park and private residences. This will allow for easier maintenance and increased use of the volleyball court and surrounding area.

The addition of rentals is important to the Parks and Trails Board, to help fill a need and support the

A Updated Play

B Shade Structure

C Art/Hammock Poles

D Rental Rack/Paddle Share

Share programs/rentals are becoming increasingly common in the Twin Cities with everything from cars, to clothes. Recreational opportunities are available with Nice Ride Bicycles and the Mississippi River Paddle Share. These systems are self-operated and rely on partnership organizations. The City of Wayzata should consider partnerships for rental opportunities.

E Canoe/Kayak Launch

greater community for increased access to Lake Minnetonka. Rentals have been proposed in this park because of the prime location and connection to Lake Minnetonka and the Dakota Trail. The canoe/kayak rental racks are proposed to be located west of the lagoon, to provide more convenient access into the lake without taking up valuable beach access. A canoe/kayak access dock at the south end of the lagoons could provide improved accessibility directly into the lake. An additional rental building is proposed at the far north end of the lagoons, near the parking lot and Dakota Trail trailhead. This could provide a space for other non-water rentals such as bicycles, hammocks, beach chairs, and umbrellas, etc. The City should explore partnerships for rental services.

IMPROVEMENT OVERVIEW

- reconfigured parking lot
- drainage improvements
- renovated play area
- renovated volleyball court
- renovated and expanded park building
- relocated showers
- addition of shade structure + firepit
- addition of rental facility, racks + access docks
- addition of picnic/ entry plaza
- addition of hammock/art poles

MARGARET CIRCLE PARK EXISTING CONDITIONS

MARGARET CIRCLE PARK

EXISTING CONDITIONS

Located on the north side of Wayzata, Margaret Circle Park features a neighborhood field. This small, open green space park was deeded to the City as dedicated park land by Roger Fazendin, who was the developer of the Margaret Circle subdivision.

During the warmer months, the park is used by the surrounding neighborhood for various types of play. During the winter months, the city floods the park and utilizes the space as an ice rink that is used by a broader population than just those residents of the neighborhood. The park does not get as much use during the rest of the year, due to drainage issues. Maintenance and mowing of the field is problematic for City staff because of the wet soil conditions.

The current lack of drainage prevents the field from being used during the spring and during wet conditions.

Winter skating is a beloved community asset at this park.

MARGARET CIRCLE PARK PROPOSED PLAN

PROPOSED DESIGN

Because of the quiet neighborhood location, the park will remain as is, with some minor improvements. The field will be improved with drain-tiles or other drainage improvements to help get water to a new raingarden. The existing trees bordering the field are mostly Green Ash,and will need to be replaced or treated. Other improvements include adding Adirondack chairs, a picnic table, and park signage.

IMPROVEMENT OVERVIEW

- Field drainage improvements
- Addition of raingarden
- Misc. signs, trees, furniture

Rain Garden

Adirondack Chairs

NATURE CENTER EXISTING CONDITIONS

NATURE CENTER

EXISTING CONDITIONS

This natural park and trail area is located south of Wayzata Boulevard and west of Bushaway Road, in the Old Holdridge Neighborhood. There are two entries to the park; one on Central Avenue South, behind the Boardwalk Apartments, and the other on LaSalle Street.

In 1977, the City of Wayzata began development of a 13.5 acre natural park area. The park was constructed in 1978 and included natural and boardwalk pathways, an observation overlook, educational signage, and an informal parking area.

It has been noted that, beginning in the mid-1980's, the Nature Center was not being utilized as originally intended or anticipated by the public. Additionally, the Nature Center became challenging to maintain both financially and practically. Vandalism was prevalent throughout the park.

The area has since been closed to the public. The Nature Center is, however, an important area as it relates to stormwater management and its wetland areas function as a filter for runoff, before it enters Lake Minnetonka.

The old boardwalk remnants still exists.

View of the closed park from La Salle Street.

Access from the Boardwalk apartments easement is restricted with fencing and a collapsed bridge.

NATURE CENTER PROPOSED PLAN

PROPOSED DESIGN

The Nature Center is a valuable, passive, natural park, with a lot of potential to become a jewel of the Wayzata Park System. The proposed design for this park will optimize use with loop walking trails, while maintaining consciousness of total investment.

Boardwalks are costly, but are needed to provide a full loop around this park, due to wetland conditions. The design proposed to use existing upland to provide natural surface walking paths around most of the park, and provide boardwalk only where needed. A modest observation tower would provide visitors with a place to bird-watch and see a 360 degree view of the park. Interpretive signage is suggested to be staggered throughout the park to provide visitors with information about native species, habitats, and wildlife.

Access to the park is proposed to be restored with a main entry and parking located on LaSalle Street, at the southern end of the park. There are two other proposed access points to the park - from the Boardwalk Apartments easement, off Central Avenue on the west, and a new connection off of Wayzata Boulevard, to the business district to the north.

IMPROVEMENT OVERVIEW

- Entry and parking Improvements
- Renovation of strategic sections of boardwalk
- Addition of natural surface walking trails
- Addition of observation tower
- Habitat improvements
- Misc. interpretive signage, seating, etc.

Observation Tower

Boardwalk

Interpretive Signage

BIG WOODS PRESERVE EXISTING CONDITIONS

BIG WOODS PRESERVE

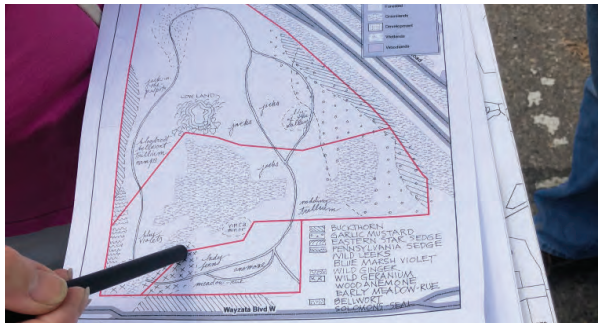
EXISTING CONDITIONS

This park is located east of the Colonial Square shopping center, north of Wayzata Boulevard. A walking trail is located in this woodland preserve.

The Big Woods Preserve is one of the last metro remnants of a hardwood forest, which once covered all of central Minnesota and the East Coast. Within the 23-acre site are 14 acres of protected land featuring native wildflowers in the spring and the spectacular fall beauty of a forest filled with sugar maples and basswood trees. Annually, when the sap becomes active, maple tree tapping is a fun and educational activity for residents. The thick forest provides a buffer for the City from the adjacent Highway 12.

14 acres of the site were preserved under a conservation easement in 2004 by the citizens of Wayzata in partnership with private donors and The Retreat (a recovery organization that occupies a portion of the site). A rustic path invites visitors to walk through the park. Six parking stalls are dedicated to park use.

Existing parking lot/entry to the park and retreat center.



Park board member show present species.

The Preserve is public land and a Wayzata City Park.

BIG WOODS PRESERVE PROPOSED PLAN

PROPOSED DESIGN

This special wooded area in the heart of Wayzata should be appreciated by more residents. During this process, it was made clear that very few residents knew that this was a Wayzata park. New park signage at the entrance, potential additional access points, and interpretive signage will improve the park for visitors. Additionally, street improvements on Wayzata Boulevard should be explored to include a mid-block pedestrian crossing and traffic calming measures.

IMPROVEMENT OVERVIEW

- Addition of entry/park signage
- Renovate natural surface trail
- Misc. signs, benches, and restoration efforts
- Street/crossing improvements

Interpretive Signage

Wayfinding Signage

Natural Surface Trail

HERITAGE PARK EXISTING CONDITIONS

HERITAGE PARK

EXISTING CONDITIONS

From 1912 to 2000, this property was known as Batson's Corner, as the Batson family owned and farmed this area of land. The small park honors the City's heritage, as well as those who served in the armed forces. A veterans' memorial is located on the east side of the park.

The park offers several perennial gardens and features a public bus shelter, extensive landscaping, a brick-lined walking path, and a number of benches, which recognize local residents and families. The park is used for community gatherings and annually for Veteran's Day and Memorial Day ceremonies.

Existing entry and signage from Central + Wayzata Blvd.

Existing border along Wayzata Boulevard.

Built in seating, leaves little room for flexibility.

HERITAGE PARK PROPOSED PLAN

PROPOSED DESIGN

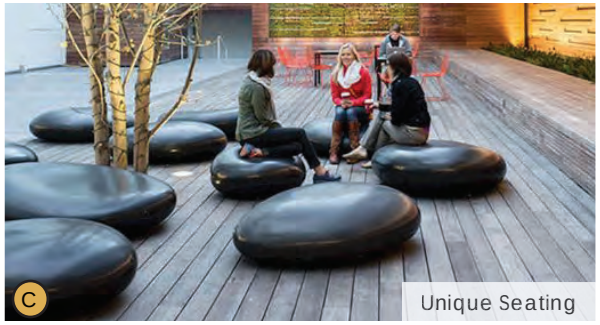
The proposed plan adds minor elements to make the park more usable and inviting. A new, small games/ picnic area is centered toward the entry. Additional movable Adirondack seating will allow for more comfortable seating. Additional connections to the bus stop open up the park to people passing by or waiting for the bus. A more direct connection to the adjacent business district to the east should be further explored.

IMPROVEMENT OVERVIEW

- Addition of picnic/ game tables and various seating
- Connections to business district

Picnic/Game Table

Adirondack Chairs



Unique Seating

POST OFFICE POCKET PARK EXISTING CONDITIONS

POST OFFICE POCKET PARK

EXISTING CONDITIONS

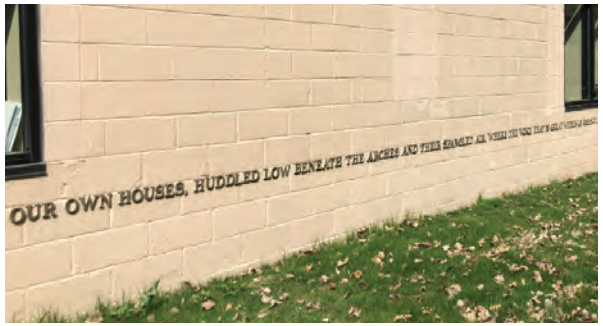
Post Office Pocket Park is located on Minnetonka Avenue South across the street from the historical 1941 WPA Wayzata Post Office. It offers a quiet place to read or meet and chat with friends. Each year, volunteers plant flowers and maintain the gardens in the park.

Designed by internationally renowned, Minneapolis based artist Siah Armajani, this small "pocket park" was a gift to the city from Lucy and Judy Dayton in 1996. It is meant to be a calming place for people to meet and enjoy. The layout and design of the benches in the park contribute to the park's artistry. Armajani's design begins with a sculpture entrance to the park and leads to a boardwalk loop with benches he designed to encourage visitors to pause. He also chose the poetry affixed the building adjacent to the park.

PROPOSED DESIGN

This quiet "old Wayzata" pocket park will remain preserved.

Existing entry gateway/sculpture.



An existing quote along the building.

Existing custom benches along the wood-planked path.

ECO PARK EXISTING CONDITIONS

ECO PARK

EXISTING CONDITIONS

Located along the northern shore Lake Minnetonka this site features the existing Section Foreman House, a historic railroad structure, as well as a storm water treatment basin.

WAYZATA LAKE EFFECT
Public Open House 8/16/2018

LAKE EFFECT WAYZATA · Solution Blue · SNOW KREILICH ARCHITECTS · CIVITAS

ECO PARK PROPOSED PLAN

PROPOSED PLAN

The Eco Park will be located on the east end of Wayzata's lakefront, east of the Broadway Avenue community docks. One of the most significant changes proposed to the Eco-Park is the boardwalk itself. Rather than a static pier that reaches out into the marsh land, the boardwalk is proposed to create a loop taking visitors through several plant communities. This new experience creates many opportunities for learning about the variety of plants and animal species that are integral to this the lake ecosystem.

Additionally, an environmental education center is suggested to be housed within the historic Section Foreman House, providing a convenient location for local schools to come and learn about diverse ecosystems, as well as an intergenerational community center.

Proposed Eco Park

WAYZATA PLANNING COMMISSION

April 18, 2022

REPORT AND RECOMMENDATION OF APPROVAL OF NEW PARKS AND OPEN SPACE ZONING DISTRICT AND REZONING OF CERTAIN PROPERTIES TO SUCH DISTRICT

DRAFT

SUMMARY OF RECOMMENDATION

Approval* of a new Zoning District for Park and Open Spaces within the City, and the Rezoning of certain properties within the City to such new Zoning District

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REPORT AND RECOMMENDATION

Section 1. BACKGROUND

1.1 Zoning Ordinance Amendments (text and map). City planning staff recommends the addition of a new Zoning District in the Zoning Ordinance related to park and open spaces within the City, and the rezoning of certain properties within the City listed on Attachment B (the "Properties") to such new Zoning District. A draft amendment to the Zoning Ordinance (Part IX of City Code) has been prepared by City Staff and is attached to this Report as Attachment A (the "Zoning Ordinance Amendments").

1.2 Notice and Public Hearing. A neighborhood meeting on the Zoning Ordinance Amendments was held on March 10, 2022 in accordance with City policy. Notice of the public hearing on the Zoning Ordinance Amendments was published in the *Sun Sailor* on April 8, 2022 and on the City's website. The public hearing on the Zoning Ordinance Amendments was held at the April 18, 2022 Planning Commission meeting.

Section 2. STANDARDS

DRAFT

2.1 Zoning Ordinance Amendments. City Council has the discretion and authority under state law and City Code to amend the City's Zoning Ordinance (Text or Zoning Map). In considering a proposed amendment to the Zoning Ordinance under Sec. 903.02.F of the Zoning Ordinance, the Planning Commission and City Council must consider the possible adverse effects of the proposed amendment. Their judgment shall be based upon (but not limited to) the following factors:

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

B. The proposed use's conformity with present and future land uses of the area.

C. The proposed use's conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).

D. The proposed use's effect on the area in which it is proposed.

E. The proposed use's impact upon property value in the area in which it is proposed.

F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.

G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

Section 3. FINDINGS OF FACT

Based on the materials submitted by City Staff, the Staff report, comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Zoning Ordinance Amendments. The Planning Commission has considered all of the factors of Sec. 903.02.F of the Zoning Ordinance and finds that the proposed Zoning Ordinance Amendments would not have any adverse effects, and instead would better reflect the current and future use of parks and open spaces within the City. The Zoning Ordinance Amendments meet the applicable standards in that:

A. The Zoning Ordinance Amendments do not contravene any policies and provisions of the official City Comprehensive Plan, and would instead better implement the policies and goals for parks and open spaces within the City. The P District allows more protection and preservation of the

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properties and contributes to the Guiding Principle of Vibrant Parks and City Spaces.

B. The Zoning Ordinance Amendments would conform to the present and future land uses within the City. The City of Wayzata Parks and Trails Master Plan outlines future plans for the parks in the City. The P District was created to support the existing uses and structures as well as the future proposed uses and structures noted in the Master Plan.

C. The Zoning Ordinance Amendments would conform to all performance standards contained in the Zoning Ordinance, and improve the standards for parks and open spaces within the City, better aligning them with current and future uses of such areas.

D. The Zoning Ordinance Amendments would not have a negative effect on any areas of the City, including parks and open spaces, and the areas surrounding them. The new P District will not change any future plans for the applicable properties, but instead, will help to protect the areas from any future negative impacts.

E. The Zoning Ordinance Amendments would not have any known effect on property values in the City.

F. There would be no additional traffic generation caused by the proposed Zoning Ordinance Amendments.

G. The Zoning Ordinance Amendments would not negatively impact existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Zoning Ordinance Amendments.

Adopted by the Wayzata Planning Commission this 18th day of April 2022.

Attachments:
Attachment A: Zoning Ordinance Amendments
Attachment B: Rezoned Properties

DRAFT

CITY OF WAYZATA

HENNEPIN COUNTY, MINNESOTA

DRAFT ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ADD A NEW PARKS AND OPEN SPACE ZONING DISTRICT AND TO REZONE CERTAIN PROPERTIES TO SUCH ZONING DISTRICT

WHEREAS, City planning staff and the Planning Commission recommend the addition of a new Zoning District in the Zoning Ordinance related to park and open space areas within the City, and the rezoning of certain properties within the City to such new Zoning District, all as detailed in the Report and Recommendation of the Planning Commission dated April 18, 2022 (the "PC Report"); and

WHEREAS, the City Council pursuant to Resolution No. _____ (the "Resolution") has adopted the findings and recommendation of the PC Report.

NOW THEREFORE, THE CITY OF WAYZATA ORDAINS:

Section 1. Amendment Zoning Ordinance. A new Chapter 960 is hereby added to the Zoning Ordinance, Part IX of City Code, to read in its entirety as follows:

CHAPTER 960 - P PARK AND OPEN SPACE DISTRICT

960.01 Purpose.

The purpose of the P District is to provide a district for public parks, open spaces, natural areas, and recreational uses.

960.02 Permitted Uses.

Subject to applicable provisions of this Ordinance, the permitted uses in the P District are:

A. Public parks, open spaces, playgrounds, swimming pools, natural and recreational areas
B. Park buildings
C. Public docks
D. Public service and water treatment structures
E. Utility substations

960.03 Interim Uses.

No interim uses are allowed in the P District.

960.04 Accessory Uses.

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Subject to applicable provisions of this Ordinance, the accessory uses allowed in the P District are:

A. Uses customarily and incidental to the uses permitted in Sections 960.02 and 960.05
B. Off-street parking and loading areas

960.05 Conditional Uses.

No Conditional Uses are allowed in the P District.

960.06 Lot Size and Setbacks.

The following minimum requirements must be met for all lots and structures in the P District, subject to additional requirements, exceptions, and modifications set forth in this Ordinance:

A. Minimum Lot Size:
   1. Lot Area: No minimum
   2. Lot Width: No minimum
   3. Lot Depth: No minimum

B. Minimum Setbacks for Principal and Accessory Structures:
   1. Front Yard: 10 feet
   2. Side Yard: 10 feet
   3. Rear Yard: 10 feet

960.07 Building Height.

All buildings in the P District may not exceed a height of one story or 20 feet.

Section 2. Rezoning. The Official Zoning Map of the City of Wayzata is hereby amended to change the Zoning District designation of the properties identified on Attachment B of the PC Report to P Park and Open Space District.

Section 3. Effective Date. This Ordinance will become effective upon passage and publication.

Adopted by the City Council this ___ day of _____, 2022.

_____
Johanna Mouton
Mayor

ATTEST:

DRAFT

_____
Jeffrey Dahl
City Manager

First Reading:
Second Reading:
Publication:

DRAFT

Attachment B

Address	PID
699 Lake St W	**0111723130005**
599 Lake St W	**0111723140047**
499 Lake St W	**0111723410029**
220 Grove La E	**0611722320007**
228 Minnetonka Ave S	**0611722240063**
340 Park St E	**0611722240060**
320 Margaret Cir	**3111822340027**
550 Ridgeview Dr E	**0611722120023**
552 Ridgeview Dr E	**0611722120055**
550 Broadway Ave N	**0611722120007**
570 Broadway Ave N	**3111822440004**
600 Broadway Ave N	**0611722110010**
821 Wayzata Blvd E	**0611722140020**
508 Broadway Ave N	**0611722120012**
831 Superior Blvd	**0611722420048**
738 Lake St E	**0611722420032**
998 Lake St E	**0611722440004**
330 Central Ave S	**0511722330038**
330 Reno St	**0511722330054**
1115 Lasalle St	**0511722320078**
1106 Wayzata Blvd E	**0511722320054**
120 Central Ave S	**0511722320059**
120 Central Ave S	**0511722320060**
1225 Wayzata Blvd E	**0511722230025**
1223 Wayzata Blvd E	**0511722230023**
380 Broadway Ave N	**0611722120010**

	PID	Address	Legal Description
1.	0111723130005	699 Lake St W Wayzata, MN 55391	That part of the South 405.6 feet of Lot 62, and that part of Lot 55, Auditor's Subdivision No. 184 Hennepin County, Minnesota, lying west of Westlake.
2.	0111723140047	599 Lake St W Wayzata, MN 55391	Outlot C, Westlake
3.	0111723410029	499 Lake St W Wayzata, MN 55391	Outlot A, Westlake
4.	0611722320007	220 Grove La E Wayzata, MN 55391	Lot 35, Auditor's Subdivision No. 184, according to the recorded plat thereof, Hennepin County, Minnesota; And, Lot 26, Auditor’s Subdivision No 184, according to the recorded plat thereof, Hennepin County, Minnesota, except that part described as follows: Beginning at the most Southerly corner of Tract D, Registered Land Survey No. 959, files of the Registrar of Titles, Hennepin County, Minnesota; thence south along the East line of said Lot 26 to the Southeast corner thereof; thence West along the South line thereof 17 feet; thence Northeasterly to the point of beginning; And, Lot 14, Davies Addition to Wayzata Lake Minnetonka, according to the plat thereof, except that part described as follows: Those parts of Lots 12 and 14, and that part of adjoining vacated Grove Lane (formerly known as Willow Lane), all in Davies Addition to Wayzata Lake Minnetonka, described as beginning at the intersection of the North line of said Lot 14 with a line drawn parallel with and 20 feet Southeasterly, measured at right angles to the Northwesterly line of said Lot 14, from the Northwesterly line of said Lot 14 and its extension; thence Southwesterly along said parallel line a distance of 33 feet; thence Southwesterly to a point on the Easterly extension of the Southerly line of said Lot 12 distant 20 feet Easterly from the Southeasterly corner of said Lot 12; thence Westerly along said extension and along said Southerly line a distance of 41.35 feet,

	PID	Address	Legal Description
			more or less, to a line drawn parallel with and 20 feet Northwesterly, measured at right angles to the Southeasterly line of said Lot 12, from the Southeasterly line of said Lot 12 and its extension; thence Northeasterly along said parallel line to the North line of said Lot 12; thence Easterly along said North line and its extensions to the point of beginning, according to the recorded plat thereof; And, The right of way of Grove Street, as dedicated by said plat of Davies Addition to Wayzata Lake Minnetonka, except that part described as follows: All that part of Grove Street vacated lying Easterly of a line drawn from the Southeast corner of Tract A, Registered Land Survey No. 959, files of the Registrar of Titles, Hennepin County, Minnesota, to the most Northerly corner of Tract B, said Registered Land Survey No. 959, and there ending, according to the recorded plat thereof.
5.	0611722240063	228 Minnetonka Ave S Wayzata, MN 55391	Northeasterly 55 feet of Lots 3 and 4, Block 5, Wayzata “Revised”, Hennepin County, Minnesota.
6.	0611722240060	340 Park St E Wayzata, MN 55391	Lot 7, Auditor’s Subdivision No. 184 Hennepin County, Minnesota; And, That certain Public Park dedicated upon the plat of Wayzata Addition, bounded on the North by Gardner Street, on the South by Garrison Street, on the East by Minnetonka Avenue and on the West by Outlot 13 of Wayzata “Revised”.
7.	3111822340027	320 Margaret Cir Wayzata, MN 55391	That certain Park dedicated to the Public upon the plat of Fazendin’s Addition, and situated in Block 2 of such addition, Hennepin County, Minnesota.
8.	0611722120023	550 Ridgeview Dr E Wayzata, MN 55391	That part of Outlot 9, Wayzata "Revised" Hennepin County Minnesota, lying South of the right of way of the Electric Short Line Railway Company.
9.	0611722120055	552 Ridgeview Dr E Wayzata, MN 55391	Outlot A, Wayzata Countryside Second Addition

	PID	Address	Legal Description
10.	0611722120007	550 Broadway Ave N Wayzata, MN 55391	That certain Park dedicated to the Public upon the plat of Wayzata Countryside, Hennepin County, Minnesota
11.	0611722120016	550 Broadway Ave N Wayzata, MN 55391	Outlot 6, Wayzata "Revised"
12.	3111822440004	570 Broadway Ave N Wayzata, MN 55391	That part of the SE 1/4 of the SE 1/4 lying Southeasterly of R.R. right of way and Westerly of Way Woods, Section 31, Township 118, Range 22, in the City of Wayzata.
13.	0611722110010	600 Broadway Ave N Wayzata, MN 55391	Lots one (1) to fourteen (14), inclusive, Block four (4), and Lots one (1) to fourteen (14), inclusive, Block five (5), all in Minnetonka Arlington Heights.
14.	0611722140020	821 Wayzata Blvd E Wayzata, MN 55391	Parcel 1: Lot 8, Dean's Park Outlots to Wayzata except those portions of said Lots embraced in the plat of "Glenbrook" and all that part of Lot 15, Dean's Park Outlots to Wayzata lying Northerly of State Highway Number 12 and Westerly of the West line of "Glenbrook", except that part thereof embraced in Registered Land Survey No. 350, Files of Registrar of Titles, County of Hennepin. Parcel 2: Lot 7, Dean's Park Outlots to Wayzata, except those portions of said Lots embraced in the plat of "Glenbrook", except that part which lies within a distance of 134 feet Northerly and 100 feet Southerly of the following described line: Beginning at a point on the East line of Section 6, Township 117 North, Range 22 West, distant 888.28 feet South of the Northeast corner thereof; thence run Westerly at an angle of 90 degrees 53 minutes 58 seconds with said East section line (when measured from South to West) for 1386.3 feet and there terminating; and except that part of the above described tract adjoining and Northerly of the above described strip, which lies Southerly of the following described line: Beginning at a point distant 130 feet Northwesterly (measured at right angles) from a point on Line A described below, distant 439.77 feet Northeasterly of its point of termination; thence run Southwesterly parallel with said Line A for 439.77 feet (when measured along Line A); thence run Southwesterly to a point distant 134 feet Northerly (measured at right angles) from a point on the first above described line distant 200 feet Easterly of its point of termination and there terminating. Line A: Beginning at a point on

	PID	Address	Legal Description
			the East line of said Section 6, distant 598.28 feet South of the Northeast corner thereof; thence run Southwesterly at an angle of 73 degrees 12 minutes 13 seconds with said East section line for 547.65 feet; thence deflect to the right on a 4 degree 00 minute curve (delta angle 13 degrees 16 minutes) for 331.67 feet and there terminating; and except that part of the above described tract adjoining and Southerly of the first above described strip, which lies Northerly of a line run parallel with and distant 115 feet Southerly of the following described line: Beginning at a point on the East line of said Section 6, distant 1175.09 feet South of the Northeast corner thereof; thence run Northwesterly at an angle of 71 degrees 56 minutes 02 seconds with said East section line for 709.28 feet; thence deflect to the left on a 6 degree 00 minute curve (delta angle 13 degrees 21 minutes 10 seconds) for 222.55 feet; thence on tangent to said curve for 500 feet and there terminating. Parcel 3: Lots 8, 9, and 10, Block 17, Minnetonka Arlington Heights; Lots 1 to 7 inclusive, Block 17, Minnetonka Arlington Heights, except those portion of said lots embraced in the plat of “Glenbrook”.
15.	0611722120012	508 Broadway Ave N Wayzata, MN 55391	That part of Outlot 4, Wayzata Revised, lying between the Northeasterly line of the Southwesterly 120 feet thereof, and the Southwesterly line of the Northeasterly 104 feet thereof, except highway.
16.	0611722420048	831 Superior Blvd Wayzata, MN 55391	Outlot B, The Widsten of Wayzata
17.	0611722420032	738 Lake St E Wayzata, MN 55391	Those portions of a tract of land in the plat of Wayzata, designated as Outlots 14 and 15 on the Plat of Wayzata "Revised", Hennepin County, Minnesota, described as follows: That part of the Southeasterly 70 feet of said Outlot 14 and that part of said Outlot 15 lying Northwesterly of Registered Land Survey No. 1317, which lie Southwesterly of the Northeasterly line of said Registered Land Survey and its Northwesterly extension, according to the recorded plat thereof. Together with a permanent easement for driveway purposes over and across those portions of the following described tracts:

	PID	Address	Legal Description
			A tract of land in the plat of Wayzata, designated as Outlot 14 on the plat of Wayzata "Revised" Hennepin County, Minnesota; Broadway, as dedicated in said plat of Wayzata "revised" Hennepin County, Minnesota, now known as Broadway Avenue South; embraced within a strip of 16 feet in width, the center line being described as follows: Commencing at the intersection of the Easterly right-of-way line of said Broadway Avenue South with the Northerly right-of-way line of that part of the Burlington Northern Railroad, as shown across said Outlot 14 and designated as the St. P.M. & M. Ry; thence on an assumed bearing of North 84 degrees 36 minutes 46 seconds West along the Northwesterly extension of said Northerly right-of-way line 55.64 feet to the point of beginning; thence South 50 degrees 06 minutes 03 seconds East 18.65 feet; thence Southeasterly 36.61 feet along a tangential curve, concave to the Southwest, having a radius of 55.43 feet and central angle of 37 degrees 50 minutes 16 seconds; thence Southeasterly 76.70 feet along a reverse curve, concave to the Northeast, having a radius of 79.19 feet and a central angle of 55 degrees 29 minutes 56 seconds; thence Southeasterly 53.11 feet along a compound curve, concave to the Northeast, having a radius of 171.58 feet and a central angle of 17 degrees 50 minutes 01 second; thence Southeasterly 63.58 feet along a reverse curve, concave to the Southwest, having a radius of 354.98 feet and a central angle of 10 degrees 15 minutes 44 seconds, thence South 75 degrees 20 minutes East 84.71 feet; thence Southeasterly 39.95 feet along a tangential curve, concave to the Southwest, having a radius of 315.16 feet and a central angle of 7 degrees 15 minutes 44 seconds; thence South 68 degrees 04 minutes 16 seconds East 105 feet and said line there terminating. The side lines of said easement are prolonged or shortened to terminate on said Northwesterly extension of the Northerly right of way line of the Burlington Northern Railroad and on the Northwesterly line of the Southeasterly 70 feet of said Outlot 14.
18.	0611722440004	998 Lake St E Wayzata, MN 55391	Block 61, except that part thereof lying Northeasterly of a line drawn from a point on the East line of said Block 61, distant 54 feet South of the Northeast corner thereof to a point on the North line of said Block, distant 54 feet Westerly of said Northeast corner, Minnetonka Arlington Heights, together with the adjoining Southeasterly 25 feet of Midway Circle, now vacated, lying between extensions across it of the North and South lines of Blocks 61 and 65, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said County.
19.	0511722330038	330 Central Ave S Wayzata, MN 55391	Lot 9, Block 4, NEW WAYZATA

	PID	Address	Legal Description
20.	0511722330054	330 Reno St Wayzata, MN 55391	Outlot A, RENO POND
21.	0511722320078	1115 Lasalle St Wayzata, MN 55391	Lot 6 Block 1 Redpath Court, And The South 164 feet of Tract C, Registered Land Survey No. 216, And Lots 9 to 14 inclusive, Block 43 and, Lots 1 to 8 inclusive and Lots 13 to 23 inclusive, Block 57, all in Minnetonka Arlington Heights, And That part of Lot 9, Block 57, Minnetonka Arlington Heights lying North of a line drawn parallel with and 1150 feet South from the North line of the SW 1/4 of Section 5, Township 117, Range 22, And That part of Block 59, Minnetonka Arlington Heights, described as follows: Commencing at the Northeast corner of said Block 59, thence Southerly along the East line thereof to its intersection with the Southeasterly line of said Block 59, said point referred to as Point A, thence Southwesterly along said Southeasterly line a distance of 161.1 feet, thence West along a line parallel with the North line of the SW 1/4 of Section 5, Township 117, Range 22, said parallel line referred to as Line A, a distance of 285 feet to the point of beginning of the property to be described, thence deflecting left 90 degrees for a distance of 378.98 feet, thence Southeasterly to a point on the Southeasterly line of Block 59 distant 715 feet Southwesterly from Point A, thence Southwesterly along said Southeasterly line to its intersection with a line parallel with and 1150 feet South from the North line of the SW 1/4 of

	PID	Address	Legal Description
			said Section 5, thence Westerly along said parallel line to the West line of Block 59, thence North to a point on the West line thereof distant 200 feet South from the Northwest corner thereof, thence East and parallel with the North line thereof a distance of 175 feet, thence South and parallel with the West line thereof a distance of 80 feet, thence deflecting left 61 degrees and 26 minutes a distance of 119 feet, thence deflecting right 30 degrees to its intersection with Line, thence Westerly to the point of beginning.
22.	0511722320054	1106 Wayzata Blvd E Wayzata, MN 55391	Tract A and that part of Tract B lying north of the south line of Tract A and its extension easterly, Registered Land Survey No. 216, Hennepin County, Minnesota
23.	0511722320059	120 Central Ave S Wayzata, MN 55391	Tract D, Registered Land Survey No. 216, Hennepin County, Minnesota
24.	0511722320060	120 Central Ave S Wayzata, MN 55391	Tract E, Registered Land Survey No. 216, Hennepin County, Minnesota
25.	0511722230025	1225 Wayzata Blvd E Wayzata, MN 55391	Lot 1, Block 3, CENACLE WOODS
26.	0511722230023	1223 Wayzata Blvd E Wayzata, MN 55391	Lot 1, Block 1, CENACLE WOODS
27.	0611722120010	380 Broadway Ave N Wayzata, MN 55391	Outlot 3, Wayzata Revised, Hennepin County, Minnesota

#7011176

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: April 18, 2022	**AGENDA ITEM:** 6.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The next Planning Commission meeting is on Monday, May 16 at 6:30 p.m. The May 2 meeting will be canceled. The 2022 City Meeting Calendar and Liaison Schedule are attached.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2022 Wayzata City Calendar
2. 2022 Planning Commission Liaison Schedule

City of Wayzata
2022 Meeting Calendar

January 2022

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 2022

S	M	T	W	Th	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March 2022

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20	21	22	23	24	25	26
27	28	29	30	31		

April 2022

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					1	2
3	4	5	6	7	8	9
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

May 2022

S	M	T	W	Th	F	S
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2022

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 2022

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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August 2022

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 2022

S	M	T	W	Th	F	S
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18	19	20	21	22	23	24
25	26	27	28	29	30	

October 2022

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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November 2022

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 2022

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

Revised
9/29/2021

- Energy & Environment 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 - Feb 1, 2022

Primary Election - August 9, 2022

General Election - November 8, 2022

2022 Planning Commission Assignments at Council Meetings

	Meeting Date	Commission Representative
Tuesday	January 4, 2022	Ken Sorensen
Tuesday	January 18, 2022	Peggy Douglas
Tuesday	February 8, 2022	Laura Merriam
Tuesday	February 22, 2022	Jeffrey Parkhill
Tuesday	March 8, 2022	Bonnie Schwalbe
Tuesday	March 22, 2022	Jennifer Severson
Tuesday	April 5, 2022	Larissa Stockton
Tuesday	April 19, 2022	Ken Sorensen
Tuesday	May 3, 2022	Peggy Douglas
Tuesday	May 17, 2022	Laura Merriam
Tuesday	June 7, 2022	Jeffrey Parkhill
Tuesday	June 21, 2022	Bonnie Schwalbe
Tuesday	July 5, 2022	Jennifer Severson
Tuesday	July 19, 2022	Larissa Stockton
Wednesday	August 3, 2022	Ken Sorensen
Tuesday	August 16, 2022	Peggy Douglas
Tuesday	September 6, 2022	Laura Merriam
Tuesday	September 20, 2022	Jeffrey Parkhill
Tuesday	October 4, 2022	Bonnie Schwalbe
Tuesday	October 18, 2022	Jennifer Severson
Tuesday	November 1, 2022	Larissa Stockton
Tuesday	November 15, 2022	Ken Sorensen
Tuesday	December 6, 2022	Peggy Douglas
Tuesday	December 20, 2022	Laura Merriam