

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, May 16, 2022

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

[Meeting ID: 819 7959 3905](#) [Passcode: 055921](#)

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 18, 2022
5. **Public Hearing Items**
 - a. Consider Development Application for a Parking Variance and Conditional Use Permits for a Fast-Casual Restaurant (Paco & Lime) at 712 Lake Street East
 - b. Consider Development Application for Variances to Side and Rear Yard Setbacks, Impervious Surface, and Lot Coverage for an Attached Garage at 341 Ramsey Road
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:
City Council - May 17, 2022
Planning Commission - June 6, 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: May 16, 2022	AGENDA ITEM: 4.a
TITLE: Approval of Draft Meeting Minutes of April 18, 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 18, 2022.

ACTION REQUESTED:

Staff recommends approval of the attached regular meeting minutes of April 18, 2022.

ATTACHMENTS:

1. PC.04.18.2022 Draft Meeting Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
APRIL 18, 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:

In-person public meetings at the City of Wayzata have now resumed. Members of the public may attend this meeting in person, provided they follow all City policies and protocols related to the pandemic, including wearing masks. Members of the public may also watch and listen remotely by logging into Zoom and entering meeting ID 83684148680 and passcode 219442 or 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 using the Zoom chat feature. All comments must include your full name and address, and will be taken and/or read at the appropriate time during the meeting. 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. Please include "public comments" in the subject line, your name and address, and the agenda item that you are speaking to. Comments can also be submitted by calling City staff or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comments).

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, Schwalbe, and Severson. Community Development Director Emily Goellner, Assistant Planner Valerie Quarles, Park Planner Nick Kieser, 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 Schwalbe made a motion, seconded by Commissioner Severson to approve the April 18, 2022 agenda, as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the Draft Meeting Minutes of April 4, 2022 Planning Commission Meeting Minutes

b.) Acknowledgement of Development Application Withdrawal for Highcroft Enclave at 301 Peavey Lane

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

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

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

The motion carried unanimously.

AGENDA ITEM 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

Assistant Planner, Valerie Quarles, stated that the City of Wayzata is applying for a site alteration permit for the Section Foreman House at 738 Lake Street East, as the owner of the property. She gave an overview of the site and the proposal to rehabilitate and re-use it as a lakefront learning center and noted that it is considered part of the Panoway project. She gave a summary of the site history and background and noted that detailed information was included in the packet. She noted that the house was designated as a Heritage Preservation Site in 2020 and gained a place on the National Register of Historic Places in 2021. She reviewed zoning and future land use and noted that it is currently zoned R-2 and the City is proposing to rezone it to Parks and Open Space in order to allow for the learning center use.

Quentin Collette, New History, gave an overview of the work that has gone into documenting the history and the key features of the Section Foreman House between 2011 and 2020.

Assistant Planner Quarles noted that in 2021 the City put out a survey that asked the community how the property should be rehabilitated and reused. She explained that overall the respondents wanted an area that provided access to the lakefront, had indoor and outdoor options and was geared more toward children than other age groups. She stated that following an RFP process, the selection committee chose Cushing Terrell as the lead architectural firm which a subcontracting team that includes Kimley-Horn, Victus Engineering, and Nor-Son Construction and New History in a historic advisory capacity. She gave an overview of the Design Review Committee and their overall focus, guiding principles, design priorities, and reviewed renderings and specific elements of the proposal. She reviewed the criteria for evaluation and noted that they are based on the Secretary for the Interior's historic standards. She explained that the Heritage Preservation Board met last week and informally approved the project and noted that it was not done formally because they needed a quorum. Staff is recommending adoption of the Report and Recommendation so it can continue onto the City Council for their approval.

1 Chair Parkhill asked if the Commission had any questions for Staff.

2
3 Commissioner Douglas asked for clarification of her comments regarding the Heritage
4 Preservation Board.

5
6 Assistant Planner Quarles stated that there were three members present and without a quorum they
7 could not make a formal recommendation.

8
9 Commissioner Schwalbe stated that it appears that it has not been occupied from 1992 to the
10 present for the entire time the City has owned it. She stated that she thinks this has been looked at
11 closely and along with the Panoway, she feels it is the perfect time to do something with this
12 building that has just been sitting there for a long time. She stated that there are two learning
13 rooms planned to be able to hold 12-15 students in a collaborative learning environment and asked
14 how that size was determined.

15
16 Assistant Planner Quarles explained that this was part of why they City had the programming
17 stakeholders on board such as Community Education, Y.M.C.A., and the Sailing Center who
18 helped make that determination.

19
20 Commissioner Schwalbe asked if the expectation was that this would be staffed by someone all
21 the time or just on-demand.

22
23 Assistant Planner Quarles stated that they would like to get the changes approved for the Site
24 Alteration Permit through the process because that will determine more of those kinds of details.
25 She stated that she does not believe it will be staffed full-time and thinks it would generally be
26 more on-demand for programming stakeholders.

27
28 Commissioner Schwalbe noted that there is a restroom in the building and clarified that this would
29 only be open when the building was open and would not be something that residents could count
30 on being a public restroom.

31
32 Assistant Planner Quarles stated that the plans have some built in flexibility, so in the future, they
33 could have just the front door open, but not the rest of the house, for example from 9:00 a.m. to
34 5:00 p.m.

35
36 There being no additional questions from the Commission, Chair Parkhill opened the public
37 hearing on the application at 7:00 pm.

38
39 Director Goellner stated there were no people that called in to the meeting that have asked to speak
40 at the public hearing.

41
42 There being no one wishing to comment on the application, Chair Parkhill closed the public
43 hearing at 7:01 pm.

44
45 Chair Parkhill asked for the Commission to share their questions and feedback on the application.
46

1 Commissioner Merriam referenced page 34 that showed two photos of the home and asked if the
2 one where it is shown as white was from before the front porch was added.

3
4 Assistant Planner Quarles explained that photo was before the front porch as added and noted that
5 it is a view from the north, which can make it a bit confusing because the porch is located on the
6 south side.

7
8 Commissioner Merriam stated that when they discuss 'historic preservation' she asked if they are
9 talking about two different eras from when it was built and then 1942. She asked if 1963 was even
10 part of the consideration because she believes that was when the porch was added.

11
12 Assistant Planner Quarles stated that the porch is technically outside the period of significance,
13 but for the City's purposes the reason to keep the porch was because it is a very small house so
14 losing that space would not be very practical. She stated that another reason is that the porch is
15 part of how people envision the house and look at it since it has been there since 1963.

16
17 Commissioner Merriam noted the roof pitch on the original home and the difference from the 1942
18 portion. She stated that she assumes that is okay because they are looking at both eras for the
19 historic preservation. She noted that she heard that there are hollow doors that are used in there
20 and there would not have been hollow doors during that period of time.

21
22 Mr. Collette stated that he believes she is correct and that there are some interior doors that are not
23 historic and were added or modified after the period of significance that are hollow.

24
25 Commissioner Merriam asked if those would remain.

26
27 Mr. Collette stated that would be a good question for the architectural team but believes that some
28 of them will be replaced and some will be retained.

29
30 Community Development Director Goellner stated that she would follow up on that question and
31 pass along the information to the City Council and the Commission via e-mail when she gets the
32 information.

33
34 Commissioner Merriam asked about the easement for access to the property across the railroad
35 property.

36
37 Community Development Director Goellner explained that the easement for access is in place
38 already, but they are still designing the exact material that will be used for the pathway. She stated
39 that they are currently looking at a smooth, bituminous surface but noted that it would be intended
40 as a walking path and not for vehicles for visitors, however it may be able to be used for Public
41 Works vehicles.

42
43 Commissioner Merriam asked if the railroad was looking for any changes to the access in order to
44 make it safer.

1 Community Development Director Goellner stated the work is underway and noted that the
2 railroad crossing work is fully funded by the State. She explained that the City is in coordination
3 with the railroad for the exact work and believes that it will be completed later this year.
4

5 Commissioner Douglas asked if the railroad has offered any grants or funding, since this is part of
6 the railroad history.
7

8 Community Development Director Goellner stated that they have not, at this time, but stated that
9 she believed the Wayzata Conservancy has been in contact with various foundations that are
10 related and have a strong interest in railroad history.
11

12 Commissioner Schwalbe stated that on the project schedule it shows construction beginning in
13 August of 2022 and asked if they think adequate funding will be in place by that time.
14

15 Community Development Director Goellner explained that they have looked at a few different
16 scheduling options. She stated that they had looked at construction starting as early as August of
17 2022 but they would like to spend more time with the design process, so they are now expecting
18 that to be completed at the end of 2022. She stated that she will make sure to put together a more
19 updated schedule because they would be looking at construction beginning as early as April of
20 2023 and noted that it would take several months. She stated that the Wayzata Conservancy is
21 solely responsible for the funding for this project, so this is based on their timeline. She noted that
22 she knows that they have a \$250,000 gift in place for about a \$1 million budget, so they are well
23 on their way.
24

25 There being no further discussion, Chair Parkhill asked for a motion on the application.
26

27 Commissioner Douglas made a motion, seconded by Commissioner Schwalbe, to direct staff to
28 Adopt a Draft Planning Commission Report and Recommendation with a recommendation of
29 approval for the Site Alteration Permit for Section Foreman House at 738 Lake Street East.
30

31 The motion carried unanimously.
32

33 Community Development Director Goellner stated that staff has targeted the May 17, 2022 City
34 Council Meeting for this item.
35

36 **b) Consider Adoption of Draft Planning Commission Report and Recommendation**
37 **of Approval for New Parks and Open Space Zoning District and Zoning Map**
38 **Amendments**
39

40 Parks Planner, Nick Kieser, gave an overview of the recommendation for a new zoning district
41 called Parks and Open Space (P District). He stated that two public hearing requests tonight are
42 staff led and explained that this item is for a zoning map amendment and a zoning text amendment.
43 He reviewed the proposed zoning map and explained that the main purpose was to essentially
44 protect and preserve the properties from any future development. He stated that currently the
45 properties are zoned either commercial, residential, or a PUD. He explained that parks that are
46 proposed to rezoned are: Klapprich; Shaver; Margaret Circle; Post Office; Heritage; Big Woods;

1 Nature Center; and Future Eco Park/Section Foreman House. He noted that all of the parcels are
2 City owned and there were no privately owned properties that are proposed to be rezoned. He
3 reviewed details of the proposed language, setbacks, and building heights for the new P District.
4 He noted that this has been discussed at two Zoning Task Force meetings, two Parks and Trails
5 Board meetings, and a community meeting. He explained that staff is recommending that
6 following the public hearing, similar to the Section Foreman item, that the Commission approve
7 the Report and Recommendation that staff put drafted.

8
9 Chair Parkhill asked if the Commission had any questions for Staff.

10
11 Commissioner Severson stated that there are 11 park parcels and 15 open spaces proposed for this
12 and asked if the City also owns the open space parcels.

13
14 Parks Planner Kieser explained that the City owns the 11 park parcels and also the 15 open space
15 parcels and clarified that all the parcels being considered for this new zoning district are City-
16 owned.

17
18 Commissioner Severson stated that his presentation only showed 8 parks and asked what the other
19 3 parks would be.

20
21 Parks Planner Kieser stated that technically, Heritage Park is made up of 3 parcels and Big Woods
22 is made up of 2 parcels, so it is technically 8 parks, but 11 parcels.

23
24 Commissioner Severson asked if by designating that these are Parks and Open Spaces if the City
25 is basically saying that they will not be purchased or sold and if they are sold, the new owner could
26 not build on the property and they would have to be kept as parks.

27
28 Parks Planner Kieser stated that if, for some reason, the City decides to sell off one of these parcels,
29 the mechanism for developing it would have to at least go through a rezoning application in order
30 to develop it for some other use. He stated that it may also require a Comprehensive Plan
31 amendment. He stated that a public hearing would need to be held and criteria reviewed in order
32 to rezone the property, so this is another layer of protection.

33
34 Commissioner Severson stated that the intent is to protect these spaces for a longer term.

35
36 Commissioner Stockton stated that she thinks this is an appropriate and a logical next step for the
37 City. She asked about the delineations on the north side of the map shown on page 244 and asked
38 if those were important for some reason.

39
40 Parks Planner Kieser stated that they are not important and is just how it was subdivided at one
41 point and explained that most of them would be considered outlots which are not developable.

42
43 Commissioner Merriam asked why the Depot Park is not included.

44
45 Parks Planner Kieser stated that the Depot is kind of on two parcels and explained that they were
46 a bit concerned about rezoning it because the history of the ownership of the parcel is still being

1 worked on. He stated that the railroad has some ownership of the parcel so the City wanted to
2 ensure that the history of the ownership was set before they decided to rezone the property.

3
4 Commissioner Merriam asked if the City was considering purchasing those parcels from the
5 railroad or if there would be some sort of agreement because the City already runs the Depot
6 building.

7
8 Parks Planner Kieser stated that the City is working on that right now and the hope is that it will
9 eventually be included once the ownership question is resolved.

10
11 Commissioner Merriam asked about the height of the Section Foreman House.

12
13 Parks Planner Kieser stated that they do not have the specifics yet, but he would say it is probably
14 around 30 feet tall.

15
16 Commissioner Merriam stated that at one time there was some discussion about Klapprich Park
17 about a two-story building for a warming house on the bottom and the top for some other use. She
18 asked if that would even be a possibility in the future if this is limited to one-story and 20 feet.

19
20 Parks Planner Kieser stated that this was something that was also brought up by the Parks and
21 Trails Board. He stated the project she is referring to with platform tennis is, after discussions
22 with the City Council, potentially moving to a different location.

23
24 Chair Parkhill stated that it may be possible to get a variance for that project also.

25
26 Commissioner Douglas stated that there was a slide in the presentation that talked about 'supports
27 the Parks and Trails Master Plan'. She noted that early on when all of these ideas came up, there
28 were discussions that each park development would be considered individually when it came time
29 to present a proposal for approval. She stated that at time, they said projects like the platform
30 courts and maintenance would be privately funded. She asked if those options were still in place
31 because she noticed that some of those things have been included in the City's CIP.

32
33 Parks Planner Kieser stated that they created the Parks and Trails master plan and now many of
34 the future projects are incorporated into the City's CIP, for example, the platform tennis project is
35 included for this year. He stated that as the projects come up, they are brought before the Parks
36 and Trails Board for a recommendation and then to the City Council for final approval. He stated
37 that there could be City funds for these projects and noted that the platform tennis project funding
38 is half private and half City funded.

39
40 There being no further questions from the Commission to Staff, Chair Parkhill opened the public
41 hearing on the application at 7:36 pm.

42
43 Chris Morrison, 728 Widsten Circle, stated that she gets the feeling that the plan is that the City
44 has made the structures that are already there just fit in. She asked about future requests and if,
45 for example, all of the parks and open spaces could end up being buildings from one end to the
46 other. She stated that it sounds like the City could apply to itself for permission to put up buildings

1 on its own land. She stated that she would like to know how future requests will be handled and
2 asked why there was not a commitment to keeping these parcels as parks and open spaces.

3
4 Polly Anderson, 230 Chicago Avenue N, asked about the pond that is shown as a green space on
5 the south side of 394. She asked how this will be explained to the neighbors and communicated
6 and what this action would mean for the neighbors of that pond. She stated that currently there
7 does not seem to be any rules that apply to it and with this change, she believes that it would mean
8 there would be additional management rules in order to protect the land that surrounds the pond.
9 She stated that at the end of Chicago Avenue there is currently a temporary drainage pipe that is
10 cracked and leads just north of her property and many trees have had roots eroded because the City
11 has not put in a permanent solution to manage the water run-off. She stated that this water runs
12 down into the pond that is being considered for a protected space and asked that the City consider
13 this for a CIP project or that there be some sort of solution as this area is being developed. She
14 stated that there are quite a few projects happening that abut this area that is currently a pond. She
15 stated that they are asking the City to plan and protect this beautiful open spot that is a treasure for
16 the City and for the neighborhood. She asked if there would be a way to protect and manage, for
17 example, tree preservation. She asked if there could be a way for the neighbors along that pond to
18 have to get a permit to cut down large trees. She asked what the City would be doing to put forth
19 that extra layer of protection.

20
21 Henry Miles, 746 Widsten Circle, distributed a handout to the Commission. He stated that he
22 applauds the City's actions to memorialize, in perpetuity, the park and green spaces by creating
23 this new zoning designation. He stated that for 7 years, as the sole volunteer, he has worked with
24 City Administrator Dahl and Kurt Klapprich and their team to maintain what he calls the 'Little
25 Woods' between Rice Street and Superior. He stated that the work includes picking up litter along
26 the rights-of-way and behind the apartment building, cutting and dragging out dead fall and
27 standing trees that have either died or been compromised, digging and hauling out materials that
28 were illegally dumped included asphalt and cement, uprooting thousands of buckthorn plants, spot
29 spraying poison ivy, and planting conifers on the hill. He explained that as a result of these efforts,
30 there are seedling oaks and cedars that were never present before as well as wild flowers and fungi
31 including bloodroot, lilies of the valley, and morel mushrooms that continue to spread. He stated
32 that with tender loving care this area has evolved from a neglected and trashy backlot into a small
33 environmental treasure and is a lovely entry point into the City. He stated that the south portion
34 of this property the City plans to zone as parkland which is a good thing but explained that he
35 would also like to see the northern half of the property also zoned as park and open space because
36 today it is an untitled easement and he feels it should be protected. He stated that he would be
37 happy to give the Commission a tour of the area so they could understand his feelings more clearly
38 and expressed his appreciation to the Commission for their service to the community.

39
40 Community Development Director Goellner stated there were no people that called in to the
41 meeting that have asked to speak at the public hearing.

42
43 Ms. Morrison stated that she thinks for about 1 hour about 7 years ago she joined Mr. Miles on
44 that property and he has barely begun to describe how disgusting the things he was hauling out of
45 there were, for example, thousands of diapers. She stated that Mr. Miles' willingness and interest
46 in doing this is something that she would think the City should be encouraging and applauding.

1 She stated that he has literally put in thousands of hours working for the City, for nothing, just
2 because he cares about the City. She initiated a round of applause for the work Mr. Miles has been
3 doing in the City.

4
5 There was a round of applause in honor of Mr. Miles.

6
7 There being no additional comments on the application, Chair Parkhill closed the public hearing
8 at 7:48 pm.

9
10 Chair Parkhill asked for the Commission to share their questions and feedback on the application.

11
12 Community Development Director Goellner reviewed the questions that had been asked during
13 the public hearing. She stated that the first question was regarding future requests for future
14 buildings and why the City would not commit to not building at all on these parcels. She explained
15 that the City would look to the Parks and Trails Master Plan to indicate if they do intend, as a City,
16 to build any new structures on these parcels.

17
18 Parks Planner Kieser stated that that are not necessarily any new structures proposed, but will note
19 the platform tennis project and explained that many of the other projects are renovations, such as
20 the Section Foreman House and Bellcourt structure with the restrooms. He reiterated that there
21 are not any new structures planned within the master plan but stated that there are plans to put a
22 boardwalk in the nature center parcel.

23
24 Community Development Director Goellner explained that the mechanism for preventing building
25 structures on these parcels is made first through the park and trails master plan and then through
26 the CIP. She stated that the next question was related to the pond south of Highway 12 about extra
27 management of the pond area and other efforts that can be made by neighboring properties to
28 protect the pond and the nearby trees.

29
30 Parks Planner Kieser stated that this is something that he can bring up to the Parks and Trails Board
31 along with the Energy and Environment Committee to see if there are any conservation efforts that
32 can be made for that specific property. He stated that this property and the properties around it are
33 within the Shoreland Overlay District which has different specific requirements and regulations
34 but he stated that he does think there is room for improvement along this property.

35
36 Chair Parkhill noted that he believes the City is also working on a tree ordinance. He noted that
37 there was also a question related to the broken temporary drainage pipe and asked if staff was
38 already aware of this issue.

39
40 Parks Planner Kieser stated that he had gone to take a look at the pipe late last week and his next
41 step will be to talk to City Engineer/Public Works Director Kelly on what the plans are for this
42 pipe and see what can be done to improve that area.

43
44 Community Development Director Goellner stated that the last question was whether the parcel
45 that is shown as right-of-way on this map could also be zoned as park land. She noted that this
46 area is considered general right-of-way along with the street, but noted that it is possible the City

1 could undertake the effort and bring it forth to the Council for consideration. She explained that
2 it would require some surveying of the property and other legal costs to essentially describe it as
3 its own parcel.

4
5 Parks Planner Kieser stated that he can also bring this up to the Parks and Trails Board as
6 something similar to the Post Office Park and see what can be done to add it into the actual park
7 system.

8
9 Commissioner Douglas clarified that if this became zoned as a park, that it could be added in under
10 these protections at a later date.

11
12 There being no further discussion, Chair Parkhill asked for a motion on the application.

13
14 Commissioner Douglas made a motion, seconded by Commissioner Stockton, to Adopt Draft
15 Planning Commission Report and Recommendation of Approval of the New Parks and Open
16 Space Zoning District and Zoning Map Amendments.

17
18 The motion carried unanimously.

19
20 Community Development Director Goellner noted that she anticipates that this would be reviewed
21 with the City Council on May 17, 2022.

22
23 **AGENDA ITEM 6. Other Items:**

24
25 **a) Review of Development Activities**

26
27 Community Development Director Goellner stated that there is an upcoming neighborhood
28 meeting that is being hosted by the property owner for 900 Wayzata Boulevard East which is the
29 Wells Fargo property. She explained that the meeting is regarding development of the property
30 into a smaller Wells Fargo bank building, a separate office building, and some residential units
31 and noted that the meeting will be held on April 21, 2022 at 5:00 p.m.

32
33 **b) Planning Commission Meeting Schedule**

34
35 Community Development Director Goellner stated that they are planning to cancel the May 2,
36 2022 Planning Commission meeting due to lack of agenda items.

37
38 **AGENDA ITEM 7. Adjournment.**

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

41
42 Commissioner Douglas made a motion, seconded by Commissioner Merriam, to adjourn the
43 Planning Commission meeting.

44
45 The motion carried unanimously.

1 The Planning Commission meeting was adjourned at 8:00 p.m.

2

3 Respectfully submitted,

4 Kayla Atkins Rokosz

5 *TimeSaver Off Site Secretarial, Inc.*

6

DRAFT



City of Wayzata City Council Agenda Report

MEETING DATE: May 16, 2022	AGENDA ITEM: 5.a
TITLE: Consider Development Application for a Parking Variance and Conditional Use Permits for a Fast-Casual Restaurant (Paco & Lime) at 712 Lake Street East	
PROPOSED MOTION:	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	

ACTION REQUESTED:

June 26, 2022

FINANCIAL OR BUDGET CONSIDERATION:

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

BACKGROUND:**ATTACHMENTS:**

1. 712 Lake St - Staff Report
2. 712 Lake St - PC Attachments



**Staff Report
Wayzata Planning Commission
May 16, 2022**

Project Name: Paco & Lime
Approval Request: Variance, Conditional Use Permits (2)
Applicant: 714 E Lake St LLC
Applicant's Representative: Lily Smith
Addresses of Request: 712 Lake St E
Prepared by: Valerie Quarles, Assistant Planner
"60 Day" Decision Deadline: June 26, 2022

Development Application Introduction

The applicant, 714 E Lake St LLC, has submitted a development application requesting a parking variance, shared use parking conditional use permit, and fee-in-lieu-of-parking (FILOP) conditional use permit to support a new fast-casual restaurant in the existing building at 712 Lake St E.

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

Address	PID	Owner
712 Lake St E	06-117-22-42-0049	Wayzata Harborview LLC/ 712 Lake Street Spydernet LLC

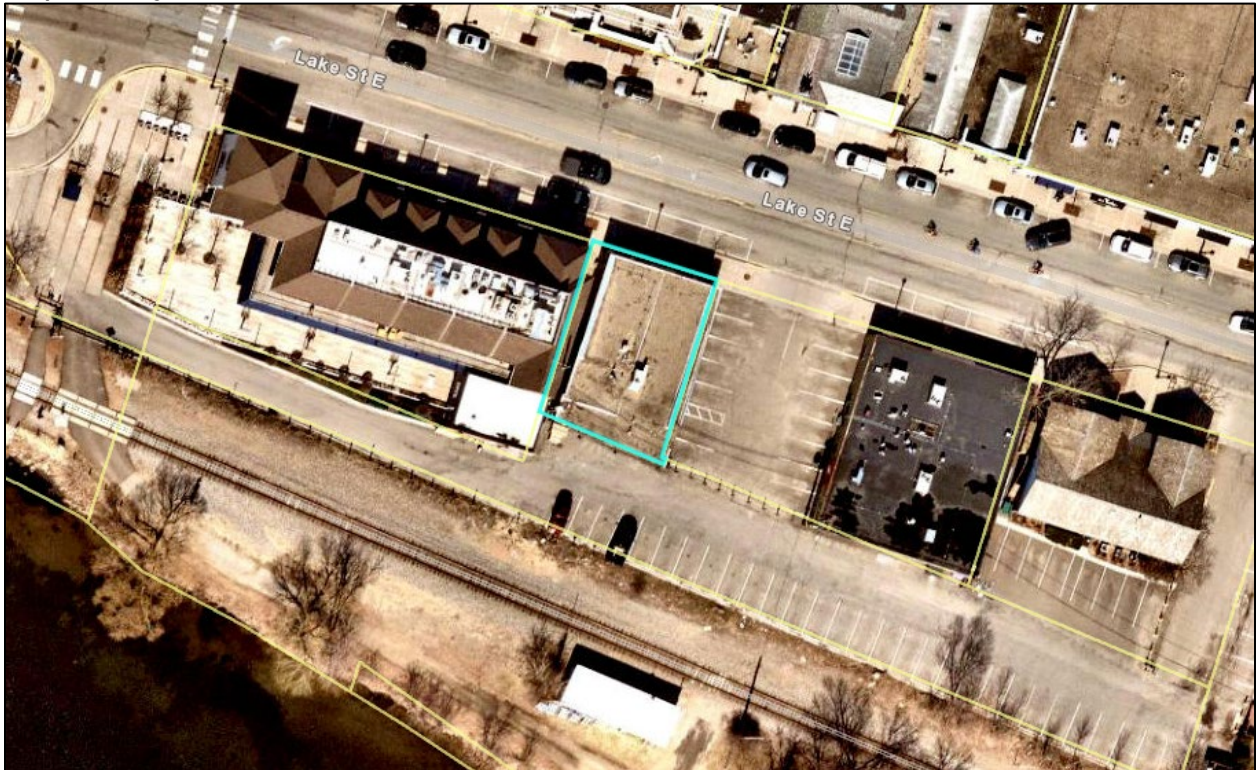
The current zoning and comprehensive plan land use designation for the property are as follows:

Current Zoning:	C-4B Central Business District
Comprehensive Plan Designation:	Central Business District
Overlay Districts:	Shoreland Overlay District
Design District:	Lake Street District

Project Location

The property is located on the south side of Lake Street, east of Broadway Avenue.

Map 1: Project Location



Source: Hennepin County

Application Requests

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

- A. Variance – Parking §920.11.B: The applicant is requesting that the minimum parking requirement be reduced by 17 spaces from 39 spaces to 22 spaces.
- B. Conditional Use Permit (CUP) – Off-Site Joint Use of Parking §920.09: The applicant is requesting that one parking space be shared with the neighboring parking lot at 726 Lake St E.
- C. Conditional Use Permit (CUP) – Fee-in-Lieu-of-Parking (FILOP) §920.12 and City Council Resolution 60-2018: The City's Fee in Lieu of Parking (FILOP) Policy states that any new use on a property that cannot meet the applicable on-site minimum parking requirement of City Code may be permitted if: (1) a fee-in-lieu of parking is paid to the City; and (2) a Conditional Use Permit is approved by the City. The Applicant is requesting a Conditional Use Permit under the FILOP Policy.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on May 5, 2022. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on May 2, 2022.

Neighborhood Notification

The applicant sent a letter summarizing the proposal to property owners located within 500 feet of the subject property on May 3, 2022.

Public Comments

No public comments were received before the packet publication deadline on May 12, 2022.

Existing Conditions

The existing developed lot is 3,444 square feet (0.08 acres) in area. The existing building was built in 1930 and occupies the entire lot. The most recent occupant was a gym.

No parking exists on the site. The use(s) previously met parking requirements because it met the provisions for a legal non-conforming use. However, the legal nonconformity status for the use was lost when the building was unoccupied for a period longer than six months (§915.02.A.6), thus triggering the need for new parking entitlements.

The building itself is permitted to continue in its current size as a legal nonconforming structure without additional variances from the zoning code. The eastern wall of the building encroaches over the property line. Legal non-conforming structures are regulated by §915.02.B.

The site is now owned by 712 Lake Street Spydernet LLC. The site fronts Lake Street to the north; and abuts CoV Wayzata to the west, a parking lot for a multi-tenant commercial building to the east, and a City-owned parking lot to the south. The building occupies the entire site and is one story tall.

Zoning District

The site is zoned C-4B, Central Business District. The C-4B District is intended to provide a district accommodating retail sales, service, office and residential functions which are characteristic to a downtown area. It is intended to allow the present downtown area to expand, develop and redevelop, with emphasis on specialty shops and retail uses with continuous linear low level building designs, while maintaining this desired character. Such areas are to be characterized by individual storefronts with public sidewalk access. The proposed fast-casual restaurant is a permitted use in this zoning district.

Land Use Designation

The 2040 Comprehensive Plan land use designation for the site is Central Business District.

The relevant Guiding Principles from the Comprehensive Plan include:

- Charming
- Walkable and Pedestrian Friendly
- Connected

Design District

The project is located in the Lake Street design district. The project as proposed will not be subject to the Design Standards unless 50% or more of the exterior façade is modified. The Design Standards do not apply to the replacement, repair, or modification of windows or doors with a similar size and design. In addition, Design Standards do not apply to exterior painting, interior renovations, repaving/repair of existing site, or roof replacement with the same quality materials.

Shoreland Overlay District

The property is located in the Shoreland Overlay District. Because the physical changes to the property do not modify the footprint of the building, the building can continue to exist as a non-conforming structure (§991.15).

Proposed Changes

The applicant proposes to renovate the existing building for a fast-casual restaurant called “Paco & Lime”. To support this use, the applicant is requesting a variance to reduce the minimum parking requirement by 17 spaces from 39 spaces to 22 spaces, a conditional use permit to use one of the spaces in the adjacent parking lot to the east, and a conditional use permit for fee-in-lieu of parking to account for the remaining 21 spaces required.

Analysis of Application

Variance

The proposed fast-casual restaurant contains 2,830 of gross floor area. The code requirement for restaurants is 15.2 spaces for each 1,000 square feet of floor area, where “floor area” is calculated by subtracting ten percent from the Gross Floor Area to account for non-circulatory space. The result is a parking requirement of 39 spaces, rounded up from 38.7 spaces.

The applicant states their practical difficulties in the attached narrative. The applicant notes that the substandard lot size and building footprint prevent the property from providing any of its own parking. They state that the restaurant’s need for parking is less than code requires due to the modern fast-casual restaurant model, in which approximately two-thirds of customers order their food off-site and spend limited time on-site retrieving their orders. They additionally argue that while Paco & Lime is a new concept, the parent company’s current restaurants target a demographic that is less likely to drive to the site. Finally, they state that the parking demand is alleviated by the service model’s more stable distribution of guest visits throughout the day as compared to restaurants that have higher peaks at mealtimes.

Staff and the applicant worked with consultant SRF Consulting, Inc. to determine what a realistic demand for Paco & Lime’s service model would be, incorporating parking counts from Crisp & Green’s Saint Paul (Highland Park) and Maple Grove locations. The two locations were suggested by staff in order to account for Wayzata’s multifaceted context – urban regarding walk- and bike-ability, suburban regarding location in the metro and overall car usage of potential customers. Crisp & Green was chosen because it is another

restaurant under the applicant's ownership and because it uses a similar fast-casual model. The parking data, along with SRF's previous experience calculating parking needs in Wayzata, suggest a practical highest demand of 22 spaces, including eight employees at peak times. This is a reduction of 17 spaces from the code-required 39 spaces. Additional information and full methodology is attached to this report.

All 22 spaces will need to be accommodated off-site. While a restaurant is one of the uses in the parking code with the highest demand, the building will require some amount of off-site parking regardless of the use.

The proposed hours of operation for Paco & Lime are 10:30am to 10:00pm daily. The adjacent building at 726 Lake Street includes three commercial tenants. Current tenants include Fabulous Nails, Monique of Switzerland Jewelry, and Near + North Boutique. Their hours of operation are shown below:

Tenant	Hours of Operation
Fabulous Nails	9 a.m. – 8 p.m. (Mon-Fri), 9 a.m. – 6 p.m. (Sat), 12 p.m. – 5 p.m. (Sun)
Monique of Switzerland	12 p.m. – 6 p.m. (Tue-Fri), 10:30 a.m. – 4 p.m. (Sat), closed Sun/Mon
Near + North	10 a.m. – 5 p.m. (Mon-Wed, Fri/Sat), 10 a.m. – 6 p.m. (Thu), 12 p.m. – 4 p.m. (Sun)

Source: Google Maps, May 11, 2022

Loading and deliveries for the restaurant are anticipated to occur during hours where neither the restaurant nor the adjacent businesses at 726 Lake are open. Loading and deliveries will take place in the 726 Lake parking lot.

Conditional Use Permit – Off-Site Joint Use of Parking

The applicant proposes to use one space in the parking lot directly east of the building for curbside pickup, which requires a Conditional Use Permit. The space is located on the adjacent property, but is zero feet from the subject property. The applicant has received approval from the property owner of 726 Lake for the use of the space.

The adjacent parking lot to the east is part of the 726 Lake St property. The building at 726 Lake St has a parking requirement of 14 spaces and their parking lot contains 15 spaces (a surplus of one). Determining off-site joint use of parking requires the use of a parking demand timetable (§920.09.A.5.A) which shows how different uses peak at different times, potentially leading to greater flexibility in shared parking. However, the business at 726 Lake St would, according to code, use 100% of their available parking during the day on the weekend, when Paco & Lime is also proposed to be open. This leaves only one space available (the excess space) for shared usage in the 726 Lake St parking lot. The table below summarizes this data. When reviewing parking conflicts, staff must account for the parking times that have maximum conflict.

Land Use	Weekday			Weekend		
	12:00 Midnight —7.00 a.m.	7.00 a.m.— 6.00 p.m.	6.00 p.m.— 12:00 Midnight	12:00 Midnight —7.00 a.m.	7.00 a.m.— 6.00 p.m.	6.00 p.m.— 12:00 Midnight
Restaurant	10%	70%	100%	20%	70%	100%
Retail	0%	90%	60%	0%	100%	60%

	Weekday			Weekend		
726 Lake available spaces (14 space requirement multiplied by % demand)	0 spaces	12.6 spaces	8.4 spaces	0 spaces	14 spaces (max)	8.4 spaces

While multiple spaces in the 726 Lake St parking lot are anticipated to be available during the week and later in the day on the weekend, the time of maximum conflict is during the day on the weekend. This is when both buildings are anticipated to experience the greatest demand. Thus, 726 Lake can only fully grant one space for full-time, designated use by Paco and Lime, though there will be greater flexibility at other times of the day/week.

Staff and the applicant also reviewed other options for shared use parking, particularly with other Steele Brands locations in downtown Wayzata (Crisp & Green, Stalk & Spade), and with nearby developments that have surplus parking space. The additional options were eliminated by either distance – being over 300 feet away – or by practicality of directing customers. In practice, directing customers to small groups of spaces that are not intuitively associated with the subject property was determined to be infeasible for the long term.

Conditional Use Permit – Fee-in-Lieu-of-Parking (FILOP)

The property is located in the C-4B zoning district. Within the C-4, C-4A, and C-4B districts, located along and near Lake Street, the City may approve uses which do not comply with the required number of parking spaces as a conditional use permit. The parking deficit is then absorbed by City-owned spaces. Applicants seeking this CUP must prove that they have provided the maximum amount of parking on-site, pay a fee per

parking space that they are relying on the City to provide, be evaluated for impact through the general CUP criteria, and have their parking demand be adequately absorbed by City-owned parking infrastructure. The funds received are used to construct, maintain, and/or acquire City-owned parking. Staff is also considering future parking management solutions for existing spaces.

The applicant is seeking to account for 21 spaces through this CUP. They can provide no parking on-site due to the size of the existing building and lot.

Staff's role in this evaluation is to determine whether the proposal's parking demand can be sufficiently and practically absorbed by City-owned spaces. Proposals for FILOP do not lead to "reserved spaces" – for instance, developments that rely on the Mill Street Ramp do not have individual spaces signed for their use. However, it is necessary to determine whether nearby facilities can generally meet demand during peak times. Staff consulted with SRF to determine whether there was space available in City facilities based on the most recent parking counts. Staff and SRF found that there are sufficient spaces available in the public parking lot to the south (6), the parking lot at the corner of Superior Blvd and Lake St to the northeast (10), and the surface parking lot south of the Mill Street Ramp (16). The ramp itself was determined to be full at peak times. Available street parking at this time is estimated to be 10 spaces on Broadway Ave, 8 spaces on Lake Street between Walker and Minnetonka Avenues, 3 spaces on Walker Ave north of Lake Street, and no spaces on Lake Street between Broadway and Walker Avenues. This data comes from a parking study completed in 2021. The applicant may also consider restricting the locations in which employees may park in order to distribute demand between high-turnover spaces and spaces with less intuitive access.

The parking shortage created by the proposed development is accounted for within the long-term planning for this block of Lake Street. The portion of Lake Street between Broadway Avenue and Superior Boulevard is zoned C-4B, which is "intended to allow the present downtown area to expand, develop and redevelop... with... low-level building designs [and] individual storefronts". Height is limited to 2 stories. Allowing a fast-casual restaurant use places a minimal long-term burden on this block as the area's future character is intended to be similar to the existing condition. The existing landscape includes a diverse mix of uses and business types in smaller buildings and storefronts, which already make use of public parking infrastructure. Public parking is intended to relieve parking burdens on individual parcels in this area and thus allow for a diverse mix of old and new buildings to contribute to a walkable Lake Street.

However, relying on public parking requires the City to continually re-examine parking conditions in this area. Studies have been completed every few years to ensure that as development on Lake Street intensifies, public parking can either be built or reconfigured to keep up with growing demand. The most recent parking study was conducted in 2021. The study found that the eastern half of Lake Street experienced peak demand at midday on Fridays, but that parking was overall well-utilized at most times. The parking counts used to calculate available FILOP capacity above were taken at this time. The 2021 Parking Study, including parking count data for summer 2021, is attached to this report.

Department Comments

Engineering:

- As long as deliveries are scheduled before either building opens for business, the drive aisle at 726 Lake St should be sufficient for loading. It is not sufficient for loading and parking simultaneously.
- The streets serving the restaurant are capable of handling traffic generated by that use.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

Variance

1. Is the proposal consistent with the Comprehensive Plan?
2. Is the proposal reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Will the variance alter the essential character of the locality?

Conditional Use Permit – Off-Site Joint Use of Parking

1. Is the proposed off-site space compliant with the timetable in code?
2. Is the proposed off-site space within 300 feet of the subject property?
3. Does the proposal demonstrate that there shall be no substantial conflict in hours for the use of the off-site space?
4. Has the applicant secured approval from the property owner of the off-site space?

Conditional Use Permit – Fee-in-Lieu-of-Parking

1. Is the amount of parking provided on the property in question the maximum amount possible?
2. Are the parking shortages created by the development premature or in excess of the supply which can be provided by the City through a public parking system on a long term basis?
3. Does the proposal satisfy the conditional use permit criteria? See below.
 - a. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 - b. The proposed use's compatibility with present and future uses of the area.
 - c. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
 - d. The proposed use's effect on the area in which it is proposed.
 - e. The proposed use's impact upon property values in the area in which it is developed.
 - f. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
 - g. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Action Steps

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

Attachments

1. Development Application (6 pages)
2. Narrative (9 pages)
3. Graphs A and B (1 page)
4. Survey (1 page)
5. Site Plan/Floor Plan (1 page)
6. Parking Maps (2 spaces)
7. Parking Utilization Graph (1 page)
8. Building Elevation (1 page)
9. Business Filing Details (1 page)
10. Paco & Lime Parking Review, Wayzata, MN (5 pages)
11. FILOP Policy (2 pages)
12. Wayzata Downtown Parking Study Update 2021 (16 pages)

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Staff has highlighted in **bold** the criteria that may require additional discussion with the Planning Commission.

Variance Standards – City Code Chapter 905

The purpose of this Section is to provide for deviations from the literal provisions of this Ordinance in instances where strict enforcement of the provisions of this Ordinance would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when the variances are harmony with the general purposes and intent of this Ordinance, and the variances are consistent with the Comprehensive Plan.

Criteria for Granting. Conditions governing considerations of variance requests.

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

Conditional Use Permit – Off-Site Joint Use of Parking §920.09

Off-Site Joint Use of Parking. The City Council may, after receiving a report and recommendation from the Planning Commission, approve a conditional use permit for one or more uses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each use should they provide them separately. When considering a request for such conditional use permit, the Planning Commission shall not recommend that such permit be granted except when the following conditions are found to exist:

...

5. Office, Restaurant, Retail, Government, and Multiple Family Residential Uses. The minimum parking requirement for joint facilities that include office, restaurant, retail, government and/or multiple family residential uses are determined by the following calculation:

- a) Multiply the minimum parking required for each individual use, by the appropriate percentage for each of the six designated time periods, as outlined in the following table:

Land Use	Weekday			Weekend		
	12:00 Midnight —7.00 a.m.	7.00 a.m.— 6.00 p.m.	6.00 p.m.— 12:00 Midnight	12:00 Midnight —7.00 a.m.	7.00 a.m.— 6.00 p.m.	6.00 p.m.— 12:00 Midnight
Restaurant	10%	70%	100%	20%	70%	100%
Retail	0%	90%	60%	0%	100%	60%

- b) Add the resulting sums for each of the six designated time periods.

c) The minimum parking requirement shall be the highest sum among the six designated time periods.

6. Additional Criteria for Joint Parking. In addition to the preceding requirements, the following conditions are required for joint parking usage:

- a) Proximity. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be **located within 300 feet of such parking facilities.**
- b) Conflict in Hours. The applicant shall show that there is no **substantial conflict in the principal operating hours** of the two buildings or uses for which joint use of off-street parking facilities is proposed.
- c) Written Consent and Agreement. A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as to title of grantors or lessors, and form and manner of execution by the City Attorney, shall be filed with the City Clerk and recorded with the Hennepin County Recorder or Registrar of titles, and a certified copy of the recorded document shall be filed with the City within 60 days after approval of the joint parking use by the City.

Conditional Use Permit – Fee-in-Lieu-of-Parking (§920.12)

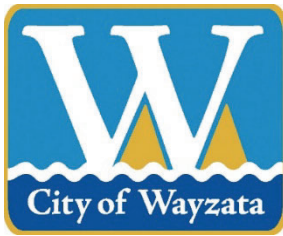
Within the C-4, C-4A and C-4B Zoning Districts, the City may approve development and uses which do not comply with the required number of parking spaces as a conditional use permit, provided that:

4. A development agreement running with the land is completed in which it is agreed that the property in question is financially responsible for its proportionate share of the City sponsored and provided parking space construction, maintenance, and parking site acquisition for new on-street, lot and/or ramp parking. Said responsibility shall be determined on the basis of the property's parking space shortage based upon ordinance requirements, in relationship to the total parking space shortage, as defined by Chapter 920 for a defined service and benefit area. The "service and benefit area" shall include all properties which benefit from the available public parking serving a particular retail and commercial neighborhood or district.
5. **The amount of parking provided on the property in question is the maximum amount possible**, taking into account the use and design objectives of the C-4, C-4A and C-4B Districts as outlined by this Ordinance and the Comprehensive Plan.
6. The parking shortages created by the development are **not premature or in excess of the supply which can be provided by the City** through a public parking system on a long term basis.
7. The provisions of **Section 904.02.F** of this Ordinance are considered and satisfactorily met.

Conditional Use Permit – General Standards §904.02.F

The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

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



City of Wayzata
600 Rice Street East
Wayzata, MN 55391
952-404-5300

2021 Development Application

Project Address(s): 712 Lake Street East, Wayzata, MN 55391

Project Name: Paco & Lime **Date Filed:** 3/25/22

Property Owner: 712 Lake Street Spydernet LLC

Property Owner Address: 305 Minnetonka Avenue South, Suite 3, Wayzata, MN 55391

Applicant (if different than owner): 714 E Lake Street LLC

Address (if different than owner): 746 Mill Street East, Wayzata, MN 55391

Contact Person: Lily Smith

Phone: 763-300-7918 **E-Mail:** lily@crispandgreen.com

Property Identification Number(s): 06-117-22-42-0049

Legal Description (Attach if Necessary): _____

Tax and Assessment Status:

Current ☒ _____
Delinquent _____ Amount \$ _____

Type of Request:

- ☒ Conditional Use Permit
- ☐ Comprehensive Plan Amendment (Re-guiding)
- ☐ Design Review
- ☐ Extension of Development Approvals
- ☐ Planned Unit Development Concept Plan
- ☐ Planned Unit Development General Plan
- ☐ Shoreland Impact Plan/Conditional Use Permit
- ☐ Subdivision (Lot Combination, Plat)
- ☐ Telecommunications Facility
- ☐ Vacation (Street or Easement)
- ☒ Variance
- ☐ Zoning Map Amendment (Rezoning)
- ☐ Zoning Ordinance Amendment (Text)

Brief Description of Project: See attached exhibit

Required Documents

The Wayzata City Code includes the list of required documents for each type of application. Please refer to each relevant Section of City Code or contact City staff for assistance.

Document Format Requirements:

Digital Submission with USB

- PDF format
- 11 x 17 size for plan sheets
- 8 ½ x 11 size for narratives and letters
- Compressed file size for easy download

Paper Submission is not required unless later requested by City staff.

Payment of Fees

The undersigned acknowledges that before this request can be considered, all required information and fees (including all up front escrow deposits) must be paid to the City. If additional fees are required to cover costs incurred by the City, the City Manager has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. Such expenses may include (but are not limited to) personnel costs, fees for consultants, legal assistance and other professionals, recording fees, along with other overhead costs. The amount of escrow is determined by the City of Wayzata fee schedule in effect at the time of the application submittal. A current fee schedule is attached to this application form.

The undersigned also acknowledges that it may be required to file, at his or her expense, appropriate resolutions, agreements or other documents evidencing approval of the application.

The undersigned agrees that the City may withhold the issuance of a building permit until all financial matters are resolved. If need be, the City reserves the right to pass outstanding balances from this application to Hennepin County to be assessed with next year's property taxes for the property involved as indicated on page one of this application and the Property Owner agrees to such assessment.

Complete / Incomplete Applications

Placement of any Application on City agendas is at the discretion of the City, including the time of consideration. An application will not be placed on any agenda until City staff has received the appropriate materials and financial matters are in order. The application approval time commences and an application is considered officially filed when City staff has received and examined the application and determined that the application is complete. The application shall be determined by City staff to be complete or incomplete within fifteen (15) business days following submittal of the application. When the application is deemed to be "complete" it shall be placed on the agenda of the first possible Planning Commission business meeting subject to the agenda deadline discussed below.

Agenda Deadline

The deadline for submittal of land use applications is generally 30 days prior to the anticipated date of the Planning Commission's review. For example, to be on the Planning Commission agenda for November 1 meeting, a *complete* application would need to be submitted by October 1. **The application is required to be deemed complete by the deadline in order to be scheduled on the agenda.** Since applications are typically missing information at the first submittal, City staff recommends that the application material be submitted **two weeks prior to the application deadline to allow time for City staff to determine if any additional materials are needed before the application can be deemed complete.** This also allows a few days for the applicant to gather the additional information required for the submittal. Please note applications submitted outside of regular City Hall hours will not be received until the following business day. For example, applications submitted after 11:00 a.m. on Fridays will be considered submitted on the following Monday. Regular City Offices business hours are as follows, Monday through Thursday, 7:00 a.m. to 4:30 p.m., Friday 7:00 a.m. to 11:00 a.m. The phone number for City Hall is 952-404-5300.

Notice of Meeting Attendance

In order for the Planning Commission and City Council to consider any application, the applicant or a representative designated in writing before the meeting must be present at the scheduled meeting. If not, the matter will be tabled until the next available agenda.

Accessibility to Property for Site Review

The signature of the Property Owner on this form hereby grants City staff and City officials access on to the subject property for the purpose of conducting a site visit as part of the project review and consents to the review of such records of the Owner, Applicant or otherwise relating to the development as are necessary.

Certified List of Property Owners

The City will provide the Applicant with a certified list from Hennepin County of the names and addresses of the property owners located within at least 350-500 feet of the subject Property if requested for a Neighborhood Meeting. The City will mail all required notices to adjacent property owners in accordance with State Statutes.

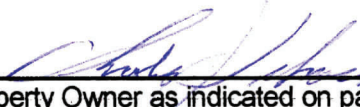
Regular Meeting Schedule

Planning Commission	First and Third Monday of every month at 6:30 PM
City Council	First and Third Tuesday of every month at 7:00 PM

Applicants are advised that additional meetings are scheduled when necessary upon approval of the Planning Commission and are usually held on the first and third Monday of every month.

Acknowledgment and Signature of Owner and Applicant

I acknowledge that I have read all of the information discussed in the City of Wayzata Development Application and fully understand that I am responsible for all costs incurred by the City related to the processing of this application and agree with all items above.



 Property Owner as indicated on page one

3-27-2022

 Date

DocuSigned by:

Steele Smiley

82CF90A868AD4AE

 Applicant (if different than Owner)

3/28/2022

 Date

*The applicant shall not change or alter this form in any way.
 Alteration is grounds for rejection.*

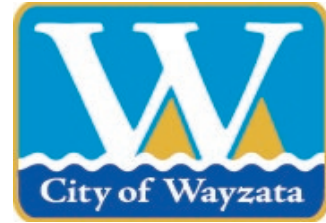
FOR CITY USE ONLY		
Date of Receipt: _____	Receipt No: _____	Recorded by: _____
Date accepted as complete: _____	Accepted by: _____	

**2021 Development Application
Fees & Escrows**

INDIVIDUAL APPLICATIONS	Fee	Escrow
Conditional Use Permit		
Single or Two Family Residential Uses	\$705	\$1,735
All Other Uses	\$1,355	\$3,465
Variance		
Single of Two Family Residential Uses	\$705	\$1,735
All Other Uses	\$1,355	\$3,465
Subdivision		
Minor Subdivision or Lot Combination	\$705	\$1,735
Preliminary Plat	\$1,990	\$3,465
Final Plat	\$705	\$1,735
Vacation		
Easement Vacation	\$705	\$3,465
Street Vacation	\$705	\$3,465
Design Review		
Façade Changes Only	\$705	\$1,735
New Structure or Addition	\$1,990	\$3,465
Planned Unit Development		
Concept Plan	\$1,990	\$3,465
General Plan	\$1,990	\$3,465
Minor Amendment (No Structure Change)	\$705	\$1,735
Major Amendment (Structure Change)	\$1,990	\$3,465
Zoning Amendment		
Ordinance (Text) Amendment	\$1,990	\$3,465
Map Amendment	\$1,990	\$3,465
Comprehensive Plan Amendment	\$1,990	\$3,465
Telecommunications Facility	\$705	\$1,735
Extension of Development Approvals	\$380	
COMBINED APPLICATIONS	Fee	Escrow
Single and Two Family Residential Variances and CUPs		
Two Applications	\$865	\$2,165
Three Applications	\$1,030	\$2,600
Four Applications	\$1,190	\$3,030
Five or More Applications	\$1,355	\$3,465
All Other Uses and Types of Applications		
Two Applications	\$2,540	\$4,325
Three Applications	\$3,030	\$5,405
Four Applications	\$3,520	\$5,950
Five or More Applications	\$4,000	\$7,030

All application fees and escrow payments are due at the time the development application is submitted to the City. The escrow will be used to pay for any external expenses that the City incurs in reviewing the development application, including but not limited to legal, third party, and City consultant expenses. If at any time during the review of the development application the escrow balance for the development application is less than \$500, the City may require an additional escrow payment for an amount up to the original escrow payment.

City of Wayzata 2021 Meeting Calendar



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

February 2021						
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28						

March 2021						
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April 2021						
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May 2021						
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30	31					

June 2021						
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July 2021						
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August 2021						
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29	30	31				

September 2021						
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October 2021						
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31						

November 2021						
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28	29	30				

December 2021						
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26	27	28	29	30	31	

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

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

Holiday Observed
City Offices Closed

Precinct Caucuses -

Primary Election -

General Election - School Board Election

April 21, 2022

City of Wayzata
c/o Valerie Quarles
600 Rice Street East
Wayzata, MN 55391

RE: *Application for a parking variance and conditional use permit for FILOP for 712-714 East Lake Street, Wayzata, Minnesota (the "Property")*

Dear Mayor Mouton, Councilmembers, and Commissioners:

The applicant, 714 E Lake Street, LLC, dba Paco & Lime® ("Paco & Lime"), submits this written narrative in support of its applications for a variance to reduce the required off-street parking as permitted under Wayzata's Code of Ordinances ("Ordinance") § 920.13 and for approval to fill the parking need with using the City's fee in lieu of parking program ("FILOP") and the adjacent property. Paco & Lime requests that the City recognize Paco & Lime needs no more than 22 parking stalls, rather than the 39 generally required for restaurants. Because it is not possible to provide any parking on the Property, Paco & Lime seeks approval to use the 1 available stall in the neighboring parking lot and FILOP to fill the remaining stalls.

Background on Paco & Lime and the Property.

Paco & Lime is designed to be an upscale, fast-casual restaurants featuring exceptional, healthy Mexican-themed food and related organic food products that are made-to-order with fresh, high-quality ingredients. Just like the other Steele brand concepts, Crisp & Green and Stalk & Spade, Paco & Lime will focus on the modern trends of fast casual dining. Paco & Lime seeks to reactivate a vacant building as the first location of this exciting new fast-casual restaurant.¹ Paco & Lime is the latest concept of the Steele Brands® successful restaurant franchises, which include the Crisp and Green® franchise and the emerging Stalk and Spade® franchise. Both concepts launched in the City of Wayzata ("Wayzata") and the Steele Brands remain deeply committed to Wayzata. The Steele Brands' corporate office is located on Mill Street and the Crisp & Green headquarters is yards away. The first location for Stalk & Spade is located at 740 E. Lake Street and a Crisp & Green restaurant sits at 755 E Lake Street.

With the deep ties to Wayzata, it was critical to the Steele Brands, and its owner, that Paco & Lime have its flagship location in downtown Wayzata.

¹ Paco & Lime is the tenant of the property and the lead applicant. The property owner has consented to the application and signed the application form.

Unfortunately, one of the side effects of a successful downtown is little retail vacancy. The only location suitable for Paco & Lime that was available is the Property, but the Property has its limitations. The Property consists of a lot that is less than 0.1 acres, a non-conforming use by present day standards, and a building that covers nearly 100% of the lot. Within the building, Paco & Lime intends to construct a 2,830 square foot, fast-casual restaurant. The floor plan is attached. The operations of the restaurant at its peak will have 8 employees on location. The existing building was initially constructed in the 1930s and predates much of the Ordinance. Between the substandard lot size and the existing building, there is no area within the boundaries of the Property to provide any parking. Paco & Lime pursued multiple options to secure joint parking facilities, but there was not any option that provided meaningful relief.²

Below are some of the key operational details for Paco & Lime that will assist the City in analyzing the application:

Deliveries: Deliveries will be made 5 times per week in the early morning, prior to hours of operation for Paco & Lime or adjacent retail businesses. Trucks will pull into our parking lot for approximately 15 minutes at a time. Deliveries will be made through the front door.

Staffing cadence: We estimate that we will have 3-8 employees on site at any given time depending on seasonality. To provide employee parking, Paco & Lime is requesting to participate in Fee in Lieu of Parking program for 8 parking stalls.

Trash: When the Property was previously used for a gym, the trash receptacle was placed on City property. Paco & Lime would like to continue that historical use and is proposing to locate the trash receptacle to the Southwest corner of the building on City property. We understand it requires an agreement with the City. We will work with the City to come up with an agreement for continued use to put a receptacle on City property.

Hours of Operation: Paco & Lime is planning to be open 10:30 am to 10:00 pm daily. Based on the history of Crisp & Green, customer visits are expected to be more consistent during those hours compared to traditional full-service restaurants. Specifically, fast casual models do

² Paco & Lime has previously explored joint parking facilities with the neighboring property. However, after working with staff on parking needs of the neighboring property and the history of the properties, it was determined that at most a single stall would be available for a joint parking facility. Paco & Lime explored other options within the radius limits of the Ordinance, but those options were likewise untenable.

not have the high spikes in customers from noon to 1 pm and 5 to 7 pm the way that traditional full-service restaurants see.

Overview of Parking Ordinance and Fast Casual Restaurants.

Because a fast-casual restaurant is a change in use for the Property from its prior gym use, the City's parking ordinance is triggered. See Ordinance § 920.03.B.³ Unfortunately, the Ordinance does not recognize the differences between a traditional full-service restaurant and a modern take-out focused fast-casual restaurant. The Ordinance only provides parking calculations for "Drive in convenience food establishments". At present, the Ordinance does not provide a separate calculation to recognize the evolution of the fast casual dining model. The calculation focuses on gross square feet of floor area, less 10% under Ordinance § 920.11.A.1. For a restaurant, the calculation is 15.2 stalls for each 1000 square feet of floor area. The Property has 2,830 square feet. Reducing the gross floor area by 10% gives a functional floor area of 2,547 square feet, resulting in a parking requirement of 39 stalls (rounding up from 38.7) for a traditional, full-service restaurant.

Application Analysis

1. Wayzata should grant a variance to reduce the number of parking stalls to the demonstrated need of a fast casual restaurant such as Paco & Lime.

a) Paco & Lime needs fewer parking stalls than what the Ordinance requires for a "restaurant."

Under Ordinance § 920.13, Wayzata may reduce the number of required off street parking stalls subject to the variance standards when it is demonstrated that the need for parking is less than required.⁴

The analysis begins with the question of whether Paco and Lime requires less parking than the amount required generally for restaurants under the Ordinance.

³ The relevant section states, "When there is a change of use, tenancy, or occupancy of a parcel of land or building which requires additional parking or loading spaces, as prescribed in this Section, the minimum parking requirements as prescribed herein shall be met for such use, tenant, or occupant."

⁴ The relevant provision states, "Subject to the review and processing of a variance as regulated by Chapter 905 of this Ordinance, the City may reduce the number of required off-street parking spaces and/or loading spaces when the use can demonstrate in documented form a need which is less than required."

As the City considers this application, it is critical for the City to understand how the fast-casual restaurant model has evolved and how modern day restaurant goers frequent these establishments. The key component of the fast-casual model, at least as operated by the Steele Brands, is a focus on off-premises ordering and limited time in the restaurant. It is model that has been key to the success of Crisp & Green and Stalk & Spade. The Steele Brands have invested significant resources to understand the wants and needs of the customer demographic that frequent its fast-casual model. Nearly 80 percent of our customers choose not to eat their food in the restaurant. And unlike the drive-through model, nearly 2/3rds of our customers order their food off-premises, either through online ordering or mobile apps, which means their time on-premises is significantly reduced. In addition, because the Steele Brands concepts focus on healthy food options, we have a much higher percentage of customers that come to our stores through non-traditional means (ie boats, bicycles, jogging, walking, etc.) when compared to other restaurant concepts.

Based on the documented operations of these similar Steele Brands restaurants, its fast casual concepts do not require typical levels of parking. At least 65% of all sales are ordered digitally from off the premises. The people that place their orders in this manner almost always pick up their food and are in the restaurant for less than five minutes. Of the remaining 35% that order their food on-site, approximately half take their food to go. These customers are in the restaurant for a longer period of time as they must wait for their food to be prepared. Their time in the restaurant averages between a few minutes to 15 minutes of time. What these numbers show is that less than 20% of our customers “dine in.” Because there is no “table service,” even those customers that do dine-in are in the restaurants for far less time than the traditional full-service restaurant. For Crisp & Green operations the average time in restaurant for a dine-in customer is less than 30 minutes; approximately half that seen in a traditional, full-service restaurant. Fast casual concepts also tend to have more consistent level of customers throughout the day rather than the concentrated customers at lunch and dinner times generally experienced in full-service restaurants.⁵

Steele Brands restaurants also target a very health-conscious demographic which leads to a different dynamic on how our customers travel to our locations. Approximately 25% of sales walk from neighboring homes and businesses, or bicycle to the restaurant during peak times. We also know from existing operations that a fully operational location averages approximately 500 checks per day. Thus, 125 (25%) of the expected daily 500 checks will not use a parking stall for any period of time. Of the remaining checks, approximately 50% arrive in a shared vehicle circumstance. As discussed

⁵ To highlight the difference between fast casual restaurant parking utilization and parking utilization generally across the city, we prepared a graph comparing the two scenarios.

above, we then need to analyze the expected parking patterns of those customers that do arrive by car based on known ordering patterns.

The raw data from Crisp & Green operations and the existing Stalk & Spade confirm these two concepts use less than typical parking. Enclosed are two graphs that show that our consumer's time in a fast-casual setting differs greatly from that of full-service restaurants. The results of both graphs are discussed below.

Graph A reflects Crisp & Green's system-wide average of checks/hour across the country. The data shows that during the lunch times, there is a peak of 36 checks/hour. During the evening, there is a peak of 23 checks/hour. As discussed above, digital sales are 60% of our total sales. This could either mean pick-up or curbside, resulting in a visit of less than 5 minutes. The remaining 40% of sales happens in-person. From there, using data on to-go packaging, we've learned that half of those in-person sales will take their bowls to-go.

A calculation reflecting this is below:

Lunch daypart Peak sales/hour: 36

Digital sales: 18

In-person sales: 18

In-person to-go: 9

In-person dine in: 9

Full-service restaurants as a whole will on average double their sales during the evening, typically between 6pm and 9pm. This is the inverse of what the data shows will be the case for Paco & Lime.

Graph B reflects Crisp & Green's system-wide average of percentage of sales according to the day of the week. The data shows there are relatively consistent sales from Monday - Thursdays, slightly less on Friday, and lowest concentration on Saturdays and Sundays. In contrast, full-service restaurants typically see a large increase Friday, Saturdays and Sundays and often are closed on Mondays and Tuesdays because of the low-demand. In other words, the parking needs of the Steele-brand concepts is the antithesis of the parking needs for full-service restaurant. In this manner, Paco & Lime will complement the existing uses. As the neighboring full-service restaurants are ramping up sales for Friday lunch through Sunday dinner, Paco & Lime's needs are at their lowest. While those same full-service restaurants will see their lowest traffic (or no traffic) when Paco & Lime is busiest.

Documented Parking Needs.

To further document the parking needs, Paco & Lime was able to measure the accuracy of this information by monitoring existing Crisp & Green operations.

First, we monitored the North Loop Crisp & Green parking on Monday, January 31st during the 11:30am to 1:30pm timeframe, a relatively high use time. North Loop has 14 designated spots for guests and team. During this time frame, Paco & Lime noticed that at no point were all 14 spots occupied.

Building on the North Loop visit, Paco & Lime tracked parking at two of its location during the lunch rush (the busiest time for the Steele Brand concepts): the Highland Park Crisp & Green and the Maple Grove Crisp & Green. Both locations share their parking with other businesses. In particular, the Maple Grove location shares a parking lot with two other restaurants as well as a nail salon. Highland Park shares the parking with a gym. The raw data tracked the duration of all vehicles entering the parking lot. Paco & Lime took significant efforts to analyze the vehicle traffic to determine the number of parking spaces used for the respective Crisp & Green. The peak parking demand across all four study days was 13 for Maple Grove and 14 for Highland Park. But those peak parking use lasted for less than a few minutes and then fell off. These locations are among the busier Crisp & Green locations and have higher parking needs than what should be expected at Paco & Lime.

Based on both the historical order data and the documented parking of the three operating Crisp & Green locations, there is strong evidence that the highest parking demand for Paco & Lime will be 14 customer vehicles and 8 employee vehicles; a total of 22 parking stalls needed.

b) *Practical difficulties exist in this case justifying a variance under the Ordinance.*

Under Ordinance § 905, variances may be granted when there are practical difficulties in complying with the Ordinance. "Practical difficulties," means that:

- a) The property owner's proposal for the property is reasonable but not permitted by this Ordinance;
- b) The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
- c) The variance, if granted, will not alter the essential character of the locality

Each of these factors is present in this case. The Property sits in the Central Business District. In this district, restaurants are a permitted use. There are multiple similar concepts in the district including the sister restaurants of Crisp & Green and Stalk & Spade. The only complication is the inability to provide 35 off-street parking stalls that the Ordinance imposes for any type of restaurant without consideration of the manner in

which service styles can drastically change the parking needs between a sit-down, full-service restaurant to the modern fast-casual, take-out focused restaurant.

While this level of parking is excessive for the modern fast casual dining method provided by Paco & Lime, the inability to provide off street parking of any kind within the Property is due to unique circumstances of the Property not created by the landowner. Instead, the issue is created by the fact that the Property is a substandard sized lot with a building that far exceeds the modern floor area ratio. Specifically, the minimum lot size in the C4B district is 12,000 square feet. The Property is 3,444 square feet, or less than one-third the size of what would be required today. Further, if the building on the Property were to be constructed today it would need to meet a floor area ratio of 2.0. Instead, the building covers nearly 100% of the small lot. The non-conforming lot size and building coverage, both unique characteristics of the Property that are not caused by the present-day owner or Paco & Lime, leaves the Property unable to provide code compliant off-street parking.

Finally, allowing a reduction from the blanket calculation of the number of parking stalls required for a “restaurant” to the number of parking stalls that are actually needed for this concept will not alter the essential character of the neighborhood. Today, the central business district is a vibrant, pedestrian-friendly neighborhood. It includes a number of fast casual restaurant concepts very similar to the Paco & Lime. Based on Wayzata’s recent parking studies, it is also a neighborhood that during much of the year utilizes less than 50% of the available parking spaces even with a number of businesses that offer no off-site parking because they predate the current parking ordinance.

For the reasons discussed above, Paco & Lime request you approve a variance under Ordinance § 920.13 to reduce the number of parking stalls needed from the 39 stalls (calculated for a traditional full-service model) to 22 parking stalls based on the documented parking uses of two highly similar fast casual concepts and in recognition of the practical difficulties proposed by the Property. Paco & Lime will meet that parking requirement with a combination of 1 on-site stall while agreeing to pay for to use 21 parking stalls under the FILOP program discussed below.

2) The city should approve a conditional use permit for 21 FILOP and a conditional use permit for 1 parking stall the adjacent parking lot.

Section 920.09 of Wayzata code allows Wayzata Council to grant conditional use permits for offsite joint parking facilities. The decision to grant the conditional use permit focuses on the following criteria:

a) **Proximity.** The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within 300 feet of such parking facilities.

b) **Conflict in Hours.** The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

c) **Written Consent and Agreement.** A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as to title of grantors or lessors, and form and manner of execution by Wayzata Attorney, shall be filed with Wayzata Clerk and recorded with the Hennepin County Recorder or Registrar of titles, and a certified copy of the recorded document shall be filed with Wayzata within 60 days after approval of the joint parking use by Wayzata.

a) Joint Parking at 726 E. Lake Street.

First, Paco & Lime seeks a CUP to allow it use to use 1 parking stall in the abutting parking at 726 E. Lake Street ("726 Lot"). The 726 Lot that has 15 parking stalls. The uses otherwise located at 726 E. Lake Street require 14 parking spaces,⁶ leaving 1 stall available for use. Paco & Lime has the exclusive right to use this stall under its lease. In addition, both properties are under common ownership and that owner has signed the applicaion. Paco & Lime agrees as condition of a CUP for this joint parking to secure a separate written agreement, in a form approved by the City Attorney, confirming the exclusive right to this one stall. In this regard, the 726 Lot satisfies all of the above factors.

b) FILOP.

Paco & Lime seeks to accommodate the remaining 21 parking stalls under the FILOP program. In November 2018, the City approved the FILOP policy to "provide greater flexibility to developers and property owners proposing projects in the downtown area that would further the City's goals for the area but not fully meet the City's minimum parking requirements, and thereby reduce the number of variance applications, encourage consolidated and shared parking, and promote a well-designed and efficient parking system downtown."

⁶ The building consists of 4,904 square feet, which would be reduced by 10% to 4,413 square feet. As a retail use, it would need 3 parking stalls per 1000 square feet if the parking code were applicable.

A new business use that cannot meet the requirements of the parking code may participate in FILOP via a conditional use permit approved by the City Council. In addition to general CUP criteria, the City Council set out the following specific criteria to approve a business to participate in the FILOP:

1. The Project is located within the "Mobility District" as established by City Council;
2. The City Council finds that the Project would enhance the accessibility, functionality, density and vitality of the Downtown Business District; and
3. The parking impact of the Project does not exceed the available capacity of the City's parking facilities.

Paco & Lime meets these criteria. Located at the heart of downtown at 712-714 E. Lake Street, it is clear that the Property is in the Mobility District. Further, based on the City's recent parking studies, there is available capacity in the City's parking facility.

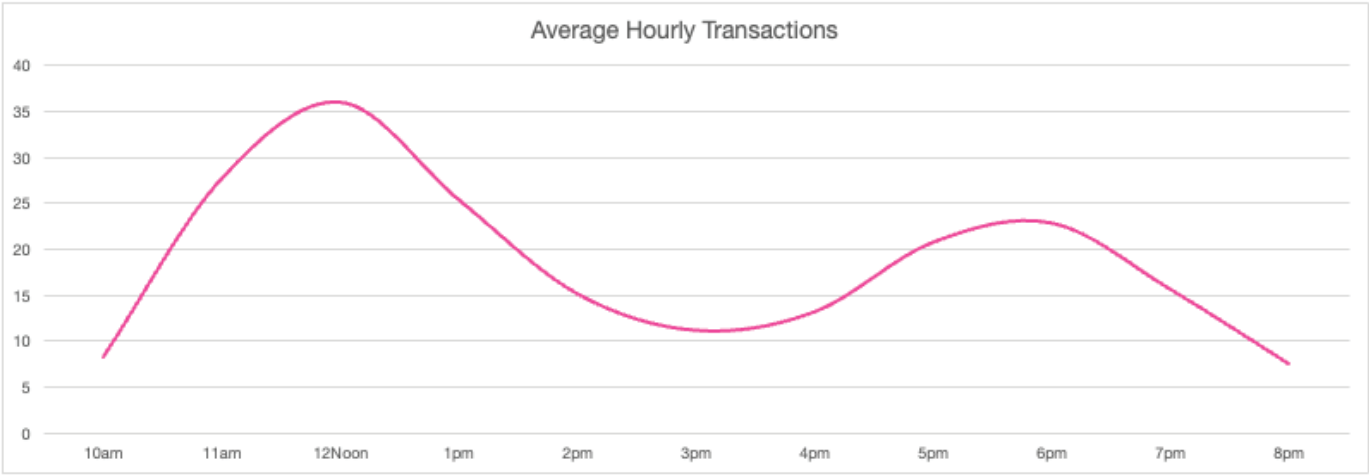
The focus, then, is on criteria #2: will Paco & Lime enhance the accessibility, functionality, density and vitality of the Downtown Business District. Paco & Lime will enhance Wayzata in general and the Downtown Business District in particular. By allowing this exciting new concept, a building at the heart of Lake Street will go from dark space to a vibrant, health focused concept that is designed to attract pedestrians, bicycle traffic, and other outdoor goers. The Paco & Lime concept is designed as an "oasis"; a place of calm in the midst of chaos. An oasis that offers made-from-scratch food and libations at an affordable price. An oasis where people can escape their every day in a beautiful setting. The concept has a passion for the community recognizing that eating healthier is a one-size-fits-all model. Paco & Lime's vision is to provide those options in an easy and affordable manner from a space that is thoughtfully and uniquely designed to fill well amongst neighboring businesses. We believe that Wayzata is the perfect place for the flagship location of this exciting new brand.

Respectfully,
Meredith Bauer

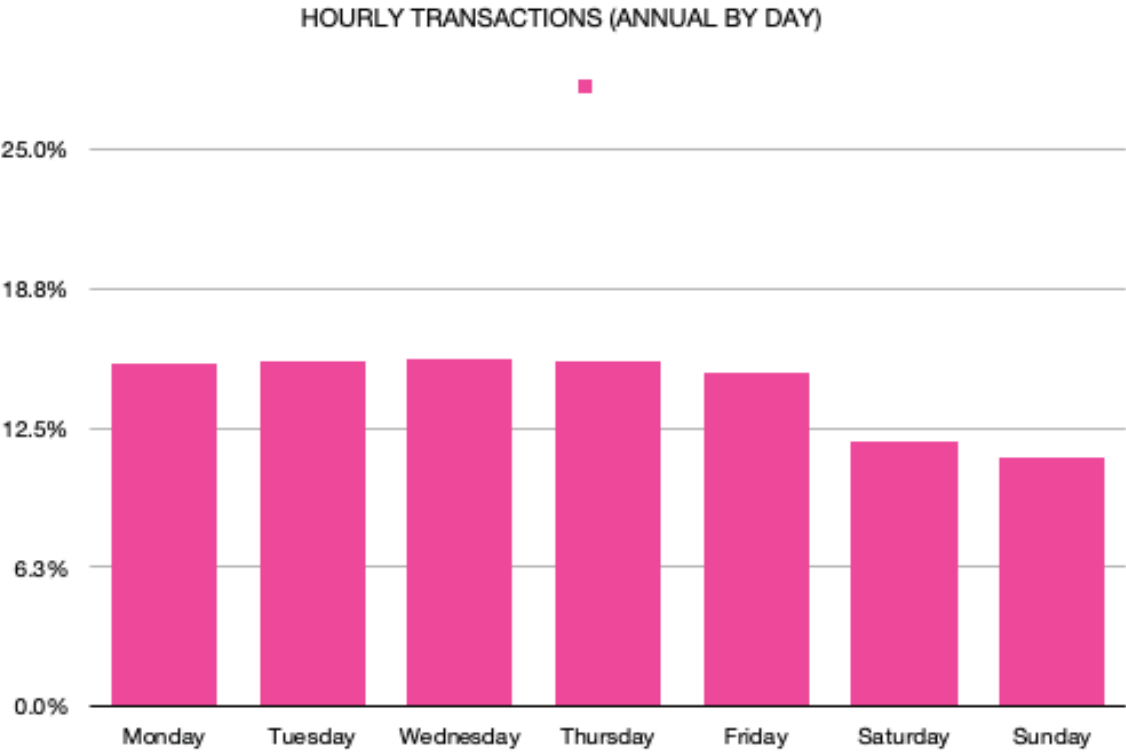
Meredith Bauer • Chief Legal Officer, Chief Business Officer
STEELE BRANDS®

Enclosures

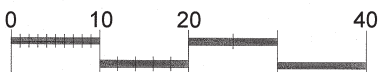
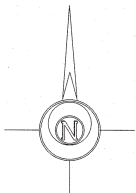
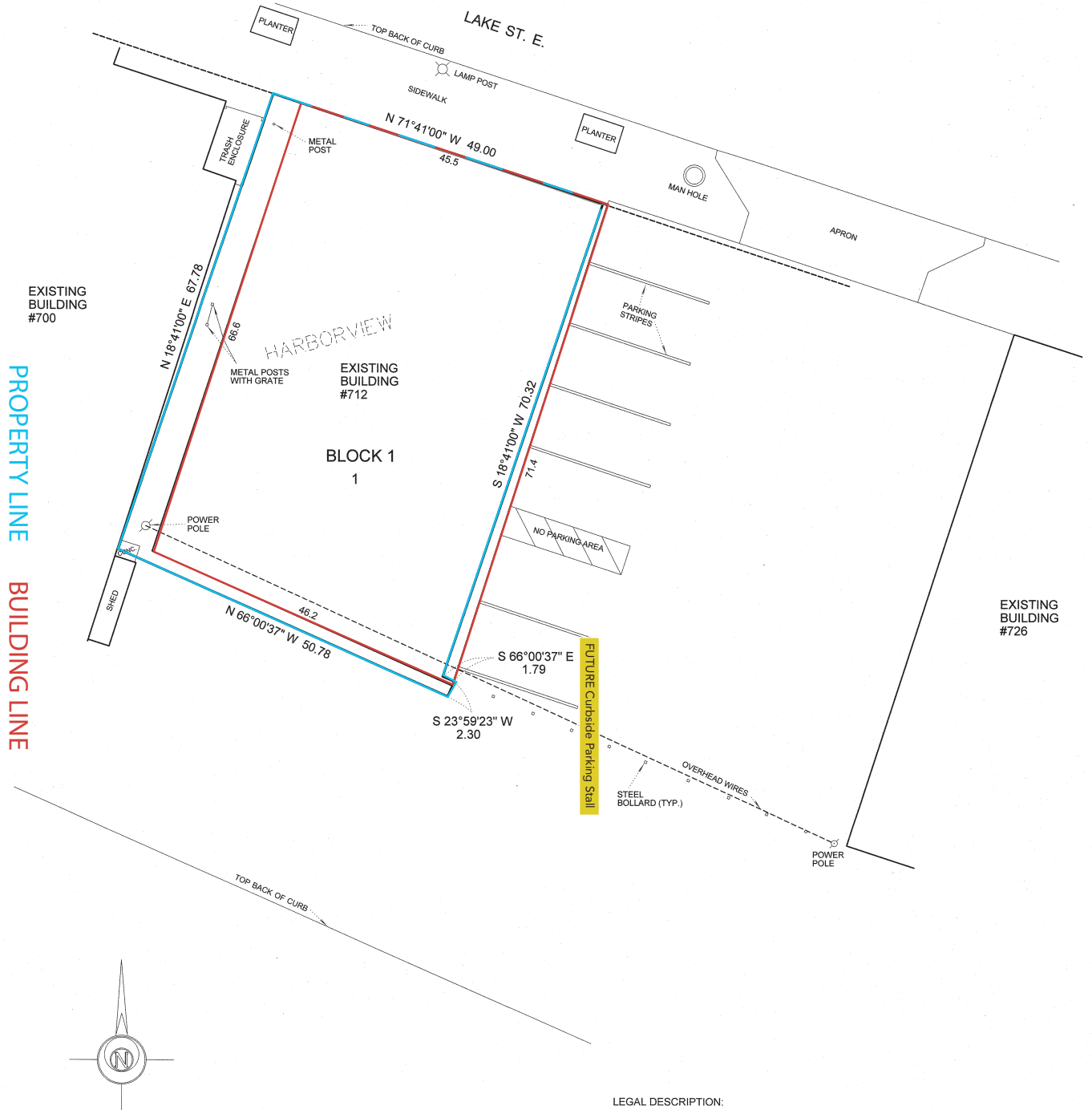
GRAPH A



GRAPH B



**CERTIFICATE OF SURVEY FOR
PACO AND LIME
OF LOT 1, BLOCK 1, HARBORVIEW
HENNEPIN COUNTY, MINNESOTA**



SCALE IN FEET

LEGAL DESCRIPTION:

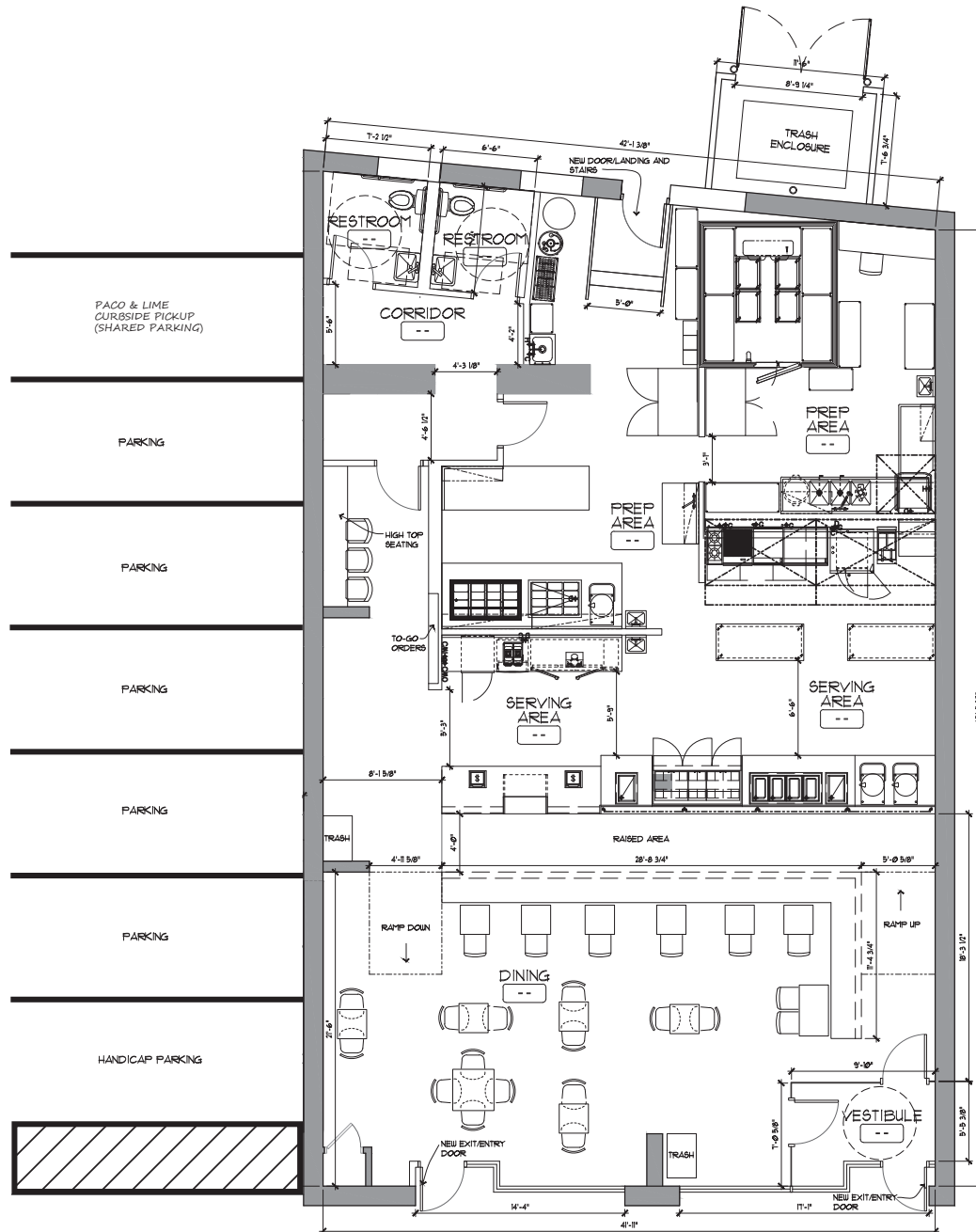
Lot 1, Block 1, HARBORVIEW

This survey intends to show the above described boundary, the locations of existing buildings, parking areas, and street. It does not purport to show any other encroachments or improvements.

NOTE: No existing monumentation was found in the area. The boundary has been determined based on previous field work.

REVISIONS		DESIGNER
DATE	REMARKS	
		DRAWN
		CHECKED
		DATE 12-22-21
		MINN. LICENSE NUMBER 12755

DATE 12-22-21		GRONBERG & ASSOCIATES, INC.	
SCALE 1"=10'		CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS	
PROJECT 21-309		445 N. WILLOW DRIVE LONG LAKE, MN 55356	
SHEET 1 OF 1		PHONE: 952-473-4141	FAX: 952-473-4435



tanek

118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P: 612-879-8225
F: 612-879-8152
www.tanek.com

Restaurant
714 E Lake Street
Wayzata, MN 55391

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

Nathaniel Shea 12.15.2021
name date

24515
license number signature

scale 1/8" = 1'-0"
name jll/ns

issue date 12.15.2021

architectural plan
level 01

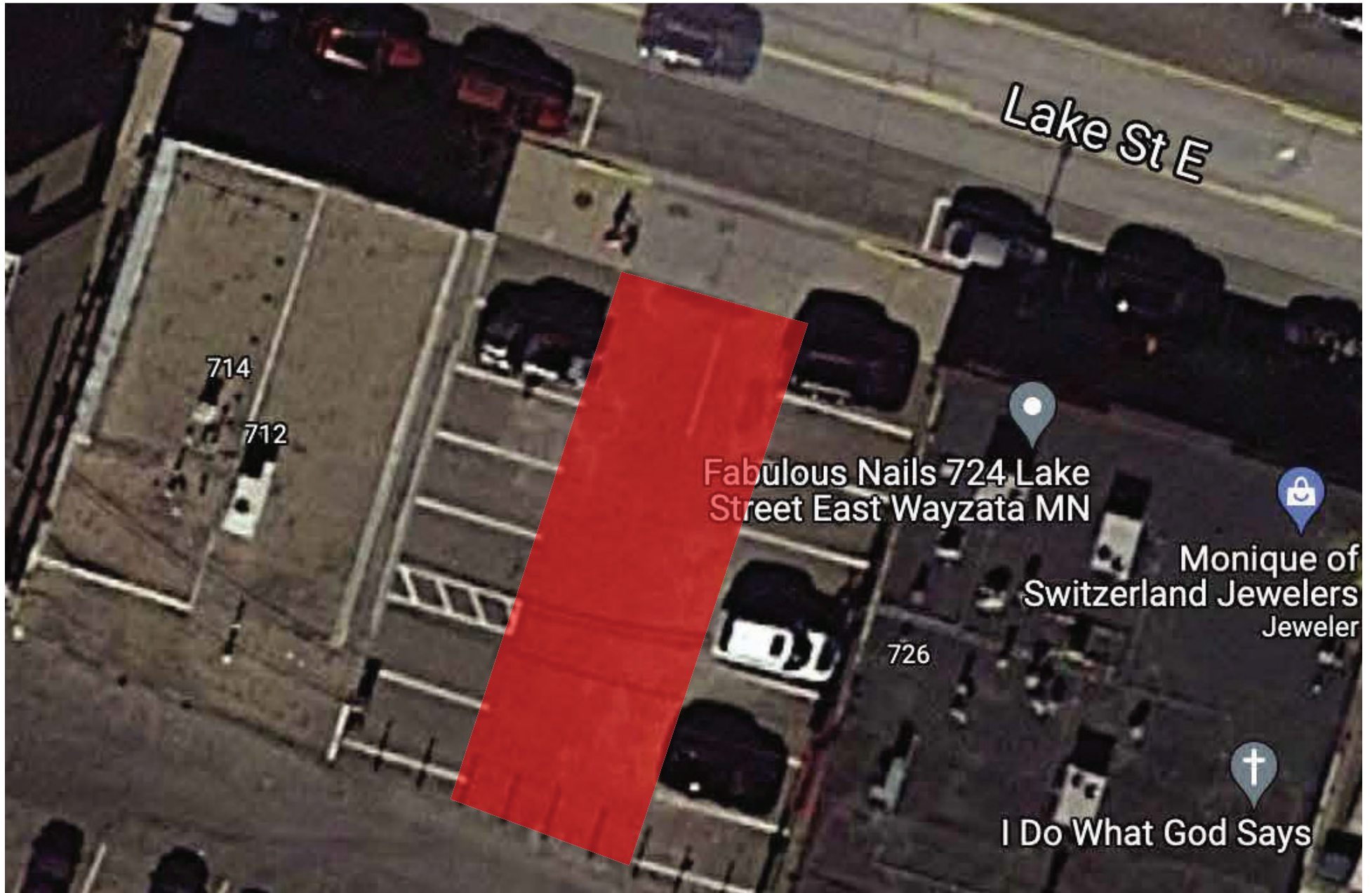


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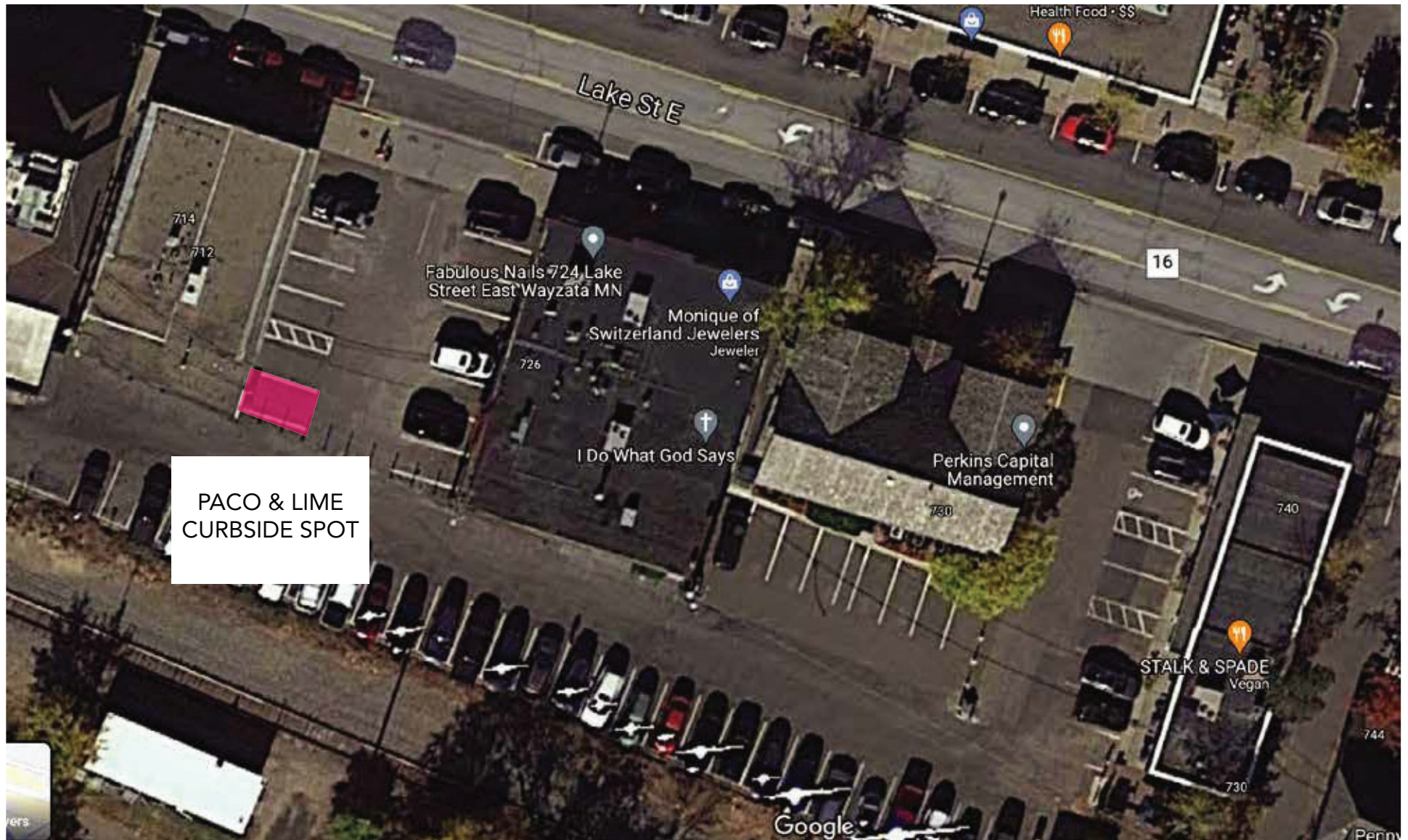
copyright Tanek 2021

MAP 1: DIMENSIONS OF SPACES AND DRIVE AISLE

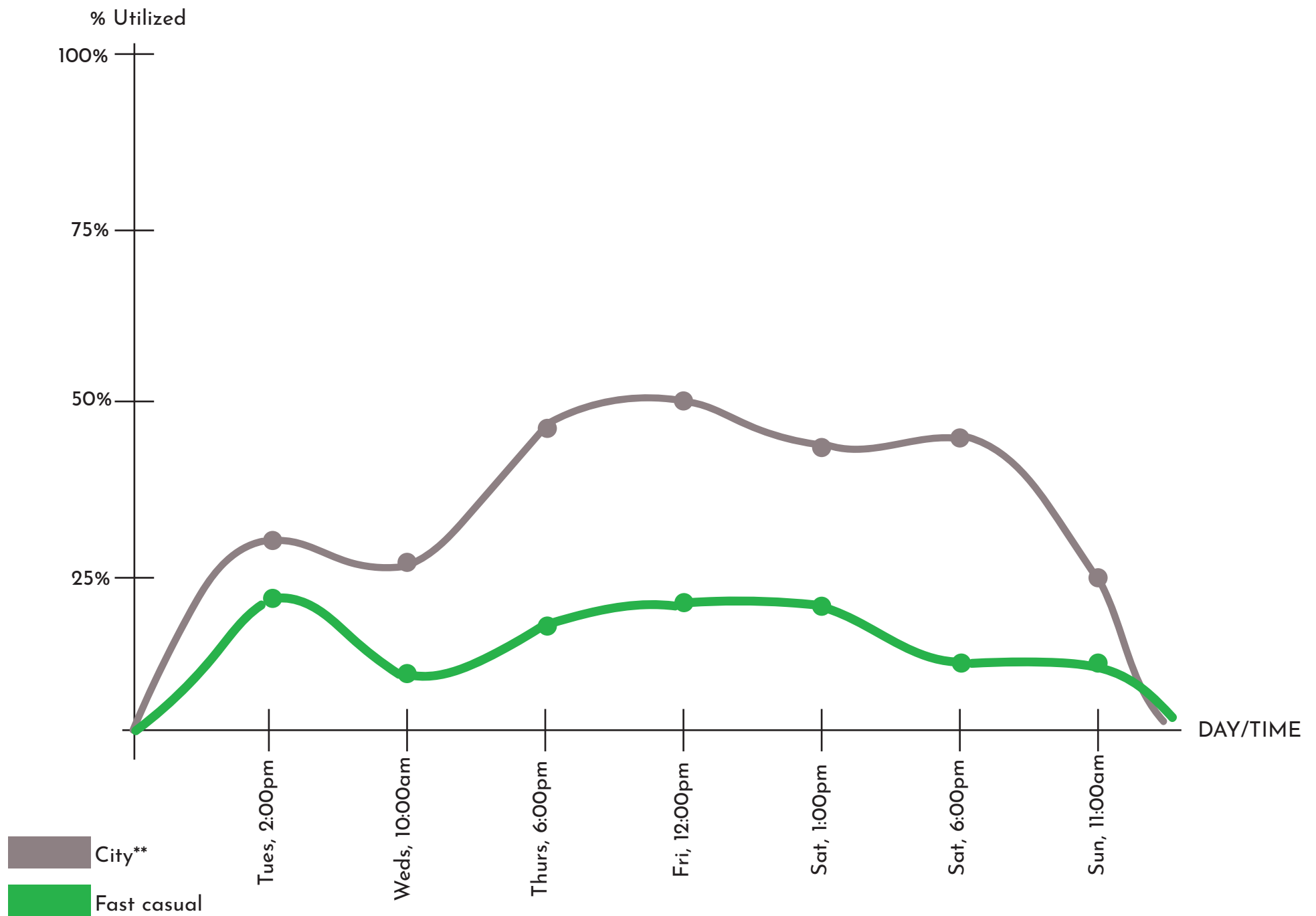
DRIVE AISLE: 24' x 67.5'



MAP 2 / VERSION 2: LOCATION OF PACO & LIME CURBSIDE SPOTS



PARKING UTILIZATION BASED ON DAY OF THE WEEK AND TIME OF DAY



**Data based off of 2021 Wayzata Parking Study by SRF consulting



Business Record Details »

Minnesota Business Name

712 LAKE STREET SPYDERNET LLC

Business Type

Limited Liability Company (Domestic)

MN Statute

322C

File Number

2084284-2

Home Jurisdiction

Minnesota

Filing Date

11/06/2006

Status

Active / In Good Standing

Renewal Due Date

12/31/2023

Registered Office Address

305 MINNETONKA AVENUE SOUTH SUITE 3
WAYZATA, MN 55391
USA

Registered Agent(s)

Charles J Schoen

Manager

Charles J Schoen
305 minnetonka avenue s
Wayzata, MN 55391
USA

Principal Executive Office Address

305 minnetonka avenue s
Wayzata, MN 55391
USA

Filing History

Filing History

Select the item(s) you would like to order:

☐	Filing Date	Filing	Effective Date
☐	11/06/2006	Original Filing - Limited Liability Company (Domestic)	
	11/06/2006	Limited Liability Company (Domestic) Business	

Name
(Business Name: Wayzata Harborview, LLC)

- | | | |
|--------------------------|------------|--|
| ☐ | 01/07/2008 | Administrative Termination - Limited Liability Company (Domestic) |
| ☐ | 1/31/2013 | Annual Reinstatement - Limited Liability Company (Domestic) |
| | 1/1/2018 | Conversion to 322C Due to Statute Mandate – Limited Liability Company (Domestic) |
| ☐ | 5/19/2021 | Amendment - Limited Liability Company (Domestic)
(Business Name: 712 LAKE STREET SPYDERNET LLC) |



Review Summary

SRF No. 15424

To: Emily Goellner, AICP
Community Development Director
City of Wayzata

From: Tom Sachi, PE, Project Manager

Date: May 9, 2022

Subject: Paco and Lime Parking Review, Wayzata, MN

Introduction

As requested, SRF has completed a review of the Paco and Lime parking data provided by the applicant in March 2022. The proposed development is located along Lake Street in downtown Wayzata and includes an approximately 2,500 SF fast casual restaurant. The proposed development is applying for Fee In Lieu of Parking (FILOP) for the proposed development given the minimal amount of parking spaces located on site. A review of the data identified the following comments for consideration.

Review Summary

Based on our review, the following items were identified:

Parking Data Review

- Data was collected at a Crisp and Green location in both Maple Grove and Saint Paul at the Highland Park location. Crisp and Green is another restaurant within the applicant's portfolio and is expected to have similar characteristics in terms of fast-casual, order ahead, and take out procedures. Therefore, it is expected that the parking situation that may occur at Crisp and Green will be similar to the proposed development.
- 2. Due to shared parking lots, the parking data collected contains minor estimations due to the inability to track every guest to the site.
- 3. Data was collected between 11:30 a.m. and 1:00 p.m. which is expected to be the peak period of parking for the proposed restaurant.
- 4. Maple Grove has a peak between 10 to 12 visitors and Highland Park has 12 to 14 visitors
- 5. This is solely the number of guests and does not appear to account for employees. Previous narratives state that they expect 3 to 8 employees, and it is assumed that during the peak lunch hour that there will be eight (8) employees on site.
- 6. From the data, there was a peak between 50 to 70 customers during the peak hour of operations. Given that the majority of these customers appeared to be inside for approximately 10 to 15 minutes, this provides a good check for the approximate peak guest load of 14 stalls.

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7. A quick calculation of 14 customers every 12 to 15 min (1/4 to 1/5 hour) during the peak hour would be 56 to 70 customers, and fits within the range that was counted.
8. Based on the data collected, it is estimated that a requirement of 14 guest stalls and 8 employee stalls will be necessary to accommodate the proposed development. This equates to 22 total stalls.
9. The *ITE Parking Generation Manual, 5th Edition* was reviewed for different restaurant types to provide another check. This was completed for fast food without drive through, fast-casual dining, and high turnover sit down type locations. Note, it was estimates using both 33 seats and 2,500 SF. The following results were identified:
 - Fast Food without Drive-through
 - i. Average Peak (2,500 SF) -**25 stalls**
 - ii. Average Peak (Seats) – 8 stalls
 - Fast Casual
 - i. Average Peak (2,500 SF) – **25 stalls**
 - ii. Did not have a calculation for seats
 - High Turnover Sit Down (Family dining)
 - i. Average Peak (2,500 SF) – 24 weekday, 28 Friday, 31 Saturday
 - ii. Average Peak (33 seats) – 11 weekday, 16 Friday, 11 Saturday
10. The proposed development is expected to operate similar to a fast casual/fast food, rather than high turnover/sit-down (i.e. The Muni). Additionally, the data within ITE was collected pre-pandemic, prior to the boom in takeout/order ahead. Given those changes in how business operates, the slight reduction (12%) from the peak of 25 stalls from ITE to the 22 stalls from the observations would likely be accurate for this business model assuming it follows a similar model to Crisp and Green (order ahead and pick-up and take-out).

Conclusion and Site Review

1. Based on the data provided, 22 parking stalls is expected to be the peak demand of the proposed development. This represents a reduction of 17 parking stalls based on the City Code requirement of 39 parking stalls.
2. The current site allows for 1 parking stall on-site, which will require the proposed development to apply for 21 stalls through the FILOP program which utilizes public parking facilities within downtown Wayzata.
 - a. Based on previously collected counts in summer 2021, there is capacity within the following public parking lots to accommodate the 21 FILOP program stalls during the Friday 12:00 p.m. timeframe (See attached).
 - i. 26 available spaces within the North Lot and Muni Lot immediately north of Lake Street.
 - ii. 6 available spaces in the public lot south of the development site.
 - iii. Approximately 20 available on-street spaces within a 1 to 2 blocks.
 - b. Note, in addition to this parking, there is a private parking ramp approximately one (1) block west that supports businesses on the 600 block of Lake Street with excess available capacity.



Parking Utilization - Friday 12:00 PM
 Paco and Lime Parking Study
 City of Wayzata

Figure 1



Zone	Parking Lot	Street	Land Use	Supply		Observed Demand Friday @ 12:00 p.m		Available Surplus	
				Total	Handicap	Total	Handicap	Total	Handicap
10	Muni/Shopping Center	0	COMMERCIAL	97	2	87	0	10	2
10	North Lot	0	COMMERCIAL	80	4	64	3	16	1
10	Parking Ramp Top	0	COMMERCIAL	151	0	151	0	0	0
10	Parking Ramp Bottom	0	COMMERCIAL	144	7	144	4	0	3
10	0	Lake (btwn Broadway & Superior) - North	ON-STREET	22	0	24	0	-2	0
10	0	Broadway (between Lake & Rice) - East	ON-STREET	17	0	7	0	10	0
10	0	Superior (between Lake & Rice) - West	ON-STREET	0	0	0	0	0	0
14	Stalk & Spade/Monique/Public Parking	0	COMMERCIAL	42	1	36	0	6	1
14	Perkins Capital Mgmt	0	OFFICE	8	0	4	0	4	0
14	Fabulous Nails	0	COMMERCIAL	8	0	3	0	5	0
14	Fitspace	0	COMMERCIAL	7	0	7	0	0	0
14	0	Lake St (btwn Broadway & Superior)	ON-STREET	13	0	13	0	0	0
15	Municipal	0	PUBLIC/COMMERCIAL	0	0	0	0	0	0
15	0	Lake St (btwn Walker & Minnetonka) - North	ON-STREET	9	0	5	0	4	0
15	0	Lake St (btwn Walker & Minnetonka) - South	ON-STREET	12	0	8	0	4	0
15	0	Lake St (btwn Broadway & Walker) - South	ON-STREET	17	0	17	0	0	0
16	Carisch Parking Ramp	0	COMMERCIAL	285	6	152	0	133	6
16	DeaMar Salon & Day Spa	0	OFFICE	10	0	6	0	4	0
16	0	Walker (btwn Lake & Indian Mound) - East	ON-STREET	21	3	18	1	3	2
16	0	Walker (btwn Lake & Indian Mound) - West	ON-STREET	3	0	3	0	0	0
16	0	Lake (btwn Broadway & Walker) - North	ON-STREET	12	0	13	0	-1	0
16	0	Broadway (Btwn Lake & Indian Mound) - West	ON-STREET	11	0	13	0	-2	0

	Available Public Stalls	53	6
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CITY OF WAYZATA

November 7, 2018

FEE-IN-LIEU OF PARKING POLICY

Background and Purpose

To address the need for additional parking and parking-related services, and make both on and off street parking improvements in the downtown area, the City is pursuing the construction of a municipal parking ramp at Mill Street (the "Mill Street Ramp"), the establishment of a new designated capital improvement plan for future downtown parking improvements ("Downtown District CIP"), and the establishment of a downtown parking and mobility district (the "Mobility District"), a special services district under Minn. Stat. Ch. 428A. The City has also amended its parking ordinance to reduce the minimum amount of parking stalls required for uses in the downtown area to recognize (i) changes in parking demands associated with certain uses, (ii) differing parking demands for different days and hours, (iii) consolidated and shared parking opportunities, and to maximize the overall efficiency of available parking spaces.

The purpose of this policy is to provide greater flexibility to developers and property owners proposing projects in the downtown area that would further the City's goals for the area but not fully meet the City's minimum parking requirements, and thereby reduce the number of variance applications, encourage consolidated and shared parking, and promote a well-designed and efficient parking system downtown.

Paying a fee in lieu of parking under this policy would not sell spaces or grant exclusive rights to parking spaces in the Mill Street Ramp or other parking facilities in the Mobility District, but would allow uses on property in the Mobility District that would otherwise fail to meet the City's parking requirements.

Criteria for Considering a Fee in Lieu of Parking

If warranted by the standards outlined in this policy, the City Council may, but shall not be required to, grant approval of a reduction in the number of parking spaces actually constructed at the time of site development or occupancy of a building under the following criteria:

A. Eligible Properties and Projects. Any new use on a property (a "Project") that cannot meet the applicable on-site minimum parking requirements of City Code may be permitted if: (1) a fee-in-lieu of parking is paid as specified in Section B of this policy; and (2) a conditional use permit is approved based upon the requirements of Section 801.04 of the City Code and the following additional criteria:

1. The Project is located within the "Mobility District" as established by City Council.
2. The City Council finds that the Project would enhance the accessibility, functionality, density and vitality of the Downtown Business District.
3. The parking impact of the Project does not exceed the available capacity of the City's parking facilities.

For purposes of this policy, "available capacity" shall be the number of parking spaces available for use by applicants for new fee-in-lieu of parking conditional use permits. This number shall be determined by the City Council based on an analysis of the use of the City's parking facilities. The City's "parking facilities" shall be the Mill Street Ramp and any other public parking facility in the Mobility District.

B. Fee. The amount of the fee-in-lieu of parking paid under this policy shall be established, and may be updated from time to time, by a resolution of the City Council, based on available public parking in the Mobility District, projections and/or calculations of the costs of constructing the parking facilities, improvements identified in the Downtown District CIP, and the value to applicants of satisfying the City's minimum parking requirements. The fee shall be paid in full as a one-time payment, prior to issuance of a building permit for the project, or upon the request of the applicant and the approval of Council, the fee may be paid over a period of time in the manner of an assessment, with a term of up to ten (10) years, and set to an interest rate equivalent to the Prime Interest Rate plus two (2) percent. The City Council shall approve any such payment over time at the time a conditional use permit is approved pursuant to this policy, and shall base any such approval on the following factors:

1. Amount of parking needed for the Project
2. Current Availability, or lack of availability, of public parking and/or the need to construct additional public parking for the Project
3. Availability, or lack of availability, of financing for the Project
4. Overall cost of the Project

C. Development Agreement. As a condition of approval of a conditional use permit issued pursuant to this policy, the applicant must enter into a development agreement with the City that includes an agreement to fully participate in and not contest the Mobility District and obligations thereof, and to pay the fee-in-lieu of parking. The development agreement shall be executed no later than the date on which a building permit for the Project is issued (or if no building permit is required, the date on which a certificate of occupancy is issued) and also include an agreement by the owner of the property for which the conditional use permit is issued authorizing the City to assess any unpaid fee-in-lieu of parking against the property as a special assessment and include a waiver of any right to object or appeal said assessment. The obligation to pay the fee-in-lieu of parking shall run with the property, and the development agreement shall be recorded against the property.

D. Expiration. A conditional use permit issued pursuant to this policy shall expire 12 months after being granted unless a development agreement (or amendment thereto) containing a fee-in-lieu of parking provision as described in subsection (C) above is executed by the permit holder.

E. Previous Obligations to Pay for Future Parking. Obligations in development agreements with the City, and conditions in previously granted land use approvals, that were agreed to or imposed prior to the adoption of this policy, that require a financial contribution to future City parking facilities to make up for parking shortfalls in Projects, may be satisfied upon (i) payment of the fee specified in Section B of this policy, and (ii) an amendment to the applicable development agreement as required by this policy.



Memorandum

SRF No. 14587.00

To: Emily Goellner, AICP, LEED Green Associate
Community Development Director
City of Wayzata

From: Tom Sachi, PE, Associate

Date: November 8, 2021

Subject: Wayzata Downtown Parking Study Update

Introduction

SRF has completed a parking study update for the Downtown district of the City of Wayzata (see Figure 1: Parking Zones). Previously in 2019 SRF completed a parking study for the eastern end of Downtown focused around the Mill Street Ramp. Included within that study was parking utilization surveys and a business owner survey regarding parking behaviors. This study will serve as an update to those efforts but expanded throughout the entirety of Downtown now with the completion of the Panoway Phase 1 project and updates to Lake Street. The project area is generally bounded by Ferndale Road to the west, Wayzata Boulevard to the north, Circle A Drive to the east, and Lake Minnetonka to the south. The main objectives of this study are to review the existing parking utilization within the project area, document any supply issues that exist, and plan for potential future parking opportunities. The following assumptions, analysis, and study conclusions are offered for your consideration.

Existing Conditions

The existing conditions were reviewed to establish a baseline to identify any existing supply issues facing this area of downtown for both the parking lots and on-street parking locations shown in Figure 1. The evaluation of existing conditions includes parking utilization surveys collected during different time periods.

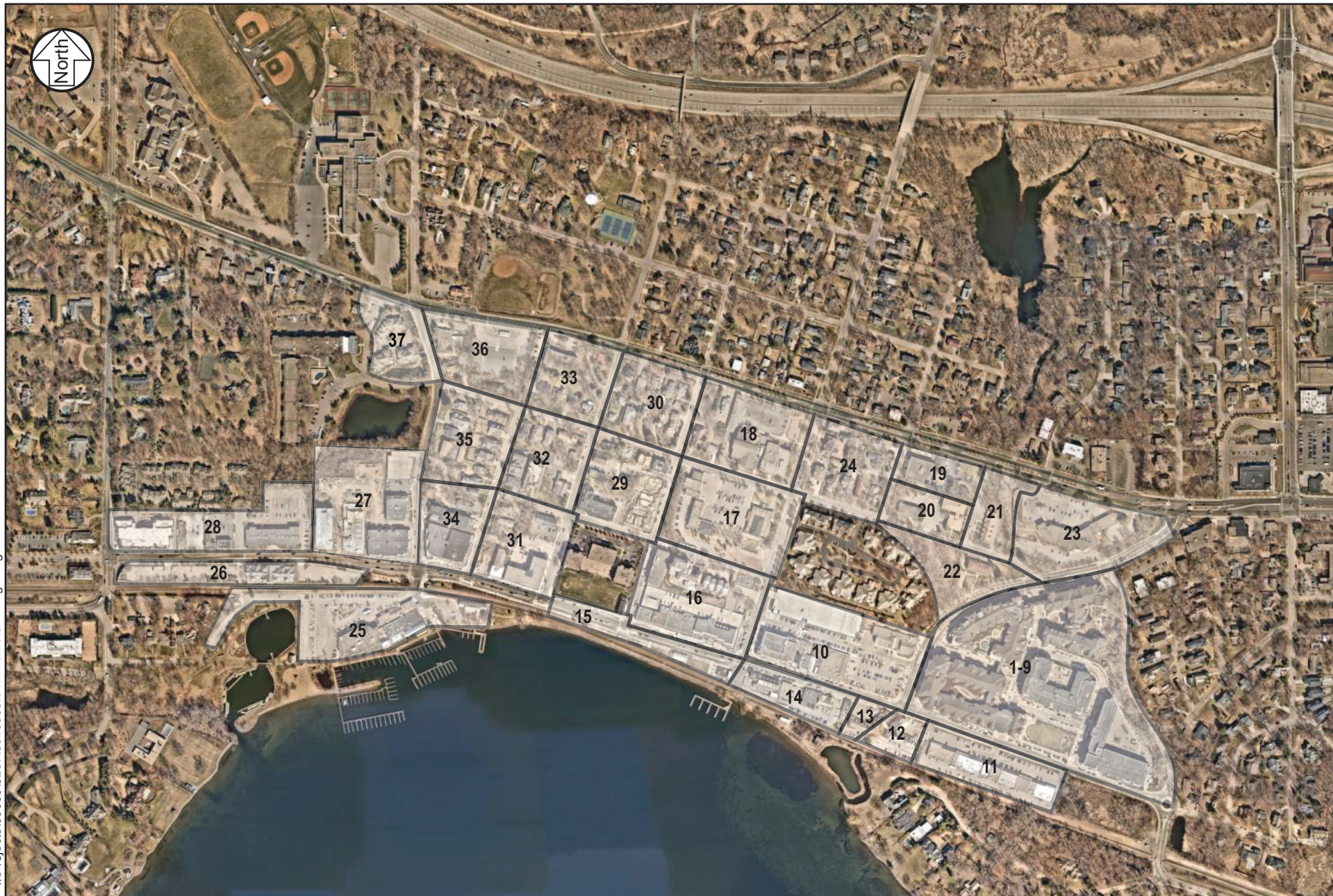
Parking Utilization Survey

Parking utilization surveys were collected during the week of June 14, 2021 and the weekend of July 10, 2021. Parking data was collected during several time periods to help identify the fluctuation in parking utilization within the lots. The time periods were based on previously collected peak periods completed as part of other Downtown Wayzata parking studies. The study time periods included:

- Tuesday, June 15, 2021 – 2:00 p.m.
- Wednesday, June 16, 2021 – 10:00 a.m.
- Thursday, June 17, 2021 – 6:00 p.m.
- Friday, June 18, 2021 – 12:00 p.m.
- Saturday, July 10, 2021 – 1:00 p.m.
- Saturday, July 10, 2021 – 6:00 p.m.
- Sunday, July 11, 2021 – 11:00 a.m.

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Parking Study Zones/Boundaries

Downtown Wayzata Parking Study
City of Wayzata

02114273
January 2021

Figure 1

Note that the parking data collection occurred on warmer, sunny days when both commercial and recreation activity was taking place. This was done to ensure that the data did not misrepresent the recreation peaking that often occurs near Lake Minnetonka. However, based on observations of the office land uses, there was expected to be a portion of those office related vehicles that are not present due to employees working from home as a result of COVID-19.

Results of the parking utilization surveys are detailed within Table 1 for the highest peak periods. The full dataset is included within Appendix A. The data was collected within 37 zones, however, it should be noted that the areas of zones 1 through 9 have been combined into one (1) zone for purposes of this study. Zones 1 through 9 comprise the Promenade Area. Note, two (2) blocks with the Widsten Townhomes and Wayzata Place Condominiums were not counted as part of this study.

As shown in Table 1, the **peak parking periods** are generally identified as the **weekday and Saturday middays and evenings** with peak utilization approximately between 40 and 50 percent. These time periods are consistent with historical surveys and have traditionally been the peak parking periods. A parking utilization graphic, depicted by zone is provided in the Appendix for each time period collected. A few other key observations during the peak weekday and Saturday middays and evenings include:

- On-street parking along Lake Street is generally near capacity, with minimal spaces available during the peak periods. During these peak survey periods, some restaurants are allowed to block two (2) to three (3) on-street parking spaces to operate a valet parking system, which further reduces supply within the highly utilized stretch of Lake Street.
- Zones 1-9 within the Promenade Center were 30 to 45 percent occupied during peak times.
- Zone 10, which includes the Municipal Grill and Mill Street parking ramp was 80 to 93 percent occupied during the peak times
- The parking ramp between Broadway Avenue and Walker Avenue was 53 to 72 percent occupied during peak times. Note, this ramp is recently become privately owned.
- The portion of Downtown west of Walker Avenue was generally 30 to 40 percent occupied during peak times whereas portion east of Walker Avenue was 50 to 55 percent occupied.
- Zone 25, which includes the Boatworks/6Smith building, was 70 to 80 percent utilized during the peak times.
 - The dedicated trail parking was 80 to 100 percent occupied during these peak times.
 - The permit parking areas were generally fully occupied during the weekend periods, but open during the weekday time periods. This is consistent with the expected recreation times of the docks and beach area.
- In general, office parking was minimal given that employees are likely working from home.
- There were some on-street parking closures on the western portion of Downtown as a result of construction efforts for proposed developments.
- The 153 space Lake and Berry public parking lot was not open during the time of the parking survey.

Table 1. Parking Utilization Survey

Zone	Supply	Thursday, 6/17 6:00 PM		Friday, 6/18 12:00 PM		Saturday, 7/10 1:00 PM		Saturday, 7/10 6:00 PM	
	Total	Demand	Percent	Demand	Percent	Demand	Percent	Demand	Percent
1-9	787	255	32%	350	44%	311	40%	225	29%
10	511	462	90%	477	93%	407	80%	473	93%
11	191	164	86%	128	67%	95	50%	148	77%
12	62	25	40%	23	37%	28	45%	19	31%
13	24	6	25%	18	75%	22	92%	8	33%
14	78	66	85%	63	81%	64	82%	62	79%
15	38	34	89%	30	79%	35	92%	35	92%
16	342	256	75%	205	60%	152	44%	200	58%
17	167	37	22%	37	22%	45	27%	49	29%
18	146	11	8%	19	13%	22	15%	120	82%
19	46	7	15%	19	41%	7	15%	5	11%
20	56	27	48%	13	23%	24	43%	28	50%
21	20	4	20%	1	5%	1	5%	3	15%
22	32	15	47%	17	53%	15	47%	22	69%
23	155	10	6%	20	13%	7	5%	2	1%
24	80	3	4%	33	41%	3	4%	8	10%
25	275	188	68%	221	80%	190	69%	207	75%
26	0	0	0%	0	0%	0	0%	0	0%
27	132	37	28%	47	36%	24	18%	28	21%
28	181	19	10%	57	31%	18	10%	2	1%
29	79	9	11%	19	24%	9	11%	4	5%
30	20	8	40%	9	45%	10	50%	6	30%
31	86	14	16%	28	33%	23	27%	24	28%
32	63	16	25%	21	33%	9	14%	10	16%
33	41	16	39%	10	24%	9	22%	11	27%
34	32	11	34%	25	78%	15	47%	11	34%
35	11	0	0%	0	0%	0	0%	0	0%
36	131	34	26%	20	15%	1	1%	1	1%
37	11	0	0%	0	0%	1	9%	1	9%
Total Parking Demand	3797	1734	46%	1910	50%	1547	41%	1712	45%

Parking Mitigation

Although parking overall throughout Downtown is between 40 to 50 percent utilized during the peak periods, the majority of the public parking facilities are heavily utilized, excluding the Promenade parking. Based on these findings, it is recommended to develop a wayfinding and communications plan to help bring awareness to the available public spaces within the new 153 stall surface lot constructed with access off Barry Avenue just north of Lake Street and the Promenade area. Note, while parking within Promenade is not public parking, due to the high vacancy there is opportunity to partner with owners to encourage Downtown employees to park in empty portions of the lots.

Wayfinding/Communication

In order to promote the available public parking spaces, a wayfinding and communications plan should be developed to bring awareness to both residents and visitors. Potential wayfinding opportunities include:

- Installing signs, similar to those used to promote the parking access at Lake Street and Walker Street or at the entrance to the Mill Street Ramp, with directions to the entrance of the parking facilities. The signs could be installed at the Lake Street and Barry Avenue intersection and Superior Street intersections with Promenade Avenue and Mill Street.
 - The current public parking wayfinding signing near the Promenade may be too small for drivers to detect. The larger signs, which can denote Public Parking can help promote the availability of the parking.



- In addition to larger “Public Parking” signing, consider installing wayfinding signing at the corners of intersections with pedestrian level signing or a kiosk with estimated walk times to key destinations.

- These types of signs can help encourage visitors familiarize themselves with Downtown and park in one (1) location and walk between sites and also promote the short walking distance to the available parking with the Promenade and the new parking lot.
- In addition to wayfinding opportunities communications can be sent out to both residents and area businesses/chamber of commerce promoting the use of the available parking facilities. While not all visitors to Wayzata are residents of the City, these communications can provide helpful information to a portion of the Downtown users.
- With the knowledge of the parking opportunities available to the general public, business owners can help provide guests alternative parking areas if the guests have concerns over parking availability.
- Another round of business owner surveys should be completed in the future for the entirety of downtown to understand current communications plans, employee parking behaviors, and opinion on the changes in work habits.

Lastly, under the current parking conditions, there is a potential that current office tenants may have a surplus of available parking due to work at home conditions. While these spots may not be available during all times of the day, the key parking times during the evening and weekends provide an opportunity to shared parking through agreements rather than constructing additional parking facilities. With the high cost of structured parking, considerations should be made for business owners to share parking when possible.

Other Considerations

The following details items that do not need to be explicitly considered based on the existing parking conditions, however, they should remain as relevant potential options as the future of Downtown unfolds.

Future Ramp Locations/Modifications

Although not currently indicated as a need, the City can consider the plan for a potential future ramp on the western side of Downtown as redevelopment occurs. Although shared parking opportunities with office land uses should be explored first, if potential redevelopment eliminated these opportunities, a future ramp could be considered to help alleviate any parking issues. Previous planning efforts have noted a potential ramp location north of Lake Street and east of Edgewood Avenue behind the Coldwell building. Additionally, the Metro Transit Park and Ride lot along Wayzata Boulevard is a potential site that the City could work on a development plan that includes public parking options. Note, future unknown redevelopment throughout the Downtown area also offers an opportunity to locate public parking options as well.

Also included in potential ramps or modifications to existing ramps would be the ability for signing to identify the number of available parking spaces prior to entering or utilizing a LED light system to indicate open spaces, similar to the Mall Of America.

Lastly, there is potential the City could consider reconfiguring the municipal parking lot adjacent to the Municipal Grill to include more parking spaces.

Parking Meters

Parking meters have not been specifically requested by users or business owners of Downtown, but they are a potential future option. Note, parking meters are intended to increase turnover of parking if it is determined that on-street spaces are being utilized for long periods of times. Note, previous business owner surveys did not provide any indication or desire for meters. For reference, current parking time limits within the majority of on-street parking in Downtown is a three (3) hour limit between 6:00 a.m. and 6:00 p.m. and no parking between 2:00 a.m. and 5:30 a.m.

Potential/Planned Redevelopment

Boatworks/6Smith

It is expected that a future restaurant development will replace the previous Wayzata Brew Works within Boatworks. Due to an increased parking need as a result of this use, the current lot is expected to be 30 stalls short of City code requirements. This is despite the current effects of the COVID-19 pandemic. However, the potential deficit may be able to be accommodated through relaxed restrictions on site after 5:00pm and potential to utilize the City's Fee In Lieu of Parking Policy in the Lake and Berry parking lot.

Future redevelopment opportunities (including the TCF site) should be reviewed to determine any parking deficits that may need to utilize the public parking facility.

Panoway Phase 2

The Panoway Phase 2 Boardwalk construction is slated for year 2022 or 2023. While it is expected that the boardwalk will become a feature attraction for Downtown, there is not currently any programming planned for the space. While there is potential the boardwalk will encourage people visit Downtown, it is expected the majority of users will already be visiting Downtown and utilizing another use (i.e. restaurant, office, or retail) and that the length of stay for visitors will increase rather than the number of visitors. The impact on parking is difficult to predict and will need to be reviewed under future utilization surveys. If additional programming that would be expected to bring in additional guests to Downtown is expected, a further review of that potential parking impact can be completed at a later date.

Next Steps

As Downtown emerges out of the COVID-19 pandemic and both commercial and office uses return to standard operations, a broader, Downtown wide parking survey is recommended to be completed to understand the full parking situation within Downtown Wayzata. Once again, a business owners survey should be completed, but to a broader audience, to identify if parking challenges exist throughout the entirety of Downtown. This additional survey can identify areas with low utilization that may be able to be used for employee parking, in turn helping customer/client parking needs. The timing of any future study will be discussed with City staff to ensure accurate results.

Additionally, a future parking utilization survey can be completed to help identify the impact of the new public parking lot on the west side of Downtown and help update the previously completed parking model developed for the City. Note, the parking model was not updated during this study as a result of COVID-19 impacts. Both the survey and utilization counts will help provide an understanding of the new “normal” presented after COVID-19 and help plan for any future redevelopment and parking needs.

APPENDIX A: Parking Utilization



Parking Utilization - Tuesday 2:00 PM

Downtown Wayzata Parking Study
City of Wayzata

Figure X



Parking Utilization - Wednesday 10:00 AM

Downtown Wayzata Parking Study
 City of Wayzata

Figure X



Parking Utilization - Thursday 6:00 PM

Downtown Wayzata Parking Study
City of Wayzata

Figure X



Parking Utilization - Friday 12:00 PM

Downtown Wayzata Parking Study
 City of Wayzata

Figure X



Parking Utilization - Saturday 1:00 PM

Downtown Wayzata Parking Study
 City of Wayzata

02114587
 August 2021

Figure X



Parking Utilization - Saturday 6:00 PM

Downtown Wayzata Parking Study
 City of Wayzata

Figure X



Parking Utilization - Sunday 11:00 AM

Downtown Wayzata Parking Study
 City of Wayzata

02114587
 August 2021

Figure X



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 16, 2022	AGENDA ITEM: 5.b
TITLE: Consider Development Application for Variances to Side and Rear Yard Setbacks, Impervious Surface, and Lot Coverage for an Attached Garage at 341 Ramsey Road	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: June 26, 2022	

BACKGROUND:

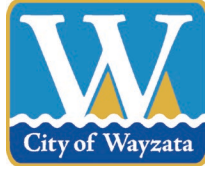
The applicant/owners, Trisha and Robert Blake, have submitted a development application requesting a rear yard setback variance, a side yard setback variance, a lot coverage variance, and an impervious surface variance to support the expansion and re-orientation of an attached garage at 341 Ramsey Road. Three public comments are attached.

ACTION REQUESTED:

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

ATTACHMENTS:

1. 341 Ramsey Road - Staff Report
2. 341 Ramsey Road - PC Attachments
3. 341 Ramsey Road - Public Comments



**Staff Report
Wayzata Planning Commission
May 16, 2022**

Project Name: 341 Ramsey Road
Approval Request: Variances (4) – Lot Coverage, Impervious Surface, Side and Rear Yard Setbacks
Applicant: Trisha and Robert Blake
Applicant's Representative: T.J. Majdecki
Addresses of Request: 341 Ramsey Road
Prepared by: Valerie Quarles, Assistant Planner
“60 Day” Decision Deadline: June 26, 2022

Development Application Introduction

The applicant/owners, Trisha and Robert Blake, have submitted a development application requesting a rear yard setback variance, a side yard setback variance, a lot coverage variance, and an impervious surface variance to support the expansion and re-orientation of an attached garage at 341 Ramsey Road.

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

Address	PID	Owner
341 Ramsey Road	12-117-23-12-0036	T J Blake & R J Blake Jr

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

Current Zoning:	R-1A Low Density Single Family Estate District
Comprehensive Plan Designation:	Estate Single Family
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

Project Location

The property is located on the north side of Ramsey Road, a short street accessed from Harrington Road.

Map 1: Project Location



Source: Hennepin County

Application Requests

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

- A. Variance – Rear Yard Setback §951.06.B.1.C: The applicant is requesting a variance to reduce the required rear yard (north) setback from the previously approved 14.2 feet to 12.2 feet.
- B. Variance – Side Yard Setback §951.06.B.1.B: The applicant is requesting a variance to reduce the required side yard (west) setback from 20 feet to 11.8 feet.
- C. Variance – Lot Coverage §951.07.A: The applicant is requesting a variance to increase the required lot coverage limit from 10% to 14.85%.
- D. Variance – Impervious Surface §951.07.A: The applicant is requesting a variance to increase the required impervious surface limit from 20% to 24%.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on May 5, 2022. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on May 2, 2022.

Neighborhood Notification

The applicant sent a letter about the Application to property owners located within 500 feet of the subject property on May 2, 2022.

Public Comments

Three public comments were received before the packet publication deadline on May 12, 2022. None of the commenters are in favor of the proposal. The comments cited the lot's nonconformity, concerns about litigation, the reduced side yard setback creating an overbuilt condition, current easements, impact on property values, and questions around the implementation of approvals granted in 2017.

Existing Conditions

The existing developed lot is 43,800 square feet (approximately 1 acre) in area. The existing home was originally built in 1949. The principal structure does not conform to the current zoning code in the following ways relevant to this application:

1. The rear yard (north) setback is currently 14.3 feet instead of the required 50 feet, though a variance to reduce the setback to 14.2 feet was previously approved.
2. The impervious surface total is 24.7% of the lot instead of the required 20%.
3. The lot coverage total is approximately 12.7% instead of the required 10%.

It is not clear whether the impervious surface and lot coverage non-conformities are legal or illegal non-conformities. Legal non-conformities, like the rear yard setback, were either granted a variance or were allowed by Code at the time of construction. Illegal non-conformities were not allowed by Code at the time of construction and were not granted a variance. Additional research would be necessary to make this determination.

The existing two stall garage is accessed via a motor court that connects to a driveway on the adjacent property to the west (546 Harrington Rd). There is no direct vehicular access from Ramsey Road to the home. Staff has recommended that the owners of 341 Ramsey Road obtain a private driveway access easement from the owners of 546 Harrington Rd, but it is not a formal requirement of this application.

Despite vehicular access coming from the west, City Code defines the front yard of a property as the shortest frontage abutting a public road. This makes the south side of the property (next to Ramsey Road) the front yard. The west and east sides are the side yards. The north side is the rear yard.

The application notes that the property would be considered a flag lot. City Code defines a flag lot as "an "L" shaped design utilizing a minimum frontage on a public street in order to facilitate back lot or rear property division and development." (§1001.08.U) While the property functions as a flag lot when considering access (a narrow strip to access a larger property), it is not considered a flag lot by Code due to the actual shape of the property.

Previous Requests

The property was last subject to a planning action in 2017 (City Council Resolution No. 65-2017), when the previous owners at 341 Ramsey sold a portion of the property totaling approximately 51,626 square feet (1.18 acres) to their eastern neighbor (309 Ramsey Road) and proposed a garage expansion. The 2017 project included a preliminary and final plat to adjust the lot line between the two properties, a lot area

variance to reduce the required minimum size of 80,000 square feet to approximately 43,800 square feet at 341 Ramsey under the subdivision code, a lot width variance, and a rear yard setback variance from the required 50 feet to the proposed 14.2 feet for the proposed garage. The proposed garage was built after that time.

Zoning District

The site is zoned R-1A, Low Density Single Family Estate District. The R-1A District is intended to provide a low density residential district for existing large and estate-type properties. These properties are unique in that they are unusually large in size and frequently include accessory structures, such as guest houses and caretakers' quarters. The proposed garage is a permitted use in this zoning district.

Land Use Designation

The 2040 Comprehensive Plan land use designation for the site is Estate Single Family.

Proposed Changes

The applicant is proposing to add two stalls to the existing two-stall garage and re-orient the entrance to the motor court, instead of having vehicles enter from the west. This will also include the removal of hardcover leading up to the property line on the west side. The expanded garage will be located on the existing impervious surface. A porch is also proposed on the east side of the home, which will contribute to the overall lot coverage. The project requires a rear yard (north) setback from the previously approved 14.2 feet to 12.2 feet, a side yard (west) setback from the required 20 feet to 11.8 feet, a lot coverage limit increase from 10% to 14.85%, and an impervious surface limit increase from 20% to 24%.

Analysis of Application

Variance – Rear Yard Setback

As part of the 2017 resolution, a variance was granted for 14.2 feet. The proposed garage would constitute a 2' decrease in the setback. The space that the proposed garage would occupy is currently paved driveway space.

	City Code	2017 Approved Variance	2022 Proposal
Rear Yard Setback	50 feet	14.2 feet	12.2 feet

Variance – Side Yard Setback

The current garage did not require a side yard setback variance. This proposal would require a variance from 20 feet to 11.8 feet. The space that the proposed garage would occupy is currently paved driveway space. The proposed addition is 26.5 feet deep and approximately 30 feet wide.

Variance – Lot Coverage

Lot coverage is defined as “the area of the lot occupied by the principal building or buildings and all accessory buildings.” (§902.02) The proposed addition to the garage and the proposed porch on the east side of the home contribute to the increase of this measure over the current condition of 12.7% to 14.85%.

A variance for lot coverage was not granted as part of the 2017 resolution. Since the overall property size was decreased as part of that approval, lot coverage has been nonconforming since 2017. It is unknown why lot coverage on the property is less than the 2017 proposed condition, and unknown why a variance was not included in that resolution despite the overage being documented in the resolution attachments.

	City Code	2017 Condition (after approval)	2022 Existing	2022 Proposal
Lot Coverage Limit	10%	13.9%	12.7% ¹	14.85%

Variance – Impervious Surface

Impervious surface is defined as “a constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increase rate of flow than prior to development. Examples include rooftops, sidewalks, patios, driveways, parking lots, storage areas, and concrete, asphalt, or gravel roads.” (§902.02) Impervious surface includes lot coverage. The proposed addition to the garage, proposed porch, and proposed motor court expansion all contribute to the impervious surface reduction from the current condition of 24.7% to 24%. The proposal is a decrease from the current condition because the proposed garage is not a net gain in impervious surface due to being located on the existing driveway, as well as the removal of the driveway portion at the northwestern corner of the property.

A variance is required for the decrease because it is still above the 20% impervious surface limit in R-1A. Like the lot coverage circumstances, impervious surface was over the limit as a result of the 2017 action, but a variance was not included in the requests. The impervious surface overage is also documented in the resolution attachments.

	City Code	2017 Condition (after approval)	2022 Existing	2022 Proposal
Impervious Surface Limit	20%	23.57%	24.7% ²	24%

Shoreland Overlay District

The property is located in the Shoreland Overlay District. Impervious surface in this overlay district is limited to 25% of the lot area. (§991.11.A) The proposed impervious surface does not exceed 25%. A Shoreland Impact Plan is not required as the proposal is for a permitted principal use. (§991.19.B.2)

Department Comments

Engineering Department:

¹ The built lot coverage is less than the 2017 proposed lot coverage.

² The built impervious surface is greater than the 2017 proposed impervious surface coverage.

- To the best of the department's knowledge, the survey correctly shows the drainage and utility easements.
- The grading shown to the north of the proposed garage addition does not appear to alter existing drainage patterns, and is acceptable.
- The proposed stormwater management plan is adequate.

Fire Department:

- The revised access point from the motor court is not a problem for the Fire Department.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

1. Is the proposal consistent with the Comprehensive Plan?
2. Is each variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Will each variance alter the essential character of the locality?

Action Steps

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

Attachments

1. Development Application (6 pages)
2. Narrative and Supplemental Information (8 pages)
3. Current Survey (1 page)
4. Proposed Site Plan (1 page)
5. Home Plans, Elevations, and Renderings (10 pages)
6. Existing and Proposed Drainage Maps (1 page)
7. Existing HydroCAD Report (5 pages)
8. Proposed HydroCAD Report (38 pages)
9. Resolution 65-2017 Proposed Survey (1 page)

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Staff has highlighted in **bold** the criteria that may require additional discussion with the Planning Commission.

2040 Comprehensive Plan – Residential Goals

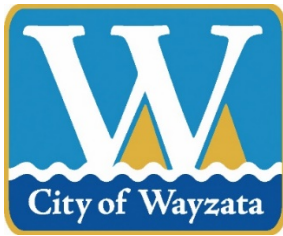
- **Maintain and enhance the character, diversity, and livability of all residential neighborhoods.**

Variance Standards – City Code Chapter 905

The purpose of this Section is to provide for deviations from the literal provisions of this Ordinance in instances where strict enforcement of the provisions of this Ordinance would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when the variances are harmony with the general purposes and intent of this Ordinance, and the variances are consistent with the Comprehensive Plan.

Criteria for Granting. Conditions governing considerations of variance requests.

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



City of Wayzata
600 Rice Street East
Wayzata, MN 55391
952-404-5300

2022 Development Application

Project Address(s): 341 Ramsey Road, Wayzata MN 55391

Project Name: Blake Residence **Date Filed:** April 21, 2022

Property Owner: Trisha and Robert Blake

Property Owner Address: 341 Ramsey Road, Wayzata MN 55391

Applicant (if different than owner): _____

Address (if different than owner): _____

Contact Person: Murphy & Co. Design; T.J. Majdecki

Phone: 612-470-5511 **E-Mail:** tj@murphycodesign.com

Property Identification Number(s): 1211723120036

Legal Description (Attach if Necessary): Lot 1, Block 1, Harrington Gates, Hennepin County, MN

Tax and Assessment Status:

Current X
Delinquent _____ Amount \$ _____

Type of Request:

- _____ Conditional Use Permit
- _____ Comprehensive Plan Amendment (Re-guiding)
- _____ Design Review
- _____ Extension of Development Approvals
- _____ Planned Unit Development Concept Plan
- _____ Planned Unit Development General Plan
- _____ Shoreland Impact Plan/Conditional Use Permit
- _____ Subdivision (Lot Combination, Plat)
- _____ Telecommunications Facility
- _____ Vacation (Street or Easement)
- X _____ Variance
- _____ Zoning Map Amendment (Rezoning)
- _____ Zoning Ordinance Amendment (Text)

Brief Description of Project: {see attached}

Required Documents

The Wayzata City Code includes the list of required documents for each type of application. Please refer to each relevant Section of City Code or contact City staff for assistance.

Document Format Requirements:

Digital Submission with USB

- PDF format
- 11 x 17 size for plan sheets
- 8 ½ x 11 size for narratives and letters
- Compressed file size for easy download

Paper Submission is not required unless later requested by City staff.

Payment of Fees

The undersigned acknowledges that before this request can be considered, all required information and fees (including all up front escrow deposits) must be paid to the City. If additional fees are required to cover costs incurred by the City, the City Manager has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. Such expenses may include (but are not limited to) personnel costs, fees for consultants, legal assistance and other professionals, recording fees, along with other overhead costs. The amount of escrow is determined by the City of Wayzata fee schedule in effect at the time of the application submittal. A current fee schedule is attached to this application form.

The undersigned also acknowledges that it may be required to file, at his or her expense, appropriate resolutions, agreements or other documents evidencing approval of the application.

The undersigned agrees that the City may withhold the issuance of a building permit until all financial matters are resolved. If need be, the City reserves the right to pass outstanding balances from this application to Hennepin County to be assessed with next year's property taxes for the property involved as indicated on page one of this application and the Property Owner agrees to such assessment.

Complete / Incomplete Applications

Placement of any Application on City agendas is at the discretion of the City, including the time of consideration. An application will not be placed on any agenda until City staff has received the appropriate materials and financial matters are in order. The application approval time commences and an application is considered officially filed when City staff has received and examined the application and determined that the application is complete. The application shall be determined by City staff to be complete or incomplete within fifteen (15) business days following submittal of the application. When the application is deemed to be "complete" it shall be placed on the agenda of the first possible Planning Commission business meeting subject to the agenda deadline discussed below.

Agenda Deadline

The deadline for submittal of land use applications is generally 30 days prior to the anticipated date of the Planning Commission's review. For example, to be on the Planning Commission agenda for November 1 meeting, a *complete* application would need to be submitted by October 1. **The application is required to be deemed complete by the deadline in order to be scheduled on the agenda.** Since applications are typically missing information at the first submittal, City staff recommends that the application material be submitted **two weeks prior to the application deadline to allow time for City staff to determine if any additional materials are needed before the application can be deemed complete.** This also allows a few days for the applicant to gather the additional information required for the submittal. Please note applications submitted outside of regular City Hall hours will not be received until the following business day. For example, applications submitted after 11:00 a.m. on Fridays will be considered submitted on the following Monday. Regular City Offices business hours are as follows, Monday through Thursday, 7:00 a.m. to 4:30 p.m., Friday 7:00 a.m. to 11:00 a.m. The phone number for City Hall is 952-404-5300.

Notice of Meeting Attendance

In order for the Planning Commission and City Council to consider any application, the applicant or a representative designated in writing before the meeting must be present at the scheduled meeting. If not, the matter will be tabled until the next available agenda.

Accessibility to Property for Site Review

The signature of the Property Owner on this form hereby grants City staff and City officials access on to the subject property for the purpose of conducting a site visit as part of the project review and consents to the review of such records of the Owner, Applicant or otherwise relating to the development as are necessary.

Certified List of Property Owners

The City will provide the Applicant with a certified list from Hennepin County of the names and addresses of the property owners located within at least 350-500 feet of the subject Property if requested for a Neighborhood Meeting. The City will mail all required notices to adjacent property owners in accordance with State Statutes.

Regular Meeting Schedule

Planning Commission	First and Third Monday of every month at 6:30 PM
City Council	First and Third Tuesday of every month at 7:00 PM

Applicants are advised that additional meetings are scheduled when necessary upon approval of the Planning Commission and are usually held on the first and third Monday of every month.

Acknowledgment and Signature of Owner and Applicant

I acknowledge that I have read all of the information discussed in the City of Wayzata Development Application and fully understand that I am responsible for all costs incurred by the City related to the processing of this application and agree with all items above.

Rolyn Blue
Property Owner as indicated on page one

3/18/22
Date

Applicant (if different than Owner)

Date

*The applicant shall not change or alter this form in any way.
Alteration is grounds for rejection.*

FOR CITY USE ONLY

Date of Receipt: _____ Receipt No: _____ Recorded by: _____

Date accepted as complete: _____ Accepted by: _____

**2022 Development Application
Fees & Escrows**

INDIVIDUAL APPLICATIONS	Fee	Escrow
Conditional Use Permit		
Single or Two Family Residential Uses	\$740	\$1,820
All Other Uses	\$1,425	\$3,640
Variance		
Single of Two Family Residential Uses	\$740	\$1,820
All Other Uses	\$1,425	\$3,640
Subdivision		
Minor Subdivision or Lot Combination	\$740	\$1,820
Preliminary Plat	\$2,090	\$3,640
Final Plat	\$740	\$1,820
Vacation		
Easement Vacation	\$740	\$3,640
Street Vacation	\$740	\$3,640
Design Review		
Façade Changes Only	\$740	\$1,820
New Structure or Addition	\$2,090	\$3,640
Planned Unit Development		
Concept Plan	\$2,090	\$3,640
General Plan	\$2,090	\$3,640
Minor Amendment (No Structure Change)	\$740	\$1,820
Major Amendment (Structure Change)	\$2,090	\$3,640
Zoning Amendment		
Ordinance (Text) Amendment	\$2,090	\$3,640
Map Amendment	\$2,090	\$3,640
Comprehensive Plan Amendment	\$2,090	\$3,640
Telecommunications Facility	\$740	\$1,820
Extension of Development Approvals	\$400	
COMBINED APPLICATIONS	Fee	Escrow
Single and Two Family Residential Variances and CUPs		
Two Applications	\$910	\$2,275
Three Applications	\$1,080	\$2,730
Four Applications	\$1,250	\$3,180
Five or More Applications	\$1,425	\$3,640
All Other Uses and Types of Applications		
Two Applications	\$2,665	\$4,540
Three Applications	\$3,180	\$5,675
Four Applications	\$3,695	\$6,250
Five or More Applications	\$4,200	\$7,380

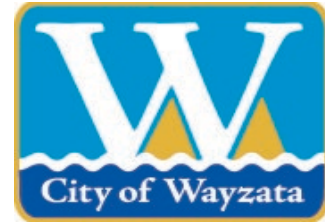
All application fees and escrow payments are due at the time the development application is submitted to the City. The escrow will be used to pay for any external expenses that the City incurs in reviewing the development application, including but not limited to legal, third party, and City consultant expenses. If at any time during the review of the development application the escrow balance for the development application is less than \$500, the City may require an additional escrow payment for an amount up to the original escrow payment.

City of Wayzata

2022 Meeting Calendar

January 2022						
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February 2022						
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March 2022						
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April 2022						
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May 2022						
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June 2022						
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July 2022						
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August 2022						
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September 2022						
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October 2022						
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November 2022						
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December 2022						
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25	26	27	28	29	30	31

- 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

Revised
9/29/2021

Meeting Date: April 21, 2022
Project: Blake Residence
Project Address: 341 Ramsey Road, Wayzata MN 55391
Re: City of Wayzata Land Use Application
Supplemental Information

VARIANCE REQUEST ADDITIONAL INFORMATION

Per the letter dated April 7, 2022 from the city of Wayzata regarding the variance application for the property at 341 Ramsey Road, please see our responses below and the attached supplemental documents:

1. It appears that the proposal will exceed the maximum lot coverage allowance for the property, which would entail a lot coverage variance request. Include in the application a lot coverage variance request and note the % increase from current lot coverage to proposed lot coverage. The lot coverage limit for properties in the R-1A district is 10%.
 - Please see the attached and revised *Supplemental Variance Request* and *Project Summary* documents, with the added 'Variance Request 4' for the lot coverage increase.
2. The narrative mentions vacating the current hardcover that resides on the property line and into the neighbor's yard. Removal of the hardcover is depicted on both properties. Please include written permission from the adjacent homeowner for hardcover removal on the adjacent property, or amend the application to exclude this.
 - Please note that we are only proposing to vacate the current use of this space as an entry and turnaround space into the existing garage area. It would be the adjacent homeowners decision to make any modifications to this area. We would plan to engage that homeowner during the build process to offer any removal of the existing hardcover to coincide with the planned construction of the new addition.
3. Confirm that the only change in home footprint and height is the garage addition.
 - Please note the revised and attached *S1* document, also calling out the added porch space on the east side of the structure, as well as the architectural drawings showing this elevation.
4. Include a stormwater mitigation plan to account for the hardcover overage.
 - Please see the attached *Existing and Proposed HydroCAD Report* documents, as provided by Advanced Surveying and Engineering.
5. Provide a copy of the existing easement over the neighboring property, if such an easement exists.
 - To our knowledge, no such document exists
6. Provide approximate distances to neighboring structures from the proposed garage addition.

- Please see the revised and attached *S1* document, with the added chart noting distance to neighboring homes.
7. Please fill out the 2022 Development Application instead of the 2021 Development Application, and include payment for the 2022 development fee and escrow in the amount of \$4,430 (\$1,250 fee + \$3,180 escrow) See page 5 of the Development Application: Single and Two Family Residential Variances and CUPs → Four Applications (with lot coverage variance request included).
- Please see the attached *Development Application* form. A check will be delivered to the City of Wayzata for the application + escrow fee.

Meeting Date: March 21, 2022 / **Revised April 21, 2022**
Project: Blake Residence
Project Address: 341 Ramsey Road, Wayzata MN 55391
Re: City of Wayzata Land Use Application
Supplemental Project Summary

VARIANCE REQUEST SUMMARY

Project Summary

The proposed project is for a renovation / addition to an existing single-family residence located at 341 Ramsey Road.

To coincide with a general update to the façade and integration of new windows for the home, the homeowners would like to address the non-conforming nature of the driveway and access point to the current garage, as well as increase the amount of off-street parking for the home.

The current site would be considered a flag lot, as there is no immediate adjoining to either Ramsey Road or Harrington Road. The existing conditions of the irregular lot requires that all parking, both for family members and guests, be contained to the property and within the existing motor court. The home currently offers two attached and enclosed vehicle stalls, as well as a parking pad for two vehicles at the exterior of the garage. However, this parking pad currently sits over the property line (this was installed by a previous owner, not the current homeowner) and could be lost should the neighbor choose to enforce their property rights.

The goal of the homeowner is to turn the entrance point into the garage 90 degrees for easier access off the existing motor court, attach two more enclosed parking spaces for a total of 4 vehicles within the garage, and vacate the current hardcover that resides on the property line and into the neighbor's yard.

To do so, four variances will be required to address the side and rear yard setbacks, as well as the total hardcover percentage of the lot, though the result is a reduction in overall hardcover.

The proposed design and site plan meet the intent of the ordinances, as the site demonstrates some existing practical challenges with the original placement of the lot, as well as the required setbacks that are already non-conforming with the main home and garage area.

The existing lot is undersized for the R-1A Low-Density Single-Family Estate District in both area (only 43,800 sq. ft. where the minimum lot requirement is closer to double at 80,000 sq. ft.) and width on the designated front yard (172.62 linear feet where 200 linear feet is required).

Requested Variances

Variance 1: Request for a variance to the required side yard setback minimum of 20'-0".

Variance 2: Request for a variance to the required rear yard setback minimum of 50'-0".

Variance 3: Request for a variance to exceed the 20% impervious surface area on a lot.

Variance 4: Request for a variance to exceed the 10% lot coverage

Meeting Date: March 21, 2022 / **Revised April 21, 2022**
Project: Blake Residence
Project Address: 341 Ramsey Road, Wayzata MN 55391
Re: City of Wayzata Land Use Application
Supplemental Variance Requests

VARIANCE REQUESTS

Property Zoning District(s)

R-1A Low-Density Single-Family Estate
Shoreland Overlay

Requested Variance 1:

Request for a variance to the required side yard setback minimum of 20'-0".

Per Wayzata's Code of Ordinances, Chapter 951.06 – Lot Area and Setback Requirements, Sub-Section B.1.b for Principal Structure Setbacks a side yard setback of 20 feet is required.

We are requesting a variance for a side yard setback of 11.8' at the narrowest point of the proposed garage addition.

The proposed project is in harmony with the general purposed and intent of this ordinance:

The proposed location of the garage addition is driven by the placement of the existing structure and is an effort to rectify a non-conforming access point that sits on the neighboring property (546 Harrington Road). The removal of the two additional outdoor parking spots that sit on the neighboring property are being replaced with an attached garage that will be accessed off the existing motor court, thus creating a proper delineation of property lines at that location.

The proposed project is consistent with the Comprehensive Plan:

The proposed project is consistent with the Comprehensive plan as the proposed structure continues to maintain and enhance the character, diversity, and livability of the R-1A district and identifies and corrects a current non-conforming aspect of the property.

The proposed project is a reasonable use of this property:

The proposed garage addition replaces the two exterior parking areas that currently sit on the neighboring property, while also addressing the access point into the garage space by turning the garage doors from facing the neighboring home to face Ramsey Road.

The variance request is due to circumstances unique to the property, not created by the landowner:

The current home and siting on the property is non-conforming in several aspects. The new design works with these existing conditions and placement of the home to remove hardcover from the neighboring property, while also addressing the parking function and garage access for this property in the best way possible.

The variance, if granted, will not alter the essential character of the locality:

The design and addition maintain the character of the existing home and fits the lot in the best way possible. It also addresses a non-conforming hardcover impact on the neighboring property.

Requested Variance 2:

Request for a variance to the required rear yard setback minimum of 50'-0".

Per Wayzata's Code of Ordinances, Chapter 951.06 – Lot Area and Setback Requirements, Sub-Section B.1.c for Principal Structure Setbacks a rear yard setback of 50 feet is required.

We are requesting a variance for a rear yard setback of 12.2' at the narrowest point of the proposed garage addition.

The proposed project is in harmony with the general purposed and intent of this ordinance:

The proposed location of the garage addition is driven by the placement of the existing structure and is an effort to rectify a non-conforming access point that sits on the neighboring property (546 Harrington Road). The removal of the two additional outdoor parking spots that sit on the neighboring property are being replaced with an attached garage that will be accessed off the existing motor court, thus creating a proper delineation of property lines at that location. The two additional garage stalls align with the existing garage location and entry point into the home, thus extending the non-conforming rear yard setback of the existing home and garage to capture the two additional stalls.

The proposed project is consistent with the Comprehensive Plan:

The proposed project is consistent with the Comprehensive plan as the proposed structure continues to maintain and enhance the character, diversity, and livability of the R-1A district and identifies and corrects a current non-conforming aspect of the property.

The proposed project is a reasonable use of this property:

The proposed garage addition replaces the two exterior parking areas that currently sit on the neighboring property, while also addressing the access point into the garage space by turning the garage doors from facing the neighboring home to face Ramsey Road.

The variance request is due to circumstances unique to the property, not created by the landowner:

The current home and siting on the property is non-conforming in several aspects. The new design works with these existing conditions and placement of the home to remove hardcover from the

neighboring property, while also addressing the parking function and garage access for this property in the best way possible.

The variance, if granted, will not alter the essential character of the locality:

The design and addition maintain the character of the existing home and fits the lot in the best way possible. It also addresses a non-conforming hardcover impact on the neighboring property. The reduced rear yard setback abuts the driveway access point for the adjacent property at 532 Harrington Road, thus not impacting any significant view corridors from that property's main structure given the unique boundaries of the lots.

Requested Variance 3:

Request for a variance to the required 20% impervious surface area on the lot.

Per Wayzata's Code of Ordinances, Chapter 951.07 – Lot Coverage and Height, Sub-Section A Impervious surfaces on a lot shall not exceed 20 percent of the lot area.

We are requesting a variance a hardcover percentage of 24%, which is a reduction from the current non-conforming 24.7% hardcover of the property.

The proposed project is in harmony with the general purposed and intent of this ordinance:

The proposed project eliminates a substantial amount of hardcover and paving that currently serves as an access point to the side load garage of the home. The new garage addition provides two additional parking stalls for the home (total of a 4-car attached garage versus the current 2-car) and shifts the entry point to the garage stalls to the existing motor court on the property. The additional hardcover to the west would be removed, including the portion on the neighbor's property (546 Harrington Road) and replaced with grass and grading for stormwater control.

The proposed project is consistent with the Comprehensive Plan:

The proposed project is consistent with the Comprehensive plan as the proposed structure continues to maintain and enhance the character, diversity, and livability of the R-1A district and identifies and corrects a current non-conforming aspect of the property.

The proposed project is a reasonable use of this property:

The proposed garage addition replaces the two exterior parking areas that currently sit on the neighboring property, while also addressing the access point into the garage space by turning the garage doors from facing the neighboring home to face Ramsey Road.

The variance request is due to circumstances unique to the property, not created by the landowner:

The current lot is undersized for the R-1A district. Minimum lot size for this district is 80,000 square feet (per Section 951.06, subsection A.1). The property area is only 43,800 square feet, approximately 53% of the minimum size required. The current design on a lot size that meets the minimum area requirement would be less than the required 20%:

Proposed Hardcover: 10,509 sq. ft.

Area of Lot (341 Ramsey Road): 43,800 sq. ft. = 23.99% hardcover

Minimum lot area (R-1A district): 80,000 sq. ft. = 13.13% hardcover

We feel the intent of the hardcover percentage is still met with this request, given the undersized nature of the property.

The variance, if granted, will not alter the essential character of the locality:

The design and addition maintain the character of the existing home and fits the lot in the best way possible. It also addresses a non-conforming hardcover impact on the neighboring property. The hardcover percentage, relative to the undersized nature of the property, meets the intent of the zoning requirement. It also reduces the current non-conforming hardcover percentage, while also eliminating hardcover on the neighboring property for a greater reduction than illustrated by the numbers contained only to this lot.

Requested Variance 4:

Request for a variance to the required 10% lot coverage.

Per Wayzata's Code of Ordinances, Chapter 951.07 – Lot Coverage and Height, Sub-Section A Lot coverage shall not exceed ten percent of lot area.

We are requesting a variance to allow for a lot coverage ratio of 14.85%, 4.85% above the allowed lot coverage.

The proposed project is in harmony with the general purposed and intent of this ordinance:

The proposed home is relative in size and scale to those surrounding homes within the Harrington Lane corridor. The existing site is undersized for the R-1A district, containing only 43,800 square feet of area where the minimum lot size should be 80,000 square feet. The scale and massing of the home is comparable to the surrounding and adjacent properties and fits the intent of the ordinance in this manner, with the discrepancy in the lot coverage due to the undersized nature of this site.

The proposed project is consistent with the Comprehensive Plan:

The proposed project is consistent with the Comprehensive plan as the proposed structure continues to maintain and enhance the character, diversity, and livability of the R-1A district and identifies and corrects a current non-conforming aspect of the property.

The proposed project is a reasonable use of this property:

The proposed garage addition replaces the two exterior parking areas that currently sit on the neighboring property, while also addressing the access point into the garage space by turning the garage doors from facing the neighboring home to face Ramsey Road.

The variance request is due to circumstances unique to the property, not created by the landowner:

The current lot is undersized for the R-1A district. Minimum lot size for this district is 80,000 square feet (per Section 951.06, subsection A.1). The property area is only 43,800 square feet, approximately 53% of the minimum size required. The current design on a lot size that meets the minimum area requirement would be less than the required 10%:

Proposed Lot Coverage: 6,506 sq. ft.

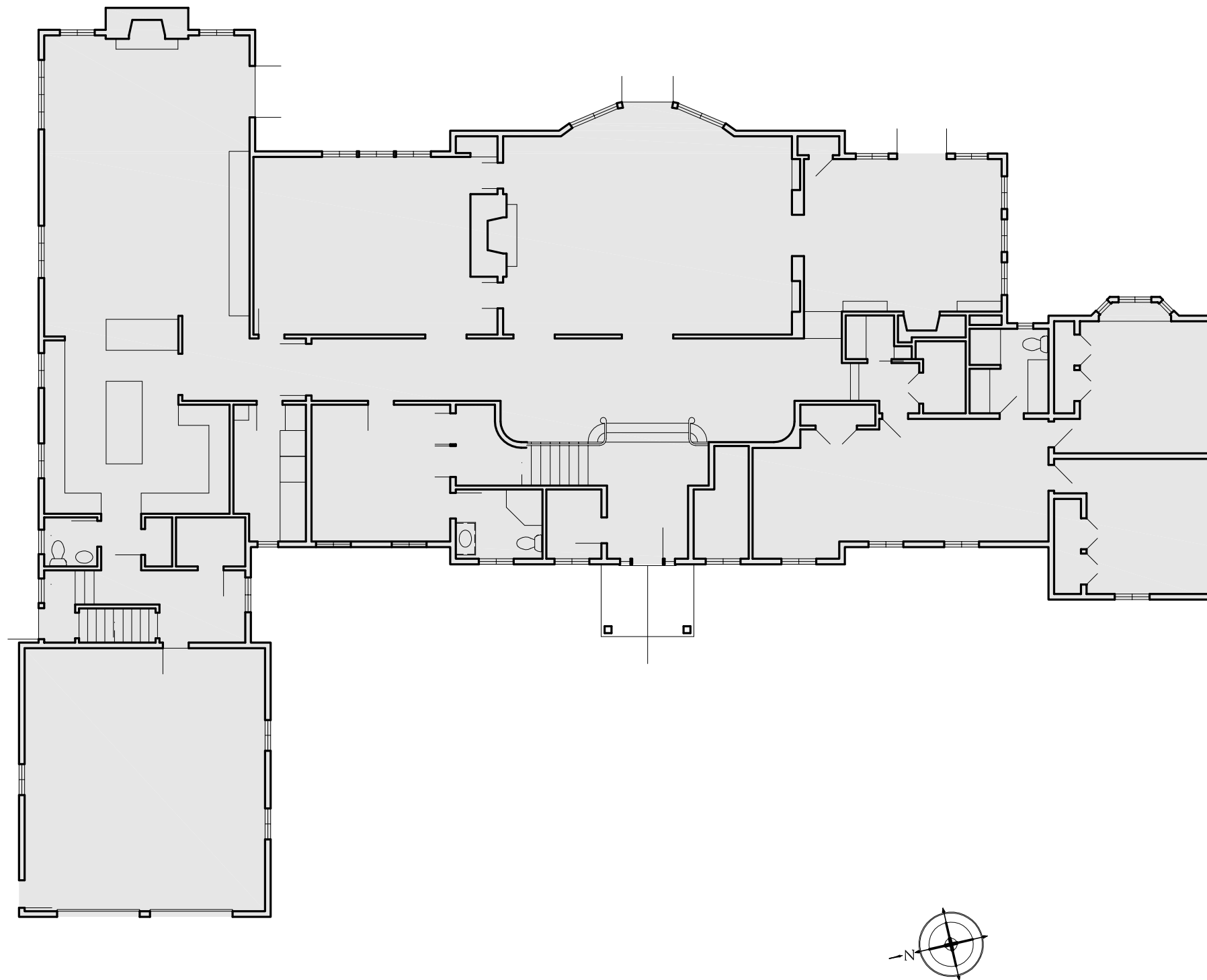
Area of Lot (341 Ramsey Road): 43,800 sq. ft. = 14.85% lot coverage

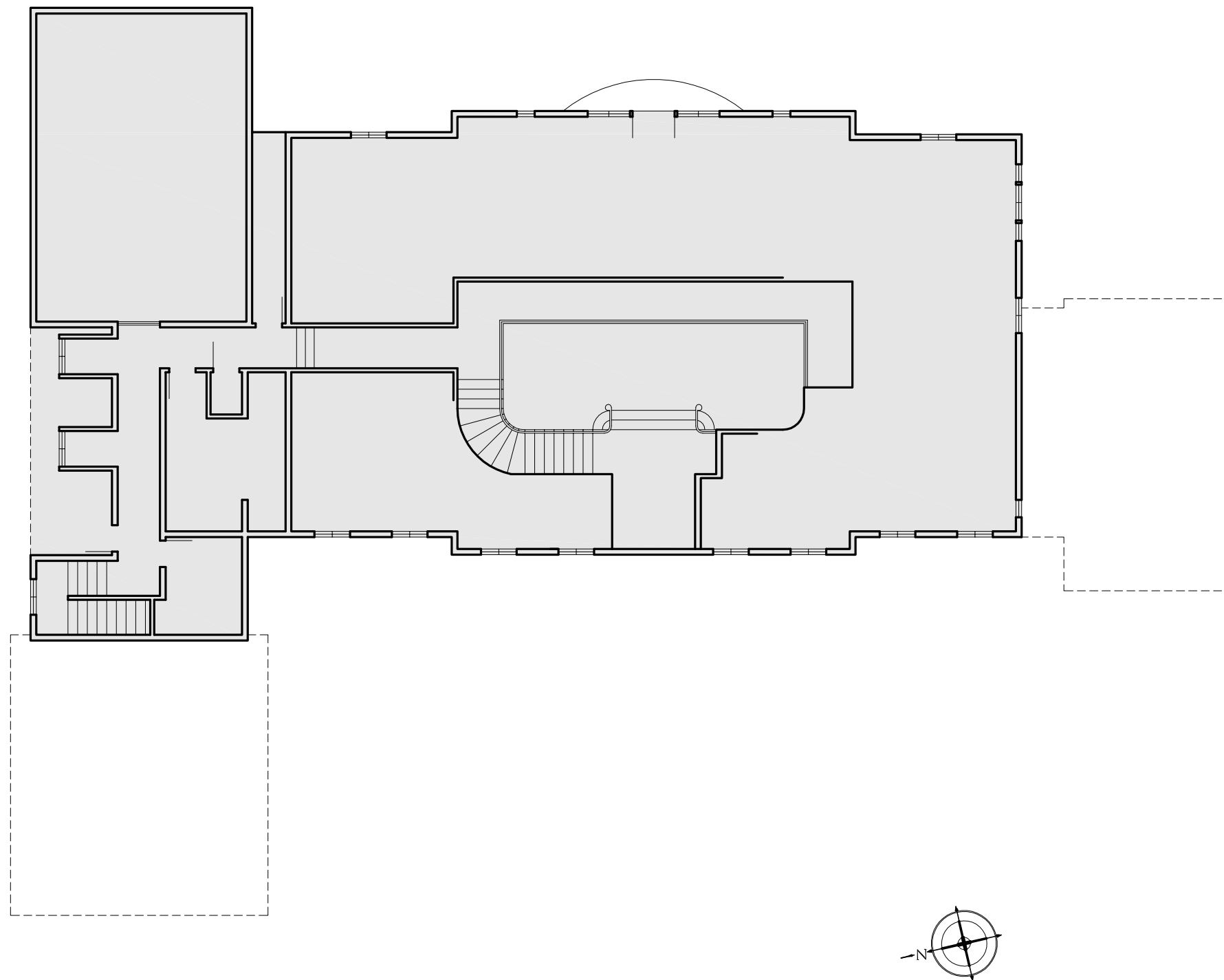
Minimum lot area (R-1A district): 80,000 sq. ft. = 8.13% lot coverage

We feel the intent of the lot coverage percentage is still met with this request, given the undersized nature of the property.

The variance, if granted, will not alter the essential character of the locality:

The design and addition maintain the character of the existing home and fits the lot in the best way possible. Four car attached garage are not outside of the normal for the R-1A district.







{house side elevation}



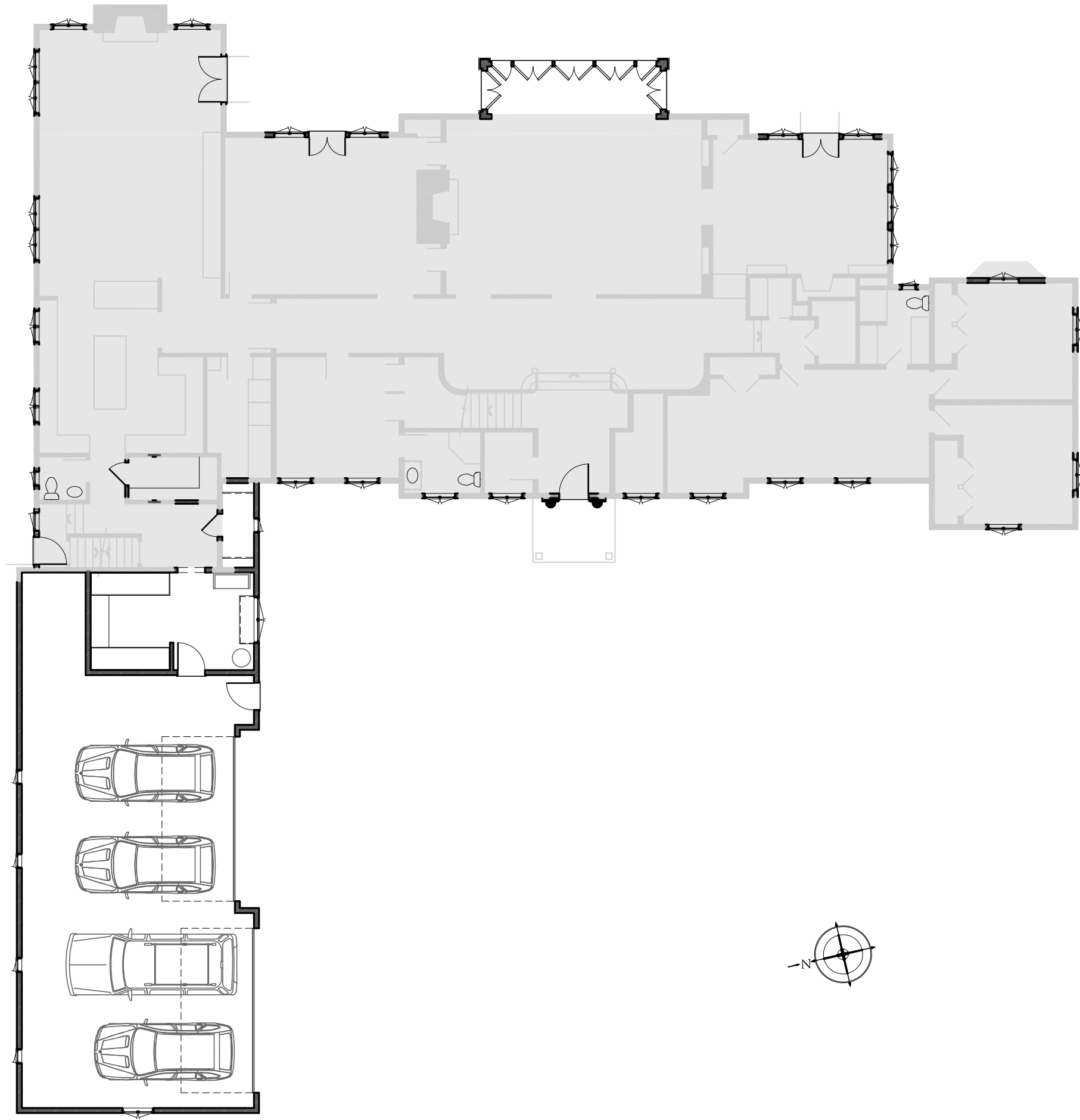
{front elevation}

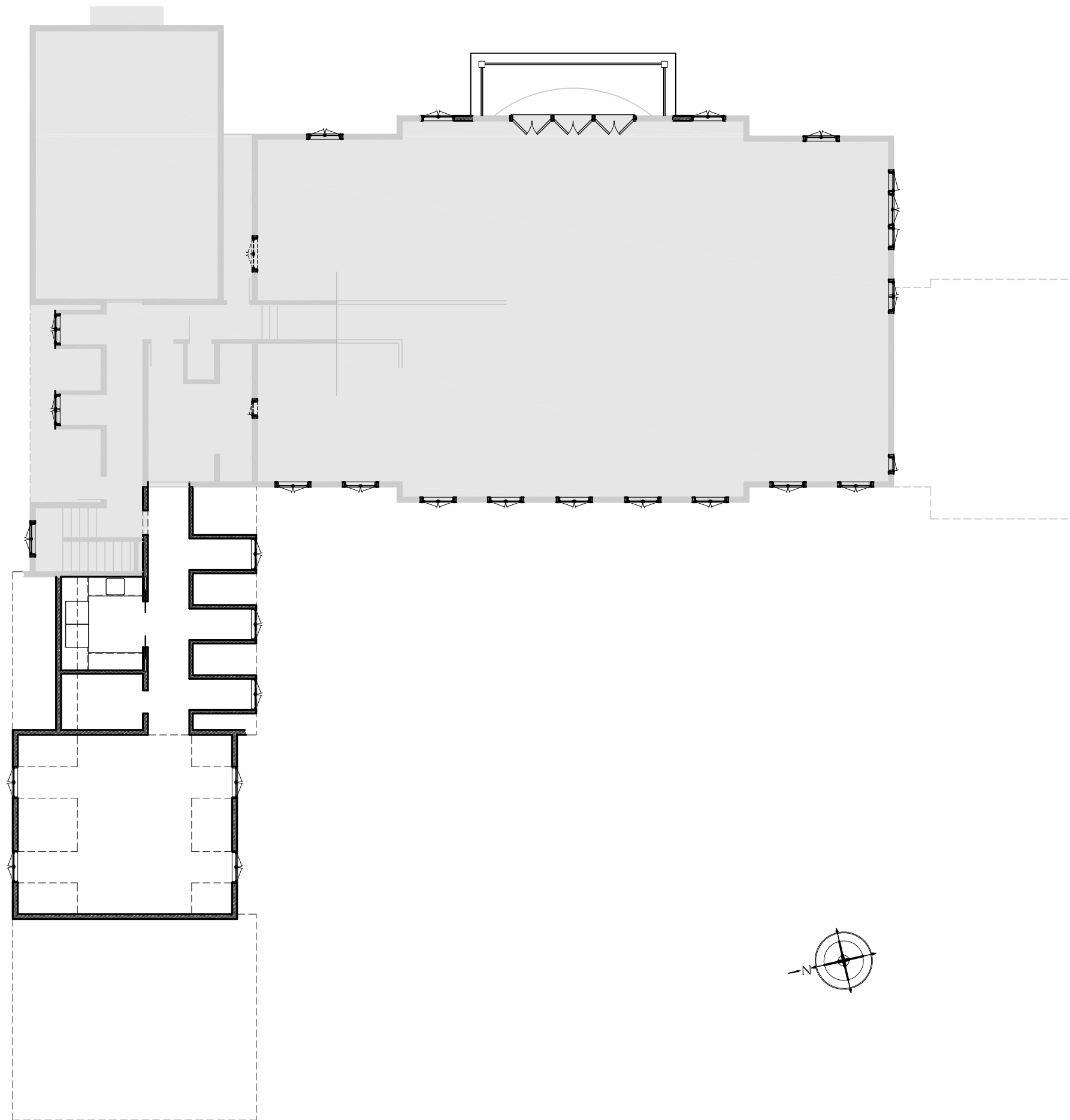


{garage side elevation}



{rear elevation}







{proposed garage elevation}



{proposed front elevation}



{proposed garage elevation}

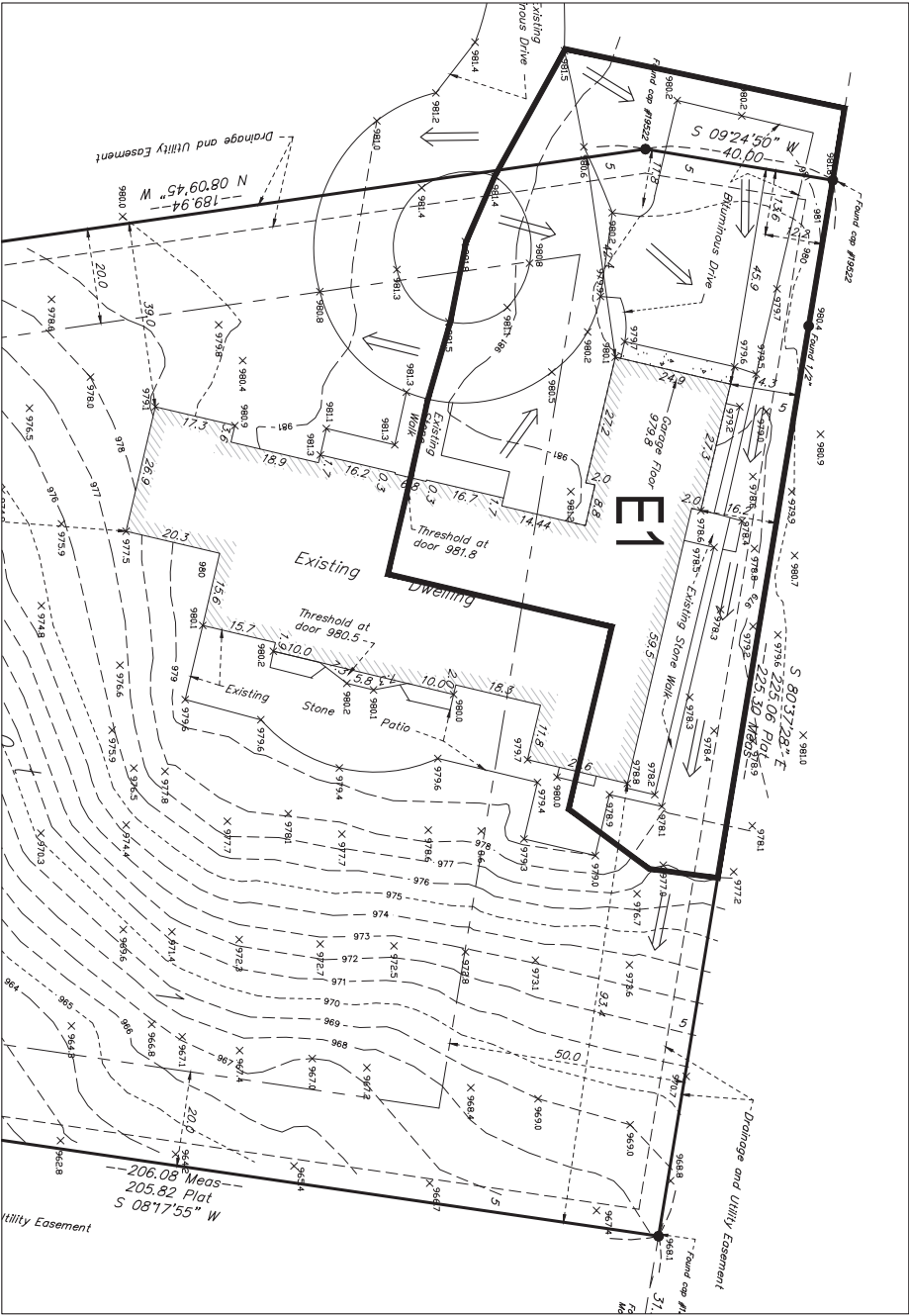


{proposed rear elevation}

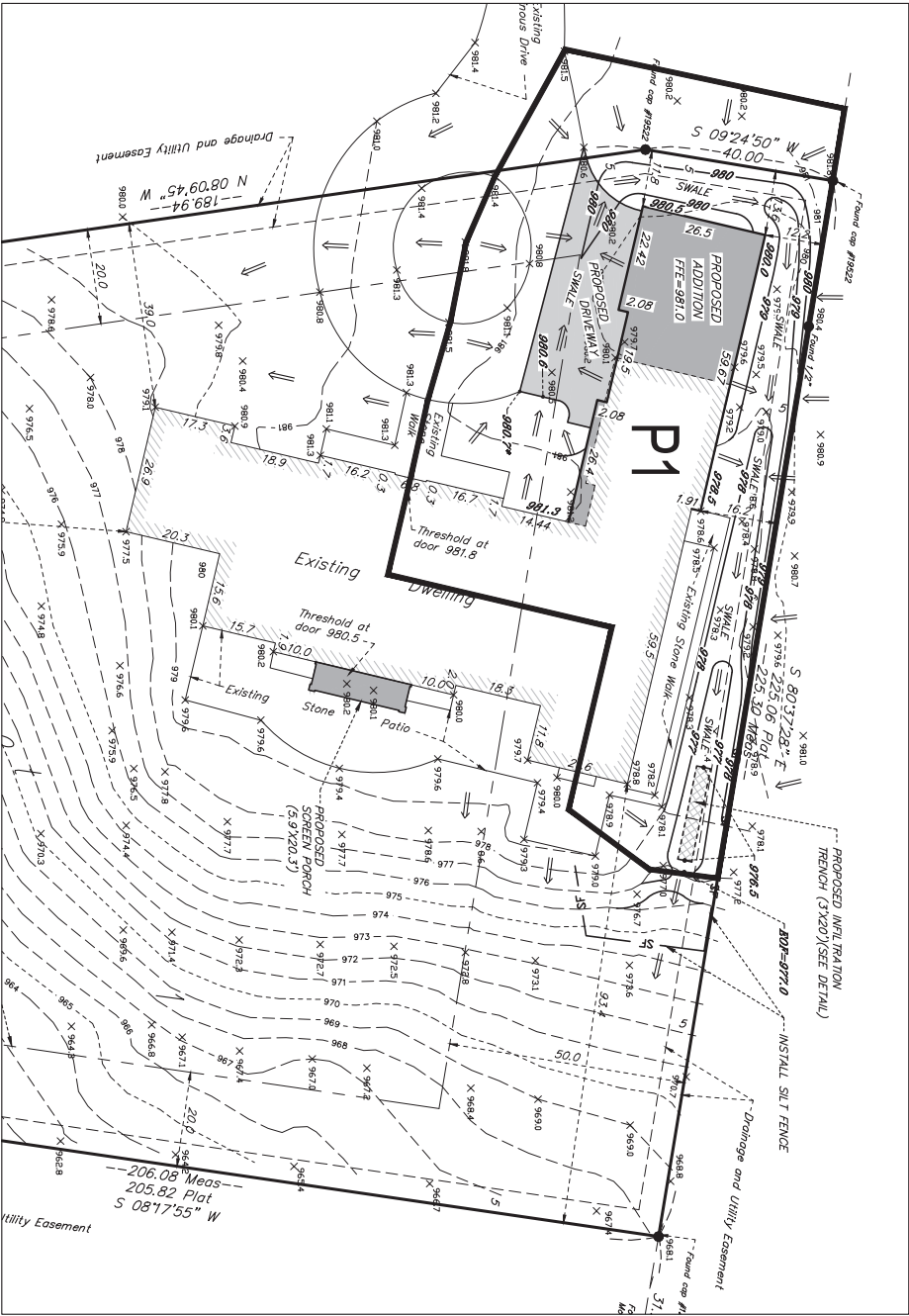




EXISTING DRAINAGE MAP



PROPOSED DRAINAGE MAP



DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE
4-21-22	ADDED STORMWATER MANAGEMENT	

CLIENT NAME / JOB ADDRESS

MURPHY & CO. DEIGN

341 RAMSEY ROAD

WAYZATA, MN

Advance

Surveying & Engineering, Co.

17917 Highway 7

Minnetonka, Minnesota 55345

Phone (952) 474-7964

Web: www.advsur.com

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

Josiah S. Rinke

APRIL 21, 2022

DATE SURVEYED:	SHEET TITLE	SHEET SIZE
OCT. 2, 2020	PROPOSED STORMWATER MANAGEMENT PLAN	22 X 34
SURVEYED BY:		SHEET NO.
THOMAS M. BLOOM, PLS. #42379		
ADVANCE SURVEYING, & ENG., CO.		
DATE DRAFTED: APRIL 21, 2022	DRAWING NUMBER	
	220216 JR	

2' X 2" WOOD OR STEEL FENCE POST, 8' MAX. SPACING

GEOTEXTILE FABRIC - OVERLAP FABRIC 6" AND FASTEN AT 2' INTERVALS

WIRE MESH REINFORCED

LAY FABRIC IN THE TRENCH

FABRIC ANCHORAGE TRENCH

BACKFILL TRENCH WITH TAMPED NATURAL SOIL

30" MIN. HEIGHT

DIRECTION OF RUNOFF

6" MIN.

24" MIN.

MINIMUM POST EMBEDMENT

NOTE: ATTACH FABRIC TO SUPPORT POSTS WITH RINGS OR WIRE TIES

SILT FENCE

NO SCALE

SCAFFOLD 12" BELOW ROCK SECTION

VEGETATION (GRASS)

3" OF 1/4"

WASHED ROCK

CLEAN TOPSOIL

OVERLAP FABRIC 12" ON EITHER SIDE OF TRENCH & STAKE DOWN EVERY 2'

FILTER FABRIC

LINED TRENCH

4.0'

3.0'

INFLTRATION TRENCH SECTION DETAIL

NO SCALE

STORMWATER REQUIREMENTS

- VOLUME CONTROL - ONSITE RETENTION OF MDS 1.1-INCH STORM EVENT ON PROPOSED IMPERVIOUS SURFACES OVER 20% MAX HARDCOVER REQUIREMENT.
MAX ALLOWED HARDCOVER = 43,800 SF X 0.2 = 8,760 SF
PROPOSED IMPERVIOUS AREA = 10,509 SF
PROPOSED IMPERVIOUS AREA OVER MAX = 10,509 SF - 8,760 SF = 1,749 CF
REQUIRED VOLUME TO RETAIN = 1,749 X (1.1/12) = 161 CF
VOLUME OF RETENTION PROVIDED (INFL. TRENCH) = 171 CF
- RATE CONTROL - NO NET INCREASE IN RUNOFF RATE FROM EXISTING TO PROPOSED SITE CONDITIONS FOR THE ATLAS 14, 1, 10, 100-YEAR STORM EVENT. REFER TO STORMWATER RUNOFF RATE SUMMARY TABLE.

STORMWATER RUNOFF RATE SUMMARY

STORM EVENT	EXISTING DISCHARGE EAST (CFS)	PROPOSED DISCHARGE EAST (CFS)
1-YEAR	0.88	0.24
10-YEAR	0.89	0.88
100-YEAR	1.85	7.71

- *NOTES:
- RESULTS ARE DERIVED FROM HYDROCAD MODELING SOFTWARE UTILIZING ATLAS 14 STORM DATA.
 - TYPE A/B SOILS PER WEB SOILS SURVEY. B SOILS ARE USED FOR DESIGN.
 - RESULTS CONFIRM THAT THE RATE CONTROL REQUIREMENTS HAVE BEEN MET.

LEGEND

EXISTING CONTOUR

EXISTING SPOT ELEVATION

PROPOSED CONTOUR

DRAINAGE ARROW - FLOW

SILT FENCE/BIO ROLL

EXISTING DRAINAGE AREA ID

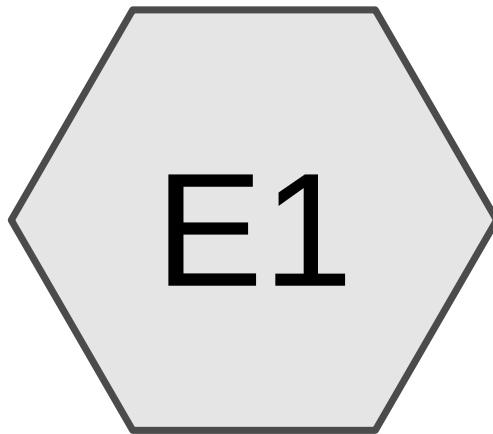
PROPOSED DRAINAGE AREA ID

X 980.5

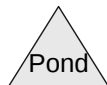
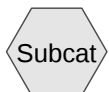
SF

E1

P1



Uncontrolled Runoff to EAST



Routing Diagram for Existing Conditions - 341 Ramsey Road Wayzata
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Existing Conditions - 341 Ramsey Road Wayzata

Prepared by Advance Surveying & Engineering

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.094	61	>75% Grass cover, Good, HSG B (E1)
0.135	98	Impervious Area (E1)
0.230	83	TOTAL AREA

Summary for Subcatchment E1: Uncontrolled Runoff to EAST

Runoff = 0.38 cfs @ 12.04 hrs, Volume= 0.020 af, Depth= 1.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
 Atlas 14 24-hr S1 1-yr Rainfall=2.49"

Area (sf)	CN	Description
4,100	61	>75% Grass cover, Good, HSG B
* 5,898	98	Impervious Area
9,998	83	Weighted Average
4,100		41.01% Pervious Area
5,898		58.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.1	50	0.0300	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 2.86"
0.2	28	0.0200	2.87		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.8	105	0.0230	2.27		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
6.1	183	Total			

Summary for Subcatchment E1: Uncontrolled Runoff to EAST

Runoff = 0.99 cfs @ 12.04 hrs, Volume= 0.048 af, Depth= 2.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
 Atlas 14 24-hr S0 10-yr Rainfall=4.27"

Area (sf)	CN	Description
4,100	61	>75% Grass cover, Good, HSG B
* 5,898	98	Impervious Area
9,998	83	Weighted Average
4,100		41.01% Pervious Area
5,898		58.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.1	50	0.0300	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 2.86"
0.2	28	0.0200	2.87		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.8	105	0.0230	2.27		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
6.1	183	Total			

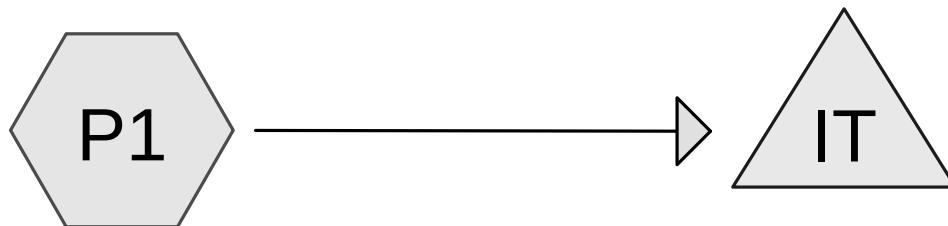
Summary for Subcatchment E1: Uncontrolled Runoff to EAST

Runoff = 1.85 cfs @ 12.04 hrs, Volume= 0.103 af, Depth= 5.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
 Atlas 14 24-hr S0 100-yr Rainfall=7.36"

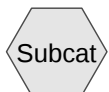
Area (sf)	CN	Description
4,100	61	>75% Grass cover, Good, HSG B
* 5,898	98	Impervious Area
9,998	83	Weighted Average
4,100		41.01% Pervious Area
5,898		58.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.1	50	0.0300	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 2.86"
0.2	28	0.0200	2.87		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.8	105	0.0230	2.27		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
6.1	183	Total			



Runoff to Proposed
Infiltration Trench

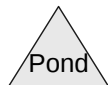
Proposed Infiltration
Trench



Subcat



Reach



Pond



Link

Routing Diagram for Proposed Conditions - 341 Ramsey Road Wayzata

Prepared by Advance Surveying & Engineering, Printed 4/21/2022
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Proposed Conditions - 341 Ramsey Road Wayzata

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.108	61	>75% Grass cover, Good, HSG B (P1)
0.121	98	Impervious Area (P1)
0.230	81	TOTAL AREA

Summary for Subcatchment P1: Runoff to Proposed Infiltration Trench

Runoff = 0.32 cfs @ 12.05 hrs, Volume= 0.018 af, Depth= 0.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
 Atlas 14 24-hr S1 1-yr Rainfall=2.49"

Area (sf)	CN	Description
4,706	61	>75% Grass cover, Good, HSG B
* 5,292	98	Impervious Area
9,998	81	Weighted Average
4,706		47.07% Pervious Area
5,292		52.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	50	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.86"
0.8	105	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
6.8	155	Total			

Summary for Pond IT: Proposed Infiltration Trench

Inflow Area = 0.230 ac, 52.93% Impervious, Inflow Depth = 0.94" for 1-yr event
 Inflow = 0.32 cfs @ 12.05 hrs, Volume= 0.018 af
 Outflow = 0.25 cfs @ 12.11 hrs, Volume= 0.018 af, Atten= 23%, Lag= 3.7 min
 Discarded = 0.01 cfs @ 12.11 hrs, Volume= 0.011 af
 Primary = 0.24 cfs @ 12.11 hrs, Volume= 0.007 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 977.05' @ 12.11 hrs Surf.Area= 284 sf Storage= 184 cf

Plug-Flow detention time= 217.2 min calculated for 0.018 af (100% of inflow)
 Center-of-Mass det. time= 217.4 min (1,065.2 - 847.8)

Volume	Invert	Avail.Storage	Storage Description
#1	972.50'	360 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
972.50	60	46.0	0.0	0	0	60
976.50	60	46.0	40.0	96	96	244
977.00	265	100.0	100.0	75	171	872
977.50	505	150.0	100.0	189	360	1,869

Device	Routing	Invert	Outlet Devices
#1	Primary	977.00'	10.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Discarded	972.50'	0.450 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.01 cfs @ 12.11 hrs HW=977.05' (Free Discharge)
 ↑**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.24 cfs @ 12.11 hrs HW=977.05' (Free Discharge)
 ↑**1=Broad-Crested Rectangular Weir** (Weir Controls 0.24 cfs @ 0.51 fps)

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
972.50	60	60	0
972.51	60	60	0
972.52	60	61	0
972.53	60	61	1
972.54	60	62	1
972.55	60	62	1
972.56	60	63	1
972.57	60	63	2
972.58	60	64	2
972.59	60	64	2
972.60	60	65	2
972.61	60	65	3
972.62	60	66	3
972.63	60	66	3
972.64	60	66	3
972.65	60	67	4
972.66	60	67	4
972.67	60	68	4
972.68	60	68	4
972.69	60	69	5
972.70	60	69	5
972.71	60	70	5
972.72	60	70	5
972.73	60	71	6
972.74	60	71	6
972.75	60	72	6
972.76	60	72	6
972.77	60	72	6
972.78	60	73	7
972.79	60	73	7
972.80	60	74	7
972.81	60	74	7
972.82	60	75	8
972.83	60	75	8
972.84	60	76	8
972.85	60	76	8
972.86	60	77	9
972.87	60	77	9
972.88	60	77	9
972.89	60	78	9
972.90	60	78	10
972.91	60	79	10
972.92	60	79	10
972.93	60	80	10
972.94	60	80	11
972.95	60	81	11
972.96	60	81	11
972.97	60	82	11
972.98	60	82	12
972.99	60	83	12
973.00	60	83	12
973.01	60	83	12
973.02	60	84	12

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
973.03	60	84	13
973.04	60	85	13
973.05	60	85	13
973.06	60	86	13
973.07	60	86	14
973.08	60	87	14
973.09	60	87	14
973.10	60	88	14
973.11	60	88	15
973.12	60	89	15
973.13	60	89	15
973.14	60	89	15
973.15	60	90	16
973.16	60	90	16
973.17	60	91	16
973.18	60	91	16
973.19	60	92	17
973.20	60	92	17
973.21	60	93	17
973.22	60	93	17
973.23	60	94	18
973.24	60	94	18
973.25	60	95	18
973.26	60	95	18
973.27	60	95	18
973.28	60	96	19
973.29	60	96	19
973.30	60	97	19
973.31	60	97	19
973.32	60	98	20
973.33	60	98	20
973.34	60	99	20
973.35	60	99	20
973.36	60	100	21
973.37	60	100	21
973.38	60	100	21
973.39	60	101	21
973.40	60	101	22
973.41	60	102	22
973.42	60	102	22
973.43	60	103	22
973.44	60	103	23
973.45	60	104	23
973.46	60	104	23
973.47	60	105	23
973.48	60	105	24
973.49	60	106	24
973.50	60	106	24
973.51	60	106	24
973.52	60	107	24
973.53	60	107	25
973.54	60	108	25
973.55	60	108	25

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
973.56	60	109	25
973.57	60	109	26
973.58	60	110	26
973.59	60	110	26
973.60	60	111	26
973.61	60	111	27
973.62	60	112	27
973.63	60	112	27
973.64	60	112	27
973.65	60	113	28
973.66	60	113	28
973.67	60	114	28
973.68	60	114	28
973.69	60	115	29
973.70	60	115	29
973.71	60	116	29
973.72	60	116	29
973.73	60	117	30
973.74	60	117	30
973.75	60	118	30
973.76	60	118	30
973.77	60	118	30
973.78	60	119	31
973.79	60	119	31
973.80	60	120	31
973.81	60	120	31
973.82	60	121	32
973.83	60	121	32
973.84	60	122	32
973.85	60	122	32
973.86	60	123	33
973.87	60	123	33
973.88	60	123	33
973.89	60	124	33
973.90	60	124	34
973.91	60	125	34
973.92	60	125	34
973.93	60	126	34
973.94	60	126	35
973.95	60	127	35
973.96	60	127	35
973.97	60	128	35
973.98	60	128	36
973.99	60	129	36
974.00	60	129	36
974.01	60	129	36
974.02	60	130	36
974.03	60	130	37
974.04	60	131	37
974.05	60	131	37
974.06	60	132	37
974.07	60	132	38
974.08	60	133	38

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
974.09	60	133	38
974.10	60	134	38
974.11	60	134	39
974.12	60	135	39
974.13	60	135	39
974.14	60	135	39
974.15	60	136	40
974.16	60	136	40
974.17	60	137	40
974.18	60	137	40
974.19	60	138	41
974.20	60	138	41
974.21	60	139	41
974.22	60	139	41
974.23	60	140	42
974.24	60	140	42
974.25	60	141	42
974.26	60	141	42
974.27	60	141	42
974.28	60	142	43
974.29	60	142	43
974.30	60	143	43
974.31	60	143	43
974.32	60	144	44
974.33	60	144	44
974.34	60	145	44
974.35	60	145	44
974.36	60	146	45
974.37	60	146	45
974.38	60	146	45
974.39	60	147	45
974.40	60	147	46
974.41	60	148	46
974.42	60	148	46
974.43	60	149	46
974.44	60	149	47
974.45	60	150	47
974.46	60	150	47
974.47	60	151	47
974.48	60	151	48
974.49	60	152	48
974.50	60	152	48
974.51	60	152	48
974.52	60	153	48
974.53	60	153	49
974.54	60	154	49
974.55	60	154	49
974.56	60	155	49
974.57	60	155	50
974.58	60	156	50
974.59	60	156	50
974.60	60	157	50
974.61	60	157	51

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
974.62	60	158	51
974.63	60	158	51
974.64	60	158	51
974.65	60	159	52
974.66	60	159	52
974.67	60	160	52
974.68	60	160	52
974.69	60	161	53
974.70	60	161	53
974.71	60	162	53
974.72	60	162	53
974.73	60	163	54
974.74	60	163	54
974.75	60	164	54
974.76	60	164	54
974.77	60	164	54
974.78	60	165	55
974.79	60	165	55
974.80	60	166	55
974.81	60	166	55
974.82	60	167	56
974.83	60	167	56
974.84	60	168	56
974.85	60	168	56
974.86	60	169	57
974.87	60	169	57
974.88	60	169	57
974.89	60	170	57
974.90	60	170	58
974.91	60	171	58
974.92	60	171	58
974.93	60	172	58
974.94	60	172	59
974.95	60	173	59
974.96	60	173	59
974.97	60	174	59
974.98	60	174	60
974.99	60	175	60
975.00	60	175	60
975.01	60	175	60
975.02	60	176	60
975.03	60	176	61
975.04	60	177	61
975.05	60	177	61
975.06	60	178	61
975.07	60	178	62
975.08	60	179	62
975.09	60	179	62
975.10	60	180	62
975.11	60	180	63
975.12	60	181	63
975.13	60	181	63
975.14	60	181	63

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
975.15	60	182	64
975.16	60	182	64
975.17	60	183	64
975.18	60	183	64
975.19	60	184	65
975.20	60	184	65
975.21	60	185	65
975.22	60	185	65
975.23	60	186	66
975.24	60	186	66
975.25	60	187	66
975.26	60	187	66
975.27	60	187	66
975.28	60	188	67
975.29	60	188	67
975.30	60	189	67
975.31	60	189	67
975.32	60	190	68
975.33	60	190	68
975.34	60	191	68
975.35	60	191	68
975.36	60	192	69
975.37	60	192	69
975.38	60	192	69
975.39	60	193	69
975.40	60	193	70
975.41	60	194	70
975.42	60	194	70
975.43	60	195	70
975.44	60	195	71
975.45	60	196	71
975.46	60	196	71
975.47	60	197	71
975.48	60	197	72
975.49	60	198	72
975.50	60	198	72
975.51	60	198	72
975.52	60	199	72
975.53	60	199	73
975.54	60	200	73
975.55	60	200	73
975.56	60	201	73
975.57	60	201	74
975.58	60	202	74
975.59	60	202	74
975.60	60	203	74
975.61	60	203	75
975.62	60	204	75
975.63	60	204	75
975.64	60	204	75
975.65	60	205	76
975.66	60	205	76
975.67	60	206	76

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
975.68	60	206	76
975.69	60	207	77
975.70	60	207	77
975.71	60	208	77
975.72	60	208	77
975.73	60	209	78
975.74	60	209	78
975.75	60	210	78
975.76	60	210	78
975.77	60	210	78
975.78	60	211	79
975.79	60	211	79
975.80	60	212	79
975.81	60	212	79
975.82	60	213	80
975.83	60	213	80
975.84	60	214	80
975.85	60	214	80
975.86	60	215	81
975.87	60	215	81
975.88	60	215	81
975.89	60	216	81
975.90	60	216	82
975.91	60	217	82
975.92	60	217	82
975.93	60	218	82
975.94	60	218	83
975.95	60	219	83
975.96	60	219	83
975.97	60	220	83
975.98	60	220	84
975.99	60	221	84
976.00	60	221	84
976.01	60	221	84
976.02	60	222	84
976.03	60	222	85
976.04	60	223	85
976.05	60	223	85
976.06	60	224	85
976.07	60	224	86
976.08	60	225	86
976.09	60	225	86
976.10	60	226	86
976.11	60	226	87
976.12	60	227	87
976.13	60	227	87
976.14	60	227	87
976.15	60	228	88
976.16	60	228	88
976.17	60	229	88
976.18	60	229	88
976.19	60	230	89
976.20	60	230	89

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
976.21	60	231	89
976.22	60	231	89
976.23	60	232	90
976.24	60	232	90
976.25	60	233	90
976.26	60	233	90
976.27	60	233	90
976.28	60	234	91
976.29	60	234	91
976.30	60	235	91
976.31	60	235	91
976.32	60	236	92
976.33	60	236	92
976.34	60	237	92
976.35	60	237	92
976.36	60	238	93
976.37	60	238	93
976.38	60	238	93
976.39	60	239	93
976.40	60	239	94
976.41	60	240	94
976.42	60	240	94
976.43	60	241	94
976.44	60	241	95
976.45	60	242	95
976.46	60	242	95
976.47	60	243	95
976.48	60	243	96
976.49	60	244	96
976.50	60	244	96
976.51	63	252	97
976.52	65	260	97
976.53	68	269	98
976.54	71	277	99
976.55	74	286	99
976.56	77	295	100
976.57	80	304	101
976.58	83	313	102
976.59	86	323	103
976.60	89	332	103
976.61	93	342	104
976.62	96	352	105
976.63	99	363	106
976.64	103	373	107
976.65	106	384	108
976.66	110	395	109
976.67	113	406	110
976.68	117	417	112
976.69	121	428	113
976.70	125	440	114
976.71	128	451	115
976.72	132	463	117
976.73	136	475	118

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
976.74	140	488	119
976.75	144	500	121
976.76	148	513	122
976.77	153	526	124
976.78	157	539	125
976.79	161	552	127
976.80	166	565	129
976.81	170	579	130
976.82	174	593	132
976.83	179	607	134
976.84	184	621	135
976.85	188	635	137
976.86	193	650	139
976.87	198	664	141
976.88	203	679	143
976.89	207	694	145
976.90	212	710	147
976.91	217	725	150
976.92	222	741	152
976.93	228	756	154
976.94	233	772	156
976.95	238	789	159
976.96	243	805	161
976.97	249	822	163
976.98	254	838	166
976.99	259	855	169
977.00	265	872	171
977.01	269	888	174
977.02	273	905	177
977.03	277	921	179
977.04	281	938	182
977.05	286	954	185
977.06	290	971	188
977.07	294	988	191
977.08	298	1,005	194
977.09	303	1,022	197
977.10	307	1,040	200
977.11	311	1,058	203
977.12	316	1,075	206
977.13	320	1,093	209
977.14	324	1,111	212
977.15	329	1,130	216
977.16	333	1,148	219
977.17	338	1,167	222
977.18	343	1,185	226
977.19	347	1,204	229
977.20	352	1,223	233
977.21	356	1,242	236
977.22	361	1,262	240
977.23	366	1,281	243
977.24	371	1,301	247
977.25	375	1,321	251
977.26	380	1,341	255

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
977.27	385	1,361	258
977.28	390	1,381	262
977.29	395	1,402	266
977.30	400	1,423	270
977.31	405	1,443	274
977.32	410	1,464	278
977.33	415	1,486	282
977.34	420	1,507	287
977.35	425	1,528	291
977.36	430	1,550	295
977.37	435	1,572	299
977.38	440	1,594	304
977.39	446	1,616	308
977.40	451	1,638	313
977.41	456	1,660	317
977.42	461	1,683	322
977.43	467	1,706	326
977.44	472	1,728	331
977.45	478	1,752	336
977.46	483	1,775	341
977.47	488	1,798	346
977.48	494	1,822	350
977.49	499	1,845	355
977.50	505	1,869	360

Summary for Subcatchment P1: Runoff to Proposed Infiltration Trench

Runoff = 0.89 cfs @ 12.05 hrs, Volume= 0.045 af, Depth= 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
 Atlas 14 24-hr S0 10-yr Rainfall=4.27"

Area (sf)	CN	Description
4,706	61	>75% Grass cover, Good, HSG B
* 5,292	98	Impervious Area
9,998	81	Weighted Average
4,706		47.07% Pervious Area
5,292		52.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	50	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.86"
0.8	105	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
6.8	155	Total			

Summary for Pond IT: Proposed Infiltration Trench

Inflow Area = 0.230 ac, 52.93% Impervious, Inflow Depth = 2.35" for 10-yr event
 Inflow = 0.89 cfs @ 12.05 hrs, Volume= 0.045 af
 Outflow = 0.89 cfs @ 12.06 hrs, Volume= 0.045 af, Atten= 1%, Lag= 0.5 min
 Discarded = 0.01 cfs @ 12.06 hrs, Volume= 0.012 af
 Primary = 0.88 cfs @ 12.06 hrs, Volume= 0.033 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 977.11' @ 12.06 hrs Surf.Area= 312 sf Storage= 203 cf

Plug-Flow detention time= 92.2 min calculated for 0.045 af (100% of inflow)
 Center-of-Mass det. time= 92.4 min (888.4 - 796.0)

Volume	Invert	Avail.Storage	Storage Description
#1	972.50'	360 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
972.50	60	46.0	0.0	0	0	60
976.50	60	46.0	40.0	96	96	244
977.00	265	100.0	100.0	75	171	872
977.50	505	150.0	100.0	189	360	1,869

Device	Routing	Invert	Outlet Devices
#1	Primary	977.00'	10.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Discarded	972.50'	0.450 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.01 cfs @ 12.06 hrs HW=977.11' (Free Discharge)
 ↑**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.88 cfs @ 12.06 hrs HW=977.11' (Free Discharge)
 ↑**1=Broad-Crested Rectangular Weir** (Weir Controls 0.88 cfs @ 0.79 fps)

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
972.50	60	60	0
972.51	60	60	0
972.52	60	61	0
972.53	60	61	1
972.54	60	62	1
972.55	60	62	1
972.56	60	63	1
972.57	60	63	2
972.58	60	64	2
972.59	60	64	2
972.60	60	65	2
972.61	60	65	3
972.62	60	66	3
972.63	60	66	3
972.64	60	66	3
972.65	60	67	4
972.66	60	67	4
972.67	60	68	4
972.68	60	68	4
972.69	60	69	5
972.70	60	69	5
972.71	60	70	5
972.72	60	70	5
972.73	60	71	6
972.74	60	71	6
972.75	60	72	6
972.76	60	72	6
972.77	60	72	6
972.78	60	73	7
972.79	60	73	7
972.80	60	74	7
972.81	60	74	7
972.82	60	75	8
972.83	60	75	8
972.84	60	76	8
972.85	60	76	8
972.86	60	77	9
972.87	60	77	9
972.88	60	77	9
972.89	60	78	9
972.90	60	78	10
972.91	60	79	10
972.92	60	79	10
972.93	60	80	10
972.94	60	80	11
972.95	60	81	11
972.96	60	81	11
972.97	60	82	11
972.98	60	82	12
972.99	60	83	12
973.00	60	83	12
973.01	60	83	12
973.02	60	84	12

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
973.03	60	84	13
973.04	60	85	13
973.05	60	85	13
973.06	60	86	13
973.07	60	86	14
973.08	60	87	14
973.09	60	87	14
973.10	60	88	14
973.11	60	88	15
973.12	60	89	15
973.13	60	89	15
973.14	60	89	15
973.15	60	90	16
973.16	60	90	16
973.17	60	91	16
973.18	60	91	16
973.19	60	92	17
973.20	60	92	17
973.21	60	93	17
973.22	60	93	17
973.23	60	94	18
973.24	60	94	18
973.25	60	95	18
973.26	60	95	18
973.27	60	95	18
973.28	60	96	19
973.29	60	96	19
973.30	60	97	19
973.31	60	97	19
973.32	60	98	20
973.33	60	98	20
973.34	60	99	20
973.35	60	99	20
973.36	60	100	21
973.37	60	100	21
973.38	60	100	21
973.39	60	101	21
973.40	60	101	22
973.41	60	102	22
973.42	60	102	22
973.43	60	103	22
973.44	60	103	23
973.45	60	104	23
973.46	60	104	23
973.47	60	105	23
973.48	60	105	24
973.49	60	106	24
973.50	60	106	24
973.51	60	106	24
973.52	60	107	24
973.53	60	107	25
973.54	60	108	25
973.55	60	108	25

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
973.56	60	109	25
973.57	60	109	26
973.58	60	110	26
973.59	60	110	26
973.60	60	111	26
973.61	60	111	27
973.62	60	112	27
973.63	60	112	27
973.64	60	112	27
973.65	60	113	28
973.66	60	113	28
973.67	60	114	28
973.68	60	114	28
973.69	60	115	29
973.70	60	115	29
973.71	60	116	29
973.72	60	116	29
973.73	60	117	30
973.74	60	117	30
973.75	60	118	30
973.76	60	118	30
973.77	60	118	30
973.78	60	119	31
973.79	60	119	31
973.80	60	120	31
973.81	60	120	31
973.82	60	121	32
973.83	60	121	32
973.84	60	122	32
973.85	60	122	32
973.86	60	123	33
973.87	60	123	33
973.88	60	123	33
973.89	60	124	33
973.90	60	124	34
973.91	60	125	34
973.92	60	125	34
973.93	60	126	34
973.94	60	126	35
973.95	60	127	35
973.96	60	127	35
973.97	60	128	35
973.98	60	128	36
973.99	60	129	36
974.00	60	129	36
974.01	60	129	36
974.02	60	130	36
974.03	60	130	37
974.04	60	131	37
974.05	60	131	37
974.06	60	132	37
974.07	60	132	38
974.08	60	133	38

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
974.09	60	133	38
974.10	60	134	38
974.11	60	134	39
974.12	60	135	39
974.13	60	135	39
974.14	60	135	39
974.15	60	136	40
974.16	60	136	40
974.17	60	137	40
974.18	60	137	40
974.19	60	138	41
974.20	60	138	41
974.21	60	139	41
974.22	60	139	41
974.23	60	140	42
974.24	60	140	42
974.25	60	141	42
974.26	60	141	42
974.27	60	141	42
974.28	60	142	43
974.29	60	142	43
974.30	60	143	43
974.31	60	143	43
974.32	60	144	44
974.33	60	144	44
974.34	60	145	44
974.35	60	145	44
974.36	60	146	45
974.37	60	146	45
974.38	60	146	45
974.39	60	147	45
974.40	60	147	46
974.41	60	148	46
974.42	60	148	46
974.43	60	149	46
974.44	60	149	47
974.45	60	150	47
974.46	60	150	47
974.47	60	151	47
974.48	60	151	48
974.49	60	152	48
974.50	60	152	48
974.51	60	152	48
974.52	60	153	48
974.53	60	153	49
974.54	60	154	49
974.55	60	154	49
974.56	60	155	49
974.57	60	155	50
974.58	60	156	50
974.59	60	156	50
974.60	60	157	50
974.61	60	157	51

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
974.62	60	158	51
974.63	60	158	51
974.64	60	158	51
974.65	60	159	52
974.66	60	159	52
974.67	60	160	52
974.68	60	160	52
974.69	60	161	53
974.70	60	161	53
974.71	60	162	53
974.72	60	162	53
974.73	60	163	54
974.74	60	163	54
974.75	60	164	54
974.76	60	164	54
974.77	60	164	54
974.78	60	165	55
974.79	60	165	55
974.80	60	166	55
974.81	60	166	55
974.82	60	167	56
974.83	60	167	56
974.84	60	168	56
974.85	60	168	56
974.86	60	169	57
974.87	60	169	57
974.88	60	169	57
974.89	60	170	57
974.90	60	170	58
974.91	60	171	58
974.92	60	171	58
974.93	60	172	58
974.94	60	172	59
974.95	60	173	59
974.96	60	173	59
974.97	60	174	59
974.98	60	174	60
974.99	60	175	60
975.00	60	175	60
975.01	60	175	60
975.02	60	176	60
975.03	60	176	61
975.04	60	177	61
975.05	60	177	61
975.06	60	178	61
975.07	60	178	62
975.08	60	179	62
975.09	60	179	62
975.10	60	180	62
975.11	60	180	63
975.12	60	181	63
975.13	60	181	63
975.14	60	181	63

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
975.15	60	182	64
975.16	60	182	64
975.17	60	183	64
975.18	60	183	64
975.19	60	184	65
975.20	60	184	65
975.21	60	185	65
975.22	60	185	65
975.23	60	186	66
975.24	60	186	66
975.25	60	187	66
975.26	60	187	66
975.27	60	187	66
975.28	60	188	67
975.29	60	188	67
975.30	60	189	67
975.31	60	189	67
975.32	60	190	68
975.33	60	190	68
975.34	60	191	68
975.35	60	191	68
975.36	60	192	69
975.37	60	192	69
975.38	60	192	69
975.39	60	193	69
975.40	60	193	70
975.41	60	194	70
975.42	60	194	70
975.43	60	195	70
975.44	60	195	71
975.45	60	196	71
975.46	60	196	71
975.47	60	197	71
975.48	60	197	72
975.49	60	198	72
975.50	60	198	72
975.51	60	198	72
975.52	60	199	72
975.53	60	199	73
975.54	60	200	73
975.55	60	200	73
975.56	60	201	73
975.57	60	201	74
975.58	60	202	74
975.59	60	202	74
975.60	60	203	74
975.61	60	203	75
975.62	60	204	75
975.63	60	204	75
975.64	60	204	75
975.65	60	205	76
975.66	60	205	76
975.67	60	206	76

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
975.68	60	206	76
975.69	60	207	77
975.70	60	207	77
975.71	60	208	77
975.72	60	208	77
975.73	60	209	78
975.74	60	209	78
975.75	60	210	78
975.76	60	210	78
975.77	60	210	78
975.78	60	211	79
975.79	60	211	79
975.80	60	212	79
975.81	60	212	79
975.82	60	213	80
975.83	60	213	80
975.84	60	214	80
975.85	60	214	80
975.86	60	215	81
975.87	60	215	81
975.88	60	215	81
975.89	60	216	81
975.90	60	216	82
975.91	60	217	82
975.92	60	217	82
975.93	60	218	82
975.94	60	218	83
975.95	60	219	83
975.96	60	219	83
975.97	60	220	83
975.98	60	220	84
975.99	60	221	84
976.00	60	221	84
976.01	60	221	84
976.02	60	222	84
976.03	60	222	85
976.04	60	223	85
976.05	60	223	85
976.06	60	224	85
976.07	60	224	86
976.08	60	225	86
976.09	60	225	86
976.10	60	226	86
976.11	60	226	87
976.12	60	227	87
976.13	60	227	87
976.14	60	227	87
976.15	60	228	88
976.16	60	228	88
976.17	60	229	88
976.18	60	229	88
976.19	60	230	89
976.20	60	230	89

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
976.21	60	231	89
976.22	60	231	89
976.23	60	232	90
976.24	60	232	90
976.25	60	233	90
976.26	60	233	90
976.27	60	233	90
976.28	60	234	91
976.29	60	234	91
976.30	60	235	91
976.31	60	235	91
976.32	60	236	92
976.33	60	236	92
976.34	60	237	92
976.35	60	237	92
976.36	60	238	93
976.37	60	238	93
976.38	60	238	93
976.39	60	239	93
976.40	60	239	94
976.41	60	240	94
976.42	60	240	94
976.43	60	241	94
976.44	60	241	95
976.45	60	242	95
976.46	60	242	95
976.47	60	243	95
976.48	60	243	96
976.49	60	244	96
976.50	60	244	96
976.51	63	252	97
976.52	65	260	97
976.53	68	269	98
976.54	71	277	99
976.55	74	286	99
976.56	77	295	100
976.57	80	304	101
976.58	83	313	102
976.59	86	323	103
976.60	89	332	103
976.61	93	342	104
976.62	96	352	105
976.63	99	363	106
976.64	103	373	107
976.65	106	384	108
976.66	110	395	109
976.67	113	406	110
976.68	117	417	112
976.69	121	428	113
976.70	125	440	114
976.71	128	451	115
976.72	132	463	117
976.73	136	475	118

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
976.74	140	488	119
976.75	144	500	121
976.76	148	513	122
976.77	153	526	124
976.78	157	539	125
976.79	161	552	127
976.80	166	565	129
976.81	170	579	130
976.82	174	593	132
976.83	179	607	134
976.84	184	621	135
976.85	188	635	137
976.86	193	650	139
976.87	198	664	141
976.88	203	679	143
976.89	207	694	145
976.90	212	710	147
976.91	217	725	150
976.92	222	741	152
976.93	228	756	154
976.94	233	772	156
976.95	238	789	159
976.96	243	805	161
976.97	249	822	163
976.98	254	838	166
976.99	259	855	169
977.00	265	872	171
977.01	269	888	174
977.02	273	905	177
977.03	277	921	179
977.04	281	938	182
977.05	286	954	185
977.06	290	971	188
977.07	294	988	191
977.08	298	1,005	194
977.09	303	1,022	197
977.10	307	1,040	200
977.11	311	1,058	203
977.12	316	1,075	206
977.13	320	1,093	209
977.14	324	1,111	212
977.15	329	1,130	216
977.16	333	1,148	219
977.17	338	1,167	222
977.18	343	1,185	226
977.19	347	1,204	229
977.20	352	1,223	233
977.21	356	1,242	236
977.22	361	1,262	240
977.23	366	1,281	243
977.24	371	1,301	247
977.25	375	1,321	251
977.26	380	1,341	255

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
977.27	385	1,361	258
977.28	390	1,381	262
977.29	395	1,402	266
977.30	400	1,423	270
977.31	405	1,443	274
977.32	410	1,464	278
977.33	415	1,486	282
977.34	420	1,507	287
977.35	425	1,528	291
977.36	430	1,550	295
977.37	435	1,572	299
977.38	440	1,594	304
977.39	446	1,616	308
977.40	451	1,638	313
977.41	456	1,660	317
977.42	461	1,683	322
977.43	467	1,706	326
977.44	472	1,728	331
977.45	478	1,752	336
977.46	483	1,775	341
977.47	488	1,798	346
977.48	494	1,822	350
977.49	499	1,845	355
977.50	505	1,869	360

Summary for Subcatchment P1: Runoff to Proposed Infiltration Trench

Runoff = 1.73 cfs @ 12.05 hrs, Volume= 0.098 af, Depth= 5.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
 Atlas 14 24-hr S0 100-yr Rainfall=7.36"

Area (sf)	CN	Description
4,706	61	>75% Grass cover, Good, HSG B
* 5,292	98	Impervious Area
9,998	81	Weighted Average
4,706		47.07% Pervious Area
5,292		52.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	50	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.86"
0.8	105	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
6.8	155	Total			

Summary for Pond IT: Proposed Infiltration Trench

Inflow Area = 0.230 ac, 52.93% Impervious, Inflow Depth = 5.14" for 100-yr event
 Inflow = 1.73 cfs @ 12.05 hrs, Volume= 0.098 af
 Outflow = 1.72 cfs @ 12.05 hrs, Volume= 0.098 af, Atten= 0%, Lag= 0.4 min
 Discarded = 0.01 cfs @ 12.05 hrs, Volume= 0.013 af
 Primary = 1.71 cfs @ 12.05 hrs, Volume= 0.085 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 977.17' @ 12.05 hrs Surf.Area= 339 sf Storage= 223 cf

Plug-Flow detention time= 47.3 min calculated for 0.098 af (100% of inflow)
 Center-of-Mass det. time= 47.6 min (821.6 - 774.1)

Volume	Invert	Avail.Storage	Storage Description
#1	972.50'	360 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
972.50	60	46.0	0.0	0	0	60
976.50	60	46.0	40.0	96	96	244
977.00	265	100.0	100.0	75	171	872
977.50	505	150.0	100.0	189	360	1,869

Device	Routing	Invert	Outlet Devices
#1	Primary	977.00'	10.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Discarded	972.50'	0.450 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.01 cfs @ 12.05 hrs HW=977.17' (Free Discharge)
 ↑ **2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.70 cfs @ 12.05 hrs HW=977.17' (Free Discharge)
 ↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 1.70 cfs @ 0.99 fps)

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
972.50	60	60	0
972.51	60	60	0
972.52	60	61	0
972.53	60	61	1
972.54	60	62	1
972.55	60	62	1
972.56	60	63	1
972.57	60	63	2
972.58	60	64	2
972.59	60	64	2
972.60	60	65	2
972.61	60	65	3
972.62	60	66	3
972.63	60	66	3
972.64	60	66	3
972.65	60	67	4
972.66	60	67	4
972.67	60	68	4
972.68	60	68	4
972.69	60	69	5
972.70	60	69	5
972.71	60	70	5
972.72	60	70	5
972.73	60	71	6
972.74	60	71	6
972.75	60	72	6
972.76	60	72	6
972.77	60	72	6
972.78	60	73	7
972.79	60	73	7
972.80	60	74	7
972.81	60	74	7
972.82	60	75	8
972.83	60	75	8
972.84	60	76	8
972.85	60	76	8
972.86	60	77	9
972.87	60	77	9
972.88	60	77	9
972.89	60	78	9
972.90	60	78	10
972.91	60	79	10
972.92	60	79	10
972.93	60	80	10
972.94	60	80	11
972.95	60	81	11
972.96	60	81	11
972.97	60	82	11
972.98	60	82	12
972.99	60	83	12
973.00	60	83	12
973.01	60	83	12
973.02	60	84	12

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
973.03	60	84	13
973.04	60	85	13
973.05	60	85	13
973.06	60	86	13
973.07	60	86	14
973.08	60	87	14
973.09	60	87	14
973.10	60	88	14
973.11	60	88	15
973.12	60	89	15
973.13	60	89	15
973.14	60	89	15
973.15	60	90	16
973.16	60	90	16
973.17	60	91	16
973.18	60	91	16
973.19	60	92	17
973.20	60	92	17
973.21	60	93	17
973.22	60	93	17
973.23	60	94	18
973.24	60	94	18
973.25	60	95	18
973.26	60	95	18
973.27	60	95	18
973.28	60	96	19
973.29	60	96	19
973.30	60	97	19
973.31	60	97	19
973.32	60	98	20
973.33	60	98	20
973.34	60	99	20
973.35	60	99	20
973.36	60	100	21
973.37	60	100	21
973.38	60	100	21
973.39	60	101	21
973.40	60	101	22
973.41	60	102	22
973.42	60	102	22
973.43	60	103	22
973.44	60	103	23
973.45	60	104	23
973.46	60	104	23
973.47	60	105	23
973.48	60	105	24
973.49	60	106	24
973.50	60	106	24
973.51	60	106	24
973.52	60	107	24
973.53	60	107	25
973.54	60	108	25
973.55	60	108	25

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
973.56	60	109	25
973.57	60	109	26
973.58	60	110	26
973.59	60	110	26
973.60	60	111	26
973.61	60	111	27
973.62	60	112	27
973.63	60	112	27
973.64	60	112	27
973.65	60	113	28
973.66	60	113	28
973.67	60	114	28
973.68	60	114	28
973.69	60	115	29
973.70	60	115	29
973.71	60	116	29
973.72	60	116	29
973.73	60	117	30
973.74	60	117	30
973.75	60	118	30
973.76	60	118	30
973.77	60	118	30
973.78	60	119	31
973.79	60	119	31
973.80	60	120	31
973.81	60	120	31
973.82	60	121	32
973.83	60	121	32
973.84	60	122	32
973.85	60	122	32
973.86	60	123	33
973.87	60	123	33
973.88	60	123	33
973.89	60	124	33
973.90	60	124	34
973.91	60	125	34
973.92	60	125	34
973.93	60	126	34
973.94	60	126	35
973.95	60	127	35
973.96	60	127	35
973.97	60	128	35
973.98	60	128	36
973.99	60	129	36
974.00	60	129	36
974.01	60	129	36
974.02	60	130	36
974.03	60	130	37
974.04	60	131	37
974.05	60	131	37
974.06	60	132	37
974.07	60	132	38
974.08	60	133	38

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
974.09	60	133	38
974.10	60	134	38
974.11	60	134	39
974.12	60	135	39
974.13	60	135	39
974.14	60	135	39
974.15	60	136	40
974.16	60	136	40
974.17	60	137	40
974.18	60	137	40
974.19	60	138	41
974.20	60	138	41
974.21	60	139	41
974.22	60	139	41
974.23	60	140	42
974.24	60	140	42
974.25	60	141	42
974.26	60	141	42
974.27	60	141	42
974.28	60	142	43
974.29	60	142	43
974.30	60	143	43
974.31	60	143	43
974.32	60	144	44
974.33	60	144	44
974.34	60	145	44
974.35	60	145	44
974.36	60	146	45
974.37	60	146	45
974.38	60	146	45
974.39	60	147	45
974.40	60	147	46
974.41	60	148	46
974.42	60	148	46
974.43	60	149	46
974.44	60	149	47
974.45	60	150	47
974.46	60	150	47
974.47	60	151	47
974.48	60	151	48
974.49	60	152	48
974.50	60	152	48
974.51	60	152	48
974.52	60	153	48
974.53	60	153	49
974.54	60	154	49
974.55	60	154	49
974.56	60	155	49
974.57	60	155	50
974.58	60	156	50
974.59	60	156	50
974.60	60	157	50
974.61	60	157	51

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
974.62	60	158	51
974.63	60	158	51
974.64	60	158	51
974.65	60	159	52
974.66	60	159	52
974.67	60	160	52
974.68	60	160	52
974.69	60	161	53
974.70	60	161	53
974.71	60	162	53
974.72	60	162	53
974.73	60	163	54
974.74	60	163	54
974.75	60	164	54
974.76	60	164	54
974.77	60	164	54
974.78	60	165	55
974.79	60	165	55
974.80	60	166	55
974.81	60	166	55
974.82	60	167	56
974.83	60	167	56
974.84	60	168	56
974.85	60	168	56
974.86	60	169	57
974.87	60	169	57
974.88	60	169	57
974.89	60	170	57
974.90	60	170	58
974.91	60	171	58
974.92	60	171	58
974.93	60	172	58
974.94	60	172	59
974.95	60	173	59
974.96	60	173	59
974.97	60	174	59
974.98	60	174	60
974.99	60	175	60
975.00	60	175	60
975.01	60	175	60
975.02	60	176	60
975.03	60	176	61
975.04	60	177	61
975.05	60	177	61
975.06	60	178	61
975.07	60	178	62
975.08	60	179	62
975.09	60	179	62
975.10	60	180	62
975.11	60	180	63
975.12	60	181	63
975.13	60	181	63
975.14	60	181	63

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
975.15	60	182	64
975.16	60	182	64
975.17	60	183	64
975.18	60	183	64
975.19	60	184	65
975.20	60	184	65
975.21	60	185	65
975.22	60	185	65
975.23	60	186	66
975.24	60	186	66
975.25	60	187	66
975.26	60	187	66
975.27	60	187	66
975.28	60	188	67
975.29	60	188	67
975.30	60	189	67
975.31	60	189	67
975.32	60	190	68
975.33	60	190	68
975.34	60	191	68
975.35	60	191	68
975.36	60	192	69
975.37	60	192	69
975.38	60	192	69
975.39	60	193	69
975.40	60	193	70
975.41	60	194	70
975.42	60	194	70
975.43	60	195	70
975.44	60	195	71
975.45	60	196	71
975.46	60	196	71
975.47	60	197	71
975.48	60	197	72
975.49	60	198	72
975.50	60	198	72
975.51	60	198	72
975.52	60	199	72
975.53	60	199	73
975.54	60	200	73
975.55	60	200	73
975.56	60	201	73
975.57	60	201	74
975.58	60	202	74
975.59	60	202	74
975.60	60	203	74
975.61	60	203	75
975.62	60	204	75
975.63	60	204	75
975.64	60	204	75
975.65	60	205	76
975.66	60	205	76
975.67	60	206	76

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
975.68	60	206	76
975.69	60	207	77
975.70	60	207	77
975.71	60	208	77
975.72	60	208	77
975.73	60	209	78
975.74	60	209	78
975.75	60	210	78
975.76	60	210	78
975.77	60	210	78
975.78	60	211	79
975.79	60	211	79
975.80	60	212	79
975.81	60	212	79
975.82	60	213	80
975.83	60	213	80
975.84	60	214	80
975.85	60	214	80
975.86	60	215	81
975.87	60	215	81
975.88	60	215	81
975.89	60	216	81
975.90	60	216	82
975.91	60	217	82
975.92	60	217	82
975.93	60	218	82
975.94	60	218	83
975.95	60	219	83
975.96	60	219	83
975.97	60	220	83
975.98	60	220	84
975.99	60	221	84
976.00	60	221	84
976.01	60	221	84
976.02	60	222	84
976.03	60	222	85
976.04	60	223	85
976.05	60	223	85
976.06	60	224	85
976.07	60	224	86
976.08	60	225	86
976.09	60	225	86
976.10	60	226	86
976.11	60	226	87
976.12	60	227	87
976.13	60	227	87
976.14	60	227	87
976.15	60	228	88
976.16	60	228	88
976.17	60	229	88
976.18	60	229	88
976.19	60	230	89
976.20	60	230	89

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
976.21	60	231	89
976.22	60	231	89
976.23	60	232	90
976.24	60	232	90
976.25	60	233	90
976.26	60	233	90
976.27	60	233	90
976.28	60	234	91
976.29	60	234	91
976.30	60	235	91
976.31	60	235	91
976.32	60	236	92
976.33	60	236	92
976.34	60	237	92
976.35	60	237	92
976.36	60	238	93
976.37	60	238	93
976.38	60	238	93
976.39	60	239	93
976.40	60	239	94
976.41	60	240	94
976.42	60	240	94
976.43	60	241	94
976.44	60	241	95
976.45	60	242	95
976.46	60	242	95
976.47	60	243	95
976.48	60	243	96
976.49	60	244	96
976.50	60	244	96
976.51	63	252	97
976.52	65	260	97
976.53	68	269	98
976.54	71	277	99
976.55	74	286	99
976.56	77	295	100
976.57	80	304	101
976.58	83	313	102
976.59	86	323	103
976.60	89	332	103
976.61	93	342	104
976.62	96	352	105
976.63	99	363	106
976.64	103	373	107
976.65	106	384	108
976.66	110	395	109
976.67	113	406	110
976.68	117	417	112
976.69	121	428	113
976.70	125	440	114
976.71	128	451	115
976.72	132	463	117
976.73	136	475	118

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
976.74	140	488	119
976.75	144	500	121
976.76	148	513	122
976.77	153	526	124
976.78	157	539	125
976.79	161	552	127
976.80	166	565	129
976.81	170	579	130
976.82	174	593	132
976.83	179	607	134
976.84	184	621	135
976.85	188	635	137
976.86	193	650	139
976.87	198	664	141
976.88	203	679	143
976.89	207	694	145
976.90	212	710	147
976.91	217	725	150
976.92	222	741	152
976.93	228	756	154
976.94	233	772	156
976.95	238	789	159
976.96	243	805	161
976.97	249	822	163
976.98	254	838	166
976.99	259	855	169
977.00	265	872	171
977.01	269	888	174
977.02	273	905	177
977.03	277	921	179
977.04	281	938	182
977.05	286	954	185
977.06	290	971	188
977.07	294	988	191
977.08	298	1,005	194
977.09	303	1,022	197
977.10	307	1,040	200
977.11	311	1,058	203
977.12	316	1,075	206
977.13	320	1,093	209
977.14	324	1,111	212
977.15	329	1,130	216
977.16	333	1,148	219
977.17	338	1,167	222
977.18	343	1,185	226
977.19	347	1,204	229
977.20	352	1,223	233
977.21	356	1,242	236
977.22	361	1,262	240
977.23	366	1,281	243
977.24	371	1,301	247
977.25	375	1,321	251
977.26	380	1,341	255

Stage-Area-Storage for Pond IT: Proposed Infiltration Trench (continued)

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
977.27	385	1,361	258
977.28	390	1,381	262
977.29	395	1,402	266
977.30	400	1,423	270
977.31	405	1,443	274
977.32	410	1,464	278
977.33	415	1,486	282
977.34	420	1,507	287
977.35	425	1,528	291
977.36	430	1,550	295
977.37	435	1,572	299
977.38	440	1,594	304
977.39	446	1,616	308
977.40	451	1,638	313
977.41	456	1,660	317
977.42	461	1,683	322
977.43	467	1,706	326
977.44	472	1,728	331
977.45	478	1,752	336
977.46	483	1,775	341
977.47	488	1,798	346
977.48	494	1,822	350
977.49	499	1,845	355
977.50	505	1,869	360

From: [Daniel Cosentino](#)
To: [Public Comment](#)
Subject: 341 Ramsey Road Variance Request
Date: Thursday, May 12, 2022 11:21:38 AM

To Whom It May Concern,

We reside at 549 Harrington Road. We have reviewed the proposed variance requests for 341 Ramsey Road and oppose them on the following basis:

1. Conforming side setbacks are essential to maintaining property value and aesthetic standards. The proposed side yard setback of 11.8' for a proposed garage addition is inadequate and violates Wayzata's Code of Ordinances, Chapter 951.06 – Lot Area and Setback Requirements, SubSection B.1.b for Principal Structure Setbacks whereby a side yard setback of 20 feet is required.
2. Conforming rear setbacks are essential to maintaining property value and aesthetic standards. The proposed rear yard setback of 12.2' is inadequate and violates Wayzata's Code of Ordinances, Chapter 951.06 – Lot Area and Setback Requirements, SubSection B.1.c for Principal Structure Setbacks whereby a rear yard setback of 50 feet is required.
3. Conforming lot coverage maximums are essential to maintaining property value and aesthetic standards. The proposed lot coverage request is 48.5% greater than Wayzata's Code of Ordinances, Chapter 951.07 – Lot Coverage and Height, Sub-Section A Lot whereby coverage shall not exceed ten percent of lot area.

Further, the existing site is undersized containing only 43,800 square feet of area where the minimum lot size should be 80,000 square feet. Therefore, it is unclear why any variance would be granted as the existing home is oversized relative to the lot size.

For these reasons, we object to the variance requests at 341 Ramsey Road.

Sincerely,
Daniel L. Cosentino

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To: Wayzata Planning Commission

From Carol and John Prince, owners of 546 Harrington Road, Wayzata, MN.

Dated May 12, 2022

RE: 341 Ramsey Road project at the Wayzata Planning Commission on May 16, 2022

Three main messages.

1. The solution for the garage at 341 Ramsey property was addressed in 2017. At that time, the Wayzata Planning Commission approved the property line adjustment between 309 and 341 Ramsey Road and also approved a garage addition. The approved solution does not require a side yard setback variance.
2. We object to Variance #1: request for the required side yard setback given the 2017 solution exists and that it is not in keeping with the character of the R-1A district.
3. Easements exist and the easement documents need to be considered as part of the approval. The requestor says they are not aware of easement documents governing the 341 Ramsey property.

We object to Variance #1: Request for a variance to the required side yard setback minimum of 20'.

- The homeowners purchased the house in October 2020 with the known constraints.
- The city approved a solution in 2017 that solves the homeowner's issue on turning the entrance point into the garage 90 degrees for easier access off the existing motor court and adds one more enclosed parking space for a total of 3 vehicles within the garage.
 - The plan approved in 2017 met the required side yard setback minimum of 20'.
 - The 2017 plan removed the extra driveway over the property line.
- The proposed garage addition size is positioned by the applicant as replacing two exterior parking areas that currently sit on the neighboring party. The easement only provides a driveway. The area that goes over the property line is part of the driveway variance so that a car can get into and out of the garage given the current garage entrance angle.
- This plan is not in keeping with the neighborhood charm in the R-1A district (low-density single-family estate). Our entire back of the house (seven first floor rooms) faces the direction of the 341 Ramsey garage and the garage is not visible, nor any neighboring properties. Today, the garage for 341 Ramsey is more than 46' away from the property line. This plan creates a structure 34' closer, making it 11' away from the property line.
- There are no drawings of the garage height to assess the impact on the surrounding community and whether it is in keeping with the neighborhood charm.

In response to the city's request for the existing easements over the neighboring property, the applicant response is "to our knowledge, no such documents exist." There are three easement documents that govern the relationship between 546 Harrington Road and 341 Ramsey. Agreement (Easement) T05701892, dated March 13, 2020 and filed April 21, 2020, clarified the property relationship between 546 Harrington Road, 341 Ramsey Road and 309 Ramsey Road post the change of the lot lines between 341 Ramsey and 309 Ramsey Road. This overall agreement incorporated the prior easements of Document 1414276, dated January 5, 1981 and filed February 6, 1981 and Document 1644469, warranty deed dated May 8, 1985 and filed May 9, 1985. The garage addition approved in 2017 by the Wayzata Planning Commission is reflected in the exhibits for the 2020 easement.

From: [E. B. Swanson](#)
To: [Valerie Quarles](#)
Subject: 341 Ramsey Road
Date: Wednesday, May 11, 2022 6:27:43 PM

As a Wayzata resident, we are solidly opposed to the proposed variances for these reasons”

1. The lot size is non-conforming due (I’m told) because the previous owner replatted the lot.
2. New garage site related to the neighbor is not supportable
3. Precedence becomes law when fractured by city officials. Let’s not set up Wayzata for another law suit.

H. R. Swanson

547 Harrington Road
952-473-0061



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 16, 2022	AGENDA ITEM: 6.a
TITLE: Review of Development Activities	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

A verbal update will be provided at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 16, 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, June 6 at 6:30 p.m. The 2022 City Meeting Calendar and Liaison Schedule are attached.

ACTION REQUESTED:

N/A

ATTACHMENTS:

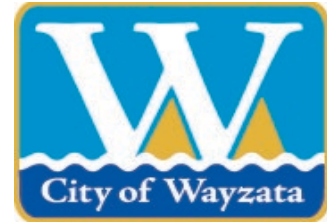
1. 2022 Wayzata City Calendar
2. 2022 Planning Commission Liaison Schedule

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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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					



March 2022						
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		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April 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

May 2022						
S	M	T	W	Th	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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

August 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
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October 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					

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

- 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

Revised
9/29/2021

2022 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
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