

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, August 7, 2023

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

Meeting ID: 880 7355 0899 Passcode: 778665

Members of the public may attend this Planning Commission meeting in person, or 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 Meeting Minutes of July 17, 2023
5. **Public Hearing Items**
 - a. Consideration of Planned Unit Development (PUD) General Plan, Shoreland Residential Planned Unit Development/Conditional Use Permit (PUD/CUP), and Zoning Map Amendment (Rezoning) for Westway Condominiums at 201 Lake Street East
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:

City Council - August 8, 2023

Planning Commission - August 21, 2023

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: August 7, 2023	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of July 17, 2023	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the regular meeting minutes of July 17, 2023.

ATTACHMENTS:

1. Draft Planning Commission Meeting Minutes of July 17, 2023

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
JULY 17, 2023**

AGENDA ITEM 1. Call to Order

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

Chair Stockton read a prepared statement outlining multiple options for joining remotely or submitting comments and questions.

AGENDA ITEM 2. Roll Call

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

Present at roll call were Commissioners: Douglas, Merriam, Stockton, Sorensen, Schwalbe, Severson and Elg (arrived at 6:44 p.m.). Community Development Director Emily Goellner, Assistant Planner Valerie Quarles, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Douglas made a motion, seconded by Commissioner Merriam to approve the July 17, 2023 agenda, as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the June 26, 2023 Planning Commission Meeting Minutes
- b.) ~~Approval of Planning Commission Report and Recommendation for Approval of Impervious Surface Variance at 374 Ferndale Road W~~ – (pulled for separate consideration)
- c.) Adoption of Planning Commission Report and Recommendation of Approval of Impervious Surface Variance and Parking Area Setback Variance at 138 Huntington Avenue S

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

Commissioner Merriam referenced Consent Agenda item b) and one of the findings in the Report and Recommendation found on page 15, under section 3.1 A. She explained that she did not remember this particular finding being part of their discussion. She stated that she also did not really like it being a finding of 'practical difficulty' because the size of the property is simply the size of the property, regardless of what district it is in.

1 City Attorney Schelzel suggested that the Commission pull this item for separate discussion and
2 vote on the consent agenda with the remaining items.

3
4 Chair Stockton asked for a motion to approve Consent Agenda items a) and c), as presented.

5
6 Commissioner Douglas made a motion, seconded by Commissioner Severson, to approve items a)
7 and c) of the Consent Agenda, as presented. The motion carried unanimously.

8
9 **b) Adoption of Planning Commission Report and Recommendation of Approval of**
10 **Impervious Surface Variance at 374 Ferndale Road W**

11
12 Commissioner Merriam explained that her concern with having what she had touched on earlier
13 as part of the findings is that a future project with similar circumstances may use this as a point of
14 reference for why this should also apply in their case. She stated that she would not agree with that
15 argument and reiterated that if you are allowed 20% for impervious surface, that should apply
16 regardless of the size of your lot and not just 20% of whatever other people in your neighborhood
17 get.

18
19 Chair Stockton noted that she was not present for this discussion and asked if anyone else on the
20 Commission had a recollection of this discussion.

21
22 City Attorney Schelzel explained that as staff writes the findings of the reports, they always try to
23 reflect what the discussion was, but noted that they also reference things that were included in the
24 packet materials as well as information and arguments provided by the applicant. He stated that if
25 Commissioner Merriam's concern was about precedent and every undersized property making this
26 same argument, he would reject that argument. because the whole idea of a variance is to look at
27 the particular property and the circumstances that are unique to it. He stated that he understands
28 the concern but does not believe this finding would create a binding precedent.

29
30 Community Development Director Goellner stated that this finding was reflected in the staff
31 presentation, which noted that this was an undersized property, but does not believe the minutes
32 show that it was formally a part of the motion. She stated that the Commission can decide whether
33 they want this item to be part of the findings or not.

34
35 Commissioner Merriam stated that she could support that item remaining within the findings as
36 long as it cannot be something that others can point to with a message of 'you did it for them, you
37 should do it for us'.

38
39 City Attorney Schelzel stated that someone could certainly make that statement, but whether it was
40 persuasive or would have any legal force is another question. He stated that in this case he does
41 not feel that it would ultimately have legal force. He stated that the wording related to 'undersized
42 property' could be removed and noted that this is only one piece of the puzzle in this situation. He
43 stated that he believes it is relevant, but if the Commission believes it creates some concern, then
44 it could be taken out.

45
46 Commissioner Merriam stated that she would personally recommend removing that phrase.

1
2 City Attorney Schelzel noted that he had also just noticed one small typographical error related to
3 the exclusion of the word 'of' prior to 'the property' and noted that that could be corrected, but the
4 reference to the property being 'undersized' could also be removed, if the Commission so chose.
5

6 Commissioner Sorensen noted that he did not have a strong opinion either way on this issue, but
7 noted that he agreed with Commissioner Merriam that if there was any issue here that was not
8 totally a reflection of their conversation, it should be taken out.
9

10 Commissioner Severson stated that she recalled the discussion from that night was not about the
11 undersized lot but rather focused more on the driveway situation. She stated that she would support
12 taking this statement out because it really did not impact the discussion or the ultimate decision
13 made by the Commission.
14

15 There being no further discussion, Chair Stockton asked for a motion.
16

17 Commissioner Merriam made a motion, seconded by Commissioner Elg, to Adopt the Planning
18 Commission Report and Recommendation for Approval of Impervious Surface Variance at 374
19 Ferndale Road W, with the revisions to 3.1.A, as discussed. The motion carried unanimously.
20

21 **AGENDA ITEM 5. Public Hearing Item**

22

23 **a) Consideration of Zoning Text Amendments to Chapter 918, Fencing/Screening**

24

25 Assistant Planner Quarles gave an overview of proposed text amendments to Chapter 918 related
26 to fencing and screening. She reviewed the proposed changes to the building materials, height,
27 opacity, hedges, and plantings standards, as well as the recommendation to remove fence
28 conditional use permits (CUPs). She explained the differences between CUPs and variances and
29 why staff prefers a variance approach in this case, and reviewed the primary questions for the
30 Commission to consider for this Zoning Ordinance amendment discussion.
31

32 At the conclusion of Planner Quarles presentation, Chair Stockton asked if the Commission had
33 any questions for Staff.
34

35 Commissioner Elg asked about the procedural and cost differences, for the homeowner, when
36 requesting a CUP versus a variance.
37

38 Planner Quarles stated that there would not be a significant difference for the homeowner because
39 either application would still have to go through both the Planning Commission and the City
40 Council. She noted that in terms of cost, she thinks it will be very similar because it is just a single
41 request and would follow the same process as any other land use application.
42

43 Chair Stockton asked if it was possible for an administrative process to be put into place.
44

1 Community Development Director Goellner stated that the City would need standards within the
2 Code that outline exactly what staff has authority to do, and explained that it would need to be
3 very specific.

4
5 Commissioner Douglas asked whether a CUP or a variance would drive more people to the
6 Planning Commission. She stated that she believes the discussion at the Task Force was that this
7 approach would not be as complicated.

8
9 Planner Quarles stated she did not think either option was less complicated than the other, and
10 reiterated that both would still have to come through the Planning Commission. She stated that
11 the narrative and reasons for the fence may have more of a difference, and gave the example of a
12 CUP where the applicant could try to show that the fence is not impactful or a problem to the
13 neighborhood and with a variance, it would be more of a 'pitch' and an explanation about their
14 situation and why a fence makes sense.

15
16 Commissioner Douglas stated that she liked a variance approach where they can look at other
17 properties in the area and look at whether it fits in or changes the character of the neighborhood.

18
19 City Attorney Schelzel noted that he supports staff's recommendation and explained that in his
20 experience with the City, some people think that if the City grants variances then something wrong,
21 which he did not think was true from a legal perspective. He stated that the standards that the
22 Commission would apply in looking at a variance request to put in a fence that is beyond the set
23 standards are whether it is reasonable, if it will have an adverse effect on the area, and if it is related
24 to some sort of unique condition on the property. He stated that he believes these things are more
25 useful criteria for evaluating an exceptional fence than a CUP, where if the conditions are met the
26 permit must issue. He explained that in some sense a variance is more subjective but it allows for
27 more of an analysis that in the end would be more effective for allowing fences that they feel are
28 reasonable and saying no to fences that they feel are not. He stated that an applicant would need
29 to state their case about why they feel they have practical difficulties, why it was reasonable and
30 why it would not have a negative effect on the area.

31
32 Commissioner Merriam asked about item 1B on page 31 of the packet and why it states 50% solid
33 matter and not 75%. She also asked why it was not kept the height not exceeding 8 feet and asked
34 if it had to be between 4 and 8 feet in height.

35
36 City Attorney Schelzel stated that this is in the CUP section so this would be above and beyond
37 the standard and may not apply if the commission went with the variance approach.

38
39 Assistant Planner Quarles stated that the 50% solid matter item is a mistake and should be changed
40 to 75%. She explained that the height between 4 and 8 feet was just to clarify that a solid fence in
41 the front yard, below 4 feet, does not require a CUP.

42
43 Commissioner Sorensen asked if this was taking about a side yard fence in the same item 1B on
44 page 31 and if so why didn't just use that terminology.

45
46 Assistant Planner Quarles stated that this would refer to both a side and front yard fence.

1
2 Commissioner Sorensen stated that he would suggest staff consider the wording in this paragraph.
3 He asked if the City changed the standard from requiring a CUP rather than a variance if that
4 meant, in subparagraph F, that would all become by variance.

5
6 City Attorney Schelzel stated that if the City moved away from a CUP, those references to a CUP
7 and CUP standards would all come out. He noted that it would not say something like, 'but if you
8 want a variance, just ask for it.' as that is the case for any part of the zoning code.

9
10 Commissioner Schwalbe stated that a few of the Planning Commissioners have been on the Zoning
11 Task Force and asked if they were aware that staff would prefer a variance over a CUP process.

12
13 Chair Stockton stated that she served on the Zoning Task Force and explained that was a difficult
14 meeting on this topic because they had a lot of technical challenges, and explained that she did not
15 feel that they had the opportunity to fully evaluate this particular aspect.

16
17 Commissioner Douglas stated that she would agree because they were in and out every few
18 minutes with the technical challenges. She asked if vinyl plank would include split rail fencing
19 and referenced page 32, under 2, that states a required screening fence shall be constructed of
20 masonry, brick, wood, or metal. She stated that vinyl was not included in this description and
21 asked if it should be added.

22
23 Assistant Planner Quarles stated that it looks like this particular section is for screening apartment
24 buildings from other uses, and she would not see an issue with using vinyl fencing for that purpose.

25
26 Commissioner Douglas noted that for tennis courts it states up to 10 feet and asked if that was for
27 any kind of material as referenced on page 30 of the packet. She asked if that meant it could be a
28 solid fence.

29
30 Commissioner Merriam noted that it was typically a chain link fence.

31
32 Assistant Planner Quarles stated that the tennis court stipulation is not limited to properties over 5
33 acres. She stated that the chain link point does not become an issue because the City only allows
34 tennis courts in the rear yard and chain link is already allowed. She noted that the 5 acre cut off is
35 for properties that would like to use barbed wire to enclose their properties.

36
37 Commissioner Merriam asked if someone that had 5 acres would be allowed to put up a barbed
38 wire fence.

39
40 Assistant Planner Quarles explained that they could with a CUP under the current code.

41
42 Commissioner Merriam asked what the conditions would be to allow barbed wire.

43
44 Assistant Planner Quarles stated that it would be the same conditions for any fence allowed by
45 CUP, such as, it does not create a safety hazard or cause any issues with character. She stated that

1 she would guess that this is a much older regulation and had more to do with agricultural uses or
2 farming.

3
4 Commissioner Merriam asked if the City still needed to include barbed wire within their code.

5
6 Commissioner Severson stated that she would like it to be in the code just in case someone would
7 like to put it in.

8
9 Commissioner Merriam stated that she does not understand why the City would even want to allow
10 barbed wire at all.

11
12 Assistant Planner Quarles stated that is a question that could be solved through choosing CUP or
13 variance standards, and noted that either way they would be coming before the Planning
14 Commission.

15
16 Commissioner Merriam asked if it would automatically become a variance standard if they
17 removed barbed wire from the code language.

18
19 Assistant Planner Quarles stated that would be the case because someone would be saying that
20 they would like to use a different material than what is allowed.

21
22 Commissioner Merriam reiterated that she did not feel there was any need to keep barbed wire as
23 a fencing option.

24
25 Commissioner Elg stated that he did not hear an answer about the height of the tennis court fencing,
26 and asked if there could be a 10 foot tall solid vinyl fence.

27
28 Assistant Planner Quarles stated that it does not appear to specify that, but noted that she has not
29 seen solid tennis court walls proposed. She stated that she feels it is important for the Commission
30 to discuss whether CUPs or variances would be the appropriate way to move forward.

31
32 Commissioner Sorensen referenced item 6 under specific fence standards, which talks about a
33 situation where someone's backyard is in common with the adjacent properties side yard. He
34 stated that in this instance, it appears as though they would be going back to the standards that
35 would apply to what the side yard setback would be for the adjacent property.

36
37 Assistant Planner Quarles stated that was correct, and would basically say that if you have a corner
38 lot next to you and your rear yard is their side yard, your fence should be acting more like a side
39 yard than a rear yard. She stated that in that instance you can install a short, solid fence or a taller,
40 less solid fence, and reiterated that it was basically saying that it should be treated as a side yard.

41
42 Commissioner Sorensen stated that he wants to make sure that it is clear that, if they have this
43 situation, they can put in a fence taller than 4 feet.

44
45 There being no additional questions from the Commission for staff, Chair Stockton opened the
46 public hearing on the application at 7:16 pm.

1
2 Director Goellner stated there were no people that called in to the meeting that have asked to speak
3 at the public hearing.
4

5 There being no one present in Council chambers and no one online wishing to comment on the
6 application, Chair Stockton closed the public hearing at 7:17 pm.
7

8 Chair Stockton asked for the Commission to share their thoughts and feedback.
9

10 Commissioner Elg stated that he agreed with the staff recommendation that it should be a variance
11 rather than a CUP because, for him, it resonates as a more direct and obvious way for applicants
12 to state their case. He explained that he feels the variance route felt more proper and clean.
13

14 Chair Stockton asked if there were any Commissioners that did not feel comfortable with the
15 change from CUP to variance and received no answer. She noted that in the discussion regarding
16 the rear yard/side yard situation, it appears as though the rule defaults to the lesser private situation
17 overall.
18

19 Assistant Planner Quarles stated that she felt that was accurate.
20

21 Chair Stockton stated that the trend seems to be for greater privacy, and asked if that was what the
22 Commission wanted because this feels like less privacy for the person who is looking into the back
23 yard area.
24

25 Commissioner Elg stated that he did not particularly like that approach but noted that he felt it was
26 not so much about privacy. He explained that he views fences as an issue in height when they may
27 be blocking traffic sight lines, but for someone's side or rear yard and the homeowner where it is
28 their back yard wants more privacy, he would want to accommodate that unless it is shown that
29 the concern is that it obstructs sight lines for oncoming traffic. He explained that he did not
30 understand the rationale for 48 inches for side yards unless it will block sight lines.
31

32 Chair Stockton noted that in other places she has lived, she has seen rules about reduction in fence
33 heights for side yards that are a certain distance from the road, for example the first 20 feet of the
34 fence is lower in order not to obstruct the site lines.
35

36 Commissioner Merriam referenced an example where her backyard was someone else's side yard
37 which ran along Wayzata Boulevard. She asked if it was more for aesthetics to only allow the
38 shorter side yard fencing and not the taller fencing. She noted that because it was someone else's
39 backyard, she could see why they would default to the side yard style fencing.
40

41 Chair Stockton asked if the City was defaulting towards the aesthetics of the street over personal
42 privacy.
43

44 Commissioner Merriam noted that they could ask for an exception just like they would with any
45 other code.
46

1 Commissioner Sorensen clarified that a side yard fence can be over 4 feet tall but needs to have a
2 certain percentage that is opaque.

3
4 Assistant Planner Quarles stated that if a side yard fence is over 4 feet tall, between 4 and 6 feet
5 tall, then it needs to be 50% solid or less.

6
7 Commissioner Sorensen asked if that should be 75%.

8
9 Assistant Planner Quarles stated that if the Commission approves, the proposed text amendment
10 would be 75%.

11
12 Commissioner Sorensen stated that he lives in a situation where his side yard is his neighbors
13 backyard. He stated that the more he has looked into this he has become comfortable with the side
14 yard requirements in this situation.

15
16 Commissioner Douglas stated that she remembers when they looked at Rice and Minnetonka
17 Avenue, and it was considered two front yards because it was on a corner and asked if that applied
18 to fences.

19
20 Assistant Planner Quarles stated that it does and that particular property would not get to have a
21 large rear yard fence much of anywhere because most of their yards are either front yards or side
22 yards.

23
24 Commissioner Elg noted that they could apply for a variance.

25
26 Chair Stockton stated that she believes there was consensus among the Commission to keep the
27 language for the side yard/rear yard as it has been proposed, and that the CUP should be changed
28 to a variance.

29
30 Commissioner Severson asked if there was any kind of language around fencing for pools and if
31 there would be any conflicts.

32
33 Assistant Planner Quarles stated that within the Swimming Pool chapter, there are specific fencing
34 requirements, for example, if you have a pool you have to have a fence that is 5 feet high and non-
35 climbable. She stated that it would be similar to a tennis court situation where the pool should be
36 situated in the back yard. She noted that some people just do the fencing around the immediate
37 pool area and some make it their property fence.

38
39 Commissioner Severson stated that in the property example just referenced by Commissioner
40 Douglas that property would not be allowed a swimming pool, so the fencing would not come into
41 play.

42
43 Assistant Planner Quarles stated that it would actually work if they used the wrought iron style
44 fencing that is not very solid.

1 Chair Stockton reiterated that it appears as though there was consensus among the Commission to
2 pass this with the proposed change from CUP to variance.

3
4 There being no further discussion, Chair Stockton asked for a motion on the application.

5
6 Commissioner Elg made a motion, seconded by Commissioner Sorensen, to direct staff to prepare
7 a draft Planning Commission Report and Recommendation with appropriate findings reflecting a
8 recommendation of approval for the Zoning Text Amendments to Chapter 918 Fencing/Screening,
9 with the recommendation to change the CUP approach to a variance, as discussed, for review and
10 adoption at the next Planning Commission meeting. The motion carried unanimously.

11
12 **AGENDA ITEM 6. Other Items:**

13
14 **a) Review of Development Activities**

15
16 Community Development Director Goellner stated that there is one upcoming neighborhood
17 meeting for the property at 201 Lake Street that will take place on July 20, 2023 for the Westway
18 Condominiums project. She stated that it is likely that this item will be ready for a public hearing
19 at the next Commission meeting.

20
21 **b) Planning Commission Meeting Schedule**

22
23 Community Development Director Goellner stated that there are meetings scheduled for August 7
24 and August 21, 2023. She noted that September is unique because of Labor Day and explained
25 that the Planning Commission was scheduled to meet on Wednesday, September 6, 2023, but, at
26 this point, was not sure if there will be any agenda items ready for that meeting.

27
28 **AGENDA ITEM 7. Adjournment.**

29
30 There being no further business on the agenda, Chair Stockton asked for a motion to adjourn.

31
32 Commissioner Severson made a motion, seconded by Commissioner Douglas, to adjourn the
33 Planning Commission meeting. The motion carried unanimously.

34
35 The Planning Commission meeting was adjourned at 7:34 p.m.

36
37 Respectfully submitted,
38 Kayla Atkins Rokosz
39 *TimeSaver Off Site Secretarial, Inc.*
40



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 7, 2023	AGENDA ITEM: 5.a
TITLE: Consideration of Planned Unit Development (PUD) General Plan, Shoreland Residential Planned Unit Development/Conditional Use Permit (PUD/CUP), and Zoning Map Amendment (Rezoning) for Westway Condominiums at 201 Lake Street East	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: September 15, 2023	

BACKGROUND:

The applicant, Westway LLC, and owner, Lowell Zitzloff, have submitted a Development Application for the property at 201 Lake Street East. The applicant is proposing to remove the existing 33,000 square foot (2-story) office building in order to replace it with a new 106,000 square foot (3-story) mixed use building comprised of 44 condominium units with a mixture of uses:

- 38 residential condominium units
- 3 commercial condominium units
- 3 flex condominium units (commercial and/or residential use)

The intent is for all residential and commercial condominiums to be sold and operate under a single homeowner's association.

The project includes a single building designed to look like two buildings (east residences and west residences). The buildings will be connected by a shared atrium, courtyard, and underground parking. The commercial condominiums would be located on Lake Street with the residential condominiums located toward the rear of the site as well as on the entire second and third stories. The western 3 units on the first floor of the west residences are designated as "flex" units meaning that they could be used as residential units, commercial units, or live/work units.

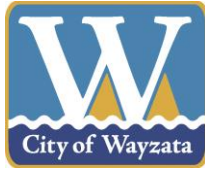
The file size of the plan set has been reduced for this agenda packet, which may make some details difficult to view. A high-resolution plan set is available on the City website: <https://www.wayzata.org/826/201-Lake-Street---Westway-Condominiums>.

ACTION REQUESTED:

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

ATTACHMENTS:

1. 201 Lake Street East - Staff Report
2. 201 Lake Street East - Development Plans
3. 201 Lake Street East - Project Narrative
4. 201 Lake Street East - Design Review Checklist
5. 201 Lake Street East - Traffic Study
6. 201 Lake Street East - Traffic Study Review
7. 201 Lake Street East - Sewer and Water Analysis
8. 201 Lake Street East - Neighborhood Meeting Summary



**Staff Report
Wayzata Planning Commission
August 7, 2023**

Project Name: Westway Condominiums

Request: Planned Unit Development (PUD) General Plan
Shoreland Residential Planned Unit
Development/Conditional Use Permit (PUD/CUP)
Zoning Map Amendment (Rezoning)
Design Review

Applicant: Westway, LLC

Addresses of Request: 201 Lake Street East

Prepared by: Emily Goellner, Community Development Director
Eric Zweber, Consulting Planner
Lori Johnson, Consulting Planner

“60 Day” Deadline: September 15, 2023

“120 Day” Extension: November 14, 2023

Development Application

Introduction

The applicant, Westway LLC, has submitted a Development Application for the property at 201 Lake Street East. The applicant, Westway, LLC, and owner, Lowell Zitzloff, is proposing to remove the existing 33,000 square foot (2-story) office building in order to replace it with a new 106,000 square foot (3-story) mixed use building comprised of 44 condominium units with a mixture of uses:

- 38 residential condominium units
- 3 commercial condominium units
- 3 flex condominium units (commercial and/or residential use)

The intent is for all residential and commercial condominiums to be sold and operate under a single homeowner’s association.

The project includes a single building designed to look like two buildings (east residences and west residences). The buildings will be connected by a shared atrium, courtyard, and underground parking. The commercial condominiums would be located on Lake Street with the residential condominiums located toward the rear of the site as well as on the entire second and third stories. The western 3 units on the first floor of the west residences are designated as “flex” units meaning that they could be used as residential units, commercial units, or live/work units.

Property Information

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

Address	PID	Owner
201 Lake Street East	06-117-22-32-0364	Lowell Zitzloff of Westway, LLC

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

Current Zoning:	C-4A Limited Central Business District
2040 Comp Plan Designation:	Central Business District
Overlay Districts:	Shoreland Overlay District Wetlands Overlay District
Design District:	Lake Street District

Project Location

The property is located on the north side of Lake Street East between Ferndale Road South and Barry Avenue South.



Map 1: Project Location

Source: Hennepin County

Application Requests

The applicant is requesting approval of:

1. Planned Unit Development (PUD) General Plan (Section 933.06): For a 3-story building (106,000 square feet), including 44 total condominium units comprising a mixture of uses: 38 residential condominium units, 3 commercial condominium units, and 3 flexible use (residential and/or commercial) condominiums.
2. Shoreland Residential Planned Unit Development/Conditional Use Permit (PUD/CUP) (Section 991.17): Development of 38 to 41 residential condominium units within the Shoreland District.
3. Zoning Map Amendment (Rezoning) (Section 903): From C-4 Limited Central Business District to the Planned Unit Development District.

In addition, the applicant has requested Design Review (Section 909.25) for this site, which is required of projects in the Lake Street District. This review is conducted administratively provided that no deviations are required. Staff has determined that no deviations are required.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on July 27, 2023 and mailed to all property owners and renters located within 750 feet of the subject property on July 27, 2023. Notice of the meeting was also sent to the DNR on July 19, 2023.

Neighborhood Meeting

The applicant hosted a neighborhood meeting on July 20, 2023, prior to the public hearing. There were about 13 people in attendance in addition to the project team and a summary of the meeting is attached. Topics of discussion consisted of questions regarding:

- Tree removal impacts
- Wetland impacts
- Floor plans
- Anticipated number of contractors and the impacts during construction
- Anticipated construction timeline
- Maintenance plans
- Setbacks
- On-street and off-street parking
- Traffic impacts to Lake Street from Edgewood Court
- Types of commercial uses

Public Comments

No public comment letters have been received by the packet publication deadline on August 3.

Any additional comment received before the Planning Commission meeting will be provided.

History

The existing building is a 33,000 square foot, 2-story office building. A surface parking lot is provided at the rear of the building. The north half (approximately) of the property is in a natural state with many trees, including some heritage trees which are mostly cottonwood trees and ash trees. There is a wetland on the north half of the property that has been delineated and indicated on all proposed site plans and there is a drainage and utility easement over this area. The existing stormwater holding pond is in the northwestern corner of the site and was constructed in 1996 with the existing building. It will be enhanced and reshaped slightly to accommodate a new walking path.

2022 PUD Concept Plan Approval

On December 6, 2022, the applicant received the following approvals from the City Council:

- PUD Concept Plan approval for a new 106,000 square foot (3-story) mixed use building comprised of 43 total condominium units:
 - 36 residential condominium units
 - 3 commercial condominium units
 - 4 flexible use condominium units (residential and/or commercial)
- A 4-foot 10-inch variance to exceed the 35-foot maximum height limit required for the project under Section 933.02.A.14.a to a total maximum height of 39 feet 10 inches.
- Shoreland Impact Plan (SIP)/CUP for building height exceeding 35 feet in the Shoreland Overlay District.

The City Council placed the following conditions on the approval of the PUD Concept Plan in the adopted resolution:

- a. Maintain the number and location of the eastern 3 proposed commercial condominium units on the ground floor at sidewalk level but allow the proposed western 4 commercial condominium units with the staircase entrances to the ground level so that they have the flexibility to be commercial, residential, or a hybrid of both commercial and residential, and provide a list of permitted uses in the PUD General Plan that potentially limits the most impactful commercial uses to the eastern portion of the proposed development;
- b. Increase the front setback of the west building along Lake Street East to 10 feet in the PUD General Plan in order to reduce massing, add landscaping, add benches, and ensure intersection visibility;

- c. Address all of the City Engineer's comments on the Application; and
- d. Explore additional public space or other public benefits as part of the overall site plan.

Summary and Analysis of Current Application

The existing building and parking lot would be demolished and a new 106,000 square foot, three story building is proposed for the site. The architecture of the building is intended to give the appearance of two, three story buildings (west residences and east residences); however, the buildings would be connected through a shared atrium and the underground parking structure.

The ground level of the west residences would include 1 commercial condominium and 3 flex condominiums along Lake Street East and Edgewood Court, with 1 residential condominium unit in the rear. The ground level of the east residences would include 2 commercial condo units (one intended for a 619-square foot coffee shop) along Lake Street East and 8 residential condominium units facing the east, west, and north. There would also be a shared common space and atrium, and residential condominium amenities such as club rooms, fitness room, mail rooms, etc.

While the actual uses of 2 of the 3 commercial condominiums and the 3 flex condominiums are unknown (determined at the time of sale of the units), the following are the anticipated types of uses:

- 3 commercial condominiums are located on the eastern portion of the project at sidewalk level, adjacent to the shared atrium building entrance along Lake Street. The anticipated use of these units would be planned for more intense retail or service commercial uses that would directly serve the residents of this property as well as the general public. Examples may include a small coffee shop, retail sales, boutique shops, finance agents, insurance agents, tailors, designers, etc.
- 3 flex condominiums are located on the western portion of the project (near Edgewood Court) and are elevated above sidewalk level with exterior staircase entrances from Lake Street. The intent for these units is for a lower intensity service commercial/office type use, with flexibility to allow residential uses or a hybrid of commercial and residential uses that would be conducive to uses similar to a home office. This concept was discussed and approved by the City Council during the first stage of the application procedure, concept plan approval.

Proposed Changes From Concept Plan Approval

The applicant has provided the following changes to the plans based on the City Council's approval of the Concept Plan:

- Increased front yard setback of the west residences along lake street to 10'-0". This was done at the direction of City Council as a public benefit to reduce

massing and add landscaping and benches / seating areas. This would make the sidewalk more walkable and pedestrian friendly for the public. This increase in setback was created by decreasing the depth of the west residential core by 4 feet.

- As an additional public benefit, the nature path at the north end of the property has been reduced in length to reduce the impact and disturbances to adjacent neighboring residential properties. This change reduces the number of trees that need to be removed and lowers the project's impervious coverage to 48.2% from the previously proposed 51.05%. The shape of the infiltration basin has changed, and the pond has been moved further to the west to create an additional buffer from the wetland.
- The total number of condominium units has increase by 1 (from 43 to 44) and the mixture of uses has been changed. The number of residential condominiums has increased by 2, from 36 to 38, and the number of commercial units has been reduced from 7 to 3. Another 3 condominiums have been changed to a flex use to allow commercial or residential. The total number of units in the east residences has increased by 1 residential condominium to offer slightly smaller units than previously proposed in the eastern residences portion of the project.
- The below grade parking garage elevation was raised 0.3 feet, from an elevation of 934.3 to 934.6, per a revised city modeled wetland flood elevation received from the city engineering department. This small change affected the current average grade slightly; however, the building height will still be measured from the previous, lower average grade plane elevation and the buildings roofs will remain at the same elevations as shown on the concept approval submittal. The building is in compliance with the variance that was granted by the City Council during the concept approval stage of the application procedure.
- The possible trail connection between the neighboring property to the north and the city parking lot has been removed due to lack of interest from the neighboring property and public comment.
- Traffic sight-line triangles have been added to the plans to illustrate all requirements are being met.
- The possibility of constructing a culvert to eliminate the existing ditch along the eastern property line and develop that area into a level green space has been investigated. However, it has been determined that due to the poor soil conditions in this area, the construction costs for the culvert and outlet structure would be too much of a financial burden for this project alone to pursue this idea any further. During the Council's review of the Concept Plan, the applicant noted that these costs could be better directed toward improvements to park

and open space facilities within the City but outside of this property.

- The applicant has also removed an existing retaining wall on the east side of the site and replaced it with a new retaining wall. This has been done to create a bigger buffer from the wetland on the east side of the site.

Site Plan

In addition to the one building with two cores, the underground parking facility, surface-level loading space for deliveries, and a surface-level parking lot on site, the site plan includes a shared open space between the east and west residences, a stormwater holding pond and a nature trail adjacent to it.

Site Access

Entrance to the surface parking lot located to the north of the West Residences would be accessed via the existing Edgewood Court cul-de-sac. The underground parking facility would be accessed via the existing entrance on Lake Street East. Bike racks are proposed in the front of the building and adjacent to the surface parking lot. The existing curb cuts on the Edgewood Court and Lake Street would be maintained.

Proposed Use

The Comprehensive Plan land use designation for the subject property is Central Business District. In the 2040 Comprehensive Plan Land Use Map, the Central Business District comprises nearly the entire length of Lake Street East in Wayzata. The area continues to evolve into a diverse environment of retail stores, offices, restaurants, residences, and parks. This diversity is seen as healthy in that it attracts a wide variety of people into the downtown area at all times of the day. This diversity along with its proximity to Lake Minnetonka make it a destination in the region. Residential uses are an appropriate use in relation to the diverse mixes of uses located in the Central Business District. Residential uses have typically included retail or office use on the ground floor along Lake Street. Residential uses on the ground floor are present in a few locations along Lake Street.

Direction	Adjacent Land Use	Zoning	2040 Comp Plan Designation
North	Multi-Family Residential, Single Family Residential	R-5, R-1	High Density Residential, Estate Single Family
East	Multi-Family Residential Commercial	PUD	Central Business District
South	Vacant Office	PUD	Central Business District
West	Commercial, Residential	C-4A, PUD	Central Business District Medium Density Residential

Zoning

The property is currently zoned C-4A and is located within the Shoreland Overlay District. The PUD regulations require that the residential portions of the proposal (except usage) comply with the R-5 Zoning District (Section 933.03); and the nonresidential portions of the proposal comply with the C4-A Zoning District (Section 933.04). The following table outlines the zoning standards for the PUD, R-5, C-4A, and Shoreland Overlay Districts applicable to the proposal:

Regulation	PUD	R-5	C-4A	Shoreland Overlay District	Proposal
Lot Area (min.)	None	20,000 sq. ft.	12,000 sq. ft.	Same as underlying zoning district	93,152 net square feet
Residential Density	Consistent with Comp Plan (20-30 dwelling units/acre)	20 du/acre (As high as 29 du/acre with allowances)	N/A	Tiered based on underlying zoning district	20.3 du/ac
Height (max.)	35 feet or 3 stories, whichever is less	35 feet or 3 stories, whichever is less	30 feet or 2 stories, whichever is less	35 feet	39 feet 10 inches*
Lot Coverage (max.)	N/A	40%	N/A	N/A	34.04%
Impervious Surface (max.)	N/A	50%	N/A	25% or 75% with stormwater management ** or 100% with Shoreland Impact Plan/CUP	48.2%**
Floor to Area Ratio (F.A.R.)	N/A	0.7	2.0	Same as underlying zoning district	1.14
Setbacks (min.)	Same as previous zoning district (C-4A)	Multiple Family: 20 feet front yard, 10 feet side and rear	None	Same as underlying zoning district	10-feet (West Building), 9-feet (East Building)

Regulation	PUD	R-5	C-4A	Shoreland Overlay District	Proposal
Shoreland Setbacks (min.)	N/A	N/A	N/A	N/A	N/A

*Variance approved for the maximum building height of 39 feet 10 inches on December 6, 2022

** The Shoreland Impact Plan for impervious coverage would be submitted with the Final Design phase and approved administratively.

Roadway Capacity

Nearby roadways include Lake Street, Barry Avenue, Ferndale Road, Edgewood Court, Grove Lane, and Shoreline Drive. The applicant has provided traffic and parking studies for this development with the PUD Concept Plan. These studies do not identify any significant impacts on the existing roadway system. City staff acknowledges concerns about congestion. However, given the information in the traffic study, the roadway/intersections will continue to function. The City Engineer/Public Works Director has reviewed these studies provided during the PUD Concept Plan and concurs with the studies' conclusions and that the conclusions are applicable to the PUD General Plan submittal.

Proposed Density

The proposed density meets the Comprehensive Plan density requirement for the Central Business District, which allows for between 20 and 30 du/ac. Residential density would be within the Comprehensive Plan residential density if the 3 flexible units were used as residential units or used as commercial units. The Comprehensive Plan calls for the downtown area to be dense enough to support retail and other commercial uses, promote walkability to enhance the pedestrian environment, and yet still limit the density to maintain a small town charm.

The density of the proposed development is summarized in the following table:

Use	Gross Square Footage	Percentage	Lot Area	Pro-Rated Lot Area
Residential	92,563 sq. ft.	87.3%	93,152 sq. ft.	81,322 sq. ft.
Commercial	13,500 sq. ft.	12.7%	93,152 sq. ft.	11,830 sq. ft.
Total	106,063 sq. ft.	100%	93,152 sq. ft.	93,152 sq. ft.

	Units	Acres	Density
Residential	38	1.87 acres	20.3 du/ac

	Gross Area	Lot Area	Floor Area Ratio
Commercial	13,500 sq. ft.	11,830 sq. ft.	1.14

Unit Types and Sizes

The proposed unit sizes influence the density calculation. The following table illustrates the number of units in each building along with the square footage range of the units.

Units*	East Building	West Building	Square Footage Range
One Bedrooms	0	0	
Two Bedrooms	11	4	1,664 to 2,588 square feet
Three Bedrooms	17	6	1,737 to 2,610 square feet

*Three flex condominiums could provide more unit square footage, but it is not yet known how many bedrooms will be provided in each unit.

Additional information about unit sizes can be found on the attached floor plans. All units will be provided with covered terraces.

Proposed Commercial Uses

The parking calculations and narrative provided by the applicant indicate that 4,025 net square feet of retail or office space in 2 of the commercial condominiums, a 619 square feet of coffee shop and 3,908 net square feet of retail or office space in the 3 flexible condominium units are proposed for this development. Potential uses of the 2 commercial condominiums are retail sales, boutique shops, finance agents, insurance agents, tailors, designers, etc. The commercial uses within the flexible condominiums are anticipated to be similar to a home office.

Floor Area Ratio (FAR)

The proposal complies with the floor area ratio requirement. In the case of a mixed-use development, the lot area is pro-rated based on the commercial gross leasable area compared to the total gross leasable area. In the C4-A zoning district, the required FAR limit is 2.0.

Use	Lease Area (square feet)	Pro-Rated Lot Size (square feet)	FAR
Commercial	13,500	11,830	1.14

FAR of Nearby Projects (Approved)	
Project	FAR
401 Lake St E	2.33
Swan's Corner	2.35
Melvin's 235 (post land donation)	1.53

Public Open Space

The shared courtyard in the center of the site, a shared outdoor seating area along Lake Street and sidewalks adjacent to the building are all considered public open space. These areas consist of 6,813 square feet, which totals 7.3% of the site. T4

Private Open Space

Private open space within this development to be used by building residents only or building residents and residents of Ferndale Ridge consists of 13,970 square feet, which totals 15.0% of the site. Private open space consists of private terraces, a nature path along the proposed infiltration basin in the rear of the site, enclosed walkways and entrances to the buildings.

Open Space Calculations

The City Council added the following condition of approval for the Concept Plan: The applicant must explore additional public space or other public benefits as part of the overall site plan. The area of open space available to the general public has increased by 936 square feet (16% increase) since the Concept Plan. The open space available to the building and the Ferndale Ridge residents has decreased by 2,086 square feet through the removal of the loop around the stormwater pond and the open space available to only the building residents has increased by 12 square feet since the Concept Plan.

The project meets the standards for required, usable open spaces detailed in the Design Standards and General Building Requirements (Sections 909.15 and 919.08) and the Comprehensive Plan. The application proposes:

- 32.8% (6,813 square feet) of all open spaces provided are open to the general public. (Shared courtyard, shared seating area, sidewalks adjacent to the building.)
- 5.7% (1,192 square feet) of all open spaces provided are shared by building residents and Ferndale Ridge residents. The Ferndale Ridge residents are not allowed to use any other private open space available only to residents of Westway Condominiums. (Shared nature path.)
- 6% (1,250 square feet) of all open spaces provided are shared by building residents only. (Enclosed walkways and building entrances.)
- 55.5% (11,528 square feet) of all open spaces provided are private residential condominium terraces (individual condominium use only).
- Grand total of all usable open spaces provided is 20,783 square feet.
- If 3 of the flexible-use condominiums were to be converted to residential units, 20,500 square feet of open space would be required and 21,440 square feet of open space would be provided through 3 additional private terraces.

The sheet entitled "Open Usable Space Calculations" attached to this report provides a visual reference for the above information.

The applicant has provided a statement to meet the intent of the required condition on the resolution of approval of the Concept Plan regarding public open space:

“One goal of the Westway Condominiums project is to provide obtainable housing for Wayzata residents that is just steps away from the heart of downtown Wayzata. Replacing the existing vacant office building on this site with a multi-purpose building consisting of residential, commercial, and retail spaces will help make this possible, as well as encourage more pedestrian traffic further west from the existing shops and restaurants of downtown Wayzata. Additional public benefits include:

- Preserving the natural environment of the wetland and enhancing and revitalizing approximately half an acre of additional wetland buffer area. The unsightly area long the eastern property line and the northern portion of the property will be cleaned up and re-planted with a native Minnesota seed mix.
- Enhancing the pedestrian experience by providing additional building setbacks from the street to allow for additional landscaping and open green spaces.
- Creating a patio with a gathering space adjacent to the Lake Street sidewalk for the general public to use.
- The project includes an open area between the two residential buildings accessed directly from the Lake Street Sidewalk to accommodate multiple tables and seating arrangements open to the public.
- North of the atrium and adjacent to a public surface parking lot, there is an open space terrace with landscaping planters, benches, etc. for the public to enjoy.
- The existing unsightly parking lot with its 111 stalls will be removed and replaced with a much smaller less imposing 11 stall surface lot, which will be open to guests, customers and the general public. The remainder of the parking will be concealed below grade within the building.
- The area of open space available to the general public has increased by 936 square feet (16% increase) since the Concept Plan.

Maintenance of Open Space

The Homeowner’s Association will be responsible for the care and maintenance of all common private or public open spaces indicated on the Open Usable Space Calculations plan sheet.

Shoreland PUD/CUP Open Space

City Code Section 991.17.H requires for a residential PUD/CUP that 30% of the development area be preserved as open space. The total of the separate open spaces listed above is 20,783 square feet. The overall square footage of the site is 118,972, and the square footage of the wetland area is 25,820. The wetland area on site is considered open space because this area cannot be developed. When adding the wetland area and other proposed open space together, the total open space proposed on site is 46,603

square feet. Thus, the open space on site is 39% of the total site square footage, and open space ordinance requirements are met.

Shoreland PUD/CUP Density

The Shoreland Ordinance Section 991.17 requires that all lots with 5 or more dwelling units within the Shoreland Overlay District obtain the approval of a Residential Planned Unit Development Conditional Use Permit (Shoreland Residential PUD/CUP). One of the intentions of the Residential PUD/CUP is to allow for the increasing of development density as the development gets further away from the shoreline.

The Code requires that 200-foot-wide tiers be created and that the density is calculated for each tier. City Code Section 991.17 allows for densities to be transferred from any tier to another tier further from the water body but shall not be transferred to any tier closer.

Because this property is not adjacent to Lake Minnetonka, units fall only within Tiers 2 and 3. The densities for each Tier are provided below. There are no density transfers required as the proposed densities comply.

PUD/CUP Tier	Area (sq. ft.)	Units	Density
First	0	0	0
Second	40,606	20	21.50 du/ac
Third	37,253	18	21.17 du/ac

Tree Replacement

The applicant has provided a tree removal plan that shows that there are 1,277.5 diameter at breast height (DBH) inches of healthy significant trees and one 35.5-inch heritage tree on site today. The proposed PUD would remove 370 DBH inches of significant trees. The Tree Preservation Ordinance (936.04.B.2) states that projects requiring Design Review, may remove up to 10% of the existing significant tree inches without a requirement for replacement (which is 127.75 inches on this site). This would require that 232.25 DBH of replacement trees be planted on site provided that no more than 40% of any tree preserved has a disturbance of more than 40%.

The application is proposing 340.25 inches of replacement trees but the City Forester states that only 322.75 inches meets the Ordinance standards. This exceeds the amount that is required under the Ordinance.

The City Forester has requested four items to be added to the Tree Preservation Plan:

1. Delineation of all areas to be graded and limits of land disturbance, including the contouring of all areas to be graded. (Note that any Critical Root Zone with a proposed disturbance of 40% or more will be classified as a Tree Removal, per 936.02.M.)
2. The Critical Root Zone of all Significant and Heritage Trees proposed to be preserved.
3. Measures to protect Heritage and Significant Trees as outlined in Section 936.08.

Lot Coverage

Lot coverage is defined as the area of a lot occupied by the principal building or buildings and all accessory buildings, which in this case is a total of 40,498 square feet, totaling 34.04% of the site.

As noted above, this lot is within the Central Business District in the Comprehensive Plan, and all of the zoning districts (C-4, C4-A, C4-B, C-2, PUD) along Lake Street do not have a lot coverage limit. The lot coverage on nearby projects is listed below.

Lot Coverage of Nearby Projects (Approved)	
Project	Lot Coverage
401 Lake St E	~100%
Swan's Corner	97.7%
Wayzata Blu	75.4% (post land donation)
Ventana Apartments	80.8% (post land donation)
Melvin's 235	69.6% (post land donation)

Impervious Surface Coverage

There is no impervious surface limit in the PUD District. The proposed PUD would have an impervious surface of 57,336 square feet, which is 48.2% of the lot area. Impervious surface is defined as a constructed hard surface that either prevents or slows 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 of impervious surfaces include rooftops, sidewalks, patios, driveways, parking lots, storage areas, and concrete, asphalt, or gravel roads.

Total Lot Area	Proposed Impervious Surface Coverage
118,972 sq. ft.	48.02%

Impervious Surface Coverage of Nearby Projects (Approved)	
Project	Impervious Surface Coverage
Melvin's 235	82.7% (post land donation)
401 Lake St E	100%
Wayzata Blu	97.1% (post land donation)
Swan's Corner	97.7%
Ventana Apartments	87.2% (post land donation)

Setbacks

The proposed development has a variety of proposed setbacks throughout the site plan. The project meets the C-4A standards and other standards of Section 933.02.A.13 for setbacks and setback information is included in the table below.

Location	Proposed Minimum Setbacks
North (adjacent to multifamily residential)	194 feet 3 inches
South (along Lake Street)	West Residences: 10 Feet East Residences: 9 feet
East (adjacent to 235 Lake Street)	38.5 feet
West (along Edgewood Court)	6 feet 6 inches Moves to 19 feet nine inches just south of the storm water pond and adjacent to multi-family residential

Height—Nearby Projects

It is important to note that these projects had different average grade planes than that of 201 Lake Street.

Project	Height
Wayzata Blu	35 feet
Ventana	40 feet
Melvins 235	39.7 feet

Parking

The proposed parking plan meets the required number of parking stalls. Multi-family residential projects must include a minimum of 2 parking spaces per unit, of which one must be enclosed. The proposed 38 units require a minimum of 76 parking spaces, of which 38 must be enclosed.

The proposed parking plan is summarized in the following tables:

Parking Required	Number of Units/Sq	Total Required	Total Provided
Residential (2/unit)	38 Units	76	76
Service Commercial (3 per 1,000 sf)*	7,933 sf	24	24

Potential Coffee Shop	619 sf	10	10
Stalls beyond Requirement	N/A	N/A	3
Total	N/A	110	113

The entire project would provide a total of 110 spaces. There are 113 spaces provided on site, with 102 of those stalls enclosed.

There are 16 pair of tandem parking stalls proposed that provide parking spaces for 32 vehicles. Each pair will be assigned to the same condominium so that no condominium will have a tandem stall blocked by a stall assigned to a different condominium. These tandem stalls will be assigned to either 2-bedroom residential condominiums or commercial condominiums for use as employee parking stalls.

Traffic and Parking Analysis

The applicant has provided a traffic and parking analysis by S² Traffic Solutions on April 18, 2022. The traffic and parking analyses concluded that the parking plan provides an adequate number of parking stalls required for the proposed development.

The Traffic and Parking analysis was further reviewed by the City's consultant, SRF, and has provided his comments in a summary dated October 6, 2022. SRF indicates in this summary that the conclusions are accurate and no mitigation is necessary to accommodate the proposed development. He also reports that, overall, the study appears to have been completed accurately and correctly.

SRF notes that the ITE expected parking demands appear to be accurate but there has been no information provided for hair salons. The eight spaces noted as the demand is conservative, and parking should be estimated on peak demand.

The traffic study that was conducted assumed that 200 Lake Street will redevelop by 2025.

The City Engineer/Public Works Director has reviewed these studies provided during the PUD Concept Plan and concurs with the studies' conclusions and that the conclusions are applicable to the PUD General Plan submittal.

Bicycle Parking

The site plan exceeds the bicycle parking requirements. The Design Standards (Section 909.20.B) require 4 bicycle parking spaces per mixed use development. The applicant provides 2 bicycle rack locations on the site plan, with one of the racks having the capacity for 4 bicycles.

Loading Areas

The applicant has proposed 3 loading spaces when 1 space is required per ordinance. Section 920.10.C.3 requires no un-enclosed loading berth shall be closer than 100 feet to a residential district unless approved by the City Council and that loading berths shall not conflict with pedestrian movement. While Ferndale Ridge is located about 75 feet from the loading berth, Ferndale Ridge is zoned PUD. The closest residential district is about 275 feet away (the R-1 properties along Edgewood Ave S).

There is a loading area able to accommodate a semi-truck and trailer immediately north of the West Residences and south of the surface parking lot. There are two additional loading areas located on the east side of the surface parking lot that are able to accommodate delivery vans. The northern-most loading area within the surface parking lot could conflict with sidewalk access to the nature path.

Exterior Elevations

The materials proposed for the exterior of the building include brick, stone veneer/base, cast stone, glass, synthetic wood siding and trim, metal roofs, fabric awnings and synthetic slate shingles. The applicant will be providing a material board at the meeting for in person viewing.

Lighting

The lighting plan provides information for all freestanding, pole mounted and walkway lighting fixtures. All lights proposed are mounted at the correct height per Section 909.24 of the Zoning Ordinance. There are 9 existing pole mounted fixtures shown on the plan that will remain on site, and these fixtures are all streetlights on the southern perimeter of the site, with 5 of those fixtures located on the south side of Lake Street. The City Code limits the lighting level at the property line to be no more than 4 foot-candles.

Design Standards

The applicant has submitted an Applicant Checklist for the site which is intended to call out design deviations on the plan. No deviations are called out or required for this project based on the general plan and Design Review will be handled administratively by staff.

Shoreland Ordinance

The site is within 1,000 feet of Lake Minnetonka and therefore is within the Shoreland District. The site is more than 260 feet from the Lake and does not reach to the water line of Lake Minnetonka and therefore is classified as non-riparian in which the shoreland setback requirement is not applicable. The Shoreland Ordinance limits density of PUDs within 200 feet of the Lake but this requirement does not apply because the site is more than 260 feet from the Lake. The building materials, colors, facade treatments and roof materials would generally blend in with existing and newly planted vegetation. The applicant has applied for a residential PUD/CUP due to the fact that more than 5 units are proposed within this development, and it has been concluded that no density transfer to the outermost tiers is required by ordinance. In addition, the required open space on site in a residential PUD/CUP is 30%, and this proposed development exceeds that requirement with 39% open space.

Water Table

The City-modeled flood elevation of the wetland is 934.6, while the average grade of the site has been determined to be 940.67. This 6.07-foot difference is a factor when discussing the height of the building. There is a 10.33-foot difference between the lowest garage floor elevation and the lowest first floor elevation. This is due to code requirements for heights of vehicles.

City Engineer's Comments

The City Engineer reviewed the proposed PUD General Plan and has provided the following comments:

1. A utility analysis for this site was prepared by Stantec and there were no concerns with the analysis.
2. The average grade change on the lot is .68 feet, which is well below the 2-foot threshold that would require the approval of the City Council.
3. The delineation for the wetland on site was approved on October 11, 2021. This delineation is valid for 5 years.
4. The applicant has requested that the stormwater pond on the northwest corner of the site be removed from the wetland delineation due to the fact that it was constructed with the original project. City staff will work with Stantec to determine if this is acceptable.

Standards of Planning Commission Review of Application Requests

The review and decision on the proposed PUD is a legislative action, meaning that the Planning Commission acts like an advisor to a legislative body (the City Council), and has wide discretion on whether to recommend approval or denial as long as it has a rational basis in fact and the relevant standards for its recommendation. The other requests are quasi-judicial, but in a practical sense, they are dependent upon approval of a PUD General Plan.

Primary Questions to Consider:

1. Purpose of PUD
 - a. Does the PUD encourage innovations in development for the growing demands of all styles of economic expansion?
 - b. Does the PUD encourage higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects and engineers?
 - c. Does the PUD encourage a creative use of land and related physical development which allows a phased and orderly development and use pattern?
 - d. Does the PUD create a development pattern in harmony with the objectives of the Wayzata Comprehensive Plan? (PUDs are not intended as a means to vary applicable planning and zoning principles)

- e. Does the PUD create a more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City?
- 2. PUD General Standards
 - a. Would the proposed PUD have any detrimental effects upon the health, safety and welfare of residents of the community or the surrounding area?
 - b. Is the proposed PUD consistent with the City Comprehensive Plan?
 - c. Does the proposed PUD provide adequate common open space?
 - d. Does the proposed PUD meet landscaping standards in consideration to the natural features of the site, architectural characteristic of the proposed structure and the overall scheme of the PUD plan?
- 3. PUD Concept Plan Conditions of Approval
 - a. Have the eastern 3 condominiums been preserved for exclusively commercial uses and have accesses directly onto the sidewalk?
 - b. Has the West Residences core's front setback been increased to 10 feet?
 - c. Have all of the City Engineer's comments been addressed by the applicant?
 - d. Has the applicant explored additional public space or other public benefits as part of the overall site plan?
- 4. Shoreland Residential PUD/CUP
 - a. Do the dwelling units have a negative effect upon the health, safety and welfare of residents of the community and the surrounding area?
 - b. Are the dwelling units consistent with the Comprehensive Plan?
 - c. Is the open space controlled by the Landlord or a Property Owners Association?
 - d. Do the dwelling units have no density variation from the standards applied in an applicable zoning district?
 - e. Does the building have no deviation from the height standards?
 - f. Will the preservation and maintenance in perpetuity of open spaces be in perpetuity?
 - g. Will at least 30% of the total development area be preserved as open space?
 - h. Is the open space on land covered by road surfaces, parking areas, or structures?
- 4. Rezoning from C-4A to PUD
 - a. Is the proposed rezoning in compliance with the policies of the Comprehensive Plan?
 - b. Will the rezoning conform to present and future land uses of the area?
 - c. Does the rezoning conform with all performance standards (i.e., parking, loading, noise, etc.)?
 - d. Does the rezoning have a negative effect on the area in which it is proposed?
 - e. Are the surrounding streets capable to serve the traffic generation from the proposed rezoning?

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

Development Plans:

- Project Information
- Project Calculations
- Residential PUD/CUP Density Plan
- Neighborhood Map
- Exterior Finish Materials
- Average Grade Plan Calculations
- Open Usable Space Calculations
- Site Plan
- Floor Plans (4)
- Lake Street Streetscape (2)
- Terrace and Surface Parking
- Residential Condominium Sample Plans
- Roof Plan
- Exterior Elevations (9)
- Exterior Finish Materials
- Building Massing and Setbacks (2)
- Building Comparison (2)
- Building Height Section (7)
- Grading Plan
- Tree Survey and Inventory
- Landscape Plan
- Stormwater Piping and Wetland Buffer Plan
- Utility Plan
- Site Lighting Plan (5)
- Proposed Neighborhood Amenity Plan
- Stormwater Pollution Prevention Plan (3)
- Certificate of Survey

Project Narrative

Design Review Checklist

Traffic Study dated April 18, 2022

Review of Traffic Study by SRF dated October 6, 2022

SRF Utility Memorandum dated November 2, 2022

Neighborhood Meeting Summary

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. While some criteria appear to be met, staff has highlighted in bold the criteria that may require additional discussion with the Planning Commission.

2040 Comprehensive Plan:

Guiding Principles:

Walkable and Pedestrian Friendly (page 1-6)

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

City Nodes with Greater Housing Diversity (page 1-8)

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

Residential Goals and Policies (page 3-6)

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

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

Policy: Encourage and promote a balanced housing supply.

Future Lane Use (page 3-9)

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

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

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

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

1. Review. In its review of any application under this Section, the City Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations of the Design Review Board and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the

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

2. **Ownership.** An application for a PUD District or conditional use permit approval must be filed by the land owner or jointly by all land owners of the property included in a project. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple ownership, the approved Final Plan shall be binding on all owners.
3. **Comprehensive Plan Consistency.** The proposed PUD shall be consistent with the City Comprehensive Plan.
4. **Sanitary Sewer Plan Consistency.** The proposed PUD shall be consistent with the City Comprehensive Sewer Plan and shall not create a discharge which is in excess of the City's assigned regional limitations.
5. **Common Open Space.** Common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD shall be provided within the area of the PUD development.
6. **Operating and Maintenance Requirements for PUD Common Open Space Facilities.** Whenever common private or public open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to ensure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD may be placed under the ownership of one or more of the following, as approved by the City Council.
 - a) Dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication.
 - b) Landlord control, where only use by tenants is anticipated.
 - c) Property Owners Association, provided all of the following conditions are met:
 - 1) Prior to the use or occupancy or sale or the execution of contracts for sale of an individual building unit, parcel, tracts, townhouse, apartment, or common area, a declaration of covenants, conditions and restrictions or an equivalent document or a document such as specified by Laws 1963, Chapter 457, Section 11 and a set of floor plans such as specified

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

- 2) The declaration of covenants, conditions and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance affecting buildings, units, parcels, tracts, townhouses, or apartments shall subject said properties to the terms of said declaration.
- 3) The declaration of covenants, conditions and restrictions shall provide that an owner's association or corporation shall be formed and that all owners shall be members of said association or corporation which shall maintain all properties and common areas in good repair and which shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be subject to the review and approval of the City Attorney. The intent of this requirement is to protect the property values of the individual owner through establishing private control.
- 4) The declaration shall additionally amongst other things, provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the City of Wayzata or fails to pay taxes or assessments on properties as they become due and in the event the said City of Wayzata incurs any expenses in enforcing its rules and regulations, which said expenses are not immediately reimbursed by the association or corporation, then the City of Wayzata shall have the right to assess each property its prorated share of said expenses. Such assessments, together with interest thereon and costs of collection, shall be a lien on each property against which each such assessment is made.
- 5) Membership must be mandatory for each owner, and any successive buyer.
- 6) The open space restrictions must be permanent and not for a given period of years.
- 7) The association must be responsible for liability insurance, local taxes, and the maintenance of the open space facilities deeded to it.
- 8) Property owner must pay their prorated share of the cost of the association by means of an assessment to be levied by the association which meets the requirements for becoming a lien on the property in accordance with Minnesota Statutes.

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

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

8. Density.

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

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

10. Utility Connections.

- a) Water Connections. Where more than one property is served from the same service line, individual unit shut off valves shall be provided as required by the City Engineer.
- b) Sewer Connections. Where more than one unit is served by a sanitary sewer lateral which exceeds 300 feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.

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

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

architectural characteristics of the proposed structure and the overall scheme of the PUD plan.

13. Setbacks.

- a) The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD condition use permit, or the previous zoning district, if a PUD District.
- b) No building shall be located less than 15 feet from the back of the curb line along those roadways which are part of the internal street pattern.
- c) No building within the project shall be nearer to another building than one-half the sum of the building heights of the two buildings.
- d) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.

14. Height.

- a) The maximum building height within a PUD District shall be 35 feet and three stories, whichever is lesser.
- b) There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits.
- c) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the maximum allowable height shall be as negotiated and agreed upon between the applicant and the City.

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

Site Design Standards for Large-Scale Sites

Intent

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

Standards

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

Guidance

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

Zoning Map Amendment (Rezoning) (Section 903.02.F)

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

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

Residential Planned Unit Development Conditional Use Permit (991.17)

All lots developed with five or more dwelling units require approval of a planned unit development conditional use in compliance with this Ordinance. Planned unit development shall comply with the following criteria:

- A. Residential planned unit development shall be processed as a conditional use in accordance with Chapter 933 of this Ordinance.
- B. Application for a residential planned unit development shall follow the guidelines in Chapter 933 of this Ordinance.
- C. Site "Suitable Area" Evaluation. Proposed residential planned unit developments shall be evaluated using the following procedures and standards to determine the suitable area for the dwelling unit/dwelling site density evaluation in Section 991.17.D, E, and F of this Ordinance.
 - 1. The development parcel shall be divided into tiers by locating one or more lines approximately parallel to a line that identifies the ordinary high water level at the following intervals, proceeding landward.

Shoreland Tier Dimensions	
	Sewered (Feet)
General Development Lakes—First Tier	200
General Development Lakes and Additional Tiers—Second	200
Recreational Development Lakes	267

- 2. The suitable area within each tier is next calculated by excluding from the tier area all wetlands, bluffs, or land before the ordinary high water level of public waters. This suitable area and the proposed development are then subjected to the residential planned unit development density evaluation steps to arrive at an allowable number of dwelling units or sites.
- D. PUD Density Evaluation. The procedures for determining the "base" density of a PUD and density increase multipliers are as follows: Allowable densities may be transferred from any tier to any other tier further from the water body, but shall not be transferred to any other tier closer.
- E. PUD "Base" Density Evaluation. The suitable area within each tier is divided by the single residential lot size standard for lakes. Proposed locations and numbers of dwelling units or sites for the residential planned unit developments are then compared with the tier, density, and suitability analyses herein and the design criteria in Section 991.18.G of this Ordinance.
- F. Density Increase Multipliers.
 - 1. Increases to the dwelling unit or dwelling site base densities previously determined shall be allowed if the dimensional standards in Section 991.08 of this Ordinance are met or exceeded and the design criteria in Section

991.17.G of this Ordinance are satisfied. The allowable density increases in item 2 below shall only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the water body is reduced an equivalent amount through vegetative management, topography, or additional means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum setback.

2. Allowable dwelling unit or dwelling site density increases for planned unit development.

Density Evaluation Tiers	Maximum Density Increase Within Each Tier(Percent)
First	50
Second	100
Third	200
Fourth	200
Fifth	200

G. Maintenance and Design Criteria.

1. Before final approval of a residential planned unit development, adequate provisions shall be developed for preservation and maintenance in perpetuity of open spaces and for the continued existence and functioning of the development.
2. Open Space Preservation. Deed restrictions, covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means shall be provided to ensure long-term preservation and maintenance of open space. The instruments shall include all of the following protections.
 - a) Commercial use prohibited (for residential PUDs); and
 - b) Vegetation and topographic alterations other than routine maintenance prohibited; and
 - c) Construction of additional buildings or storage of vehicles and other materials prohibited; and
 - d) Uncontrolled beaching of watercraft prohibited.
3. Development organization and functioning. Unless an equally effective alternative community framework is established, when applicable, all residential planned unit developments shall use an owners association with the following features.
 - a) Membership shall be mandatory for each dwelling unit or site purchaser and any successive purchasers;

- b) Each member shall pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or sites;
 - c) Assessments shall be adjustable to accommodate changing conditions; and
 - d) The association shall be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.
- H. Open Space Requirements. Residential planned unit developments shall contain open space meeting the following criteria.
 - 1. At least 30 percent of the total development area shall be preserved as open space;
 - 2. Dwelling units or sites, land covered by road surfaces, parking areas, or structures are developed areas and shall not be included in the computation of minimum open space;
 - 3. Open space shall include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries;
 - 4. The appearance of open space areas, including topography, vegetation, and allowable uses, shall be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equal effective and permanent means; and
 - 5. The shore impact zone, based on normal structure setbacks, shall be included as open space. For residential PUDs, at least 50 percent of the shore impact zone area of existing developments or at least 70 percent of the shore impact zone area of new developments shall be preserved in its natural or existing state.
- I. Erosion Control and Stormwater Management. Erosion control and stormwater management plans shall be developed and the residential planned unit development shall.
 - 1. Be designed, and the construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This shall be accomplished by limiting the amount and length of time of bare ground exposure. Temporary ground covers, sediment entrapment facilities, vegetated buffer strips, or other appropriate techniques shall be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant; and
 - 2. Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff.
- J. Centralization and Design of Facilities. Centralization and design of facilities and structures shall be done according to the following standards:

1. Dwelling units or sites shall be clustered into one or more groups and located on suitable areas of the development. They shall be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification setback from the ordinary high water level, elevation above the surface water features, and maximum height. Setbacks from the ordinary high water level shall be increased in accordance with Section 991.17.F of this Ordinance for developments with density increases;
2. Structures, parking areas, and other facilities shall be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, or color, assuming summer, leaf-on conditions. Vegetative and topographic screening shall be preserved, if existing, or may be required to be provided;
3. Accessory structures and facilities shall meet the required principal structure setback and shall be centralized.

WESTWAY CONDOMINIUMS

REDEVELOPMENT FOR 201 LAKE STREET EAST
WAYZATA, MINNESOTA



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ARCHITECTS

PUD GENERAL PLAN
REVISED JUNE 28, 2023

PROPERTY DESCRIPTION

STREET ADDRESS: 201 LAKE STREET EAST
PID NUMBER: 06-117-22-23-0364
LEGAL DESCRIPTION: LOT 1, BLOCK 1, LAKE WEST, HENNEPIN COUNTY MINNESOTA ACCORDING TO THE RECORDED PLAT THEREOF.

OWNER AND APPLICANT

OWNER: WESTWAY LLC
319 BARRY AVENUE SOUTH
SUITE 301
WAYZATA, MN 55391

CONTACT: RICK ZITZLOFF
Ph: 952-475-3980
Email: lnproperties@mchsi.com

TAXPAYER: LOWELL ZITZLOFF
319 BARRY AVENUE SOUTH
SUITE 301
WAYZATA, MN 55391

ARCHITECT

BRUCE W. SCHMITT & ASSOCIATES, P.A. - ARCHITECTS
320 MANITOBA AVENUE SOUTH
WAYZATA, MN 55391

CONTACT: DARREN SCHMITT
Ph.: 952-476-6222
Email: dschmitt@brucewschmitt.com

SURVEYOR

SATHRE-BERQUIST, INC.
150 SOUTH BROADWAY
WAYZATA, MN 55391

CONTACT: DANIEL SCHMIDT, PLS
Ph.: 952-476-6000
Email: schmidt@sathre.com

TRAFFIC ENGINEER

S² TRAFFIC SOLUTION, LLC
8112 W 16TH STREET
MINNEAPOLIS, MN 55426

CONTACT: VERNON E. SWING, PE
Ph.: 612-968-4142
Email: VSWINGTRAFFIC@GMAIL.COM

CIVIL ENGINEER

GRONBERG & ASSOCIATES, INC
445 WILLOW DRIVE NORTH
LONG LAKE, MN 55356

CONTACT: MARK GRONBERG
Ph.: 952-473-4141
Email: MARKG@GRONBERGASSOC.COM

PROJECT OVERVIEW

Lowell Zitzloff and The Zitzloff family are proposing to replace the existing 33,000 square foot (approx.) 2-story office building at 201 East Lake Street with a new 106,000 square foot (approx.) 3-story multi-use building comprised of 38 residential condominium units, 3 commercial condos, 3 flex condos, and underground parking for both residents and public use. Currently, the intent is for all residential and commercial condominiums to be sold and operate under a single home owner's association. Smaller size condominiums will provide a more obtainable type of housing and commercial space for the Wayzata market.

The proposed project is a single building designed to give the appearance of two separate 3-story buildings (east residences and west residences) connected by a shared atrium. The ground level will have 3 commercial condos and 3 flex condos along Lake Street and Edgewood Court, with residential condo units in the rear, shared common space and atrium, and residential condo amenities such as club rooms, fitness room, mail rooms, etc. While the actual uses of the 3 commercial condos and 3 flex condos are unknown (determined at time of sale of the units), the following is the general anticipated types of uses:

- 3 commercial condos are located on the eastern portion of the project at sidewalk level, adjacent to the shared atrium building entrance along lake street. The anticipated use of these units are more intense retail or service commercial uses that will directly serve the residents of this property as well as the general public. Examples may include a small coffee shop, retail sales, boutique shops, finance agents, insurance agents, tailors, designers, etc.
- 3 flex condos are located on the western portion of the project (near Edgewood Court) and are elevated above sidewalk level with exterior staircase entrances from lake street. The intent for these units is for a lower intensity service commercial / office type use, with flexibility to allow residential use or a hybrid of commercial and residential uses that would be conducive to uses similar to a home office. This concept was discussed and approved by the city council during the first stage of the application procedure, concept plan approval.

Applicant is requesting the property be rezoned to the planned unit development (PUD) district. The current zoning for this property is C4-A Limited Central Business District. The purpose of this request is to allow a 3-story building (35' building height), the same number of stories granted to five nearby properties (222 Ferndale, 200 Lake, 235 Lake, 253 Lake, and 275 Lake Street East). These five projects were also located in the C-4A zoning district prior to being redeveloped and rezoned to planned unit development.

Because of the high water table and city modeled wetland flood elevation, a 4'-10" height variance and shoreland impact plan / conditional use permit for the additional building height was approved by the city council in the first stage of the application procedure, concept plan approval.

KEY ALTERATIONS TO THE PROJECT AFTER CONCEPT PLAN APPROVAL

- Increased front yard setback of the west residences along lake street to 10'-0". This was done at the direction of city council as a public benefit to reduce massing, and add landscaping and benches / seating areas. This will make the sidewalk more walkable and pedestrian friendly for the general public.
- As an additional public benefit, the nature path at the north end of the property has been reduced in length to reduce the impact and disturbances to adjacent neighboring residential properties. This change reduces the number of trees that need to be removed, and lowers the projects impervious coverage to 48.2% from the previously proposed 51.05%.
- The number of residential condominiums has increased by two, from 36 to 38, and the number of commercial units has been reduced from 7 to 3. Another 3 condos have been changed to a flex use. The number of units in the east residences has increased by one condo to offer slightly smaller units than previously proposed in the eastern residences portion of the project.
- The below grade parking garage elevation was raised 0.3 feet, from 934.3 to 934.6, per a revised city modeled wetland flood elevation received from the city engineering department. This small change affected the current average grade slightly, however the building height will still be measured from the previous, lower average grade plane elevation and the buildings roofs will remain at the same elevations as shown on the concept approval submittal. The building is in compliance with the variance that was granted by the city council during the concept approval stage of the application procedure.
- The possible trail connection between the neighboring property to the north and the city parking lot has been removed due to lack of interest from the neighboring property and public comment.
- Traffic sight-line triangles have been added to the plans to illustrate all requirements are being met
- The possibility of constructing a culvert to eliminate the existing ditch along the eastern property line and develop that area into a level green space has been investigated. However, it has been determined that due to the poor soil conditions in this area, the construction costs for the culvert and outlet structure would be too much of a financial burden for this project alone to pursue this idea any further.

PUBLIC BENEFITS PROVIDED BY THIS PUD PROJECT

- One goal of the Westway Condominiums project is to provide obtainable housing for Wayzata residents that is just steps away from the heart of downtown Wayzata. Replacing the existing vacant office building on this site with a multi-purpose building consisting of residential, commercial, and retail spaces will help make this possible, as well as encourage more pedestrian traffic further west from the existing shops and restaurants of downtown Wayzata. Additional public benefits include:
- Preserving the natural environment of the wetland, and enhancing and revitalizing approximately half an acre of additional wetland buffer area. The unsightly area along the eastern property line and the northern portion of the property will be cleaned up and re-planted with a native Minnesota seed mix.
 - Enhancing the pedestrian experience by providing additional building setbacks from the street to allow for additional landscaping and open green spaces.
 - Creating a patio with a gathering space adjacent to the lake street sidewalk for the general public to use.
 - The project includes an open area between the two residence buildings, accessed directly from the lake street sidewalk, to accommodate multiple tables and seating arrangements open to the public.
 - North of the atrium and adjacent to a public surface parking lot, there is an open space terrace with landscaping planters, benches, etc. for the public to enjoy.
 - The existing, unsightly parking lot with it's 111 stalls will be removed and replaced with a much smaller and less imposing 11 stall surface lot, which will be open to guests, customers and the general public. The remainder of the parking will be concealed below grade within the building.



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WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

PROJECT INFORMATION

PUD GENERAL PLAN
REVISED JUNE 28, 2023

WESTWAY CONDOMINIUMS

REDEVELOPMENT FOR 201 LAKE STREET EAST
WAYZATA, MINNESOTA



WEST RESIDENCES - COMMERCIAL SPACE



LAKE STREET PUBLIC ENTRANCE

BRUCE W. SCHMITT & ASSOCIATES P.A.
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PUD GENERAL PLAN
REVISED JUNE 28, 2023

WESTWAY CONDOMINIUMS

REDEVELOPMENT FOR 201 LAKE STREET EAST
WAYZATA, MINNESOTA



WEST RESIDENCES - EDGEWOOD COURT



WEST RESIDENCES - LAKE STREET

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ARCHITECTS

PUD GENERAL PLAN
REVISED JUNE 28, 2023

SITE AREA

SITE AREA:	118,972 sf	(2.73 ACRES)
WETLAND AREA:	25,820 sf	(0.59 ACRE)
SITE AREA EXCLUDING WETLAND AREA:	93,152 sf	(2.14 ACRES)

IMPERVIOUS SURFACE COVERAGE

The proposed re-development will increase the impervious surface area only slightly on the property.

EXISTING IMPERVIOUS SURFACE AREA:	47.2%	(56,185 sf / 118,972 sf)
PROPOSED IMPERVIOUS SURFACE AREA:	48.2%	(57,336 sf / 118,972 sf)

Per the shoreland ordinance, impervious area may be allowed between 25% and up to 75% where structures and practices are in place for the treatment of stormwater runoff and/or prevent stormwater from directly entering a public water in compliance with the stormwater management plan for the city of Wayzata, or as approved by the city engineer.

LOT COVERAGE

40,496 sf (TOTAL BUILDING FOOTPRINT) / 118,972 sf LOT AREA = 34.04%

There is no requirement for lot coverage in central business zoning district. It should be noted that nearby properties have a much higher lot coverage percentage.

BUILDING FLOOR AREA CALCULATED TO SHEATHING LINE (EXCLUDES BASEMENT PARKING LEVEL)

GROUND LEVEL	37,356 sf	SECOND FLOOR	35,313 sf	THIRD FLOOR	33,394 sf
3 COMMERCIAL CONDOS	4,644 sf	15 RESIDENTIAL CONDOS	31,510 sf	14 RESIDENTIAL CONDOS	29,405 sf
3 COM / RES FLEX CONDOS	3,908 sf	COMMON AREAS	3,803 sf	COMMON AREAS	3,989 sf
9 RESIDENTIAL CONDOS	18,082 sf				
COM / RES SHARED AREAS	4,948 sf				
RES AMENITY & COMMON AREAS	5,764 sf				

RESIDENTIAL SITE DENSITY & COMMERCIAL FAR

RESIDENTIAL DENSITY (WETLAND AREAS HAVE BEEN EXCLUDED FROM THESE CALCULATIONS):

USE	SQUARE FOOTAGE	PERCENTAGE OF BUILDING	LOT AREA EXCLUDING WETLANDS	PRO-RATED LOT AREA
RESIDENTIAL	92,563 sf	87.3%	93,152 sf	81,322 sf (1.87 ACRES)
COMMERCIAL	13,500 sf	12.7%	93,152 sf	11,830 sf (0.27 ACRES)
TOTAL	106,063 sf	100%	93,152 sf	93,152 sf (2.14 ACRES)

(AREAS AT BASEMENT PARKING LEVEL HAVE NOT BEEN INCLUDED IN THE ABOVE CALCULATIONS)

38 RESIDENTIAL CONDO UNITS PROPOSED = 38 UNITS / 1.87 ACRES = 20.3 OR 20 DU/AC (20 DU/AC MIN REQ'D PER COMP PLAN)

R-5 MINIMUM LOT AREA PER DWELLING UNIT:
2,175 sf (BASE REQUIREMENT)

ALLOWANCES FOR MINIMUM LOT AREA PER DWELLING UNIT:

-22,800 sf	(300 sf x 76 RESIDENTIAL PARKING SPACES) SUBTRACT 300 sf PER UNDERGROUND PARKING SPACE
- 870 sf	(100 sf x 6,708 sf OF PUBLIC OPEN SPACE) SUBTRACT 100 sf FOR EACH 1,000 sf OF PUBLIC OPEN SPACE PROVIDED
-23,470 sf	TOTAL ALLOWANCE WHICH MAY BE SUBTRACTED (23,470 sf / 38 UNITS = 617.63 PER UNIT)

82,650 sf	(2,175 sf PER UNIT x 38 UNITS) BASE REQUIREMENT
-23,470 sf	(MAX ALLOWANCE WHICH MAY BE SUBTRACTED)
59,180 sf	(1.35 ACRES) TOTAL LOT AREA REQUIRED PER R-5 REQUIREMENTS

81,322 sf (1.87 ACRES) LOT AREA PROVIDED

COMMERCIAL FAR (WETLAND AREAS HAVE BEEN EXCLUDED FROM THESE CALCULATIONS):

COMMERCIAL AREAS	=	13,500 sf
LOT AREA (PRO-RATED)	=	11,830 sf
ACTUAL FLOOR AREA RATIO	=	1.14
MAXIMUM FAR IN C4 ZONING DISTRICT	=	2.00

BUILDING HEIGHT

FLOOR ELEVATIONS:

934.60 = PARKING LEVEL FLOOR ELEVATION (DETERMINED PER REVISED CITY MODELED WETLAND FLOOD ELEVATION)
944.93 = TYPICAL FIRST FLOOR ELEVATION (± 6'-0" FEET ABOVE SIDEWALK AT LAKE STREET SHARED ATRIUM)
938.80 = TYPICAL FIRST FLOOR ELEVATION AT COMMERCIAL / SIDEWALK LEVEL
955.93 = SECOND FLOOR ELEVATION
966.93 = THIRD FLOOR ELEVATION

Average grade plane elevation = 940.67 feet will be used to determine the building height. This is the average grade elevation that was approved in the first stage of the application procedure, concept plan approval. The current average grade plane elevation depicted in this phase of the project (general plan submittal) is 940.92 feet (3" higher). Average grade has not been raised to increase the building height. Building height is still being measured to the lower average grade plane elevation called out in the concept plan phase.

Reasons for the current average grade plane elevation being different in this phase include:

- Changes in design due to council resolution comments during phase one of the project (concept approval)
- The city modeled wetland flood elevation has been raised 3 3/4" from the previous elevation provided by the city.

TYPICAL BUILDING HEIGHT = 38.83 FEET or 38'-10" (SEE EXCEPTION BELOW AT SMALL PITCHED ROOFS AND EAST RESIDENCES ACCENT ROOFS)

TYPICAL FLAT ROOF ELEVATION = 979.47 FEET

MEAN ELEVATION OF THE SMALL PITCHED ROOFS AT BOTH RESIDENCE'S CORNERS AND THE EAST RESIDENCES ACCENT ROOFS = 980.42

980.42 (SAME HEIGHT PER CONCEPT PLAN APPROVAL)

- 940.67 (AVERAGE GRADE ELEVATION USED FOR DETERMINING BUILDING HEIGHT, PER CONCEPT PLAN APPROVAL)

39.75 FEET or 39'-9" = PROPOSED BUILDING HEIGHT AT AVERAGE HEIGHT OF THE HIGHEST GABLE

(THIS IS 1" LESS THAN THE PREVIOUSLY APPROVED HEIGHT DEVIATION)

The Shoreland Impact Plan / Conditional Use Permit required for building height deviation was approved by the city council in the first stage of the application procedure, concept plan approval. This included a 4'-10" deviation above the pud district's 35'-0" height limit (39'-10" total building height allowed per this approval)

GROUND LEVEL USES

There are 6 condominiums along Lake Street building frontage. The three easterly condos are proposed to have more intensive retail or service commercial uses. There is potential for one of these commercial condos to be a ±600 sf coffee shop adjacent to the outdoor seating area. Examples of more intensive uses for the other commercial condos may include retail sales, boutique shops, finance agents, insurance agents, tailors, designers, etc.

The three westerly condos are proposed to be lower intensity service commercial / office type use, with the flexibility to allow residential use or a hybrid of commercial and residential uses that would be conducive to uses similar to a home office.

The PUD zoning district does not require commercial use along Lake Street; however, if the property were to remain in the C4-A zoning district, the minimum requirement would be 50%.

RESTRICTIVE COVENANT RELATED TO PROPERTY

Westway condominiums intends to have one (1) HOA - Home Owner's Association - with a recorded declaration of covenants and restrictions and related documents. The HOA will be the property owner. HOA membership will be required for all condominium owners, whether they are commercial or residential use. The declaration of covenants and associated HOA documents will contain typical restrictive covenants for similar condominium associations.

At this time, the above statement is the general intent of the restrictive covenant related to the property. Note: The applicant will draft the declaration of covenants and restrictions, together with related HOA documents, and provide the same at a later date, as the development proceeds forward.

PARKING CALCULATIONS & LOADING REQUIREMENTS

LOADING REQUIREMENTS:

TWO SPACES REQUIRED, THREE SPACES PROVIDED
SIZE OF PROVIDED SPACES: (1) 12 x 67'-8", (2) 12 x 28

REQUIRED STALLS:

38 RESIDENTIAL CONDO UNITS =	76	(2 PER UNIT, 1 MIN TO BE ENCLOSED: 38 x 2 = 76 REQ'D)
POTENTIAL COFFEE SHOP =	10	(15.2 PER 1,000 sf: 619 / 1,000 x 15.2 = 9.41 OR 10 REQ'D)
7,933 sf OF SERVICE COMMERCIAL AND FLEX UNITS =	24	(3 PER 1,000 sf: 7,933 / 1,000 x 3 = 23.80 OR 24 REQ'D)
TOTAL =	110	(38 REQUIRED TO BE ENCLOSED)

- ACTUAL COMMERCIAL UNIT SQUARE
FOOTAGES USED WITHOUT 10% DEDUCTION
FOR SHARED COMMON SPACES

PROVIDED STALLS:

ENCLOSED STALLS =	102
SURFACE LOT / GUEST PARKING STALLS =	11
TOTAL =	113 PROVIDED

PARKING STALL DISTRIBUTION AT UNDERGROUND PARKING GARAGE:

76 ASSIGNED TO THE RESIDENTIAL CONDOS (2 STALLS EACH)
28 ASSIGNED TO THE SERVICE COMMERCIAL AND FLEX CONDOS (ALLOCATED BASED ON CONDO SQUARE FOOTAGE)

THERE ARE 16 PAIR OF TANDEM PARKING STALLS PROPOSED. EACH PAIR WILL BE ASSIGNED TO THE SAME CONDO (i.e. NO CONDO WILL HAVE A STALL BLOCKED BY A STALL ASSIGNED TO A DIFFERENT CONDO). THESE 16 PAIR OF TANDEM STALLS WILL BE ASSIGNED TO EITHER TWO-BEDROOM RESIDENTIAL CONDOS OR COMMERCIAL CONDOS FOR USE AS EMPLOYEE PARKING STALLS

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ARCHITECTS

WESTWAY CONDOMINIUMS

201 LAKE STREET EAST, WAYZATA, MINNESOTA

PROJECT CALCULATIONS

PUD GENERAL PLAN
REVISED JULY 17, 2023

RESIDENTIAL PUD/CUP DENSITY EVALUATION

SUITABLE AREA WITHIN EACH TIER	TIER 2	TIER 3
PROPOSED RESIDENTIAL DWELLING UNITS	20	18
DENSITY	21.45 du/ac (20 / .932)	21.05 du/ac (18 / .855)

THIRD FLOOR LEVEL

TIER 2 RESIDENTIAL CONDOS = 8

RESIDENTIAL CONDO 301
RESIDENTIAL CONDO 302
RESIDENTIAL CONDO 303
RESIDENTIAL CONDO 310
RESIDENTIAL CONDO 311
RESIDENTIAL CONDO 312
RESIDENTIAL CONDO 313
RESIDENTIAL CONDO 314

TIER 3 RESIDENTIAL CONDOS = 6

RESIDENTIAL CONDO 304
RESIDENTIAL CONDO 305
RESIDENTIAL CONDO 306
RESIDENTIAL CONDO 307
RESIDENTIAL CONDO 308
RESIDENTIAL CONDO 309

SECOND FLOOR LEVEL

TIER 2 RESIDENTIAL CONDOS = 9

RESIDENTIAL CONDO 201
RESIDENTIAL CONDO 202
RESIDENTIAL CONDO 203
RESIDENTIAL CONDO 210
RESIDENTIAL CONDO 211
RESIDENTIAL CONDO 212
RESIDENTIAL CONDO 213
RESIDENTIAL CONDO 214
RESIDENTIAL CONDO 215

TIER 3 RESIDENTIAL CONDOS = 6

RESIDENTIAL CONDO 204
RESIDENTIAL CONDO 205
RESIDENTIAL CONDO 206
RESIDENTIAL CONDO 207
RESIDENTIAL CONDO 208
RESIDENTIAL CONDO 209

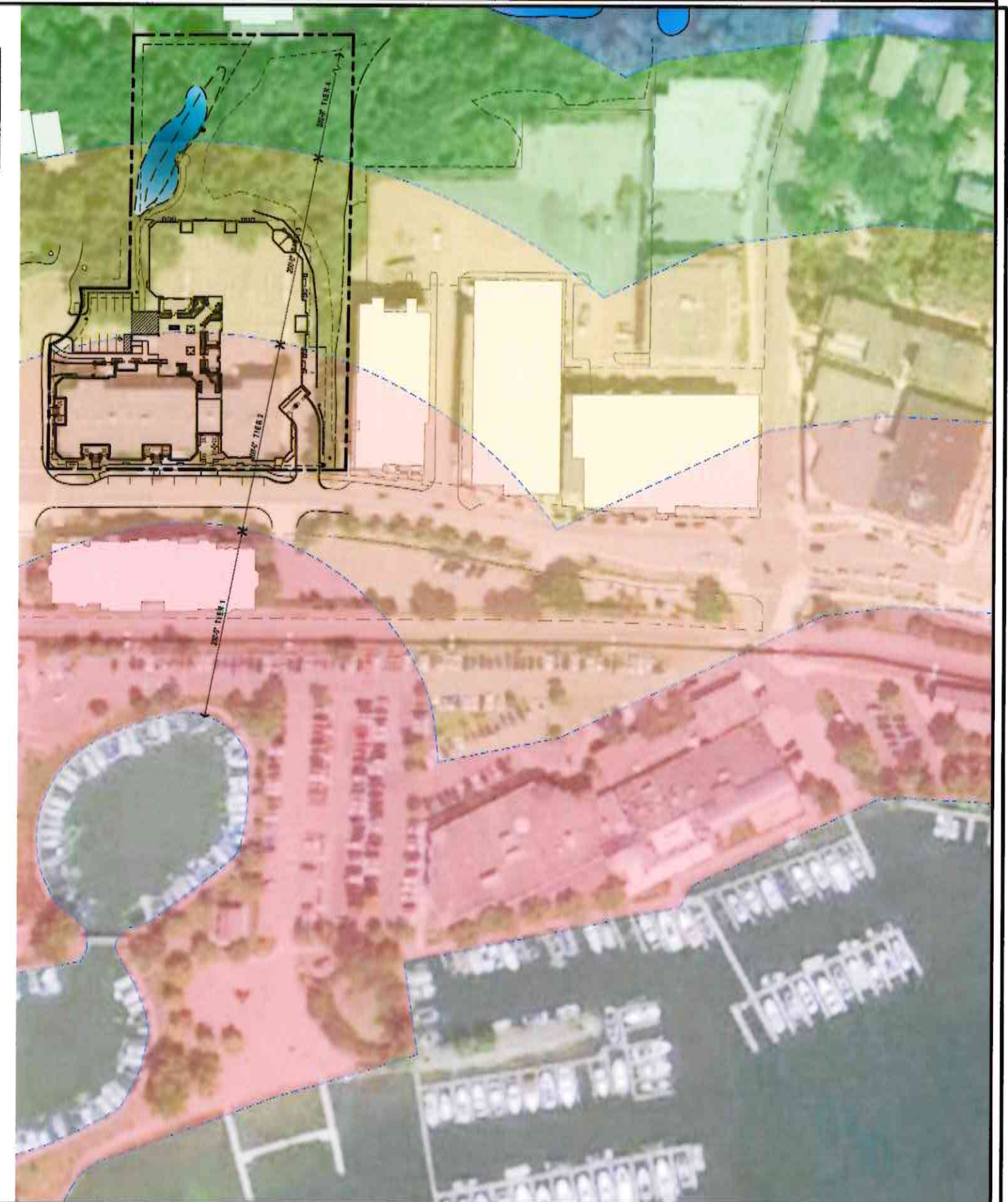
FIRST FLOOR LEVEL

TIER 2 RESIDENTIAL CONDOS = 3

RESIDENTIAL CONDO 107
RESIDENTIAL CONDO 108
RESIDENTIAL CONDO 115

TIER 3 RESIDENTIAL CONDOS = 6

RESIDENTIAL CONDO 109
RESIDENTIAL CONDO 110
RESIDENTIAL CONDO 111
RESIDENTIAL CONDO 112
RESIDENTIAL CONDO 113
RESIDENTIAL CONDO 114



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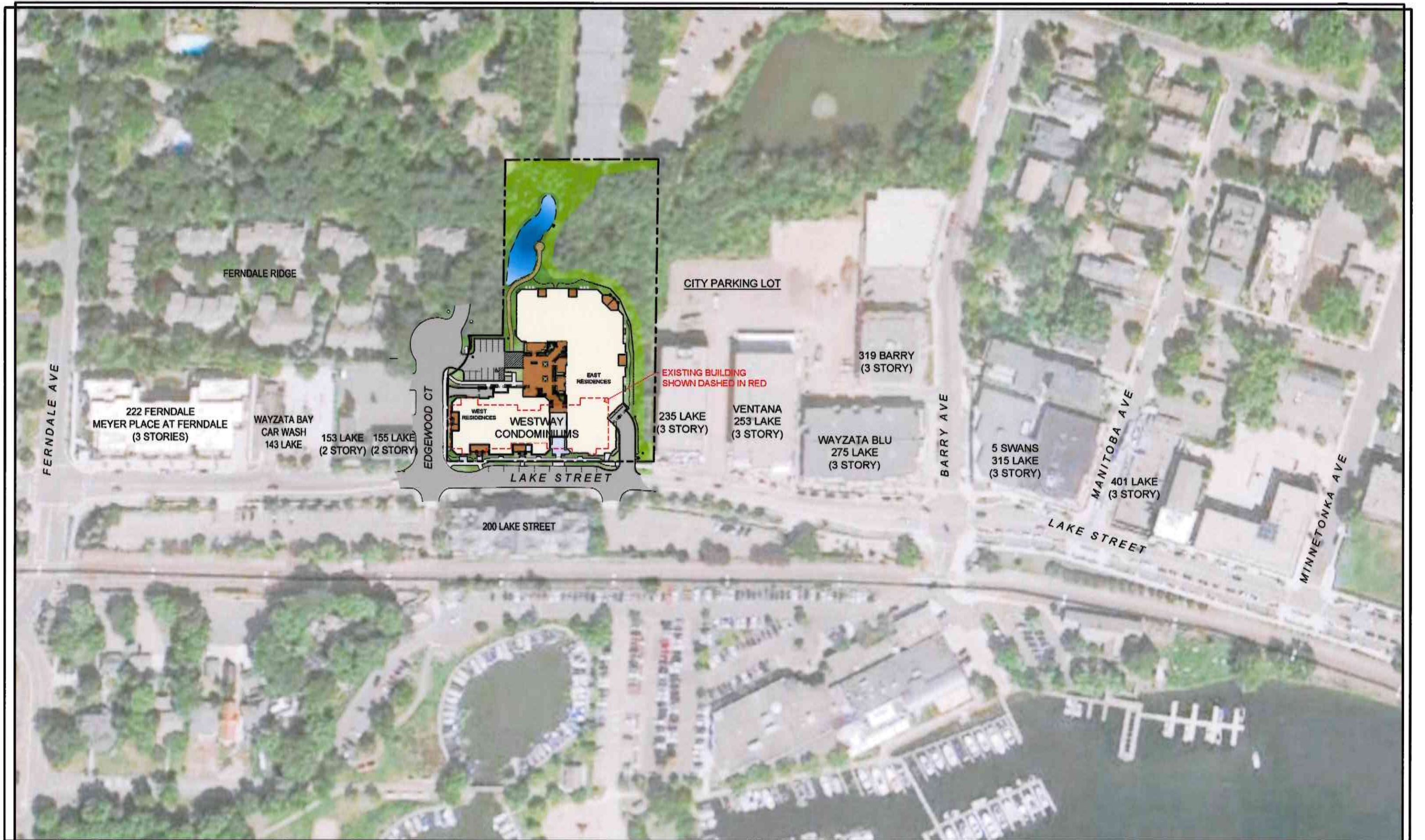
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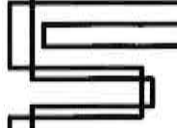
WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

RESIDENTIAL PUD / CUP
DENSITY PLAN



PUD GENERAL PLAN
REVISED JUNE 28, 2023





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ARCHITECTS

WESTWAY CONDOMINIUMS

201 LAKE STREET EAST, WAYZATA, MINNESOTA

NEIGHBORHOOD MAP



GRAPHIC SCALE
1" = 40'-0"

NORTH



PUD GENERAL PLAN
 REVISED JUNE 28, 2023

PROPOSED AVERAGE GRADE PLANE

Station	Wall Length	Actual Elevation	Percentage of Perimeter	Contributing Elevation
SOUTH A	10.375	940.795	0.01	7.51
B	20.67	940.88	0.02	15.16
C	3.33	940.87	0.03	2.44
D	14	940.8	0.01	10.26
E	14	940.8	0.01	10.26
F	3.33	940.155	0.00	2.44
G	31	939.735	0.02	22.70
H	5	939.735	0.00	3.66
I	3.33	938.485	0.00	2.44
J	14	939.57	0.01	10.25
K	14	940.08	0.01	10.26
L	3.33	938.005	0.00	2.44
LA	20.67	938.72	0.02	15.12
N	10.375	938.53	0.01	7.50
O	20	938.8	0.02	14.63
P	26	938.8	0.02	18.26
Q	17.33	938.8	0.01	12.68
R	10.375	938.6	0.01	7.50
S	26.33	938.25	0.02	18.62
T	3.67	938.25	0.00	2.68
U	24	938.25	0.02	17.65
V	3.67	937.5	0.00	2.68
W	10	937.5	0.01	7.31
X	3	938.25	0.00	2.18
Y	7.374	938.25	0.01	5.39
Z	27.93	938.25	0.02	20.42
AA	4	938.5	0.00	2.82
BB	7	938	0.01	5.11
CC	11.58	938.2	0.01	8.47
DD	11.58	935.1	0.01	8.44
EE	22.41	935.1	0.02	16.33
FF	0.33	939.5	0.00	0.24
GG	24.67	939.5	0.02	18.06
HH	3.33	939.415	0.00	2.44
I	28	938.33	0.02	20.80
JJ	2	938.28	0.00	1.46
KK	22.67	938.06	0.02	16.59
LL	2	938.7	0.00	1.46
MM	28	938.78	0.02	20.46
NN	3.33	938.815	0.00	2.44
OO	28.67	938	0.02	20.86
PP	10.375	939.125	0.01	7.50
QQ	1.33	939.5	0.00	0.97
RR	13.33	938.28	0.01	9.78
SS	15.08	939.25	0.01	11.04
TT	13.33	939.25	0.01	9.78
UU	1.33	939.5	0.00	0.97
VV	10.374	939.25	0.01	7.50
WW	113.33	938.75	0.08	82.90
XX	10.375	938.25	0.01	7.59
YY	46.33	941.05	0.05	47.64
ZZ	10.375	944.175	0.01	7.53
AAA	3	944.8	0.00	2.21
BBB	46.33	944.85	0.04	34.11
CCC	0.67	944.93	0.00	0.49
DDD	2.36	944.93	0.00	1.74
EEE	23.04	944.93	0.02	17.63
FFF	89.07	944.93	0.05	50.66
GGG	11	944.93	0.01	8.10
HHH	11	944.93	0.01	8.10
I	25	944.93	0.02	18.41
JJ	8.993	944.93	0.01	6.40
LLL	0.67	944.93	0.00	0.49
MMM	0.362	944.93	0.00	0.16
NNN	9.818	944.93	0.01	7.23
OOO	33.05	944.93	0.03	24.34
PPP	13.33	944.93	0.01	9.82
QQQ	20.67	944.76	0.02	15.22
RRR	2.34	944.76	0.00	1.72
SSS	25.34	944.76	0.02	18.66
TTT	3.21	944.76	0.00	2.39
UUU	1	944.2	0.00	0.74
VVV	13.125	944.2	0.01	9.63
WWW	7	944.115	0.01	5.15
XXX	2	944.03	0.00	1.47
YYY	13.87	944.03	0.01	10.06
ZZZ	0.67	944	0.00	0.49
AAAA	19.33	943.76	0.02	14.21
BBBB	15	942.47	0.01	11.02
CCCC	10.375	941.885	0.01	7.61
DDDD	3	941.1	0.00	2.20
EEEE	10.5	941.1	0.01	7.70
FFFF	1.33	940.82	0.00	0.98
GGGG	29.67	940.78	0.02	21.75
HHHH	1.34	940.575	0.00	0.98
IIII	26.67	940.51	0.02	19.65
JJJJ	1.5	940.81	0.00	1.10
Total	1283.271		1.00	940.92

EXISTING AVERAGE GRADE PLANE

Station	Wall Length	Actual Elevation	Percentage of Perimeter	Contributing Elevation
SOUTH A	10.375	940.25	0.01	7.50
B	20.67	940.4	0.02	15.15
C	3.33	941	0.00	2.44
D	14	941	0.01	10.27
E	14	940.1	0.01	10.26
F	3.33	940.95	0.00	2.44
G	31	940	0.02	22.71
H	5	938.5	0.00	3.66
I	3.33	938.1	0.00	2.44
J	14	938.1	0.01	10.25
K	14	938.1	0.01	10.25
L	3.33	938.5	0.00	2.44
M	20.67	938.325	0.02	15.12
N	10.375	939.325	0.01	7.50
O	20	941	0.02	14.67
P	26	941	0.02	18.33
Q	17.33	941	0.01	12.71
R	10.375	938.5	0.01	7.50
S	26.33	937.75	0.02	18.51
T	3.67	937.5	0.00	2.69
U	24	937.25	0.02	17.53
V	3.67	937	0.00	2.68
W	10	937	0.01	7.30
X	3	938.75	0.00	2.18
Y	7.374	938.7	0.01	5.38
Z	27.91	937.5	0.02	20.39
AA	4	937.5	0.00	2.82
BB	7	938.2	0.01	5.12
CC	11.58	938.1	0.01	8.47
DD	11.58	938.4	0.01	8.48
EE	22.41	938.5	0.02	16.36
FF	0.33	938.1	0.00	0.24
GG	24.67	938.15	0.02	18.04
HH	3.33	938.2	0.00	2.43
I	28	937.7	0.02	20.48
JJ	2	937.2	0.00	1.46
KK	22.67	937	0.02	16.55
LL	2	936.8	0.00	1.46
MM	28	936.8	0.02	20.44
NN	3.33	938.4	0.00	2.43
OO	28.67	936.5	0.02	20.92
PP	10.375	938.8	0.01	7.67
QQ	1.33	938.5	0.00	0.97
RR	13.33	938.6	0.01	9.73
SS	15.08	938.8	0.01	11.01
TT	13.33	937.1	0.01	9.73
UU	1.33	937.8	0.00	0.97
VV	10.374	937.85	0.01	7.58
WW	113.33	936.1	0.08	82.85
XX	10.375	936.15	0.01	7.58
YY	46.33	938.45	0.05	47.78
ZZ	10.375	938.75	0.01	7.59
AAA	3	938.9	0.00	2.18
BBB	46.33	938.9	0.04	33.90
CCC	0.67	938.9	0.00	0.48
DDD	2.4	939	0.00	1.78
EEE	23.94	939.125	0.02	17.82
FFF	89.07	939.675	0.05	50.58
GGG	11	940.9	0.01	8.06
HHH	11	941	0.01	8.07
I	25	941	0.02	18.33
JJ	8.993	941	0.01	6.37
LLL	0.67	941	0.00	0.48
MMM	0.362	940.875	0.00	0.13
NNN	9.818	940.425	0.01	7.19
OOO	33.05	940.1	0.03	24.21
PPP	13.33	940.05	0.01	9.76
QQQ	20.67	939.95	0.02	15.14
RRR	2.34	938.8	0.00	1.71
SSS	25.34	939.95	0.02	18.55
TTT	3.21	940	0.00	2.35
UUU	1	940	0.00	0.73
VVV	13.125	940.5	0.01	9.62
WWW	7	940.8	0.01	5.13
XXX	2	942.8	0.00	1.47
YYY	13.87	940.85	0.01	10.02
ZZZ	0.67	940.8	0.00	0.48
AAAA	19.34	940.9	0.02	14.18
BBBB	15	940.9	0.01	11.00
CCCC	10.375	940.7	0.01	7.51
DDDD	3	940.7	0.00	2.20
EEEE	10.5	941	0.01	7.70
FFFF	1.33	941	0.00	0.98
GGGG	29.67	941	0.02	21.76
HHHH	1.34	941	0.00	0.98
IIII	26.67	941	0.02	19.66
JJJJ	1.5	940.1	0.00	1.10
Total	1283.271		1.00	939.08

THE PARKING GARAGE FLOOR ELEVATION IS SET AT THE REVISED CITY MODELED WETLAND FLOOD ELEVATION OF 934.6. A PORTION OF THIS UNDERGROUND PARKING STRUCTURE IS BELOW THE SHARED COURTYARD TERRACE/AMENITY SPACE. BECAUSE THE PARKING GARAGE CEILING HEIGHT CANNOT BE LOWER DUE TO VAN ACCESSIBILITY REQUIREMENTS, THE COURTYARD TERRACE/AMENITY SPACE NEEDS TO BE HIGHER THAN EXISTING GRADES.

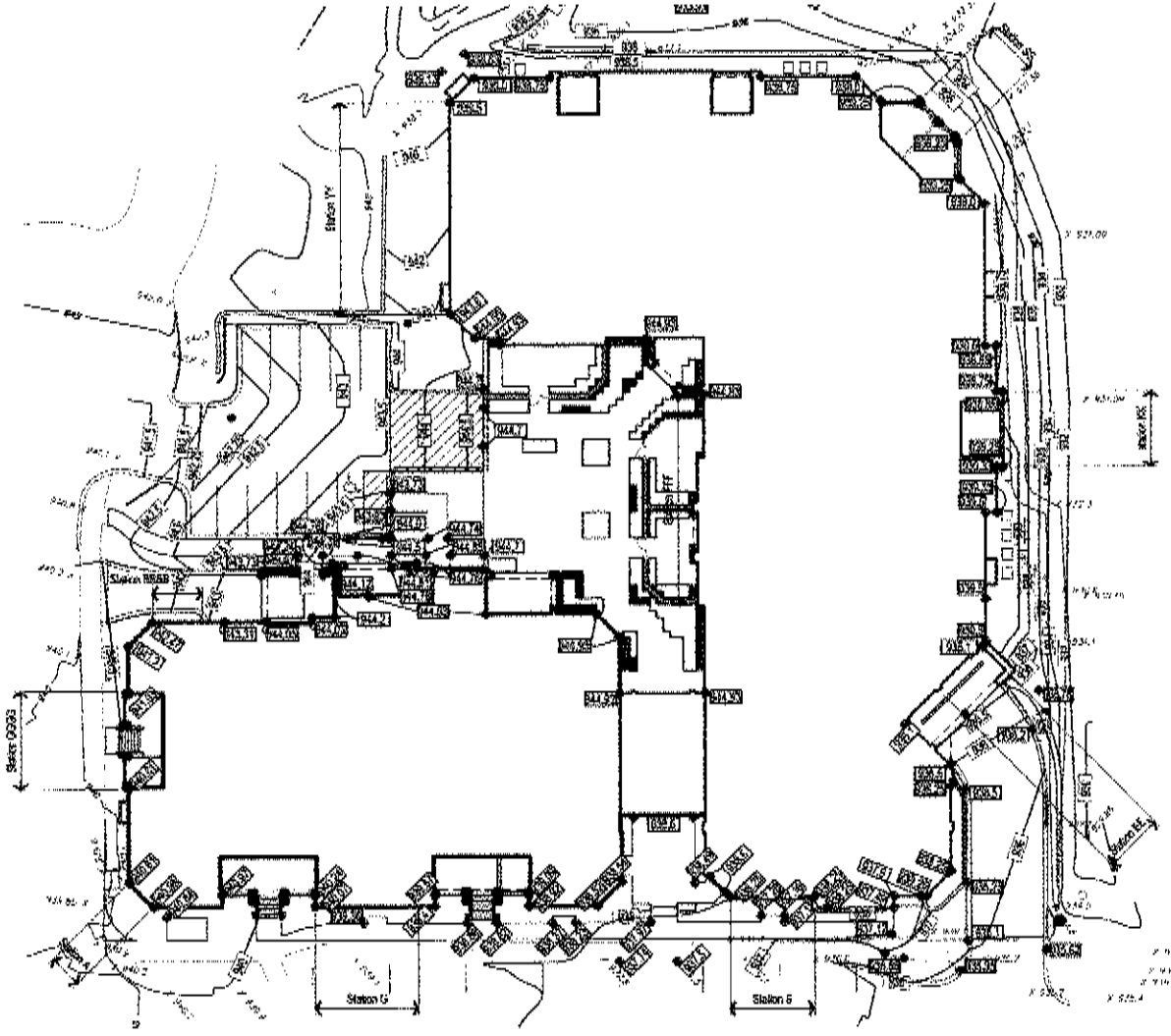
THE EFFECT OF THIS COURTYARD/AMENITY SPACE BEING SLIGHTLY HIGHER THAN EXISTING GRADES NECESSITATES THE DRIVEWAY FROM EDGEWOOD COURT AND ADJACENT BUILDING ENTRANCES TO ALSO BE SLIGHTLY ELEVATED HIGHER THAN EXISTING GRADES.

THESE FACTORS CAUSE THE PROPOSED AVERAGE GRADE PLANE TO BE 1.84 FEET HIGHER THAN THE EXISTING AVERAGE GRADE PLANE. GRADE IS NOT BEING RAISED TO INCREASE THE ALLOWABLE BUILDING HEIGHT.

AVERAGE GRADE PLANE ELEVATION = 940.67 FEET WILL BE USED TO DETERMINE THE BUILDING HEIGHT. THIS IS THE AVERAGE GRADE ELEVATION THAT WAS APPROVED IN THE FIRST STAGE OF THE APPLICATION PROCEDURE, CONCEPT PLAN APPROVAL. THE CURRENT AVERAGE GRADE PLANE ELEVATION DEPICTED IN THIS PHASE OF THE PROJECT (GENERAL PLAN SUBMITTAL) IS 940.92 FEET (3" HIGHER). AVERAGE GRADE HAS NOT BEEN RAISED TO INCREASE THE BUILDING HEIGHT. BUILDING HEIGHT IS STILL BEING MEASURED TO THE LOWER AVERAGE GRADE PLANE ELEVATION CALLED OUT IN THE CONCEPT PLAN PHASE.

REASONS FOR THE CURRENT AVERAGE GRADE PLANE ELEVATION BEING DIFFERENT IN THIS PHASE INCLUDE:

- CHANGES IN DESIGN DUE TO COUNCIL RESOLUTION COMMENTS DURING PHASE ONE OF THE PROJECT (CONCEPT APPROVAL)
- PARKING LEVEL FLOOR ELEVATION WAS RAISED DUE TO THE CITY MODELED WETLAND FLOOD ELEVATION BEING RAISED 3 1/2" FROM THE PREVIOUS ELEVATION PROVIDED BY THE CITY.

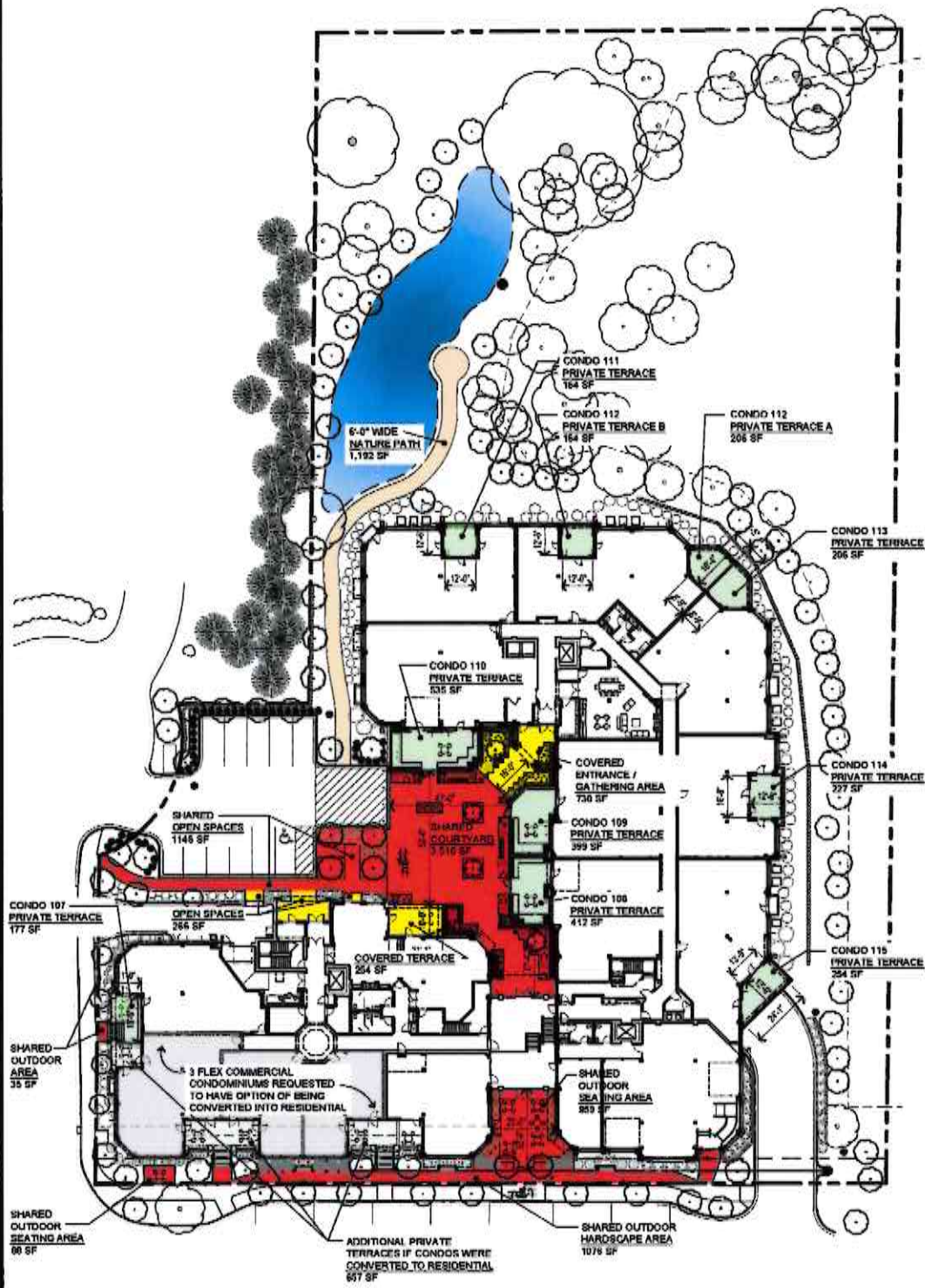


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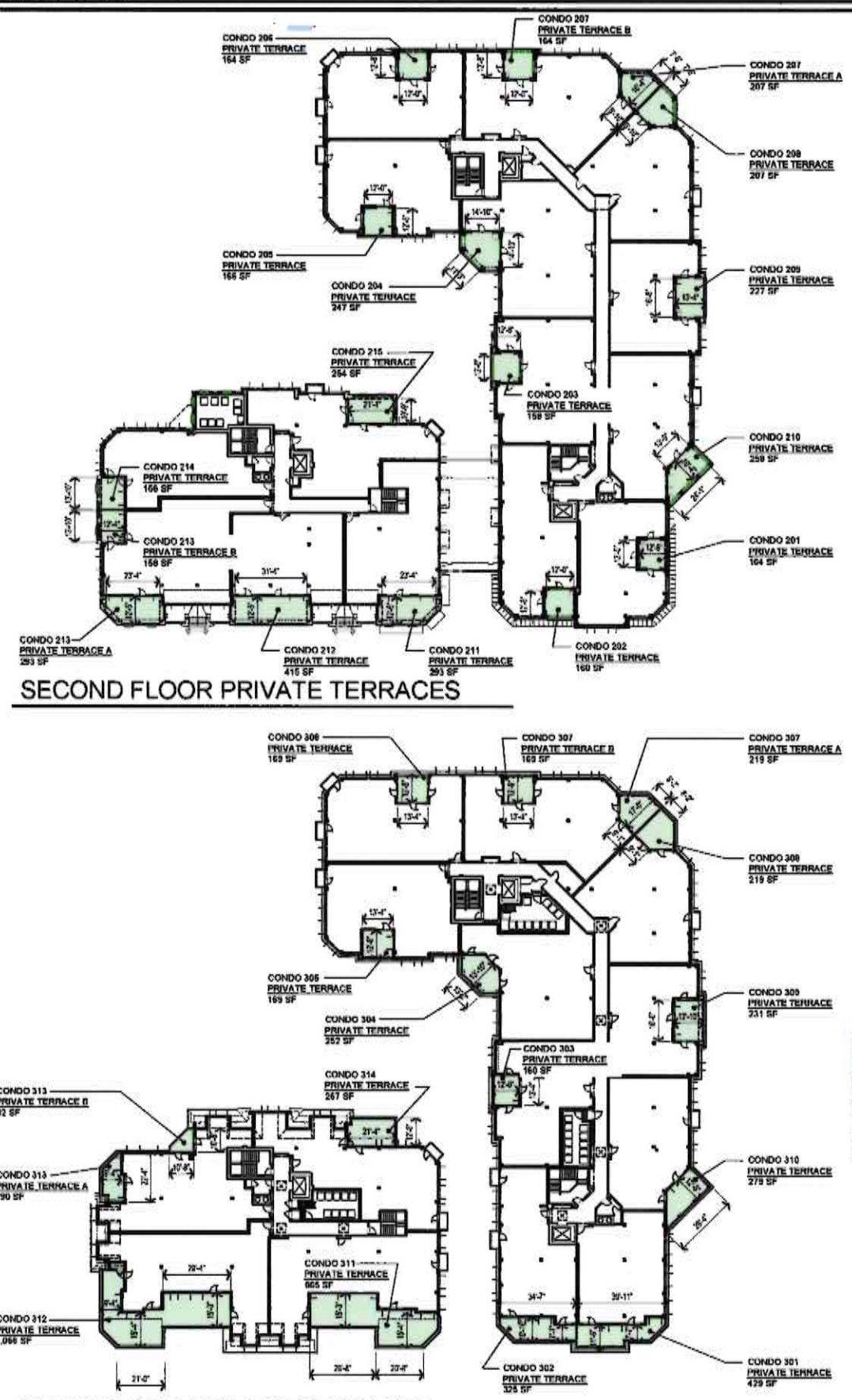
WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

AVERAGE GRADE PLANE
CALCULATIONS

PUD GENERAL PLAN
REVISED JUNE 28, 2023



OPEN USABLE SPACE PLAN AT GROUND LEVEL



THIRD FLOOR PRIVATE TERRACES

OPEN USABLE SPACE AREA CALCULATIONS

REQUIRED USABLE OPEN SPACE:
500 SF OF USABLE SPACE REQUIRED FOR EACH DWELLING UNIT
500 SF x 38 RESIDENTIAL CONDOS = 19,000 SF MINIMUM USABLE OPEN SPACE REQUIRED

PROPOSED USABLE OPEN SPACE CALCULATIONS

GROUND LEVEL PRIVATE TERRACES INTENDED FOR USE BY INDIVIDUAL RESIDENTIAL CONDO UNITS:	
177 SF	CONDO 107 PRIVATE TERRACE
412 SF	CONDO 108 PRIVATE TERRACE
399 SF	CONDO 109 PRIVATE TERRACE
535 SF	CONDO 110 PRIVATE TERRACE
164 SF	CONDO 111 PRIVATE TERRACE A
206 SF	CONDO 112 PRIVATE TERRACE A
184 SF	CONDO 112 PRIVATE TERRACE B
206 SF	CONDO 113 PRIVATE TERRACE
227 SF	CONDO 114 PRIVATE TERRACE
254 SF	CONDO 115 PRIVATE TERRACE
2,744 SF	TOTAL

1,192 SF	GROUND LEVEL SHARED OPEN SPACES DEDICATED FOR RESIDENTIAL CONDO UNITS AND FERNDALE RIDGE OWNERS ONLY: SHARED NATURE PATH
----------	---

254 SF	COVERED TERRACE AT WEST RESIDENCES CLUB ROOM
265 SF	COVERED ENTRANCE / SIDEWALKS AT WEST RESIDENCES
730 SF	COVERED ENTRANCE / GATHERING AREA AT EAST RESIDENCES ENTRANCE
1,250 SF	TOTAL

3,510 SF	GROUND LEVEL SHARED OPEN SPACES FOR GENERAL PUBLIC USE AS WELL AS ALL BUILDING OCCUPANTS
150 SF	SHARED COURTYARD
1,145 SF	SHARED SEATING AREA
1,078 SF	SHARED SIDEWALK AREA AT LAKE STREET FRONTAGE
27 SF	SHARED SIDEWALK AREA AT EDGEWOOD COURT WEST END
6,813 SF	TOTAL

SECOND FLOOR PRIVATE TERRACES INTENDED FOR USE BY INDIVIDUAL RESIDENTIAL CONDO UNITS:	
164 SF	CONDO 201 PRIVATE TERRACE
160 SF	CONDO 202 PRIVATE TERRACE
158 SF	CONDO 203 PRIVATE TERRACE
247 SF	CONDO 204 PRIVATE TERRACE
166 SF	CONDO 205 PRIVATE TERRACE
164 SF	CONDO 206 PRIVATE TERRACE
207 SF	CONDO 207 PRIVATE TERRACE A
164 SF	CONDO 207 PRIVATE TERRACE B
207 SF	CONDO 208 PRIVATE TERRACE
227 SF	CONDO 209 PRIVATE TERRACE
254 SF	CONDO 210 PRIVATE TERRACE
233 SF	CONDO 211 PRIVATE TERRACE
415 SF	CONDO 212 PRIVATE TERRACE
283 SF	CONDO 213 PRIVATE TERRACE A
188 SF	CONDO 213 PRIVATE TERRACE B
168 SF	CONDO 214 PRIVATE TERRACE
224 SF	CONDO 215 PRIVATE TERRACE
3,893 SF	TOTAL

THIRD FLOOR PRIVATE TERRACES INTENDED FOR USE BY INDIVIDUAL RESIDENTIAL CONDO UNITS:	
428 SF	CONDO 301 PRIVATE TERRACE
325 SF	CONDO 302 PRIVATE TERRACE
160 SF	CONDO 303 PRIVATE TERRACE
202 SF	CONDO 304 PRIVATE TERRACE
189 SF	CONDO 305 PRIVATE TERRACE
169 SF	CONDO 306 PRIVATE TERRACE
213 SF	CONDO 307 PRIVATE TERRACE A
169 SF	CONDO 307 PRIVATE TERRACE B
219 SF	CONDO 308 PRIVATE TERRACE
231 SF	CONDO 309 PRIVATE TERRACE
275 SF	CONDO 310 PRIVATE TERRACE
865 SF	CONDO 311 PRIVATE TERRACE
1006 SF	CONDO 312 PRIVATE TERRACE
180 SF	CONDO 313 PRIVATE TERRACE A
82 SF	CONDO 313 PRIVATE TERRACE B
267 SF	CONDO 314 PRIVATE TERRACE
5,991 SF	TOTAL

SUMMARY	
32.8%	(6,813 SF) OF ALL OPEN SPACES PROVIDED ARE OPEN TO THE GENERAL PUBLIC
5.7%	(1,192 SF) OF ALL OPEN SPACES PROVIDED ARE SHARED BY BUILDING RESIDENTS AND FERNDALE RIDGE RESIDENTS
5.0%	(1,250 SF) OF ALL OPEN SPACES PROVIDED ARE SHARED BY BUILDING RESIDENTS ONLY
55.5%	(11,528 SF) OF ALL OPEN SPACES PROVIDED ARE PRIVATE RESIDENTIAL CONDO TERRACES (INDIVIDUAL CONDO USAGE ONLY)
20,783 SF GRAND TOTAL OF ALL USABLE OPEN SPACES PROVIDED	
IF 3 OF THE COMMERCIAL CONDOS WERE TO BE CONVERTED TO RESIDENTIAL UNITS: 20,500 SF MINIMUM WOULD BE REQUIRED (500 SF x 41 RESIDENTIAL CONDOS) 21,440 SF WOULD BE PROVIDED (20,783 SF + 657 SF ADDITIONAL PRIVATE TERRACES)	

OPERATING AND MAINTENANCE OF COMMON OPEN SPACES

THE HOME OWNERS ASSOCIATION (HOA) WILL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF ALL COMMON PRIVATE OR PUBLIC OPEN SPACES INDICATED ON THE OPEN USABLE SPACE PLANS AND PRIVATE TERRACE PLANS.

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ARCHITECTS

WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

OPEN USABLE SPACE
CALCULATIONS

PUD GENERAL PLAN
REVISED JUNE 28, 2023



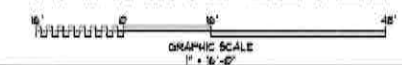
INDOOR PARKING STALLS PROVIDED
 61 STANDARD STALLS
 4 HANDICAP STALLS
 17 COMPACT STALLS (17%)
 102 TOTAL INDOOR PARKING STALLS

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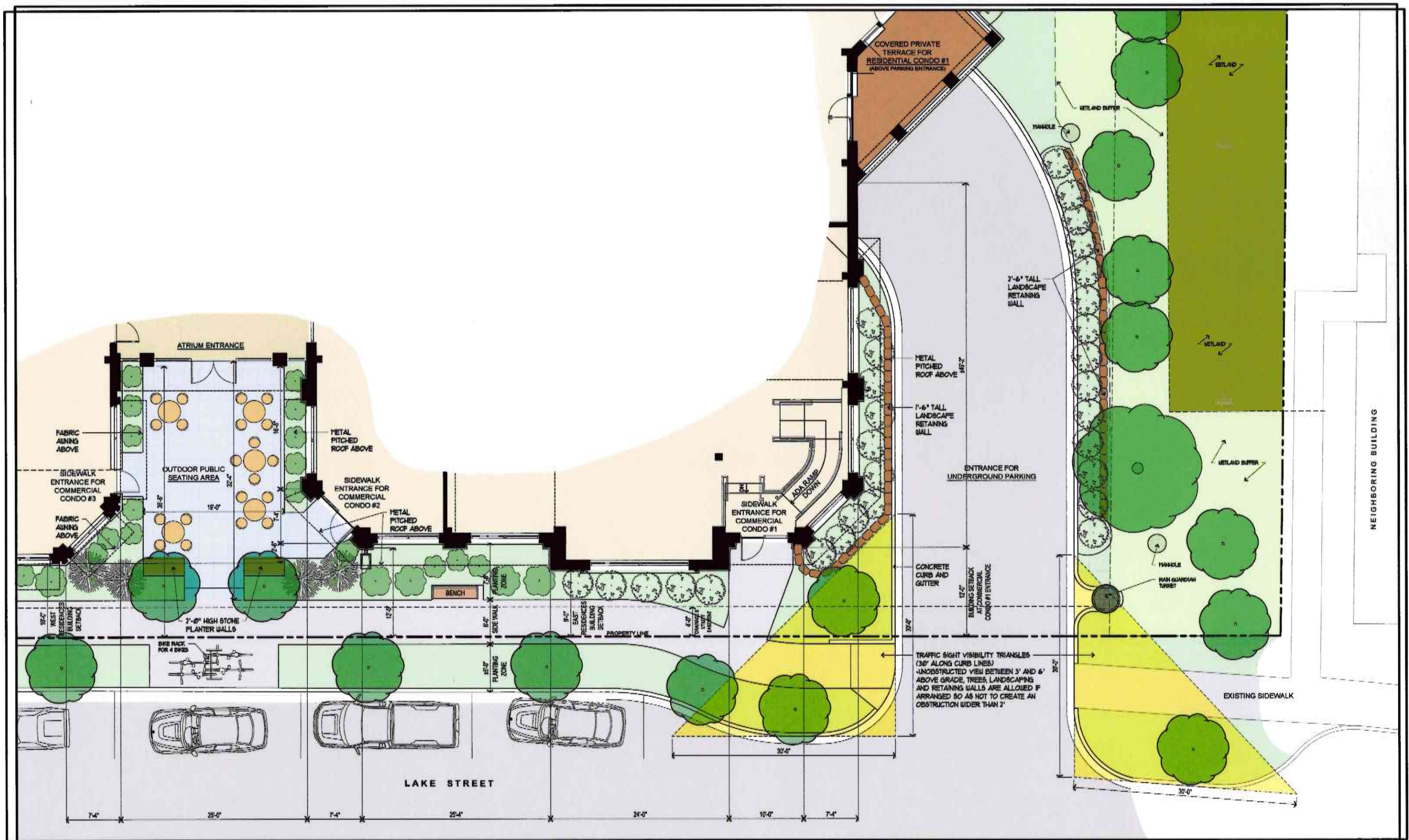


WESTWAY CONDOMINIUMS 201 LAKE STREET EAST, WAYZATA, MINNESOTA

PARKING LEVEL



PUD GENERAL PLAN
 REVISED JUNE 28, 2023

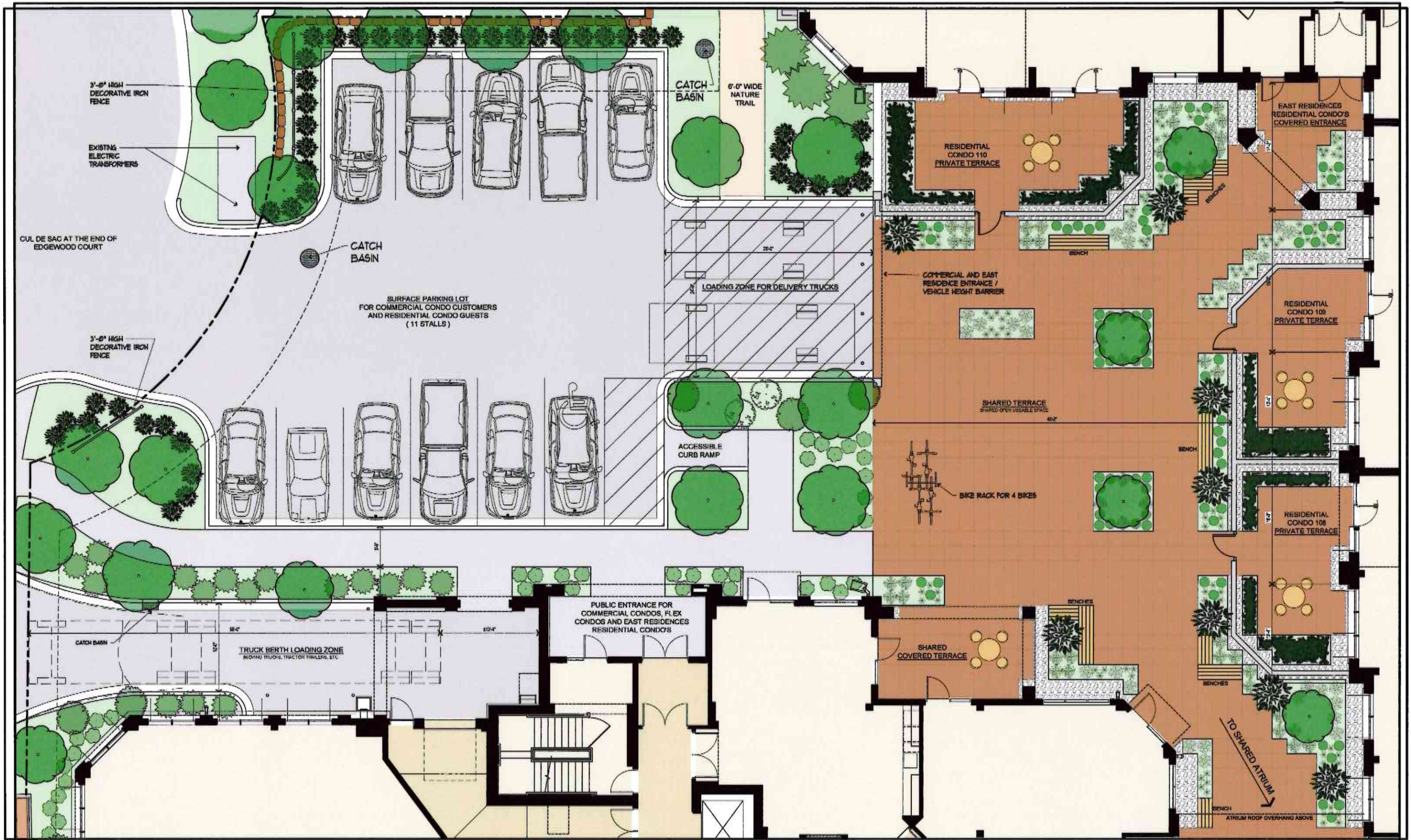


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WESTWAY CONDOMINIUMS
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STREETSCAPE AT ATRIUM

PUD GENERAL PLAN
 REVISED JUNE 28, 2023

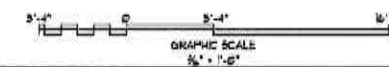


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WESTWAY CONDOMINIUMS 201 LAKE STREET EAST, WAYZATA, MINNESOTA

TERRACE AND SURFACE PARKING



PUD GENERAL PLAN
 REVISED JUNE 28, 2023



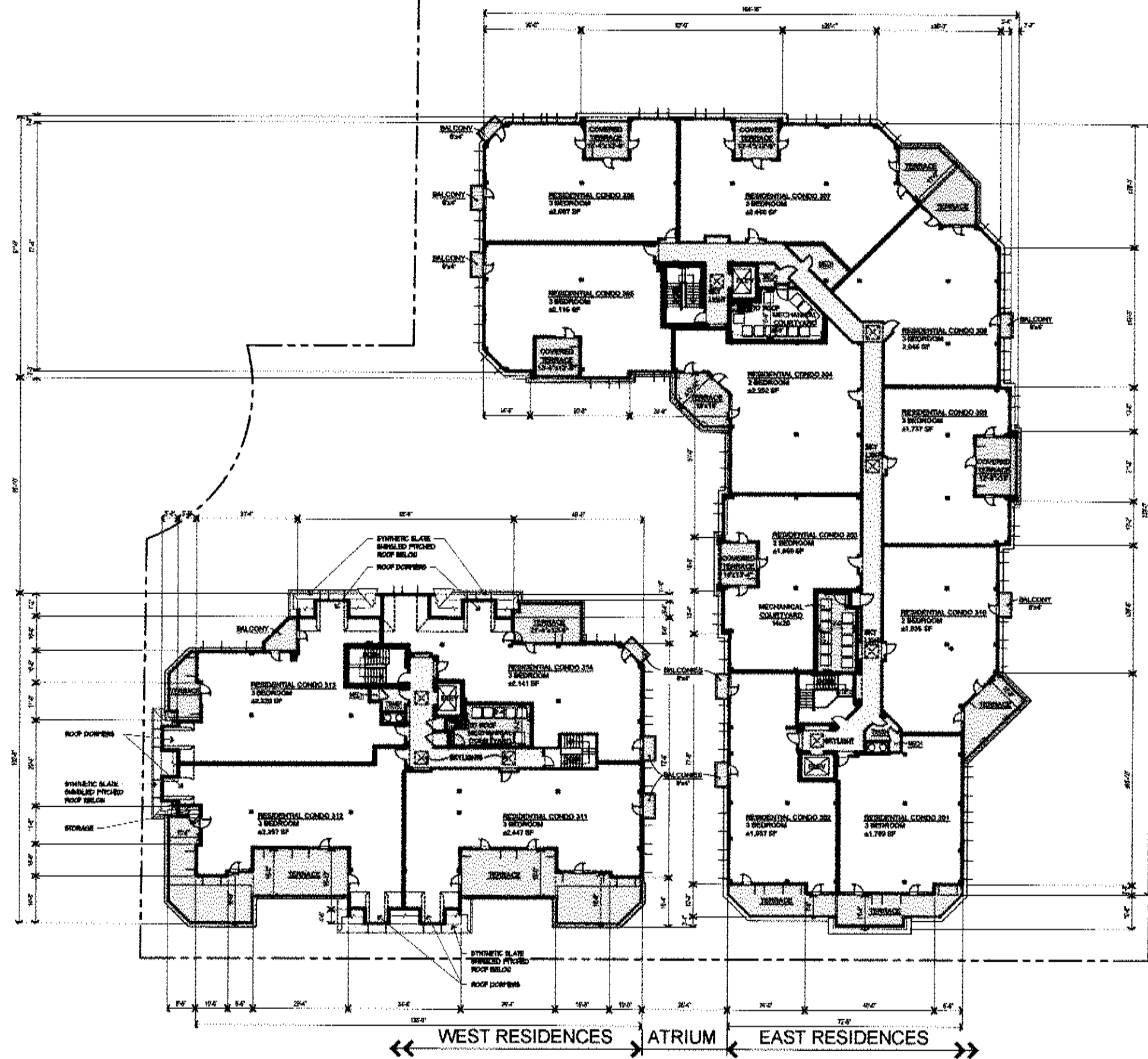
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WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

FIRST FLOOR LEVEL



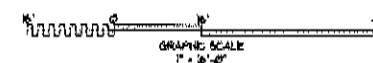
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REVISED JUNE 28, 2023



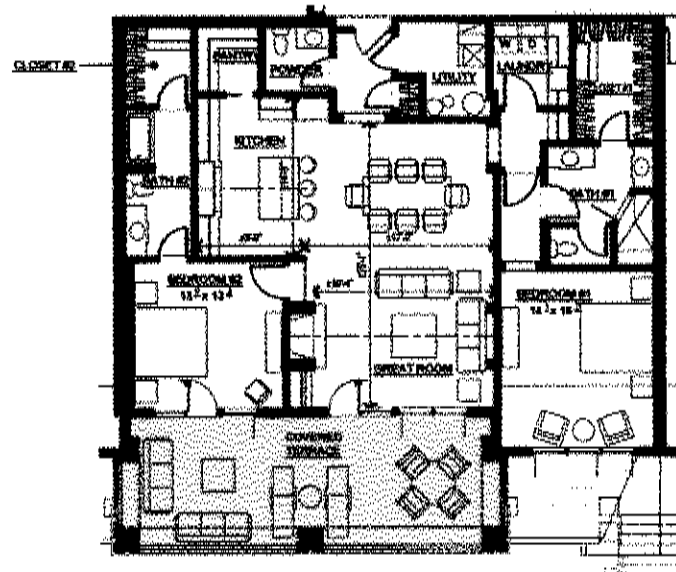
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WESTWAY CONDOMINIUMS 201 LAKE STREET EAST, WAYZATA, MINNESOTA

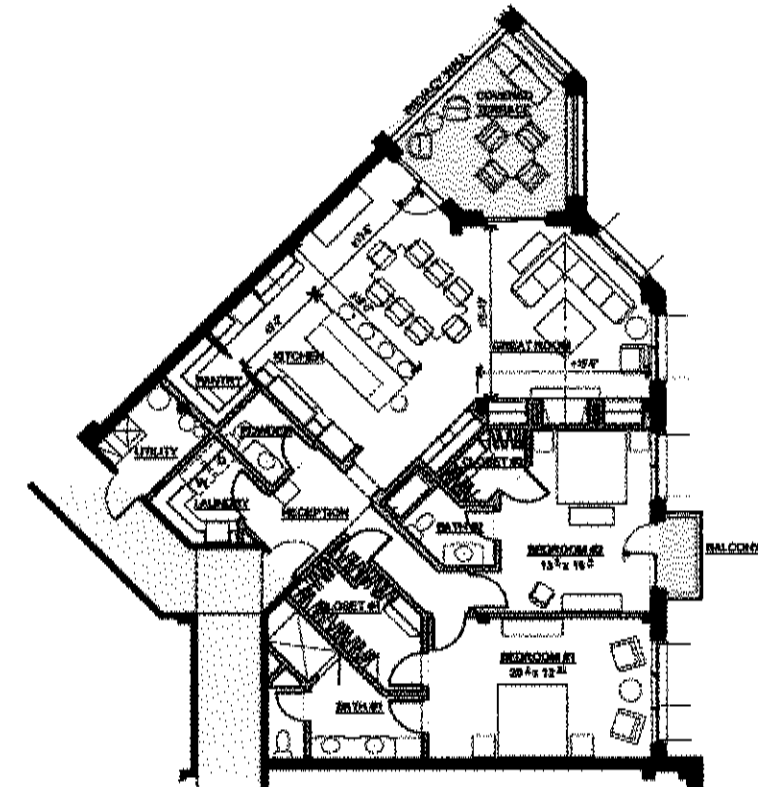
THIRD FLOOR LEVEL



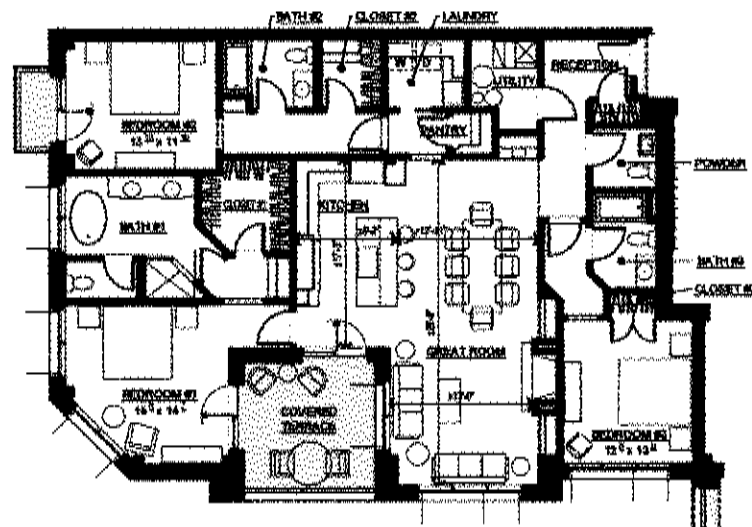
PUD GENERAL PLAN
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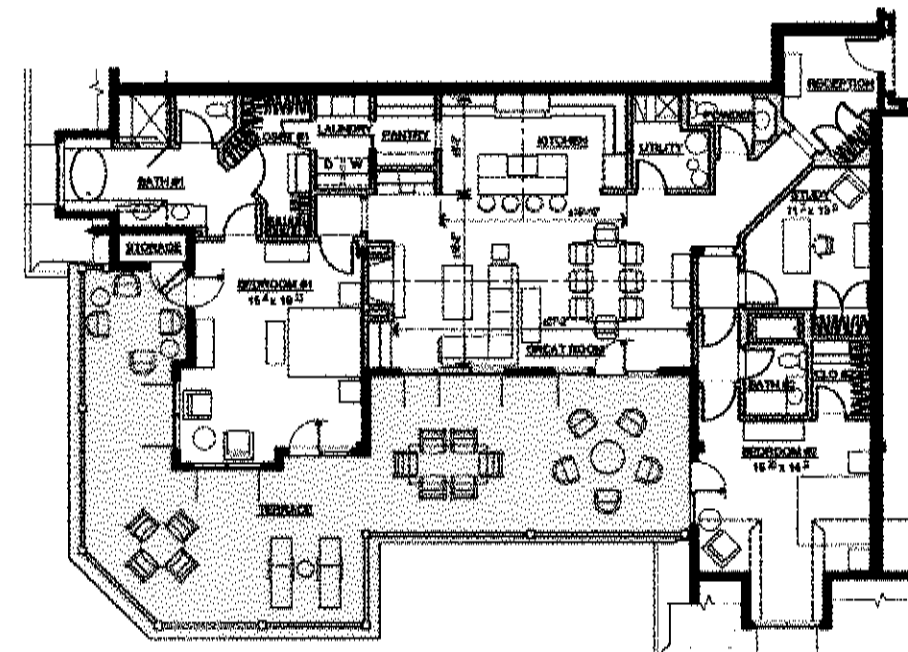
SAMPLE LAYOUT FOR A 2 BEDROOM RESIDENTIAL CONDOMINIUM
RESIDENTIAL CONDO 212 (±1,848 SF)



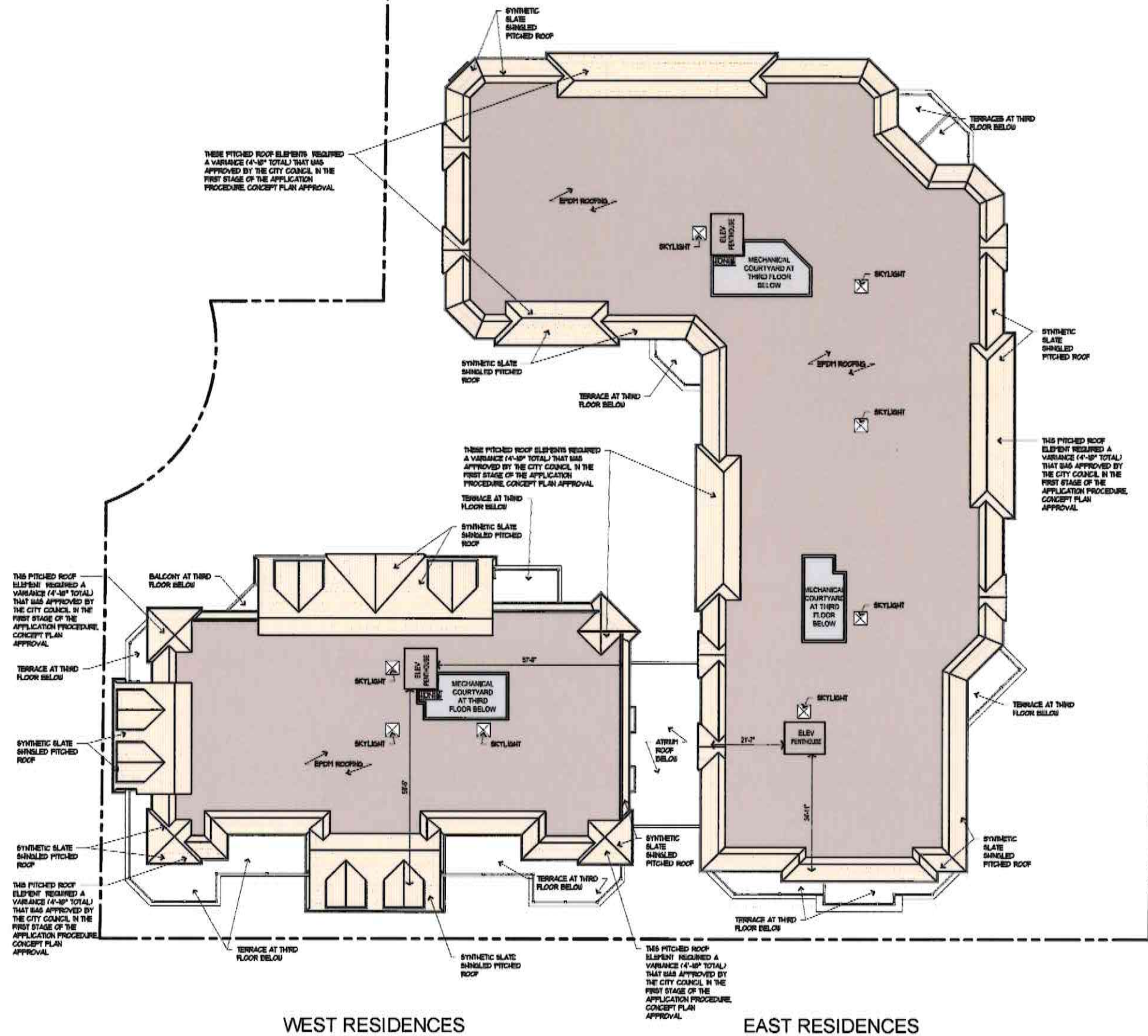
SAMPLE LAYOUT FOR A 2 BEDROOM RESIDENTIAL CONDOMINIUM WITH BALCONY
RESIDENTIAL CONDO 208 (±2,048 SF)



SAMPLE LAYOUT FOR A 3 BEDROOM RESIDENTIAL CONDOMINIUM
RESIDENTIAL CONDO 205 (±2,116 SF)



SAMPLE LAYOUT FOR A 2 BEDROOM + STUDY RESIDENTIAL CONDOMINIUM
RESIDENTIAL CONDO 312 (±2,357 SF)



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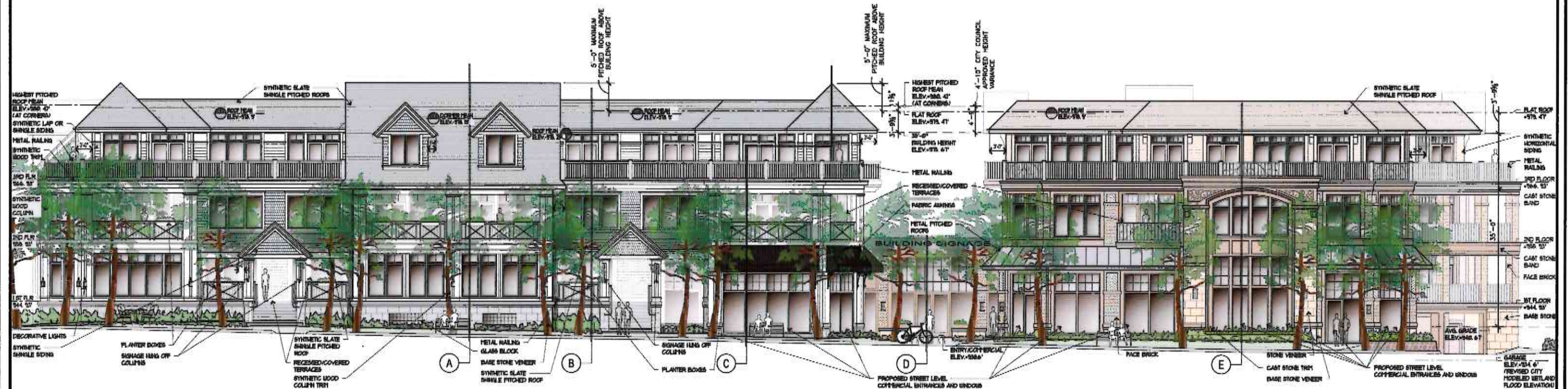
WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

ROOF LEVEL

GRAPHIC SCALE
1" = 8'-0"



PUD GENERAL PLAN
REVISED JUNE 28, 2023



SOUTH ELEVATION

WEST RESIDENCES

BUILDING BASE MATERIAL:
NATURAL STONE HEIGHT VARIED FROM 2'-3" TO 3'-6" ALONG LAKE STREET FRONTAGE
(2'-6" TO 3'-6" MINIMUM HEIGHT REQUIRED)

SECOND LEVEL FACADE TRANSPARENCY
(CALCULATED FROM FIRST FLOOR FLOOR ELEVATION TO SECOND FLOOR FLOOR ELEVATION OR ROOF FASCIA AT PITCHED ROOFS)
FRONTING LAKE STREET (50% MINIMUM REQUIRED)
1691 SF = 39.1% TRANSPARENCY (GLASS)
3411 SF = 44.3% SOLID MATERIALS
7104 SF = 100% TOTAL AREA

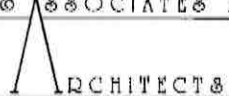
BUILDING MATERIALS

SOUTH ELEVATION - WEST & EAST RESIDENCES	
3%	288 SF • BRICK
7%	648 SF • STONE VENEER/SLATE
9%	971 SF • CAST STONE
34.3%	3694 SF • GLASS
71%	7588 SF • SYNTHETIC WOOD SIDING + TRIM
2.4%	248 SF • METAL ROOFS
1.3%	137 SF • FABRIC AWNINGS
10.3%	1072 SF • SYNTHETIC SLATE SHINGLES
100%	10768 SF • TOTAL

SOUTH ELEVATION

EAST RESIDENCES

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WESTWAY CONDOMINIUMS
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EXTERIOR ELEVATION



PUD GENERAL PLAN
REVISED JULY 17, 2023



GROUND LEVEL FACADE TRANSPARENCY
(CALCULATED FROM FIRST FLOOR FLOOR ELEVATION TO SECOND FLOOR FLOOR ELEVATION OR ROOF FASCIA AT PITCHED ROOF)
FRONTING EDGESWOOD COURT (25% MINIMUM REQUIRED)
308 SF = 47% TRANSPARENCY (GLASS)
351 SF = 53% SOLID MATERIALS
659 SF = 100% TOTAL AREA

WEST ELEVATION WEST RESIDENCES

BUILDING BASE MATERIAL
NATURAL STONE, HEIGHT VARIES FROM 3'-6" TO 4'-6" ALONG EDGESWOOD COURT FRONTAGE
(2'-6" TO 3'-6" MINIMUM HEIGHT REQUIRED)

BUILDING MATERIALS
WEST ELEVATION - WEST RESIDENCES

0%	0 SF = BRICK
7%	248 SF = STONE BASE
2%	11 SF = CAST STONE
25%	1041 SF = GLASS
44%	1060 SF = SYNTHETIC WOOD SIDING + TRIM
6%	0 SF = METAL ROOFS
0%	0 SF = FABRIC AWNINGS
18%	636 SF = SYNTHETIC SLATE SHINGLES
100%	2395 SF = TOTAL

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WESTWAY CONDOMINIUMS
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EXTERIOR ELEVATION
GRAPHIC SCALE
1" = 8'-0"

PUD GENERAL PLAN
REVISED JULY 17, 2023



NORTH ELEVATION

WEST RESIDENCES

BUILDING MATERIALS	
NORTH ELEVATION - WEST RESIDENCES	
6%	32 SF ± BRICK
8%	42 SF ± STONE BASE
1.2%	65 SF ± CAST STONE
3%	128 SF ± ALUM.
41.2%	7458 SF ± SYNTHETIC WOOD SIDING + TRIM
1%	50 SF ± METAL ROOFS
0%	0 SF ± FABRIC AWNINGS
9.7%	1823 SF ± SYNTHETIC SLATE SHINGLES
100%	5608 SF ± TOTAL

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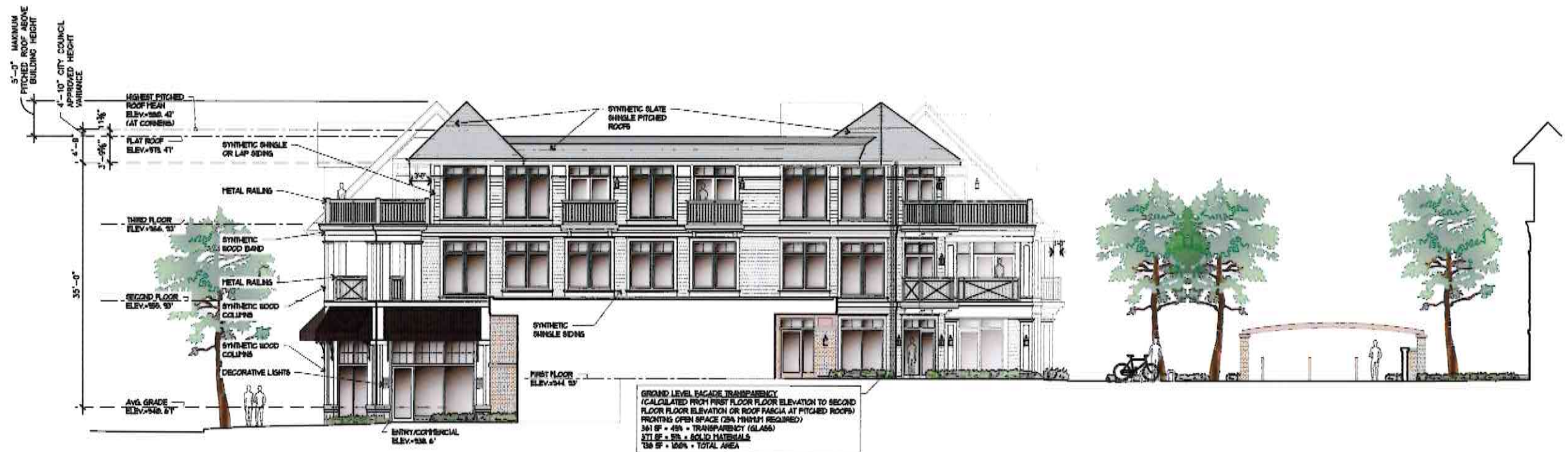


WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

EXTERIOR ELEVATION



PUD GENERAL PLAN
REVISED JULY 17, 2023



EAST ELEVATION
WEST RESIDENCES

BUILDING MATERIALS	
EAST ELEVATION - WEST RESIDENCES	
3%	84 SF • BRICK
.6%	11 SF • STONE BASE
2%	53 SF • CAST STONE
40%	138 SF • GLASS
42%	126 SF • SYNTHETIC WOOD SIDING + 1001
2%	6 SF • METAL ROOFS
4%	109 SF • FABRIC AWNINGS
8.4%	243 SF • SYNTHETIC SLATE SHINGLES
100%	2833 SF • TOTAL

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WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

EXTERIOR ELEVATION



PUD GENERAL PLAN
REVISED JULY 17, 2023



WEST ELEVATION
EAST RESIDENCES -AT SHARED OPEN SPACE

BUILDING MATERIALS
WEST ELEVATION -EAST RESIDENCES

6%	331 SF	• BRICK
7%	425 SF	• STONE BASE
20%	1065 SF	• CAST STONE
34%	2156 SF	• GLASS
14%	845 SF	• SYNTHETIC WOOD SIDING + TRIM
2%	112 SF	• METAL ROOFS
0%	0 SF	• FABRIC AWNINGS
5%	855 SF	• SYNTHETIC SLATE SHINGLES
100%	5,647 SF	• TOTAL

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ARCHITECTS

WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

EXTERIOR ELEVATION

GRAPHIC SCALE
1" = 8'-0"

PUD GENERAL PLAN
REVISED JULY 17, 2023



GROUND LEVEL FACADE TRANSPARENCY
 (CALCULATED FROM FIRST FLOOR FLOOR ELEVATION TO SECOND
 FLOOR FLOOR ELEVATION OR ROOF FASCIA AT PITCHED ROOF)
 FRONTING OPEN SPACE (75% MINIMUM REQUIRED)
 300 SF + 30.0% = TRANSPARENCY (GLASS)
 336 SF + 64.0% = SOLID MATERIALS
 636 SF + 100% = TOTAL AREA

SOUTH ELEVATION

EAST RESIDENCES

BUILDING MATERIALS	
SOUTH ELEVATION - EAST RESIDENCES	
6%	161 SF • BRICK
12%	373 SF • STONE BASE
16%	419 SF • CAST STONE
34%	926 SF • GLASS
13%	372 SF • SYNTHETIC WOOD SIDING + TRIM
6%	15 SF • METAL ROOFS
6%	15 SF • FABRIC AWNINGS
17%	461 SF • SYNTHETIC SLATE SHINGLES
100%	2,134 SF • TOTAL

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 ARCHITECTS

WESTWAY CONDOMINIUMS
 201 LAKE STREET EAST, WAYZATA, MINNESOTA

EXTERIOR ELEVATION
 GRAPHIC SCALE
 1" = 8'-0"

PUD GENERAL PLAN
 REVISED JULY 17, 2023



WEST ELEVATION

EAST RESIDENCES -AT PATH

BUILDING MATERIALS	
WEST ELEVATION - EAST RESIDENCES	
6%	331 SF • BRICK
7%	429 SF • STONE BASE
70%	1665 SF • CAST STONE
36%	701 SF • GLASS
5%	861 SF • SYNTHETIC WOOD SIDS 4 TRIM
2%	10 SF • METAL ROOF
0%	10 SF • FABRIC AWNINGS
16%	855 SF • SYNTHETIC SLATE SHINGLES
100%	5,886 SF • TOTAL

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WESTWAY CONDOMINIUMS
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EXTERIOR ELEVATION



PUD GENERAL PLAN
REVISED JULY 17, 2023



NORTH ELEVATION
EAST RESIDENCES

BUILDING MATERIALS	
NORTH ELEVATION - EAST RESIDENCES	
5%	31 SF • BRICK
18%	1500 SF • STONE BASE
18%	1500 SF • CAST STONE
33%	270 SF • GLASS
1%	724 SF • SYNTHETIC WOOD SIDING (TRIM)
0%	0 SF • METAL ROOF (PARAMET.)
0%	0 SF • FABRIC AWNINGS
5%	368 SF • SYNTHETIC SLATE SHINGLES
100%	6,834 SF • TOTAL

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WESTWAY CONDOMINIUMS
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EXTERIOR ELEVATION



PUD GENERAL PLAN
REVISED JULY 17, 2023



EAST ELEVATION EAST RESIDENCES

BUILDING MATERIALS	
EAST ELEVATION - EAST RESIDENCES	
8%	838 SF - BRICK
12.4%	1063 SF - STONE BASE
27%	2385 SF - CAST STONE
30%	2610 SF - GLASS
1%	148 SF - SYNTHETIC WOOD SIDING + TRIM
1.6%	145 SF - METAL ROOFS
0%	0 SF - FABRIC AWNINGS
13%	1173 SF - SYNTHETIC SLATE SHINGLES
100%	10263 SF - TOTAL

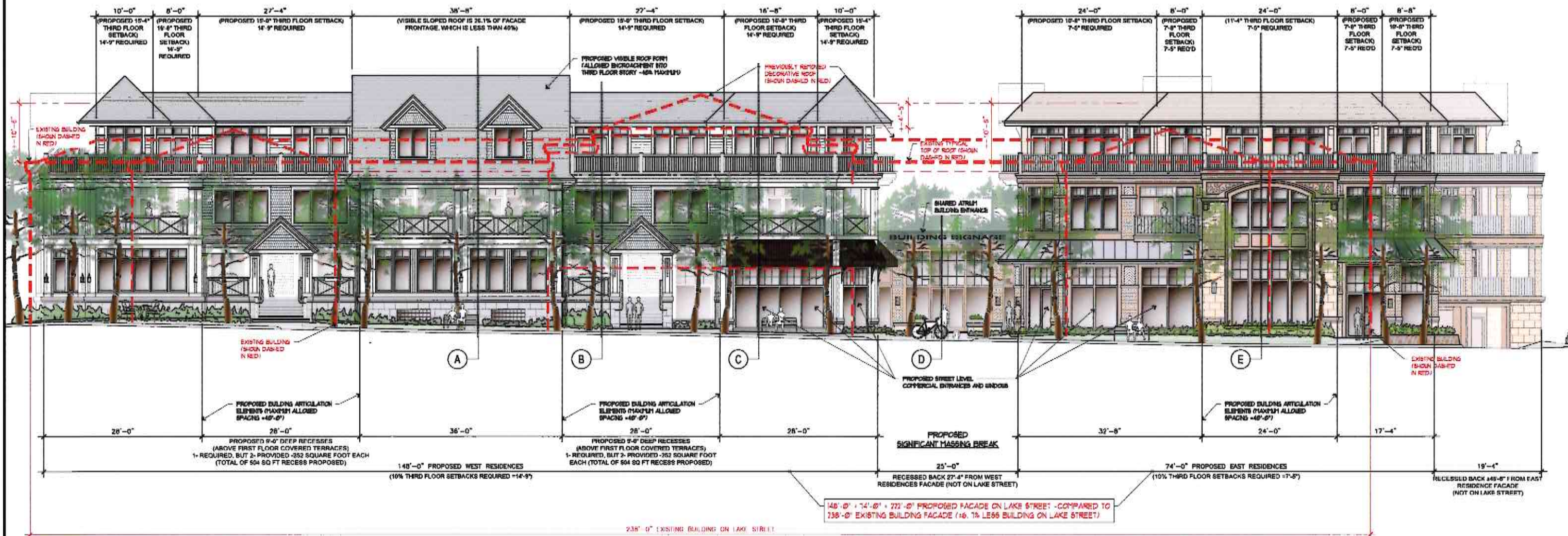
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WESTWAY CONDOMINIUMS
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EXTERIOR ELEVATION
GRAPHIC SCALE
1" = 8'-0"

PUD GENERAL PLAN
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SOUTH ELEVATION
WEST RESIDENCES

SOUTH ELEVATION
EAST RESIDENCES

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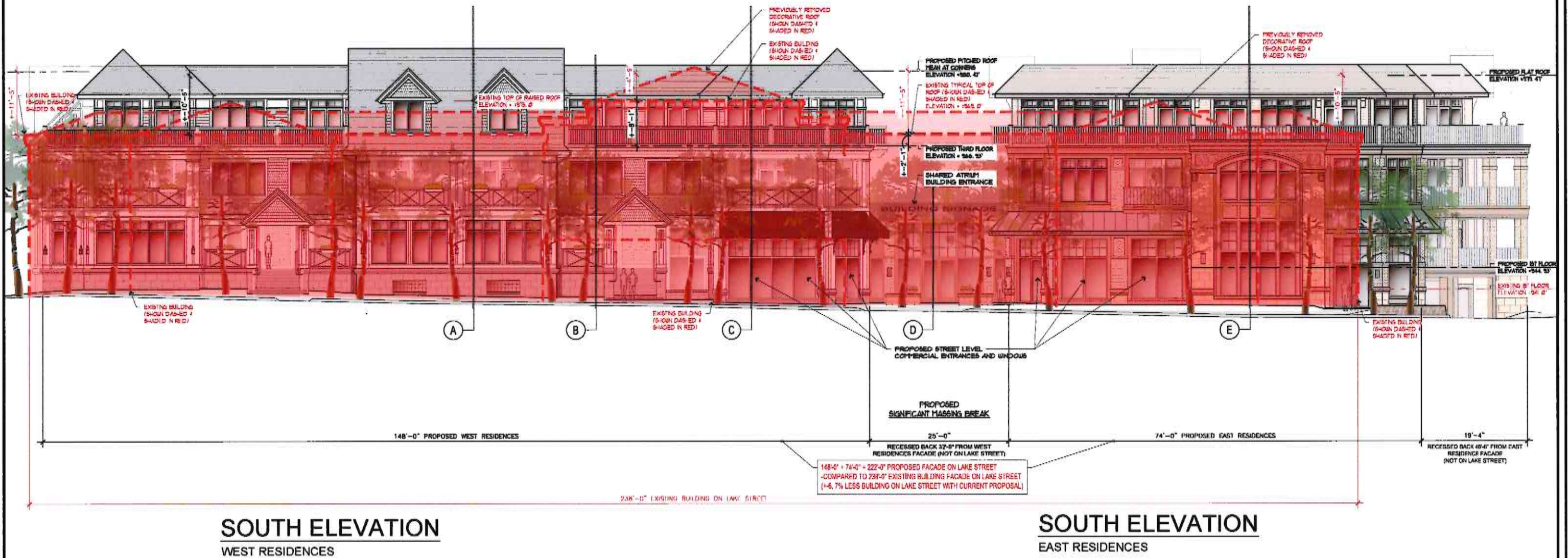
**PROPOSED BUILDING MASSING
AND THIRD FLOOR SETBACKS**

GRAPHIC SCALE
1" = 8'-0"

**PUD GENERAL PLAN
REVISED JULY 17, 2023**



WEST ELEVATION
WEST RESIDENCES



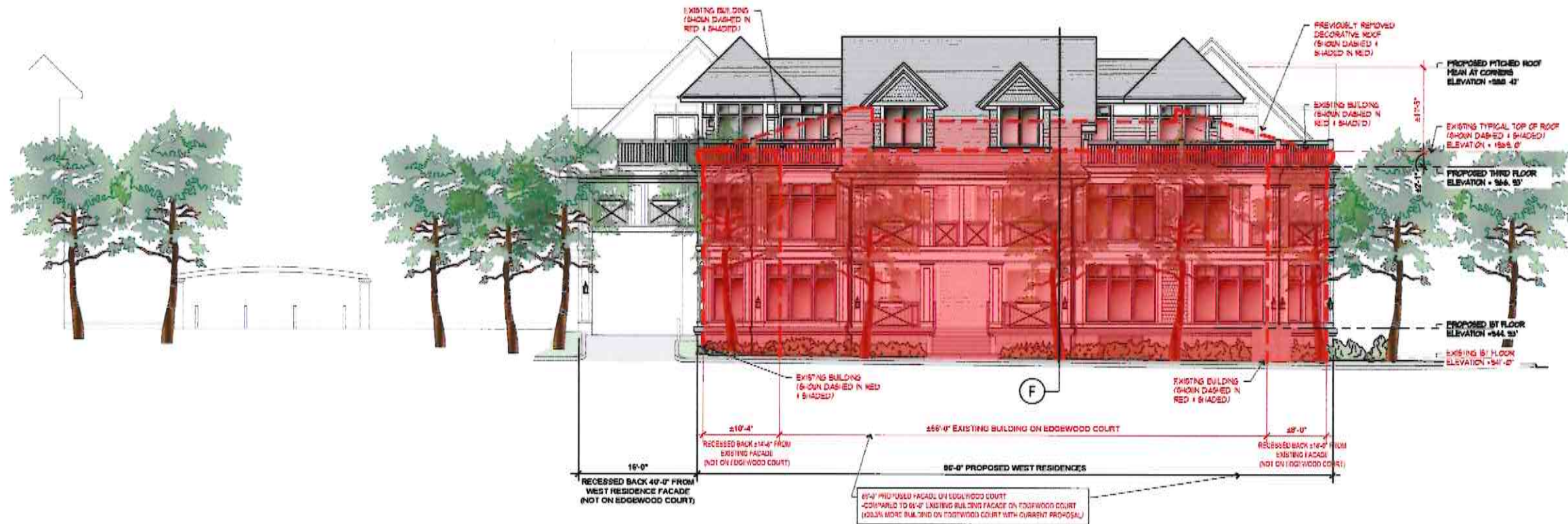
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WESTWAY CONDOMINIUMS
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BUILDING COMPARISON
PROPOSED BUILDING VERSUS EXISTING BUILDING

GRAPHIC SCALE
1" = 8'-0"

PUD GENERAL PLAN
REVISED JULY 17, 2023



WEST ELEVATION
WEST RESIDENCES

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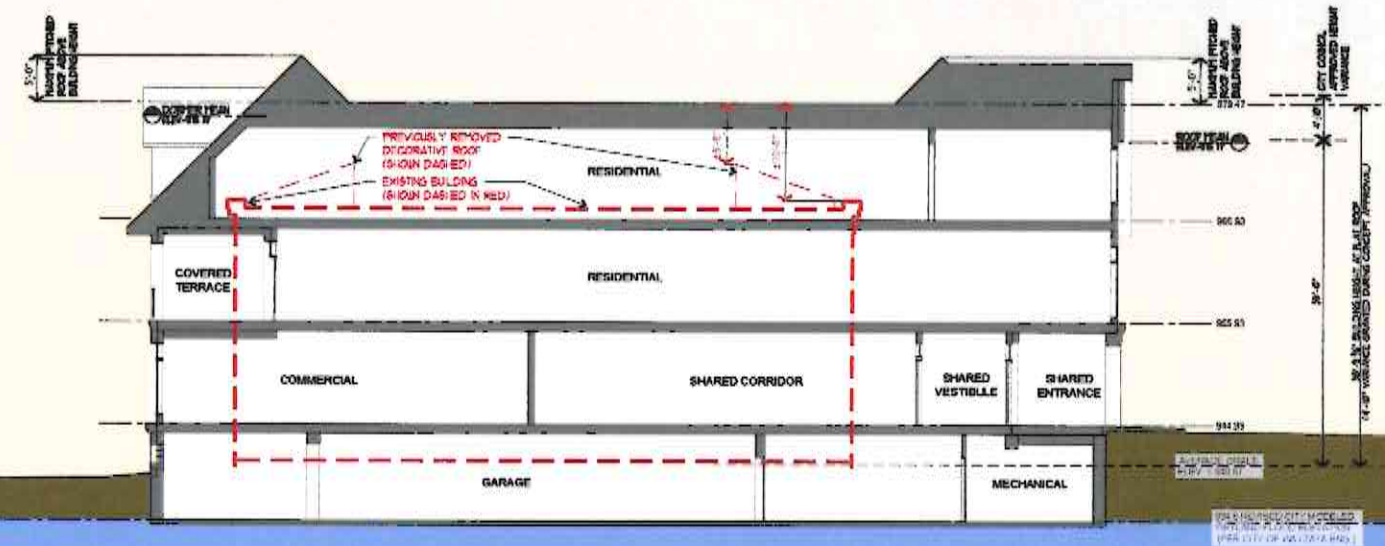
BUILDING COMPARISON
PROPOSED BUILDING VERSUS EXISTING BUILDING

GRAPHIC SCALE
1" = 8'-0"

PUD GENERAL PLAN
REVISED JULY 17, 2023



200 LAKE ST



201 LAKE ST
WEST RESIDENCE

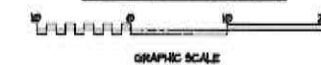
BUILDING SECTION "A"

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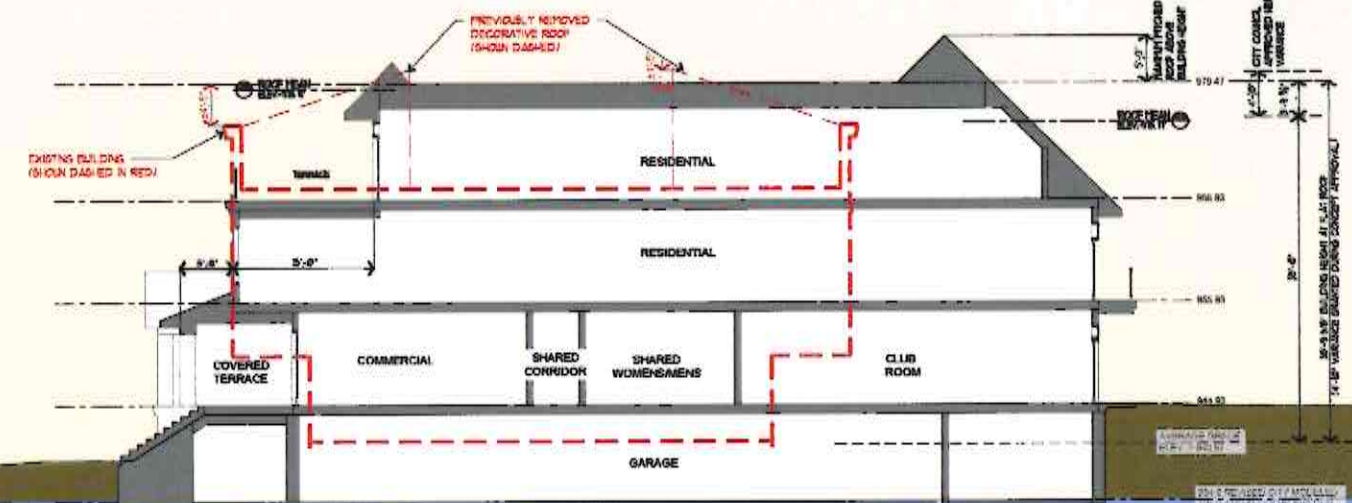
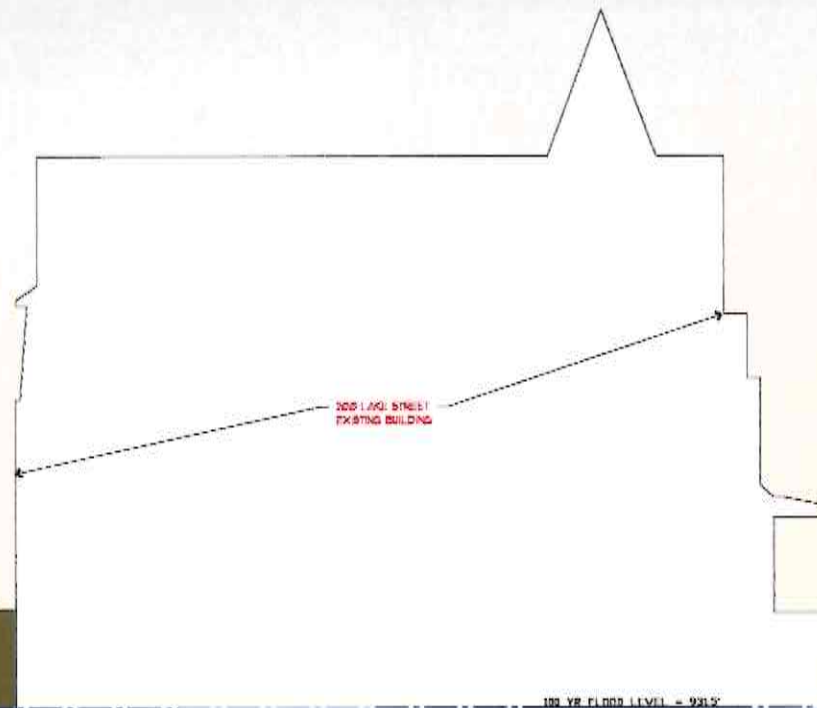


WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

SECTION



PUD GENERAL PLAN
REVISED JUNE 28, 2023



200 LAKE ST

201 LAKE ST
WEST RESIDENCE

BUILDING SECTION "B"

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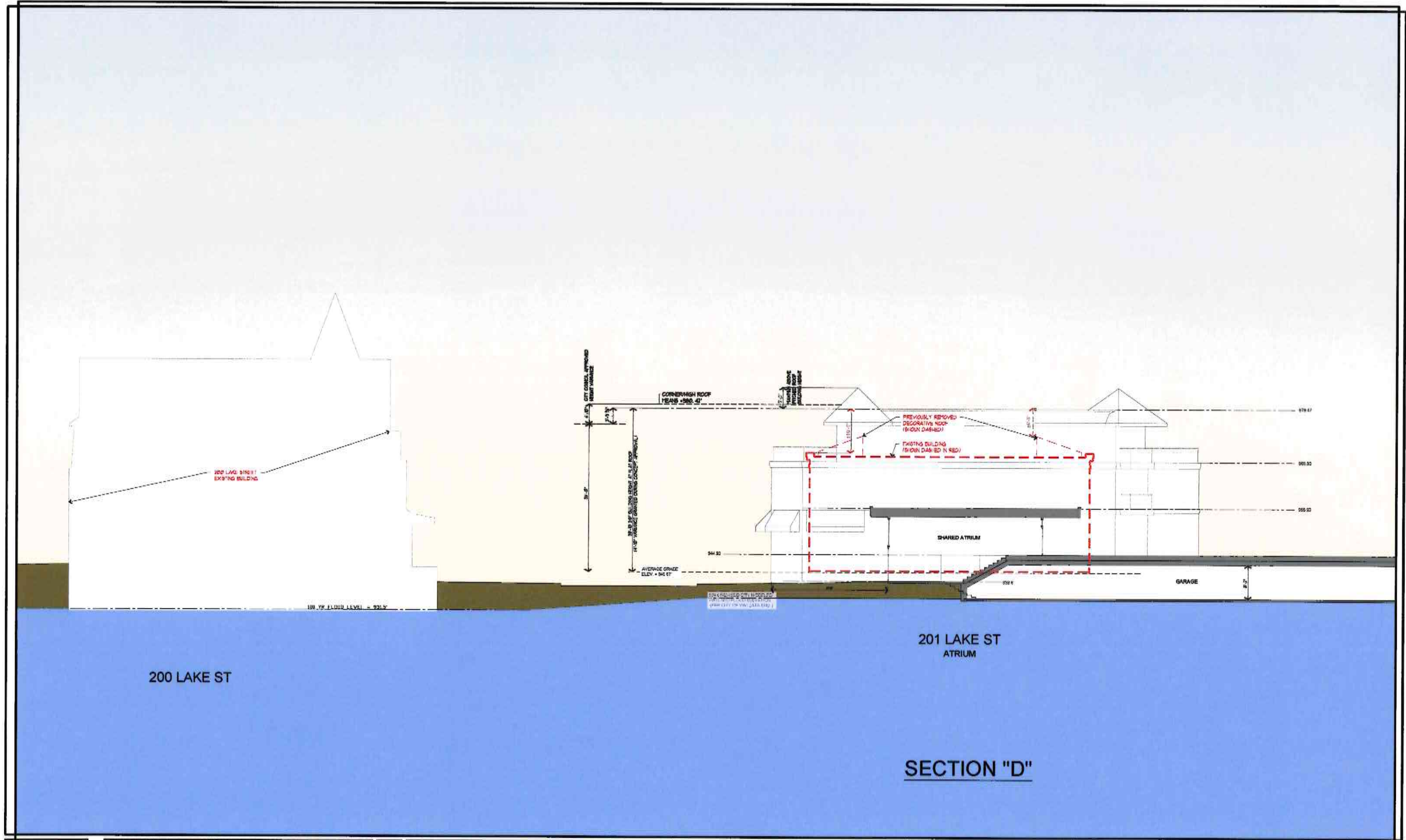
ARCHITECTS

WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

SECTION

GRAPHIC SCALE

PUD GENERAL PLAN
REVISED JUNE 28, 2023



SECTION "D"

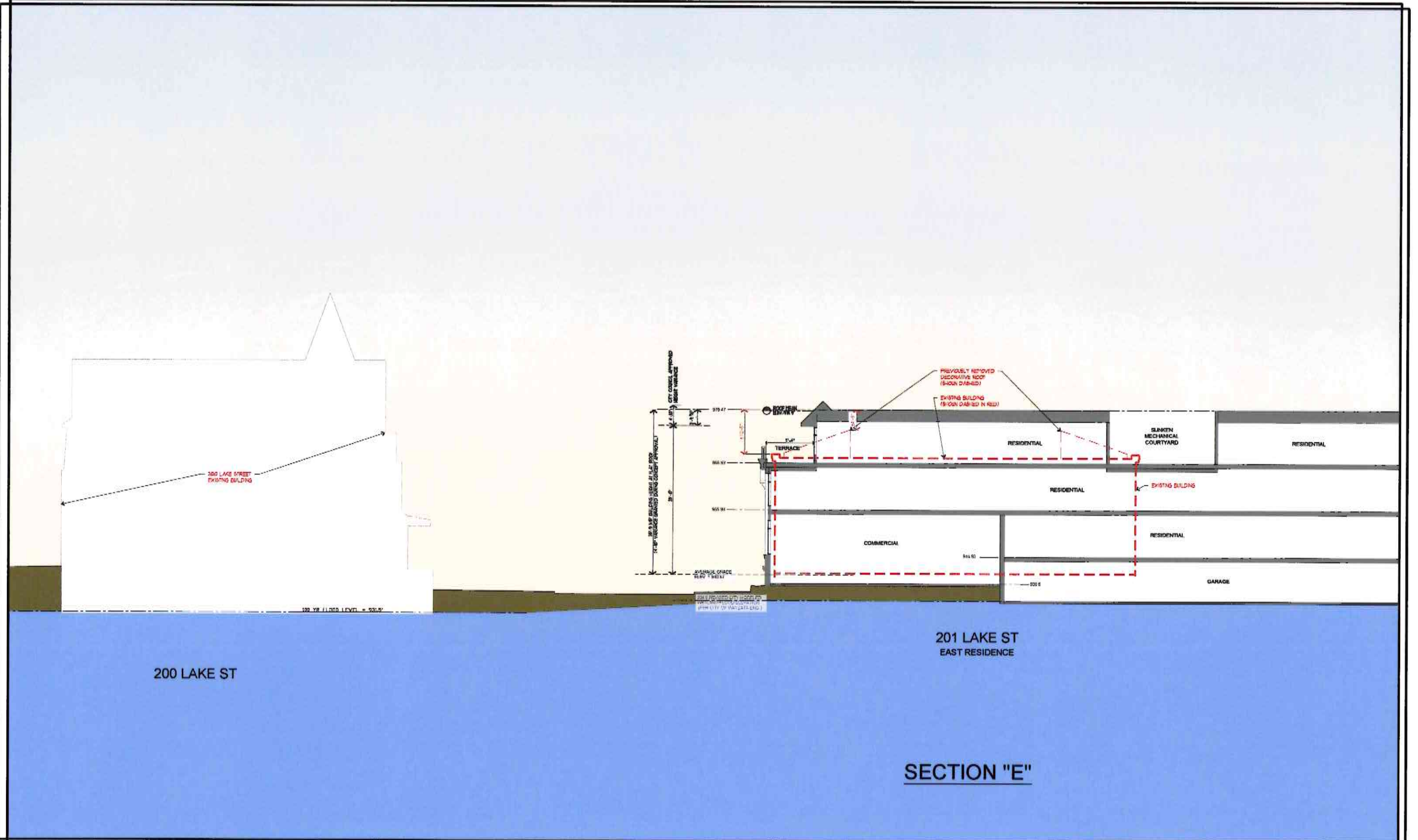
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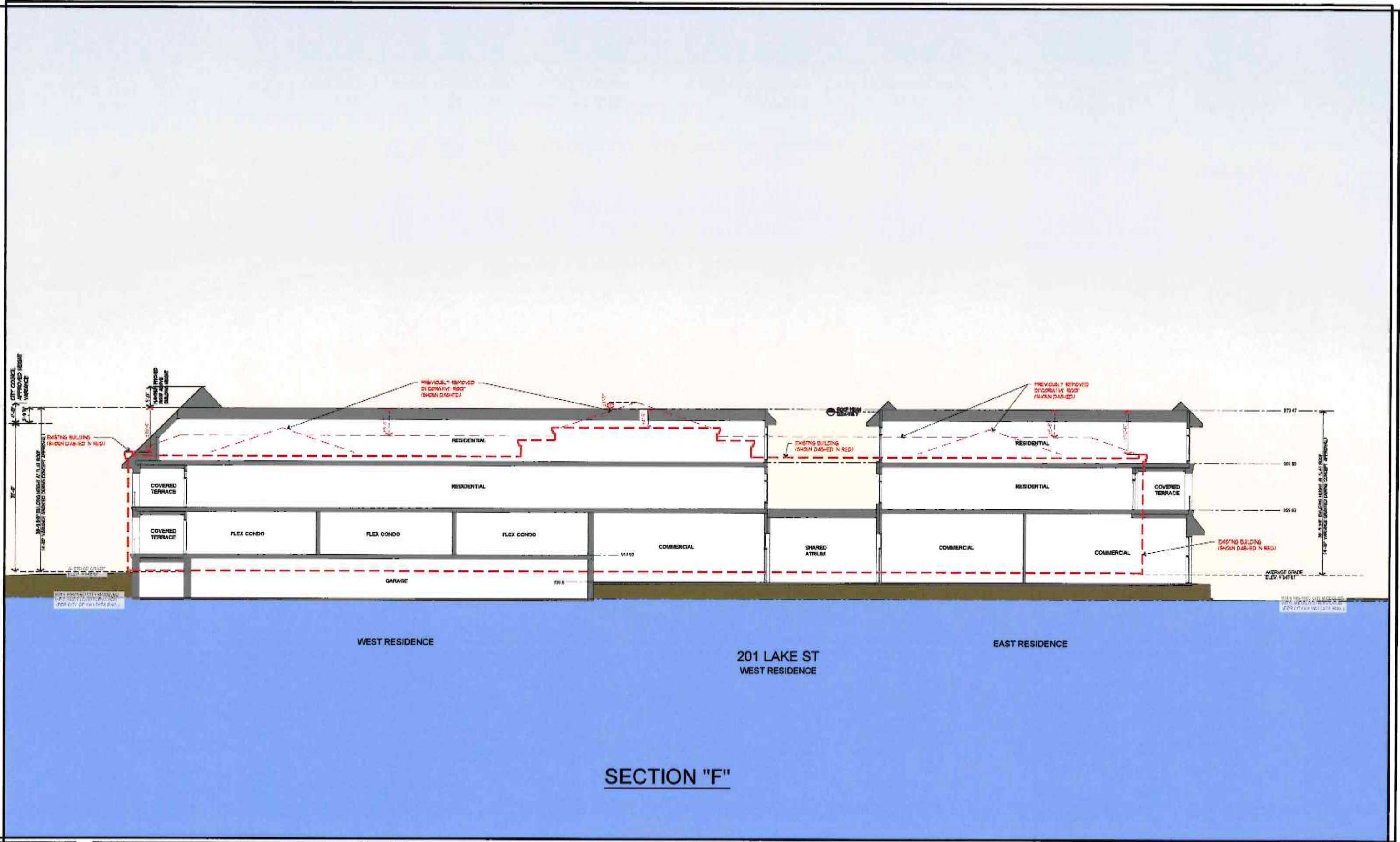
WESTWAY CONDOMINIUMS
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SECTION

 GRAPHIC SCALE

PUD GENERAL PLAN
 REVISED JUNE 28, 2023





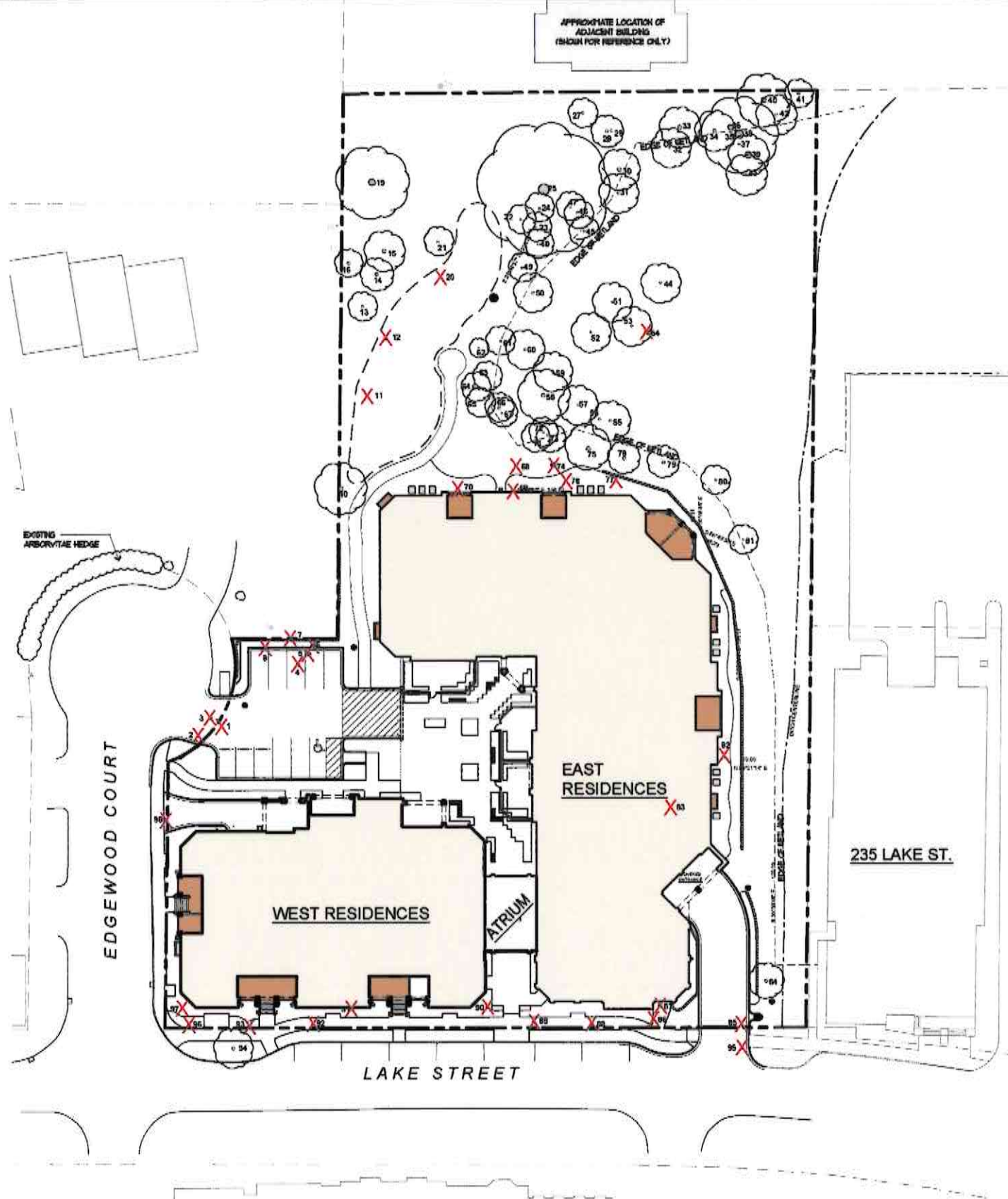
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WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

SECTION

GRAPHIC SCALE

PUD GENERAL PLAN
REVISED JUNE 28, 2023



TREE SYMBOLS

INDICATES A TREE TO REMAIN (SEE TREE INVENTORY FOR SIZE AND SPECIES)

INDICATES A TREE TO BE REMOVED (SEE TREE INVENTORY FOR SIZE AND SPECIES)

TREE REPLACEMENT CALCULATIONS

EXISTING HERITAGE TREES BEING REMOVED = NONE

EXISTING SIGNIFICANT TREES

1,277.5' = TOTAL EXISTING SIGNIFICANT TREES DBH

360.0' = DBH SIGNIFICANT TREES TO BE REMOVED AND REPLACED

127.75' = DBH SIGNIFICANT TREES ALLOWED TO BE REMOVED WITHOUT BEING MITIGATED (10%)

232.25' = DBH REQUIRED TO BE MITIGATED

271.25' = CALIPER INCHES OF TREES PROPOSED TO BE PLANTED AT 201 LAKE STREET SITE

145' = CALIPER INCHES TO BE PLANTED ON THE NEIGHBORING FERNDALE RIDGE PROPERTY, ALONG THE SHARED PROPERTY LINE, TO CREATE PRIVACY SCREENING

22 TREES MEASURING 10' TALL (BALL AND BUNLAP, ASSUMED TO BE 3" DIAMETER) (+1) 3" HACKBERRY TREE

340.25' = ACTUAL DBH TO BE PLANTED

NOTE: 85 TREES 3" OR LARGER IN DIAMETER PROPOSED TO BE PLANTED AND 48 TREES 1.75" OR LARGER IN DIAMETER PROPOSED TO BE PLANTED FOR A TOTAL OF 133 TOTAL TREES TO BE PLANTED, REPLACING 32 SIGNIFICANT TREES BEING REMOVED

THE CITY FORESTER HAS VISITED THE SITE AND HAS NOT IDENTIFIED ANY SPECIFIC TREES TO BE DISEASED OR HAZARDOUS TO DATE. OTHER THAN TREE #34, A 30" GREEN ASH, THIS TREE WILL BE REMOVED AND IS EXEMPT FROM ANY REPLACEMENT REQUIREMENTS.

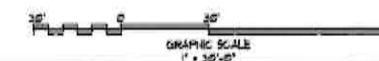
PRESERVATION OF THE MAXIMUM AMOUNT TREES POSSIBLE IS ONE OF THE GOALS FOR THIS PROPOSED DEVELOPMENT. THEREFORE, THE DEVELOPER PROPOSES REMOVING THE MINIMUM AMOUNT OF TREES NECESSARY FOR THIS DEVELOPMENT WHICH IS WHAT IS INDICATED ON THE TREE SURVEY. AFTER THESE TREES ARE REMOVED, ALONG WITH ANY OTHER DEAD OR ALREADY FALLEN TREES ARE CLEARED FROM THE NORTHERN PORTION OF THE PROPERTY, THE CITY FORESTER WILL BE INVITED BACK TO THE SITE FOR A MORE COMPREHENSIVE STUDY OF THE REMAINING TREES TO SEE IF ANY ARE DISEASED OR HAZARDOUS. AT THAT TIME, IT WILL BE DETERMINED IF ADDITIONAL TREES NEED TO BE REMOVED OR ABATED.

EXISTING TREE INVENTORY									
Tree #	Species	DBH	Condition	Stems	Heritage	Classification	To Be Removed	Significant Trees To Be Replanted	
1	Spruce, white	6.5	Fair	1	No	Coniferous	x		
2	Spruce, blue	8.0	Fair	1	No	Coniferous	x		
3	Spruce, blue	13.0	Good	1	No	Coniferous	x	x	
4	Cottonwood	15.5	Good	1	No	Softwood	x	x	
5	Cottonwood	20.5	Good	1	No	Softwood	x	x	
6	Cottonwood	24.0	Good	1	No	Softwood	x	x	
7	Flm. Siberian	12.5	Good	1	No	Softwood	x	x	
8	Cottonwood	15.5	Good	1	No	Softwood	x	x	
NOT USED - TREE #9 IS NOT WITHIN PROPERTY BOUNDARY AND NOT APART OF INVENTORY									
10	Cottonwood	14.0	Good	1	No	Softwood			
11	Cornut. Black	7.0	Fair	1	No	Hardwood	x	x	
12	Cornut. Black	10.0	Good	1	No	Hardwood	x	x	
13	Bowlider	12.0	Fair	1	No	Softwood			
14	Elm, American	16.0	Fair	1	No	Softwood			
15	Ash, green	20.0	Good	1	No	Hardwood			
16	Ash, green	14.0	Good	1	No	Hardwood			
NOT USED - TREE #17 IS NOT WITHIN PROPERTY BOUNDARY AND NOT APART OF INVENTORY									
NOT USED - TREE #18 IS NOT WITHIN PROPERTY BOUNDARY AND NOT APART OF INVENTORY									
19	Ash, green	15.5	Good	3	Yes	Hardwood			
20	Cornut. Black	7.5	Good	1	No	Hardwood	x	x	
21	Cornut. Black	12.0	Good	1	No	Hardwood			
22	Ash, green	10.5	Good	1	No	Hardwood			
23	Ash, green	6.5	Fair	1	No	Hardwood			
24	Ash, green	10.0	Good	1	No	Hardwood			
25	Cottonwood	12.0	Good	2	Yes	Softwood			
NOT USED - TREE #26 IS NOT WITHIN PROPERTY BOUNDARY AND NOT APART OF INVENTORY									
27	Ash, green	12.0	Good	1	No	Hardwood			
28	Ash, green	13.0	Good	1	No	Hardwood			
29	Ash, green	10.5	Good	1	No	Hardwood			
30	Ash, green	15.5	Fair	1	No	Hardwood			
31	Ash, green	13.0	Fair	1	No	Hardwood			
32	Ash, green	6.0	Fair	1	No	Hardwood			
33	Bowlider	12.5	Fair	1	No	Softwood			
34	Cottonwood	11.5	Good	1	No	Softwood			
35	Ash, green	8.0	Fair	1	No	Hardwood			
36	Cottonwood	22.0	Good	1	No	Softwood			
37	Ash, green	7.5	Good	1	No	Hardwood			
38	Cottonwood	45.0	Good	1	Yes	Softwood			
39	Cottonwood	25.0	Good	1	Yes	Softwood			
40	Bowlider	23.0	Fair	1	No	Softwood			
41	Ash, green	12.5	Good	1	No	Hardwood			
42	Bowlider	14.0	Fair	1	No	Softwood			
43	Ash, green	17.0	Fair	1	No	Hardwood			
44	Ash, green	10.0	Good	1	No	Hardwood			
45	Ash, green	7.5	Fair	1	No	Hardwood			
46	Ash, green	10.0	Good	1	No	Hardwood			
47	Ash, green	6.5	Good	1	No	Hardwood			
48	Ash, green	6.5	Good	1	No	Hardwood			
49	Ash, green	10.0	Good	1	No	Hardwood			
50	Ash, green	11.5	Fair	1	No	Hardwood			
51	Ash, green	7.5	Good	1	No	Hardwood			
52	Ash, green	10.0	Good	1	No	Hardwood			
53	Ash, green	10.5	Fair	1	No	Hardwood	x	EAB	
54	Ash, green	20.0	Good	1	No	Hardwood			
55	Ash, green	10.5	Good	1	No	Hardwood			
56	Ash, green	10.5	Good	1	No	Hardwood			
57	Ash, green	2.5	Good	1	No	Hardwood			
58	Ash, green	19.0	Fair	1	No	Hardwood			
59	Ash, green	13.0	Good	1	No	Hardwood			
60	Ash, green	15.5	Good	1	No	Hardwood			
61	Ash, green	9.0	Good	1	No	Hardwood			
62	Ash, green	7.5	Good	1	No	Hardwood			
63	Ash, green	3.5	Good	1	No	Hardwood			
64	Ash, green	14.0	Good	1	No	Hardwood			
65	Ash, green	17.0	Good	1	No	Hardwood			
66	Ash, green	12.0	Good	1	No	Hardwood			
67	Ash, green	6.0	Fair	1	No	Hardwood			
68	Ash, green	12.5	Good	1	No	Hardwood	x	x	
69	Crabapple	8.0	Fair	1	No	Hardwood	x	x	
70	Crabapple	7.0	Fair	1	No	Hardwood	x	x	
71	Ash, green	9.0	Good	1	No	Hardwood			
72	Ash, green	6.0	Good	1	No	Hardwood			
73	Ash, green	3.5	Good	1	No	Hardwood			
74	Cottonwood	26.0	Good	1	No	Softwood	x	x	
75	Bowlider	22.0	Fair	1	No	Softwood			
76	Crabapple	9.5	Fair	1	No	Hardwood	x	x	
77	Crabapple	6.0	Fair	1	No	Hardwood	x	x	
78	Bowlider	16.0	Fair	1	No	Softwood			
79	Willow	15.5	Good	1	No	Softwood			
80	Ash, green	10.0	Good	1	No	Hardwood			
81	Ash, green	7.0	Fair	1	No	Hardwood			
82	monocot	7.5	Fair	1	No	Hardwood	x	x	
83	monocot	7.0	Good	1	No	Hardwood	x	x	
84	Ash, green	17.0	Good	2	No	Hardwood			
85	hackberry	6.0	Good	1	No	Hardwood	x	x	
86	hackberry	3.5	Fair	1	No	Hardwood	x	x	
87	Spruce, blue	15.0	Fair	1	No	Coniferous	x	x	
88	monocot	12.5	Good	1	No	Hardwood	x	x	
89	hackberry	12.5	Good	1	No	Hardwood	x	x	
90	Crabapple	11.5	Good	1	No	Hardwood	x	x	
91	Crabapple	6.5	Good	1	No	Hardwood	x	x	
92	hackberry	11.5	Good	1	No	Hardwood	x	x	
93	monocot	20.0	Good	1	No	Hardwood	x	x	
94	Crabapple	8.0	Fair	1	No	Hardwood			
95	Crabapple	10.5	Good	1	No	Hardwood	x	x	
96	hackberry	11.5	Good	1	No	Hardwood	x	x	
97	Spruce, white	6.0	Fair	1	No	Coniferous	x		
98	monocot	3.5	Good	1	No	Hardwood	x	x	

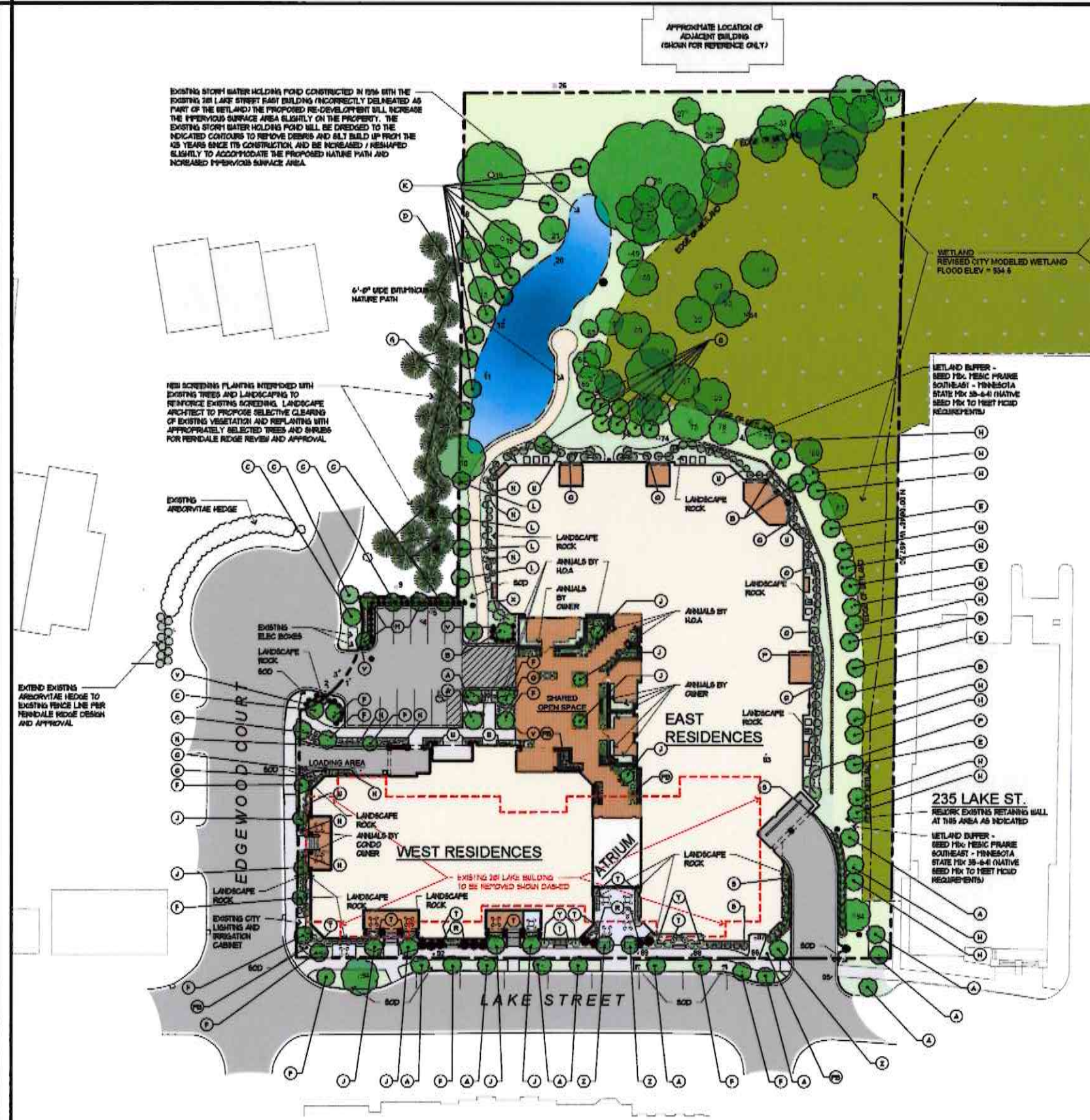
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WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

TREE SURVEY AND INVENTORY



PUD GENERAL PLAN
REVISED JULY 17, 2023



NEW PLANTING LEGEND						CALIPER INCHES OF PROPOSED TREES TO BE PLANTED			
PLANT LIST			SIZE / ROOT TYPE		QUANTITY		AT 201 LAKE SITE	AT FERDALE RIDGE SITE	
PLANT	COMMON NAME	BOTANICAL NAME	BALL AND BURLAP	CONTAINER	TREES	SHRUBS			
AREAS NOTED WITH "PB" INDICATE A PLANTING BED WHICH WILL INCLUDE A MIX OF JUNIPERS, HYDRANGEA AND PERENNIAL FLOWERS (APPROX. 1.03)									
PB									
A	NORTHERN ACCLAIM HONEYLOCUST	GLEITSIA TRIACANTHOS	3" DIA.		12		36"		
B	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	3" DIA.		6		18"		
C	COMMON HACKBERRY	CELTIS OCCIDENTALIS	3" DIA.		6		15" (5 TREES)	3" (1 TREE)	
D	EASTERN WHITE PINE	PINUS STROBUS	10' BB (approx. 3" DIA)		22			66"	
E	RED ROCKET MAPLE	ACER RUFHUM	2.5" DIA.		4		10"		
F	FLOWERING CRABAPPLE	MALUS 'RUBY DAZE'	3" DIA.		13		39"		
G	SHADELOW SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLANCE'	# 10B (approx. 2.5" DIA)		9		22.5"		
H	RIVER BIRCH	BETULA NIGRA	3" DIA.		13		39"		
J	JAPANESE TREE LILAC	SYRINGA RETICULATA	2" DIA.		10		20"		
K	SWAMP WHITE OAK	QUERCUS BICOLOR	3" DIA.		10		30"		
L	COLUMBIA MAPLE	ACER PLATANOIDES 'COLUMBIANA'	2.5" DIA.		4		10"		
M	SIENNA GLEN MAPLE	ACER x FRIEMANII SIENNA	3" DIA.		3		9"		
N	SEA ASH LEAF SPIRUEA	SORBARIA SORBIIFOLIA 'SEM'		# 5		51			
P	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS		# 5		6			
Q	GARDEN GLOW DOGWOOD	CORNUS HESSEYI 'GARDEN GLOW'		# 5		42			
R	HYDRANGEA TREE	HYDRANGEA PANICULATA 'RENHY'	1.75" DIA.		10		17.5"		
S	ANDORRA COMPACT JUNIPER	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'		# 2		20			
T	ALPINE CURRANT	RIBES ALPINUM		# 5		41			
U	MOUNT AIRY FOTHERGILLA	FOTHERGILLA GARDENII 'MOUNT AIRY'		# 5		26			
V	GOLDFINGER POTENILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'		# 2		56			
W	JAPANESE YEW	TAXUS CUSPIDATA		# 5		26			
X	RHODODENDRON	RHODODENDRON		# 5		3			
Y	FRENCH HYDRANGEA	HYDRANGEA 'ENDLESS SUMMER'		# 5		7			
Z	ANN MAGNOLIA TREE	MAGNOLIA LILIFLORA 'NIGRA'	(approx. 1.75" DIA.)	# 10		3	5.25"		
TOTALS					125	287	271.25"	69"	271.25" + 69" = 340.25"

340.25 TOTAL CALIPER INCHES OF TREES PROPOSED TO BE PLANTED ON AND OFF SITE EXCEEDS THE 233.25 CALIPER INCHES OF TREES REQUIRED TO BE MITIGATED

WETLAND BUFFER INFORMATION

BASE BUFFER WIDTH REQUIRED BY MCWD PRIOR TO ANY REDUCTIONS OR MODIFICATIONS IS 30 FEET, WHICH EQUALS APPROX. 19,340 SF TOTAL BUFFER AREA REQUIRED. THE PROPOSED APPLIED TOTAL BUFFER AREA IS LARGER THAN WHAT IS REQUIRED - APPROX. 19,354 SF

PROPOSED BUFFER AREA INDICATED AS HATCHED =

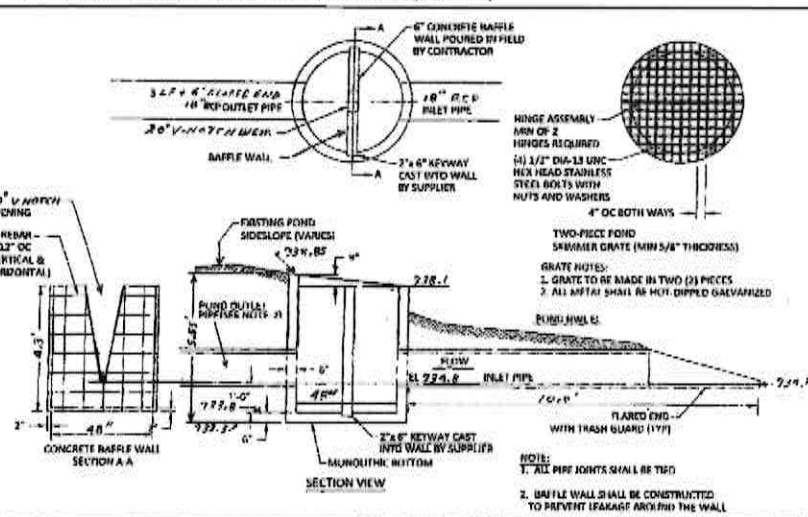
→ INDICATES PERMANENT WETLAND BUFFER MONUMENT REQUIREMENTS PER MCWD

KEYNOTE INFORMATION

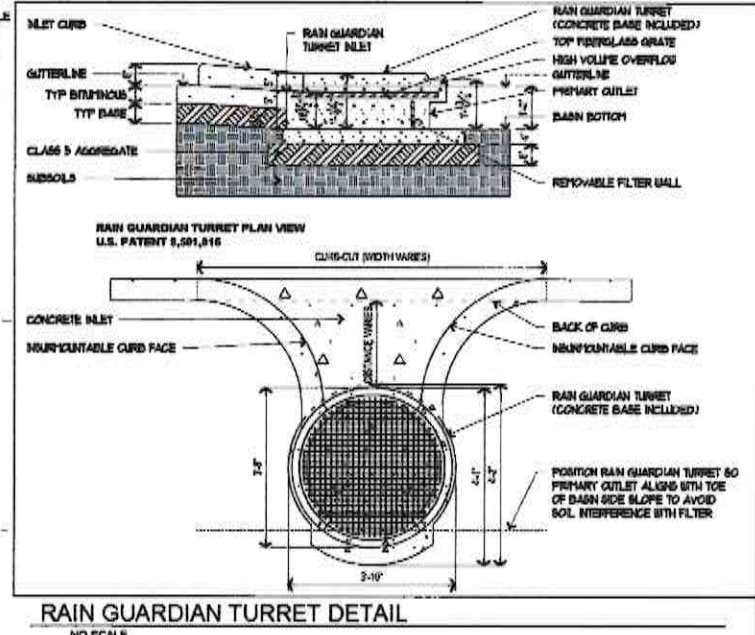
- EXISTING STORM WATER PIPE FROM THE WEST NEIGHBORING PROPERTY. SIZE AND ELEVATION TO BE DETERMINED AT SITE. NETWORK PIPE END LOCATION AND ELEVATION AS REQUIRED FOR NEW HOLDING POND SHAPE AND CONTOURS
- SEED MIX: MESIC PRAIRIE SOUTHEAST - MINNESOTA STATE MIX 35-641 (NATIVE SEED MIX TO MEET MCWD REQUIREMENTS)
- RIP RAP CLASS 3 AT OUTLET FROM BOTH STORMWATER PIPES - EXACT QUANTITY TO BE DETERMINED
- 12" DIAMETER SCHEDULE 40 PVC DRAIN PIPE FOR PITCHED ROOF GUTTERS DOWNSPOUT (STOP DOWNSPOUT 4" ABOVE TOP OF PIPE) WITH POURED CONCRETE SPLASH BLOCK FOR OVERFLOWS WHERE INDICATED TERRACE DRAIN
- LANDSCAPE DRAIN
- RAIN GUARDIAN TURRET MODEL (SEE DETAIL) 11E-4N TO CURB FLOW LINE AS DIRECTED IN FIELD
- 10 CY RIP RAP CLASS 3 AT OUTLET. RAIN GUARDIAN TURRET TO HANDLE STORM WATER FROM ENCLOSED PARKING ENTRANCE DRIVE AREA ONLY

STORM WATER PIPE SCHEDULE

- 20" 12" RCP AT 1%
CONNECT TO WEST RESIDENCES PRIMARY INTERIOR ROOF DRAIN PIPING BELOW GRADE. PROVIDE DRAIN AND 12" VERTICAL PIPE IN SPLASHBLOCK AT GRADE AS INDICATED FOR SECONDARY (OVERFLOW PIPE)
- 52" 12" RCP AT 1%
CONNECT TO CATCH BASIN AT BOTH ENDS
- 60" 12" RCP AT 0.5%
CONNECT TO CATCH BASIN AT BOTH ENDS
- 80" 12" RCP AT 0.5%
CONNECT TO CATCH BASIN AT HIGH END
DISCHARGES ABOVE GRADE AT HOLDING POND (ELEV = 930.5). PROVIDE FLARED END WITH TRASH GUARD
- 416" 12" RCP AT 1%
CONNECT TO EAST RESIDENCES PRIMARY INTERIOR ROOF DRAIN PIPING BELOW GRADE
- 76" 8" PVC AT 1%
PROVIDE 4" PVC BRANCH EXTENSIONS (AT 1%) WITH VERTICAL PIPE TO LANDSCAPE DRAINS AS SHOWN
- 14" 8" PVC AT 1%
CONNECT TO CATCH BASIN
- 21" 8" PVC AT 1%
CONNECT TO CATCH BASIN
- 22" 8" PVC AT 1%
PROVIDE 4" PVC BRANCH EXTENSIONS (AT 1%) WITH VERTICAL PIPE TO LANDSCAPE DRAINS AS SHOWN
- 23" 8" PVC AT 1%
PROVIDE 4" PVC BRANCH EXTENSIONS (AT 1%) WITH VERTICAL PIPE TO LANDSCAPE DRAINS AS SHOWN
- 53" 8" PVC AT 1%
PROVIDE 4" PVC BRANCH EXTENSIONS (AT 1%) WITH VERTICAL PIPE TO LANDSCAPE DRAINS AS SHOWN
- 188" 8" PVC AT 2%
PROVIDE 4" PVC BRANCH EXTENSIONS (AT 1%) WITH VERTICAL PIPE TO LANDSCAPE DRAINS AS SHOWN
- 22" 8" PVC AT 1%
PROVIDE 4" PVC BRANCH EXTENSIONS (AT 1%) TO TERRACE DRAINS
- 41" 8" PVC AT 2%
CONNECT TO CATCH BASIN
- 19" 2" PVC AT 1%
6" PVC OPEN VERTICAL PIPE TO ABOVE GRADE BELOW ROOF GUTTER DOWNSPOUT. CONNECT OTHER END TO CATCH BASIN
- 19" 2" PVC AT 1%
PROVIDE 4" PVC BRANCH EXTENSIONS (AT 1%) WITH VERTICAL PIPE TO LANDSCAPE DRAINS AS SHOWN
- 37" 2" PVC AT 5%
PROVIDE 4" PVC BRANCH EXTENSIONS (AT 1%) WITH VERTICAL PIPE TO LANDSCAPE DRAINS AND 6" PVC BRANCH EXTENSIONS (AT 1%) WITH VERTICAL PIPE DOWNSPOUT AS SHOWN
- 4" 4" PLUS 6" 6" FLARED END - 18" RCP (NO PITCH)
CONNECT TO OUTLET STRUCTURE OPEN TO HOLDING POND WITH FLARED END AND TRASH GUARD - SEE DETAIL
- 11" 4" PLUS 6" 6" FLARED END - 18" RCP AT 1.8%
CONNECT TO OUTLET STRUCTURE. DISCHARGES TO WETLAND WITH FLARED END AND TRASH GUARD - SEE DETAIL
- 23" 8" PVC AT 0.5%
CONNECT TO CATCH BASIN. DISCHARGE ABOVE GRADE (ELEV = 931.5). PROVIDE FLARED END WITH TRASH GUARD
- 34" 8" PVC AT 2%
CONNECT TO TRENCH DRAIN AND MANHOLE STRUCTURE
- 8" 8" PVC AT 0.5%
CONNECT TO MANHOLE STRUCTURE. DISCHARGE TO DAYLIGHT (ELEV = 931.5).



HOLDING POND OUTLET STRUCTURE DETAIL
NO SCALE



RAIN GUARDIAN TURRET DETAIL
NO SCALE

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WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

STORMWATER PIPING
AND WETLAND BUFFER PLAN
GRAPHIC SCALE
1" = 30'-0"

PUD GENERAL PLAN
REVISED JUNE 28, 2023

--- WATER-A ---	NEW 6" DIA. WATER SUPPLY - SIZE TO BE VERIFIED
--- WATER-X ---	EXISTING WATER MAIN - SIZE TO BE VERIFIED
--- ELEC-N ---	NEW UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC TRANSFORMER
	- SERVICE SIZE TO BE VERIFIED
--- GAS-N ---	NEW NATURAL GAS SERVICE
	- SIZE AND EXISTING GAS MAIN LOCATION TO BE VERIFIED
--- SAN-N ---	NEW 6" DIAMETER SANITARY SEWER - SIZE TO BE VERIFIED
--- SAN-X ---	EXISTING SANITARY SEWER - SIZE TO BE VERIFIED
--- TEL-N ---	NEW UNDERGROUND LOW VOLTAGE / TELEPHONE SERVICE
--- TEL-X ---	EXISTING UNDERGROUND LOW VOLTAGE / TELEPHONE LINE
③	EXISTING SANITARY SEWER MANHOLE
▷	EXISTING GATE VALVE



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WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

UTILITY PLAN

PUD GENERAL PLAN
REVISED JUNE 28, 2023

SITE LIGHTING FIXTURE LEGEND			
FIXTURE ID	SYMBOL	DESCRIPTION	IMAGE
A	*	SURFACE PARKING LOT AND OPEN SPACE LIGHTING FIXTURE POLE MOUNTED, 12' ABOVE GRADE AND LIGHTING, BELLA VISTA 24" x 17" LED, 3000K	
B	*	STREET LIGHT FIXTURE (EXISTING TO REMAIN WHERE NOTED) NEW STREET LIGHTS TO MATCH EXISTING CITY STANDARD AND HEIGHT	
C	.	BOLLARD STYLE WALKWAY LIGHT FIXTURE 2'-6" ABOVE GRADE AND LIGHTING, 30" x 6 1/2" LED, 2700K	
D	*	WALL SCONCE APPROX. 8'-0" MOUNTING HGT ABOVE GRADE GENERATION LIGHTING, MEDIUM LANTERN, SHEPHERD COLLECTION 7 1/2" x 19 1/2" x 7 1/2" DEEP A19 BULB, 75W	
E	n	WALL SCONCE APPROX. 8'-0" MOUNTING HGT ABOVE GRADE CRENSHAW LIGHTING, EXTERIOR BRACKET SCONCE, 11" x 24" x 13 1/2" DEEP ED17 METAL HALIDE BULB, 75W	
F	*	WALL SCONCE APPROX. 8'-0" MOUNTING HGT ABOVE GRADE CRENSHAW LIGHTING, TILTON PLUS ADA LED, 10" x 18" x 4" DEEP	
G	—	ARCHITECTURAL LINEAR FLOOD LIGHT HYDREL 475MM, 4 FEET LENGTH LED, 3000K	
H	.	STEP LIGHT WAC LIGHTING, CIRCULAR SCOOP LED+e STEP LIGHT, 3 1/2" DIAMETER LED, 2700K	
J	.	STEP LIGHT WAC LANDSCAPE LIGHTING, RECTANGLE STEP LIGHT, 3 1/2" x 9" LED, 2700K	
K	*	WALKWAY PATH LIGHT WAC LANDSCAPE LIGHTING, CANOPY 6" 21 1/4" HIGH, 6 1/2" DIAMETER LED, 2700K	



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WESTWAY CONDOMINIUMS
 201 LAKE STREET EAST, WAYZATA, MINNESOTA

SITE LIGHTING PLAN



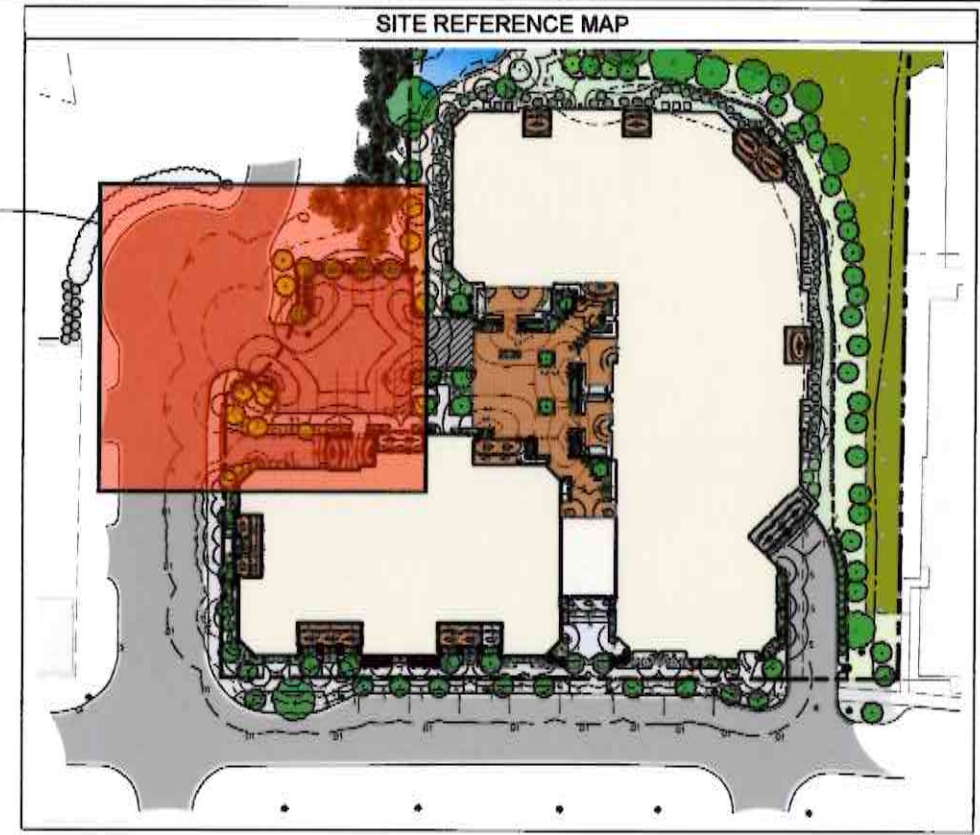
PUD GENERAL PLAN
 REVISED AUGUST 2, 2023



DETAIL AT EDGEWOOD COURT CUL DE SAC



DETAILED AREA



SITE LIGHTING FIXTURE LEGEND			
FIXTURE ID	SYMBOL	DESCRIPTION	IMAGE
A	✱	SURFACE PARKING LOT AND OPEN SPACE LIGHTING FIXTURE POLE MOUNTED, 12' ABOVE GRADE ANP LIGHTING, BELLA VISTA 24" x 17" LED, 3000K	
B	#	STREET LIGHT FIXTURE (EXISTING TO REMAIN WHERE NOTED). NEW STREET LIGHTS TO MATCH EXISTING CITY STANDARD AND HEIGHT	
C	•	BOLLARD STYLE WALKWAY LIGHT FIXTURE 2'-6" ABOVE GRADE ANP LIGHTING, 30" x 6 1/2" LED, 2700K	
D	•	WALL SCONCE APPROX. 6'-8" MOUNTING HGT ABOVE GRADE GENERATION LIGHTING, MEDIUM LANTERN, SHEPHERD COLLECTION 7 1/2" x 15 1/2" x 7 1/2" DEEP A19 BULB, 75W	
E	—	ARCHITECTURAL LINEAR FLOOD LIGHT HYDREL 4750L, 4 FEET LENGTH LED, 3000K	

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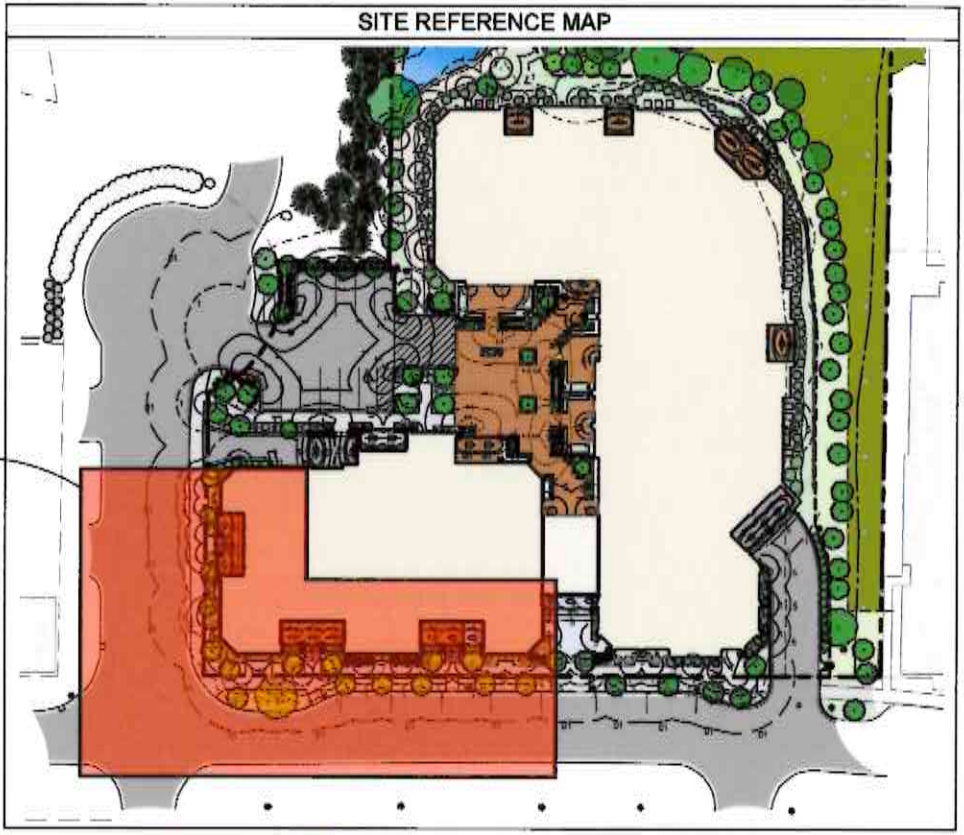
ARCHITECTS

WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

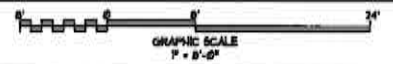
SITE LIGHTING PLAN



PUD GENERAL PLAN
AUGUST 2, 2023



DETAIL AT CORNER OF LAKE STREET AND EDGEWOOD COURT (WEST END OF PROPERTY)



SITE LIGHTING FIXTURE LEGEND			
FIXTURE ID	SYMBOL	DESCRIPTION	IMAGE
B	+	STREET LIGHT FIXTURE (EXISTING TO REMAIN WHERE NOTED). NEW STREET LIGHTS TO MATCH EXISTING CITY STANDARD AND HEIGHT	
C	.	BOLLARD STYLE WALKWAY LIGHT FIXTURE 2'-6" ABOVE GRADE ANP LIGHTING, 30" x 6 1/2" LED, 2700K	
D	+	WALL SCONCE APPROX. 6'-0" MOUNTING HGT ABOVE GRADE GENERATION LIGHTING, MEDIUM LANTERN, SHEPHERD COLLECTION 7 1/2" x 19 1/2" x 7 1/2" DEEP A15 BULB, 75w	
F	+	WALL SCONCE APPROX. 6'-0" MOUNTING HGT ABOVE GRADE CRENSHAW LIGHTING, TILTON PLUS ADA LED, 10" x 10" x 4" DEEP	
G	—	ARCHITECTURAL LINEAR FLOOD LIGHT HYDREL 4750L, 4 FEET LENGTH LED, 3000K	

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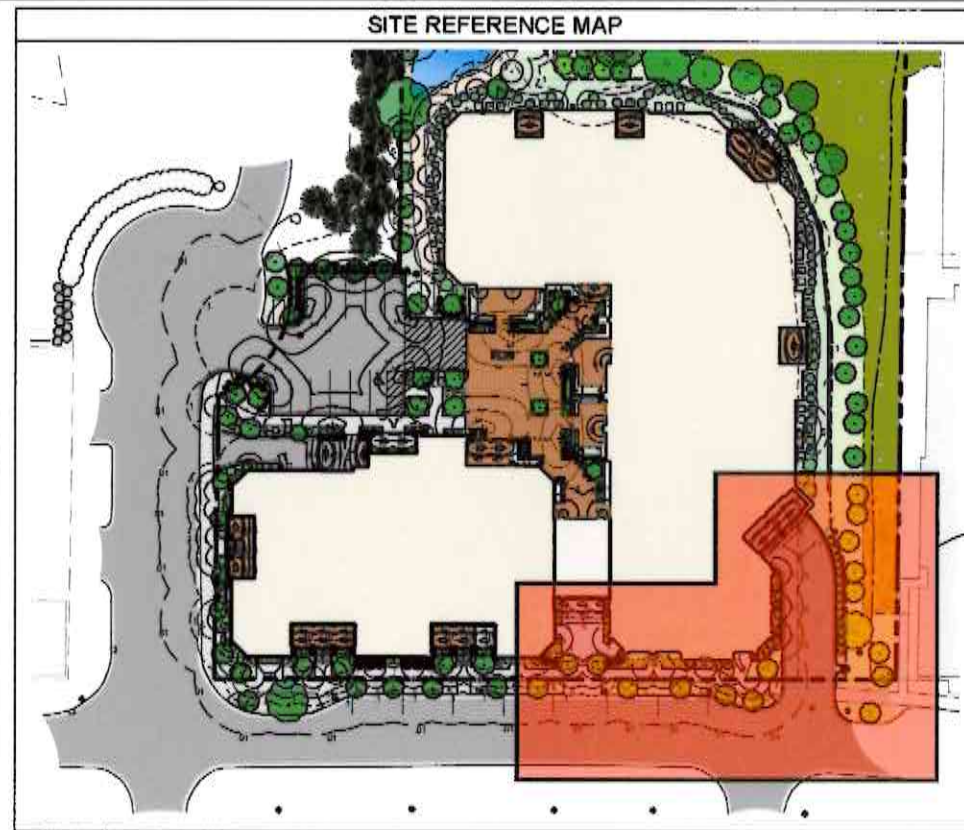


WESTWAY CONDOMINIUMS
 201 LAKE STREET EAST, WAYZATA, MINNESOTA

SITE LIGHTING PLAN



PUD GENERAL PLAN
 AUGUST 2, 2023



DETAILED AREA

SITE LIGHTING FIXTURE LEGEND			
FIXTURE ID	SYMBOL	DESCRIPTION	IMAGE
B	⊙	STREET LIGHT FIXTURE (EXISTING TO REMAIN WHERE NOTED). NEW STREET LIGHTS TO MATCH EXISTING CITY STANDARD AND HEIGHT	
C	⊙	BOLLARD STYLE WALKWAY LIGHT FIXTURE 2'-6" ABOVE GRADE AND LIGHTING, 30" x 6 1/2" LED, 2700K	
E	⊙	WALL SCONCE APPROX. 6'-8" MOUNTING HGT ABOVE GRADE CRENSHAW LIGHTING, EXTERIOR BRACKET SCONCE, 11" x 24" x 13 1/2" DEEP ED17 METAL HALIDE BULB, 75w	
F	⊙	WALL SCONCE APPROX. 6'-8" MOUNTING HGT ABOVE GRADE CRENSHAW LIGHTING, TILTON PLUS ADA LED, 10" x 18" x 4" DEEP	
G	—	ARCHITECTURAL LINEAR FLOOD LIGHT HYDREL 4750L, 4 FEET LENGTH LED, 3000K	



DETAIL AT UNDERGROUND PARKING ENTRANCE AND ALONG LAKE STREET (EAST END OF PROPERTY)



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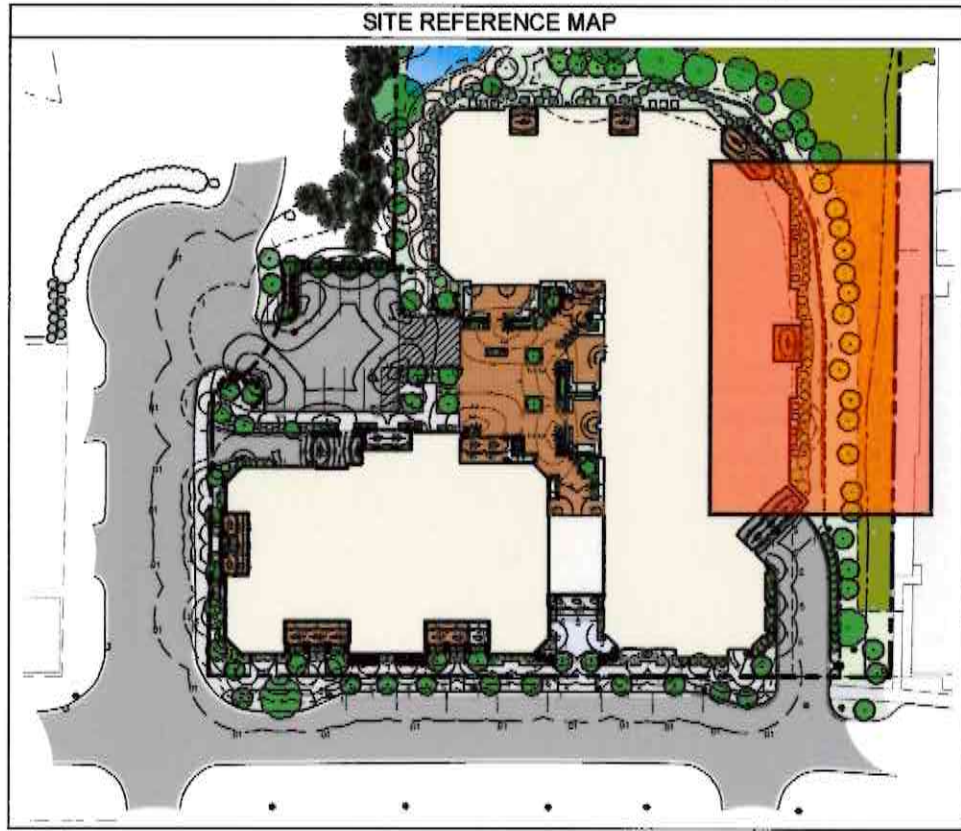
ARCHITECTS

WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

SITE LIGHTING PLAN



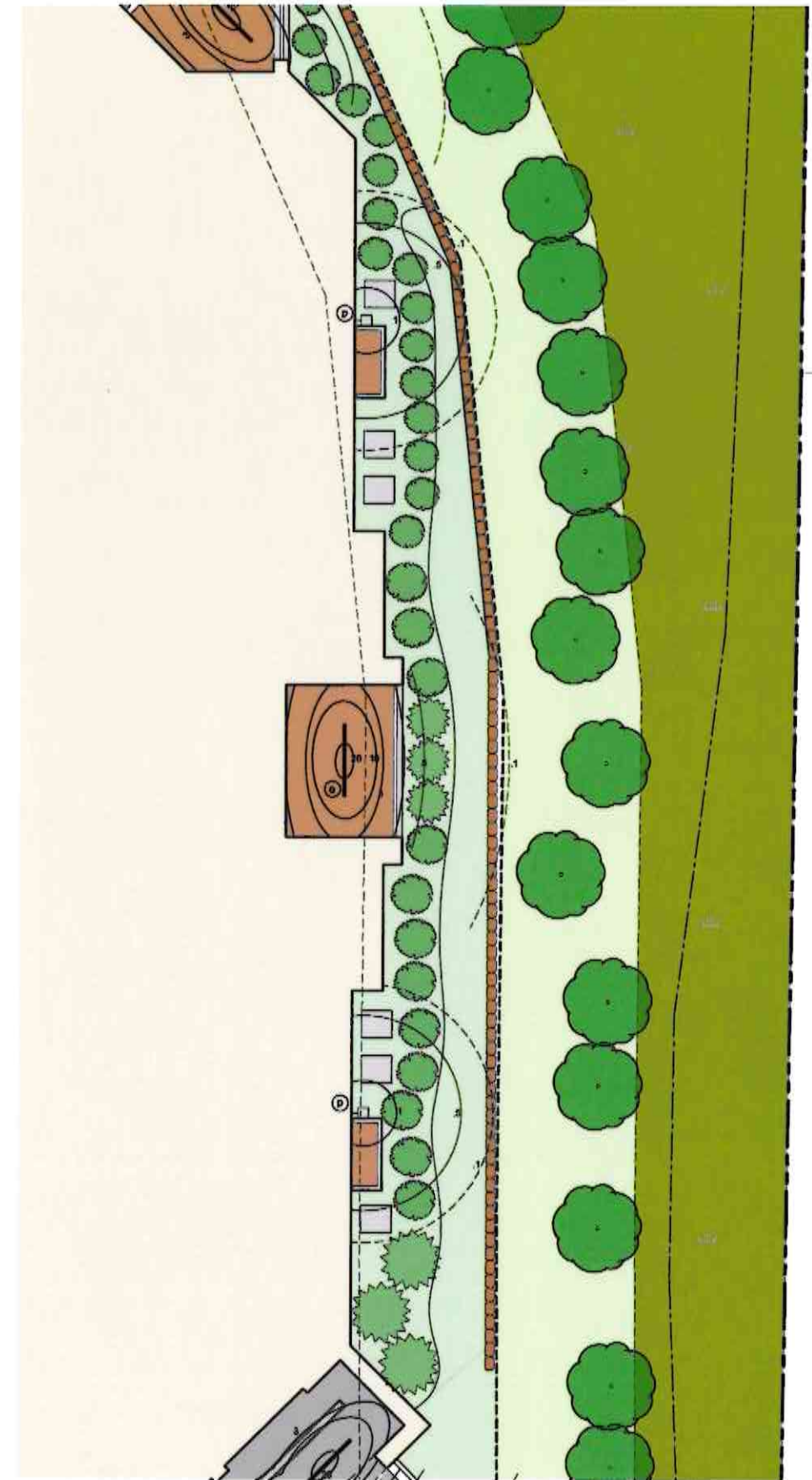
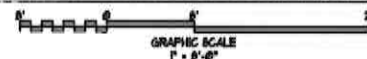
PUD GENERAL PLAN
AUGUST 2, 2023



DETAILED AREA

SITE LIGHTING FIXTURE LEGEND			
FIXTURE ID	SYMBOL	DESCRIPTION	IMAGE
Ⓓ	•	WALL SCONCE APPROX. 6" MOUNTING HGT ABOVE GRADE GENERATION LIGHTING, MEDIUM LANTERN SHEPHERD COLLECTION 7 3/4" x 19 1/2" x 7 1/2" DEEP A19 BULB, 75W	
Ⓐ	—	ARCHITECTURAL LINEAR FLOOD LIGHT HYDREL 4750L, 4 FEET LENGTH LED, 3000K	

DETAIL ALONG EASTERN PROPERTY LINE



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WESTWAY CONDOMINIUMS
201 LAKE STREET EAST, WAYZATA, MINNESOTA

SITE LIGHTING PLAN



PUD GENERAL PLAN
AUGUST 2, 2023



NEW SCREENING PLANTING INTERMIXED WITH EXISTING TREES AND LANDSCAPING TO REINFORCE EXISTING SCREENING. LANDSCAPE ARCHITECT TO PROPOSE SELECTIVE CLEARING OF EXISTING VEGETATION AND REPLANTING WITH APPROPRIATELY SELECTED TREES AND SHRUBS FOR FERNDALE RIDGE REVIEW AND APPROVAL

EXISTING FERNDALE RIDGE DRIVEWAY PIERS WITH NEW LARGER SIGN PER FERNDALE RIDGE DESIGN AND APPROVAL

EXTEND EXISTING ARBORVITAE HEDGE TO EXISTING FENCE LINE PER FERNDALE RIDGE DESIGN AND APPROVAL

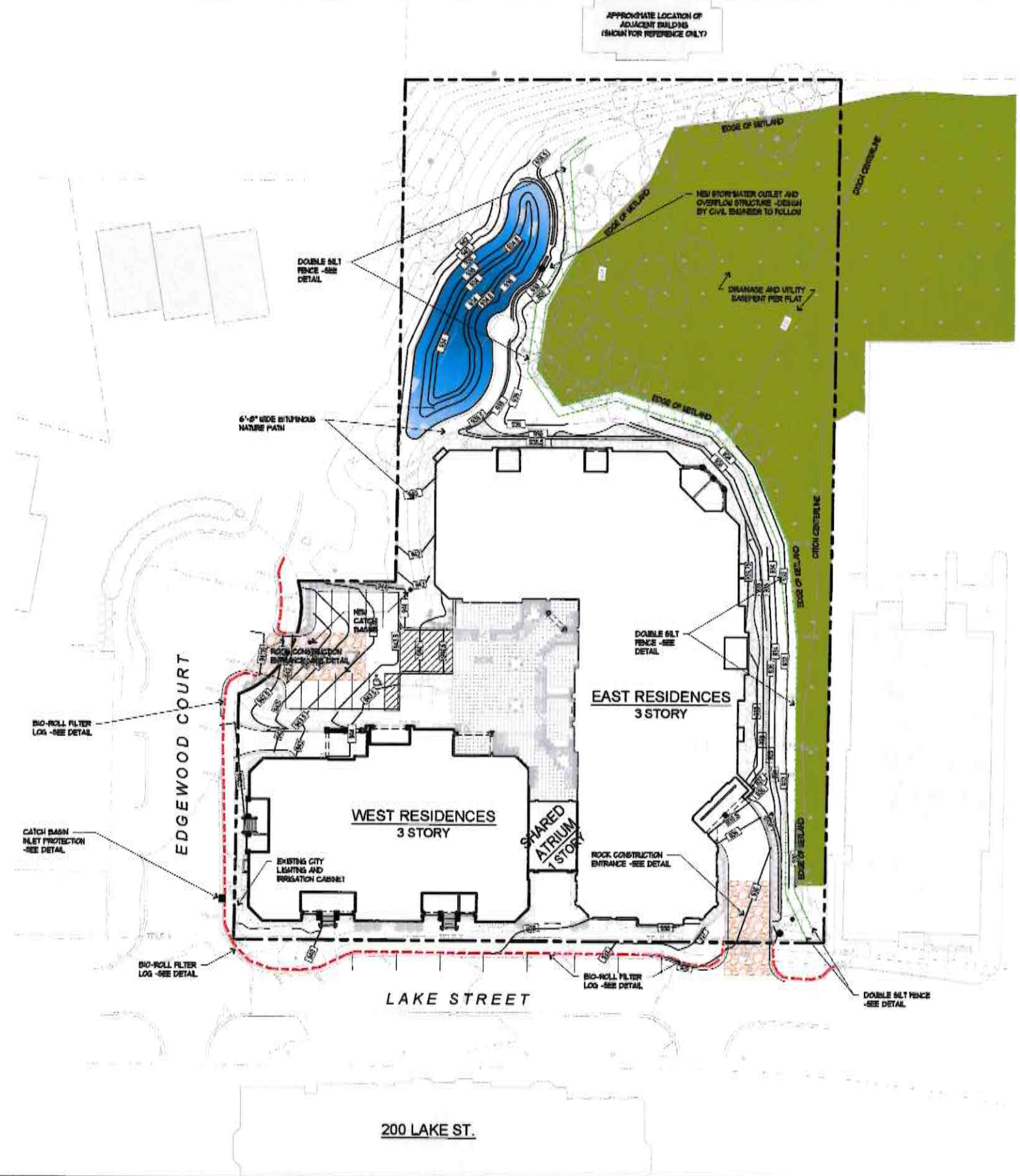
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WESTWAY CONDOMINIUMS
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PROPOSED NEIGHBORHOOD
AMENITY PLAN

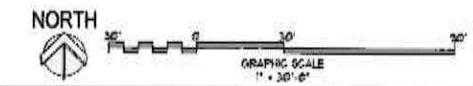
PUD GENERAL PLAN
REVISED JUNE 28, 2023

Page 95 of 144



SWPPP LEGEND

- BIO-ROLL FILTER LOG - SEE DETAIL
- DOUBLE SILT FENCE (2 ROWS SPACED 5'-0" APART)
- GEOTEXTILE FABRIC SILT FENCE - SEE DETAIL
- ROCK CONSTRUCTION ENTRANCE - SEE DETAIL



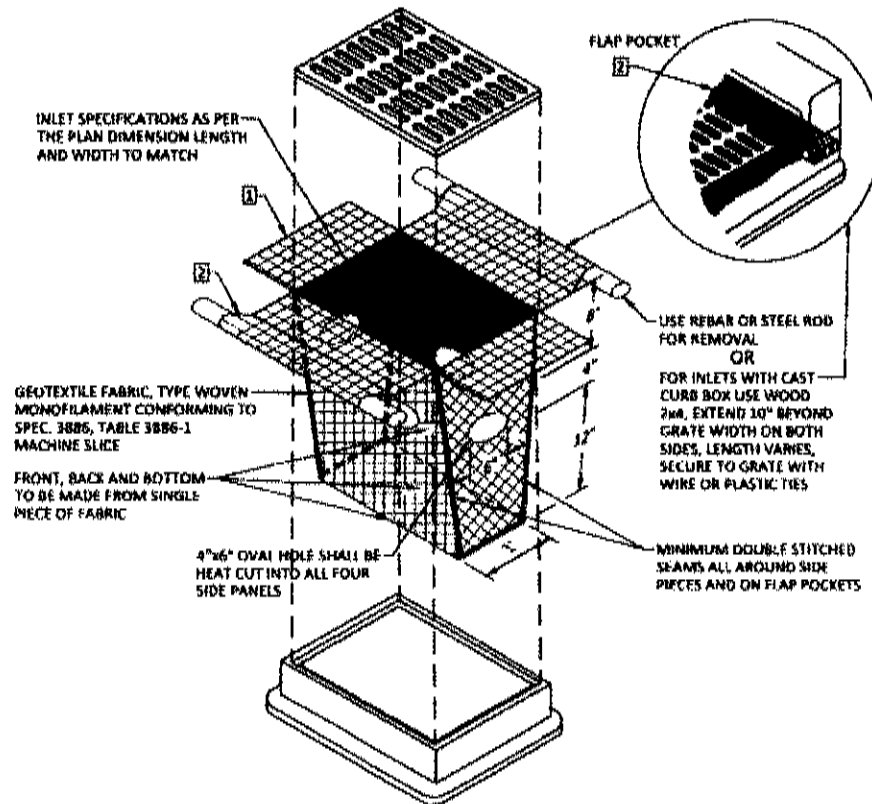
BRUCE W. SCHMITT & ASSOCIATES P.A.
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WESTWAY CONDOMINIUMS
 201 LAKE STREET EAST, WAYZATA, MINNESOTA

**STORMWATER POLLUTION
 PREVENTION PLAN EXHIBIT**

PUD GENERAL PLAN
 REVISED JUNE 28, 2023



NOTES:
 1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SPIDEMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL IN THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

2. FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

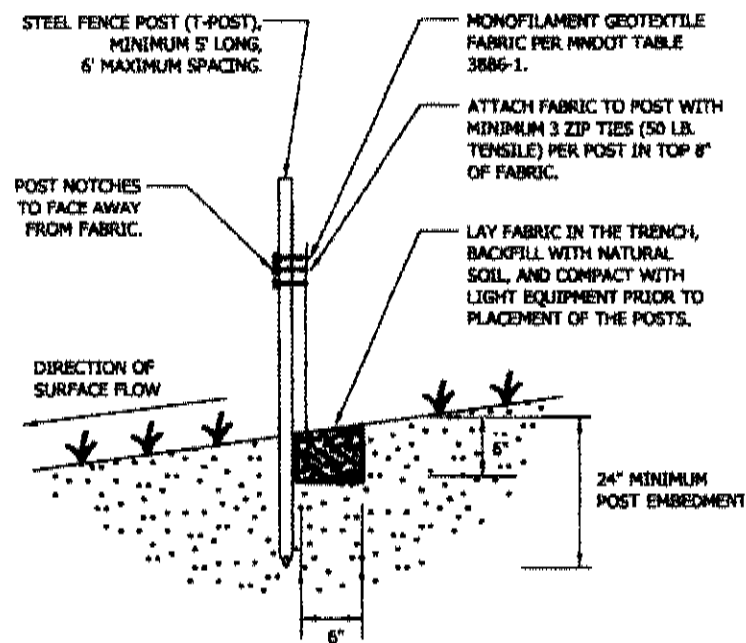
FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INSTALLATION NOTES:
 DO NOT INSTALL PROTECTION IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

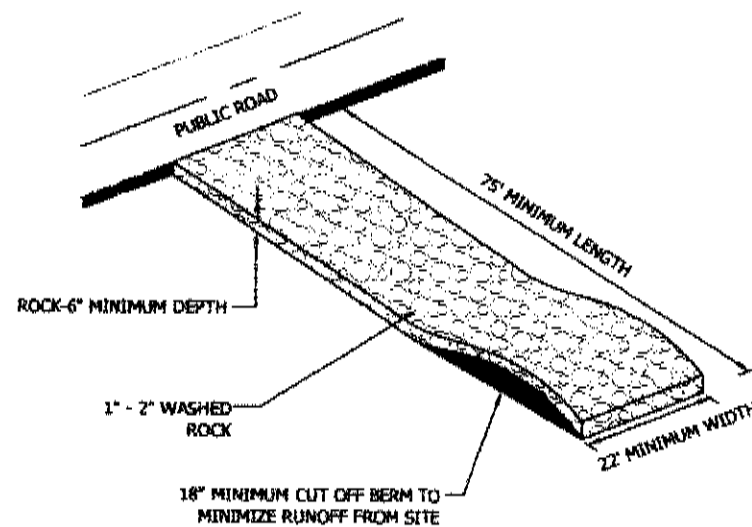
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CLUNCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

CATCH BASIN INLET PROTECTION GEOTEXTILE BAG DETAIL
 NO SCALE



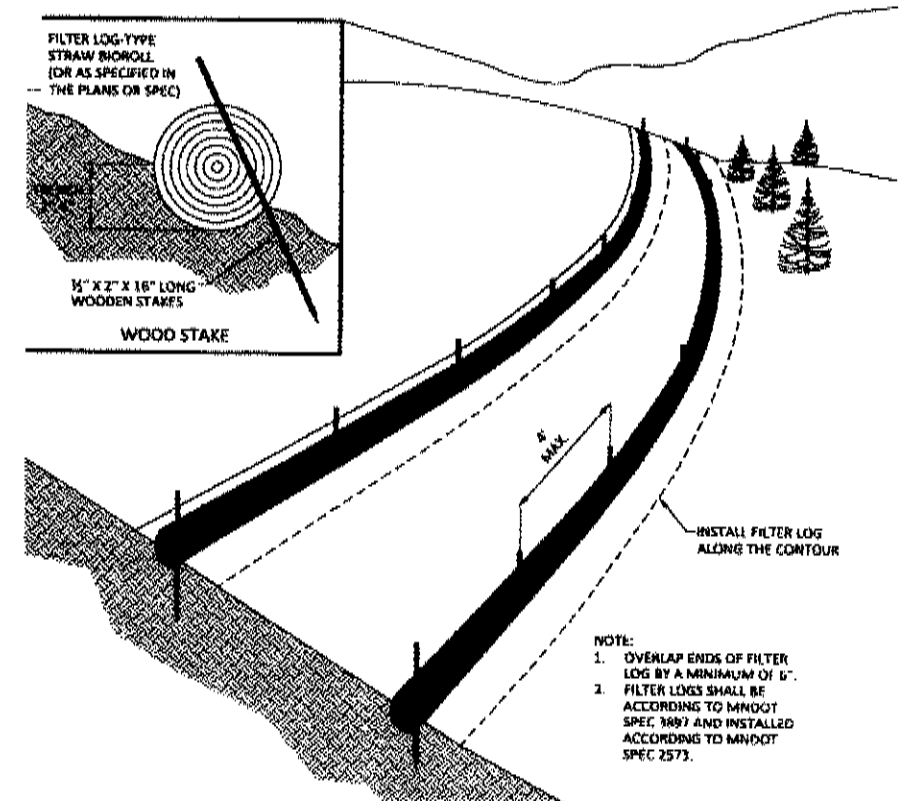
NOTES:
 1. SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.
 2. HEAVY DUTY SILT FENCE IS MACHINE SLICED TYPE SILT FENCE THAT IS HAND INSTALLED IN AREAS INACCESSIBLE TO EQUIPMENT DUE TO SPACE LIMITATIONS, WET SOILS, STEEP SLOPES, ETC.

SILT FENCE DETAIL
 NO SCALE



NOTES:
 1. MNDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH MATERIAL.
 2. FUGITIVE ROCK WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
 3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
 4. THE ENTRANCE MUST BE MAINTAINED IN PROPER CONDITION TO PREVENT TRACKING OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE PAD.
 5. THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
 6. THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.
 7. RESIDENTIAL 25FT WIDTH, COMMERCIAL 50FT WIDTH

ROCK CONSTRUCTION ENTRANCE DETAIL
 NO SCALE



NOTE:
 1. OVERLAP ENDS OF FILTER LOG BY A MINIMUM OF 6".
 2. FILTER LOGS SHALL BE ACCORDING TO MNDOT SPEC 1087 AND INSTALLED ACCORDING TO MNDOT SPEC 2573.

PERIMETER PROTECTION-FILTER LOG
 NO SCALE

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WESTWAY CONDOMINIUMS
 201 LAKE STREET EAST, WAYZATA, MINNESOTA

STORMWATER POLLUTION
 PREVENTION DETAILS

PUD GENERAL PLAN
 REVISED JUNE 28, 2023

CIC NO. 0231

S89°20'53"W 229.94

P10 P 7725
0.30' S, 0.34' E
0.23'

N00°29'41"E 457.50

WAYATA 200

N89°44'30"E 311.41

LAKE STREET EAST

EDGEWOOD

1ST ADDITION

FERDALE RIDGE

EGDEWOOD COURT

LAURENT OFFICES

Tree Inventory

Tree #	Species	DBH	Condition	Stems	Heritage
1	Spruce, white	6.5	Fair	1	No
2	Spruce, blue	8.0	Fair	1	No
3	Spruce, blue	12.0	Good	1	No
4	Cottonwood	15.5	Good	1	No
5	Cottonwood	20.5	Good	1	No
6	Cottonwood	24.0	Good	1	No
7	Elm, Siberian	12.5	Good	1	No
8	Cottonwood	25.5	Good	1	No
9	Cottonwood	24.0	Good	1	No
10	Cottonwood	24.0	Good	1	No
11	Larix, black	7.0	Fair	1	No
12	Larix, black	20.0	Good	1	No
13	Bowlder	12.0	Fair	1	No
14	Elm, American	16.0	Fair	1	No
15	Ash, green	20.0	Good	1	No
16	Ash, green	14.0	Good	1	No
17	Ash, green	20.0	Good	1	No
18	Bowlder	14.0	Fair	1	No
19	Ash, green	25.5	Good	1	No
20	Larix, black	7.5	Good	1	No
21	Larix, black	11.0	Good	1	No
22	Ash, green	10.5	Good	1	No
23	Ash, green	6.5	Good	1	No
24	Ash, green	10.0	Good	1	No
25	Cottonwood	62.0	Good	2	Yes
26	Ash, green	33.0	Good	1	Yes
27	Ash, green	12.0	Good	1	No
28	Ash, green	15.0	Good	1	No
29	Ash, green	10.5	Good	1	No
30	Ash, green	18.5	Fair	1	No
31	Ash, green	13.0	Fair	1	No
32	Ash, green	8.0	Fair	1	No
33	Bowlder	18.5	Fair	1	No
34	Cottonwood	18.5	Good	1	No
35	Ash, green	9.0	Fair	1	No
36	Cottonwood	29.0	Good	1	No
37	Ash, green	7.5	Good	1	No
38	Cottonwood	45.0	Good	2	Yes
39	Cottonwood	36.0	Good	1	Yes
40	Bowlder	23.0	Fair	2	No
41	Ash, green	13.5	Good	1	No
42	Bowlder	14.0	Fair	1	No
43	Ash, green	12.0	Fair	1	No
44	Ash, green	10.0	Good	1	No
45	Ash, green	7.5	Fair	1	No
46	Ash, green	10.0	Good	1	No
47	Ash, green	8.5	Good	1	No
48	Ash, green	8.5	Good	1	No
49	Ash, green	10.0	Good	1	No
50	Ash, green	13.5	Fair	1	No
51	Ash, green	7.0	Good	1	No
52	Ash, green	10.0	Good	1	No
53	Ash, green	10.5	Fair	1	No
54	Ash, green	20.0	Good	1	No
55	Ash, green	10.5	Good	1	No
56	Ash, green	10.5	Good	1	No
57	Ash, green	9.5	Good	1	No
58	Ash, green	18.0	Fair	1	No
59	Ash, green	13.0	Good	1	No
60	Ash, green	13.5	Good	1	No
61	Ash, green	9.0	Good	1	No
62	Ash, green	7.5	Good	1	No
63	Ash, green	8.5	Good	1	No
64	Ash, green	14.0	Good	1	No
65	Ash, green	12.0	Good	1	No
66	Ash, green	13.0	Good	1	No
67	Ash, green	8.0	Fair	1	No
68	Ash, green	12.5	Good	1	No
69	Crabapple	9.0	Fair	1	No
70	Crabapple	7.0	Fair	1	No
71	Ash, green	9.0	Good	1	No
72	Ash, green	8.0	Good	1	No
73	Ash, green	9.5	Good	1	No
74	Cottonwood	26.0	Good	1	No
75	Bowlder	22.0	Fair	1	No
76	Crabapple	8.5	Fair	1	No
77	Crabapple	6.0	Fair	1	No
78	Bowlder	16.0	Fair	1	No
79	Willow	15.5	Good	1	No
80	Ash, green	10.0	Good	1	No
81	Ash, green	7.0	Fair	1	No
82	Honeylocust	7.5	Fair	1	No
83	Honeylocust	7.0	Good	1	No
84	Ash, green	17.0	Good	2	No
85	Hackberry	8.0	Good	1	No
86	Hackberry	8.5	Fair	1	No
87	Spruce, blue	15.0	Fair	1	No
88	Honeylocust	12.5	Good	1	No
89	Hackberry	12.5	Good	1	No
90	Crabapple	11.5	Good	1	No
91	Crabapple	8.5	Good	1	No
92	Hackberry	11.5	Good	1	No
93	Honeylocust	10.5	Good	1	No
94	Crabapple	9.0	Fair	1	No
95	Crabapple	10.5	Good	1	No
96	Hackberry	11.5	Good	1	No
97	Spruce, white	9.0	Fair	1	No
98	Honeylocust	9.5	Good	1	No

DESCRIPTION OF PROPERTY SURVEYED

STANDARD NOTES

- Site Address: 201 Lake Street East, Wayzata, Minnesota 55391
- A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise noted herein.
- Flood Zone Information: X (once determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0007T effective date of November 4th, 2016.
- Parcel Area Information: Gross Area: 118,972 s.f. - 2.731 acres
- Benchmark: Elevations are based on Wayzata benchmark number 406 which has an elevation of 949.11 feet (NOV2021).
- Zoning Information: The current Zoning for the subject property is C-4A (Limited General Business) per the City of Wayzata's zoning map dated May 18, 2021. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks -
 Street(s): 0 feet (Lake Street & Edgewood Court)
 Side: 0 feet
 Rear: 20 feet (Per adjacent zoning)
 FAR: 2.0
 Height: 30 feet, two stories

Please note that the zoning information shown herein may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardware data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

- Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware of. Please note that we have not placed a Gopher State One Call for this survey. There may be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that removal conditions may inhibit our ability to visually observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651-454-0000.



Boundaries are based on the Hennepin County
 Coordinate System (NAD 83 - 1985 ad.)

30 15 0 15 30 60
 SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT - IRON PIPE MONUMENT SET - IRON PIPE MONUMENT FOUND - DRILL HOLE FOUND - CHISELED "X" MONUMENT SET - CHISELED "X" MONUMENT FOUND - REBAR MONUMENT FOUND - PK NAIL MONUMENT SET - PK NAIL MONUMENT FOUND - PK NAIL w/ ALUMINUM DISC - SURVEY CONTROL POINT - A/C UNIT - CABLE TV PEDISTAL - ELECTRIC TRANSFORMER - ELECTRIC MANHOLE - ELECTRIC METER - ELECTRIC OUTLET - YARD LIGHT - LIGHT POLE - FIBER OPTIC MANHOLE - FIRE DEPT. HOOK UP - PLAC. PULL - FUEL PUMP - FUEL TANK - PROPANE TANK - GAS METER - GAS VALVE - GAS MANHOLE - GENERATOR - GUARD POST - HAND HOLE - MAIL BOX	- MILCOM TIR - POWER POLE - GUY WIRE - ROOF DRAIN - LIFT STATION - SANITARY MANHOLE - SANITARY CULVERT - STORM MANHOLE - STORM URN - CATCH BASIN - FLARED END SECTION - TREE CONIFEROUS - TREE DECIDUOUS - TREE CONIFEROUS REMOVED - TREE DECIDUOUS REMOVED - TELEPHONE MANHOLE - TELEPHONE PEDISTAL - UTILITY MANHOLE - UTILITY PEDISTAL - UTILITY VALVE - WATERMAY MANHOLE - WATER METER - WATER SPOUT - WELL - MONITORING WELL - CURB STOP - GATE VALVE - HYDRANT - IRRIGATION VALVE - POST INDICATION VALVE - IRON - SOL BORING	- WCE WALKOUT ELEVATION - FTE FIRST FLOOR ELEVATION - GFC GARAGE FLOOR ELEVATION - TOF TOP OF FOUNDATION ELEV - LOE LOWEST OPENING ELEV - CONCRETE BITUMINOUS - BUILDING OF TRACK LINE - CABLE TV - CONCRETE CHAD - CONTOUR EXISTING - CONTOUR PROPOSED - GUARD RAIL - URBAN TILE - ELECTRIC UNDERGROUND - FENCE - FIBER OPTIC UNDERGROUND - GAS UNDERGROUND - OVERHEAD UTILITY - TREE LINE - SANITARY SEWER - STORM SEWER - TELEPHONE UNDERGROUND - RETAINING WALL - UTILITY UNDERGROUND - WATERMAIN - TRAFFIC SIGNAL - RAILROAD SIGNAL - RAILROAD SWITCH - SATELLITE DISH - WETLAND BUFFER SIGN
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TWP:117-RGE-22-SEC.06

Hennepin County

WAYZATA,
MINNESOTA

CERTIFICATE OF SURVEY

PREPARED FOR:
 LNR PROPERTIES

FILE NO.
51555-001

1

FIELD CREW	NO.	BY	DATE	REVISION
XXX				
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DATE				
6-24-2021				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 14th day of July, 2021.
 Daniel L. Schmidt, PLS
 schmidt@sathre.com
 Minnesota License No. 26147



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Phone: 952.476.6222 / Fax: 952.476.6228

LETTER OF TRANSMITTAL

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

Eric Zweber
Planner
City of Wayzata

From: Jay Hultman

Date: July 17, 2023

Via: Email

Regarding: Westway Condominiums
201 Lake Street East
Wayzata, Minnesota

Emily and Eric:

In regards to Westway Condominiums development application originally submitted May 19, 2023, listed below is the information noted as missing in the application status letter dated July 14, 2023, with an explanation as to where the missing information has been addressed in the attached revised submittal packet:

- *Please provide an explanation of how the parking stalls in the underground garage will be distributed including specifically the tandem stalls.*
 - Parking stall distribution and an explanation of how the tandem stalls will be assigned has been added to the "Parking Calculations & Loading Requirements" information provided on page 5, Project Calculations
- *Please remove shading on the exterior elevations. The exterior building elements and materials should be clearly displayed.*
 - Shading has been removed from the exterior elevations (pages 20 through 28)
- *The awning over the first floor of the East Residences appears to be metal on the elevations but there is no metal roofing shown on the building materials board. Please clarify the material used for the awning.*
 - Yes, the exterior elevations call out a metal pitched roof above the first floor windows at the East Residences commercial condo units. This will be a standing seam metal roof. The building materials board had a sample of metal with the color indicated. The label has been modified to include the words "standing seam" metal roof "(awning)"
- *On the Landscaping plan, please indicate in the table which of the trees are used to come up with the 208.25" of proposed tree mitigation.*
 - Columns for caliber inches have been added to the table and plant quantities have been divided into trees and shrubs to better indicate which plants are trees, and show how we

arrived at a total of 340.25" caliber inches of trees proposed to be planted (exceeding the 232.25" required caliber inches to be mitigated). Note there is one Hackberry tree proposed to be planted very close to the Ferndale Ridge property but is actually within the Edgewood Court right-of-way, south of the property demarcation line. That tree had previously been listed as being on the Ferndale Ridge Property, we now list it as being at the 201 Lake site. This is why the total caliber of inches between on-site and off-site trees has changed, but the total caliber inches has not changed.

- *The resolution approving the PUD Concept Plan included the condition to "explore additional public space or other public benefits as part of the overall site plan." Additional conversation is required to understand other public benefits.*
 - A list of public benefits provided was included on the second page of the submittal, and the possibility of constructing a culvert to eliminate the existing ditch was explored and mentioned in the key alteration to the project on page two as well. The owner will reach out directly to city staff regarding any other public benefits this project may provide.

Please find the enclosed submittal packet containing the following:

- 11x17 size sheets of the following in PDF format (compressed file size version as well)
 - Cover sheet (dated June 28, 2023)
 - Project Information (dated June 28, 2023)
 - 2 sheets of Perspective Views (dated June 28, 2023)
 - **Project Calculations (dated July 17, 2023)**
 - Residential PUD/CUP Density Plan (dated June 28, 2023)
 - Neighborhood Map (dated June 28, 2023)
 - Average Grade Calculations (dated June 28, 2023)
 - Open Usable Space Calculations (dated June 28, 2023)
 - Site Plan (dated June 28, 2023)
 - Parking Level Plan (dated June 28, 2023)
 - Streetscape at Edgewood Court Plan (dated June 28, 2023)
 - Streetscape at Atrium (dated June 28, 2023)
 - Terrace & Surface Parking Plan (dated June 28, 2023)
 - First Floor Level Plan (dated June 28, 2023)
 - Second Floor Level Plan (dated June 28, 2023)
 - Third Floor Level Plan (dated June 28, 2023)
 - Residential condominium sample plans (dated June 28, 2023)
 - Roof Level Plan (dated June 28, 2023)
 - **9 sheets of Exterior Elevations (dated July 17, 2023)**
 - **Exterior finish materials (dated July 17, 2023)**
 - **South Elevation with Building Massing and Third Floor Setbacks (dated July 17, 2023)**
 - **West Elevation with Building Massing and Third Floor Setbacks (dated July 17, 2023)**
 - **South Elevation with Comparison of proposed building vs. existing building (dated July 17, 2023)**
 - **West Elevation with Comparison of proposed building vs. existing building (dated July 17, 2023)**
 - Building Section indication Typical Building Height (dated June 28, 2023)
 - 6 sheets of additional Building Sections (dated June 28, 2023)
 - Grading Plan (dated June 28, 2023)
 - **Tree Survey & Inventory (dated July 17, 2023)**
 - **Landscape Plan (dated July 17, 2023)**
 - Storm water Piping and Wetland Buffer Plan (dated June 28, 2023)

- Utility Plan (dated June 28, 2023)
- Site Lighting Plan (dated June 28, 2023)
- Proposed Neighborhood Amenity Plan (dated June 28, 2023)
- Stormwater Pollution Prevention Plan (dated June 28, 2023)
- Stormwater Pollution Prevention Plan Exhibit (dated June 28, 2023)
- Stormwater Pollution Prevention Plan Details (dated June 28, 2023)
- Certificate of Survey

This revised set of drawings supplements the following previously submitted information:

- Revised Development Application form indicating the following types of request:
 - Design Review
 - PUD General Plan Application
 - CUP
 - Zoning Map Amendment (Rezoning) *C-4A to PUD
- Revised Development Application Checklist dated Revised June 28, 2023
- Traffic and Parking Analysis dated April 18, 2022
- Revised Drainage Calculations dated Revised June 22, 2023
- Existing Drainage Map dated April 8, 2023
- Revised Proposed Drainage Map dated Revised June 22, 2023
- Existing hydroCAD dated April 8, 2023
- Proposed hydroCAD dated June 22, 2023

Please let me know if paper submission of any of these digital documents is required, or if you need anything further in order to deem this application complete.

Thank you,



Jay Hultman
Bruce W. Schmitt & Associates, P.A.

JEH/jh
Enclosures

City of Wayzata Development Application Checklist

General Information

Contact Information			
Applicant Name	Westway LLC		
Applicant Representative Name:	Rick Zitzloff		
Applicant Address:	319 Barry Avenue South, Suite 301 Wayzata MN 55391		
Applicant Phone Number:	952-475-3980		
Applicant Email Address:	lnrproperties@mchsi.com		
Development Entity Name (if different than applicant)			
Development Representative Name:			
Development Entity Address:			
Development Entity Phone Number:			
Development Entity Email Address:			
Proposed Project Name:	Westway Condominiums		
Submittal Date:	May 19, 2023		
Site Information			
Hennepin County Parcel Information Number (PID):	06-117-22-23-0364		
Parcel Address(es):	201 Lake Street East		
	Applicant Response	Applicant Comment	Staff Notes
Comprehensive Plan Landuse:	Central Business District		
Parcel Zoning:	C4-A Limited Central Business District	Requesting property be rezoned to PUD Planned Unit Development	
Parcel Area:	118,972 sf (2.73 Acres)		Click or tap here to enter text.
Parcel Frontage Dimensions (primary frontage, secondary frontage...):	Lake Street = 311.41 ft. Edgewood Court = 204.29 ft.		Click or tap here to enter text.

City of Wayzata Development Application Checklist

Proposed Development: Zoning Compliance (to be completed by applicant)				
	Required by Zoning	Proposed by Applicant	Applicant Comments	Staff
Proposed Use:		Multi-Use: Multi-Family Residential and Commercial	Proposing a combination of retail and commercial space on the ground level fronting both Lake Street and Edgewood Court; and Residential Condominiums on the upper floors and on the first floor north of the commercial spaces	X
Gross Floor Area:		106,063 sf	Excludes the basement parking level	X
Floor Area Ratio:	2.0 max allowed (C-4 and C-4A)	1.14	FAR calculation applies to commercial areas only, based on a pro-rated lot area	X
Maximum Building Height:	Maximum allowed in C4 district = 35.0 feet (30.0 feet in C-4A)	39'-10" feet	A deviation of 4'-10" was approved by the city council in the first stage of the application procedure, concept plan approval.	X
Minimum Lot Area:	12,000 sf (C-4A)	118,972 sf actual lot area	Actual lot area exceeds the required minimum	X
Combined Area of Lot Coverage and Impervious Surfaces (square feet)	89,229 sf maximum allowed (75%)	58,548 sf	Per the Shoreland Overlay District, up to 75% is allowed if structures and practices are in place for the treatment of stormwater runoff and a shoreland impact plan/CUP is approved	X Assuming this was approved?
Lot Coverage (including Impervious Surfaces) as a percentage of lot area:	75% allowed per requirements within the Shoreland Overlay District	49.2%	Existing lot coverage including impervious surfaces is 47.2%. Project proposes to increase lot coverage 2.0%. Total impervious and lot coverage will be well below the allowed amount.	Plans say 34.04%
Minimum Zoning Setbacks				
Corner Side or Side:	None	Varies ± 6.5 ft to ± 7.5 ft along Edgewood Court	All building setbacks exceed the required minimum	X
Interior Side:	None (adjacent properties are zoned PUD)	Varies ± 19.75 ft to ± 20.6 ft at west side yard Varies ± 38.4 ft to ± 42.5 ft at east side yard	A small portion at the northwest corner of this property is adjacent to R-1 district and requires a 20' setback. The building is setback more than 140.4 ft from this property corner	X
Rear:	5 ft. (same as adjacent R-5 district)	± 194.25 ft	All building setbacks exceed the required minimum	X
Front:	None	West Residences = 10 ft East Residences = 9 ft	All building setbacks exceed the required minimum	X
Off-Street Parking spaces:				
Total Off-Street Parking Spaces:	110 (38 enclosed)	113 (102 enclosed)	Ample parking is being provided for all uses within the building, and a surface parking lot behind the building for guests and commercial visitors	X
Standard Size Space count:	Minimum of 91 (80% of provided stalls)	93		Dimensions of parking stalls not provided for either standard or compact stalls

City of Wayzata Development Application Checklist

Compact Size Space count:	Maximum of 22 (20% of provided stalls)	20	113 total stalls provided x 20% = 22 compact stalls allowed. There are 17 compact stalls proposed in the enclosed parking structure and 3 proposed at the exterior surface lot used by guests or commercial visitors	See above
Bicycle Parking Space count:	4	8	Two (4) bicycle capacity bike racks are proposed. One along the lake street boulevard near the south main entrance, the other in the rear near the surface parking lot	X

City of Wayzata Development Application Checklist

Design Standards Checklist: Site Design			
	Applicant Response	Applicant Comment or Request for Deviation (Deviation Requests shall be itemized and described in detail in a separate letter from the applicant)	Staff Comment
Design district (refer to Design Standards Handbook 1.B)	Lake Street District		X
Select Site Size (refer to Design Standards Handbook 2.A.1 and 2.A.2):	Medium Site		X
Are proposed buildings oriented to public rights of way and is parking located behind the building? (2.A.1: S.1, 2.A.2: S.2)	☒	Both West and East Residences are oriented along Lake Street and Edgewood Court sidewalks. A surface parking lot intended for guests is located behind the West Residence. All other parking is enclosed in the lower level	X
Do internal streets and driveways align with the surrounding street network? (Required for Large-Scale Sites 2.A.2: S.1)	☒	Project is on a medium size site and does not propose internal streets. Driveway for the surface parking lot and loading spaces are accessed from Edgewood Court. Entrance to parking garage is located on far eastern side of the property, accessed from Lake Street at the location of a current access point.	X
If required by zoning, have areas designated as Usable Open Space been identified on the Landscape and Building Plans with areas and dimensions?	☒	Yes, see Open Useable Space Calculations sheet for sizes and dimensions.	X
Designated Usable Open Space is graded to a slope less than ¾ inch per foot (6.25%)?	☒	Yes, all open spaces will be sloped minimum required for drainage (less than 6.25%)	Can't tell from grading plan provided
Usable Open Space identified for private use (terraces, balconies, etc) is: - directly accessible from and adjacent to the associated dwelling unit? - provides a minimum dimension of 5 feet?	☒	Each Condo has a private terrace accessed directly from their unit. Many units also have balconies but these balconies were not included as Usable Open Space because they are only 4 feet deep	X

City of Wayzata Development Application Checklist

Usable Open Space identified for shared use (courtyards, tot lots, pet areas): - provides a minimum area of 250 square feet and a minimum dimension of 15 feet? - provides lighting, walkways, benches or tables, and landscaping?	☒	There is a shared courtyard open to the general public behind the West Residences that will be used for tables, park benches, BBQ, etc. There is also outdoor seating areas between the atrium and Lake Street, and flex condo 106 and lake street that is open to the general public. Another amenity for residents and neighboring Ferndale Ridge residents is the bituminous nature path adjacent to the wetland area.	X
Minimum width of proposed public frontage sidewalk:	12 feet, inclusive of 6 foot planting zone	A 6 foot wide planting area and 6 foot wide sidewalk run continuous along Lake Street. Recesses at the West Residences and the East Residences building being even further from the street, creates a wider frontage than required at these locations which is filled with landscaping. Frontage along Edgewood Court consists of 6 foot wide planting area adjacent to the building and a 6 foot wide sidewalk at the street curb	X
Minimum width and landscape setback for internal walkways: (<i>Lake Street and Wayzata Boulevard District, refer to 2.B.1: S3</i>)	5 foot sidewalk width and 6 foot landscape strip minimum width	Building entrances are connected to the surface parking lot and city sidewalks either with a 5 foot wide sidewalk or much wider path through the shared open space courtyard. There is a landscape strip adjacent to building walls (width varies depending on location)	X

City of Wayzata Development Application Checklist

	Applicant Response	Applicant Comment or Request for Deviation (Deviation Requests shall be itemized and described in detail in a separate letter from the applicant)	Staff Comment
Side Yard Parking:	N/A ☐ Located inside front building setback (2.B.3: S.3) ☐ 60 foot maximum parking width (2.B.3: S.2) ☐ 20 foot landscaped buffer to adjoining parking lot (2.B.3: S.4)	The small surface parking lot is located behind the West Residences building	X
Surface parking adjacent to sidewalk:	Choose an item. ☒ 6 foot minimum landscaped Sidewalk Buffer:	Minimum requirement will be exceeded. The surface parking lot is adjacent to the cul-de-sac at Edgewood Court, which has a very small amount of sidewalk. There is an 17-24 foot landscape buffer separating the parking lot and the street / sidewalk, with a landscape hedge and shade trees	X
Street Tree size and spacing (2.B.5: S1)	3" caliper shade trees spaced 26' max.	Requirement is being met. Trees spaced no more than 26' apart, will be planted along Lake Street and Edgewood Court	Trees are right size, but spacing note not indicated on plan.
Parking Lot Tree size and spacing (2.B.6: S2)	N/A	The surface parking lot has only one aisle	X
Do any ground-level blank walls exceed 100 square feet of area? (2.B.5: S4)	No	Windows, openings, and architectural design features do not allow any ground-level walls to have areas of blank walls exceeding 100 sf	Assumed to meet but no notes on the plan.
Number of benches provided at public frontages:	1 bench per every 150 feet of frontage	Two benches are provided along lake street (roughly 150 feet apart) (building frontage along Lake Street is less than 300 feet). One bench is provided along Edgewood Court frontage, which is less than 100 feet. In addition, two seating area's with tables and chairs are provided along lake street.	Provided but spacing is not noted on plans

City of Wayzata Development Application Checklist

Building Design			
	Applicant Response	Applicant Comment or Request for Deviation (Deviation Requests shall be itemized and described in detail in a separate letter from the applicant)	Staff Comment
Significant Massing Break of front façade at public street: (3.A.1: S1 & S2)	<u>Proposed front façade length:</u> 247' Plan sheets showing Massing Break <u>area and dimensions:</u> Proposed Building Massing and Third Floor Setbacks sheet and First Floor Plan Proposed quantity of Massing <u>Breaks at front façade.</u> One <u>Proposed type of Massing Break:</u> Massing Void	Combining the West Residences, Atrium, and East Residences façade lengths result in a 247' total façade length. The building was designed to appear as two separate buildings (a 148' façade and a 74' façade). This is achieved by the 25' wide x 27'-4" deep open-air outdoor seating area at sidewalk level. The one story Atrium will allow the public access between the Lake Street sidewalk and shared open space behind the building	X
Significant Massing Break of side façade at public street: (3.A.1: S.1 & S.2)	<u>Proposed side façade length:</u> 86' Proposed quantity of Massing <u>Breaks at side façade.</u> Not required, less than 150' <u>Proposed type of Massing Break:</u> No Break	The West Residence building has 86' façade length along Edgewood Court, which includes a recessed entrance at its centerline	X
Building Recess (3.A.2: S.1-S.3)	Building Recess provided: ☒ Plan sheet showing Building Recess <u>area and dimensions:</u> Proposed Building Massing and Third Floor Setbacks sheet and First Floor Plan	In addition to the significant massing break created with the outdoor seating between the buildings, the West Residences building façade also has two small recesses, both 28' wide with the second floor recessed 9' from first floor façade, totaling 504 sf (252 sf each). Tables and chairs will be in these recesses. This is the only façade greater than 100 feet	X.

City of Wayzata Development Application Checklist

Upper Story Building Setbacks (3.A.3: S.1-S.6)	Longest façade length (to Building Recess): 148' Proposed Upper Story Stepback Depth (min 10% of façade length): 15' (> 10%)	West Residence and East Residence buildings Lake Street Façades, and the West Residence building Edgewood Court façade are all greater than 60 feet and all have third floor stepback depths 10% or greater than their façade lengths or a sloped roof at the upper story setback location	X
Maximum average spacing proposed for Façade articulation elements: (elements as defined in 3.B.1 S.2)	36 feet	Building façade has been segmented into 9 distinct bays along Lake street (the longest being 36 feet) by means of a combination of building articulation elements such as pitched roofs, awnings, change in wall plane, upper story terrace locations, window design rhythm, and building material. Edgewood Court Façade has been segmented into 3 bays, defined by the center bay pitched roof with dormers and upper floor terrace, as well as wall plane change and change in window rhythm.	X
Ground floor glazing transparency and opacity is labelled on elevations and complies with 3.B.2 S.1 and S.2	☐ <u>% of transparent area:</u> 55.7% along Lake Street, 41.0% along Edgewood Court	Percentage of transparent areas along both Lake Street and Edgewood Court facades exceed the minimums required	X

City of Wayzata Development Application Checklist

	Applicant Response	Applicant Comment or Request for Deviation (Deviation Requests shall be itemized and described in detail in a separate letter from the applicant)	Staff Comment
Main entry doors comply with 3.B.2 S.3	yes	All entry doors will be full glass aluminum storefronts	It is difficult to see if the doors in the covered terraces on the ground level (south elevation) are glass.
Any proposed awnings comply with 3.B.2 S.4	yes	Awnings at the West Residences will be heavy canvas fabric, the commercial condos at the east residences will have pitched powder-coated steel	Elevations only say fabric awnings, no mention of heavy canvas.
Ground floor residential units provide a secondary entry to the public street frontage (check all that apply):	☒ Lake Street: All units within 4 feet of grade shall provide an entry from a terrace or stoop. ☐ Bluff District: All units within 4 feet of grade shall provide an entry from a stoop. ☐ Wayzata Boulevard: All units within 4 feet of grade shall provide an entry from a terrace or stoop. ☐ Site constraints prevent units from being raised above grade; terraces and an 8 foot setback to door provided.	3 residential units have frontage on the shared useable open space and all three have private terraces with a secondary entrance. The north and east facing units are not within 4 feet of grade nor do they front on a ROW or useable open space. All 7 units fronting on public streets (3 commercial condo's, 3 flex condo's and 1 residential condo) have entrances directly from the public sidewalks.	X
If sloped roofs are located within the Upper Story Stepback (3.B.3 S1) list the total encroachment width and depth of the sloped roof volume:	Total encroachment width along Lake Street = 38'-8". Total encroachment width along Edgewood Court = 32'-4"	Sloped roof encroachment along Lake street is 26.1% of West Residences façade (40% allowed). Encroachment along Edgewood Court is 37.6% (40% allowed)	X
Mechanical equipment complies with Section 3.B.4 and any equipment located on the ground is shown on the Site Plan and Landscape Plan	☒	Some air conditioner units will be located at ground level along the north and east side of the East Residence building, as shown on the Site and Landscape plans. All other mechanical equipment will be located within one of the three sunken mechanical courtyards located at the third floor level, or the mechanical mezzanine at the second floor level	Are trees considered enough screening for the 7 units on the east side of the site at ground level?
Proposed building materials and detailing comply with standards 3.C.1-3.D.6.	Materials Comply	Primary façade material at the West Residences is synthetic wood siding with synthetic slate shingle pitched roofs. The primary façade materials at the East Residences is brick and stone. Base material is natural stone. Upper story material at the East Residence is synthetic horizontal board siding	The base material for the south elevation, east residences is not as clear to me. Is it the face brick or stone veneer?

City of Wayzata Development Application Checklist

The proposal contains a lighting plan and fixture cut sheets verifying compliance with 2.B.2: Parking Lot and Site Lighting & 3.E.1: Building Lighting	☒	The parking lot will have decorative pole lights along its perimeter; lighting at entrances and terraces will be wall mounted or recessed ceiling fixtures	Hard to know if wall mounted fixtures are screened by building's architectural features. Do they need a foot candle plan?
Signage plans complying with Chapter 927 of the Wayzata Zoning Ordinance and Section 3.E.2 of the Wayzata Design Standards Handbook are included:	☒	All Building Signage shall be in accordance with the city of Wayzata zoning ordinance and design standards. The intent is that all the commercial condominiums will be sold and that each owner will be guided by the home owners association and its recorded declaration of covenants and restrictions. These recorded declaration of covenants and restrictions will include signage restrictions and be provided at a later date, as the development process moves forward.	No signage information presented.



April 18th, 2022

To: Darren Schmitt

From: Katie Schmidt, PE

Re: Draft Traffic and Parking Analysis Memorandum –201 Lake St E, Wayzata, MN

Executive Summary

A traffic and parking analysis has been conducted for the 201 Lake St E Development in Wayzata, Hennepin County, MN. The study documents the existing conditions, the anticipated site-generated traffic and its distribution, reviews the traffic operations at the site accesses and adjacent intersections for year 2025, and reviews the parking demand for the project. Detailed study information can be found in subsequent sections of this memo.

The following provides a summary of the study, traffic operations, parking analysis and recommendations:

- Traffic operations were analyzed for year 2025 conditions without (No-Build) and with (Build) the proposed project for weekday AM and PM peak hour conditions.
 - The proposed project is estimated to generate 65 new trips (39 entering and 26 exiting) during the morning traffic peak hour, 66 new trips (33 entering and 33 exiting) during the evening traffic peak hour and 825 daily trips. Results of the traffic analysis indicate acceptable operations with minimal vehicle delay and vehicle queuing at adjacent intersections and site accesses.
 - 117 parking spaces are proposed, 106 in an underground ramp and 11 in a surface lot, and will provide adequate on-site parking per Wayzata Zoning Code estimates (demand of 106 spaces) and ITE's Parking Generation Manual estimates (demand on 87 spaces).
-

Per your request, SSTS, LLC has conducted a traffic and parking analysis for the proposed 201 Lake Street E residential and commercial development (termed “Proposed Project” in this memo) in Wayzata, Hennepin County, MN. The Proposed Project will redevelop an existing two-story office building and associated surface parking lot on the north side of Lake St E and on the east side Edgewood Ct. Parking for the Proposed Project will be provided underground in a ramp and in a small surface parking lot. Full access to the parking garage is via Lake St E and full access to the small surface lot is via Edgewood Ct. **Figure 1**, Vicinity Map, depicts the location. **Figure 2**, Site Plan, illustrates the site layout and parking access points.

This memorandum documents the existing conditions, the anticipated site-generated traffic from the Proposed Project and its distribution, and reviews the traffic operations at the following intersections for the year after completion of the development, year 2025:

- Lake St E & Ferndale Rd S
- Lake St E & Edgewood Ct
- Lake St E & Barry Ave S
- Lake St E & Minnetonka Ave S
- Wayzata Blvd & Barry Ave S

Existing Conditions

The existing conditions of the roadways and intersections providing direct access to the Proposed Project were gathered during a site visit conducted in March of 2022 and are noted in **Table 1**. Additionally, **Figure 3** shows the existing lane geometry and traffic control at the study intersections.

Table 1. Study Roadway Characteristics

Roadway	Functional Class	Typical Section	Posted Speed	AADT (Source)
Lake St E	Major Collector	2-Lane Undivided Urban*	30 mph	6,200 (MnDOT)
Ferndale Ave S	Major Collector	2-Lane Undivided Urban	30 mph	3,900 (CP)
Edgewood Ct	Local Street	2-Lane Undivided Urban	20 mph	120 (PM Count)
Barry Ave S	Minor Collector	2-Lane Undivided Urban	30 mph	1,240 (PM Count)
Minnetonka Ave S	Local Street	2-Lane Undivided Urban	20 mph	980 (PM Count)
Wayzata Blvd	A Minor Reliever	2-Lane Undivided Urban*	35 mph	6,300 (MnDOT)

* Turn lanes are provided at major intersections and operations are similar to a three-lane roadway.

-AADT Sources: (MnDOT) from MnDOT’s Traffic Mapping Application for year 2018

(CP) from Wayzata’s Comprehensive Plan year 2018 assumed

(PM Count) interpolated from existing PM peak hour traffic counts from 2021

Existing Traffic Volumes

AM and PM peak hour turning movement counts were obtained at all study area intersections. Turning movement counts from August, 2021 were used for the following intersections:

- Lake St E & Barry Ave S
- Lake St E & Minnetonka Ave S
- Wayzata Blvd & Barry Ave S

Turning movement counts for the following intersections were conducted on Wednesday, March 23rd, 2022:

- Lake St E & Ferndale Rd S
- Lake St E & Edgewood Ct

The AM peak traffic hour was found to occur from 8:00 - 9:00 AM and the PM peak traffic hour was found to occur from 4:30 - 5:30 PM.

The potential decrease in collected existing traffic volumes due to the COVID-19 pandemic was considered. The collected existing volumes from August were compared to the 2018 Average Daily Traffic (ADT) counts published by MnDOT and Wayzata's Comprehensive Plan and shown on Figure 4. Typical rule of thumb is PM peak hour traffic is in the range of 8% to 12% of the average daily traffic. Our collected data is within this range and therefore, no COVID-19 volume factors were applied to the existing volumes. The seasonality of the counts was also considered. In the March 2022 counts, the Lake St E volumes were found to be lower than the August 2021 volumes. The March 2022 volumes were balanced upwards to reach the August 2021 Lake St E intensities. **Figure 4**, Existing Traffic Volumes, illustrates the existing balanced traffic volumes as well as available ADT counts.

Future Conditions

To quantify the impacts of a development on the surrounding roadway system, it is necessary to first analyze traffic conditions that would be present without the inclusion of the proposed project. The anticipated construction completion date for the Proposed Project is 2024, thus year 2025 was selected for analysis to compare traffic conditions after initial traffic patterns to and from the Proposed Project have become established. To determine the future 2025 traffic conditions a two-step approach was taken.

First, a review of 2040 traffic forecasts in **Wayzata's 2040 Comprehensive Plan**¹ was completed to determine annual traffic growth rates on the study area roadways. The review indicates the following (interpolated from 2018 and 2040 AADT):

- 1.5% annual growth rate on Lake St E
- 3.0% annual growth rate on Wayzata Blvd E
- 0.5% annual growth rate on Ferndale Rd S

Second, estimated site-generated traffic from nearby potential developments (not including the Proposed Project) was considered. Conversations with the City of Wayzata indicated that traffic from the proposed Wayzata Beach Club Development (200 Lake St E), a mixed-use development, should be included in the 2025 No-Build Volumes. Traffic from other nearby developments were discussed with the City and it was determined the related traffic would be included the annual growth rates noted above.

Figure 5 illustrates the 2025 No-Build traffic volumes with these growth rates applied to the existing volumes and with site-generated traffic from the proposed Wayzata Beach Club development.

Trip Generation and Distribution

The volume of vehicle trips generated by the Proposed Project has been estimated for the weekday AM and PM peak hours and on a daily basis using the data methodology described in the **Trip Generation Manual**² and **Trip Generation Handbook**³. Discussions with the Developer note that no commercial or office tenants are currently secured, but it is likely that ground level area could be more retail/restaurant oriented and the second-floor area is likely be office uses. The proposed land uses

¹ Wayzata's 2040 Comprehensive Plan, May 2020, <https://www.wayzata.org/DocumentCenter/View/3589/2040-Comprehensive-Plan>

² Trip Generation Manual, Institute of Transportation Engineers (ITE), 11th Edition

³ Trip Generation Handbook, Institute of Transportation Engineers (ITE), 3rd Edition

detailed in Table 2 are a likely land use scenario with a fast-food restaurant chosen due to a higher trip generation to provide a conservative analysis. Shared and Pass-by trips were considered in the estimates for the land uses. Shared trips account for the complimentary nature between the land uses of the Proposed Project (i.e., a resident or office employee going to the fast-food restaurant). Pass-by trips are trips that are attracted to the site from existing traffic already passing on Lake St E. These pass-by trips are accounted for in the turning movements at the access locations as they enter and exit the site, but do not result in an overall increase in traffic on Lake St E. Table 2 summarizes the trip generation estimates with these assumptions.

Table 2. Trip Generation - Proposed Project

Land Use	Land Use Code	Size	Trips Generated:				
			AM peak		PM Peak		Weekday ADT
			Enter	Exit	Enter	Exit	
Multifamily Housing (Low-Rise)	220	36 units	3	11	12	7	243
Hair Salon	918	1,638 s.f.	2	0	0	2	24
Apparel Store	876	1,238 s.f.	0	0	3	2	82
Fast Food - No Drive Thru	933	1,937 s.f.	49	35	32	32	873
Small Office Building	712	6,099 s.f.	8	2	4	8	88
Totals - Gross			62	48	51	51	1,309
			110		102		
Shared Trips ¹			6	5	5	5	131
			11		10		
Pass-By Trips ²			17	17	13	13	353
			34		26		
Totals - Net*			39	26	33	33	825
			65		66		

1. A 10% shared trip reduction was assumed.

2. Fast Food pass-by percentage was assumed to be 45%.

* New trips only (after shared and pass-by trip reductions).

As shown in Table 2, the Proposed Project will generate 65 new trips (39 entering and 26 exiting) during the morning traffic peak hour, 66 new trips (33 entering and 33 exiting) during the evening traffic peak hour and 825 daily trips. It is noted that this estimate could be conservative as no reductions were taken for multimodal trips (walking, bicycling, transit) from the surrounding area or current work from home conditions.

The new trips have been assigned to the surrounding roadways according to the existing and anticipated traffic patterns. Additionally, pass-by trips we assigned at the access locations. Figure 6 illustrates the trip assignment, and Figure 7 illustrates the 2025 Build conditions, respectively, by combining the 2025 No-Build traffic on Figure 5 with the trip assignment on Figure 6.

It is noted that the existing building being redeveloped (33,219 SF office building) previously generated traffic however no adjustment in traffic was taken. Additionally, no office traffic was included in the collected turning movement counts. For traffic intensity comparison, Table 3 provides the trip generation potential for the previous office use at full intensity. It is noted that these volumes were likely included in 2018 ADT measurements as the office building was at full capacity in 2018.

Table 3. Trip Generation for Previous Office Land Use

Land Use	Land Use Code	Size	Trips Generated:				
			AM peak		PM Peak		Weekday ADT
			Enter	Exit	Enter	Exit	
General Office Building	710	33,219 s.f.	44	6	8	40	360
Totals			44	6	8	40	360
			50		48		

The previous general office land use generated less traffic than the proposed site, but had more peak hour directionality with the majority of the trips entering in the AM peak hour and exiting in the PM peak hour.

Average Daily Traffic and Roadway Capacity

For planning purposes, review of roadway ADTs is often considered as a high-level screening tool to determine if the roadway has adequate capacity for future traffic volumes. The year 2025 Build ADTs were compared to planning level roadway capacity threshold noted in **Wayzata's 2040 Comprehensive Plan** to determine if there is available capacity on study area roadways. The following notes how the ADTs were computed:

- 2018 and 2021 ADTs were obtained as noted earlier in the report in Table 1 and shown on Figure 5.
- The ADT from existing 2018 uses that are proposed to be redeveloped were subtracted from the 2018 ADTs to create a baseline 2018 ADT. The existing office use from the Proposed Project (360 ADT) and the existing TCF back use from the Wayzata Beach Club (512 ADT) were considered and subtracted out of the roadway network in the noted distribution percentages.
- The annual growth rates for each roadway were applied to the 2018 baseline ADT and the volumes were grown to year 2025.
- The Build ADTs from the Proposed Project (825 ADT) and the Wayzata Beach Club (1,310 ADT) were added to the roadway network in the noted distribution percentages. These are noted on Figure 7.

Table 4 provides a summary of 2025 Build ADT and threshold ADT as noted in the Comprehensive Plan. In summary, the estimated 2025 Build ADTs on the study area roadways are well below the threshold ADT capacities for planning purposes.

Table 4. ADT Capacity Overview

Roadway	Facility Type	AADT	Year	2025 Build ADT	Threshold ADT	Acceptable
Lake St E	2-Lane Undivided Urban*	6,200	2018	7,173	17000*	Yes
Ferndale Ave S	2-Lane Undivided Urban	3,900	2018	4,223	10,000	Yes
Barry Ave S	2-Lane Undivided Urban	1240	2021	1,739	10,000	Yes
Minnetonka Ave S	2-Lane Undivided Urban	980	2021	1,282	10,000	Yes
Wayzata Blvd	2-Lane Undivided Urban*	6,300	2018	7,961	17000*	Yes

*Turn lanes are provided at major intersections and operations are similar to a three-lane roadway.

Traffic Operations

The operating conditions of transportation facilities, such as roadways, traffic signals, roundabouts and stop-controlled intersections, are evaluated based on the relationship of the theoretical capacity of a facility to the actual traffic volume on that facility. Various factors affect capacity including travel speed,

roadway geometry, grade, number of travel lanes, and intersection control. The current standards for evaluating capacity and operating conditions are contained in **Highway Capacity Manual⁴**. The procedures describe operating conditions in terms of driver delay represented as a Level of Service (LOS). Operations are given letter designations with "A" representing the best operating conditions and "F" representing the worst. Generally, level of service "D" represents the threshold for acceptable overall intersection operating conditions during a peak hour. The Chart on the following page summarizes the level of service and delay criteria for signalized and unsignalized intersections.

Level of Service		Description	Delay (sec)	
			Signalized	Unsignalized/ Roundabout
A		Primarily free-flow operation.	0-10	0-10
				
B		Reasonably unimpeded operation.	>10-20	>10-15
				
C		Stable operation. The ability to maneuver is more restricted than LOS B.	>20-35	>15-25
				
D		Less stable operation. Small increases in flow may cause large increases in delay and reduced speeds.	>35-55	>25-35
				
E		Unstable operation. Low speeds and considerable delay.	>55-80	>35-50
				
F		Congested operation. High delay and extensive queuing.	>80	>50
				

For side street stop-controlled intersections special emphasis is given to providing an estimate for the level of service of the minor approaches. Traffic operations at an unsignalized intersection with side street stop-control can be described two ways. First, consideration is given to the overall intersection level of service. This takes into account the total number of vehicles entering the intersection and the capability of the intersection to support these volumes. Second, it is important to consider the delay on the minor approaches, since the mainline does not have to stop. It is common for intersections with higher mainline traffic volumes to experience increased levels of delay and poor level of service on the side streets.

A final fundamental component of operational analyses is a study of vehicular queuing, or the line of vehicles waiting to pass through an intersection. An intersection can operate with an acceptable Level of Service, but if queues from the intersection extend back to block entrances to turn lanes or accesses to adjacent land uses, unsafe operating conditions could result. In this report, the Industry Design Standard 95th percentile queue length is used. The 95th Percentile Queue Length refers to that length of vehicle queue that has only a five-percent probability of occurring during an analysis hour.

⁴ Highway Capacity Manual (HCM), Transportation Research Board, 6th Edition

This study has utilized the industry current Synchro/SimTraffic software package (11th Edition) to analyze the 2025 No-Build and Build conditions for both the AM and PM peak hours. It is noted, the reported results are from the aggregate of 10 SimTraffic simulations which use a random number generator to seed the network with vehicles. These results reflect dynamic conditions and are more accurate than the results of the static analysis reported by Synchro. Due to the random number generator results can sometimes show slightly better operations on minor movements under higher traffic conditions when the intersections are operating well. This can be seen when delays and queues noted in the Build Scenario are slightly less than the No-Build Scenario.

Tables 5 summarizes the results of the 2025 No-Build conditions.

Table 5. 2025 No-Build Peak Hour Operations

Intersection	Measure of Effectiveness (Delay in Sec and Queue in Ft)		
	Criteria	AM Peak Hour	PM Peak Hour
Lake St E & Ferndale Rd S (All-Way Stop-Controlled)	<i>Overall LOS & Delay</i>	A 4.4	A 4.9
	<i>Worst Movement LOS & Delay</i>	A 6.5 (NBT)	A 6.8 (NBT)
	<i>95th Percentile Queue</i>	SBTR - 55'	WBL - 62'
Lake St E & Edgewood Ct (Side-Street Stop-Controlled)	<i>Overall LOS & Delay</i>	A 0.4	A 0.4
	<i>Worst Movement LOS & Delay</i>	A 7.3 (SBL)	A 7.6 (SBL)
	<i>95th Percentile Queue</i>	SBL - 16'	SBL - 26'
Lake St E & Barry Ave S (All-Way Stop-Controlled)	<i>Overall LOS & Delay</i>	A 5.4	A 6.5
	<i>Worst Movement LOS & Delay</i>	A 6.8 (WBT)	A 7.5 (WBT)
	<i>95th Percentile Queue</i>	WBTR - 61'	WBTR - 79'
Lake St E & Minnetonka Ave S (Side-Street Stop-Controlled)	<i>Overall LOS & Delay</i>	A 1.7	A 2.1
	<i>Worst Movement LOS & Delay</i>	A 5 (SBL)	A 7.8 (SBL)
	<i>95th Percentile Queue</i>	SBLR - 52'	SBLR - 62'
Wayzata Blvd & Barry Ave S (Side-Street Stop-Controlled)	<i>Overall LOS & Delay</i>	A 1.2	A 1.5
	<i>Worst Movement LOS & Delay</i>	B 10 (SBL)	B 13.8 (SBL)
	<i>95th Percentile Queue</i>	WBL - 35'	NBLT - 42'

- Level of Service reported from an average delay from 10 SimTraffic simulations for overall intersection and worst movement.

- 95th percentile queues are a result from an average of 10 SimTraffic simulations and the longest queue per intersection is reported.

The results shown in Table 5 indicate the 2025 No-Build operations of the study area intersections are acceptable in terms of delay and queuing for all intersections with LOS A for overall operations and LOS B or better for individual travel lane operations, with manageable vehicle queuing.

As mentioned earlier, the estimated trip generation associated with the Proposed Project has been applied to the 2025 No-Build traffic conditions to create the 2025 Build scenario. The results of the 2025 Build scenario are summarized in Table 6.

Table 6. 2025 Build Peak Hour Operations

Intersection	Measure of Effectiveness (Delay in Sec and Queue in Ft)		
	Criteria	AM Peak Hour	PM Peak Hour
Lake St E & Ferndale Rd S (All-Way Stop-Controlled)	<i>Overall LOS & Delay</i>	A 4.5	A 4.9
	<i>Worst Movement LOS & Delay</i>	A 6.7 (NBT)	A 7.2 (NBL)
	<i>95th Percentile Queue</i>	SBTR - 54'	WBL - 65'
Lake St E & Edgewood Ct (Side-Street Stop-Controlled)	<i>Overall LOS & Delay</i>	A 0.6	A 0.5
	<i>Worst Movement LOS & Delay</i>	A 6.7 (SBL)	A 6.9 (SBL)
	<i>95th Percentile Queue</i>	SBL - 31'	SBL - 32'
Lake St E & Parking Garage Access (Side-Street Stop-Controlled)	<i>Overall LOS & Delay</i>	A 1.5	A 1.8
	<i>Worst Movement LOS & Delay</i>	A 6.1 (SBL)	A 7.3 (SBL)
	<i>95th Percentile Queue</i>	SBLR - 45'	SBLR - 50'
Lake St E & Barry Ave S (All-Way Stop-Controlled)	<i>Overall LOS & Delay</i>	A 5.6	A 6.5
	<i>Worst Movement LOS & Delay</i>	A 7 (WBT)	A 7.6 (WBT)
	<i>95th Percentile Queue</i>	WBTR - 69'	WBTR - 76'
Lake St E & Minnetonka Ave S (Side-Street Stop-Controlled)	<i>Overall LOS & Delay</i>	A 1.9	A 2.2
	<i>Worst Movement LOS & Delay</i>	A 5.9 (SBL)	A 8.3 (SBL)
	<i>95th Percentile Queue</i>	SBLR - 53'	SBLR - 64'
Wayzata Blvd & Barry Ave S (Side-Street Stop-Controlled)	<i>Overall LOS & Delay</i>	A 1.4	A 1.7
	<i>Worst Movement LOS & Delay</i>	B 12.6 (NBL)	B 13.5 (NBT)
	<i>95th Percentile Queue</i>	WBL - 37'	NBLT - 45'

The results shown in Table 6 indicate the 2025 Build overall operations and travel lane operations of the study area intersections and site accesses are acceptable with LOS A for overall operations and LOS B or better for travel lane operations, with manageable vehicle queuing. The addition of site-generated traffic slightly increases delay and queuing but not above unacceptable levels as the existing roadway network has available capacity.

Parking Analysis

A parking analysis has been conducted to evaluate parking demand for the Proposed Project. 117 total parking spaces are proposed with 106 in an underground parking ramp and 11 in a surface parking lot. The parking demand for the Proposed Project was estimated using two sources; data from ITE's **Parking Generation Manual**⁵ and from City of Wayzata's **Zoning code**⁶. Table 7 summarizes the estimated peak parking demand for the proposed land uses using both sources. Using ITE's **Parking Generation Manual** data, **87** spaces would be required with the weekday demand being higher than the weekend demand. Using City of Wayzata's **Zoning Code**, **106** spaces would be required. It is noted that no reductions due to multimodal travel have been applied to these numbers. Additionally, these numbers represent the peak demand for each use and do not include a time-of-day shared demand distribution. Once the retail tenants are confirmed the parking demand may need to be revisited.

⁵ Parking Generation, Institute of Transportation Engineers (ITE), 5th Edition, January 2019

⁶ City of Wayzata Code of Ordinances, Part IX-Zoning, Chapter 920 – Off Street Loading and Parking

Table 7. Peak Parking Demand by Land Use (Spaces)

Land Use	ITE Land Use Code	Size		ITE ¹				City Code ²
				Weekday		Saturday		
				Average Rate	Demand	Average Rate	Demand	Demand
Multifamily Housing (Low-Rise)	220	36	units	1.21	44	1.31	47	72
Hair Salon*	918	1,638	s.f.	*	8	*	8	15
Apparel Store*	876	1,238	s.f.	1.13	1	2.66	3	
Fast Food - No Drive Thru*	933	1,937	s.f.	9.91	19	9.91	19	
Small Office Building	712	6,099	s.f.	2.39	15	0.28	2	19
Total					87		79	106

* For City Code Calculations these uses were consider retail services as the exacted tenants and services are unknown.

Conclusion

In conclusion, the proposed development has appropriate access to the site and to the surrounding roadway network. The traffic operational analysis indicates there is available capacity on the roadways surrounding the site and at site access driveway intersections to accommodate site-generated traffic. Review of year 2025 Build ADTs indicate sufficient roadway capacities. The proposed 117 parking spaces will provide adequate parking on-site parking per City Code and ITE data.

Please contact Katie Schmidt at katie@s2traffic.com with any questions.

Attachments: Figures 1-7

(Appendices with Traffic Counts, Trip Generation Data, Synchro/Simtraffic Worksheets are available upon request.)



Figure 1 - Vicinity Map



Figure 2 - Site Plan (By Others)

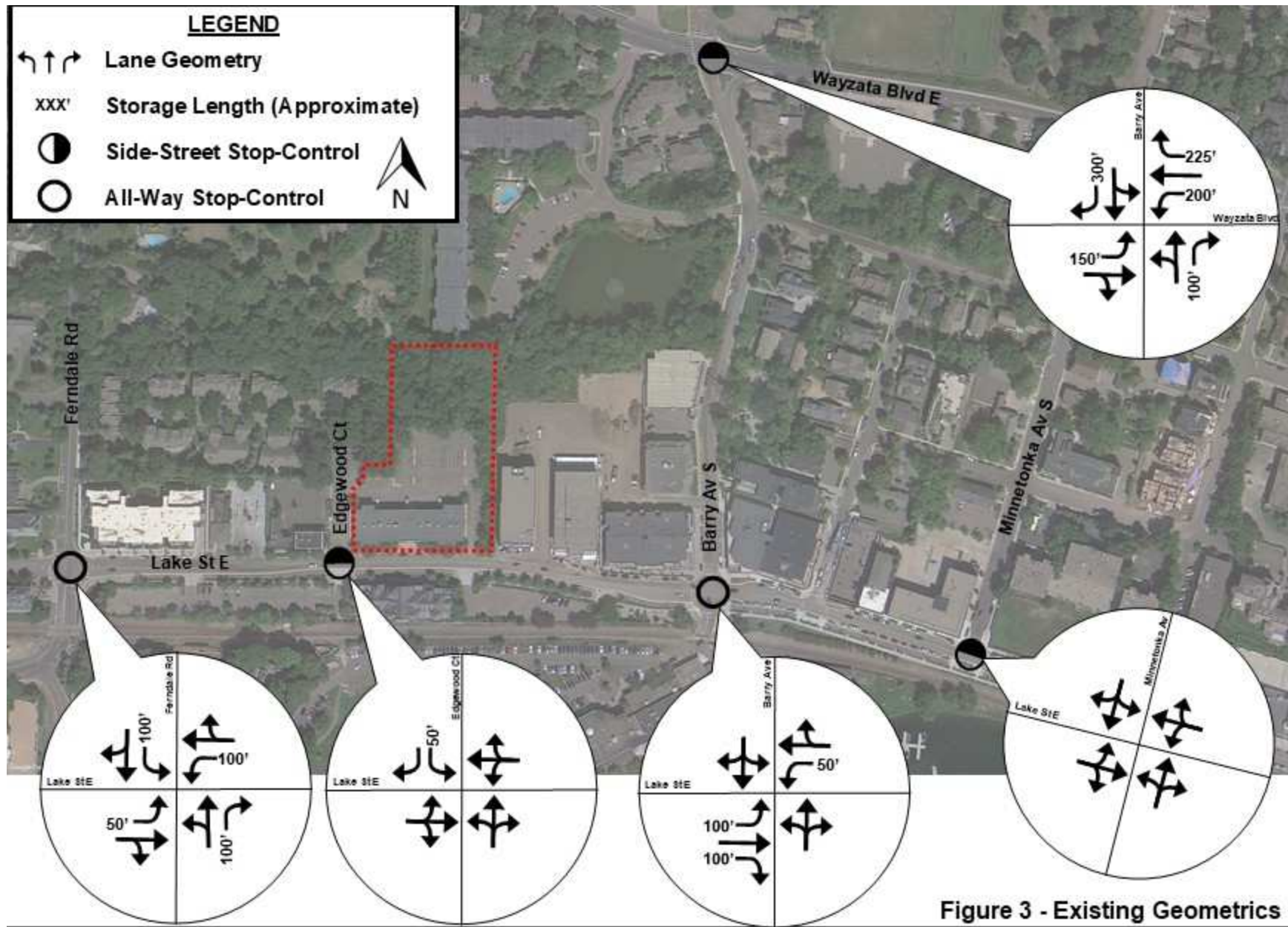


Figure 3 - Existing Geometries

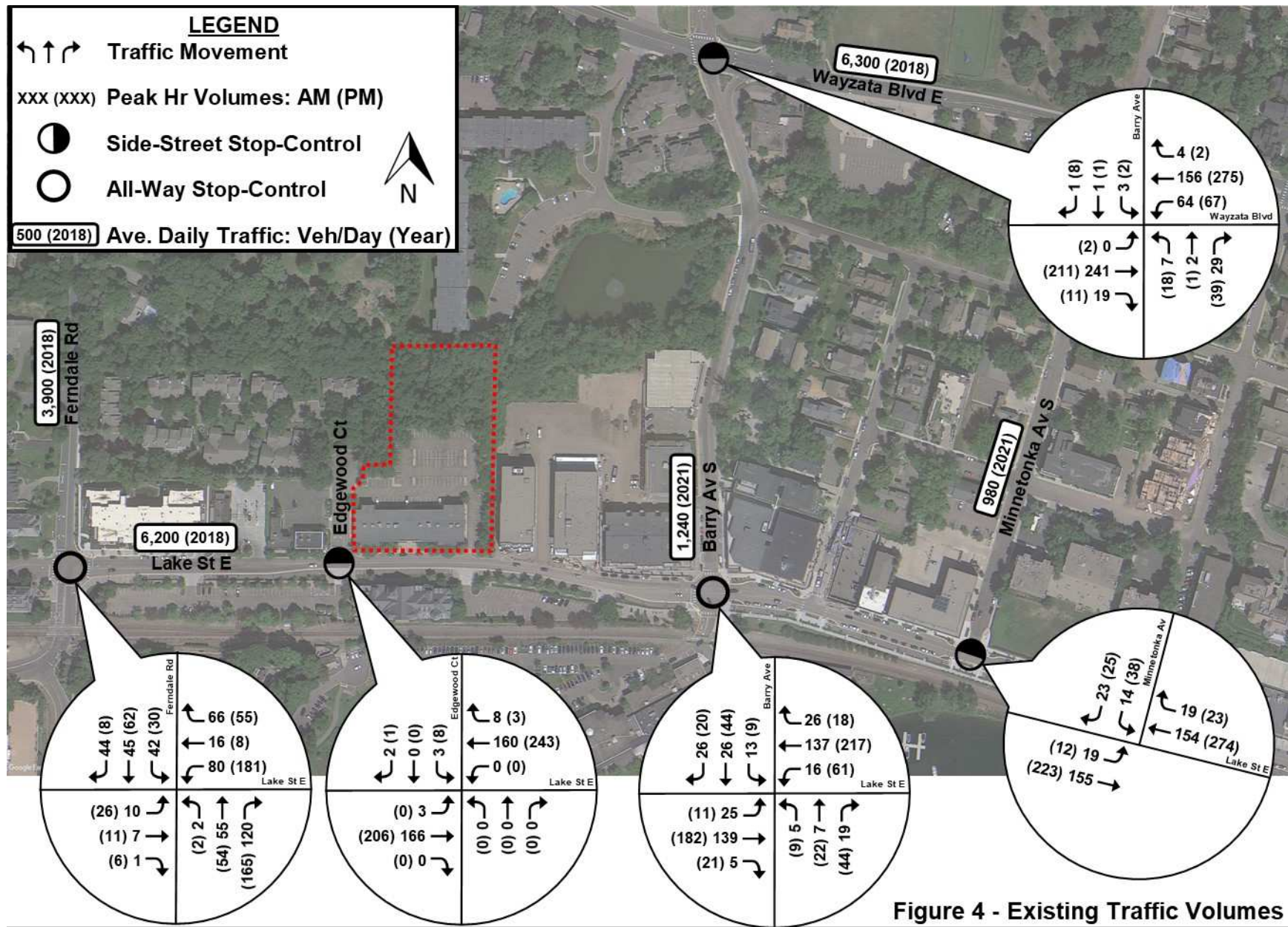


Figure 4 - Existing Traffic Volumes

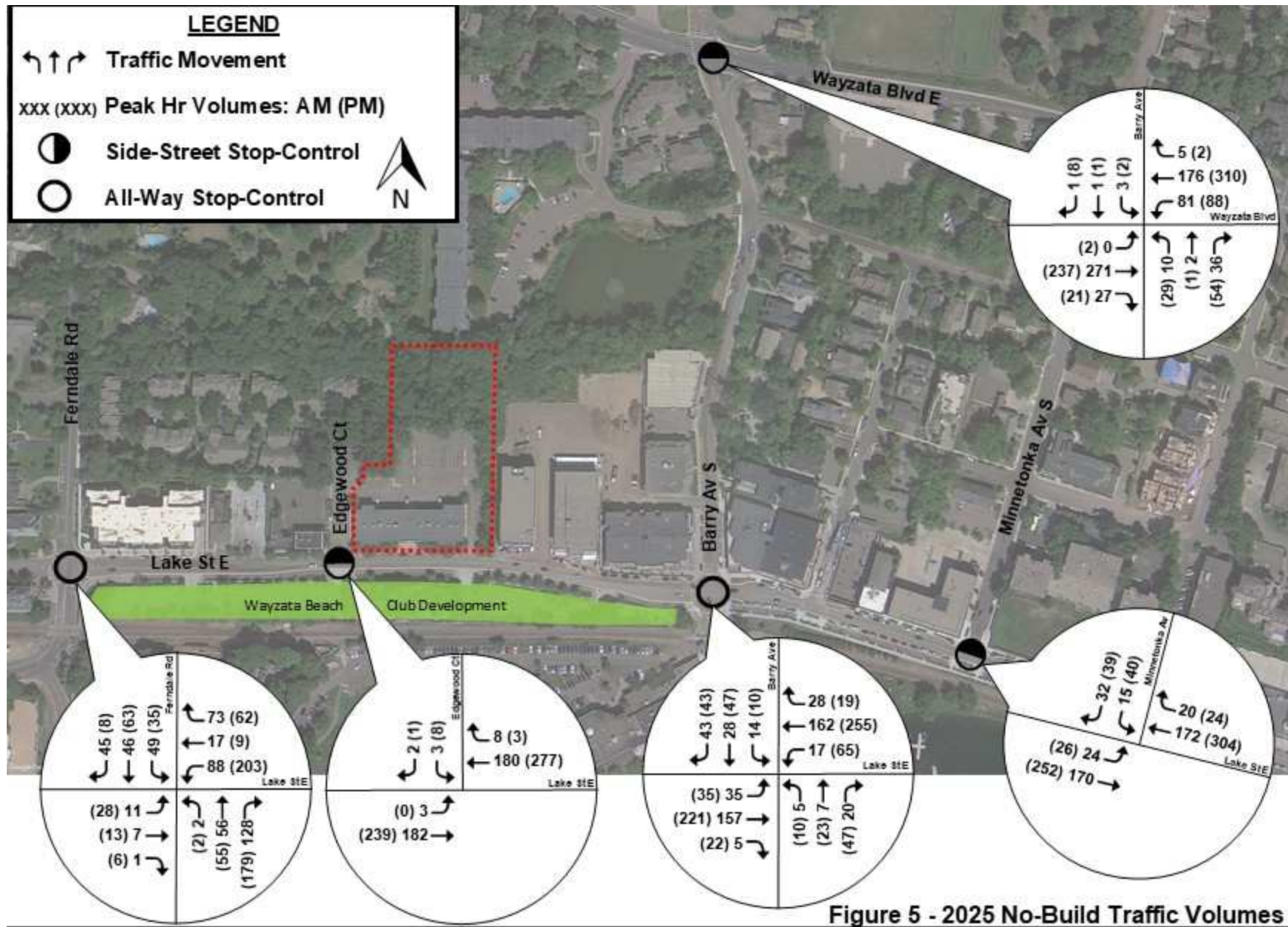
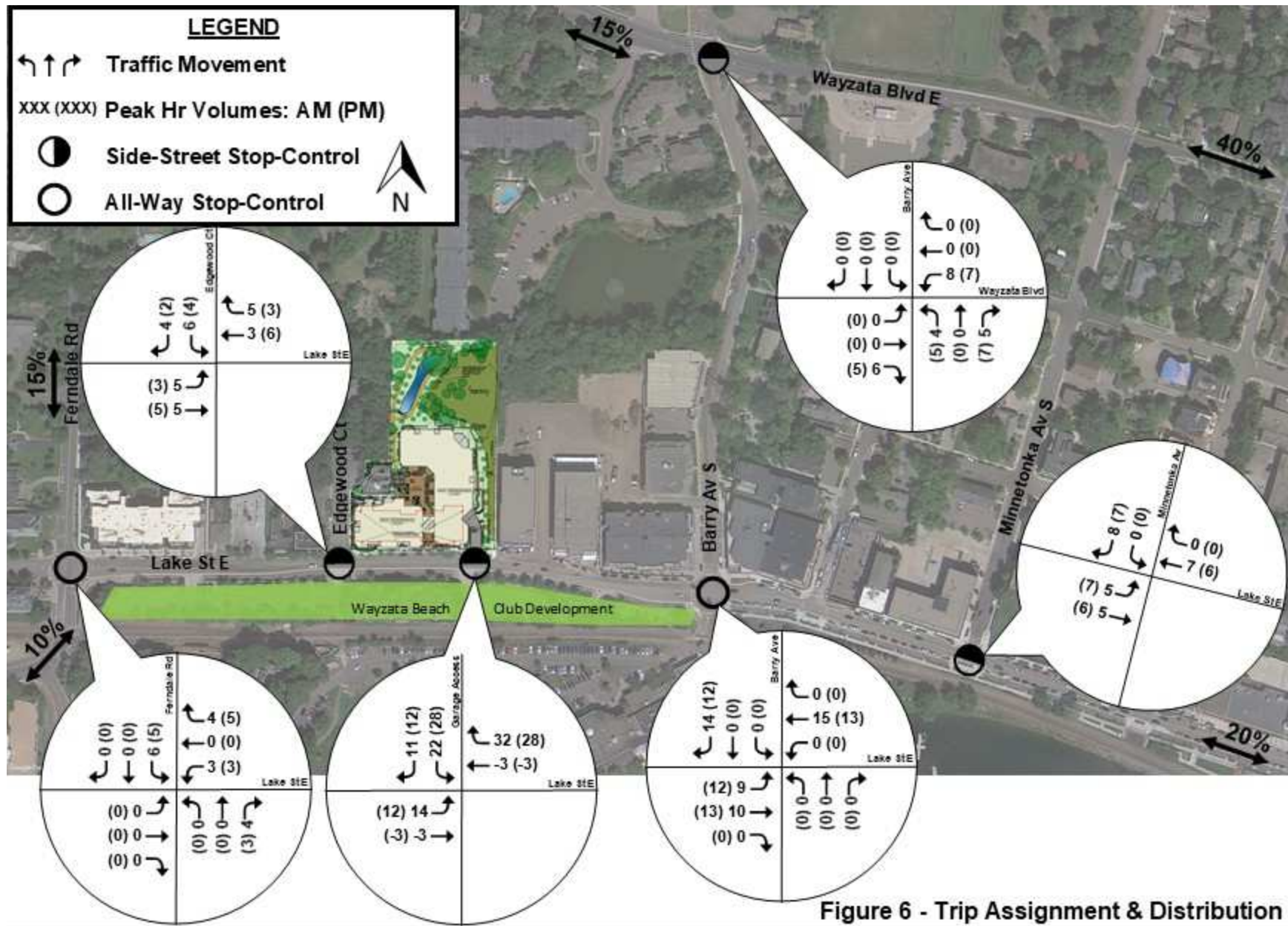


Figure 5 - 2025 No-Build Traffic Volumes



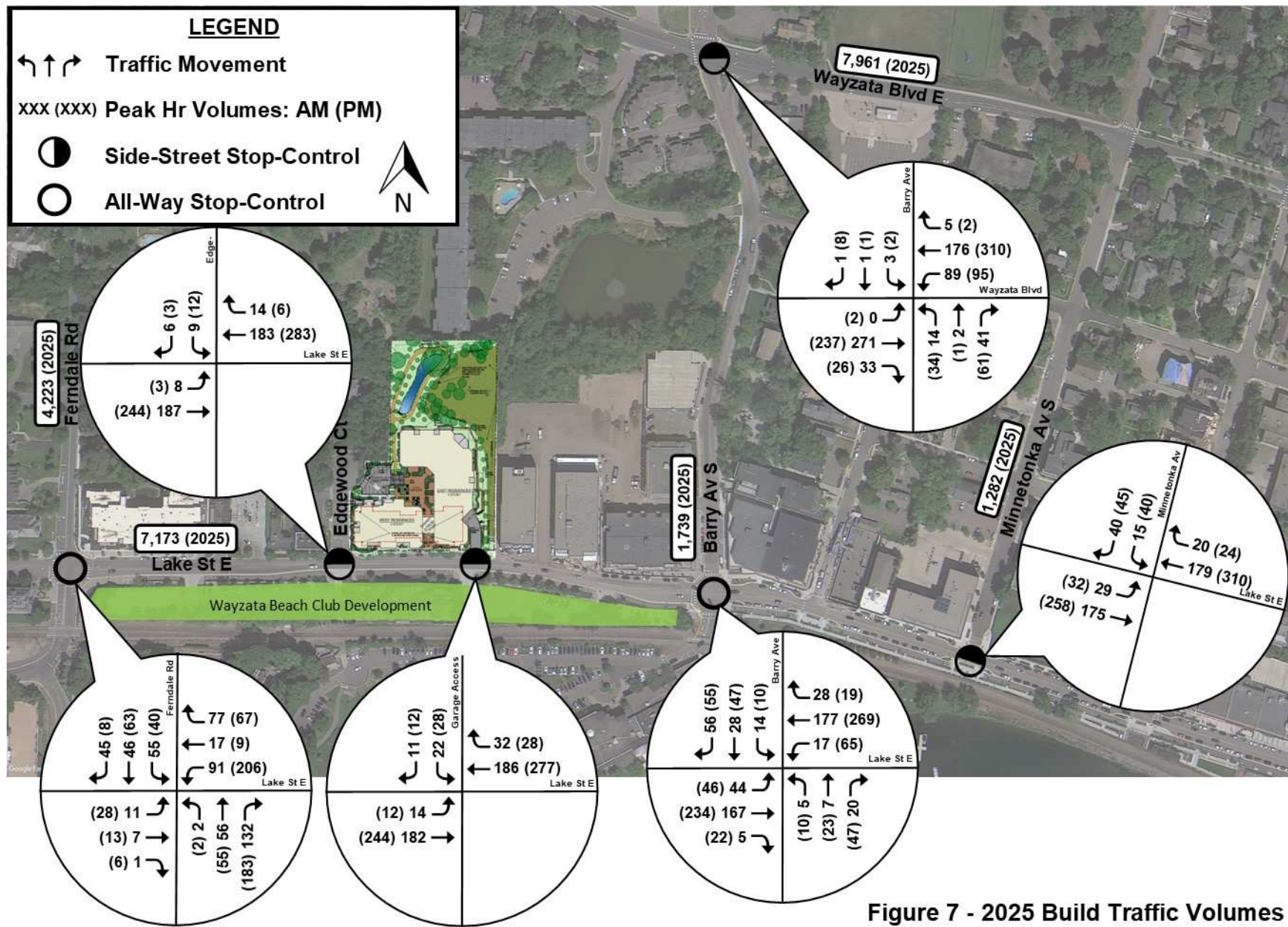


Figure 7 - 2025 Build Traffic Volumes



Review Summary

SRF No. 16141.00

To: Mike Kelly, PE, City Engineer/Director of Public Works
City of Wayzata
From: Tom Sachi, PE, Project Manager
Date: October 11, 2022
Subject: Review of Traffic and Parking Analysis Memorandum - 201 Lake Street

Introduction

As requested, SRF has completed a review of the *Draft Traffic and Parking Analysis Memorandum – 201 Lake Street* document, dated April 18, 2022 completed by SSTS. The proposed development is located in the northeast quadrant of the Lake Street and Edgewood Court intersection in the City of Wayzata. A review of the memorandum identified the following questions and comments for consideration.

Review Summary

Based on our review, the following items were identified from the April 18, 2022 memorandum:

Existing Conditions

1. Peak Periods and volumes appear to be accurate for the area. A portion of the intersection volumes were collected in March of 2022, while others were utilized from August 2021. Volumes tend to peak in summer in Wayzata, and as such, volumes were modified to reflect summer conditions.
2. Roadway geometry, speeds, and traffic controls are correct.

Future Conditions/Trip Generation

3. The background growth rates of one-half (0.5), one and half (1.5) and three (3) percent represent accurate estimates for the study roadways.
4. The Year 2025 No Build volumes included trips from proposed adjacent development, Wayzata Beach Club at 200 Lake Street, as indicated on page 2, which is accurate for the area. Note, this was based on the assumed land uses as of April 2022. Other background developments are accommodated within the background growth rates.
5. The fast food restaurant being included is conservative for the proposed development that should represent a worst-case scenario.
6. The peak hour trip generation using the *Institute of Transportation Engineers Trip Generation Manual, 11th Edition* is accurate for the proposed land uses.
7. The pass-by and shared trip reductions utilized are accurate for the proposed development.
8. No multimodal reductions were applied, which is conservative for the trip estimate.
9. The distribution used for trips to/from the proposed development appears to be consistent with roadway travel patterns.

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Average Daily Traffic and Roadway Capacity

10. The removed daily trips for the previously existing office and bank land uses were removed, which is accurate to help estimate existing ADTs.
11. The assumed facility types and thresholds are accurate.
12. With the added background growth and trips from the proposed development, the estimated year 2025 ADTs are accurately estimated.
13. The ADT comparison to ADT Thresholds is done accurately. No capacity issues are expected.

Traffic Operations

14. Operations analysis appears to be completed correctly. No issues are expected as a result of the proposed development.
15. No delay or queuing issues are expected and no mitigation is necessary.

Parking Analysis

16. The ITE expected parking demands appear to be accurate, but, no rate was provided for Hair Salon. However, the 8 spaces noted as the demand is conservative and should represent a peak demand.
17. The City Code parking requirements are estimated correctly.
18. The parking demand estimates are accurate and there is expected to be sufficient parking supply to accommodate the proposed development.

Conclusions and Recommendations

19. The conclusions are accurate and no mitigation is necessary to accommodate the proposed development.
20. Overall the study appears to be completed accurately and correctly. No issues were found.

Other Considerations

There have been discussions regarding the need for traffic signals at the study intersections along Lake Street. Based on the intersection capacity analysis for the year 2025 build conditions, all of the study intersections are expected to operate within acceptable levels with excess capacity. Overall, all intersections are a LOS A and no side-street delays are expected over eight (8) seconds. No queueing issues are expected to occur either.

Additionally, the roadway capacity was studied for the study roadways under build conditions. and found that all of the roadways are below a volume to capacity ratio of 0.5. Note, roadways would be expected to need mitigation at volume/capacity ratio of 0.85 or higher, indicating there is sufficient and excess capacity along the study roadways.

Traffic signals are not expected to be necessary or warranted based on the volumes at the intersections. Unwarranted signals can cause safety issues, unnecessary delays, and lead to unintended congestion issues. Traffic signals are also a high cost installation and require ongoing maintenance expenditures.

If a traffic signal study was requested, the following items would be required to be collected and reviewed at each intersection:

- 16 hour turning movement counts at the study intersections, along with estimated trip generation for any developments.
- Intersection capacity analysis to determine operational needs.
- Review of Traffic Signal Warrants following the Minnesota Manual on Uniform Traffic Control Devices (MnMUTCD). Typically a four-hour or eight-hour volume warrant is necessary to warrant installation of a traffic signal.
- A review of crash data at the intersection.
- Depending on local requirements, a signal justification report (SJR) or intersection control evaluation report (ICE Report) would need to be completed.

Current traffic volumes are not expected to meet any volume thresholds for any of the study intersections on Lake Street, even during the peak hours of the year 2025 build conditions. Additionally, with the expected acceptable operations and minimal delays, a traffic signal would not be justified for any study intersections on Lake Street.

To:	Mike Kelly City of Wayzata	From:	Dan Edgerton Minneapolis
Project/File:	Wayzata Water & Sewer Analysis for 200 and 201 Lake Street, 193805912	Date:	November 2, 2022

Reference: Wayzata 200 and 201 Lake Street Water and Sewer Analysis

The following memo presents a summary of the water and sewer analysis for the 200 and 201 Lake Street proposed redevelopments in Wayzata.

Background

The project sites are at 200 and 201 Lake Street in Wayzata, MN (see Figures 1 and 2). The 200 and 201 Lake Street sites are 2.27 acres and 2.73 acres, respectively. The sites are existing commercial buildings and parking lots that will be redeveloped with several multifamily units, retail, and office space. Water for the sites is proposed to be fed from the trunk distribution mains on Lake Street and Edgewood Court. Wastewater for the sites is proposed to be conveyed to the existing City trunk line on Lake Street and then south to the MCES Interceptor.

An analysis was performed to determine if the existing City water and sewer infrastructure is adequate to handle this change in land use. The City requested an analysis of each site individually, as well as the combined sites. For the first step, the combined sites were evaluated. If the system is adequate to handle the combined flow from the two sites, then it would be able to handle each site individually as well.

Water System Analysis

The City's existing WaterCAD model was used to analyze the water system near the proposed redevelopments. Based on the number of multifamily residential units and proposed floor space for offices, retail stores, and restaurants, it is estimated that the developments at 200 and 201 Lake Street will create an average day demand of 10,100 gallons per day (gpd) and 10,400 gpd, respectively. We modeled and reviewed maximum day static pressures for both redevelopments assuming both will occur in the future. The domestic demand for both redevelopments will not be a problem for the City water system to deliver to these points. The City's system would therefore also be adequate to handle each site individually with regards to domestic demand.

The more critical aspect for the water system will be the fire flow requirements. Generally, these types of mixed use and multi-story developments may require both a hydrant flow from nearby fire hydrants and a sprinkler flow that would be delivered to the fire suppression system within the building(s). There was no information provided to us to estimate what this required total flow would be. This number is generally given to the City by the developers' design teams.

For the purposes of this analysis, we therefore analyzed how much flow could be delivered to the hydrants along this stretch of Lake Street E as well as along Edgewood Court. Our analysis indicated that the water

Reference: Wayzata Shoreline Drive Water and Sewer Analysis

system can provide a fire flow of more than 3,500 gallons per minute (gpm) at 20 pound per square inch (psi) residual pressure to hydrants near each of the proposed developments.

Plans for the 200 Lake Street redevelopment also show that the existing 4-inch pipe between Lake Street and Grove Lane Court (which completes a loop for the existing 4-inch watermain under Grove Lane Court) will be removed and reinstalled during construction. During this time, the model indicated that there will be a potential fire flow deficiency (less than 500 gpm available) at the end of the 4-inch pipe along Grove Lane Court. The fire flow along Grove Lane Court is expected to return to 1,200 gpm once the pipe is reinstalled.

Sanitary Sewer System Analysis

A sanitary sewer model was developed for the City's Comprehensive Sewer Plan. The model was updated to reflect the change from commercial buildings to multifamily and office buildings.

In the model, the existing 5.0 acres of commercial/industrial land use for the combined sites became 69 units of high density residential, 0.92 acres of office, 4 chairs of hair salon, 0.04 acres of apparel store, and 1 unit of fast-food use. Results from the modeling show the average flows created from the proposed sites would increase from the existing 0.022 MGD for the existing commercial site to 0.028 MGD for the proposed residential/mixed use. This change creates a design flow of 0.460 MGD to trunk line 2.1 under proposed conditions with the residential/mixed use, which is an increase from 0.436 MGD under existing conditions with the commercial buildings. The proposed total design flows and existing pipe capacities are presented below. The existing trunk sewer capacities are sufficient to handle the proposed combined redevelopments of 200 and 201 Lake Street and would therefore also be adequate to handle each site individually.

From Point	To Point	Proposed Total Average Flow (MGD)	Proposed Design Flow (MGD)	Existing Capacity (MGD)
2.3	2.2	0.087	0.349	1.13
2.2	2.1	0.115	0.460	1.54
2.1	MCES 1	0.115	0.460	1.27

Summary

An analysis was performed to determine the adequacy of existing Wayzata water and sewer infrastructure to serve a proposed redevelopment of the commercial sites at 200 and 201 Lake Street to several high-density residential homes and office buildings. The results are as follows.

Reference: Wayzata Shoreline Drive Water and Sewer Analysis

- Water System:
 - Water demands are expected to increase with the redevelopments. **There is existing capacity and pressure in the trunk water system to provide daily usage requirements for each redevelopment independently, as well as for the proposed combined redevelopments of 200 and 201 Lake Street.**
 - Fire flows of greater than 3,500 gpm at a residual pressure of 20 psi can be delivered to hydrants along this stretch of Lake Street E and along Edgewood Court assuming both redevelopments were to occur.
 - There will be a temporary fire flow deficiency (less than 500 gpm available) at the end of the existing 4-inch watermain on Grove Lane Court during removal and reinstallation of the existing 4-inch loop. The available fire flow along Grove Lane Court will return to 1,200 gpm once the pipe is reinstalled.
- Sewer System:
 - Sewer flows are expected to increase with the redevelopment. **There is sufficient capacity in the trunk sewer system to meet sewer needs for each redevelopment independently, as well as for the proposed combined redevelopments of 200 and 201 Lake Street.**

Please let Dan Edgerton or Louis Sigtermans know if you have questions about the analysis and results.

Thank you,

Stantec Consulting Services Inc.



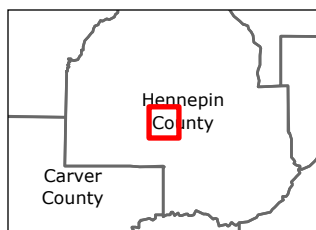
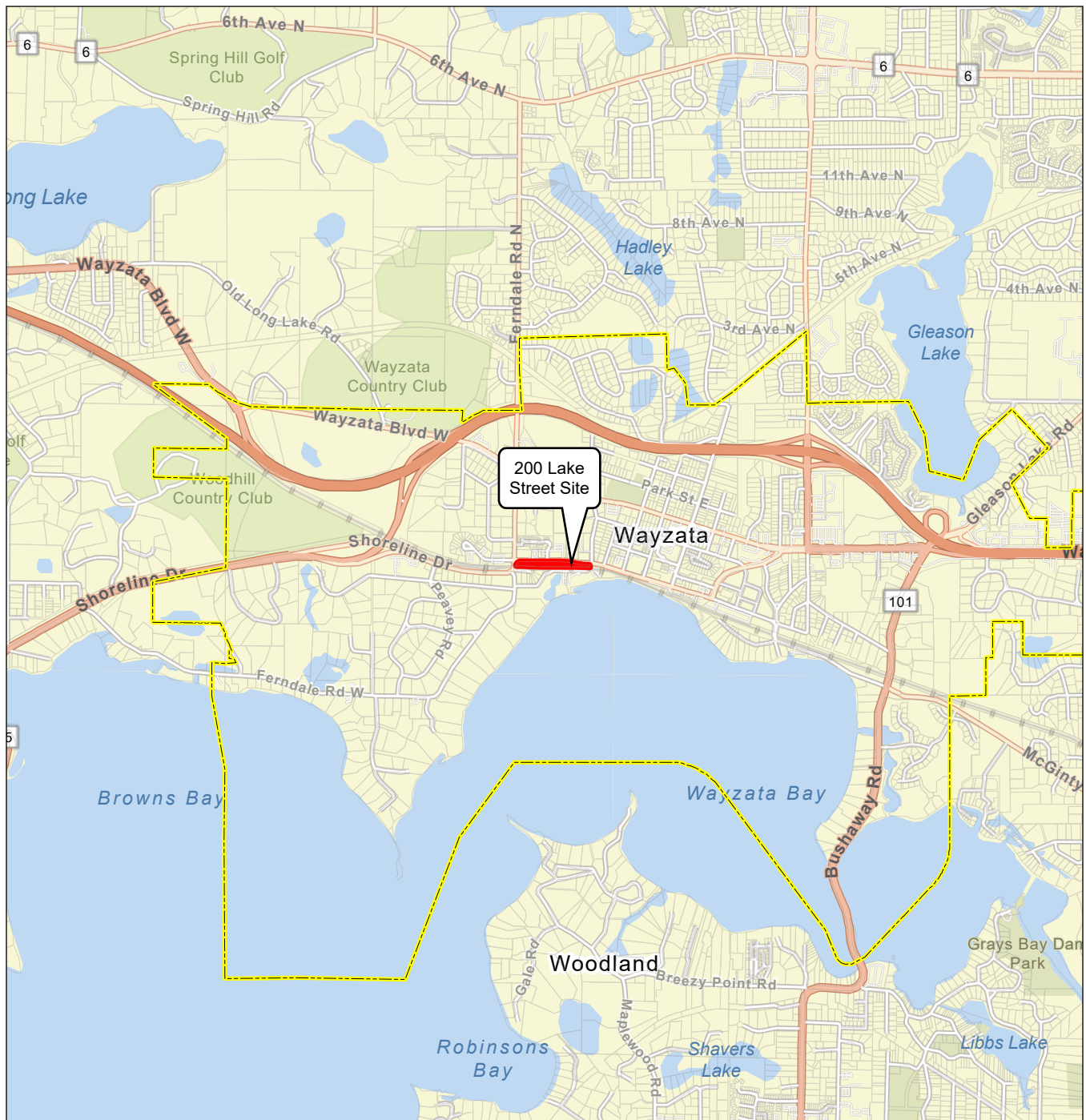
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Attachments: Figure 1 Location Map
Figure 2 Project Site

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- Legend**
- 200 Lake Street Site
 - Wayzata Municipal Boundary
 - County Parcels

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Project Location
Wayzata, Hennepin Co., MN

Prepared by BS on 2022-10-13

Client/Project
City of Wayzata
200,201 Lake Street Site
Water and Sewer Analysis

193805912

Figure No.

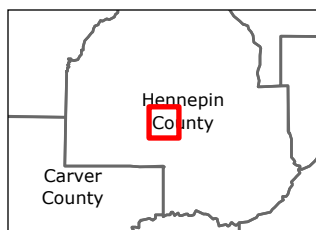
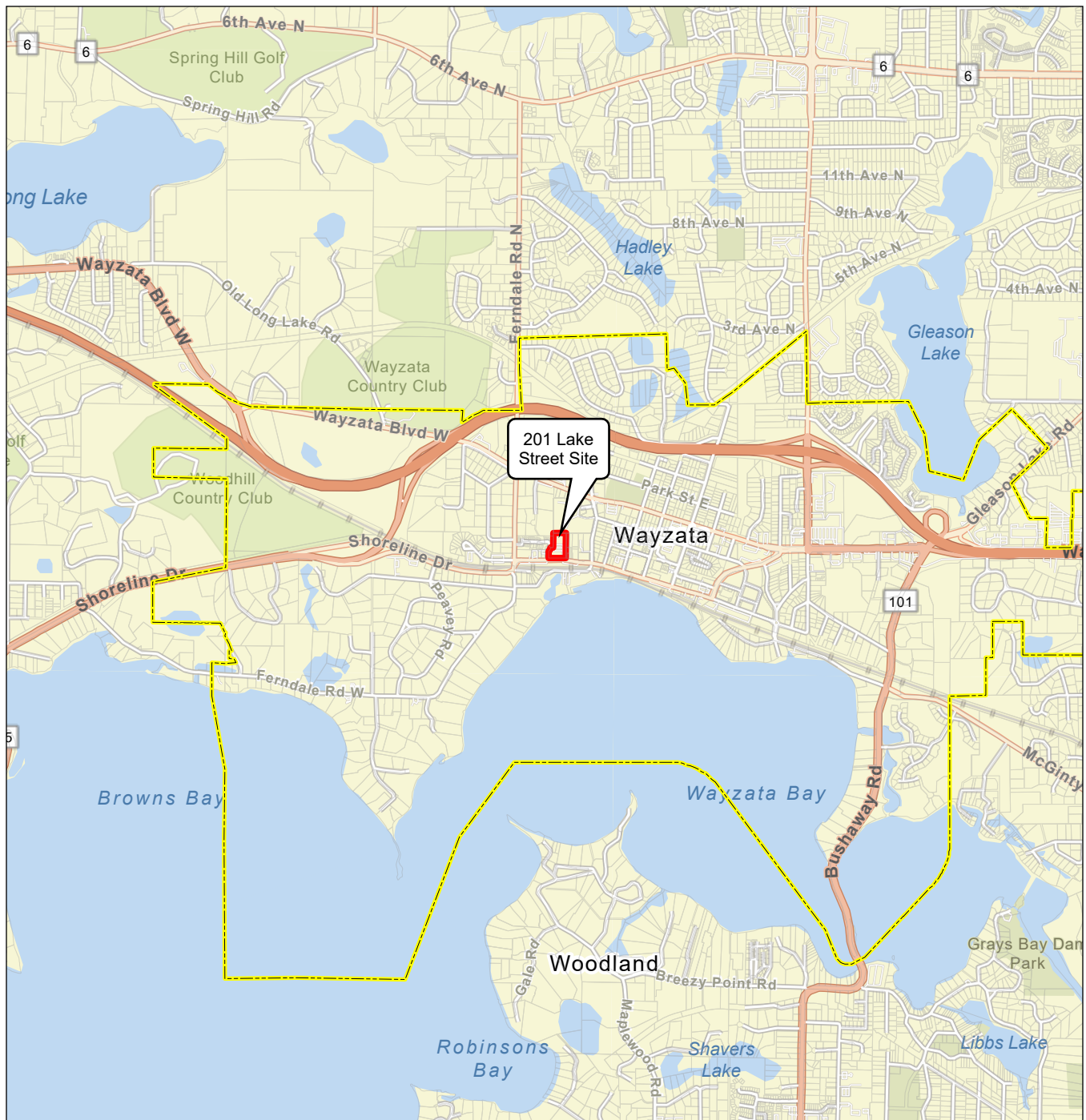
1

Title
Location Map

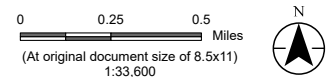
Page 1 of 1

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- Legend**
- 201 Lake Street Site
 - Wayzata Municipal Boundary
 - County Parcels



Project Location
Wayzata, Hennepin Co., MN

Prepared by BS on 2022-10-13

Client/Project
City of Wayzata
200, 201 Lake Street Site
Water and Sewer Analysis

193805912

Figure No.

1

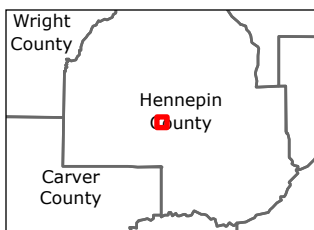
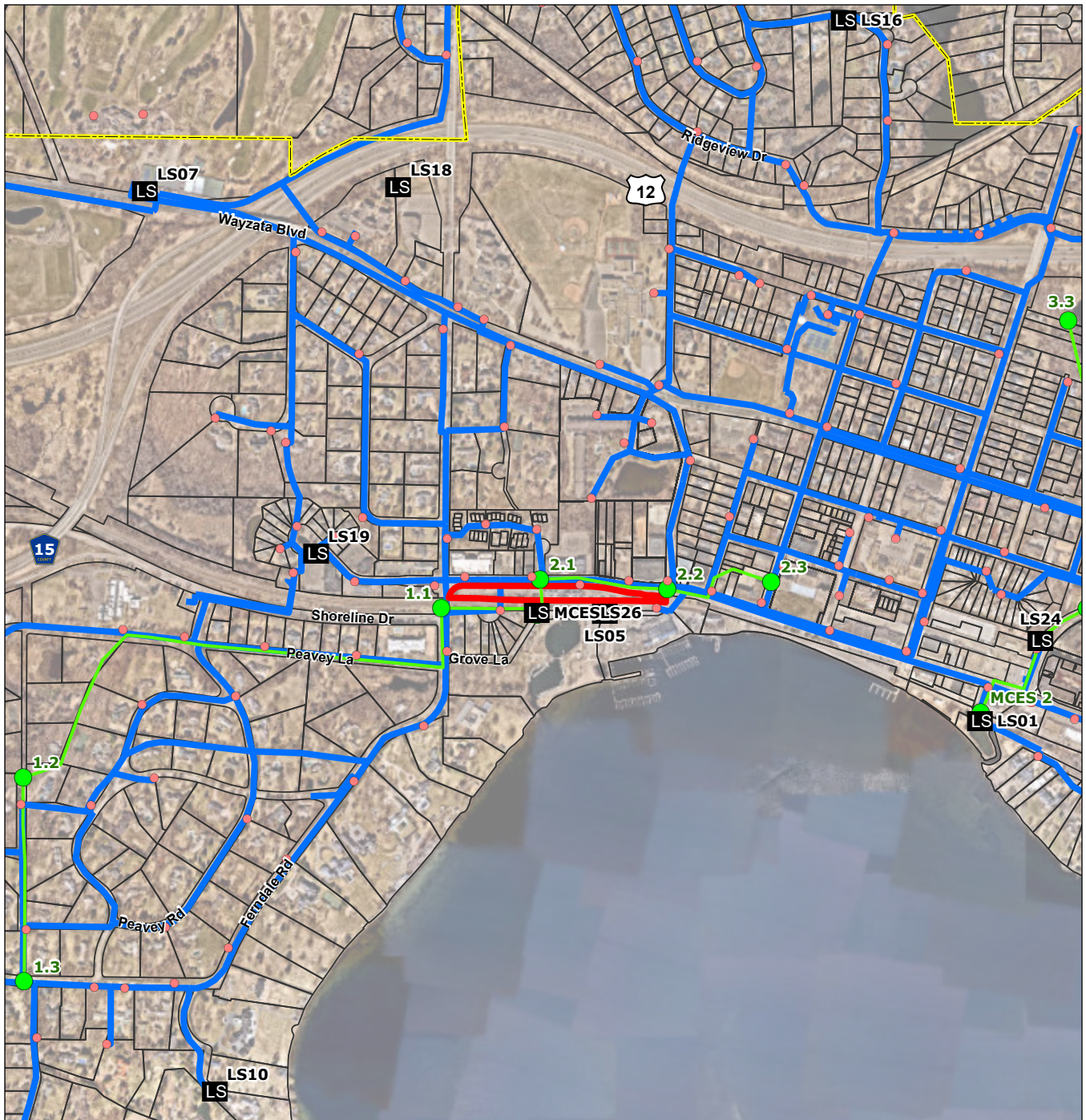
Title

Location Map

Page 1 of 1

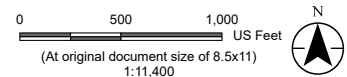
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Notes
1. Coordinate System: NAD 1983 UTM Zone 15N
2. Data Sources: Hennepin County
3. Background: Hennepin County 2020 Aerial Photograph

- Legend**
- 200 Lake Street Site
 - Wayzata Municipal Boundary
 - County Parcels
 - LS Lift Station
 - Trunk Sewer Nodes
 - Trunk Sewer
 - Watermain
 - Hydrant



Project Location
Wayzata, Hennepin Co., MN

Prepared by BS on 2022-10-13

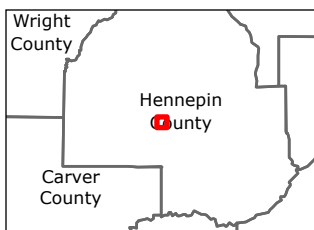
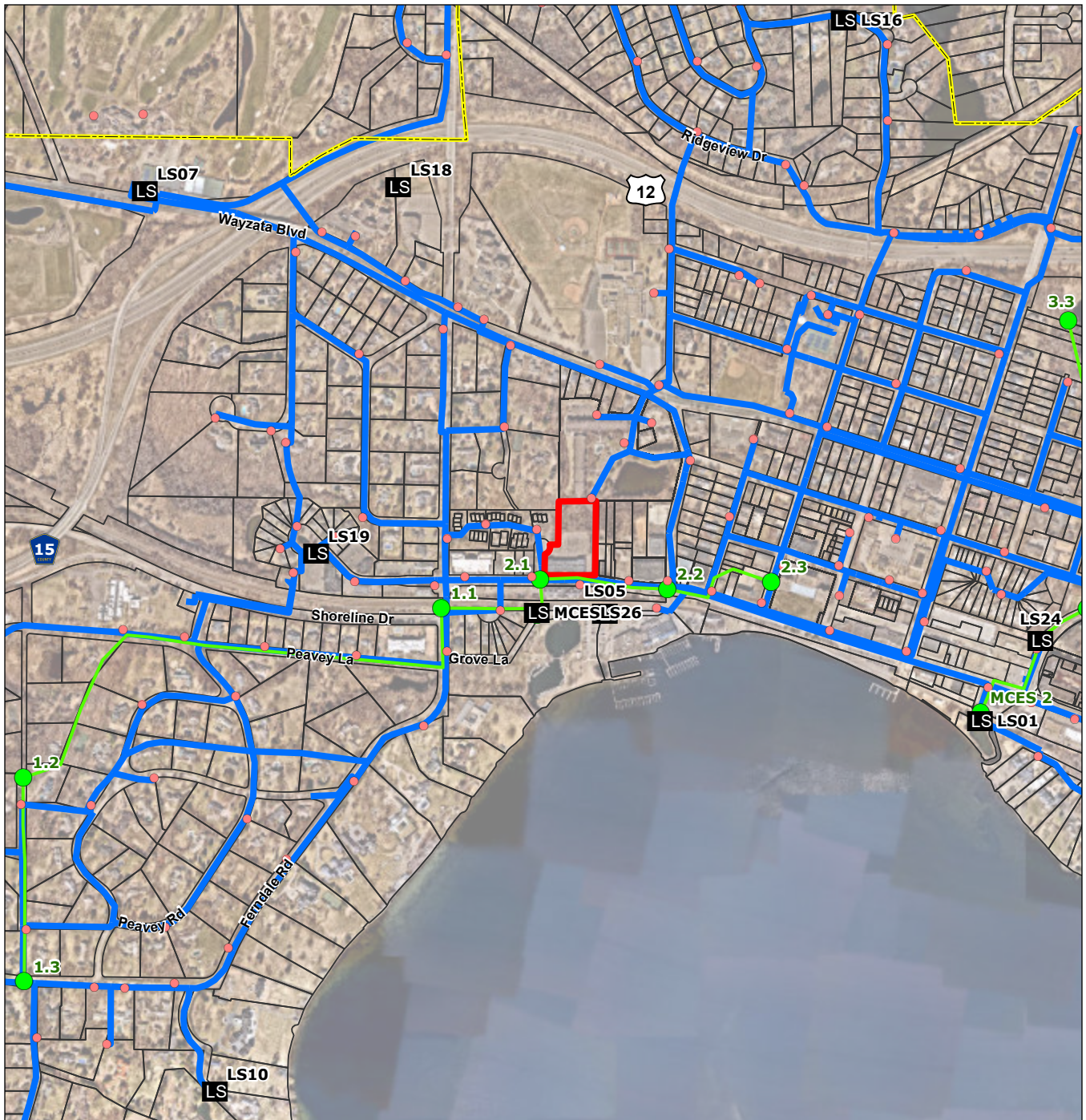
Client/Project
City of Wayzata
900 Wayzata Boulevard Site
Water and Sewer Analysis

193805622

Figure No.
2

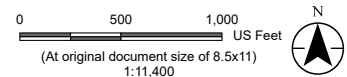
Title
Project Site

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Notes
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- Legend**
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 - LS Lift Station
 - Trunk Sewer Nodes
 - Trunk Sewer
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 - Hydrant



Project Location
Wayzata, Hennepin Co., MN

Prepared by BS on 2022-10-13

Client/Project
City of Wayzata
900 Wayzata Boulevard Site
Water and Sewer Analysis

193805622

Figure No.
2

Title
Project Site

Bruce W. Schmitt & Associates, P.A. / Architects

320 Manitoba Avenue South, Wayzata, Minnesota 55391

Phone: 952.476.6222 / Fax: 952.476.6228

July 25, 2023

Re: Summary of public feedback given at the neighborhood meeting for
Westway Condominiums | General Plan | Redevelopment of 201 Lake Street East, Wayzata

To: Eric Zweber
Consulting Planner

Cc: Emily Goellner
Community Development Director

Eric,

The neighborhood meeting for Westway Condominiums was held July 20, 2023 at the City Hall Community Room; beginning at 4 o'clock and ended just before 5 o'clock. I've attached a copy of the meeting sign-in sheet.

The feedback we received was positive and encouraging. The majority of those in attendance seemed familiar with the project, as many of them had attended the neighborhood meeting for Concept Approval and/or public hearings relating to that submittal. Listed below are questions and comments we received:

- Will there be a lot of trees cut down at the north end of the property
- Does the holding pond drain into the adjacent wetland
- Who will be designing the condominium layouts, how many different contractors
- Where will the contractors park, stage, and unload during construction
- What is the anticipated construction timeline
- Will piling be necessary
- What will the asking price be for the residential condos
- Who is responsible for maintaining the holding pond
- What are the building setback distances from property lines
- Will there be parallel parking stalls on Lake Street as well as the off-street parking
- Is there any way to improve entering traffic on Lake Street from Edgewood Court
- What type of commercial uses do we foresee in the commercial condos

I hope this summary gives you a sense of the public's feelings expressed at the meeting. Again, the feedback we did receive for the project was positive and encouraging. Please let me know if you have any questions or would like further explanation regarding the neighborhood meeting or the project in general.

Thank you,

Darren Schmitt

Enclosure

DBS/jh

Meeting Sign-in Sheet

Westway Condominiums Neighborhood Meeting

201 Lake Street East, Wayzata, Minnesota

Date: Thursday, July 20, 2023

Time: 4-5 PM

Venue: Wayzata City Hall - Community Room

Presented by: Bruce W. Schmitt & Associates, P.A. Architects & Lowell Zitzloff and Family

Name:	Address or Company:	Phone:	Email:
1. <u>Peto W. W. W. W.</u>	<u>143 EDGEWOOD</u>	<u>612-384-1028</u>	<u>PCU@HTIERA@GMAIL</u>
2. <u>Carolyn W. W. W.</u>	<u>143 Edgewood Ct.</u>	<u>"</u>	<u>"</u>
3. <u>Jatti Raka</u>	<u>123 "</u>	<u>234-273-5683</u>	
4. <u>Dan & Rait</u>	<u>" "</u>	<u>815-670-8010</u>	
5. <u>Andy Bais</u>	<u>123 Edgewood</u>	<u>612 948-8723</u>	
6. <u>George Rye</u>	<u>215 Bakery</u>	<u>952 475-3758</u>	
7. <u>Joyce Z. Z.</u>	<u>215 Bury, Wayzata</u>	<u>612-360-1903</u>	
8. <u>Ruthie Darr</u>	<u>112 Edgewood Ct.</u>	<u>612-396-8000</u>	<u>Kadec@edgemail.com</u>
9. <u>Larry Shaw</u>	<u>127 Edgewood Ct</u>	<u>612-751-2881</u>	
10. <u>Andy & Ray Zitzloff</u>	<u>122 Edgewood Ct</u>	<u>612-819-3820</u>	

	Name:	Address or Company:	Phone:	Email:
11.	Lora Ward Lake	117 Edgewood Ct	952.484.5355	lorawardlake@gmail.com
12.	Sven Gustafson	153 Lake St East	612-267-2670	SVEN@STORWARD.COM
13.	Pete Arnold	134 Edgewood Ct		
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				
23.				
24.				
25.				
26.				
27.				



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 7, 2023	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: August 7, 2023	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, August 21, 2023. The 2023 City Meeting Calendar and Liaison Schedule are attached. Please note that some Council meetings in the fall and winter have recently been shifted, so the both the Meeting Calendar and Liaison Schedule has been changed.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2023 Wayzata City Calendar
2. 2023 Planning Commission Liaison Schedule

City of Wayzata 2023 Meeting Calendar



January 2023						
S	M	T	W	Th	F	S
	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	CC MTG 1/18			

February 2023						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March 2023						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April 2023						
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	HRA Mtg 4/4/23					

May 2023						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 2023						
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 2023						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August 2023						
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 2023						
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 2023						
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 2023						
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 2023						
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 - 6:30 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

Revised
7/13/2023

2023 Planning Commission Assignments at Council Meetings

Updated 7/26/2023

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 10	Peggy Douglas
Tuesday	January 24	Adam Elg
Tuesday	February 7	Laura Merriam
Tuesday	February 21	Bonnie Schwalbe
Tuesday	March 7	Jennifer Severson
Tuesday	March 21	Ken Sorensen
Tuesday	April 4	Larissa Stockton
Tuesday	April 18	Peggy Douglas
Tuesday	May 2	Adam Elg
Tuesday	May 16	Laura Merriam
Tuesday	June 6	Bonnie Schwalbe
Tuesday	June 20	Jennifer Severson
N/A	No meeting July 4th week	
Tuesday	July 18	Ken Sorensen
Tuesday	August 8	Larissa Stockton
Tuesday	August 22	Peggy Douglas
Tuesday	September 5	Adam Elg
Tuesday	September 19	Laura Merriam
Tuesday	October 10	Bonnie Schwalbe
Tuesday	October 24	Jennifer Severson
N/A	No meeting November 7	
Tuesday	November 21	Ken Sorensen
Tuesday	December 5	Larissa Stockton
Tuesday	December 19	Peggy Douglas