WAYZATA PLANNING COMMISSION
Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street
Monday, September 18, 2023
6:30 PM

HYBRID MEETING INFORMATION

Click here to join Zoom Meeting
Meeting ID: 870 9062 0732 Passcode: 268899
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 August 21, 2023
5. **Public Hearing Items**
   a. Consider Application for Side Yard Setback and Impervious Surface Variances at 308 Hampton St S
6. **Other Items**
   a. Review of Development Activities
   b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:
City Council - September 19, 2023
Planning Commission - October 2, 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: September 18, 2023	**AGENDA ITEM:** 4.a
TITLE: Approval of Meeting Minutes of August 21, 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 August 21, 2023.

ATTACHMENTS:
1. August 21, 2023 Planning Commission Meeting Minutes

WAYZATA PLANNING COMMISSION
MEETING MINUTES
AUGUST 21, 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 outline 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, Schwalbe, Severson, and Elg. Community Development Director Emily Goellner, Assistant Planner Valerie Quarles, and City Attorney David Schelzel were also present.

Absent at roll call was Commissioner: Sorensen

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 August 21, 2023 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the August 7, 2023 Planning Commission Meeting Minutes
b.) Approval of Planning Commission Report and Recommendation of Approval for 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

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

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

Commissioner Douglas made a motion, seconded by Commissioner Elg to approve the Consent Agenda as presented. The motion carried unanimously.

AGENDA ITEM 5. Old Business Items:

DRAFT

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

Assistant Planner Quarles gave a presentation that outlined the changes that have been proposed since the last discussion at the July 17, 2023 meeting.

Commissioner Douglas asked for clarification on barbed wire and asked if that had totally been removed now.

Planner Quarles confirmed that barbed wire fencing has been removed.

Commissioner Merriam asked about removal of the language for non-conforming fencing and asked if any language had been included that the fencing can remain 'as is'.

Planner Quarles explained that if someone had a non-conforming fence, there is a separate chapter of Code on how the City regulates non-conforming structures, which is what they would use in this instance.

Community Development Director Goellner noted that during this discussion she noticed that 'barbed wire fencing' was still included in some of the language and explained that staff was recommending that be struck.

Chair Stockton asked for a motion.

Commissioner Douglas made a motion, seconded by Commissioner Merriam, to Approve the Planning Commission Report and Recommendation of Approval for the Zoning Text Amendments to Chapter 918, Fencing/Screening, as presented, with the removal of all references to barbed wire fencing, as noted by Director Goellner. The motion carried unanimously.

AGENDA ITEM 6. Other Items:

a) Review of Development Activities

b) Planning Commission Meeting Schedule

Community Development Director Goellner noted that she would be cancelling the September 6, 2023 meeting due to a lack of agenda items.

AGENDA ITEM 7. Adjournment.

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

Commissioner Schwalbe made a motion, seconded by Commissioner Elg to adjourn the Planning Commission meeting. The motion carried unanimously.

The Planning Commission meeting was adjourned at 6:45 p.m.

DRAFT

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

DRAFT

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: September 18, 2023	**AGENDA ITEM:** 5.a
TITLE: Consider Application for Side Yard Setback and Impervious Surface Variances at 308 Hampton St S	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: December 27, 2023 (extended to 120 days)	

BACKGROUND:

Owner Cynthia Warnert has applied for a side yard setback variance and an impervious surface variance in order to build a new attached garage with living space behind her existing home. The existing detached garage would be torn down, the driveway would be reconfigured and resurfaced, and a rain garden would also be added.

ACTION REQUESTED:

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

ATTACHMENTS:

1. 308 Hampton St S - Staff Report
2. 308 Hampton St S - Narrative
3. 308 Hampton St S - Site Images
4. 308 Hampton St S - Survey, Site Plans, Home Plans

Staff Report
Wayzata Planning Commission
September 18, 2023

Project Name:	Warnert Garage
Approval Request:	Variances (2) – Impervious Surface, Side Yard Setback
Applicant:	Cynthia Warnert
Addresses of Request:	308 Hampton St S
Prepared by:	Valerie Quarles, Assistant Planner
"120 Day" Decision Deadline:	December 27, 2023

Development Application Introduction

Owner Cynthia Warnert has submitted a development application requesting an impervious surface variance and side yard setback variance to support improvements to the property at 308 Hampton St S.

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

Address	PID	Owner
308 Hampton St S	05-117-22-33-0030	Cynthia Warnert

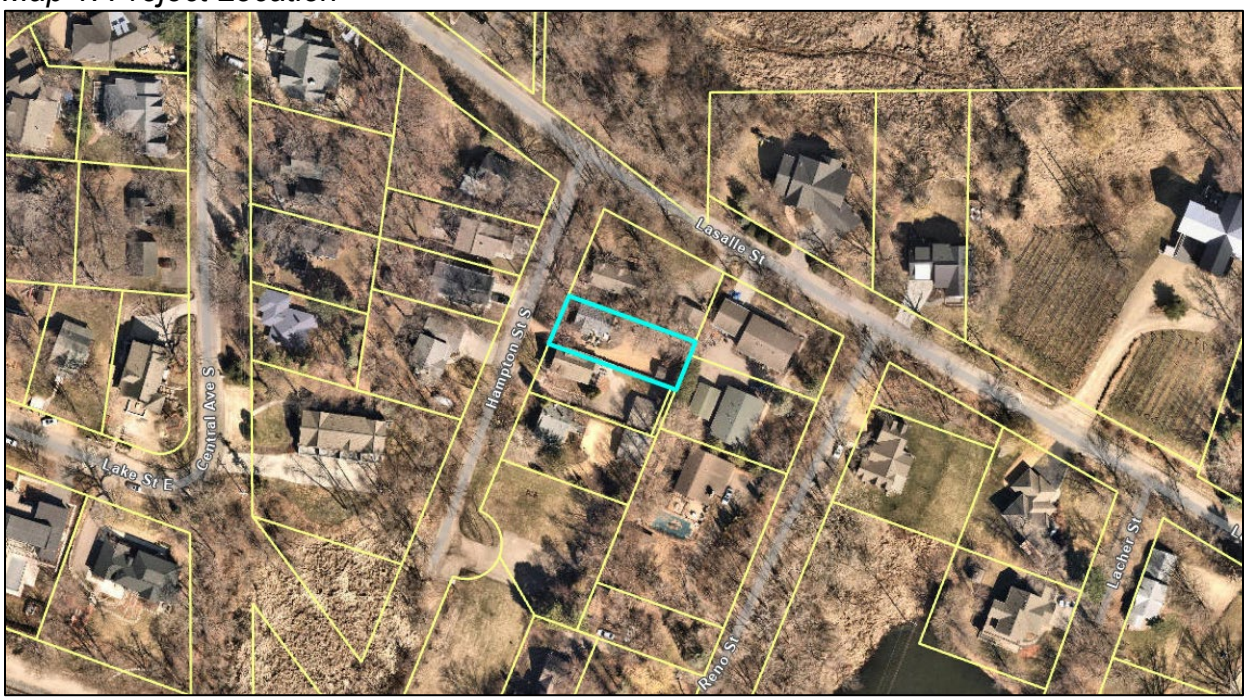
The current zoning and comprehensive plan land use designation for the property are as follows:

Current Zoning:	R-3A Single and Two Family Residential District
Comprehensive Plan Designation:	Central Core Residential
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

Project Location

The property is located on the east side of Hampton St S, one property south of the intersection with Lasalle St.

Map 1: Project Location



Source: Hennepin County

Application Requests

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

A. Variance – Impervious Surface (§955.07.B): The applicant is requesting a variance of 3.7% off the required maximum impervious surface limit of 35% to 38.7%.
B. Variance – Side Yard Setback (§955.06.B.1.b): The applicant is requesting a variance of 7.6 feet off the required side yard (north) setback from the required 10 feet to 2.4 feet.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on September 7, 2023. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on September 6, 2023.

Neighborhood Notification

The applicant sent a letter about the Application to residents within 500 feet of the subject property on September 8, 2023.

Public Comments

As of September 14, no public comments have been received.

Existing Conditions

The existing developed lot is 6,493 square feet (0.15 acres) in area. The existing home is about 820 square feet in size and was built in 1914. The home sits 3.1 feet away from

the north property line today, which exceeds the side yard setback of 10 feet. A one-stall, detached garage sits at the southeast corner of the property and is accessed via a gravel driveway.

The home to the south at 312 Hampton St S received a side yard setback variance in 2014 for the north side of the property, which is why it sits close to the property line.

Zoning District and Land Use Designation

The site is zoned R-3A, Single and Two Family Residential District. The R-3A District is intended to provide a district for high density single family dwelling units in older neighborhoods. The 2040 Comprehensive Plan land use designation for the site is Central Core Residential.

Proposed Changes

The applicant is proposing to build an attached garage with additional living space on the rear of the existing home. The height of the addition would match the current home and take advantage of the lot's slope from front to rear to fit additional living space above the proposed 2-car garage. The addition would enable existing utilities only accessible from the outside of the home via a storm door to be accessible from inside the home. In total, the 640 square foot addition (20 feet by 32 feet) would expand the living space within the home from 820 square feet to 1,460 square feet. The two-car garage would be 425 square feet in size (24 feet by 20 feet, including a 55 square foot portion of a mudroom). Lot coverage would increase from 16.51% to 26.47%, which is within the 30% limitation.

The existing single-stall garage at the southeast corner of the property would be removed and the gravel area leading up to that garage today replaced with grass. The entire driveway would be improved with pavers and reconfigured to only serve the new garage. Because gravel is considered hardcover, this would decrease the overall impervious surface on the property.

The proposed driveway has a greater slope than the existing driveway, as the proposed garage floor sits at a lower elevation to take advantage of the sloped property and is closer to the front of the property. This necessitates the inclusion of a 2 foot tall retaining wall along the south edge of the driveway and property. The retaining wall would be offset from the property line and enable the driveway to decline more gradually to the new garage area than today's topography allows. Short retaining walls that sit on the north side of the driveway today would be removed. These changes would not include the existing retaining wall in the right of way.

Analysis of Application

Variance – Impervious Surface

Impervious surface is defined as "a constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increase rate of flow than prior to development. Examples include rooftops, sidewalks, patios, driveways, parking lots, storage areas, and concrete,

asphalt, or gravel roads (§902.02)". Impervious surface includes lot coverage. The impervious surface on the property is proposed to be reduced from 42.5% to 38.7%. However, a variance is still required as the limit in the R-3A District is 35%. Also, because the property is located within the Shoreland Overlay District, mitigation is required for hardcover above 25% of the lot area. A rain garden is proposed in the rear yard to retain runoff.

	City Code	Current	**Proposed**
Impervious Surface Limitation	35%	42.5%	**38.7%**

Variance – Side Yard Setback

The addition's north wall is proposed to be in line with the home's north wall, which is positioned at a slight angle relative to the north property line. The existing home comes within 3.1 feet of the property line and the proposed addition would come within 2.4 feet of the property line. Because of this condition, the Building Official has recommended additional fire protection for that wall, though the existing home on the adjacent lot is significantly further from the property line. The proposed plans reflect this. The rear wall of the addition would also fall in line with the rear setback of the adjacent home to the north. The garage is positioned to load from the south side. A deck is also proposed on the south side, which does not encroach on any setback.

	City Code	Current	**Proposed**
Side Yard Setback	10 feet	3.1 feet	**2.4 feet**

Department Comments

Engineering Department:

- The City has no utilities along the north property line.
- The proposed stormwater management plan provides adequate volume control for 1 inch of rain over the proposed impervious surfaces exceeding the 25% allowed in the Shoreland Overlay District.
- If approved, a formal Storm Water Facilities Maintenance Agreement and Driveway Permit are required.
- If approved and constructed, an as-built survey will be required upon project completion.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

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

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission

should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application, for review and adoption at the next Planning Commission meeting.

Attachments

1. Narrative
2. Current Survey
3. Site Plan
4. Stormwater Management Plan
5. Landscape Plan
6. Property Photos

Additional large documents, including HydroCAD stormwater reports and soil report, are on file with the City and can be reviewed by contacting Valerie Quarles, Assistant Planner at vquarles@wayzata.org or 952-404-5323.

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

2040 Comprehensive Plan – Residential Goals

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

Variance Standards – City Code Chapter 905
The purpose of this Section is to provide for deviations from the literal provisions of this Ordinance in instances where strict enforcement of the provisions of this Ordinance would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when the variances are harmony with the general purposes and intent of this Ordinance, and the variances are consistent with the Comprehensive Plan.

Criteria for Granting. Conditions governing considerations of variance requests.

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

August 28th , 2023

Attn: City of Wayzata City Council Members

Submitted is a development application for an attached 2 car garage with one room over -to existing one story house. House and addition will remain one story.

Currently – mechanicals: furnace, water heater etc. are in a storm cellar with outside access only. Addition of garage will bring mechanicals inside allowing winter access as the doors freeze with snow and ice.

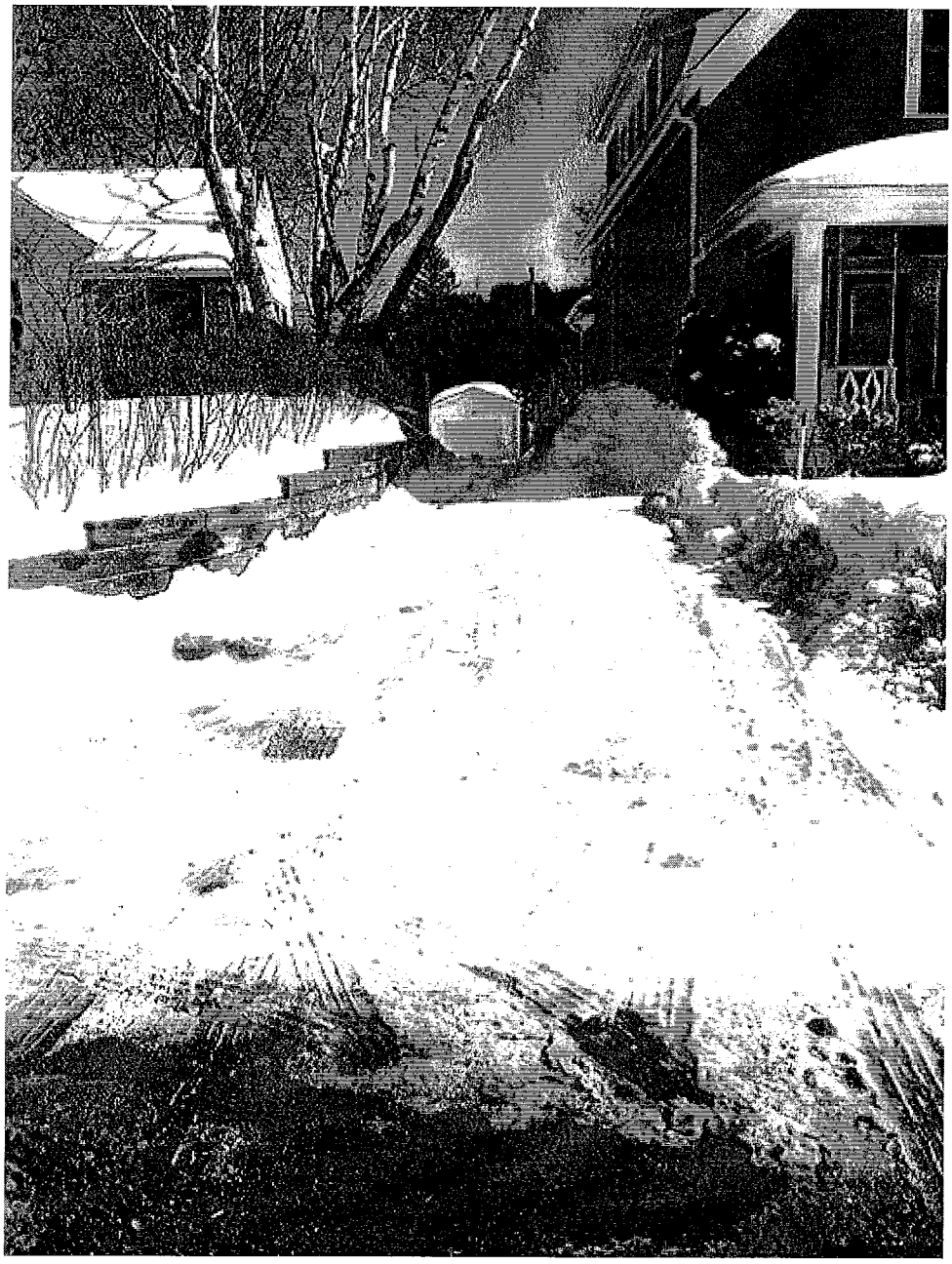
Addition of attached garage will decrease risk of falling on snow and ice in driveway.

Thank -You

Cynthia Warnert

Cynthia " Cindy" Warnert

.

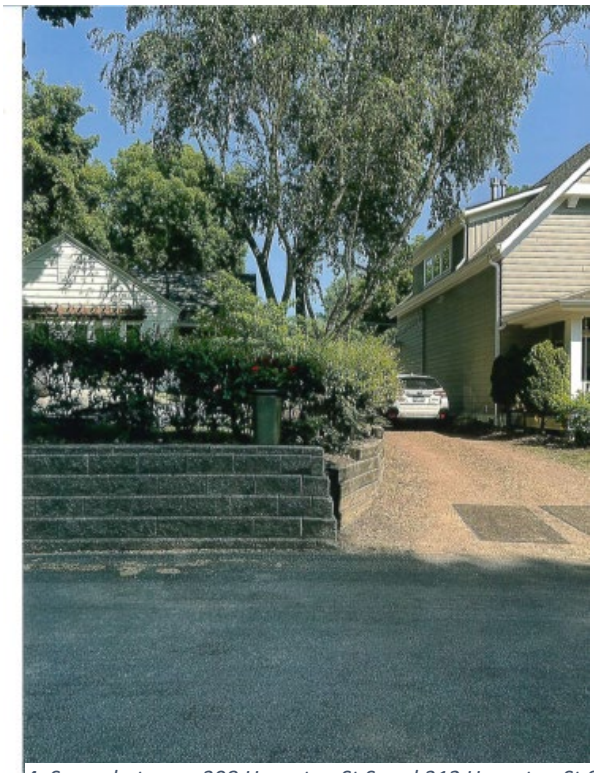


308 Hampton St S Supporting Images

1: Current garage and driveway.

2: Current garage and driveway with mats for traction.

3: Front yard with retaining wall.



4: Space between 308 Hampton St S and 312 Hampton St S.

5: Looking north across 308 Hampton St S and 1202 Lasalle St.

6: Looking northeast across 308 Hampton St S and 1202 Lasalle St.

7: Looking northeast across 308 Hampton St and 1202 Lasalle St.

8: Looking south across 308 Hampton St S and 312 Hampton St S from the rear yard of 1202 Lasalle St.

9: Spacing between the 308 Hampton St S driveway and 312 Hampton St S home.

DESCRIPTION OF PROPERTY SURVEYED

LOT 19, BLOCK 3, NEW WAYZATA, HENNEPIN COUNTY, MINNESOTA

STANDARD NOTES

1) **Site Address**: 308 Hamptons ST. S. Wayzata, MN 55391

2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.

3) **Flood Zone Information**: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0309F, effective date of November 4th 2016.

4) **Parcel Area Information**: Gross Area: 6,501 s.f. ~ 0.149 acres
*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: ROGER which has an elevation of: 993.88 feet (NAVD88).

6) **Zoning Information**: The current Zoning for the subject property is R-3A (Single and Two Family Residential District per the City of Wayzata's zoning map dated June 13, 2022. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 20 feet (Hampton Road)
Side: 10 feet
Rear: 20 feet
Height: 32 feet
Hardcover: 30 percent of lot area

Accessory Structure Setbacks - Front: 20 feet
Side: 5 feet
Rear: 5 feet

*Please note that the zoning information shown hereon 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 hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

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

7) **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. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly 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 651/454-0002.

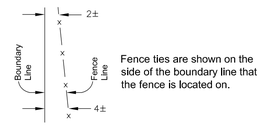
8) No trees will be impacted by this project.

Existing Hardcover

Lot Area	=	6,501 S.F.
House Area	=	850 S.F.
Garage Area	=	223 S.F.
Concrete Area	=	285 S.F.
Ret. Wall Area	=	42 S.F.
Brick Area	=	7 S.F.
Gravel Driveway	=	1,355 S.F.
Total Area	=	2,762 S.F.
Coverage =		42.49 %

Existing Building Coverage

Lot Area	=	6,501 S.F.
House Area	=	850 S.F.
Garage Area	=	223 S.F.
Total Area	=	1,073 S.F.
Coverage =		16.51 %



Fence ties are shown on the side of the boundary line that the fence is located on.

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

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 PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING

WOE WALKOUT ELEVATION
FFE FIRST FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
TOF TOP OF FOUNDATION ELEV.
LOE LOWEST OPENING ELEV.

- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN 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 TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM	1	JPR	1/25/2023	UTILITIES
DRAWN	2	JPR	3/20/2023	DRIVEWAY HARDCOVER, TREE NOTE,
JPR	3	CAW	8/28/2023	MODIFY GARAGE NOTE TO REMOVE
CHECKED				
DLS				
DATE				
12/12/2022				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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 5th day of January, 2023.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE.22-SEC.05
Hennepin County

WAYZATA, MINNESOTA

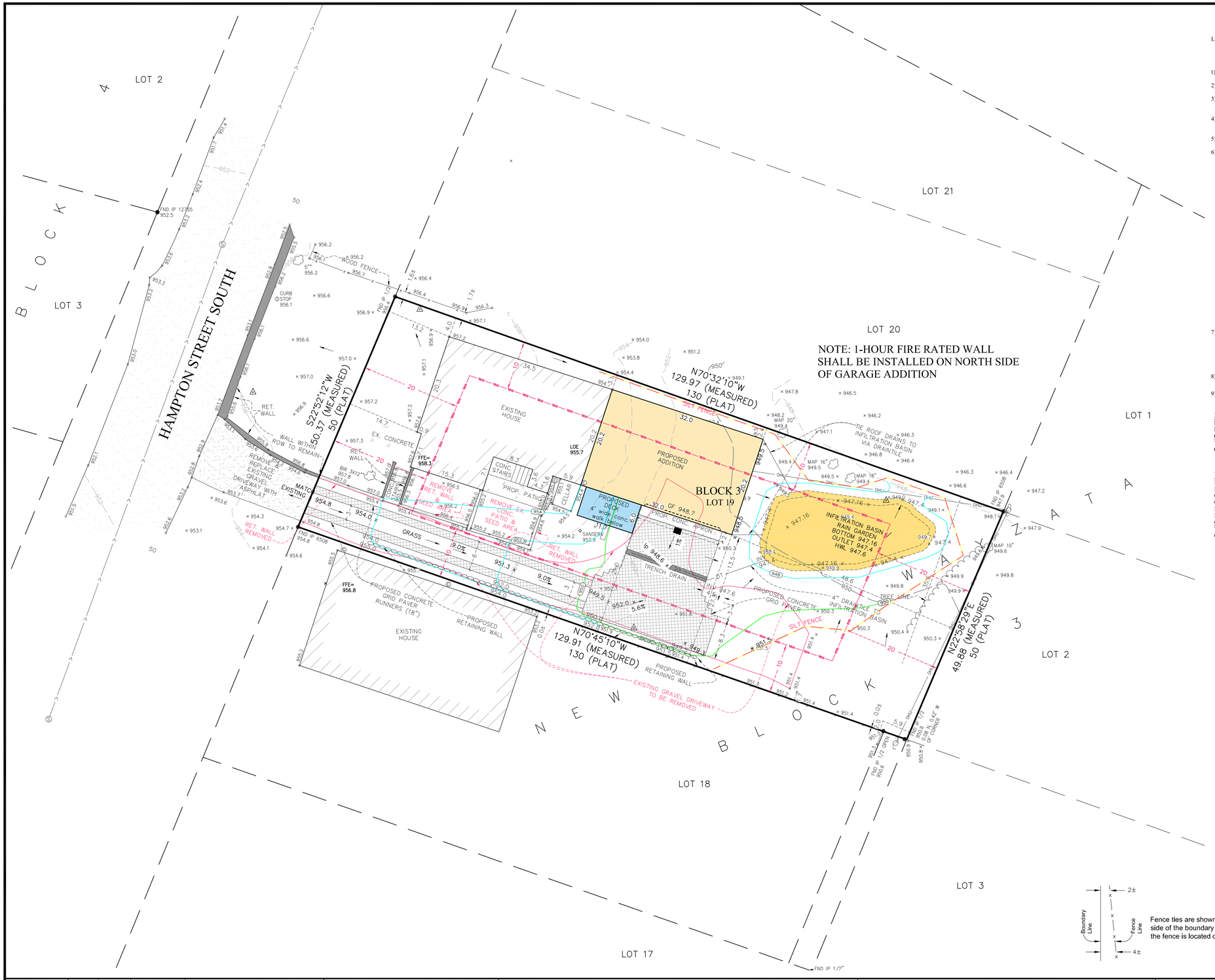
CERTIFICATE OF SURVEY

PREPARED FOR:

CYNTHIA WARNERT

FILE NO. 940705-001

1 / 1



DESCRIPTION OF PROPERTY SURVEYED

LOT 19, BLOCK 3, NEW WAYZATA, HENNEPIN COUNTY, MINNESOTA

STANDARD NOTES

1) **Site Address**: 308 Hampton Street S. Wayzata, MN 55391

2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.

3) **Flood Zone Information**: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0309F, effective date of November 4th 2016.

4) **Parcel Area Information**: Gross Area: 6,501 s.f. ~ 0.149 acres
*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: ROGER which has an elevation of: 993.88 feet (NAVD88).

6) **Zoning Information**: The current Zoning for the subject property is R-3A (Single and Two Family Residential District per the City of Wayzata's zoning map dated June 13, 2022. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 20 feet (Hampton Road)
Side: 10 feet
Rear: 20 feet
Height: 32 feet
Lot Coverage: 30 percent of lot area
Hardcover: 35 percent of lot area
Height: 2 stories or 32 feet

Accessory Structure Setbacks - Front: 20 feet
Side: 5 feet
Rear: 5 feet

*Please note that the zoning information shown hereon 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 hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

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

7) **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. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly 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 651/454-0002.

8) No trees will be impacted by this project.

9) Restore all disturbed areas. Seed all disturbed areas with MNDOT 250 or approved alternative at rate of 100lbs/acre & fertilize with 20-0-10 at 100lbs/acre

Existing Building Coverage

Lot Area	= 6,501 S.F.
House Area	= 850 S.F.
Garage Area	= 223 S.F.
Total Area	= 1,073 S.F.
Coverage =	16.51 %

Proposed Building Coverage

Lot Area	= 6,501 S.F.
Existing House Area	= 850 S.F.
Proposed Addition Area	= 648 S.F.
Existing Garage Area	= 223 S.F.
Total Area	= 1,721 S.F.
Coverage =	26.47 %

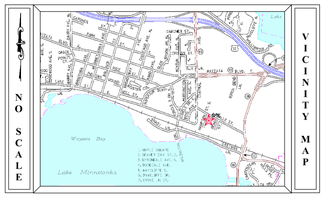
Existing Hardcover

Lot Area	= 6,501 S.F.
House Area	= 850 S.F.
Garage Area	= 223 S.F.
Concrete Area	= 285 S.F.
Ret. Wall Area	= 42 S.F.
Brick Area	= 7 S.F.
Gravel Driveway	= 1,355 S.F.
Total Area	= 2,762 S.F.
Coverage =	42.5 %

Proposed Hardcover

Lot Area	= 6,501 S.F.
Existing House Area	= 850 S.F.
Proposed Garage Addition Area	= 648 S.F.,
Proposed Deck Area	= 70 S.F.
Proposed Conc. Apron Area	= 34 S.F.
Proposed Paver Drive Area	= 653 S.F.
Proposed Concrete	= 191 S.F.
Proposed Wall	= 70 S.F.
Total Area	= 2,516 S.F. (*2,275 s.f. Max*)
Coverage =	38.7% (*35% Max*)

3.8% Decrease in Hardcover Vs Existing Condition



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

10 5 0 5 10 20
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 PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN 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 TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

Fence ties are shown on the side of the boundary line that the fence is located on.

FIELD CREW	NO.	BY	DATE	REVISION
DM	3	JPR	3/28/2023	PROPOSED ADDITION & HARDCOVER CALCS.
DRAWN	4	JRS	3/30/2023	REV PAVER RUNNERS & HARDCOVER CALCS
JPR	5	CAW	6/1/2023	STORMWATER
CHECKED	6	CAW	6/1/2023	STORMWATER - TURNAROUND
DLS	7	CAW	7/11/2023	PLANTINGS
DATE	8	CAW	8/7/2023	REMOVE EXISTING GARAGE
12/12/2022	9	CAW	8/28/2023	DELETE EXISTING GARAGE

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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 5th day of January, 2023.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE.22-SEC.05
Hennepin County

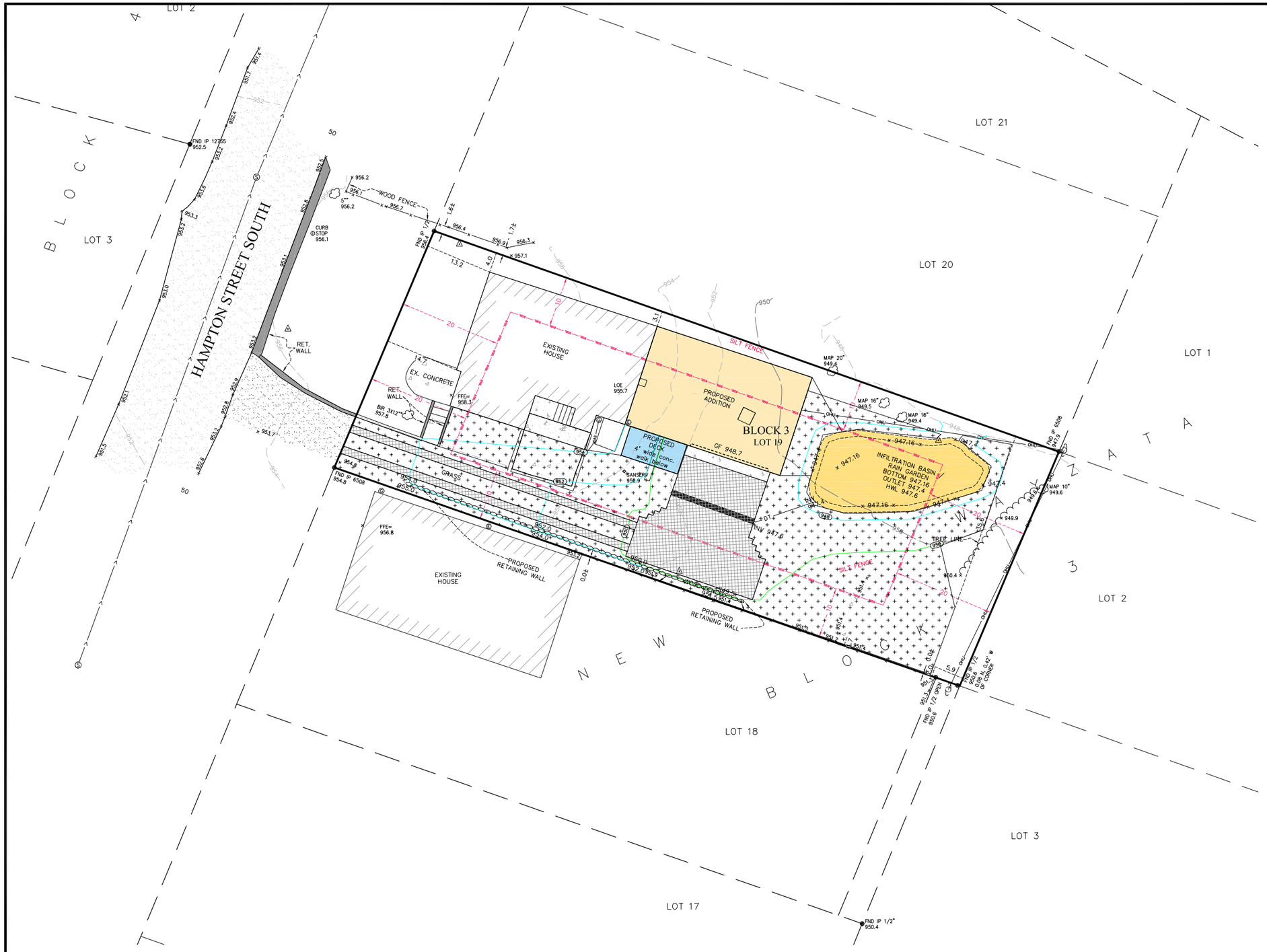
WAYZATA, MINNESOTA

CERTIFICATE OF SURVEY

PREPARED FOR:
CYNTHIA WARNERT

FILE NO. 940705-001

1
1



RAIN GARDEN AREA

SEED DISTURBED AREA

Construction Notes:

1. Restore all disturbed areas. Seed all disturbed areas with MNDOT 250 or approved alternative at rate of 100lbs/acre & fertilize with 20-0-10 at 100lbs/acre
2. Rain Garden plantings shall be drought and water resistant perennials consistent with MNPCA stormwater manual guidance. https://stormwater.pca.state.mn.us/index.php?title=Minnesota_plant_lists

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

10 5 0 5 10 20

SCALE IN FEET

SURVEY LEGEND

CAST IRON MONUMENT	PIEZOMETER	WOE WALKOUT ELEVATION
IRON PIPE MONUMENT SET	POWER POLE	FFE FIRST FLOOR ELEVATION
IRON PIPE MONUMENT FOUND	GUY WIRE	GFE GARAGE FLOOR ELEVATION
DRILL HOLE FOUND	ROOF DRAIN	TOF TOP OF FOUNDATION ELEV.
CHISELED "X" MONUMENT SET	LIFT STATION	LOE LOWEST OPENING ELEV.
CHISELED "X" MONUMENT FOUND	SANITARY MANHOLE	CONCRETE
REBAR MONUMENT FOUND	SANITARY CLEANOUT	BITUMINOUS
PK NAIL MONUMENT SET	STORM MANHOLE	BUILDING SETBACK LINE
PK NAIL MONUMENT FOUND	STORM DRAIN	CABLE TV
PK NAIL W/ ALUMINUM DISC	CATCH BASIN	CONCRETE CURB
SURVEY CONTROL POINT	FLARED END SECTION	CONTOUR EXISTING
A/C UNIT	TREE CONIFEROUS	CONTOUR PROPOSED
CABLE TV PEDESTAL	TREE DECIDUOUS	GUARD RAIL
ELECTRIC TRANSFORMER	TREE CONIFEROUS REMOVED	DRAIN TILE
ELECTRIC MANHOLE	TREE DECIDUOUS REMOVED	ELECTRIC UNDERGROUND
ELECTRIC METER	TELEPHONE MANHOLE	FENCE
ELECTRIC OUTLET	TELEPHONE PEDESTAL	FIBER OPTIC UNDERGROUND
YARD LIGHT	UTILITY MANHOLE	GAS UNDERGROUND
LIGHT POLE	UTILITY PEDESTAL	OVERHEAD UTILITY
FIBER OPTIC MANHOLE	UTILITY VAULT	TREE LINE
FIRE DEPT. HOOK UP	WATERMAIN MANHOLE	SANITARY SEWER
FLAG POLE	WATER METER	STORM SEWER
FUEL PUMP	WATER SPIGOT	TELEPHONE UNDERGROUND
FUEL TANK	WELL	RETAINING WALL
PROPANE TANK	MONITORING WELL	UTILITY UNDERGROUND
GAS METER	CURB STOP	WATERMAIN
GAS VALVE	GATE VALVE	TRAFFIC SIGNAL
GAS MANHOLE	HYDRANT	RAILROAD TRACKS
GENERATOR	IRRIGATION VALVE	RAILROAD SIGNAL
GUARD POST	POST INDICATOR VALVE	RAILROAD SWITCH
HAND HOLE	SIGN	SATELLITE DISH
MAIL BOX	SOIL BORING	WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM	1	JPR	1/25/2023	UTILITIES
DRAWN	2	JPR	3/20/2023	DRIVEWAY HARDCOVER, TREE NOTE,
JPR	3	JRS	3/28/2023	PROPOSED ADDITION & HARDCOVER CALCS.
CHECKED	4	JRS	3/30/2023	REV. PAVER RUNNERS & HARDCOVER CALCS.
DLS	5	CAW	6/1/2023	STORMWATER
DATE	6	CAW	6/19/2023	STORMWATER - TURNAROUND
12/12/2022	7	CAW	7/11/2023	PLANTINGS

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHARLES A. WIEMERSLAGE, P.E.
Date: 06/08/23 Lic. No. 49180

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE.22-SEC.05
Hennepin County

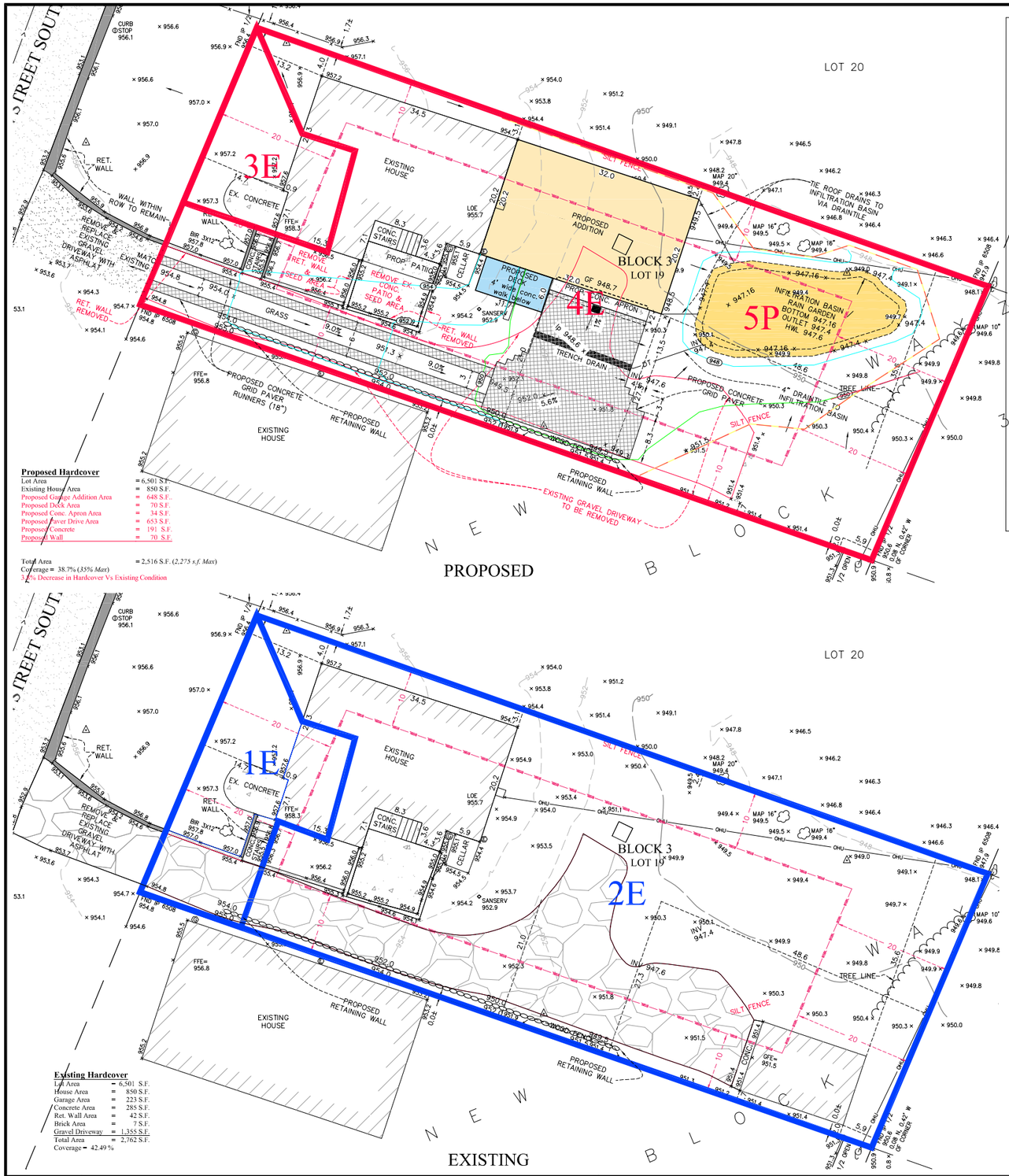
WAYZATA, MINNESOTA

STORMWATER MANAGEMENT & PLANTING PLAN

PREPARED FOR:
CYNTHIA WARNERT

FILE NO. 940705-001

2 / 2

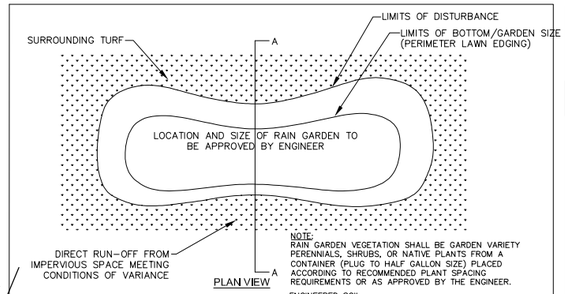


Proposed Hardcover

Lot Area	= 6,501 S.F.
Existing House Area	= 850 S.F.
Proposed Garage Addition Area	= 648 S.F.
Proposed Deck Area	= 70 S.F.
Proposed Conc. Apron Area	= 34 S.F.
Proposed Paver Drive Area	= 653 S.F.
Proposed Concrete	= 191 S.F.
Proposed Wall	= 70 S.F.
Total Area	= 2,516 S.F. (*2,275 s.f. Max*)
Coverage =	38.7% (*35% Max*)
1.2% Decrease in Hardcover Vs Existing Condition	

Existing Hardcover

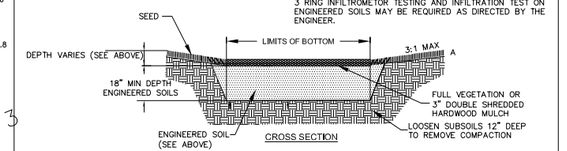
Lot Area	= 6,501 S.F.
House Area	= 850 S.F.
Garage Area	= 223 S.F.
Concrete Area	= 285 S.F.
Ret. Wall Area	= 42 S.F.
Brick Area	= 7 S.F.
Gravel Driveway	= 1,355 S.F.
Total Area	= 2,762 S.F.
Coverage =	42.49%



NOTE:
RAIN GARDEN VEGETATION SHALL BE GARDEN VARIETY PERENNIALS, SHRUBS, OR NATIVE PLANTS FROM A CONTAINER (PLUG TO HALF GALLON SIZE) PLACED ACCORDING TO RECOMMENDED PLANT SPACING REQUIREMENTS OR AS APPROVED BY THE ENGINEER.

SUBSOIL TYPE	SUBSOIL TYPE	RECOM. DEPTH
D	CLAYS OR SILTS	2.88"

ENGINEERED SOIL
TOP 6" OF RAING GARDEN SHALL BE ENGINEERED SOILS. USE ON SITE SOILS FOR THE REMAINING 12" PROVIDED THAT SAND SEEM IS INTERSECTED WHEN BASIN IS CONSTRUCTED. SHOULD SAND SEEM NOT BE FOUND THEN THE ENGINEERED SOILS LISTED BELOW SHALL BE USED.
(DCSWCD MIX B)
80% COARSE-WASHED SAND (MNDOT 3126)
20% LEAF-LITTER COMPOST (ORGANIC, GRADE 2, MNDOT 3890) NO TOPSOIL OR ON-SITE SOILS MAY BE USED IN ENGINEERED SOIL MIX UNLESS APPROVED BY THE ENGINEER.
3 RING INFILTROMETOR TESTING AND INFILTRATION TEST ON ENGINEERED SOILS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

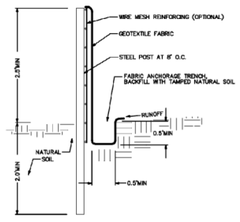


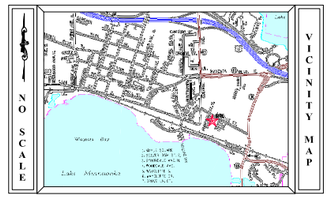
NOTES
1. FINAL GRADE AND MULCHING SHALL BE DONE BY HAND.
2. NO EQUIPMENT WILL BE ALLOWED ON THE RAIN GARDEN AFTER EXCAVATION BEGINS.
3. PERIMETER EROSION CONTROL SHALL BE INSTALLED AND REMAIN IN PLACE UNTIL TURF IS ESTABLISHED AROUND RAIN GARDEN.
4. OWNER IS RESPONSIBLE FOR NOTIFYING ENGINEER FOR INSPECTION OF RAIN GARDEN FOR
(1) FINALIZING RAIN GARDEN SIZE AND LOCATION.
(2) OBSERVATION OF EXCAVATION AND SCARIFYING OF SUBSOIL.
(3) APPROVAL TO BACKFILL WITH ENGINEERED SOILS.
(4) FINAL INSPECTION WITH MULCH AND PLANTS INSTALLED.

Construction Sequencing

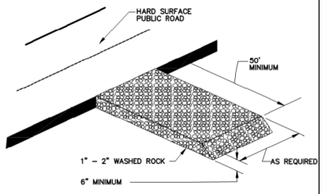
1. Dellneate the location of areas not to be disturbed before work begins.
2. Establish sediment control practices on all down gradient perimeters before any up gradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3. Install all perimeter sediment control devices and construction entrances. The timing of installation of sediment control practices may be adjusted in order to accommodate short-term activities, but sediment control practices must be installed before the next
precipitation event even if the short-term activity is not complete.
4. Contact the City for approval of the sediment control devices.
5. Rough grade the slte.
6. Install utlilities.
7. Install pavements.
8. Install lawn and landscape & soll amendments.
9. Restore all disturbed areas. Seed all disturbed areas with MNDOT 250 or approved alternative at rate of 100lbs/acre & fertilize with 20-0-10 at 100lbs/acre
10. Clean all storm sewer and conveyance systems,
11. After all disturbed areas are stabilized, obtain approval from the City and/or Watershed District.
12. Remove all temporary sediment control devices.
13. DIRECT ROOF DOWNSPOUTS TO DRAIN TO RAIN GARDEN / INFILTRATION BASIN.

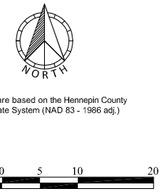
SILT FENCE





ROCK BERM ENTRANCE





308 Hampton St South
Wayzata, MN

Prepared for Cynthia Warner
Prepared by: Sathre-Bergquist, Inc.
Date: June 8, 2023
Revised:

SUMMARY
Volume Control

The site is currently used for a single family residential home. The proposed project would maintain add and attached garage to the home.

Soils -Based on a vailable websoils survey onsite soils are primarily CL, corresponding to D type soils. The OHW for Lake Minnetonka is 929.4. These conditions are not conducive to infiltration.

Water - Ordinary Highwater of Lake Minnetonka 929.4 -

Wayzata
Re-Development
Volume Control — Volume will be controlled and post-construction runoff volume shall be retained on site for 1.0" of runoff from impervious surfaces in excess of the max allowed (25% of site).

Minnehaha Creek Watershed District
Single Family Homes - Construction or Reconstruction of a single family home is exempt from MCWD Stormwater Rule

Hardcover Area =						
Proposed Hardcover Area =						
Area of House	850	SF				
Area of New Garage & Appron	682	SF				
Area of New Deck	70	SF				
Area of Ex. Garage- Removed	0	SF				
Area of Driveway (Pavers)	653	SF				
Area of Driveway (Ecoraster)	0	SF				
Area of Concrete	191	SF				
Area of Wall	70	SF				
Total Hardcover Area =	2,516	SF				
Total Site Area =	6,501.00	SF	25 % Max			
Percent Impervious =	38.7%		Imp =	1625.25	sf	
Existing Hardcover Area =						
Area of House	850	SF				
Area of Garage	223	SF				
Area of Driveway (Gravel)	1,355	SF				
Area of Concrete / Brick	292	SF				
Area of Wall	42	SF				
Total Hardcover Area =	2,762	SF				
Total Site Area =	6,501.00	SF				
Percent Impervious =	42.5%					
Increased Hardcover from Existing =	-246					

VOLUME CONTROL REQUIRED:

Required Volume Control -	1	inch =	0.083	ft				
Imp area in excess of 25% max hard cover allowed		891						
Hardcover -			891	sf				
Abstraction Volume Required (AV) =			891	sf	x	0.083	ft	= 74 cf

VOLUME CONTROL ACHIEVED:
INFILTRATION
Excess rain garden area is
AV=Vol below Overflow

	Elev	Area	Storage (cf)
RG 1	947.15	350.00	0.00
	947.40	450.00	95.00
			Total infiltration AV

AV = 95.00 cf = 3.6 cy

Discharge Street (cfs)	2-yr	10-yr	100-yr
Existing (1E)	0.1	0.1	0.2
Proposed (3E)	0.0	0.1	0.1
Change in Discharge Rate	0.0	0.0	-0.1

Discharge Rear (cfs)	2-yr	10-yr	100-yr
Existing (2E)	0.6	0.9	1.8
Proposed (5P)	0.5	0.8	1.5
Change in Discharge Rate	-0.1	-0.2	-0.3

Discharge Street (ac-ft	2-yr	10-yr	100-yr
Existing (1E)	0	0	0.01
Proposed (3E)	0	0	0
Change in Discharge Rate	0	0	0

Discharge Rear (ac-ft	2-yr	10-yr	100-yr
Existing (2E)	0.03	0.05	0.1
Proposed (5P)	0.02	0.04	0.08
Change in Discharge Rate	-0.01	-0.01	-0.02

TOTAL VOLUME CONTROL

Total volume provided	=	95.00	cf
Required Volume	=	74.23	cf
Excess Volume Provided	=	21.77	cf

SURVEY LEGEND

CAST IRON MONUMENT	PIEZOMETER	WOE	WALKOUT ELEVATION
IRON PIPE MONUMENT SET	POWER POLE	FFE	FIRST FLOOR ELEVATION
IRON PIPE MONUMENT FOUND	GUY WIRE	GFE	GARAGE FLOOR ELEVATION
DRILL HOLE FOUND	ROOF DRAIN	TOF	TOP OF FOUNDATION ELEV.
CHISELED "X" MONUMENT SET	LIFT STATION	LOE	LOWEST OPENING ELEV.
CHISELED "X" MONUMENT FOUND	SANITARY MANHOLE		CONCRETE
REBAR MONUMENT FOUND	SANITARY CLEANOUT		BITUMINOUS
PK NAIL MONUMENT SET	STORM MANHOLE		BUILDING SETBACK LINE
PK NAIL MONUMENT FOUND	STORM DRAIN	CTV	CABLE TV
PK NAIL W/ ALUMINUM DISC	CATCH BASIN		CONCRETE CURB
SURVEY CONTROL POINT	FLARED END SECTION	960	CONTOUR EXISTING
A/C UNIT	TREE CONIFEROUS	960	CONTOUR PROPOSED
CABLE TV PEDESTAL	TREE DECIDUOUS		GUARD RAIL
ELECTRIC TRANSFORMER	TREE CONIFEROUS REMOVED	DT	DRAIN TILE
ELECTRIC MANHOLE	TREE DECIDUOUS REMOVED	ELC	ELECTRIC UNDERGROUND
ELECTRIC METER	TELEPHONE MANHOLE	X	FENCE
ELECTRIC OUTLET	TELEPHONE PEDESTAL	FO	FIBER OPTIC UNDERGROUND
YARD LIGHT	UTILITY MANHOLE	GAS	GAS UNDERGROUND
LIGHT POLE	UTILITY PEDESTAL	OHU	OVERHEAD UTILITY
FIBER OPTIC MANHOLE	UTILITY VAULT		TREE LINE
FIRE DEPT. HOOK UP	WATERMAIN MANHOLE	S	SANITARY SEWER
FLAG POLE	WATER METER	ST	STORM SEWER
FUEL PUMP	WATER SPIGOT	TEL	TELEPHONE UNDERGROUND
FUEL TANK	WELL		RETAINING WALL
PROPANE TANK	MONITORING WELL	UTL	UTILITY UNDERGROUND
GAS METER	CURB STOP	W	WATERMAIN
GAS VALVE	GATE VALVE		TRAFFIC SIGNAL
GAS MANHOLE	HYDRANT		RAILROAD TRACKS
GENERATOR	IRRIGATION VALVE		RAILROAD SIGNAL
GUARD POST	POST INDICATOR VALVE		RAILROAD SWITCH
HAND HOLE	SIGN		SATELLITE DISH
MAIL BOX	SOIL BORING		WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM	1	JPR	1/25/2023	UTILITIES
DRAWN	2	JPR	3/20/2023	DRIVEWAY HARDCOVER, TREE NOTE,
JPR	3	JRS	3/28/2023	PROPOSED ADDITION & HARDCOVER CALCS.
CHECKED	4	JRS	3/30/2023	REV. PAVER RUNNERS & HARDCOVER CALCS.
DLS	5	CAW	6/1/2023	STORMWATER
DATE	6	CAW	6/19/2023	STORMWATER - TURNAROUND
12/12/2022	7	CAW	7/11/2023	PLANTINGS

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 06/08/23 Lic. No. 49180

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE.22-SEC.05
Hennepin County

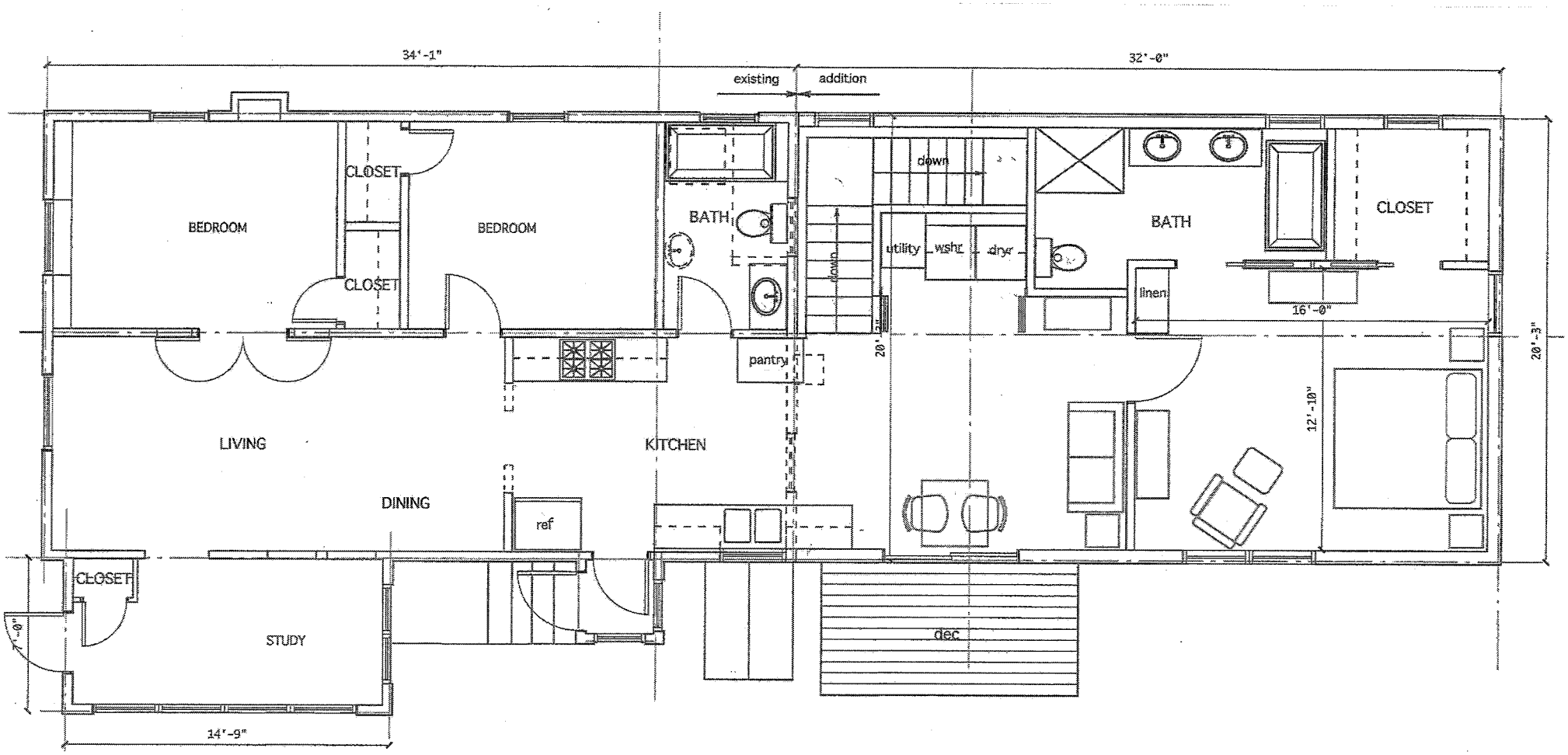
WAYZATA, MINNESOTA

STORMWATER MANAGEMENT PLAN

PREPARED FOR:
CYNTHIA WARNERT

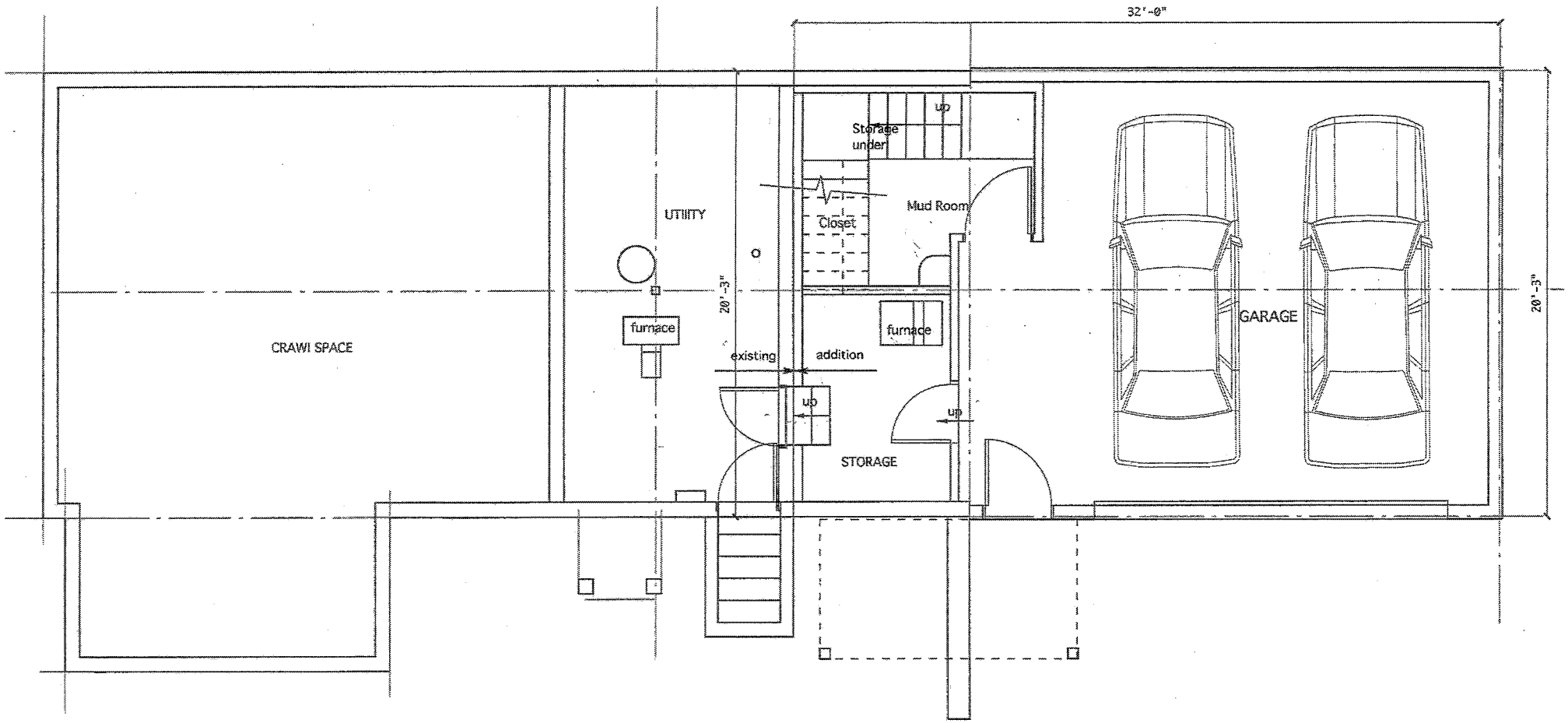
FILE NO. 940705-001

1 2



First Floor Plan
1/4"=1'-0"

Addition and Remodeling **308 Hampton Street S. , Wayzata, MN 55391** Cindy Warnert - Owner 952-473-5921 Cynthia.warnert@allina.com © Perry Bolin Architecture PLLC Perry R. Bolin, Architect, AIA,NCARB, LEED AP 5009 Quail Ave. N., Minneapolis, MN 55429 perryb@usfamily.net 651-208-1798	09/26/22 **2.0**



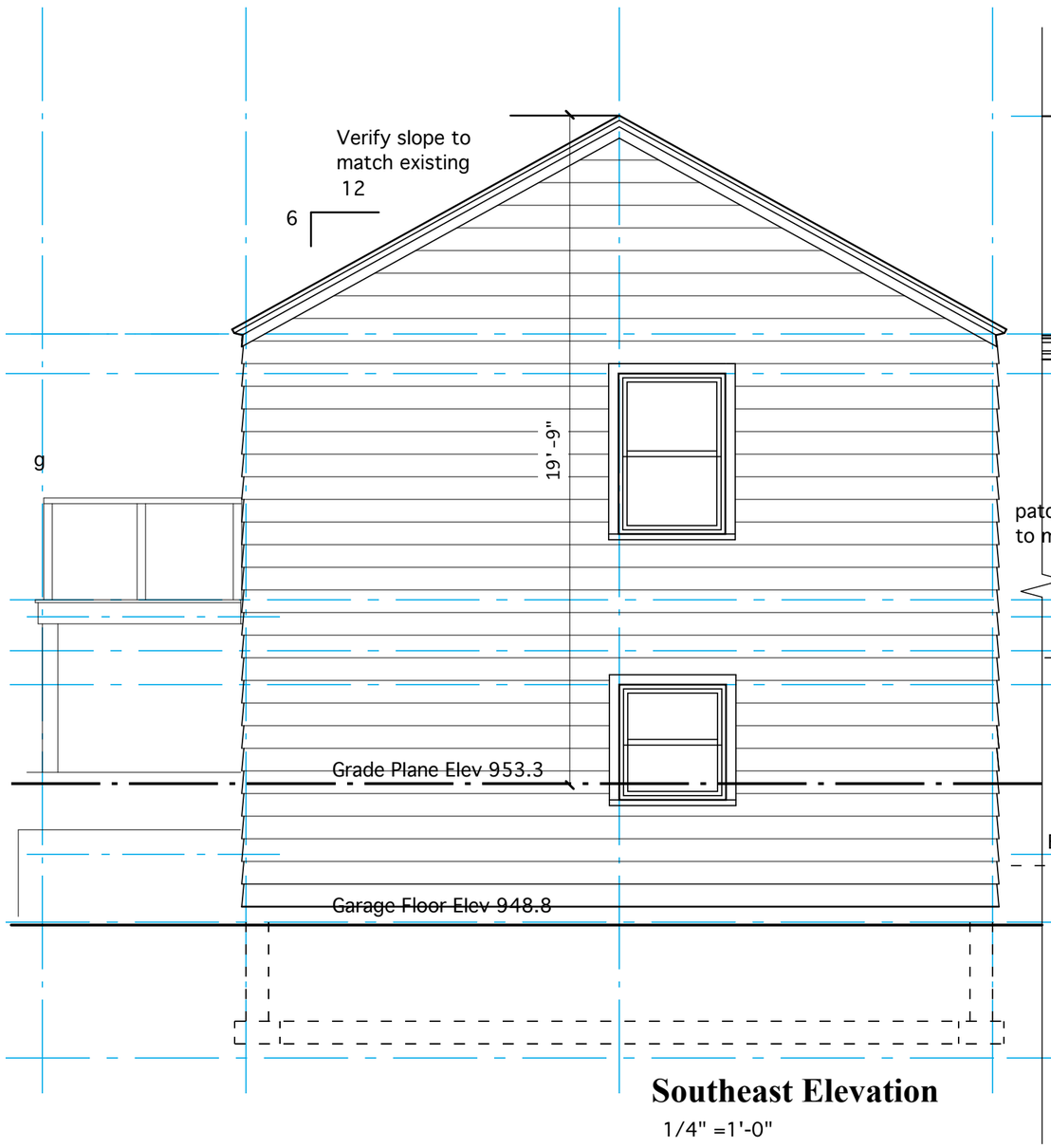
Basement Floor Plan
1/4"=1'-0"

Addition and Remodeling
308 Hampton Street S. , Wayzata, MN 55391
Cindy Warnert - Owner 952-473-5921 Cynthia.warnert@allina.com

© Perry Bolin Architecture PLLC Perry R. Bolin, Architect, AIA,NCARB, LEED AP
5009 Quail Ave, N., Minneapolis, MN 55429 perryb@usfamily.net 651-208-1798

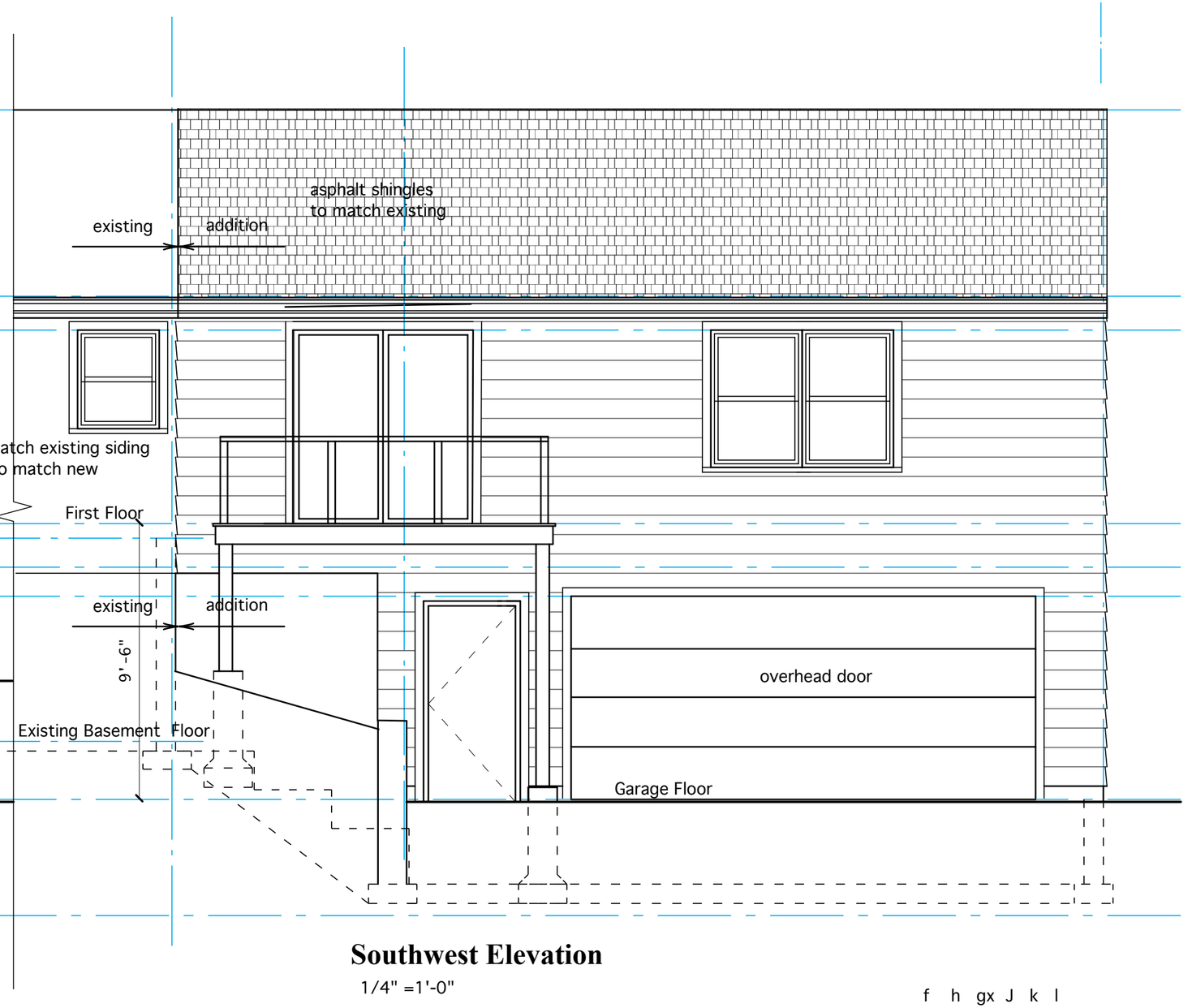
09/26/22

3.0



Southeast Elevation

1/4" =1'-0"



Southwest Elevation

1/4" =1'-0"

f h gx J k l

Rev. 03/17/23

Addition and Remodeling
308 Hampton Street S. , Wayzata, MN 55391

Cindy Warnert - Owner 952-473-5921 Cynthia.warnert@allina.com

© **Perry Bolin Architecture PLLC** Perry R. Bolin, Architect, NCARB
5009 Quail Ave. N., Minneapolis, MN 55429 perryb@usfamily.net 651-208-1798

09/26/22

4.0

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: September 18, 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: September 18, 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 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 have 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
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		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						

Revised
7/13/2023

- 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

2023 Planning Commission Assignments at Council Meetings

Updated 7/26/2023

	Meeting Date	Commission Representative
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