

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, November 6, 2023

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

Meeting ID: 858 6682 3880 Passcode: 745616

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 October 2, 2023
 - b. Approval of Planning Commission Report and Recommendation of Approval for Rear Yard Setback and Impervious Surface Variances at 223 Gleason Lake Road
5. **Public Hearing Items**
 - a. Consider Application for PUD Amendment and Shoreland Residential PUD/CUP at 825 Mill St E
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:

City Council - November 14, 2023

Planning Commission - November 20, 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: November 6, 2023	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of October 2, 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 October 2, 2023.

ATTACHMENTS:

1. Planning Commission Meeting Minutes of October 2, 2023

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
OCTOBER 2, 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, Stockton, Sorensen, Schwalbe, and Severson. Community Development Director Emily Goellner, Assistant Planner Valerie Quarles, and City Attorney David Schelzel were also present.

Absent at roll call were Commissioners: Merriam and Elg

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Severson made a motion, seconded by Commissioner Schwalbe, to approve the October 2, 2023 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the September 18, 2023 Planning Commission Meeting Minutes
- b.) Approval of Planning Commission Report and Recommendation of Approval for Side Yard Setback and Impervious Surface Variances at 308 Hampton Street S
- c.) Acknowledgement of Withdrawal for Development Application at 1903 Wayzata Boulevard E

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

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

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

1 **AGENDA ITEM 5. Public Hearing Items**

2
3 **a) Consider Application for Rear Yard Setback and Impervious Surface Variances**
4 **at 223 Gleason Lake Road**

5
6 Assistant Planner, Valerie Quarles, introduced the application and gave an overview of the
7 variance requests at 223 Gleason Lake Road. She reviewed the proposed project location,
8 surrounding neighborhood zoning and land uses, existing conditions, and details of the application.
9 She explained that the applicants would like to expand the existing garage, create an owner's suite,
10 create a screened porch, and add stormwater mitigation on the property. She noted that the
11 property is located within the Shoreland Overlay District. She reviewed comments from the City
12 Engineering Department, neighborhood notification, and the oral and written public comments
13 that were received.

14
15 At the conclusion of the staff presentation, Chair Stockton asked if the Commission had any
16 questions for staff.

17
18 Commissioner Douglas stated that the total current impervious surface on the property is 27.6%
19 and asked if that included the 2.2% of the shared driveway and the 1.9% of the impervious surface
20 for the public trail.

21
22 Assistant Planner Quarles stated that the impervious surface amount includes both of those items.

23
24 Commissioner Douglas stated that means they are currently over, but it was because of the shared
25 driveway and the trail.

26
27 Assistant Planner Quarles agreed and explained that if they didn't have those items, they would be
28 under the limit.

29
30 Commissioner Severson asked about the history on why this was such a under sized lot.

31
32 Assistant Planner Quarles explained that as she understands it, this area was originally one larger
33 estate that was split up into a couple of lots. She noted that she believes the home to the south was
34 at one time the barn for this home. She noted that that split most likely happened before the City
35 had regulations for lot size minimums.

36
37 Chair Stockton asked if someone were building a new home on that lot today if there would be a
38 requirement for garage capacity in this area of town.

39
40 Assistant Planner Quarles stated that for single family homes, she believes, at maximum, the City
41 would require one enclosed stall.

42
43 Commissioner Schwalbe noted that there is a lot of greenery and gardens in the area, and asked
44 for clarification on where this lot ends and the next property begins.

1 Assistant Planner Quarles shared an aerial photo that depicted where things were located and
2 clarified the proposed layout and orientation of the property.

3
4 Commissioner Douglas asked about the setback from the lot line for 215 Gleason Lake Road.

5
6 Assistant Planner Quarles stated that she did not have an exact number because it was not surveyed,
7 but noted that it would be further than the home at 223 Gleason Lake Road. She explained that
8 she would need some time to dive into the County property map to try to get to an approximate
9 number.

10
11 Community Development Director Goellner stated that she did a quick, rough measurement and it
12 appears as though the property at 215 Gleason Lake Road is about 75 feet away.

13
14 Commissioner Sorensen asked if with this addition, it would still be 21.9 feet from the property
15 line.

16
17 Assistant Planner Quarles agreed, and stated that the new addition comes closer to the rear line.

18
19 Chair Stockton stated that it essentially fades away.

20
21 There being no further questions from the Commission for Staff, Chair Stockton invited the
22 applicant to address the Commission.

23
24 Tommy Everson, Everson Architects, representing the applicant and owners, explained that John
25 Pfluger, one of the homeowners, was also an architect. He stated that the other owner, Krista
26 Johnson, grew up in this house and had lived there since 1979, and the two of them purchased the
27 home in 1995. He explained that they have done a few projects over the years and raised their
28 children there, and are looking to make the proposed improvements so they can retire in this home.
29 He stated that a big part of their plans is the master suite addition which would be built directly on
30 top of the family room and garage, and would not expand the footprint of the home. He stated that
31 the screened porch addition is off of the southwest side of the house, and would basically go on
32 top of where the existing deck is located, along with having a new deck off to the east. He noted
33 that the new garage stall will get bumped to the west on the lake side. He explained that currently
34 there is a single stall garage which is very tight and short. He noted that because of the age of the
35 structure, there is not much storage space in the home or the garage. He expressed a bit of
36 confusion regarding the concerns raised by the neighbor, and noted that they are not proposing an
37 imposing structure nor will it affect the lake views. He reviewed the some of the constraints related
38 to the property, and gave the example of the way the home had originally been sited within the lot.

39
40 Chair Stockton asked what the intent was for the top of the garage addition.

41
42 Mr. Everson explained that it would just be a flat roof, and there would not be access to it.

43
44 Chair Stockton stated that she agreed that the proposed location is the most logical location for a
45 garage, but asked what would happen if they straightened it out with a double wide, single door
46 design.

1
2 Mr. Everson stated that they had considered that option, but explained that the bigger issue with
3 that approach would be related to structural costs. He gave a brief description of the load bearing
4 issues and the requirement for additional steel supports in that scenario. He noted that they would
5 also need more hardcover because of how the driveway would have to come into the garage, and
6 believes that it would still end up exceeding the setback requirements. He explained that they are
7 not over any of the setbacks on the side of the property neighboring the resident who had sent the
8 letter sharing their concerns.
9

10 Krista Johnson, applicant and homeowner, stated that she felt that the Commission should be aware
11 that the neighbor at 215 Gleason Lake Road does not live in the home and actually resides in New
12 Hampshire. She stated this individual spends about 2-3 weeks per year at the house, and has
13 planted a large row of bushes in order to block out the home at 223 Gleason Lake Road.
14

15 There being no questions from the Commission for the applicant, Chair Stockton opened the public
16 hearing on the application at 7:07 pm.
17

18 Richard Bennett, 100 Hunters Glen Road, stated that he did not have any specific concerns with
19 what is being proposed but would like to have more information on the proposed timeline and
20 anticipated impacts to the area near his lot, including stormwater considerations. He explained
21 that his property is just north of the shared driveway.
22

23 Chair Stockton encouraged Mr. Bennett to discuss those specific questions with the applicant.
24

25 Community Development Director Goellner stated there were no people that called in to the
26 meeting that have asked to speak at the public hearing.
27

28 There being no one else wishing to comment on the application, Chair Stockton closed the public
29 hearing at 7:09 pm.
30

31 Chair Stockton asked for the Commission to share their thoughts and feedback on the application.
32

33 Commissioner Severson asked what zoning district this lot 'would' fit in as a compliant lot.
34

35 Assistant Planner Quarles stated that she believes this would probably fit in the R-2 zoning district
36 because that district has a minimum lot of size of 15,000 square feet. She reviewed the setbacks
37 and impervious surface requirements within R-2 zoning.
38

39 Commissioner Douglas asked to review the aerial photo and stated that it appears as though there
40 is a quite a barrier between this property and 215 Gleason Lake Road.
41

42 Commissioner Schwalbe stated that she feels what is being proposed is a really nice addition for
43 this particular house and a way to enhance what is already there. She stated that she supports the
44 requests.
45

1 Commissioner Sorensen stated that he would caution the Planning Commission to be careful when
2 considering granting variances, and there is criteria in place for a good reason. He stated that, in
3 this case, he feels there are many unique circumstances to the property such as the shared driveway,
4 orientation on the lot, and the trail. He stated that he would also support this request, and noted
5 that he was happy to see them working with the existing structure rather than building something
6 completely new.

7
8 Commissioner Douglas stated that this reminded her of the Commission's last meeting where there
9 was a similar issue with a home built in the early 1900s that needed variances for impervious
10 surface and setbacks. She stated that she is delighted that they are planning to keep one of the
11 City's older homes and were not planning to tear it down and just start over.

12
13 Commissioner Severson stated she had nothing to add.

14
15 Chair Stockton seconded the Commissioners' previous comments and praised the owners' long
16 history with the home.

17
18 There being no further discussion, Chair Stockton asked for a motion on the application.

19
20 Commissioner Douglas made a motion, seconded by Commissioner Schwalbe, to direct staff to
21 prepare a draft Planning Commission Report and Recommendation with appropriate findings
22 reflecting a recommendation of approval for the rear yard setback and impervious surface
23 variances at 223 Gleason Lake Road for review and adoption at the next Planning Commission
24 meeting. The motion carried unanimously.

25
26 **AGENDA ITEM 6. Other Items:**

- 27
28 a) **Review of Development Activities**
29 b) **Planning Commission Meeting Schedule**
30

31 Community Development Director Goellner noted that the next Commission meeting scheduled
32 for October 16, 2023 has been cancelled due to a lack of agenda items, so the next meeting will be
33 November 6, 2023. She noted that the next City Council meeting would typically be October 3,
34 2023, however, it will be held next week on October 10, 2023 instead.

35
36 **AGENDA ITEM 7. Adjournment.**

37
38 There being no further business on the agenda, Chair Stockton asked for a motion to adjourn.

39
40 Commissioner Severson made a motion, seconded by Commissioner Douglas, to adjourn the
41 Planning Commission meeting. The motion carried unanimously.

42
43 The Planning Commission meeting was adjourned at 7:18 p.m.

44
45 Respectfully submitted,
46 Kayla Atkins Rokosz

1 *TimeSaver Off Site Secretarial, Inc.*
2

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 6, 2023	AGENDA ITEM: 4.b
TITLE: Approval of Planning Commission Report and Recommendation of Approval for Rear Yard Setback and Impervious Surface Variances at 223 Gleason Lake Road	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: December 27, 2023 (extended to 120 days)	

BACKGROUND:

Applicant Thomas Everson, on behalf of owners Krista Johnson and John Pfluger, has applied for a rear yard setback variance and an impervious surface variance in order to build a new attached garage, among other improvements, at their existing home.

The Planning Commission reviewed the application at their October 16 meeting and recommended approval of the application by a vote of 5-0. They discussed the age of the home, the relationships of the surrounding lots to this lot, the impacts of the shared driveway and the undersized nature of the lot.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation of Approval for 223 Gleason Lake Road

WAYZATA PLANNING COMMISSION**November 6, 2023****REPORT AND RECOMMENDATION OF APPROVAL
OF IMPERVIOUS SURFACE AND REAR YARD SETBACK VARIANCES
AT 223 GLEASON LAKE ROAD**

SUMMARY OF RECOMMENDATION

1. Approval* of Variance from Impervious Surface Area Limit
2. Approval* of Variance from Rear Yard Setback

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 **Project.** Applicant Thomas Everson of Everson Architects, representing property owners John Pfluger and Krista Johnson, (collectively, the “Applicant”) has submitted a development application (the “Application”) requesting an impervious surface variance and rear yard setback variance for a project to expand an attached garage from one to two stalls, reconfigure an existing driveway, and build a new owner’s suite (the “Project”) for the existing home on the property at 223 Gleason Lake Road, legally described on Attachment A (the “Property”).
- 1.2 **Application Request.** The Applicant is requesting approval of the following two variances:
 - A. **Variance for Impervious Surface** (Sec. 952.07.B): A variance of an additional 6.9% over the maximum impervious surface area of 25% permitted in the zoning district, for a total impervious surface area of 31.9% (the “Impervious Surface Variance”).
 - B. **Variance for Rear Yard Setback** (Sec. 952.06.B.1.c): A variance of 28.1 feet less than the required 50 feet rear yard setback, for a setback of 21.9 feet (the “Rear Yard Setback Variance”).

- 1.3 Property. The street address, property identification number and owner of the Property are as follows, and the legal description of the Property is attached.

223 Gleason Lake Rd	05-117-22-12-0001	J G Pfluger & K L Johnson
---------------------	-------------------	---------------------------

- 1.4 Land Use. The Property is zoned and guided as follows:

Zoning:	R-1 Low Density Single Family Residential
Comp Plan:	One Acre Single Family
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

- 1.5 Notices and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on September 21, 2023 and mailed to all property owners located within 500 feet of the Property on September 19, 2023. The public hearing on the Application was held at the October 2, 2023 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Variances. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:
- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
 - B. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning Ordinance.
 - C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
 - D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- E. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- F. 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.

Section 3. FINDINGS

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

- 3.1 Variances. The Impervious Surface Variance and Rear Yard Setback Variance requested, and the Project associated with them, are in harmony with the general purposes and intent of the Zoning Ordinance and are consistent with the Comprehensive Plan, including maintaining and enhancing the character, diversity, and livability of all residential neighborhoods. The following conditions are met for the Impervious Surface Variance and the Rear Yard Setback Variance (collectively, the "Variances"):
- A. The Applicant has established that there are practical difficulties in complying with the applicable impervious surface limit and Rear Yard setback standards for the Property given the small, substandard size of the lot; the shared driveway and public trail over the Property; and the Property's relationship to the adjacent properties.
 - B. The Applicant's Project and the Variances requested are reasonable in that they will (i) allow for the improvement of the livability and aesthetics of the existing older house, which will maintain and enhance the character of the neighborhood; (ii) the Project is well-designed so as to minimize impacts to adjacent properties; and (iii) improve stormwater management on the Property with appropriate mitigation and a required Stormwater Management Agreement.
 - C. The Variances are due to circumstances related to the unique conditions of the Property and are not created by the Applicant.
 - D. The Variances would not alter the essential character of the locality in that, as noted above, they would allow for maintaining but improving existing conditions on the Property and the neighborhood character.
 - E. The practical difficulties necessitating the Variances are not economic in nature.

- F. The uses associated with the Project and the Variances are permitted within the R-1 Low Density Single Family Residential Zoning District.
- G. The Applicant has provided the reasons that the Variances are justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in Section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Impervious Surface Variance and Rear Yard Setback Variance, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application, including the plans for stormwater management and mitigation, and enter into a Stormwater Facilities Maintenance Agreement with the City for the ongoing maintenance of such facilities.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 6th day of November 2023.

Attachment A
Legal Description of Property

Address	223 Gleason Lake Rd, Wayzata, MN 55391
PID	05-117-22-12-0001
Legal Description	That part of Lot 14, Auditor's Subdivision Number Eighty Four (84) Hennepin County, Minnesota, described as follows: Beginning at a point in the Southeasterly line of said Lot distant 252.77 feet Northeasterly of the most Southerly corner of said Lot 14; thence Northeasterly along the Southeasterly line of said Lot a distance of 126 feet; thence deflecting left 90 degrees a distance of 142 feet; thence deflecting left 90 degrees to a line drawn Northwesterly at right angles to the Southeasterly line of said Lot 14 from the actual point of beginning; thence Southeasterly to the actual point of beginning. For the purpose of the above description, the Southeasterly line of said Lot 14 shall be deemed to be 33 feet Northwesterly of, measured at angles to, the center line of County Road No. 15 as shown on the plat of said Auditor's Subdivision Number Eighty Four (84) Hennepin County, Minnesota.
Abstract or Torrens?	Abstract
Certificate No.	N/A



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 6, 2023	AGENDA ITEM: 5.a
TITLE: Consider Application for PUD Amendment and Shoreland Residential PUD/CUP at 825 Mill St E	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: February 7, 2024 (extended to 120 days)	

BACKGROUND:

Owner Wayzata Bay Superior Retail has submitted a development application to convert the former Lunds and Byerly's space at 825 Mill St to 12 residential apartments. The development project includes requests for a Planned Unit Development Amendment to allow for residential use instead of commercial use, and a Shoreland Residential Conditional Use Permit to allow for increase in overall density in the Shoreland Overlay District. No public comments have been received as of October 31.

This item was amended on November 6 to include the attachment "825 Mill St - Applicant's Presentation and Renderings". The item was excluded from the original packet publication.

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. 825 Mill St - Staff Report
2. 825 Mill St - Narrative
3. 825 Mill St - Exhibits
4. 825 Mill St - Letter of Support
5. 825 Mill St - Applicant Presentation and Renderings



Staff Report
Wayzata Planning Commission
November 6, 2023

Project Name: Presbyterian Homes and Services – Folkestone Walk Up Lofts Concept

Address of Request: 825 Mill Street

Requests: Planned Unit Development (PUD) Amendment
Shoreland Residential Planned Unit Development/Conditional Use Permit (PUD/CUP)

Applicant: Lisa Albain, Wayzata Bay Superior Retail/Presbyterian Homes and Services

Owners: Wayzata Bay Superior Retail; Wayzata Bay Senior Housing, Inc.; Promenade Master Association

Prepared by: Eric Zweber, Consulting Planner
Lori Johnson, Consulting Planner
Lillian Prybil, Consulting Planner
Valerie Quarles, Assistant Planner

“60 Day” Deadline: December 9, 2023

“120 Day” Extension: February 7, 2024

Development Application

Introduction

The applicant, Presbyterian Homes and Services (PHS) has submitted a Development Application for the property at 825 Mill Street East. The applicant and owners, Wayzata Bay Superior Retail, Wayzata Bay Senior Housing, Inc., and Promenade Master Association are proposing to convert the 35,374 square feet of previous Lunds & Byerly’s Kitchen space in a mixed-use building to 12 loft-style residential units. This retail space has been vacant for approximately 6.5 years.

Property Information

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

Address	PIDs	Owner
825 Mill Street East	06-117-22-42-0094 06-117-22-42-0095 06-117-22-42-0097	Wayzata Bay Superior Retail; Wayzata Bay Senior Housing, Inc.; Promenade Master Association

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

Current Zoning:	PUD Planned Unit Development
2040 Comp Plan Designation:	Downtown Mixed Use District – 20 to 30 units/acre
Overlay Districts:	Shoreland Overlay District
Design District:	Lake Street District

Project Location

The property is located on the north side of Mill Street East between Superior Boulevard and Promenade Avenue.



Map 1: Project Location
Source: Hennepin County

Application Requests

The applicant is requesting approval of:

1. Planned Unit Development (PUD) Amendment (Section 933.09): For the conversion of existing space on the first story and the mezzanine level from commercial space to residential space. This conversion would require an amendment to the 2008 PUD agreement.
2. Shoreland Residential Planned Unit Development/Conditional Use Permit (PUD/CUP) (Section 991.17): Development of 12 new condominium units within the Shoreland District resulting in residential densities above the Comprehensive Plan range. This increase is allowed with the Shoreland density increase multiplier. The proposed Tier 4 density is 13.72 du/ac and Tier 5 density is 37.26 du/ac.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on October 26, 2023 and mailed to all property owners and residents who rent located within 750 feet of the subject property on October 25, 2023. Notice of the meeting was also sent to the Department of Natural Resources on October 26, 2023.

Neighborhood Mailing

The applicant mailed a notice to neighbors of the proposed development on October 27, 2023, prior to the public hearing. The mailing included information regarding the proposed development and the applicant's contact information.

Public Comments

No public comments have been received prior to the packet publication deadline on November 2.

Land Use Context

The 2040 Comprehensive Plan land use designation for the subject property is Downtown Mixed-Use District. The district was specifically created for the Promenade development area to reflect the environmental conditions, parcel arrangement, proximity to adjacent uses, and resulting redevelopment challenges. The district incorporates vertically mixed-use buildings of predominately retail commercial and retail uses, with options for office uses. This district represents a mixture of commercial uses, condos, and senior living. Residential uses within the category shall be comprised of multi-family units at a density of at least 20 units per acre. Densities of up to 30 units per acre may be considered. Development within this category is anticipated to be approximately 60 percent commercial (including retail and office uses) and 40 percent residential.

Because residential space is typically measured in units and commercial space in square footage, there are two ways to consider the balance of uses within the Promenade. Today, there is about 160,000 SF of retail and office space in the entire complex. Converting 35,374 SF of that space to residential represents a 22% decrease in existing commercial space across the area. However, the addition of 12 residential units to a complex that

already has 475 housing units is a comparatively small change. The Comprehensive Plan does not offer much guidance on how this balance should be measured.

Direction	Adjacent Land Use	Zoning	2040 Comp Plan Designation
North	Multi-Family Residential	R-5	High Density Residential
East	Multi-Family Residential, Commercial	PUD	Downtown Mixed Use District
South	Multi-Family Residential, Commercial	PUD	Downtown Mixed Use District
West	Open Space, Commercial	P, INS, C-4B	Public Open Space, Institutional/Public, Central Business District

History

The existing building is a mixed-use commercial/residential building that is 5 stories tall with a footprint of 68,363 square feet. Parking is provided on the interior of the first and second level. Multiple commercial spaces are provided along the edges of the first and second (mezzanine) level. The top 3 stories are used for senior housing and associated common spaces. These common spaces include a 19,020 square feet outdoor courtyard and other amenities. This building was developed as the “Superior Block” of the Wayzata Bay Center redevelopment with final design approved in 2010.

The original 35,374 SF space at 825 Mill Street, on the first floor and at the southwest corner of the Superior Block, is constructed for a large anchor tenant. 25,441 SF, excluding the loading area, are considered leasable. The space was home to Lunds and Byerly’s Kitchen, a test concept from the Lunds and Byerly’s parent company, from 2014-2017 and has been vacant since then. The applicant has stated that multiple attempts to lease the space as a whole or in parts have been unsuccessful in the meantime.

In 2019, the City Council approved a PUD Amendment for the space (then addressed as 250 Superior Boulevard) to accommodate the CommonWell, a health and wellness club. Building permits for the project were pulled in 2019 and 2020 and the interior of the space was prepared for buildout. However, after the onset of the COVID-19 pandemic, the tenant exited the project.

2007 PUD Concept Plan Approval (Resolution 29-2007)

On December 18, 2007, Wayzata Bay Redevelopment Company, owned by Presbyterian Homes and Services, received PUD Concept Plan approval for a mixed-use redevelopment of the entire Wayzata Bay Center. The program of uses included:

- ~130,000 square feet of retail use
- 250 senior housing units
- 225 conventional housing units
- 25,000 – 30,000 SF of office space
- 80-100 room limited service hotel

- a one-acre public plaza

On the Superior Block, planned uses included the Lunds and Byerly's Kitchen, build-to-spec retail, and senior living.

2008 PUD General Plan Approval (Resolution 25-2008)

On June 10, 2008, the City Council approved the PUD General Plan, Preliminary Plat, and Project Design.

2020 PUD Amendment (Resolution 46-2020)

In 2020, Wayzata Bay Senior Housing, Inc. brought forward an application to relax restrictions on ground-floor uses in the Promenade development. They cited concerns about retail occupancy rates within the development leading to an overall lack of street-level vibrancy and pedestrian activity. After review by the Planning Commission and City Council, the list of allowed uses on the first floor of every building were expanded under the following conditions:

- Any permitted use in the C-4 District became a permitted use within the PUD, as long as it was on the first floor and did not exceed 6,000 square feet in area.
- The list of conditional uses was expanded to include:
 - Uses over 6,000 square feet in size
 - Multi-family residential on the East Block or any residential on the ground floor of the East Block
 - Childcare, micro-production facilities, drive-in banks, fitness, theaters
 - Any other use the City Council finds compatible with current uses in the PUD District
- Lake Street and Superior Blvd uses were specifically restricted to retail and restaurant uses in order to support a higher level of pedestrian activity.

These changes resulted in the following map of allowed land uses at the Promenade:



Map 2: Promenade Land Uses
Source: City of Wayzata

Notably, the Superior Block specifically requires retail and/or restaurant uses on the side of the building visible to traffic on Superior Boulevard. This comes from the Planning Commission and City Council's discussion of the 2020 PUD Amendment, which included a City Council workshop. At the workshop, the Council discussed historical concerns about retail and vibrancy in the area, and generally expressed a desire to preserve and grow the retail and restaurant uses along Lake Street and Superior Blvd. The Council expressed a desire to look at more flexibility of uses within the PUD, particularly if the focus of Lake Street and Superior Blvd remained retail. At that time, the applicant noted higher traffic counts along Superior Blvd and Lake Street compared to interior streets, which creates higher retail tenant interest in units along these higher traffic roads.

Summary and Analysis of Current Application

The existing 35,374 SF commercial space and loading area at 825 Mill St would be converted to loft-style residential units. These renovations would include extensive interior changes along with material updates to the exterior façade. The proposal results in 12 residential condominium units, which will be rented to residents aged 55+.

Zoning

The property is currently zoned PUD and is located partially 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). The proposal would result in changes to residential density. The following table outlines the zoning standards for the PUD, R-5, and Shoreland Overlay Districts applicable to the proposal:

Regulation	PUD	R-5	Shoreland Overlay District	Proposal
Residential Density	53.03 du/acre	20 du/acre (Up to 29 du/acre with allowances)	Tiered based on underlying zoning district	49.37 du/acre (over entire parcel)

Proposed Density

Site density is regulated by the Comprehensive Plan density requirements and PUD District requirements. At the time of the PUD General Plan approval in 2008, the Comprehensive Plan did not set a maximum density in the Downtown area. Section 933.02 states that the maximum allowable density in a PUD District shall be determined by standards negotiated and agreed upon between the applicant and the City. The final design, approved in 2008, and the existing development have a density of 53.03 du/ac.

The current Comprehensive Plan designation is the Downtown Mixed-Use district, which allows for between 20 and 30 du/ac. While the existing density does not conform to the most recent Comprehensive Plan, it was conforming to regulations at the time of construction. Alterations to developments that do not conform to the current Comprehensive Plan may not increase in intensity. The proposed change to the superior block represents a decrease in density from 53.03 du/ac to 49.37 du/ac.

The proposed density of the Superior Block is summarized in the following table:

Use	Gross Square Footage	Percentage	Lot Area	Pro-Rated Lot Area
Residential	173,514 sq. ft.	97.2%	2.126 acres	2.066 acres
Commercial	4,997 sq. ft.	2.8%	2.126 acres	0.060 acres
Total	178,511 sq. ft.	100%	2.126 acres	2.126 acres

	Units	Acres	Density
Superior Block Residential Density	102 (90 existing)	2.066 acres	49.37 du/ac

In summary, the conversion of this commercial space to 12 residential units represents both a decrease in density and a decrease in intensity in the Superior Block. The impact

of a change in intensity can be measured through items like roadway capacity, parking requirements, and trip generation.

Roadway Capacity

Another way to measure the potential effect of changes in density is through projected traffic impacts. The City Engineer has reviewed the proposal and found that its associated changes in trip generation would not impact congestion. Based on the Institute of Transportation Engineer trip calculation manual, the former Lunds & Byerly's grocery store generated between 1,455 and 2,909 weekday trips. The proposed residential units would generate approximately 81 weekday trips. The proposal would lower traffic impacts when compared to the previously approved use as a grocery store.

Parking

The proposed conversion of 35,374 SF of commercial area to 12 residential units represents a decreased parking need. The proposed changes would not affect the number of parking spaces provided on site. Each of the 12 units would receive a reserved parking space in the garage area from the current pool of public parking spaces. Currently the total parking spaces on site are allocated with 64 residential, 72 public, and 6 handicap spaces. The proposed development would result in 76 residential, 60 public, and 6 handicap spaces. The table below shows the change in parking requirements between the former number of parking spaces required given the former use for commercial space and proposed residential use.

Parking Required	Standard	Number of Units/SF	Total Required	Total Provided
Retail (existing)	3 spaces / 1,000 SF	35,374 SF	107	142
Residential (proposed)	2 spaces / unit	12 units	24 (83 space decrease)	142

Both the grocery use and these residential units only require one loading space. There are two existing loading spaces for use by superior block tenants. One is located inside the parking garage and another loading area is located along Superior Blvd. The second loading area located along Superior Blvd would be eliminated by the proposal. The owners of Tract A and B have acknowledged and supported the loading space elimination associated with the conversion to residential units. The loading space in the garage would remain on site and comply with the ordinance by providing one loading space for the uses on site.

Trip Generation

The Wayzata parking standards align with findings of the City Engineer per the International Trip Generation manual. This manual finds that the change from use as a grocery store to 12 residential units reduces parking space needs by 85-90%. The

proposed change would result in decreased parking demand while maintaining the number of spaces on site. This would result in an excess of parking spaces on site.

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 subject property received approval for existing residential development densities shown in the table below prior to the parcel's redevelopment in 2008.

Because this property is not adjacent to Lake Minnetonka, units fall only within Tiers 4 and 5. Existing densities for each tier are provided below. An increase to the maximum density is allowed if setbacks from the ordinary high-water level are at least 50% greater than the minimum setback. The property is set back more than 1.5 times the minimum setback from Lake Minnetonka OHWL and is therefore eligible for a maximum density increase of up to 200% in the fourth and fifth tier per Section 991.17 (F).

PUD/CUP Tier	Area (sq. ft.)	Permitted Density	Existing Units	Existing Density	Proposed Units	Proposed Density
Fourth	3,281	20 to 30 du/ac	0	0	1	13.72 du/ac
Fifth	50,280	20 to 30 du/ac	32	27.73 du/ac	43	37.26 du/ac

Site Plan and Access

The site plan will result in changes to level 1 and level M (mezzanine) from the original PUD. Level 1 existing commercial space will be converted to residential units. Level M existing unoccupied mezzanine space will be converted to new amenity areas with the 12 condominiums.

Each condominium will have private access directly to the unit via the sidewalk. The units and amenity spaces may also be accessed from the parking garage. External shared entrance will be maintained via a relocated street-level entrance on Superior Boulevard.

Exterior Appearance

The applicant proposes to change 14.6% of the building façade, which does not trigger the City's Design Standards. Exterior updates focus on creating a high-quality pedestrian experience modifying from a retail architectural style to a residential walk-up style. The changes will add to existing lighting, retain the stone where possible, and lighten and brighten this corner. A crème colored thin brick on the exterior façade will be accompanied by dark grey panel and trim at building and unit entries. New canopies that match the existing canopy will be provided over first floor windows. New ramps will also be provided. An existing entrance will be relocated from the corner to Superior Boulevard. These

changes also have the effect of further activating a significant stretch of frontage along Superior Boulevard that was previously only used as an interior loading area.

Open Space Requirements

The proposed modifications to the existing development have no impact on the overall open space currently provided. The subject property is 92,629 square feet in area. The PUD requires 30% open space, which is 27,789 square feet of open space. The existing building exceeds the requirement by providing 38,792 square feet between the level 2 courtyard and street level open space.

Public and Private Open Space

The proposal does not change the quantity of private open space or influence the appearance of this open space in any way. Residents of the development will have access to a private 2nd story courtyard (19,020 SF). The pedestrian amenities surrounding the building constitute the public open space on site and the applicant seeks to improve their portion of this area through façade updates and the addition of small patios.

City Engineer's Comments

The City Engineer has reviewed the proposal and does not have any comments.

Standards of Planning Commission Review of Application Requests

The review and decision on the PUD amendment 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 Shoreland Residential Planned Unit Development/Conditional Use Permit (PUD/CUP) (Section 991.17) is quasi-judicial, but practically depends upon approval of a PUD Amendment.

Primary Questions to Consider:

1. Does the proposal create a development pattern in harmony with the objectives of the Wayzata Comprehensive Plan?
2. Does the proposal contribute to the area's walkability and pedestrian vitality?
3. Would converting this commercial space to residential positively change the relationship between the Promenade development and the neighborhood?

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

Project Narrative
Development Exhibits
Letter of Support

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 Land 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:

[Chapter 933.02, standards 1-7 are available for review on the City's website]

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.

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

Folkstone Superior Block Retail Repositioning

Landowner: Wayzata Bay Superior Retail -Presbyterian Homes and Services (PHS)

Landowner Address: 2825 Hamline Ave. North
Roseville, MN 55113

Applicant: Lisa Albain - Presbyterian Homes and Services

2823 Hamline Ave. North
Roseville, MN 55113
(651) 631-6304

Consultants: Chris Palkowitsch - BKV Architects

222 North 2nd Street, Suite 101
Minneapolis, MN 55401
(612) 373-9110

Project Address and Legal Description: 825 Mill Street East, Wayzata, MN 55391

PID – 06-117-22-42- 0095 | Registered Land Survey No. 1881

Approved Existing Use: Grocery/Retail

About Presbyterian Homes and Services:

Presbyterian Homes and Services, Inc (PHS), is a non-profit senior housing provider based in St. Paul MN. PHS is a faith-based organization providing a broad array of housing choices and service options for older adults. See Supplemental information.

Existing Project Description

Promenade of Wayzata is in the affluent suburb of Wayzata on Lake Minnetonka at Lake Street and Superior Blvd. The property is a unique, mixed-use, 5 building, pedestrian friendly development in the heart of the Wayzata Commercial District. The master development offers 111,000 SF of retail space, 92 room boutique hotel, 350+ residential units, apartments, high-end market-rate condominiums and Folkstone senior living. All Phases now open and ready for occupancy. The proposed redevelopment site is the former Lunds&Byerly's located within the Superior Block. Approximately 3 years after opening, Lunds&Byerly's relocated, and the space has sat vacant for the past 8+ years.

Request for PUD/CUP Amendment

PHS is requesting an amendment to the current PUD, changing the allowable use from grocery/retail to residential. PHS is also requesting a Shoreland Overlay District PUD/CUP approval per City Code 919.08G which states that lots developed with five or more dwelling units

within the Shoreland Overlay District require approval of a planned unit development conditional use.

Proposed Project Overview

PHS is proposing to convert the 35,374sf of the previous Lunds&Byerly's space into 12 luxury residential one (1) and two (2) bedroom loft style units with an average of 1600sf. These proposed residential units are intended to follow the same age restriction and tenant model as the rest of the Folkstone development (55+, rental). Each unit will include high end finishes and stainless-steel energy star appliances. The units will be accessible from Superior Blvd and Mill Street through private individual entries, as well as a secondary entry through the parking garage with access to the interior common spaces and residential units. The common area space is planned to include a variety of amenities such as a Club Lounge/Community Room, Fitness Center, Workstation, and Theatre. Resident parking will be located in the existing parking garage on Mill Street. One stall will be held per each unit, for a total of 12 stalls. This will reduce the existing public stall count from 72 public spaces to 60 public spaces.

Number of Existing Superior Block Residential Units: 90

Proposed New Total of Units: + 12 = 102

Number of Existing Superior Block Parking Stalls: 142 (64 Residential, 72 Public, 6 Handicap)

Proposed Updated Parking Mix: 142 (76 Residential, 60 Public, 6 Handicap)

Site Conditions

The existing Folkstone campus utilizes an architectural language defined by expressing the base, middle, and top layers of the buildings with an overall residential feel. Much of the base levels feature retail spaces, building entries, and parking entries. The upper levels are resident floors, that include bays, balconies and courtyards that define the massing. The exterior palette includes Kasota stone, brick, stucco, and metal panel. The color palette is primarily earthtone colors. The retail space we are focusing on is has a retail scale to the rhythm of the windows, covered walkways, and points of entry.

The new exterior updates focus on creating a high-quality pedestrian experience modifying from a retail architectural style to a residential walk-up style. Each of the new two-level flats having individual exterior entrances, further defined by material changes, adding exterior lighting, and decorative address numbers. The exterior materials and palette in the first-floor area are being modified to incorporate panel and trim in a dark grey at the entries, and the addition of crème colored thin brick on the exterior façade. These updates to the materials will define the new use and lighten & brighten this corner of the overall campus.

Pedestrian Experience Elements

- Unit entries, patios
- Division between pedestrian and unit space – planter boxes, patio chairs
- New Staircases
- Corner unit with planting bed and raised patio.
- Additional built in planter at the corner unit.

Presbyterian Homes and Services – Wayzata Bay Superior Retail

Materials

- Modified to complement and enhance the existing street experience.
- Cream color brick
- New color that expands Folkstone's palette.
- We feel it will lighten up the atmosphere and experience.
- The cream color reflects accents colors in the area.

Façade composition

- Previous sq ft of each material
- Changes in overall materials – includes visible roof (not true/sloped surface), does not include interior courtyard and minor projections.

REGISTERED LAND SURVEY NO. 1811

R.T. DOC. NO. _____

I hereby certify that in accordance with the provisions of Chapter 508, Minnesota Statutes of 1949, as amended, I have surveyed the following described property situated in the County of Hennepin, State of Minnesota to wit:

Lot 1, Block 4, WAYZATA BAY CENTER

I hereby certify that this Registered Land Survey is a correct representation of the property described hereon; that this Registered Land Survey 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 _____ day of _____, 20____.

Mark S. Hanson, Land Surveyor, Minnesota License No. 15480

WAYZATA, MINNESOTA

This Registered Land Survey was approved and accepted by the City Council of Wayzata, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____.

CITY COUNCIL OF WAYZATA, MINNESOTA

BY: _____Mayor

BY: _____Clerk

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this Registered Land Survey, dated this _____ day of _____, 20____.

Mark V. Chapin, Hennepin County Auditor

BY: _____Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this Registered Land Survey has been approved this _____ day of _____, 20____.

William P. Brown, Hennepin County Surveyor

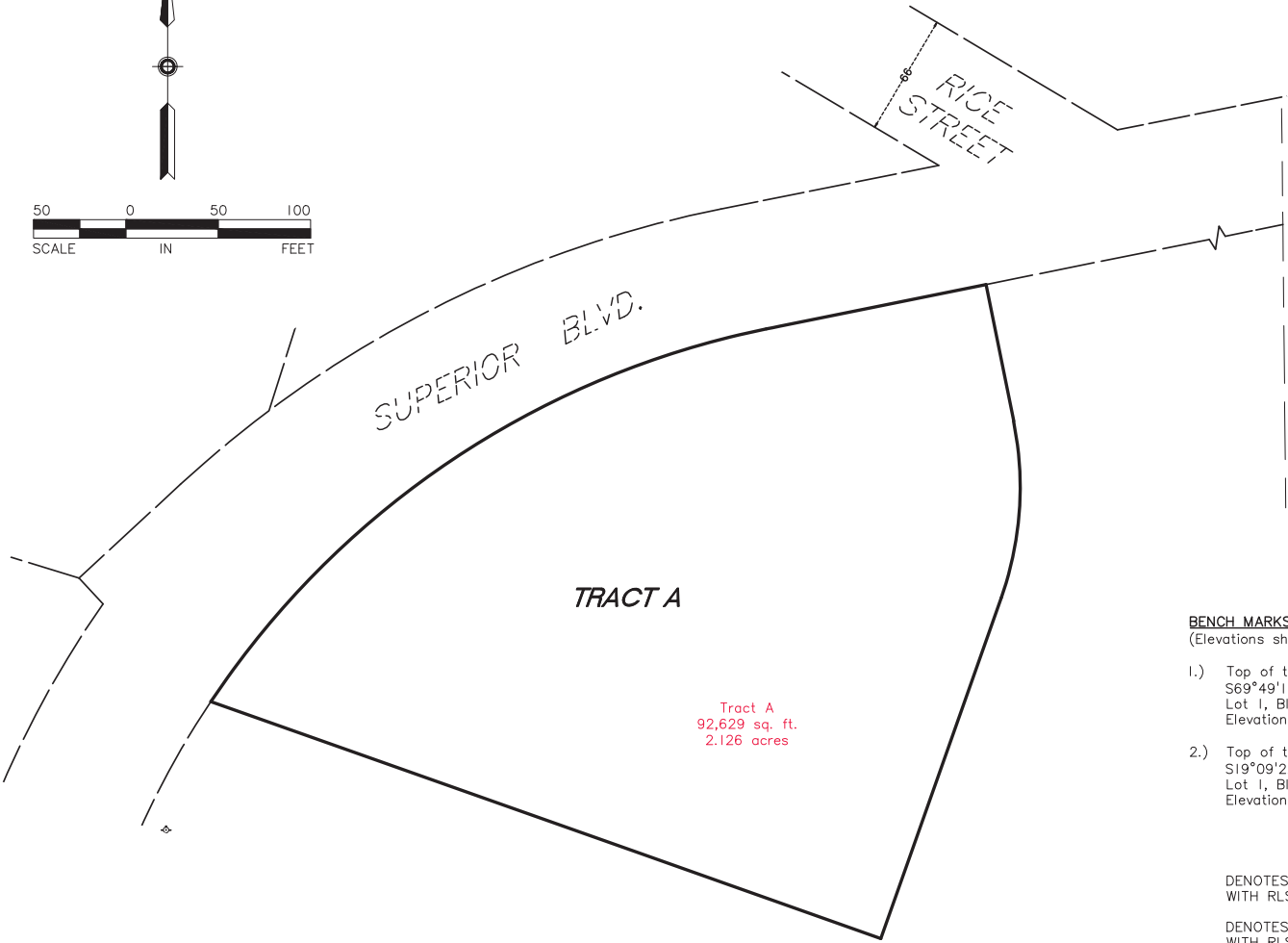
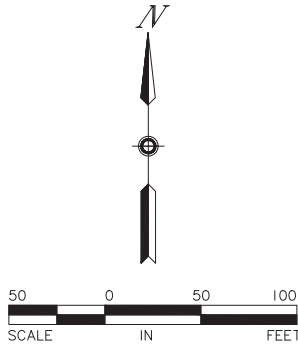
BY: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within Registered Land Survey No. _____ was filed in this office this _____ day of _____, 20____ at _____ o'clock __M.

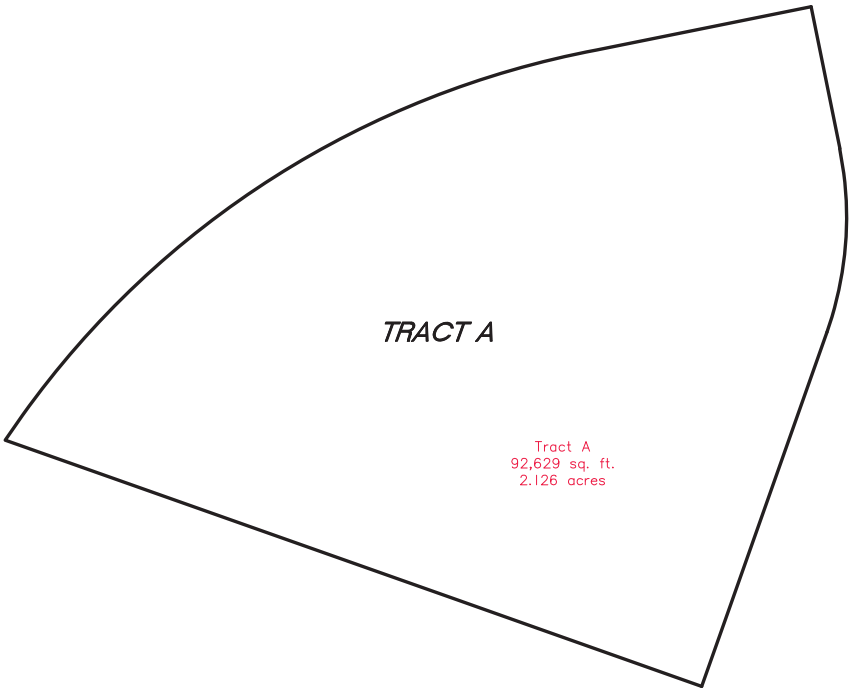
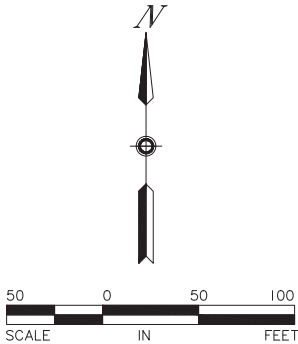
Martin F. McCormick, Acting Registrar of Titles

BY: _____Deputy



LOWER LEVEL

THE TRACT FOR THE LOWER LEVEL IS BELOW THE ELEVATION OF 941.00 FEET.



UPPER LEVEL

THE TRACT FOR THE UPPER LEVEL IS ABOVE THE ELEVATION OF 961.00 FEET.

BENCH MARKS

(Elevations shown are based on NGVD 1929 datum)

- 1.) Top of top nut of fire hydrant; 647.06 feet, S69°49'11"E from the southeast corner of Lot 1, Block 4, WAYZATA BAY CENTER. Elevation = 938.40 feet
- 2.) Top of top nut of fire hydrant; 364.88 feet, S19°09'22"W from the southwest corner of Lot 1, Block 4, WAYZATA BAY CENTER. Elevation = 935.88 feet

DENOTES IRON MONUMENT SET, MARKED WITH RLS 15480

DENOTES IRON MONUMENT FOUND, MARKED WITH RLS 15480, UNLESS OTHERWISE SHOWN.

MONUMENTS THAT ARE NOT SET FALL IN BUILDINGS.

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF SECTION 6, TOWNSHIP 117, RANGE 22 IS ASSUMED TO HAVE A BEARING OF S00°35'21"E.

REGISTERED LAND SURVEY NO. 1811

R.T. DOC. NO. _____

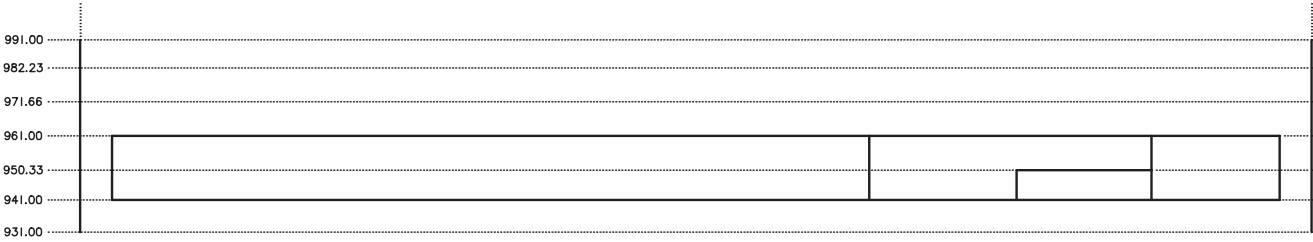
- BENCH MARKS**
(Elevations shown are based on NGVD 1929 datum)
- 1.) Top of top nut of fire hydrant; 647.06 feet, S69°49'11"E from the southeast corner of Lot 1, Block 4, WAYZATA BAY CENTER.
Elevation = 938.40 feet
 - 2.) Top of top nut of fire hydrant; 364.88 feet, S19°09'22"W from the southwest corner of Lot 1, Block 4, WAYZATA BAY CENTER.
Elevation = 935.88 feet

DENOTES IRON MONUMENT SET, MARKED WITH RLS 15480

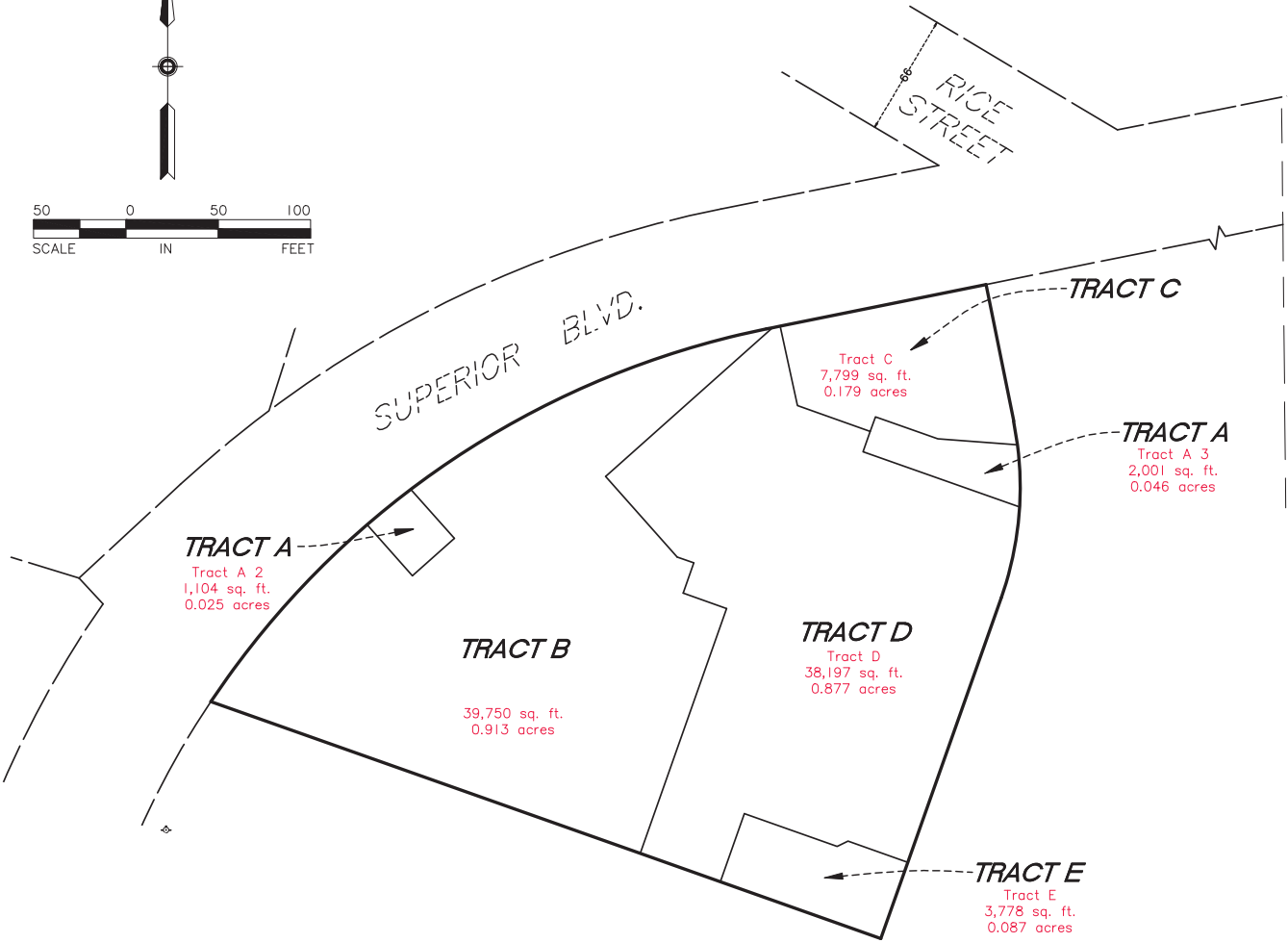
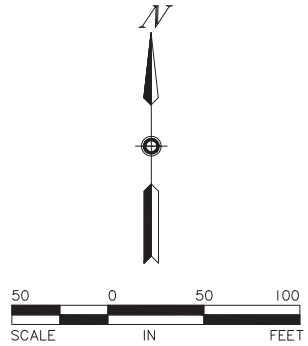
DENOTES IRON MONUMENT FOUND, MARKED WITH RLS 15480, UNLESS OTHERWISE SHOWN.

MONUMENTS THAT ARE NOT SET FALL IN BUILDINGS.

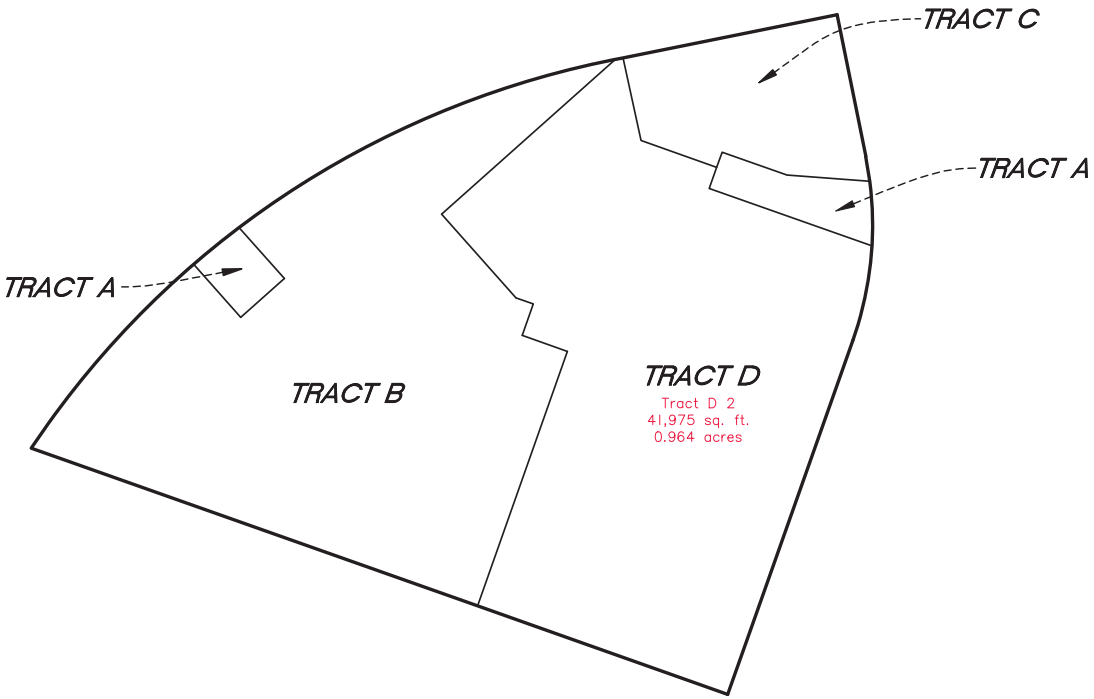
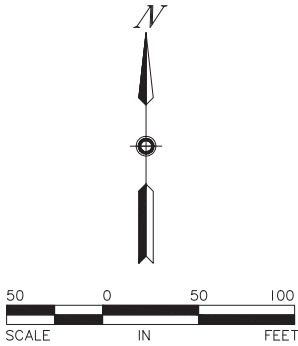
FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF SECTION 6, TOWNSHIP 117, RANGE 22 IS ASSUMED TO HAVE A BEARING OF S00°35'21"E.



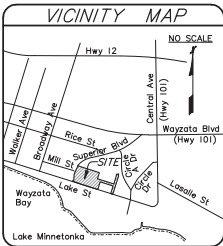
ELEVATION
ELEVATIONS IN FEET



1ST LEVEL
THE TRACTS FOR 1ST LEVEL ARE BETWEEN ELEVATIONS 941.00 FEET AND 950.33 FEET.



2ND LEVEL
THE TRACTS FOR 2ND LEVEL ARE BETWEEN ELEVATIONS 950.33 FEET AND 961.00 FEET.



DESCRIPTION OF PROPERTY SURVEYED
(Per First American Title Insurance Company, Commitment for Title Insurance, Commitment No. NCS-608996-MPLS, Dated November 12, 2013, Revised November 26, 2013)

Parcel 1:
Tracts A through K, inclusive, Registered Land Survey No. 1820, Hennepin County, Minnesota, except that part of Tracts A and H, embraced within Outlot D, Wayzata Bay Center.

(Torrens property, Certificate of Title No. 1369949)

Parcel 2:
That part of Tracts A and H, Registered Land Survey No. 1820, Hennepin County, Minnesota, embraced within Outlot D, Wayzata Bay Center.

(Torrens property, Certificate of Title No. 1369947)

PLAT RECORDING INFORMATION

Registered Land Survey No. 1820 was filed of record on June 26, 2013, as Document No. 508995.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company, Commitment for Title Insurance, Commitment No. NCS-608996-MPLS, Dated November 12, 2013, Revised November 26, 2013, was relied upon as to matters of record.

Survey is subject to revision upon receipt of a current title commitment.

Schedule B Exceptions:

① Exceptions are indicated on survey with circled numbers where applicable.

- Subject to minerals and mineral rights reserved by the State of Minnesota, shown by recital on the certificates of title. (As to Parcels 1 and 2) [not shown]
- Easements for drainage and utility purposes as shown on the recorded plat of Wayzata Bay Center, shown as a recital on the certificates of title. (As to Parcels 1 and 2) [shown on survey]
- Terms, conditions, covenants, provisions and agreements set forth in the unrecorded PUD Development Agreement dated October 21, 2008, as disclosed by the Memorandum of PUD Development Agreement, executed December 9, 2008, recorded January 9, 2009, as Document No. No. 4605369 (Torrens). (As to Parcels 1 and 2) [not survey related]
- Terms, conditions, obligations and provisions of the Agreement for Special Assessment Petition, Consent and Waiver, dated March 2, 2010, recorded October 6, 2010, as Document No. 4793431 (Torrens). (As to Parcels 1 and 2) [not survey related]
- Easement for utility and infrastructure purposes, together with any incidental rights, in favor of Wayzata Bay Redevelopment Company, LLC, a Minnesota limited liability company, as contained in the Utility and Infrastructure Easement Agreement, dated November 29, 2011, recorded December 5, 2011, as Document No. 4907300 (Torrens). (As to Parcels 1 and 2) [shown on survey]
- Terms, conditions, covenants, provisions and agreements set forth in the unrecorded Redevelopment Agreement dated October 21, 2008, amended by unrecorded First Amendment to Redevelopment Agreement dated December 15, 2009, and by unrecorded Second Amendment to Redevelopment Agreement dated December 7, 2011, as disclosed by the Memorandum of Redevelopment Agreement, executed February 27, 2012, recorded March 12, 2012, as Document No. 4934986 (Torrens). (As to Parcels 1 and 2) [not survey related]
- Easement for construction and maintenance purposes, together with any incidental rights, in favor of the City of Wayzata, a Minnesota municipal corporation, as contained in the Easement and Maintenance Agreement dated May 10, 2012, recorded May 11, 2012, as Document No. 4954332 (Torrens). (As to Parcel 2) ["Easement Premises" is shown on survey. The easement lies over and across the "Public Access Improvements" portions of the "Easement Premises" as defined therein and further described in Exhibit B, which is a reference to a plan. See plan for additional information]
- Covenants, conditions, restrictions, obligations and easements as contained in the Master Declaration The Promenade of Wayzata dated May 10, 2012, recorded May 11, 2012, as Document No. 4954333 (Torrens). Amended by First Amendment to Master Declaration The Promenade of Wayzata dated September 30, 2013, recorded October 10, 2013 as Document No. 5123336 (Torrens). (As to Parcels 1 and 2) [not plottable]
- This item has been intentionally deleted.
- Note: Declaration of Reciprocal Easements and Covenants Folkestone at the Promenade dated May 10, 2012, recorded May 11, 2012, as Document No. 4954334, by Wayzata Bay Senior Housing, Inc., a Minnesota nonprofit corporation, appears as a Memorial on the Certificate of Title, however, it does not appear to affect the property on Schedule A. First American Title Insurance Company will not be responsible for its removal from the Certificate of Title. (As to Parcel 2)

ZONING NOTE

Per letter dated December 11, 2013 by the City of Wayzata Planning Department:

"This letter is to confirm that the Promenade of Wayzata/West Block project, located on Lot 1, Block 3, Wayzata Bay Center plot (the "Property") received Final Design approval by the City Council per City Council Resolution 07-2013 and was found to be in compliance with the Wayzata Bay Center Redevelopment Plan Unit Development plans on February 5, 2013"

SURVEYOR'S CERTIFICATION

To: Wayzata Bay West All Age Housing, LLC; Wayzata Bay West Senior Housing LLC; Wayzata Bay West Retail, LLC; TCF National Bank, a national banking association; Wayzata Bay Redevelopment Company, LLC, The Promenade Master Association and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, 18, 19 and 20(a) of Table A thereof. The field work was completed on October 12, 2015.

Dated this 28th day of October, 2015

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Certification name	SMT	10/28/2015
As-built ALTA	SMT	10/28/2015
Revision	By	Date
Survey originally dated December 13, 2013		

Drawing Title:
ALTA/ACSM LAND TITLE SURVEY FOR: WAYZATA BAY WEST SENIOR HOUSING, LLC

SUNDE LAND SURVEYING
www.sunde.com

3001 East Bloomington Freeway (394) Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9528)
Main Office: 952-888-9528
West Office: 761-663-5562

Project: 2008-210-G Blk/Pg: 673/38, 671/18, 49 Date: 10/28/2015
Township: 117 Range: 22 Section: 6
File: 2008210201-ALTA_R.dwg Sheet: 1 of 2

GENERAL NOTES

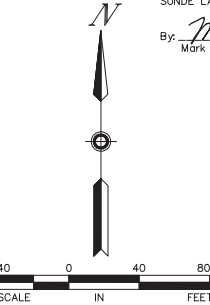
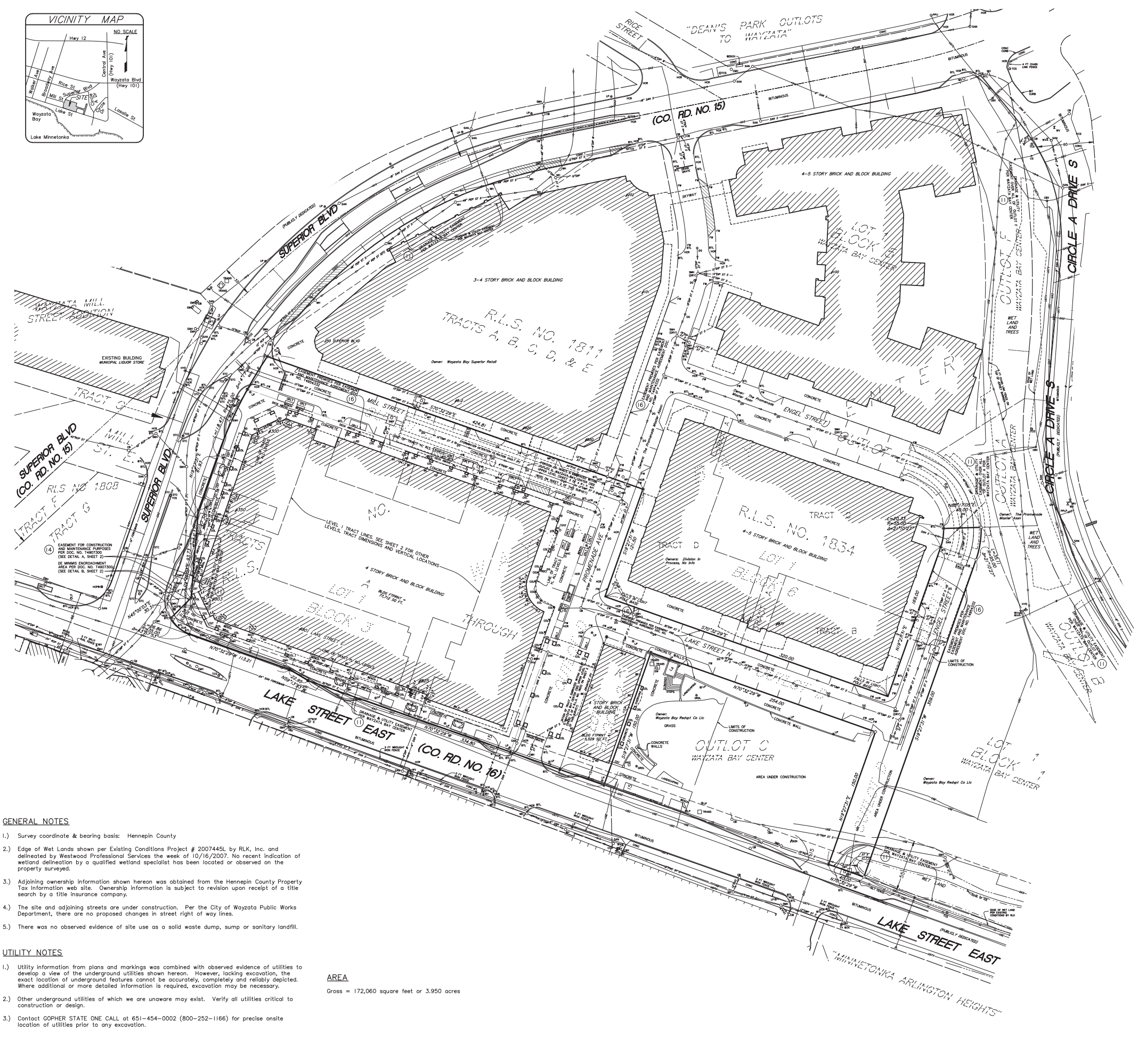
- Survey coordinate & bearing basis: Hennepin County
- Edge of Wet Lands shown per Existing Conditions Project # 2007445L by RLK, Inc. and delineated by Westwood Professional Services the week of 10/16/2007. No recent indication of wetland delineation by a qualified wetland specialist has been located or observed on the property surveyed.
- Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- The site and adjoining streets are under construction. Per the City of Wayzata Public Works Department, there are no proposed changes in street right of way lines.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

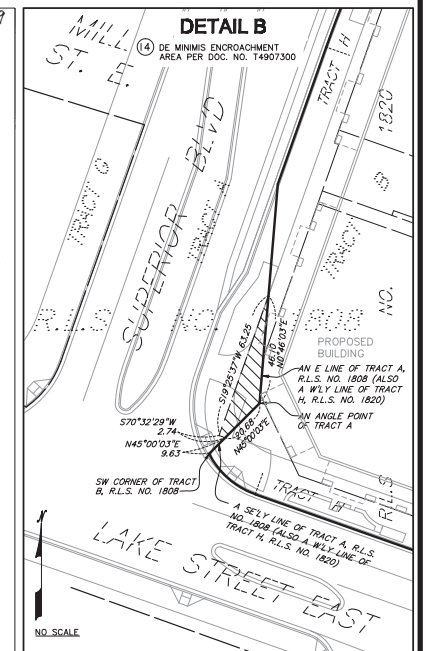
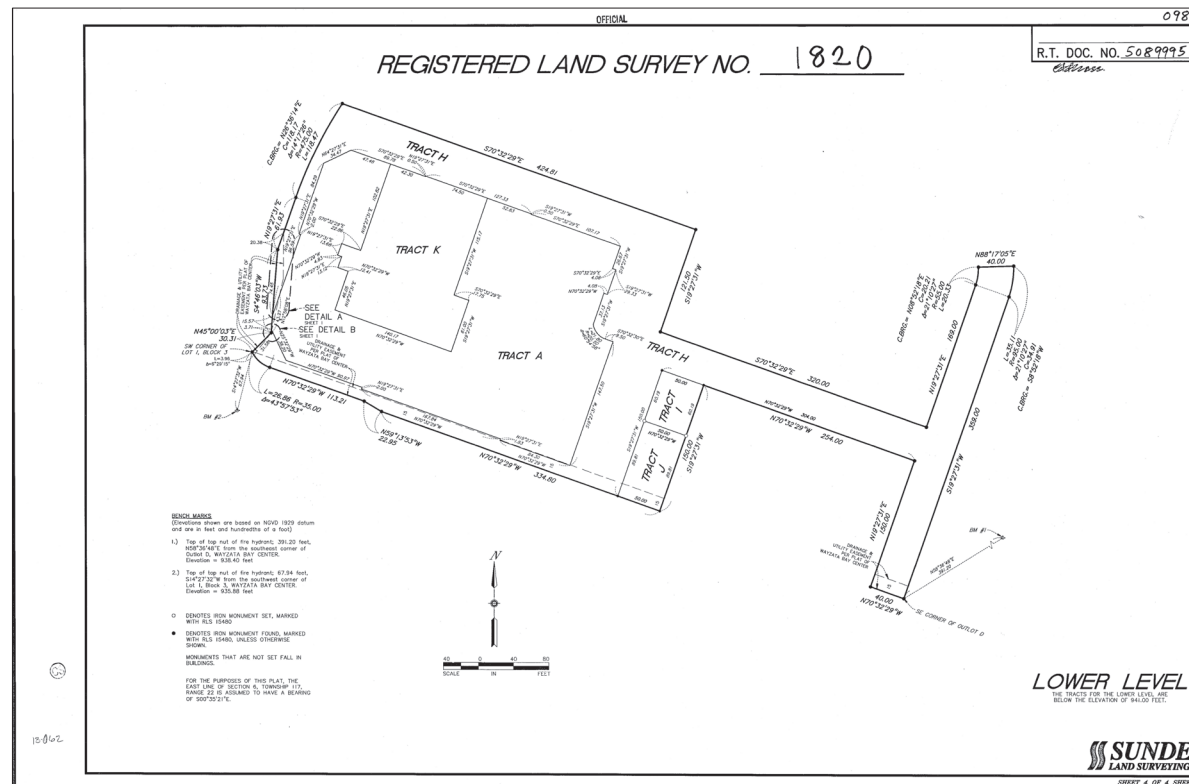
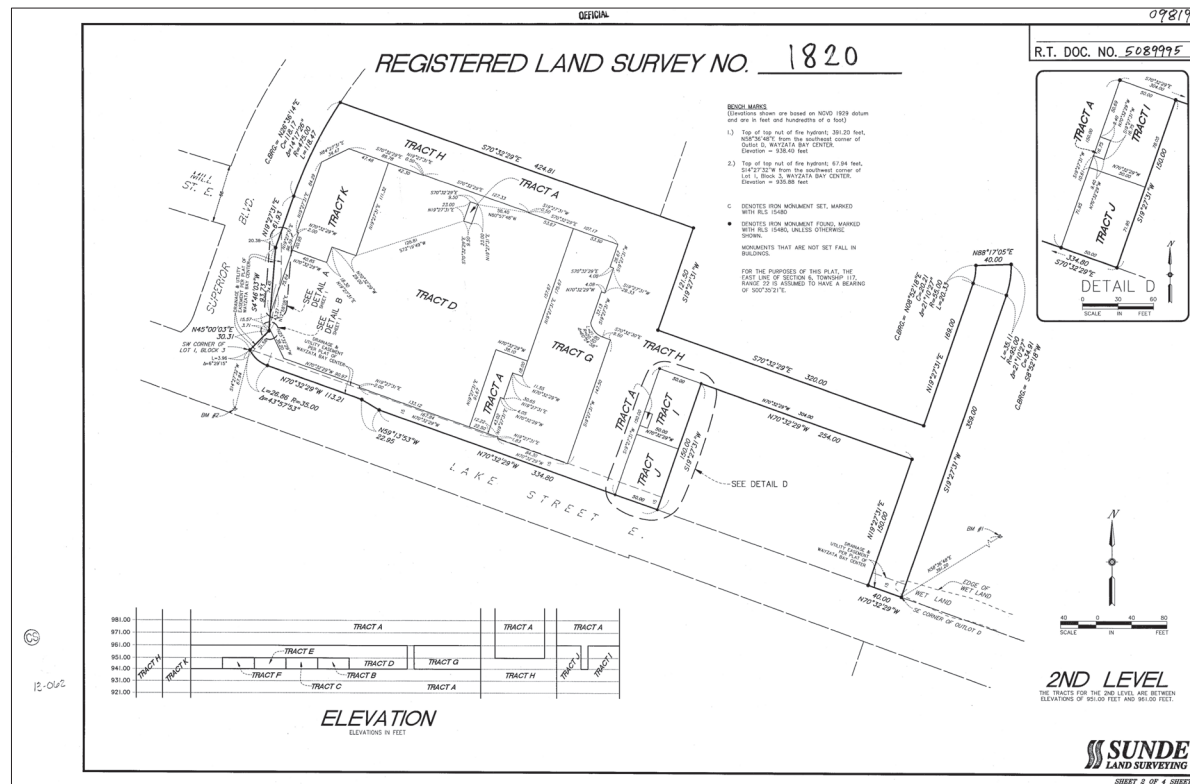
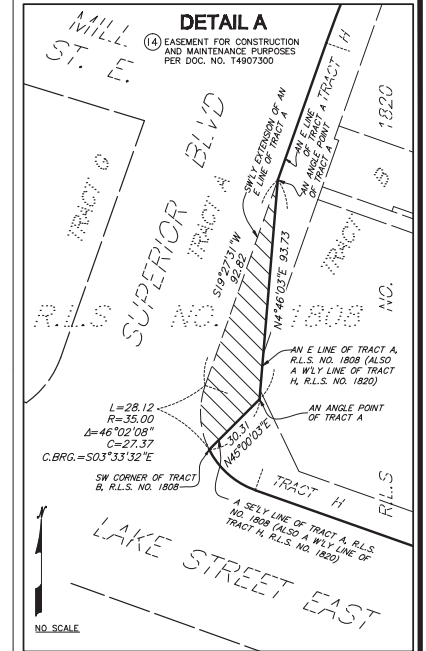
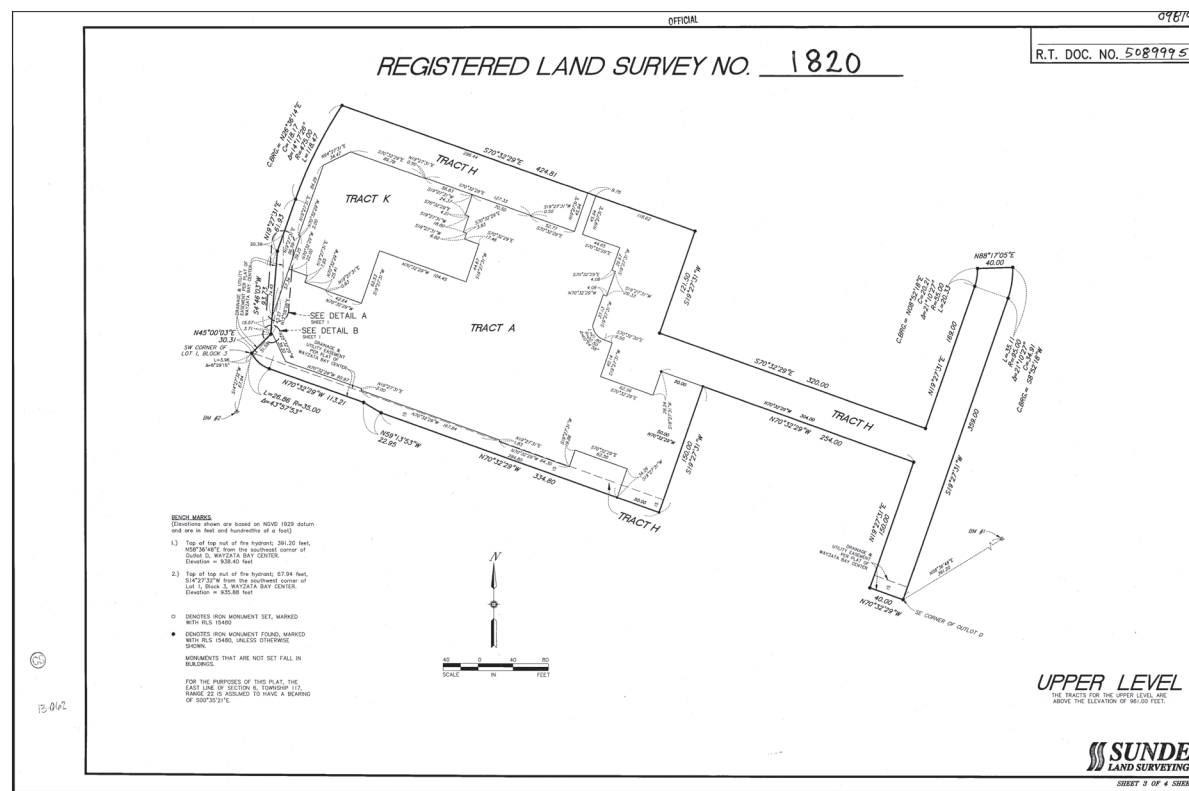
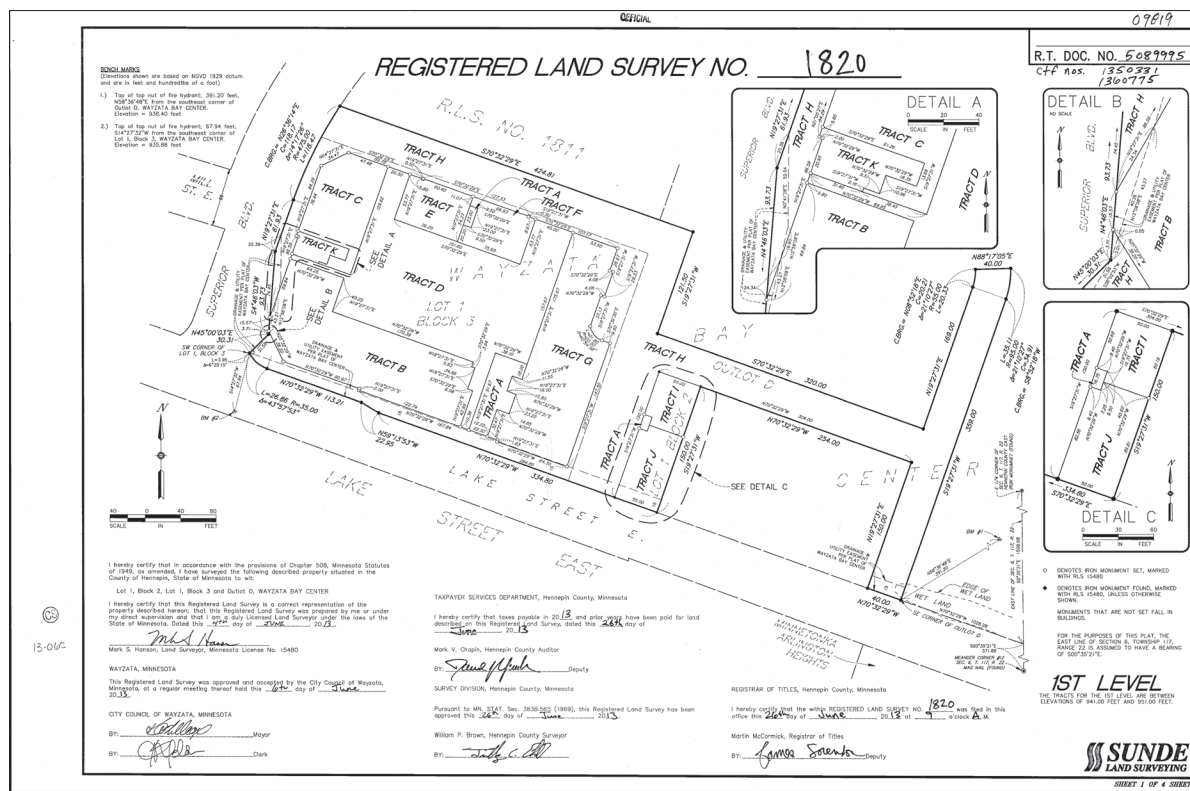
UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREA

Gross = 172,060 square feet or 3.950 acres





LEGEND

- | | | | |
|-------|---------------------------------|-------|--|
| BE | Denotes building entrance | OHE | Denotes overhead electric line |
| BH | Denotes beehive catch basin | (P) | Denotes per plan/not field verified |
| BTL | Denotes beaver tail curb | PEP | Denotes polyethylene pipe |
| CB | Denotes catch basin | PIV | Denotes post indicator valve |
| CBX | Denotes communication box | PKS | Denotes parking sign |
| CMH | Denotes communication manhole | PPLP | Denotes power pole with light |
| CMP | Denotes corrugated metal pipe | PPU | Denotes power pole with underground electric |
| COL | Denotes building column | PVC | Denotes polyvinyl chloride pipe |
| CPLT | Denotes concrete planter | RCP | Denotes reinforced concrete pipe |
| CS | Denotes curb stop | RD | Denotes roof drain |
| CST | Denotes concrete step | SAN | Denotes sanitary manhole |
| DB | Denotes decorative brick pavers | SAN S | Denotes sanitary sewer |
| DG | Denotes drain grate | SMH | Denotes storm manhole |
| DIP | Denotes ductile iron pipe | ST S | Denotes storm sewer |
| EB | Denotes electric box | STC | Denotes surmountable concrete curb |
| EM | Denotes electric meter | TBBOX | Denotes traffic control box |
| EMH | Denotes electric manhole | TCS | Denotes traffic control sign |
| FOL | Denotes fiber optic line | TL | Denotes traffic light |
| FW | Denotes face of walk | TRANS | Denotes transformer box |
| GAS V | Denotes gas valve | UGC | Denotes underground communication line |
| GM | Denotes gas meter | UGE | Denotes underground electric line |
| GP | Denotes guard post | UCIV | Denotes underground cable television |
| GRDL | Denotes ground light | W | Denotes water line |
| GW | Denotes guy wire | WMH | Denotes water manhole |
| HCPB | Denotes handicap push button | WV | Denotes water valve |
| HCR | Denotes handicap ramp | | |
| HHC | Denotes communication hand hole | | |
| HYD | Denotes fire hydrant | | |
| LA | Denotes landscaped area | | |
| LD | Denotes light pole | | |
| MC | Denotes metal cover | | |
| MG | Denotes metal grate | | |
| MH | Denotes manhole | | |
| MRAL | Denotes metal hand rail | | |
| OD | Denotes overhead door | | |

- Denotes found iron monument marked with PLS No. 15480
- Denotes set iron monument marked with PLS No. 15480
- Denotes 1.17 inch diameter brass colored copper magnetized marker with disc cap affixed stamped LS-15480 set

Dated this 26th day of October, 2015

Certified by: Mark S. Hanson
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

SUNDE LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (30W) Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

West Office:
Mandan, North Dakota 58504-5562
701-663-5562

File: 20082100201-ALTA_R.dwg Sheet: 2 of 2



1
D6 **LEVEL 1 - PROPOSED FLOOR PLAN**
1" = 40'-0" **PROPERTY OVERLAY**



PROPOSED FLOOR PLAN

LEVEL 1		(W/ MEZ)
AMENITY	6237 SF	-
CIRCULATION	5233 SF	-
CIRCULATION EXISTING	1453 SF	-
MAINTENANCE	595 SF	-
OPEN / STORAGE	770 SF	-
TRASH/LOADING - EXISTING	887 SF	-
UNIT A	1874 SF	2,398 SF
UNIT B	2288 SF	3,088 SF
UNIT C	3866 SF	5,067 SF
UNIT D	1452 SF	2,152 SF
UNIT E	977 SF	1,327 SF
UNIT F	1194 SF	NONE
UNIT G	1487 SF	NONE
UNIT H	1403 SF	1,803 SF
UNIT I	1347 SF	1,717 SF
BUILDING AREA	31065 SF	35,409 SF
TOTAL UNITS	12 UNITS	
GROSS RENTABLE AREA	20,233 SF	
AVERAGE UNIT AREA	1,686 SF	
[20,233 SF / 12 UNITS = 1,686 SF]		

1 UNIT
2 UNITS
3 UNIT
1 UNIT
1 UNIT
1 UNIT
1 UNIT
1 UNIT
1 UNIT

- AMENITY SPACES
- WELLNESS/MASSAGE
FITNESS
LOCKER ROOMS
YOGA STUDIO
COMMUNITY ROOM
LOUNGE/BAR
GAME ROOM
VR ROOM
ART STUDIO
- RESTROOMS
BIKE STORAGE & REPAIR
RESIDENT STORAGE
- LOBBY
OFFICES

- AREA TYPE LEGEND
- AMENITY

CIRCULATION

CIRCULATION EXISTING

MAINTENANCE

OPEN / STORAGE

TRASH/LOADING - EXISTING

UNIT A

UNIT B

UNIT C

UNIT D

UNIT E

UNIT F

UNIT G

UNIT H

UNIT I

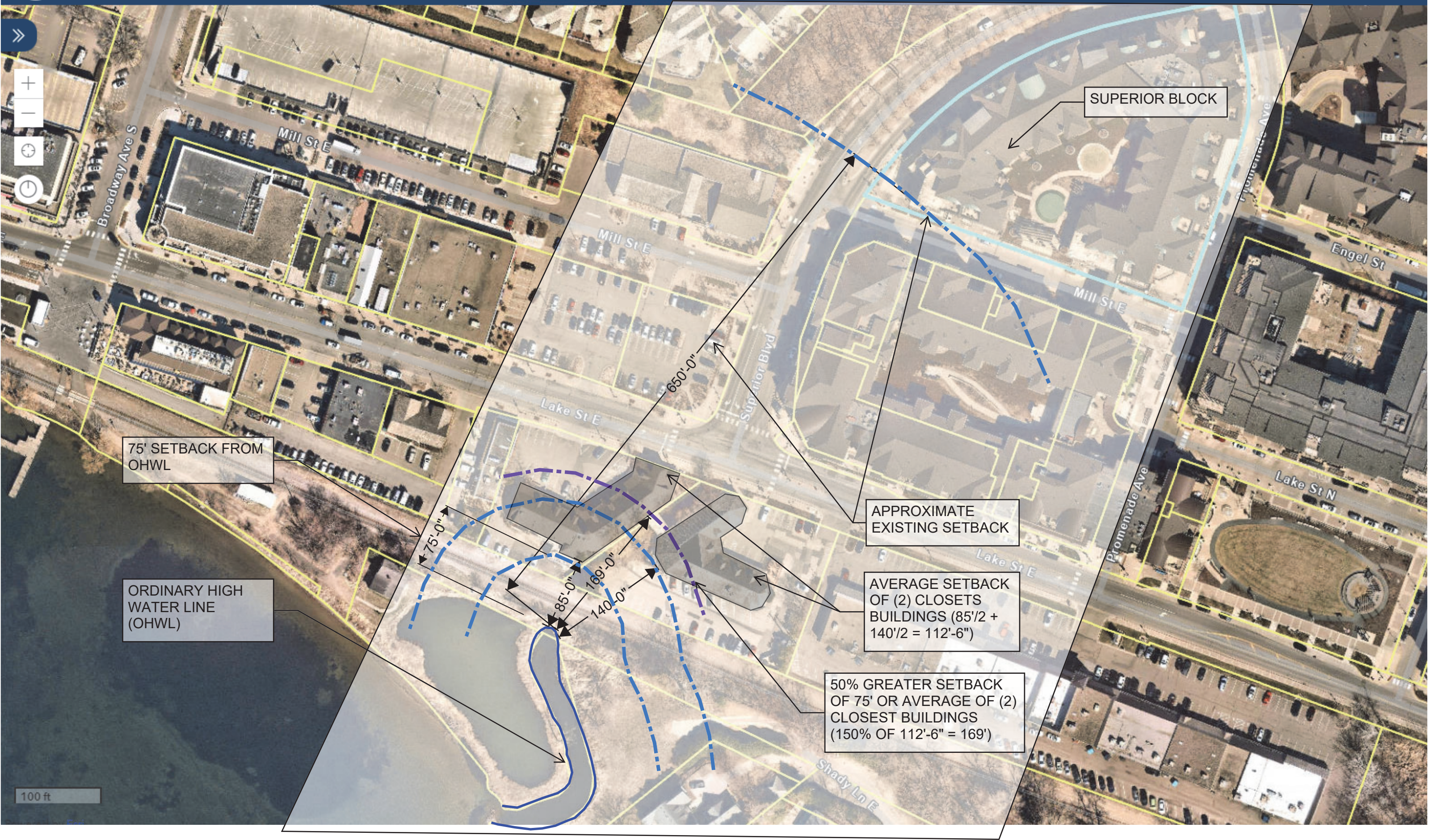


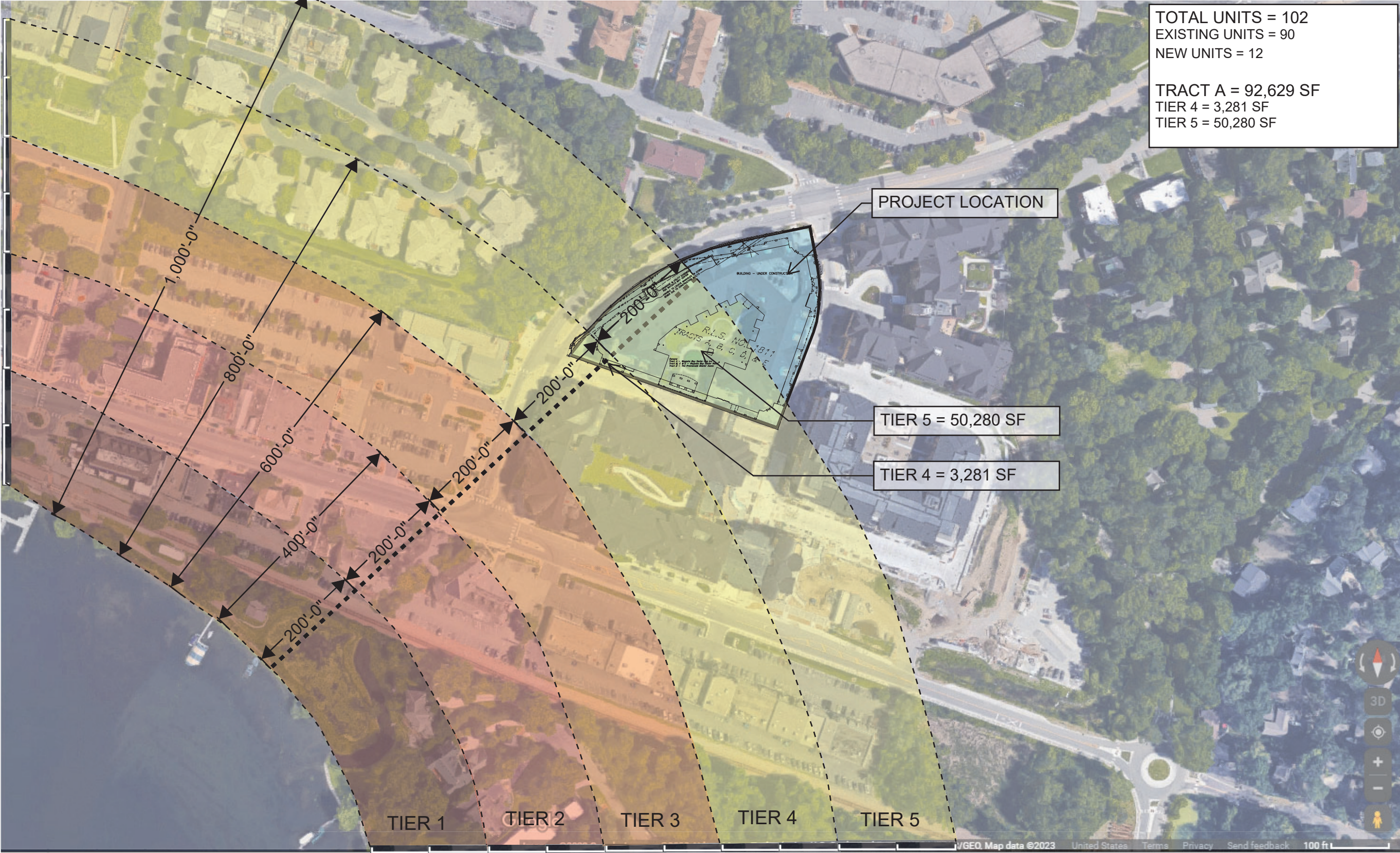
1
D6

LEVEL 1 - PROPOSED FLOOR PLAN

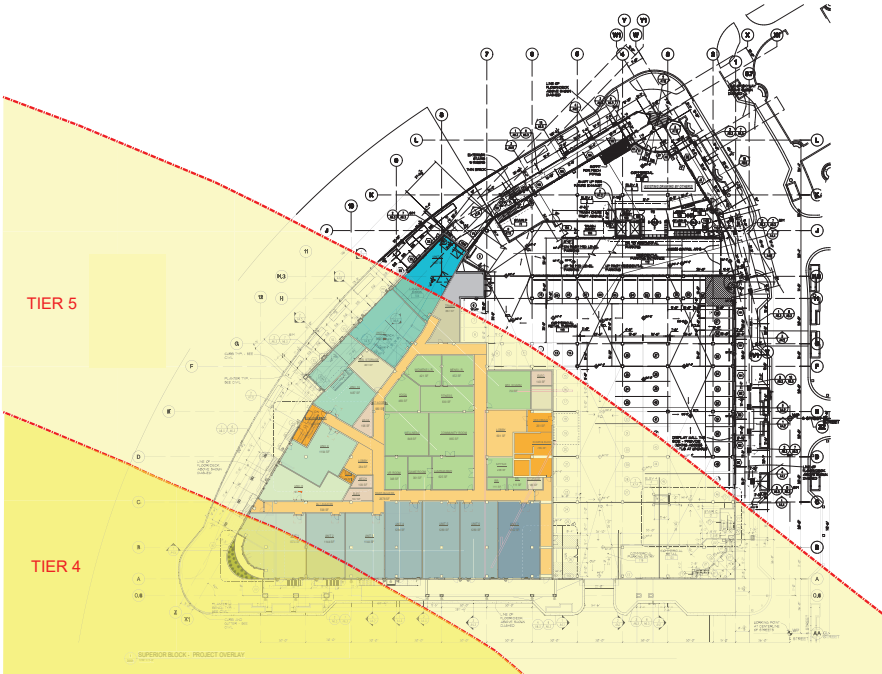
1" = 40'-0"

SUPERIOR BLOCK SETBACK EXHIBIT





DENSITY TIER EXHIBIT

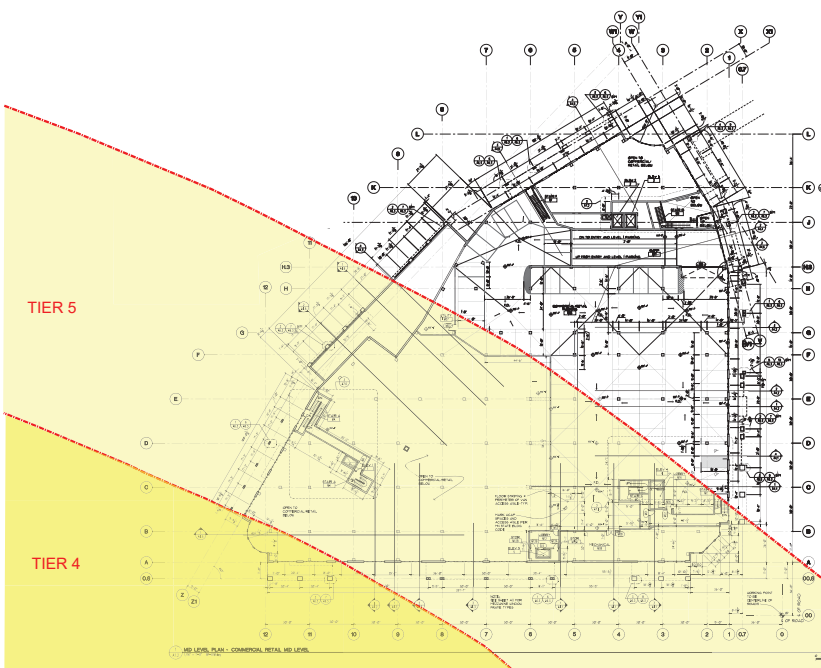


LEVEL 1 - 12 New Units

TIER 4
1 Unit (New)

TIER 5
11 Units (New)

OTHER
No Units

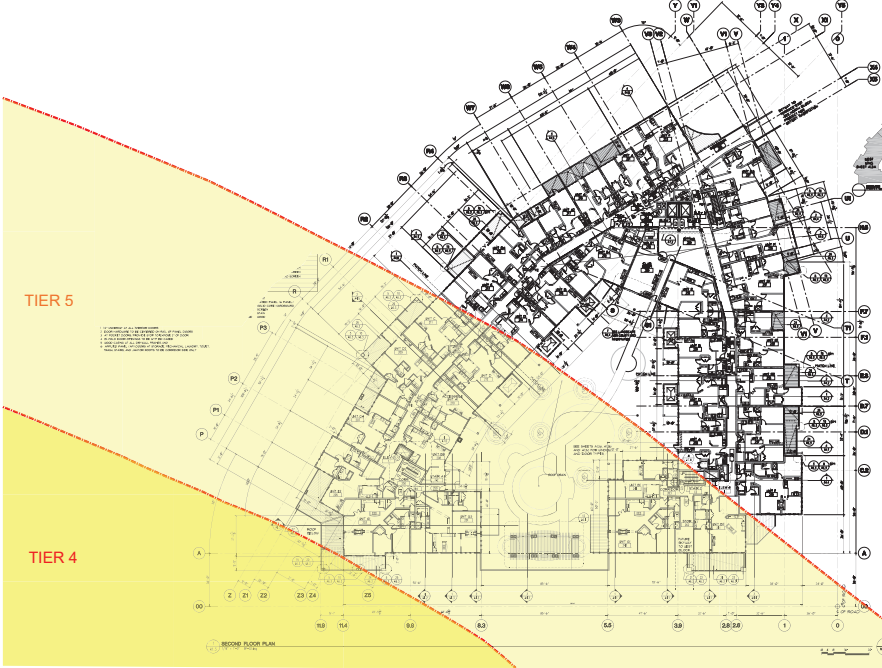


LEVEL 1.5

TIER 4
No units

TIER 5
No units

OTHER
No Units

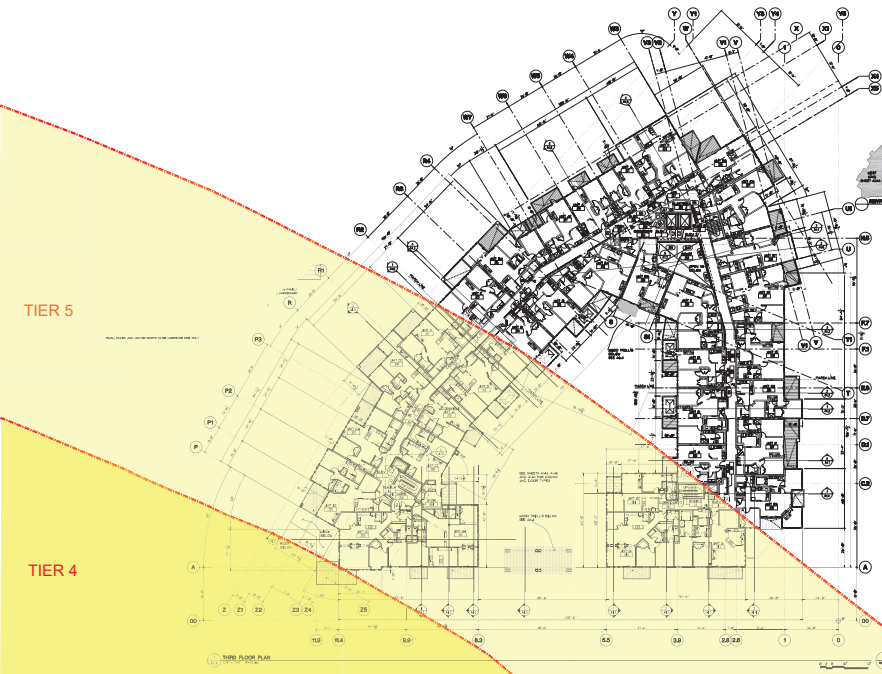


LEVEL 2 - 32 Units

TIER 4
No units

TIER 5
12 Existing Units

OTHER
20 Existing Units

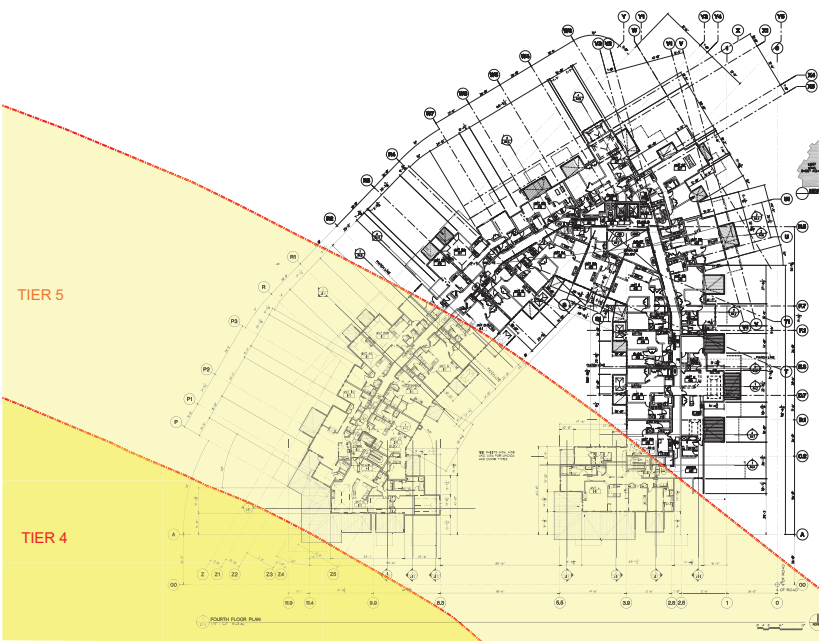


LEVEL 3 - 34 Units

TIER 4
No units

TIER 5
12 Existing Units

OTHER
22 Existing Units



LEVEL 4 - 24 Units

TIER 4
No units

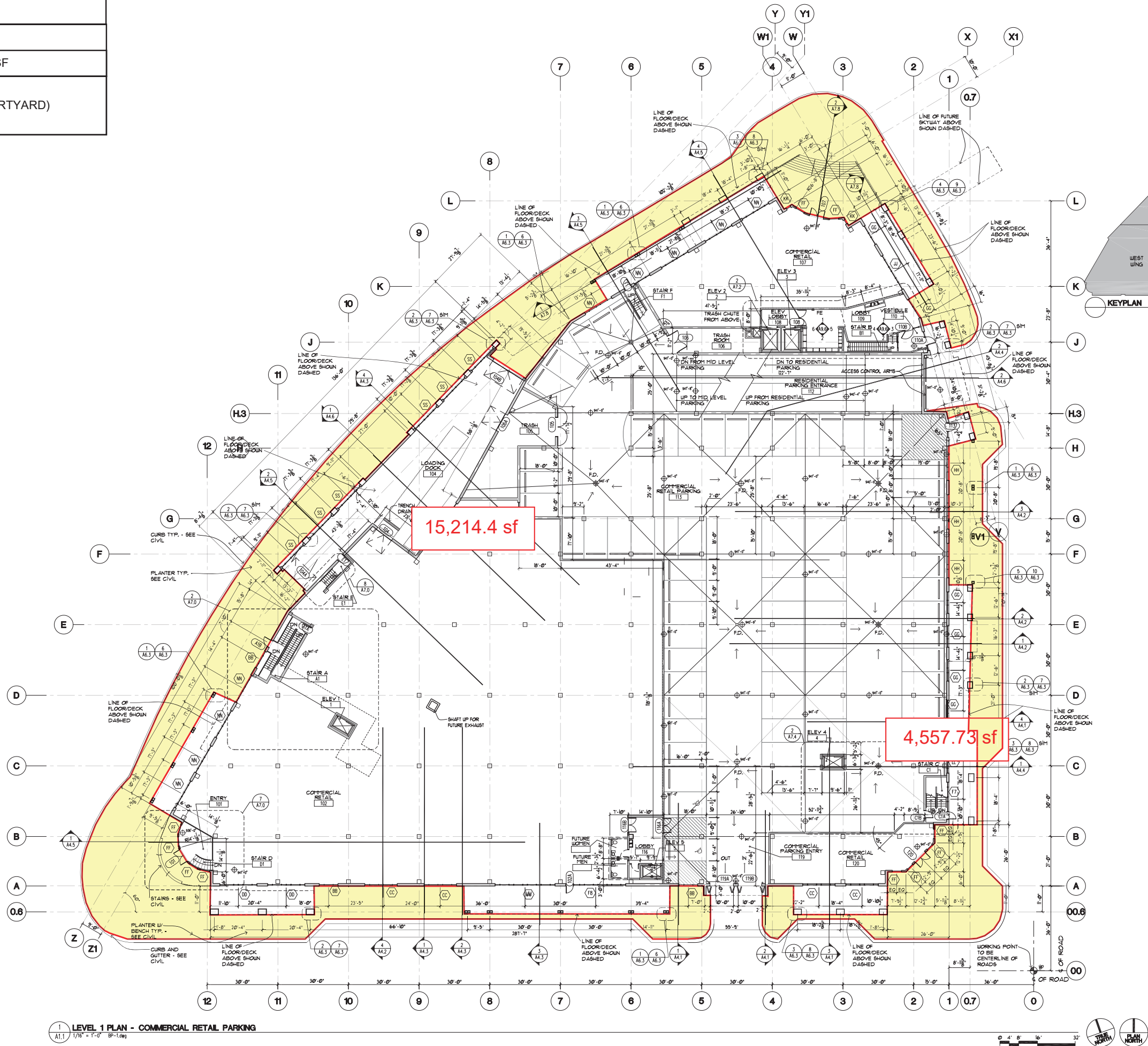
TIER 5
8 Existing Units

OTHER
16 Existing Units

TOTALS			
	TIER 4	TIER 5	OTHER
SUITABLE AREA	3,281 SF (.075 Acre)	50,280 SF (1.154 Acre)	39,068 SF (.897 Acre)
RESIDENTIAL DWELLING UNITS	1 New Unit 0 Existing Units	11 New Units 32 Existing Units	0 New Units 58 Existing Units
DENSITY	New (1/.0753)=13.72 Existing = 0 Total = 13.72 du/ac	New (11/1.154)=9.53 Existing(32/1.154)=27.73 Total(43/1.154)= 37.26 du/ac	New = 0 Existing(58/.897)=64.66 Total = 64.66 du/ac

SITE TOTAL DENSITY - RESIDENTIAL / RETAIL	
Total Site = 2.126 Acres	
EXISTING DENSITY	
Retail 31,065 + 3,851 + 1,146 = 36,062 SF	
Residential 1,449 +1,449 + 50,369 + 50,126 + 39,056 = 142,449	
79.8% Residential = 1.76 Acres of land	
90/1.76 Acres = 50.97 du/ac	
NEW DENSITY	
Retail 3,851 + 1,146 = 4,997 SF	
Residential 32,514 +1,449 + 50,369 + 50,126 + 39,056 = 173,514	
97.2% Residential = 2.15 Acres of land	
102/2.15 Acres = 44.43 du/ac	
*Numbers exclude the parking garage	

OPEN SPACE REQUIREMENT	
REQUIRED	(92,629 SF X .30) = 27,789 SF
PROVIDED	LEVEL 1 = 19,772 SF LEVEL 2 = 19,020 SF (COURTYARD) TOTAL = 38,792

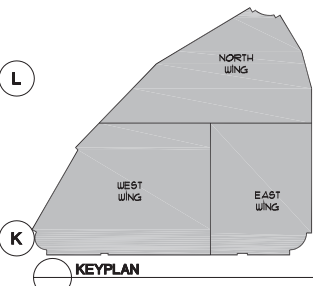


in-site architects

1101 West River Parkway, Suite 300
Minneapolis, Minnesota 55412
612.466.1700 Fax: 612.466.1702

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Kirk D. Vetter
Architect
1444
03.05.12



SUPERIOR BLOCK
FOLKESTONE AT THE PROMENADE
WAYZATA, MINNESOTA

NOT FOR CONSTRUCTION
PERMIT SET
MARCH 5, 2012

LEVEL 1 PLAN -
COMMERCIAL RETAIL

OPEN SPACE REQUIREMENT

REQUIRED	(92,629 SF X .30) = 27,789 SF
PROVIDED	LEVEL 1 = 19,772 SF LEVEL 2 = 19,020 SF (COURTYARD) TOTAL = 38,792



SUPERIOR BLOCK
FOLKESTONE AT THE PROMENADE
WAYZATA, MINNESOTA

September 4, 2023

Jon Fletcher
Senior Vice President
Wayzata Bay Superior Retail, LLC
Wayzata Bay Senior Housing, Inc.
2845 Hamline Ave N
Roseville, MN 55113

City of Wayzata
Planning Staff
600 Rice Street East
Wayzata, MN 55391

Dear City of Wayzata,

RE: Support of Application of RLS NO 1811 Tract A and Tract B Retail Space to Residential Units

Wayzata Bay Superior Retail, LLC the owner of RLS NO 1811 – Tract B and Wayzata Bay Senior Housing, Inc. is the owner of RLS NO 1811 – Tract A in Wayzata and we agree to the support the application being made for the redevelopment of the property into the proposed residential housing units.

The owners acknowledge that the retail loading dock area will no longer be accessible for the building if converted to housing.

If you require any further documentation or information from me regarding this matter, please do not hesitate to contact me at 262-490-4465 or jfletcher@preshomes.org.

Thank you for your attention to this matter. We look forward to the positive transformation of Tract B into residential units that will contribute to the well-being and growth of our community.

Sincerely,



Jon Fletcher
Senior Vice President
Wayzata Bay Superior Retail, LLC
2845 Hamline Ave N
Roseville, MN 55113



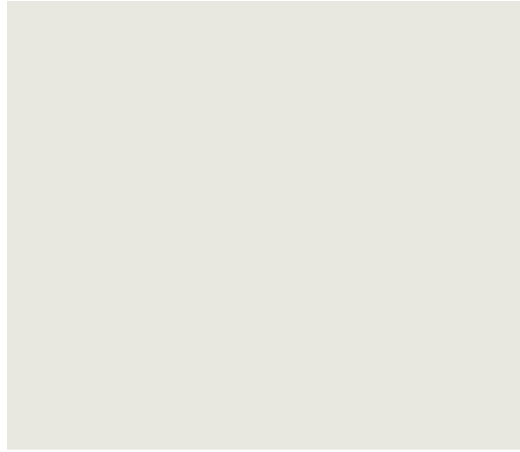
Jon Fletcher
Senior Vice President
Wayzata Bay Senior Housing, Inc.
2845 Hamline Ave N
Roseville, MN 55113

CC: Lisa Albain, Senior Development Manager, Senior Housing Partners

Folkestone Walk Up Lofts

Wayzata, MN | Presentation

6/12/2023



WAYZATA AREA EXTERIORS



**SUPERIOR BLVD
NEAR CORNER**



**CORNER
MILL ST AND SUPERIOR BLVD**



**FOLKESTONE
IMAGES**

SUPERIOR BLVD

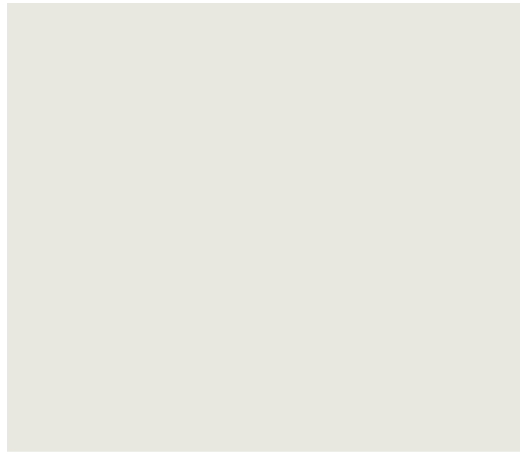


MILL STREET



**MILL STREET
NEAR GARAGE ENTRY**

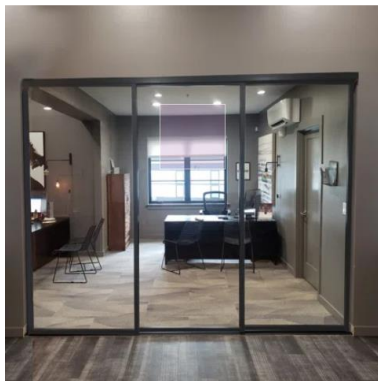
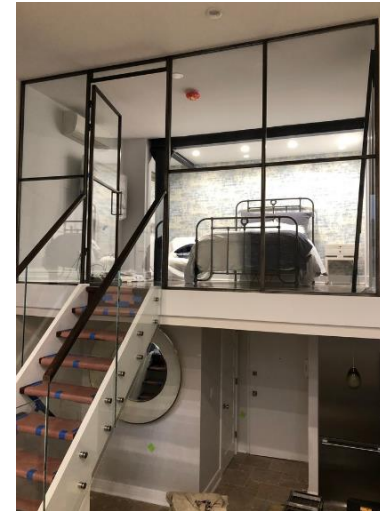


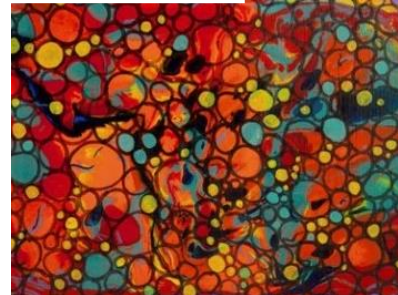


INTERIOR VISIONING



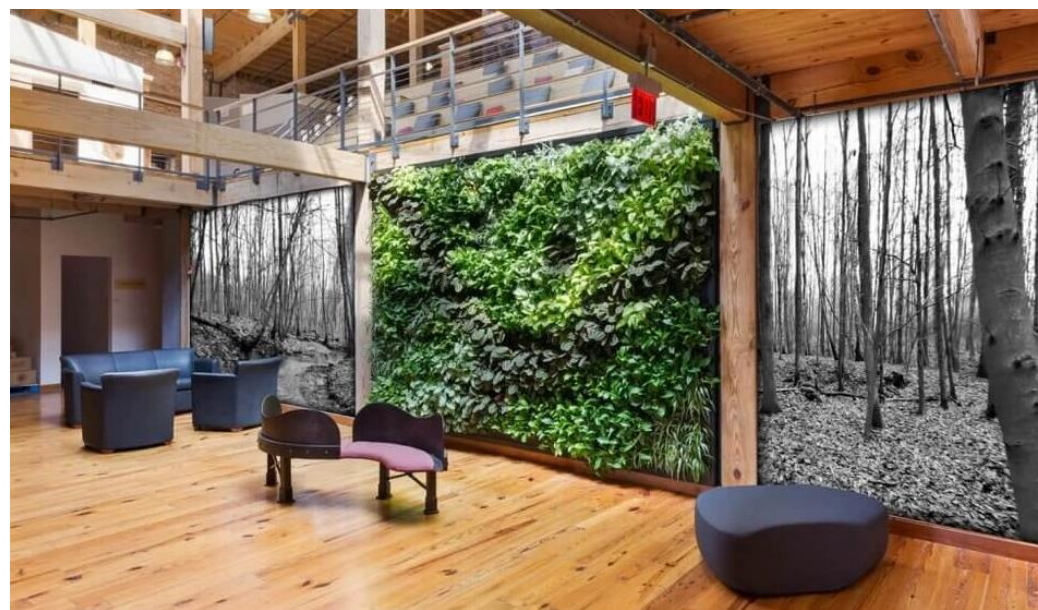
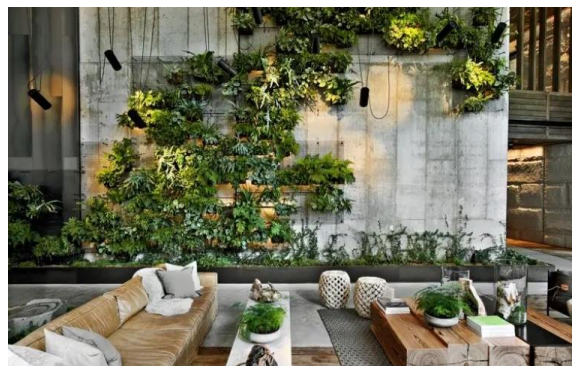


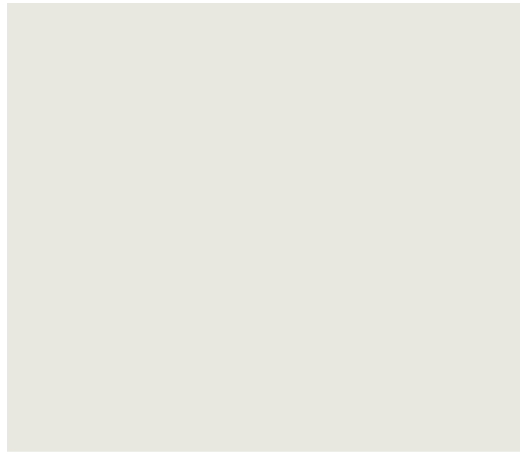






AMENITIES & GARDEN BAR





NEW CONCEPT



PROPOSED FLOOR PLAN

LEVEL 1		(W/ MEZ)
AMENITY	6774 SF	-
CIRCULATION	5203 SF	-
CIRCULATION EXISTING	1453 SF	-
MAINTENANCE	595 SF	-
OPEN / STORAGE	932 SF	-
TRASH/LOADING - EXISTING	1013 SF	-
UNIT A	1874 SF	2,398 SF
UNIT B	5481 SF	7,516 SF
UNIT C	1331 SF	2,038 SF
UNIT D	977 SF	1,327 SF
UNIT E	1194 SF	NONE
UNIT F	1487 SF	NONE
UNIT G	1403 SF	1,803 SF
UNIT H	1347 SF	1,717 SF
BUILDING AREA	31065 SF	35,374 SF
TOTAL UNITS	<u>12 UNITS</u>	
GROSS RENTABLE AREA	<u>18,680 SF</u>	
AVERAGE UNIT AREA	<u>1,556 SF</u>	
(18,680 SF / 12 UNITS = 1,556 SF)		

1 UNIT
5 UNITS
1 UNIT
1 UNIT
1 UNIT
1 UNIT
1 UNIT
1 UNIT

AMENITY SPACES
 FITNESS
 GOLF SIMULATOR
 GAME ROOM
 VR ROOM
 DEMO KITCHEN
 COMMUNITY ROOM
 CO-WORKING
 GARDEN/LOUNGE/BAR
 RESTROOMS
 BIKE STORAGE & REPAIR
 LOBBY
 OFFICES

- AREA TYPE LEGEND**
- AMENITY
 - CIRCULATION
 - CIRCULATION EXISTING
 - MAINTENANCE
 - OPEN / STORAGE
 - TRASH/LOADING - EXISTING
 - UNIT A
 - UNIT B
 - UNIT C
 - UNIT D
 - UNIT E
 - UNIT F
 - UNIT G
 - UNIT H



1
D6

LEVEL 1 - PROPOSED FLOOR PLAN

1" = 40'-0"

MILL STREET
CONCEPT RENDERING





SUPERIOR BLVD
CONCEPT RENDERING



MILL STREET - PERSPECTIVE ELEVATION



CORNER - PERSPECTIVE ELEVATION



1 CONCEPT - CORNER PERSPECTIVE
D8



2 EXISTING - CORNER PERSPECTIVE
D8

SUPERIOR BLVD - PERSPECTIVE





City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 6, 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. Note that the City Council only meets once in November due to Election Day. The next Planning Commission meeting is scheduled for November 20, 2023.

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						

- 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