



Wayzata Planning Commission

Meeting Agenda

Monday, April 20, 2015

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order and Roll Call, and Approval of Minutes**
 - 2. Regular Agenda Public Hearing Items:**
 - a. 313 Central Ave S – Pillar Homes (Continued from April 6, 2015)
 - i. Concurrent Preliminary and Final Plat for Three (3) Lot Subdivision.
 - ii. Shoreland Conditional Use Permit.
 - 3. Other Items:**
 - a. Review of Development Activities
 - b. Other items
- 9:00 p.m.**
- 4. Adjournment**

NOTES:

¹ Time(s) are estimated and provided for informational purposes only.

² Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

WAYZATA PLANNING COMMISSION
DRAFT MEETING MINUTES
April 6, 2015

AGENDA ITEM 1. Call to Order, Roll Call and Approval of Minutes.

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

Present at roll call were Commissioners: Gonzalez, Ramy, Vanderheyden, Iverson, Gruber, Young, and Gnos. Director of Planning and Building Gadow and City Attorney David Schelzel were also present.

Chair Vanderheyden stated the minutes to be reviewed are from the March 16, 2015 meeting.

Commissioner Young made a motion, Seconded by Commissioner Ramy, to approve the March 16, 2015 meeting minutes as presented. The motion carried unanimously.

AGENDA ITEM 2. Workshop Item:

a. Update on Downtown Parking Project – LSA Design

Ms. Jo Ann Olsen, LSA Design, provided an update on activities and pilot projects since the February Workshop. She reviewed the City's current Parking Ordinance and parking ratios. She explained the City could consider just the parking ratio or include other scenarios such as shared parking when looking at the Parking Ordinance. She discussed the creation of a Parking District. LSA recommends reducing the parking ratio for the City. This would require a public hearing and City Council approval. The pilot projects currently underway are valet parking, employee parking, and enforcement of the 2 hour parking limit for on street parking.

Commissioner Ramy asked if there were any guidelines for valet parking such as hours of operation.

Ms. Olsen stated the CōV currently operates valet parking 11 am to 11 pm, Monday through Saturday, year round. At this time, they would be looking to use these guidelines and building on them.

Commissioner Iverson asked where the cars would be parked.

Ms. Olsen stated they could go to City Hall or the Carisch Ramp. They have also looked at the municipal lot to the west of CōV. This would be something they would use during the pilot program only.

Chair Vanderheyden clarified the pilot projects have been approved by the City Council. He stated the Yacht Club may have a problem with limiting the parking on Broadway to 2-hours.

1
2 Commissioner Gruber stated better signs had been discussed at the last meeting and this has not
3 been done. She would like to see this done before the City makes any drastic decisions
4 regarding adding additional parking.

5
6 Ms. Olsen explained the way finding would be part of projects 5 and 6 and they are moving
7 forward with these as well.

8
9 Commissioner Iverson asked how many employees the Muni has on the weekends.

10
11 Mr. Gadow stated this would depend on the shift but they had approximately 30 employees.

12
13 Commissioner Iverson suggested considering a 2-hour limit for parking in the lot in order to
14 detour employees from parking here. She asked if paid parking options had been discussed.

15
16 Ms. Olsen stated based on the feedback they are not looking into fee-based parking outside of
17 valet parking. The CōV currently charges \$6.00 for valet parking and this may be something
18 that is continued. The City would need to explore options for charging for this service.

19
20 Commissioner Gruber asked if a shuttle service in conjunction with the valet parking had been
21 considered.

22
23 Ms. Olsen stated one of the pilot projects that would be coming up included looking into a
24 shuttle and how this would operate.

25
26 Commissioner Young stated he would be supportive of reducing the parking ratio.

27
28 Commissioner Iverson asked how all the data would be collected and compiled.

29
30 Ms. Olsen stated this was currently being worked out.

31
32 Chair Vanderheyden stated he would not be in favor of a 2-hour parking limit or charging for
33 valet parking as paying \$6.00 for valet parking may be acceptable for going to the CōV but not
34 necessarily for the Muni.

35
36 Commissioner Gonzalez arrived at 6:55 p.m. She stated she would not support a 2-hour parking
37 limit but felt the reduced parking ratio would be a step in the right direction. She would like to
38 see this reduced further.

39
40 It was the consensus of the Commission to support the reduced parking ratio in the Parking
41 Ordinance.

42
43 Mr. Gadow explained Staff would put together a draft Ordinance for the Commission to review
44 prior to holding a public hearing.

45
46

AGENDA ITEM 3. Regular Agenda Public Hearing Items:

a. 313 Central Avenue S – Pillar Homes

- i. Concurrent Preliminary and Final Plat for a Three (3) Lot Subdivision**
- ii. Shoreland Conditional Use Permit**

Mr. Gadow stated Pillar Homes and Gary Gravier have submitted a Development Application requesting concurrent preliminary and final plat subdivision approval and a Shoreland Conditional Use Permit for hardcover up to 35%, with storm water mitigation techniques, for a new three (3) lot subdivision at 313 Central Avenue S. He reviewed the Building Concept Plans, the Existing Conditions Survey, Preliminary Plat, Grading and Utility Plan, tree inventory, Final Plat, and Architectural Concepts.

Commissioner Ramy asked how the Storm Water Maintenance Agreement would be defined.

Mr. Gadow explained there is a standardized agreement that the City Engineer uses and he adds the specific project elements. There would be a copy of the site plan attached to the agreement and this would be recorded at Hennepin County. Buyers of these lots would be bound by the conditions of the Storm Water Maintenance Agreement. Pillar Homes also has an agreement that the buyers would sign acknowledging they are bound by the conditions of maintaining these storm water mitigation techniques if the subdivision is approved.

Commissioner Ramy asked about the inspection and enforcement of these systems and agreements.

Mr. Gadow stated the owner of the property is responsible to provide the City with a report that a trained professional has done an inspection and the City Engineer and Public Works staff verify that the work has been completed. If there are any issues with a system not working then the City can direct the property owner to fix the issues. There is typically an annual review done by the City.

Mr. K.C. Chermak, owner Pillar Homes, 575 Far Hill Road, Wayzata, explained the storm water mitigation. He stated the materials being used for the homes would meet the City's code. He also pointed out that 2 of the 3 homes would have side loading garages in order to create some architectural interest. He explained which trees would be removed, which includes 1 large tree and 13 small trees. He asked the City to groom the large trees in the City's right-of-way.

Commissioner Gonzalez asked for clarification on what trees in the right-of-way would be removed and if the remaining trees would be protected during construction.

Mr. Chermak stated they were proposing to remove two (2) of the smaller trees in the right-of-way and they would utilize different techniques to preserve the remaining trees.

Commissioner Gonzalez asked if fill would be brought in or taken out of the site.

1 Mr. Chermak stated the topography of the site would not change much and all of the garages
2 would be on the high side. He anticipated there would be fill removed from the site.

3
4 Commissioner Gonzalez asked if anything had been done to try and save the historic home on
5 the site.

6
7 Mr. Chermak stated he had contacted so people in regard to moving the home but there are
8 structural deficiencies that make moving it difficult.

9
10 Commissioner Gruber asked if it would be less expensive to shore up the foundation of the
11 existing home and retain it rather than move it.

12
13 Mr. Chermak explained that in order to determine if a home is worth remodeling, they have a
14 check list they use. The home is historic but based on these criteria it would be too costly to
15 remodel the existing home.

16
17 Commissioner Iverson asked what the square footage would be for the new homes being
18 proposed because the existing homes in the neighborhood are small.

19
20 Mr. Chermak stated a ramble would have approximately 2400-2600 square feet on two floors
21 and a 2-story home would have approximately 3500-4200 square feet on three floors. He
22 explained he was including the basement square footage in these calculations.

23
24 Commissioner Iverson stated there is potential to save the current home and make it livable for
25 today's family and she would like to ask the Applicant to look into this further and consider it.

26
27 Chair Vanderheyden opened the public hearing at 6:56 p.m.

28
29 Ms. Merrily Borg Babcock, 337 Reno Street, Wayzata, stated the existing home is part of
30 Wayzata history and adds character to this neighborhood. She explained the history and
31 significance of the home and asked Mr. Chermak to consider different lot layouts and setbacks in
32 order to preserve this home. She expressed concerns that Wayzata is losing one of only a couple
33 historic homes that has not been altered and asked if the records for the City's inspection on
34 pavers were public record.

35
36 Mr. Gadow stated he would check with the Engineering Department in regard to these records
37 and find out if they would be considered public record.

38
39 Ms. Stemmer, 205 Barry Ave S, Wayzata, shared the history of the home currently on the
40 property and she asked the Developer to consider alternatives in order to save the home.

41
42 Ms. Sue Sorrentino, 525 Queensland Lane N, Plymouth, stated she would also like to see the
43 home maintained in its current location due to its historic significance.

44

1 Ms. Judy Starkey, 16201 Holdridge Road W, Wayzata, stated Wayzata does not have a Historic
2 District but this home had been given centennial status and she would like to see the home
3 remain.

4
5 Ms. Janet Lillevold, 307 Hampton Street, Wayzata, stated there are challenges to keeping the
6 existing home but she would like the Commission to consider allowing only 2 homes in this area
7 due to size and mass.

8
9 Chair Vanderheyden closed the public hearing 7:19 p.m.

10
11 Commissioner Gruber stated she would like to spend more time working with Mr. Chermak to
12 save the existing home.

13
14 Commissioner Young stated he had been unaware of the historical nature of the existing home.
15 He expressed concerns with putting three (3) homes on this property and saving the existing
16 home does warrant additional dialogue with the Developer.

17
18 Commissioner Iverson stated she would like to ask the Developer to look at laying out the parcel
19 differently in order to save the home and also look at different ways to fix the home. She would
20 support continuing the meeting in order to look at options at the next meeting.

21
22 Mr. Gary Gravier, 313 Central Avenue, stated over the last twenty years they had looked at
23 remodeling several times but the cost was greater than what the home is worth. He pointed out
24 the parcel is legally three (3) lots.

25
26 Commissioner Gruber stated there are grants that the City could look into for the preservation of
27 historical homes. The City should take its time to consider all possibilities because there are so
28 few historic homes remaining in Wayzata.

29
30 Commissioner Gonzalez stated the Planning Commission should look at the Ordinances. The
31 size of the proposed homes does not meet all the requirements of the subdivision Ordinance, the
32 trees loss is too significant, and the proposed homes are too large for the neighborhood, altering
33 the characteristic of the neighborhood. The developer has not clarified the amount of fill that
34 will be brought in or removed from the site or what preservation techniques will be used to save
35 the remaining trees. She stated two (2) lots would be better than three (3).

36
37 Commissioner Gnos asked if the Developer and Owner would even consider keeping the existing
38 home. He clarified that the tree loss is significant but Pillar Homes has a history of brining in
39 trees. He would like to see a landscape plan.

40
41 Commissioner Young stated that this had been presented as a subdivision but the historical value
42 of the existing home makes it more challenging. He would like to know that all avenues for
43 preserving the home have been exhausted. He stated he would not be prepared to render a
44 decision on this proposal at this time.

45

1 Chair Vanderheyden stated the Application is before them and there is time constraints the City
2 must work within. He asked Mr. Gadow what the Commission's options were.

3
4 Mr. Gadow explained the Commission could ask the Applicant for information about the plan
5 submitted. The Applicant would need to decide if they would like to make modifications to the
6 Application submitted based on the comments and suggestions of the Commission.

7
8 City Attorney Schelzel clarified the Commission should be specific regarding the additional
9 information they would require.

10
11 Chair Vanderheyden stated the Commission would like more information on the restoration
12 viability, either by the Applicant or an expert hired by the Applicant, including moving the
13 existing home or keeping it in its current location.

14
15 Commissioner Gonzalez stated she would like more information regarding the amount of fill that
16 would be brought onto the site or removed from the site, if the three (3) lots were approved. She
17 requested the Applicant consider a two (2) lot subdivision.

18
19 Mr. Gravier stated over 55% of the trees would be preserved and the value of this parcel is in
20 subdividing it into the three (3) legal lots. These lots meet the Zoning requirements for the
21 District.

22
23 Chair Vanderheyden stated the Commission would like clarification on what techniques would
24 be used to preserve the remaining trees. The Heritage Preservation Board should be granted
25 access to the existing home in order to document it. He asked for details regarding any variances
26 that may be needed to make the three (3) lots work and the Commission would like to see a
27 landscape plan.

28
29 Commissioner Gruber suggested Staff work with the Heritage Preservation Board and the
30 Heritage Society to look into grants for restoration. She stated there is value in subdividing the
31 property into three (3) lots but this is an opportunity to show the community that private and
32 public sectors can work together to solve issues to be a win/win situation.

33
34 Mr. Chermak stated the property is legally three (3) lots and it is unlikely this would be
35 reconsidered. He provided the Commission with a landscape plan. He stated the mature trees on
36 the property would not be disturbed. There would be fill removed from the site not brought in
37 and the grade on the property will change minimally. He did not have an exact calculation of
38 how much fill would be removed but could provide an estimate for the Commission.

39
40 Commissioner Gonzalez expressed concerns the Applicant was requesting to remove trees from
41 the City's right-of-way. She does not want to set a precedent that this is acceptable and she
42 asked the Applicant to look at alternate driveway configurations.

43
44 Mr. Chermak stated they would look at alternate driveway configuration. He explained he
45 would continue to look into restoration of the existing home including moving it but he would
46 not want to do something with a timeline that would infringe on the property owners rights, such

1 as applying for a grant that may take years. He asked if Park Dedication fees could be used in
2 this situation to move and restore the move.

3
4 City Attorney Schelzel asked for clarification regarding the historic nature of the requests, if
5 Staff would work with the Applicant, and what information the Applicant would need to provide
6 to the Commission.

7
8 Chair Vanderheyden asked if there were any policies about historic properties.

9
10 Mr. Gadow explained the City has a Historic Preservation Ordinance. This is a voluntary opt in
11 and once on the list there are some rules about what could happen with the property.

12
13 Commissioner Gonzalez made a motion, Seconded by Commissioner Iverson, to Continue
14 Review of the Application for 313 Central Avenue for a Concurrent Preliminary and Final Plat
15 for Three (3) lot Subdivision and Shoreland Conditional Use Permit to a future meeting. The
16 Applicant is requested to provide additional information as outlined in the discussions. The
17 motion carried unanimously.

18
19 Commissioner Ramy left the meeting at 7:55 p.m.

20
21 **b. 901 Lake Street – East Block of the Promenade of Wayzata**

22 **i. Review and Adoption of Planning Commission Report and**
23 **Recommendation**
24

25 Mr. Gadow stated BohLand Development LLC submitted an application for an amendment to
26 the Planned Unit Development (PUD) and modification of the design of the East Block of the
27 Promenade Project. The Planning Commission reviewed the Application on March 16 and held
28 a public hearing. The Commission voted 4-0 to direct Staff to prepare a draft Planning
29 Commission Report and Recommendation for approval for review at the next meeting.

30
31 Mr. Steve Bohl, President BohLand Development, 825 Wayzata Blvd. E., Wayzata, reviewed
32 what the original submission had been and the scope, scale, and size changes that have been
33 made so the building has less visual impact. He reviewed the traffic routes that would likely be
34 used to access the property and explained they would promote the Superior/Lake Street access to
35 the property. He also discussed the traffic counts of the original approved use and the revised
36 traffic counts if this plan were approved.

37
38 Commissioner Iverson stated she would like to see what a different front would look like. She
39 would also like to see more of the historic references such as porches and altered rooflines. She
40 asked if a cupola could be added to the roof or some of the window sizes changed in order to
41 create more charm. She would like to see the outside look more like the buildings that they used
42 for reference.

43
44 Mr. Bohl stated it was difficult to tie in historical references and still keep the building new and
45 modern. He pointed out areas that they had tied in the historical references. He stated they
46 could continue to look at adding architectural detail to the building including bringing the

1 outdoor patio around the building. The goal had been to make the building look lake front with
2 some historic references but still keep it current.

3
4 Commissioner Iverson suggested either the building be more historic or more modern.

5
6 Commissioner Gonzalez stated the building is tall enough and she would not support an increase
7 in the building height.

8
9 Commissioner Iverson stated she would be willing to compromise on the height if it added
10 interest to the building. The height would not impact the neighbors.

11
12 Mr. Bohl explained they had added formers to the roof line on the west side. The architectural
13 details of the building are still being worked on and they would look at the Commission's
14 recommendations.

15
16 Mr. Gadow explained currently before the Commission is the request for change in use and PUD
17 amendment. If the Applicant is adding small details it would not come back to the Commission
18 but if the changes involve things such as changes in roof pitch it would need to come to the City
19 for review.

20
21 Commissioner Young stated he liked the design aesthetic and how it blended the historic and
22 modern of the City. He would support the project.

23
24 Commissioner Gonzalez expressed concerns about the tree coverage for the east side buffer.

25
26 Mr. Bohl stated he had met with the neighbors and discussed what trees would be preserved,
27 where trees would be added, the landscape plan, noise concerns and lighting pollution. He
28 clarified they would also make sure that all elements of the original landscape plan were
29 completed.

30
31 Mr. John Mehrkens, Presbyterian Homes, discussed the east side buffer and the trees in this area.
32 He explained the trees that had been removed had been expected because they were either
33 marked for removal or they were invasive and had to be removed. He stated he does not agree
34 with Item 4.2.1 of the Staff Report: "The Developer agree to a remedy or pay an assessment
35 acceptable to the City to address the significant tree damage that occurred in the east area of the
36 Subject Property." He stated it would be difficult to determine if these trees were damaged due
37 to construction on the property, the City's road construction project, or caused by nature. The
38 trees that had been removed in order to install utilities had to be removed in order to make that
39 possible. The landscape plans include adding over 280 new trees and this is expected to be
40 completed by 2017.

41
42 Commissioner Iverson asked if the Developer had done any calculations on how much water the
43 pond could hold.

44
45 Mr. Bohl stated they had done extensive studies on the storm water management and the ponds.
46

1 Mr. Mehrkens stated the storm water management is the same as it had been when originally
2 approved and would be above what is required.

3
4 Commissioner Iverson stated she had received requests from the neighbors that there be no
5 balconies on the corner that would look down into their homes. She asked if there would be
6 trees along the pond to reduce light pollution and keep these homes private.

7
8 Mr. Bohl stated they would look at adding something to this area.

9
10 Mr. Dan Gustafson, 1040 E. Circle Drive, Wayzata, stated he supports the use change. He
11 would ask that the traffic study that had been done in 2009 be included with the application. He
12 expressed concerns about traffic moving through the neighborhood and overflow parking. He
13 recommended that City have a plan and be prepared to take action if needed. He is not pleased
14 with the landscaping that has been done and he would like to see the Developer work with the
15 Park Board regarding the east side.

16
17 Ms. Wendy, 1040 Circle A, Wayzata, stated the tree line is disappointing and it had been stated
18 there would be minimal impact on these trees, which has not been the case. She would support
19 closing the round-about and she is concerned about light pollution and privacy if there are
20 balconies overlooking her home.

21
22 Mr. Steve Fox, 702 Winston, Wayzata, stated Mr. Mehrkens had said he would preserve and
23 enhance the buffer and this has not been the case. He stated the solution would be for the City to
24 fine Presbyterian Homes and not advance the application to the City Council unless there is a
25 recommendation of a fine. He suggested fining Presbyterian Homes \$10,000 per condominium
26 and this money could be used to rebuild the buffer and any excess could be used for parks and
27 trails.

28
29 Commissioner Gonzalez asked who was responsible for maintaining the buffer.

30
31 Mr. Gadow stated this area is owned jointly by Presbyterian Homes and the City.

32
33 Mr. Mehrkens stated a tree survey had been done at the beginning of the project and again a
34 couple of years ago. He also has a landscape management plan that showed the trees to be
35 removed. He would be willing to have a third party review these documents and indicate if
36 Presbyterian Homes removed trees that were not intended to be removed. He clarified they had
37 followed the approved landscape plan. There had been several discussions regarding this buffer
38 and it had been put to the Applicant to make this buffer healthy and this is what has been done.

39
40 Commissioner Iverson asked if the City has ever asked a Developer to a deposit down for
41 landscaping and once the landscaping is complete this could be returned.

42
43 Mr. Gadow stated the City has not done a letter of credit for landscaping. This is typically done
44 for public infrastructure that an applicant may be building out for the City.

45
46 Commissioner Iverson suggested this may be something to consider in the future.

Commissioner Iverson recused herself from the vote.

Commissioner Gonzalez made a motion, Seconded by Commissioner Young to approve the Planning Commission Report and Recommendation for approval for the Planned Unit Development Amendment to Allow Conversion of Proposed Office Use to Condominium and the Review of Proposed Design Modifications. The motion carried 5-ayes and 1-abstain (Iverson).

AGENDA ITEM 3. Other Items:

a. Review of Development Activities

Mr. Gadow stated the next meeting would include a variance request at 532 Ferndale Road S for a garage and hardcover and possibly a subdivision for 250 Bushaway Road. There will be a tour of the Bay Center on Tuesday, April 14 at 4 p.m. He stated the project at 637 Harmony Circle had requested a time extension so they could look at rambler options for the site. There will be a joint workshop with the City Council on April 21 for this project.

b. Other Items

Director of Planning and Building Gadow stated the City Council reviewed the modification to the Community Church roof.

Commissioner Gnos stated he would attend the April 14 Heritage Preservation Board meeting.

AGENDA ITEM 4. Adjournment.

There being no further business, Commissioner Vanderheyden made a motion, seconded by Commissioner Ramy, to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Tina Borg

TimeSaver Off Site Secretarial, Inc.

CITY OF WAYZATA



PLANNING DEPARTMENT

MEMORANDUM

To: Planning Commission
From: Bryan Gadow, Director of Planning and Building
Date: April 16, 2015
Re: Update on 313 Central Ave S Subdivision Application

Background

On April 6th, the Planning Commission began review of an application for subdivision of the property at 313 Central Ave S into three (3) single family lots, submitted by KC Chermak of Pillar Homes and Gary Gravier (collectively, the “Applicant”). The application also included a request for a Shoreland CUP for additional hardcover above 25%.

After the public hearing, the Planning Commission voted to continue review of the application to request additional information from the applicant, including:

- Having the Applicant review options to preserve and restore the existing residence, through a different lot layout or variances.
- Clarifying the amount of grading (cut/fill) that will occur on the site.
- A landscape plan for the three (3) lots.
- Information on what techniques would be used to preserve the remaining trees.
- Alternative driveway configurations to minimum tree removals on City Right of Way.

Per the Commission’s request, the Applicant has provided the following information:

Preservation of the Existing Structure

Since the April 6th meeting, the Applicant has met with members of the City’s Heritage Preservation Board and the Wayzata Historical Society to explore options related to the existing 1903 Wise house.

The Applicant is evaluating the feasibility of relocating the existing structure at 313 Central Ave S onto a new foundation within the neighborhood. The Applicant has included a memo recapping their discussions regarding options for the existing residence. The Wayzata Historical Society and Heritage Preservation Board have also included additional information regarding the history of the existing residence.

Grading Amounts

The proposed grading amounts for the site is eighty (80) cubic yards (CY) of fill average per lot, and 600 CY of cut (dirt removal).

Landscaping Plan

The Applicant has included a concept landscape plan for the property.

Tree Protection Measures

The Applicant is proposing silt fencing and tree protection fencing around the trees during construction. In addition, the Applicant is proposing rock areas during construction for vehicle access to disperse pressure from construction vehicles. The Applicant would also be required to work with the City Parks Department to ensure proper tree protection measures are installed and maintained during construction. Construction access will be from one common entrance on Lot 3, which will reduce compaction of additional areas of trees on Lots 1 and 2.

Alternative Driveway Configuration

The Applicant has modified the proposed curb cut for the driveway on Lot 2 to avoid tree removals on City Right of Way for entrance into Lot 2. The driveway was narrowed to twelve feet wide on the City Right of Way portion to preserve the trees. Lot 1 will still require removal of one (1) tree on City Right of Way for the driveway access into Lot 1. The modified site plan showing the driveway modification on Lot 2 is attached.

Attachments:

- Pillar Homes Letter
- Concept Landscaping Plan
- Tree Protection Measures Description
- Revised Site Plan
- Background Information on Existing Residence from WHS and HPB



PILLAR HOMES

313 Central Avenue, Wayzata Minnesota

#1 Analysis of viability of the restoration of existing home and #4 analysis of setback variances. These two topics are connected so I will address them together.

The home will be moved if at all possible. Many variables exist that would need to be researched.

On Thursday, April 9th – a meeting was held to discuss the reality of any salvaging/moving of this home. Members of the Pillar Homes Team and four members of the Historical Society attended. It was a pleasant meeting with many topics and ideas discussed. An action plan was created for a few attending - after our ideas were vetted.

- A) A common goal was achieved by our group to try and move the home onto a new foundation in the same neighborhood – not on existing site.
- B) With this common goal of trying to move the home – any variance for this site will not be required. The application submitted will stay as is.
- C) An effort to match an entrusted party (buyer) to move and buy the house and place it on another lot nearby. Presently we have had discussion with two potential parties.

#2 Additional information on the proposed grading of the lot (Cut/Fill calculations). Evaluation has been reviewed by the survey company. (More information to follow from Surveyor tomorrow).

#3 Tree Protection – see attached photo

A) A new survey will show a narrower driveway to preserve trees. It will be 12' wide at the neck of the driveway which part will be on the City right of way. Surveyor had almost 20' wide driveway on 1st survey.

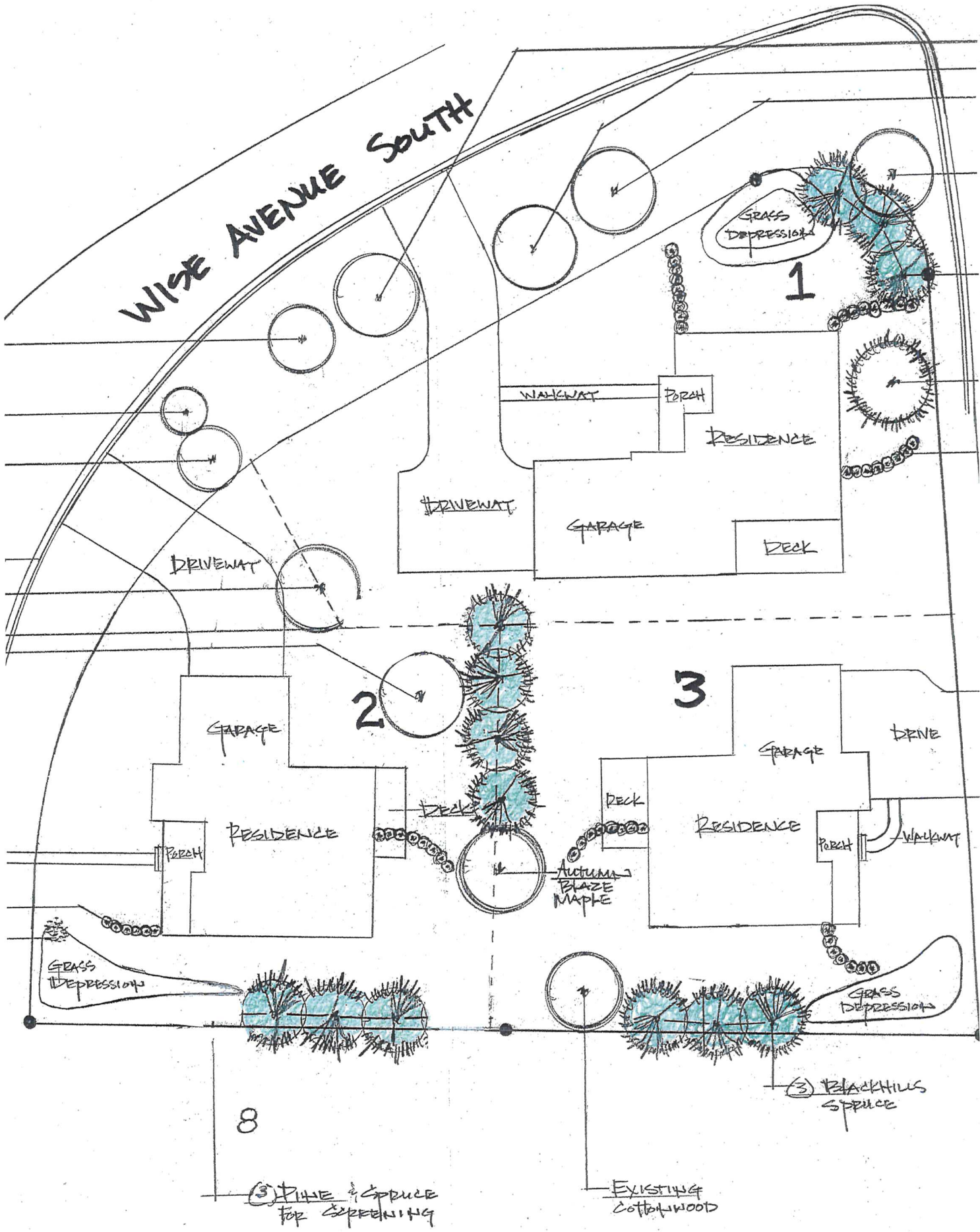
B) Large rock is used to help handle compaction for the driveway. The larger rock provides a buffer between the ground and disperses the pressure and makes a good base for the future finished driveway.

C) Silt fence and tree fencing keep site visitors off protected areas.

D) A common construction practice is to access onto the site from one entrance. This reduces compaction in areas of more trees. We can access to lot 1 by using driveway access on lot 3 for most of our construction.



WISE AVENUE SOUTH





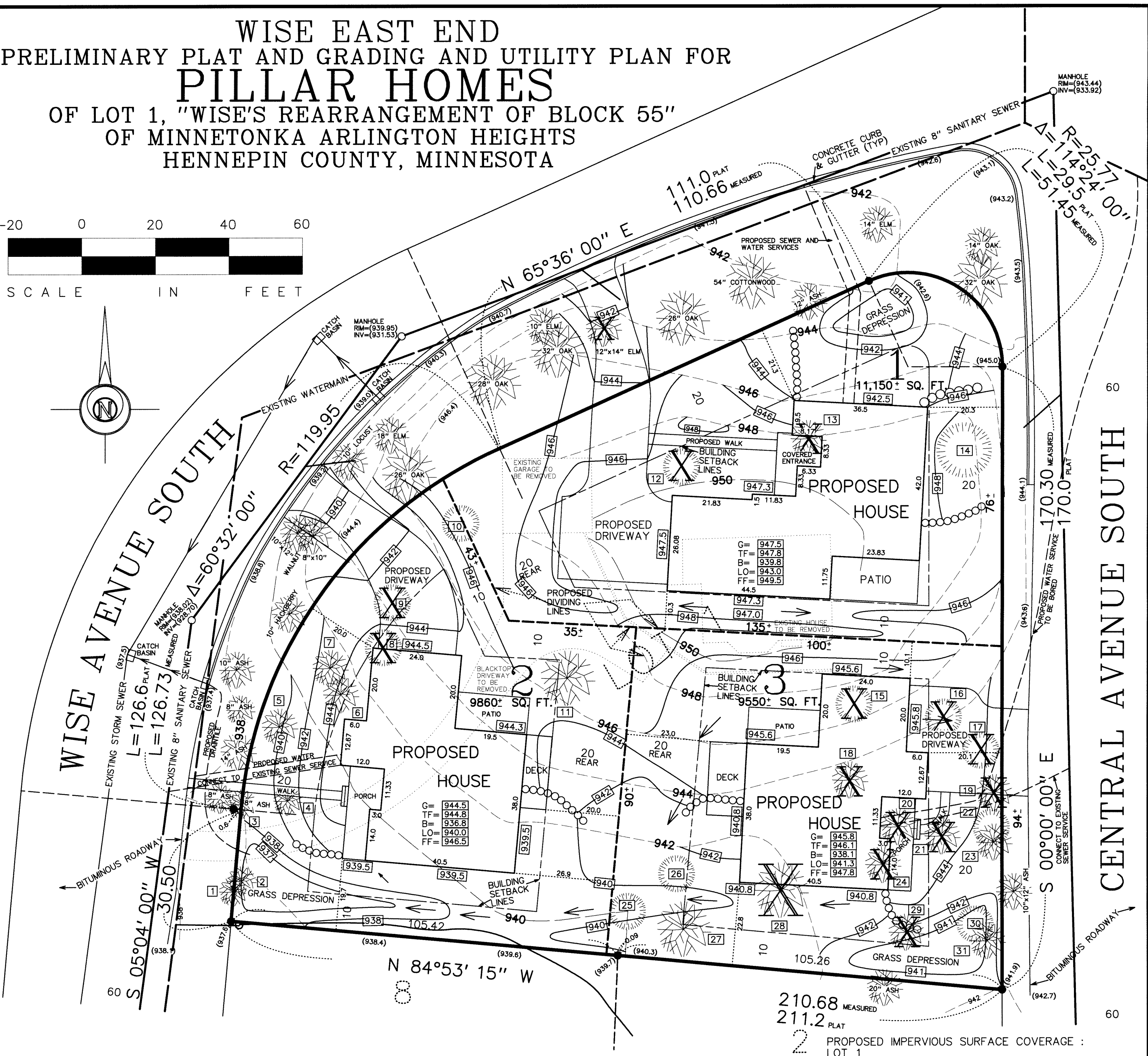
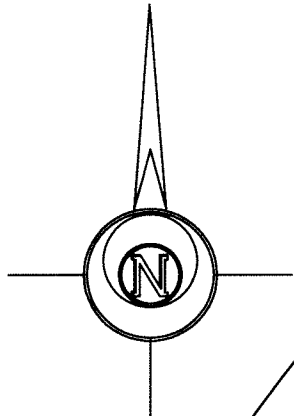
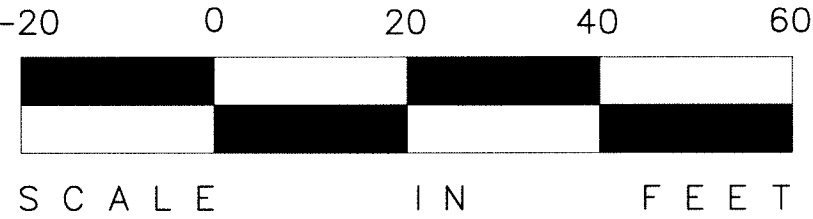
Tree Protection

Silt fence and tree fencing keep visitor off protected areas



Larger rock provides a buffer between the ground and disperses the pressure/makes a good base for the future finished driveway

WISE EAST END
PRELIMINARY PLAT AND GRADING AND UTILITY PLAN FOR
PILLAR HOMES
OF LOT 1, "WISE'S REARRANGEMENT OF BLOCK 55"
OF MINNETONKA ARLINGTON HEIGHTS
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION OF PREMISES :

Lot 1, "WISE'S REARRANGEMENT OF BLOCK 55"
OF MINNETONKA ARLINGTON HEIGHTS

o : denotes iron marker set

● : denotes iron marker found

(908.3) : denotes existing spot elevation, mean sea level datum

[910.8] : denotes proposed spot elevation, mean sea level datum

---917--- : denotes existing contour line, mean sea level datum

---[904]--- : denotes proposed spot elevation, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, the location of an existing house, garage, driveway, all to be removed, trees, spot elevations and topography, and the proposed location of two dividing lines, three houses, driveway, and grades thereon. It does not purport to show any other improvements or encroachments.

NOTE: Existing services are from city records. Verify locations.

1 8"x10" LOCUST	17 8" CEDAR
2 10" ASH	18 8" ASH
3 8" ASH	19 10" LOCUST
4 8"x10" BOX ELDER	20 10" LOCUST
5 12" ASH	21 12" LOCUST
6 10" ASH	22 10" PINE
7 10" ASH	23 12" LOCUST
8 8" SPRUCE	24 10" MAPLE
9 12" SPRUCE	25 8" CEDAR
10 12" SPRUCE	26 8" CEDAR
11 32" LINDEN	27 42" COTTONWOOD
12 12" CEDAR	28 24" MAPLE
13 14" MAPLE	29 8" LINDEN
14 26" WHITE PINE	30 8" SPRUCE
15 8" SPRUCE	31 10" ASH
16 8" SPRUCE	

[70] 14" OAK : denotes existing tree to be removed

TREE INVENTORY CHART

PROPOSED IMPERVIOUS SURFACE COVERAGE :
LOT 1
Lot area = 11,150 Sq. ft.

House = 2444 sf
Porch = 152 sf
Walk = 53 sf
Driveway = 578 sf
Patio = 140 sf

Total = 3367 Sq. ft.
3367 / 11,150 x 100 = 30.20%

LOT 2
Lot area = 9860 Sq. ft.

House = 2099 sf
Porch = 192 sf
Walk = 33 sf
Driveway = 379 sf
Patio = 98 sf

Total = 2801 Sq. ft.
2801 / 9860 x 100 = 28.41%

LOT 3
Lot area = 9550 Sq. ft.

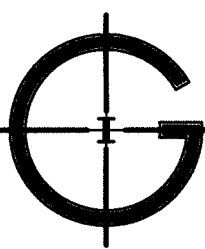
House = 2099 sf
Porch = 192 sf
Walk = 18 sf
Driveway = 326 sf
Patio = 98 sf

Total = 2733 Sq. ft.
2733 / 9550 x 100 = 28.62%

NOTE: ALL DRIVEWAYS, WALKS
AND PATIOS TO BE CONSTRUCTED
OF PERVIOUS PAVERS, AND HAVE
BEEN COUNTED AS 50% HARDCOVER.

14470PREPLAT2.SCU

DATE	REVIS	DESCRIPTION
4-15-15	REVISED DRIVES	
JOB NO.		
14-470		



GRONBERG AND
ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND
SURVEYORS, & SITE PLANNERS
445 NORTH WILLOW DRIVE
LONG LAKE, MN. 55356
952-473-4141

I hereby certify that this plan, specification, or report
was prepared by me, or under my direct supervision,
and that I am a duly Licensed Land Surveyor under
the laws of the State of Minnesota.

Mark S. Gronberg
Mark S. Gronberg Minnesota License Number 12755

SCALE
1"=20'

DATE
1-13-15

JOB NO.
14-470

Wayzata Historical Society

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313 CENTRAL AVENUE SOUTH - 1904

This house is rich in Wayzata's history which is greatly cherished by its present owners. The house was built by Thomas E. Wise. Mr. Wise and his son Harry, purchased all of Block 55 from the Harrington estate in 1904 for \$11,000. Wise lived in the house until his death May 4, 1919. His funeral was held in the house. A brief history from his obituary in the Minneapolis Journal says that Mr. Wise came to St. Paul in 1866, after serving as a corporal in the Civil War. In 1876, he came to Wayzata to work as a wood agent for James J. Hill which continued until he started Wise Boat Works located at the present site of the Wayzata Yacht Club. He built numerous types of boats from the Minnetonka Canoe to speed boats for which he was particularly noted.

The Wise family occupied the house until 1935 when it was sold to A. E. Hartman. In 1944, it was purchased by Frank and Rhoda Blackmar who lived there until 1958 when Richard and Rene Deziel bought the house and since he was a carpenter, he replaced all the windows. Ownership then switched to the Essigs, then Nancy Gibson, and 1976 to Robert and Linda Simmons who expanded the rear dormer. In 1983 ownership was transferred to the current owners.

THOMAS H. WISE HOUSE
313 CENTRAL AVENUE-OLD HOLDRIDGE

This beautiful house was built 111 years ago in 1904. Yes, it is one of our Centennial Houses and received the award from the HPB and the City in 2004. That along with the considerate care and preservation of the exterior by its numerous owners help to make it a historic house that has been well maintained.

It is not often we know who built a historic house or for whom but we know both of these about this one. Thomas H. Wise purchased the entire block from John S. Harrington Ferndale, Wayzata for \$11,000. in 1904 . Built this house for himself and lived there until his death May 4, 1919. His funeral was held in his house.

All that alone would make this house historic but Thomas Wise himself left a large footprint in Wayzata's history both as a business man and a prominent participant in the building of Wayzata's government. You see a house becomes historic not only for its age or architect but also for the prominent citizen who built it and lived there.

Wise came to St Paul in 1866 after serving as a corporal in the Army during the Civil War. He came to Wayzata in 1876 to work as a wood agent for James J. Hill furnishing wood for the RR steam engines.

In 1902, he opened the WISE BOAT WORKS, where the Sailing club is today. He was noted for his fast racing motor boats but also canoes and row boats. Boat building was the most prominent business in Wayzata. Wise Boat Works was One of the largest along with Moore Boat Works, where he worked at one time. But this was not Wise's only contribution to our city's history.

When the town of Wayzata became the Village of Wayzata in 1883 and residents took on their own government and responsibility for development of the village, Tom Wise stepped in to do his part. He was appointed the first Street Commissioner even before there were streets just wagon ruts. It was a big job—trees and stumps to remove, grading with probably not much more than a log pulled behind a team of horses.

In 1888, he was appointed the City's "Lamp lighter" the first street lights were gas lit.. Wise was responsible for maintaining, fueling and lighting the lamps every night at dusk and shutting them down at midnight.

In 1998, he was elected a trustee on the Village Board and appt to oversee the Street Committee and given the responsibility of securing a lawyer in Mpls that would handle the suit against the Great Northern RR to get it to move tracks and water tank and allow the Village to have 60' wide Lake Street.

In 1902, he was elected President of the Village Board. During his term cement sidewalks were put in from Manitoba Ave To Broadway. The same year, the Waterous Gas Fire Truck was purchased.

The Wise House is a historic house in Wayzata, not only for its age and but also the man who built it and lived in it. We ask that it be saved right where it was built by Thomas H. Wise. Not only has the house been carefully and respectfully preserved by all those who have lived there but it stands as a monument to Thomas H. Wise . for his infamous boat building business, and his numerous contributions to the government and development of our city.

Irene Stemmer-
205 Barry Ave S-Wayzata, MN